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# "Minor Plat" of TWELVE OAKS ESTATES

A SUBDIVISION IN THE E. T. J. OF THE  
VILLAGE OF SALADO, BELL COUNTY, TEXAS

BEING PART OF THE G. F. LANKFORD SURVEY,  
ABSTRACT NO. 510, BELL COUNTY, TEXAS.

This plat is to accompany a metes and bounds description  
of the herein shown 3.00 acre tract.

Called 11.86 Acres  
TRACT II  
Terrell Timmermann  
Vol. 2710, Pg. 423

Called 11.81 Acres  
First Tract  
Tawana Beth Dunham, Jack Eric  
Thompson, and Lee Ann Bott,  
Trustees  
Vol. 5613, Pg. 658

Called 10.15 Acres  
Bill Bartlett and wife,  
Ruth Bartlett  
Vol. 1175, Pg. 1

Called 10.15 Acres  
Bill C. Bartlett and wife,  
Ruth Bartlett  
Vol. 942, Pg. 751

### AFFIDAVIT

The Tax Appraisal District of Bell County, the taxing authority for all taxing entities in Bell County, Texas, does hereby certify that there are currently no delinquent taxes due or owing on the property described by this plat.

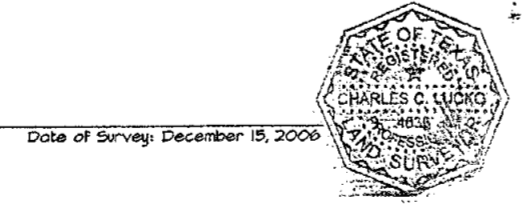
Dated this the 2nd day of April, 2007 A.D.

By: Thomas A. Lewis  
Bell County Tax Appraisal District

### KNOW ALL MEN BY THESE PRESENTS:

That I, Charles C. Licko, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown hereon as "set" were properly placed, under my personal supervision, in accordance with the Subdivision Ordinance of the Village of Salado.

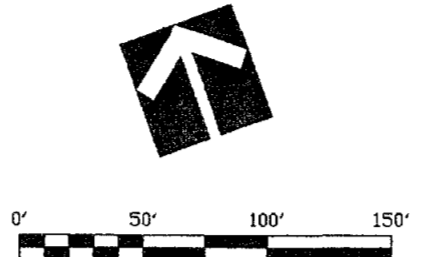
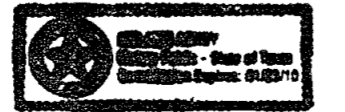
Charles C. Licko  
Charles C. Licko  
Registered Professional Land Surveyor  
State of Texas No. 4636



STATE OF TEXAS  
COUNTY OF BELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED CHARLES C. LICKO, REGISTERED PROFESSIONAL LAND SURVEYOR, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

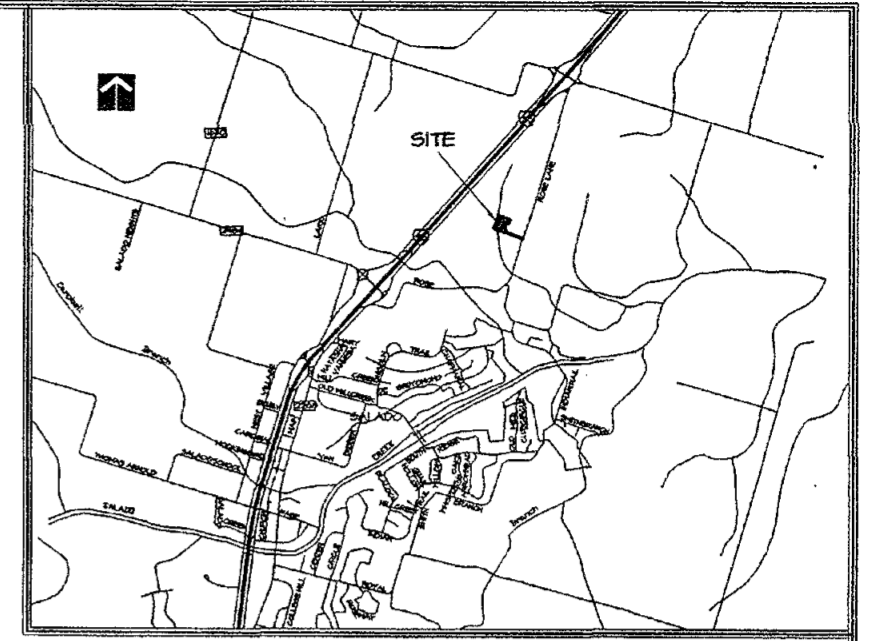
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 29th DAY OF March, 2007.  
Melanie Ashley  
NOTARY PUBLIC, STATE OF TEXAS



