

STATE OF TEXAS
COUNTY OF BELL

WHEREAS, DRAKE LAND DEVELOPMENT, LLC IS THE OWNER OF A TRACT OF LAND IN THE G.F. LANKFORD SURVEY, ABSTRACT NO. 510, BELL COUNTY, TEXAS AND BEING A PORTION OF THAT CALLED 54.029 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2018-46016, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEING A 18.742 ACRE TRACT OF LAND, LOCATED IN THE G.F. LANKFORD SURVEY, ABSTRACT NO. 510, BELL COUNTY, TEXAS; SAID 18.742 ACRE TRACT, BEING A PORTION OF THAT CALLED 54.029 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2018-46016, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS; SAID 18.742 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHWEST RIGHT-OF-WAY LINE OF SMITH BRANCH ROAD, A NORTHWEST LINE OF SAID 54.029 ACRE TRACT, THE SOUTHEAST LINE OF THAT CALLED LOT 11, OF MILL CREEK SECTION NINE, ACCORDING TO THE PLAT OF RECORD IN CABINET A, SLIDE 69-D, PLAT RECORDS, BELL COUNTY, TEXAS, SAID POINT BEING THE WESTERNMOST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, WITH THE NORTHWEST RIGHT-OF-WAY LINE OF SMITH BRANCH ROAD, THE NORTHWEST LINES OF SAID 54.029 ACRE TRACT, THE SOUTHEAST LINES OF SAID MILL CREEK SECTION NINE, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. N 15° 13' 39" E, A DISTANCE OF **568.30'**, TO A POINT FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT OF LAND:

2. N 32° 59' 54" E, A DISTANCE OF **20.47'**, TO A 1/2" IRON ROD LOCATED FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT OF LAND:

3. N 39° 29' 40" E, A DISTANCE OF **55.87'**, TO A POINT IN THE NORTHWEST RIGHT-OF-WAY LINE OF SMITH BRANCH ROAD, BEING AN ANGLE POINT OF SAID 54.029 ACRE TRACT, AN ANGLE POINT OF THAT CALLED LOT 5, OF SAID MILL CREEK SECTION NINE, BEING THE SOUTHERNMOST CORNER OF THAT CALLED 1.188 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2012-00034913, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS, SAID POINT BEING AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT OF LAND;

4. THENCE, WITH THE NORTHWEST RIGHT-OF-WAY LINE OF SMITH BRANCH ROAD, A NORTHWEST LINE OF SAID 54.029 ACRE TRACT, THE SOUTHEAST LINE OF SAID 1.188 ACRE TRACT, **N 41° 42' 36" E**, A DISTANCE OF **23.72'**, TO A POINT IN THE NORTHWEST RIGHT-OF-WAY LINE OF SMITH BRANCH ROAD, A NORTHWEST LINE OF SAID 54.029 ACRE TRACT, THE SOUTHEAST LINE OF SAID 1.188 ACRE TRACT, SAID POINT BEING AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, ACROSS SMITH BRANCH ROAD, CROSSING SAID 54.029 ACRE TRACT, THE FOLLOWING TWELVE (12) COURSES AND DISTANCES:

5. S 48° 15' 14" E, A DISTANCE OF **169.36'**, TO A 1/2" IRON ROD WITH A BLUE "QUICK INC RPLS 6447" PLASTIC CAP SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND AND BEING THE BEGINNING OF A CURVE TO THE RIGHT;

6. WITH SAID CURVE TO THE RIGHT CONTAINING A RADIUS OF 225.00', A CENTRAL ANGLE OF 00°34'26", A CHORD WHICH BEARS N 41° 29' 27" E, A CHORD DISTANCE OF 2.25', A TOTAL **CURVE LENGTH** OF **2.25'**, TO A 1/2" IRON ROD WITH A BLUE "QUICK INC RPLS 6447" PLASTIC CAP SET FOR A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT OF LAND;

7. N 41° 46' 40" E, A DISTANCE OF **9.23'**, TO A POINT FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

8. S 48° 13' 20" E, A DISTANCE OF **50.00'**, TO A 1/2" IRON ROD WITH A BLUE "QUICK INC RPLS 6447" PLASTIC CAP SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT OF LAND;

