

RAYMOND ESCOTO  
VOL. 3470, PG. 368  
D.R.B.C.T.

THE CHURCH OF  
GOD IN CHRIST  
VOL. 1123, PG. 382  
D.R.B.C.T.

TEXAS POWER & LIGHT COMPANY  
VOL. 1040, PG. 633  
D.R.B.C.T.

PROPOSED  
LOT 1, BLOCK A  
69,745 SQ. FT.  
OR 1.601 ACRES

R = 3694.50'  
A = 03°02'24"  
T = 98.03'  
L = 196.02'  
CB = N55°58'00"W  
CL = 196.00'

Inst# 22171

OWNER'S DEDICATION  
STATE OF TEXAS  
COUNTY OF BELL

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I/WE TXU ELECTRIC DELIVERY COMPANY BEING ITS DULY AUTHORIZED OFFICER, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE - DESCRIBED PROPERTY AS LOT 1, BLOCK A OF THE TXU BELTON ADDITION, AN ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE EASEMENTS SHOWN HEREON WHICH ARE HEREBY RESERVED FOR THE PURPOSES AS INDICATED, NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS, SHALL BE CONSTRUCTED OR PLACE UPON, OVER OR ACROSS THE EASEMENTS AND RIGHT-OF-WAYS AS SHOWN, SAID UTILITY EASEMENT BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATIONS OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING SAME, ALL PUBLIC UTILITIES SHALL HAVE THE FULL RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDING, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTH SAVE AND EXCEPT WHEN SUCH REMOVAL WOULD BE IN VIOLATION OF THE PROPERTY ZONING OR OTHER REQUIREMENTS OF THE CITY OF BELTON, WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM, THE PROVIDER AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS OR EGRESS TO OR FROM AND UPON THE SAID UTILITY EASEMENT FOR THE PURPOSE OF REMOVING ALL OR PART OF ANY INTRUSION OR GROWTHS WITHOUT THE PERMISSION OF ANYONE EXCEPT IN CONFORMANCE WITH APPROVED REGULATIONS AND STANDARDS OF THE CITY OF BELTON. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTION OR COVENANTS, IF ANY.

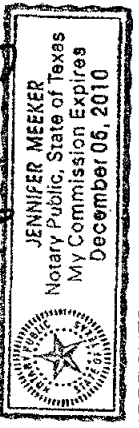
WITNESS MY HAND THIS THE 11th DAY OF January, 2007  
BY: Melanie R. Romero

STATE OF TEXAS  
COUNTY OF BELL-TARRANT

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared

known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the sole act and deed of said partnership or corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 11th DAY OF January, 2007.

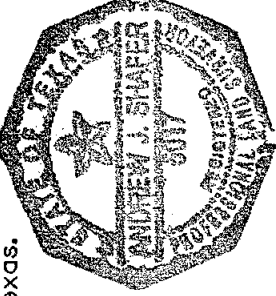


APPROVED  
Jennifer Meeker  
CITY CLERK

APPROVED  
Fred Morrissette  
Development Services Director

SURVEYOR'S CERTIFICATION  
STATE OF TEXAS  
COUNTY OF BELL

Andrew J. Shafer  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS NO. 5017



BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Andrew J. Shafer, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 9th day of January, 2007.

NOTARY PUBLIC in and for the STATE OF TEXAS, Melanie R. Romero

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 6th day of Feb, 2007 A.D.  
By: Andrew J. Shafer  
Bell County Appraisal District

LEGAL DESCRIPTION

BEING a 69,745 square foot tract of land situated in the James Bennett Survey, Abstract Number 71, City of Belton, Bell County, Texas, and being all of a tract of land described in deed to Texas Power & Light Company, a Texas Corporation, as recorded in Volume 1040, Page 633, Deed Records of Bell County Texas, (D.R.B.C.T.), and being more particularly described as follows:

BEGINNING at a point in a 24-inch diameter tree for the West corner of said Texas Power & Light tract, said point also being the southern-most corner of a tract of land described in deed to The Church of God in Christ tract as recorded in Volume 1123, Page 382, D.R.B.C.T., and being on the north right-of-way line of F.M. Road 2748;

THENCE North 18 degrees 29 minutes 00 seconds East, along the common line of said Church of God in Christ tract and said Texas Power & Light tract, a distance of 313.63 feet to a 1/2-inch found iron rod for the North corner of said Texas Power & Light tract, said point also being along a Southern line of a tract of land described in deed to Raymond Escoto as recorded in Volume 3470, Page 368, D.R.B.C.T.;

THENCE South 43 degrees 58 minutes 00 seconds East, along the common line of said Texas Power & Light tract and said Escoto tract, a distance of 336.79 feet to a 1/2-inch found iron rod for the East corner of said Texas Power & Light tract;

THENCE South 46 degrees 02 minutes 00 seconds West, continuing along said common line a distance of 237.30 feet to a 1/2-inch found iron rod for the beginning of a tangent curve to the right having a radius of 3694.50 feet, and whose chord bears North 55 degrees 58 minutes 00 seconds West, a distance of 196.00 feet, said point also being the South corner of said Texas Power & Light tract and a Western corner of said Escoto tract, and being on the aforementioned north right-of-way line of F.M. Road 2748;

THENCE Northwesterly, along said curve to the right and along said north right-of-way line of F.M. Road 2748, through a central angle of 03 degrees 02 minutes 24 seconds, an arc distance of 196.02 feet to the POINT OF BEGINNING AND CONTAINING 69,745 square feet or 1.601 acres of land, more or less.

LEGEND

1/2" F.I.R. 1/2-INCH FOUND IRON ROD  
(C.M.) CONTROL MONUMENT

FINAL PLAT  
OF LOT 1, BLOCK A  
OF THE  
TXU BELTON ADDITION

SITUATED IN THE  
JAMES BENNETT SURVEY, ABST. No. 71  
CITY OF BELTON  
BELL COUNTY, TEXAS  
JANUARY 2007  
AVO 24180

ENGINEER/SURVEYOR  
HALFF ASSOCIATES, INC.  
3801 PARKWOOD BLVD., SUITE 500  
FRISCO, TEXAS 75034  
(214) 618-4570

OWNER  
TXU ELECTRIC DELIVERY COMPANY  
115 W. 7TH ST., SUITE 1117  
FT. WORTH, TEXAS 76102  
CONTACT: WENDELL SOUTH

Filed 5.23.07

Cal-D slide 176-A

BASIS OF BEARING IS THE WARRANTY DEED RECORDED IN VOLUME 1040, PAGE 633 DEED RECORDS OF BELL COUNTY, TEXAS, GRANTED TO TEXAS POWER & LIGHT COMPANY.

D/176A