LOTS - THREE (3)  
BLOCKS - ONE (1)  
AREA - 3.00 ACRES

### OWNERS:

Tawana Beth Dunham, Trustee  
#0, Duganese Lane  
Morgan's Point Resort, TX 78618  
Jack Eric Thompson, Trustee  
P. O. Box 54  
Salado, TX 76571  
Lee Ann Bott, Trustee  
P. O. Box 1145  
Salado, TX 76571



VICINITY MAP  
NOT TO SCALE

THE UNDERSIGNED OWNERS DO ACKNOWLEDGE AND AGREE THAT THE ACCESS EASEMENTS MAY BE UTILIZED BY ANY PERSON OR THE GENERAL PUBLIC FOR INGRESS AND EGRESS TO OTHER REAL PROPERTY, AND FOR THE PURPOSE OF GENERAL PUBLIC UTILITY USE AND ACCESS, AND FOR FIRE DEPARTMENT AND EMERGENCY USE IN, ALONG, UPON AND ACROSS SAID PREMISES, WITH THE RIGHT AND PRIVILEGE AT ALL TIMES OF THE VILLAGE OF SALADO, ITS AGENTS, EMPLOYEES, WORKMEN AND REPRESENTATIVES HAVING INGRESS, EGRESS, AND REGRESS IN, ALONG, UPON AND ACROSS SAID PREMISES.

STATE OF TEXAS  
COUNTY OF BELL

WHEREAS, TAWANA BETH DUNHAM, JACK ERIC THOMPSON, AND LEE ANN BOTT, ARE THE OWNERS OF A TRACT OF LAND SITUATED IN THE G. F. LANKFORD SURVEY, ABSTRACT 510, BELL COUNTY, TEXAS, AND BEING OUT OF A CALLED 11.81 ACRE TRACT CONVEYED TO THEM BY SAID, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Surveyor's Field Notes for TWELVE OAKS ESTATES, for:  
3.00 ACRES, situated in the G. F. Lankford Survey, Abstract 510, Bell County, Texas, and being out of and a part of a called 11.81 Acre tract conveyed to Tawana Beth Dunham, Jack Eric Thompson, and Lee Ann Bott, Trustees, in Volume 5613, Page 658, Official Public Records of Real Property, Bell County, Texas, and being more particularly described as follows:

BEGINNINGS at a 1" iron pipe found at the northwest corner of said 11.81 Acre tract, being the southwest corner of a called 11.86 Acre tract conveyed as Tract II to Terrell Timmermann in Volume 2710, Page 423, Official Public Records of Real Property, Bell County, Texas, and being on the east line of a tract of land conveyed to Elizabeth Capps Foster and Virginia Capps Cooper in Volume 2251, Page 604, Deed Records of Bell County, Texas, for the northeast corner of the herein described tract;

THENCE, in an easterly direction, with the south line of said 11.86 Acre tract, S 70° 25' 41" E - 344.36' (Record S 70° 25' 41" E, Vol. 5613, Page 658), to a 5/8" iron rod set for the northeast corner of the herein described tract;

THENCE, in a southerly direction, S 20° 03' 04" N - 121.04', to a 5/8" iron rod set;

THENCE, in a westerly direction, N 70° 28' 34" W - 50.00', to a 5/8" iron rod set for an ell corner of the herein described tract;