9. S 74° 41' 04" E, A DISTANCE OF **454.46'**, TO A 1/2" IRON ROD WITH A BLUE "QUICK INC RPLS 6447" PLASTIC CAP SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT OF LAND;

10. S 73° 34' 24" E, A DISTANCE OF **60.00'**, TO A 1/2" IRON ROD WITH A BLUE "QUICK INC RPLS 6447" PLASTIC CAP SET FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

11. S 16° 25' 40" W, A DISTANCE OF **2.10'**, TO A 1/2" IRON ROD WITH A BLUE "QUICK INC RPLS 6447" PLASTIC CAP SET FOR THE BEGINNING OF A CURVE TO THE RIGHT OF THE HEREIN DESCRIBED TRACT OF LAND;

12. WITH SAID CURVE TO THE RIGHT CONTAINING A RADIUS OF 1183.61', A CENTRAL ANGLE OF 00°07'37", A CHORD WHICH BEARS S 14° 45' 52" W, A CHORD DISTANCE OF 2.63', A TOTAL **CURVE LENGTH** OF **2.63'**, TO A 1/2" IRON ROD WITH A BLUE "QUICK INC RPLS 6447" PLASTIC CAP SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

13. S 74° 48' 00" E, A DISTANCE OF **436.94'**, TO A 1/2" IRON ROD WITH A BLUE "QUICK INC RPLS 6447" PLASTIC CAP SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND AND BEING THE BEGINNING OF A CURVE TO THE LEFT;

14. WITH SAID CURVE TO THE LEFT CONTAINING A RADIUS OF 975.00', A CENTRAL ANGLE OF 00°58'26", A CHORD WHICH BEARS N 16° 10' 37" E, A CHORD DISTANCE OF 16.57', A TOTAL **CURVE LENGTH** OF **16.57'**, TO A 1/2" IRON ROD WITH A BLUE "QUICK INC RPLS 6447" PLASTIC CAP SET FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

15. S 74° 18' 36" E, A DISTANCE OF **50.00'**, TO A 1/2" IRON ROD WITH A BLUE "QUICK INC RPLS 6447" PLASTIC CAP SET FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

16. S 76° 01' 35" E, A DISTANCE OF **128.95'**, TO A 1/2" IRON ROD WITH A BLUE "QUICK INC RPLS 6447" PLASTIC CAP SET IN THE SOUTHEAST LINE OF SAID 54.029 ACRE TRACT, A NORTHWEST LINE OF THAT CALLED 219.264 ACRE TRACT OF LAND RECORDED IN VOLUME 9654, PAGE 852, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS, SAID POINT BEING THE EASTERNMOST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

17. THENCE, WITH THE SOUTHEAST LINE OF SAID 54.029 ACRE TRACT, A NORTHWEST LINE OF SAID 219.264 ACRE TRACT, **S 14° 22' 01" W**, A DISTANCE OF **405.14'**, TO A 1/2" IRON ROD WITH A BLUE "QUICK INC RPLS 6447" PLASTIC CAP LOCATED IN THE SOUTHEAST LINE OF SAID 54.029 ACRE TRACT, A NORTHWEST LINE OF SAID 219.264 ACRE TRACT, SAID POINT BEING THE SOUTHERNMOST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, ACROSS SAID 54.029 ACRE TRACT, THE FOLLOWING NINE (9) COURSES AND DISTANCES:

18. N 76° 01' 36" W, A DISTANCE OF **122.73'**, TO A 1/2" IRON ROD WITH A BLUE "QUICK INC RPLS 6447" PLASTIC CAP LOCATED FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT OF LAND;

19. N 66° 54' 54" W, A DISTANCE OF **50.00'**, TO A 1/2" IRON ROD WITH A BLUE "QUICK INC RPLS 6447" PLASTIC CAP SET FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND AND BEING THE BEGINNING OF A CURVE TO THE RIGHT;

20. WITH SAID CURVE TO THE RIGHT CONTAINING A RADIUS OF 1048.90', A CENTRAL ANGLE OF 00°38'13", A CHORD WHICH BEARS N 23° 24' 21" E, A CHORD DISTANCE OF 11.66', A TOTAL **CURVE LENGTH** OF **11.66'**, TO A 1/2" IRON ROD WITH A BLUE "QUICK INC RPLS 6447" PLASTIC CAP SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

21. N 76° 01' 36" W, A DISTANCE OF **981.36'**, TO A 1/2" IRON ROD WITH A BLUE "QUICK INC RPLS 6447" PLASTIC CAP LOCATED FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT OF LAND;

22. N 84° 10' 11" W, A DISTANCE OF **50.00'**, TO A 1/2" IRON ROD WITH A BLUE "QUICK INC RPLS 6447" PLASTIC CAP SET FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND AND BEING THE BEGINNING OF A CURVE TO THE LEFT;

23. WITH SAID CURVE TO THE LEFT CONTAINING A RADIUS OF 975.00', A CENTRAL ANGLE OF 00°37'39", A CHORD WHICH BEARS N 05° 31' 40" E, A CHORD DISTANCE OF 10.68', A TOTAL **CURVE LENGTH** OF **10.68'**, TO A 1/2" IRON ROD WITH A BLUE "QUICK INC RPLS 6447" PLASTIC CAP LOCATED FOR THE BEGINNING OF A CURVE TO THE RIGHT OF THE HEREIN DESCRIBED TRACT OF LAND;

24. WITH SAID CURVE TO THE RIGHT CONTAINING A RADIUS OF 525.00', A CENTRAL ANGLE OF 02°55'12", A CHORD WHICH BEARS N 06° 10' 01" E, A CHORD DISTANCE OF 26.75', A TOTAL **CURVE LENGTH** OF **26.75'**, TO A 1/2" IRON ROD WITH A BLUE "QUICK INC RPLS 6447" PLASTIC CAP LOCATED FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

25. N 76° 01' 36" W, A DISTANCE OF **123.82'**, TO A 1/2" IRON ROD WITH A BLUE "QUICK INC RPLS 6447" PLASTIC CAP LOCATED FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT OF LAND;

26. N 74° 46' 21" W, A DISTANCE OF **50.00'**, TO THE **POINT OF BEGINNING** CONTAINING **18.742 ACRES** OF LAND.

NOTE: THE BASIS OF BEARING WAS ESTABLISHED USING THE TRIMBLE VRS NETWORK, NAD (83), TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, 4203, US SURVEY FOOT, GRID. A SURVEY PLAT WAS PREPARED BY A SEPARATE DOCUMENT.

NOW, THEREFORE, I, KNOW ALL MEN BY THESE PRESENTS:

THAT I, DRAKE LAND DEVELOPMENT, LLC, ACTING HEREIN BY AND THROUGH HIS DULY AUTHORIZED OFFICER(S), DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS CONSTRUCTION/FINAL PLAT OF DRAKES LANDING, PHASE II, A SUBDIVISION SITUATED IN THE ETJ OF THE VILLAGE OF SALADO, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE TO THE PUBLIC USE FOREVER, THE STREETS, RIGHTS-OF-WAY, AND 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 STREET PURPOSES. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED 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 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.

IT IS UNDERSTOOD THAT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS RELATING TO THE ENVIRONMENT, INCLUDING (BUT NOT LIMITED TO) THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS, AND MUNICIPAL WATERSHED ORDINANCES.

WITNESS, MY HAND, THIS ____ DAY OF _____, 20____.

BY: SUSAN MENG
FOR: DRAKE LAND DEVELOPMENT, LLC

PRINTED NAME AND TITLE

STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED _____, OWNER, 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 PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

CONSTRUCTION/FINAL PLAT DRAKES LANDING, PHASE II

A SUBDIVISION LOCATED IN THE VILLAGE OF SALADO, BELL COUNTY, TEXAS, BEING A 18.742 ACRE TRACT OF LAND, LOCATED IN THE G.F. LANKFORD SURVEY, ABSTRACT NO. 510, BELL COUNTY, TEXAS; SAID 18.742 ACRE TRACT, BEING A PORTION OF THAT CALLED 54.029 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2018-46016, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS.