THENCE, in a southerly direction, S 20° 03' 04" N - 146.47', to a 5/8" iron rod set;

THENCE, in a southeasterly direction, S 24° 48' 15" E - 55.83', a 5/8" iron rod set, and S 33° 28' 56" E - 194.12', to a 5/8" iron rod set on the south line of said 11.81 Acre tract, same being the north line of a called 10.15 Acre tract conveyed to Bill Bartlett and wife, Ruth Bartlett in Volume 1175, Page 1, Deed Records of Bell County, Texas, said 5/8" iron rod set bears N 64° 54' 34" W - 812.97' from a 7" iron pipe found at the southwest corner of a called 10.15 Acre tract conveyed to Bill C. Bartlett and wife, Ruth Bartlett in Volume 942, Page 751, Deed Records of Bell County, Texas, for the southwest corner of the herein described tract;

THENCE, in a northerly direction, with the east line of said Foster and Cooper tract, N 20° 02' 20" E - 391.17' (Record N 20° 02' 20" E - 391.17', Vol. 5613, Pg. 658), to the POINT OF BEGINNING and containing 3.00 Acres of Land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

TAWANA BETH DUNHAM, JACK ERIC THOMPSON, AND LEE ANN BOTT, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS TWELVE OAKS ESTATES, AN ADDITION IN THE E. T. J. OF THE VILLAGE OF SALADO, TEXAS, AND DO HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS, RIGHTS-OF-WAY, AN OTHER PUBLIC IMPROVEMENTS SHOWN THEREON, THE STREETS AND ALLEYS, IF ANY, ARE DEDICATED FOR STREET PURPOSES, THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT, NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS, IF APPROVED BY THE BOARD OF ALDERMEN OF THE VILLAGE OF SALADO. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND VILLAGE OF SALADO'S USE THEREOF. THE VILLAGE OF SALADO AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE VILLAGE OF SALADO AND PUBLIC UTILITY ENTITIES SHALL, AT ALL TIMES, HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE VILLAGE OF SALADO, TEXAS.

WITNESS, MY HAND, THIS 2nd DAY OF April, 2007.

Tawana Beth Dunham Lee Ann Bott  
TAWANA BETH DUNHAM LEE ANN BOTT

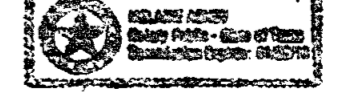
Jack Eric Thompson  
JACK ERIC THOMPSON

STATE OF TEXAS  
COUNTY OF BELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TAWANA BETH DUNHAM, JACK ERIC THOMPSON, AND LEE ANN BOTT, KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 2nd DAY OF April, 2007.

Melanie Ashley  
NOTARY PUBLIC, STATE OF TEXAS



Elizabeth Capps Foster, 4  
Virginia Capps Cooper  
Vol. 2251, Pg. 604

Survey monuments found along this line were  
used for directional control.  
N 20° 02' 20" E 704.00'

N 20° 02' 20" E 618.52'

RECORDATION INFORMATION:  
PLAT RECORDED IN CABINET A, SLIDE 173-D, PLAT RECORDS OF BELL COUNTY, TEXAS.  
DEDICATION RECORDED IN VOLUME        PAGE        OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BELL COUNTY, TEXAS.  
FILED THIS THE 8 DAY OF May, 2007.

Medic # 20022

REVISIONS:

"Minor Plat" of  
**TWELVE OAKS ESTATES**  
A SUBDIVISION IN THE E. T. J. OF THE  
VILLAGE OF SALADO, BELL COUNTY, TEXAS

**ALL COUNTY SURVEYING, INC.**  
1503 South 21st Street, Temple, Texas 76784  
(254) 716-2272 FAX (254) 714-1600

Plot Date: 03-08-2007  
Revised: 03-29-2007  
Date Surveyed: 12-15-2006  
Scale: 1" = 50'  
Job No: 991283  
Drawing No: 991283  
Drawn By: SLJ  
Surveyor: CCL #4636  
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