VICINITY MAP
1" = 1000'



AREA CONTAINED IN STREETS: 4.509 ACRES
LENGTH OF STREETS: 4027 FEET

MADYSON LANE: 622 FEET
KATHERINE AVENUE: 593 FEET
HALEY LANE: 604 FEET
RYLEE LANE: 1165 FEET
ROSE MARIE AVENUE: 1043 FEET

LOTS
RESIDENTIAL - SIXTY (60)

BLOCKS - NINE (9)

NET RESIDENTIAL AREA - 13.479 ACRES

NET RIGHT-OF-WAY DEDICATION AREA - 0.754 ACRES

CURRENT ZONING - SF-7A (SINGLE-FAMILY RESIDENTIAL)

ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.

PLAT NOTES:

- UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE WATER SALADO WATER SUPPLY, WASTEWATER/SEPTIC: VILLAGE OF SALADO WASTEWATER SERVICE, AND ELECTRIC: ONCOR.
- THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48027C0510E, EFFECTIVE DATE OF 09/26/2008.
- PRIOR TO ANY DEEPENING, WIDENING, FILLING, RECLAIMING, ROUTING OR CHANGING THE COURSE OR LOCATION OF ANY EXISTING DITCH, CHANNEL, STREAM OR DRAINAGEWAY, APPLICANT MUST FIRST OBTAIN WRITTEN PERMISSION OF THE VILLAGE'S ENGINEER AND ANY OTHER APPLICABLE AGENCY (SUCH AS FEMA OR THE U.S. ARMY CORPS OF ENGINEERS) HAVING JURISDICTION.
- IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION MUST BE BUILT AT LEAST ONE-FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
- A 20-FOOT PUBLIC UTILITY EASEMENT IS RESERVED ALONG ALL STREET FRONTAGES WITHIN THIS PLAT.
- THE LANDOWNER ASSUMES ALL RISKS ASSOCIATED WITH IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY, OR ROAD WIDENING EASEMENTS, BY PLACING ANYTHING IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS. THE LANDOWNER INDEMNIFIES AND HOLDS THE VILLAGE OF SALADO, THEIR OFFICERS, AGENTS AND EMPLOYEES HARMLESS FROM ANY LIABILITY OWING TO PROPERTY DEFECTS OR NEGLIGENCE NOT ATTRIBUTABLE TO THEM AND ACKNOWLEDGES THAT THE IMPROVEMENTS MAY BE REMOVED BY THE VILLAGE AND THAT THE OWNER OF THE IMPROVEMENTS WILL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENTS.
- THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE VILLAGE OF SALADO. THE VILLAGE OF SALADO DOES NOT ASSUME ANY OBLIGATION TO BUILD ANY OF THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE VILLAGE OF SALADO DOES NOT ASSUME ANY RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM AND STREETS IN THEIR RESPECTIVE JURISDICTIONS.
- THE VILLAGE OF SALADO DOES NOT ASSUME ANY RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE STREETS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE VILLAGE.
- ALL STRUCTURES/OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENT.
- NO DEVELOPMENT SHALL BEGIN PRIOR TO THE ISSUANCE OF A FLOODPLAIN DEVELOPMENT PERMIT FOR EACH OF THE FOLLOWING LOTS: N/A. NOTE: THE MINIMUM BUILDABLE AREA SHALL BE 1/2 OF THE MINIMUM LOT SIZE.

UTILITY NOTES:

- ALL UTILITY PROVIDERS HAVE BEEN PROVIDED THE OPPORTUNITY TO REVIEW AND COMMENT ON THE PROPOSED SUBDIVISION.

STATE OF TEXAS

COUNTY OF BELL

APPROVED BY THE VILLAGE OF SALADO FOR FILING AT THE OFFICE OF THE COUNTY CLERK OF BELL COUNTY, TEXAS.

MAYOR OR VILLAGE ADMINISTRATOR

DATE:

ATTEST

SECRETARY

DATE:

CONSTRUCTION PLAT
APPROVED BY THE VILLAGE OF SALADO FOR CONSTRUCTION.

RECOMMENDED BY: PLANNING AND ZONING COMMISSION
VILLAGE OF SALADO, TEXAS.

SIGNATURE OF CHAIRPERSON

DATE

NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF VILLAGE ORDINANCE AND STATE LAW, AND IS SUBJECT TO THE FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

BELL COUNTY
PUBLIC HEALTH DISTRICT CERTIFICATE

I, THE UNDERSIGNED, A REGISTERED SANITARIAN IN THE STATE OF TEXAS, HERBY CERTIFY THAT THIS SUBDIVISION HAS BEEN REVIEWED FOR COMPLIANCE WITH APPLICABLE STATE AND COUNTY REGULATIONS GOVERNING ON-SITE SEWAGE FACILITIES AND IS HEREBY RECOMMEND FOR APPROVAL.

SIGNATURE: _____
BELL COUNTY PUBLIC HEALTH DISTRICT

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 BY THIS PLAT.

DATED THIS THE ____ DAY OF _____, 20____.

BY: _____
BELL COUNTY TAX APPRAISAL DISTRICT

STATE OF TEXAS

COUNTY OF BELL

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT.

MONTEY L. CLARK
REGISTRATION NUMBER 90894

KNOW ALL MEN BY THESE PRESENTS:

THAT I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON SHALL BE PROPERLY PLACED, UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE VILLAGE OF SALADO, TEXAS.

TRAVIS L. QUICKSALL, RPLS
REGISTRATION NO. 6447

STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED _____, REGISTERED PUBLIC 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 PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

RECORDATION INFORMATION.

FILED FOR RECORD THIS ____ DAY OF _____, 20____.

IN YEAR _____ PLAT # _____, PLAT RECORDS OF BELL COUNTY, TEXAS.

DEDICATION INSTRUMENT NO. _____, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS.

CONSTRUCTION/FINAL PLAT DRAKES LANDING, PHASE II

A SUBDIVISION LOCATED IN THE VILLAGE OF SALADO, BELL COUNTY, TEXAS, BEING A 18.742 ACRE TRACT OF LAND, LOCATED IN THE G.F. LANKFORD SURVEY, ABSTRACT NO. 510, BELL COUNTY, TEXAS; SAID 18.742 ACRE TRACT, BEING A PORTION OF THAT CALLED 54.029 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2018-46016, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS.

JOB NO. 18-2294

DATE FEBRUARY 14, 2022

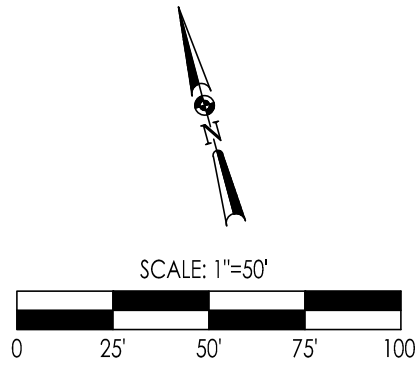
DRAWN DH

CHECKED TLQ

SHEET 1 OF 2

OWNER DEVELOPER
DRAKE LAND DEVELOPMENT, LLC
1011 FERGUSON MILL ROAD
SALADO, TEXAS 76571
512-596-8004

Quick Inc.
Land Surveying, Land Planning, Consulting.
Firm: 10194104
1430 N. Robertson Road, Salado, Texas 76571



TEMPORARY BENCHMARK - 1/2" IRON ROD WITH A "CONTROL POINT" CAP

NORTHING: 10318055.732'
EASTING: 3176773.074'
ELEVATION: 657.32'

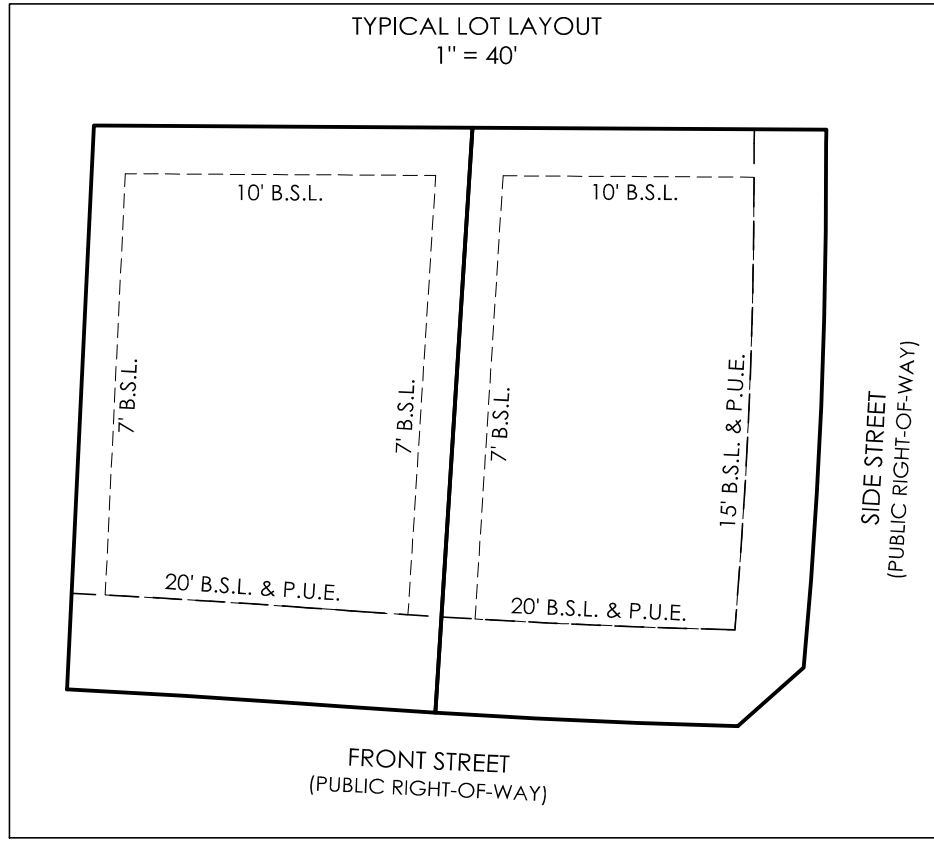
HORIZONTAL DATUM: STATE PLANE, CENTRAL ZONE, NAD 83, GRID
VERTICAL DATUM: NAVD88

AREA CONTAINED IN STREETS: 4.509 ACRES
LENGTH OF STREETS: 4027 FEET

MADYSON LANE: 622 FEET
KATHERINE AVENUE: 593 FEET
HALEY LANE: 604 FEET
RYLEE LANE: 1165 FEET
ROSE MARIE AVENUE: 1043 FEET

LOTS
RESIDENTIAL - SIXTY (60)
BLOCKS - NINE (9)
NET RESIDENTIAL AREA - 13.479 ACRES
NET RIGHT-OF-WAY DEDICATION AREA - 0.754 ACRES
CURRENT ZONING - SF-7A (SINGLE-FAMILY RESIDENTIAL)

MILLER, PAULA KATHRYN
CALLED 1.188 ACRES
DOCUMENT NO. 2012-00034913
OFFICIAL PUBLIC RECORDS



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N32° 59' 54"E	20.47'
L2	N39° 29' 40"E	55.87'
L3	N41° 42' 36"E	23.72'
L4	N41° 46' 40"E	9.23'
L5	S16° 25' 40"W	2.10'
L6	S32° 59' 54"W	9.82'
L7	S39° 29' 40"W	52.06'
L8	S41° 42' 36"W	22.73'
L9	N41° 46' 40"E	9.23'
L10	N16° 25' 40"E	2.56'
L11	S48° 51' 00"W	17.67'
L12	N41° 11' 04"W	17.64'
L13	N49° 43' 09"E	17.99'
L14	S39° 58' 41"E	17.31'

LINE TABLE		
LINE	BEARING	DISTANCE
L15	N31° 01' 36"W	17.68'
L16	N58° 58' 24"E	18.12'
L17	S25° 41' 59"E	16.24'
L18	S64° 18' 00"W	19.58'
L19	N25° 41' 59"W	16.24'
L20	N44° 18' 01"E	19.58'
L21	S24° 53' 10"E	16.65'
L22	S63° 23' 56"W	18.99'
L23	N27° 03' 57"W	17.01'
L24	N63° 40' 29"E	19.28'
L25	S61° 39' 59"W	17.94'
L26	S28° 20' 01"E	17.43'
L27	S56° 01' 25"W	16.83'
L28	S39° 48' 48"E	18.26'

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING
C1	225.00'	2.25'	0°34'26"	N41° 29' 27"E
C2	1183.61'	2.63'	0°07'33"	S14° 45' 52"W
C3	975.00'	16.57'	0°58'26"	N16° 10' 37"E
C4	1048.90'	11.66'	0°38'13"	N23° 24' 21"E
C5	975.00'	10.68'	0°37'39"	N25° 31' 40"E
C6	525.00'	26.75'	2°55'12"	N26° 10' 01"E
C7	200.00'	133.06'	38°07'12"	N22° 43' 04"E
C8	250.00'	106.43'	24°23'28"	N15° 51' 12"E
C9	504.80'	132.26'	1°00'44"	N21° 30' 47"E
C10	500.00'	107.47'	1°21'05.4"	N10° 51' 08"E
C11	1000.00'	11.06'	0°38'01"	N25° 31' 28"E
C12	1153.61'	192.89'	9°34.49"	N19° 28' 07"E
C13	1000.00'	92.57'	5°18'13"	N21° 58' 31"E
C14	1000.00'	31.43'	1°48'03"	S16° 33' 23"W
C15	500.00'	62.18'	9°23'01"	N12° 46' 56"E
C16	492.16'	129.22'	1°02'53"	N15° 28' 47"E
C17	1023.90'	23.62'	1°19'19"	N23° 44' 54"E
C18	200.00'	40.40'	1°154'28"	S87° 33' 18"E
C19	200.00'	28.60'	8°11'40"	S82° 14' 42"E
C20	200.00'	255.79'	7°19'40"	S74° 29' 02"E
C21	1750.00'	246.92'	8°04'38"	S74° 51' 30"E
C22	200.00'	165.43'	4°44'22"	S74° 51' 30"E
C23	225.00'	70.27'	1°55'52"	S25° 15' 48"W
C24	225.00'	72.39'	8°59'04"	S14° 04' 50"W
C25	175.00'	31.79'	10°59'54"	N97° 58' 29"W
C26	225.00'	41.86'	10°59'54"	S87° 05' 51"E
C27	225.00'	68.88'	1°32'26"	S16° 33' 57"W
C28	225.00'	10.45'	2°39'40"	S26° 39' 59"W
C29	529.85'	46.16'	7°09'17"	S25° 25' 01"W
C30	529.85'	72.44'	7°50'01"	S17° 53' 22"W
C31	523.00'	10.18'	1°064'00"	S16° 22' 51"W
C32	523.00'	75.12'	8°11'54"	S11° 43' 34"W
C33	1025.00'	11.44'	0°38'23"	N25° 31' 16"E
C34	475.00'	94.21'	1°156'18"	N10° 29' 02"E
C35	1030.00'	98.15'	9°27'36"	S21° 53' 49"W
C36	981.72'	84.98'	9°04'35"	N22° 03' 29"E
C37	467.16'	95.77'	1°144'45"	S17° 05' 40"W
C38	1048.90'	12.23'	0°40'05"	S24° 03' 30"W
C39	998.90'	23.35'	1°02'21"	N23° 45' 34"E

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING
C40	517.16'	52.32'	5°47'46"	N20° 08' 27"E
C41	517.16'	77.08'	8°32'24"	N12° 58' 22"E
C42	517.16'	6.72'	0°444'41"	N28° 19' 49"E
C43	475.00'	38.48'	4°38'30"	N10° 23' 40"E
C44	475.00'	39.59'	4°46'32"	N15° 06' 11"E
C45	1025.00'	32.22'	1°48'03"	N16° 35' 25"E
C46	975.00'	14.07'	0°49'37"	S17° 04' 38"W
C47	2025.00'	67.24'	1°54'09"	N75° 04' 32"W
C48	2025.00'	87.14'	2°27'56"	N77° 17' 34"W
C49	2025.00'	13.13'	0°22'17"	N78° 42' 41"W
C50	1725.00'	75.74'	2°30'56"	N77° 38' 21"W
C51	1183.61'	105.56'	5°06'36"	N17° 22' 59"E
C52	1123.61'	109.15'	9°33'52"	S17° 26' 18"W
C53	1725.00'	63.03'	2°03'36"	N72° 29' 50"W
C54	1725.00'	18.99'	0°37'51"	N71° 08' 07"W
C55	2025.00'	48.39'	1°22'09"	N71° 30' 16"W
C56	2025.00'	77.91'	2°12'16"	N73° 17' 29"W
C57	2025.00'	78.76'	2°13'43"	N73° 30' 28"W
C58	2025.00'	53.92'	1°31'33"	N77° 23' 06"W
C59	225.00'	30.35'	7°43'46"	N82° 00' 45"W
C60	175.00'	111.80'	8°58'58"	N20° 38' 56"E
C61	175.00'	23.23'	7°50'17"	S81° 59' 00"E
C62	1975.00'	46.96'	1°01'40"	S77° 27' 59"E
C63	1975.00'	75.49'	2°11'24"	S74° 41' 25"E
C64	1975.00'	75.49'	2°11'24"	S73° 30' 01"E
C65	1975.00'	54.65'	1°30'07"	S71° 36' 45"E
C66	1775.00'	11.34'	0°21'58"	S71° 00' 10"E
C67	1775.00'	68.02'	2°11'44"	S72° 17' 01"E
C68	1123.61'	3.66'	0°11'11"	S24° 09' 38"W
C69	479.74'	110.99'	1°31'51"	N20° 36' 13"E
C70	479.74'	15.18'	1°48'44"	N28° 08' 14"E
C71	275.00'	101.05'	2°10'31"	N17° 34' 03"E
C72	1775.00'	55.28'	1°47'04"	S77° 02' 40"E
C73	1775.00'	29.75'	0°57'37"	S78° 25' 01"E
C74	1975.00'	47.64'	1°22'56"	S78° 12' 21"E
C75	1975.00'	74.51'	2°09'42"	S76° 26' 03"E
C76	1975.00'	41.21'	1°11'44"	S74° 45' 20"E
C77	525.00'	85.97'	9°22'56"	S12° 45' 54"W
C78	1183.61'	13.31'	0°38'39"	N23° 56' 29"E

CONSTRUCTION/FINAL PLAT DRAKES LANDING, PHASE II

A SUBDIVISION LOCATED IN THE VILLAGE OF SALADO, BELL COUNTY, TEXAS.
BEING A 18.742 ACRE TRACT OF LAND, LOCATED IN THE G.F. LANKFORD SURVEY, ABSTRACT NO. 510, BELL COUNTY, TEXAS, SAID 18.742 ACRE TRACT, BEING A PORTION OF THAT CALLED 54.029 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2018-46016, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS.

DRAKE LAND DEVELOPMENT LLC
REMAINING PORTION OF 54.029 ACRES
DOCUMENT NO. 2018-46016
OFFICIAL PUBLIC RECORDS

DEBAULT & FROMAN LAND COMPANY
REMAINING PORTION OF
CALLED 219.264 ACRES
VOLUME 9654, PAGE 852
OFFICIAL PUBLIC RECORDS

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JOB NO.	18-2294
DATE	FEBRUARY 14, 2022
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CHECKED	TLQ
SHEET	2 OF 2

Quick Inc.
Land Surveying, Land Planning, Consulting.
Firm: 10194104 512-915-4950
1430 N. Robertson Road, Salado, Texas 76571

OWNER/DEVELOPER
DRAKE LAND DEVELOPMENT, LLC
1011 FERGUSON MILL ROAD
SALADO, TEXAS 76571
512-596-8004