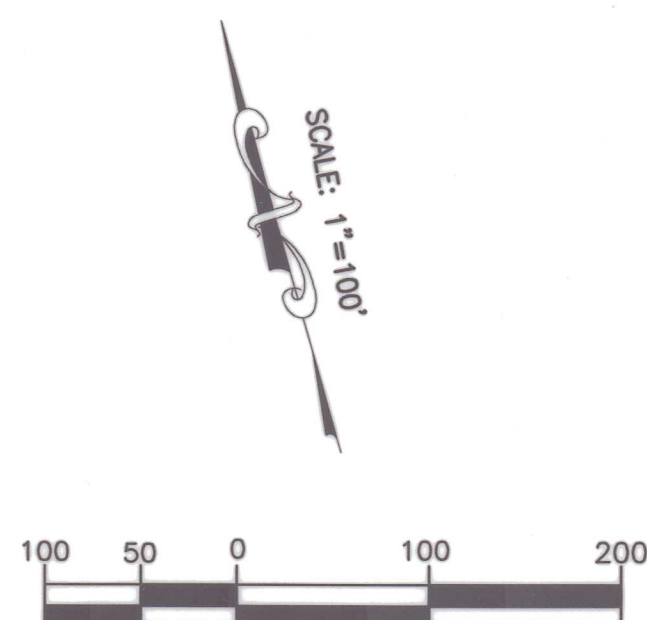




LEGEND:

P.O.B. POINT OF BEGINNING
UE UTILITY EASEMENT
DOC. DOCUMENT
DE DRAINAGE EASEMENT
BL BUILDING LINE
IRF IRON ROD FOUND
CONC. CONCRETE
MON. MONUMENT
ETJ EXTRATERRITORIAL JURISDICTION
ROW RIGHT-OF-WAY
B-B BACK TO BACK
AC ACRES



VICINITY MAP NTS

FINAL PLAT OF:
THE ENCLAVE AT LAKE BELTON PHASE III
3 BLOCKS, 40 LOTS
70.004 ACRES

BLOCK 1 - 13 LOTS
BLOCK 2 - 25 LOTS
BLOCK 3 - 2 LOTS

OUT OF AND A PART OF THE WILLIAM STEEL SURVEY,
ABSTRACT NO. 742 IN BELL COUNTY, TEXAS
A SUBDIVISION IN THE EXTRATERRITORIAL JURISDICTION OF THE
CITY OF TEMPLE, BELL COUNTY, TEXAS
70.004 ACRES MORE FULLY DESCRIBED BY METES AND BOUNDS BY
SEPARATE FIELD NOTES ATTACHED TO DEDICATION INSTRUMENT

© TURLEY ASSOCIATES, INC.
THIS DRAWING IS THE PROPERTY OF
TURLEY ASSOCIATES, INC. AND MUST BE
SURRENDERED UPON REQUEST. THE
INFORMATION THEREON MAY NOT BE
REPRODUCED WITHOUT THE WRITTEN
PERMISSION OF TURLEY ASSOCIATES, INC.

FINAL PLAT OF:
**THE ENCLAVE AT LAKE BELTON
PHASE III**
ETJ OF THE CITY OF TEMPLE, BELL COUNTY, TEXAS
PREPARED FOR:
RANCHO LAGO DEVELOPMENT INC
3103 LEGEND OAKS BLVD
BELTON, TEXAS 76513

REVISIONS		
DATE	DESCRIPTION	BY:
8/29	COT COMMENTS 7/26	SGC
9/14	COT COMMENTS 9/14	KJW
9/26	COT COMMENTS 9/26	KJW

BY:
KWIMBERLY/SCANTU
DATE:
2/17/2022
COMPUTER FILE NAME:
21-1031 FINAL PLAT
REFERENCE DRAWING NUMBERS:
21-298
JOB#
21-1031

Line Table		
Line #	Length	Direction
L1	182.97	N69°14'35"W
L2	142.93	N60°06'49"W
L3	43.72	N19°04'25"E
L4	110.96	N19°48'22"E
L5	2.48	N16°42'14"E
L6	39.89	S85°55'52"W
L7	39.89	S85°55'52"W
L8	2.80	N74°40'44"W
L9	121.95	S77°55'45"W
L10	122.08	S13°22'25"E
L11	84.76	S38°15'53"W
L12	50.00	S17°14'08"W
L13	46.27	N16°42'14"E
L14	25.00	N66°50'55"E
L15	50.00	S17°14'08"W

Line Table		
Line #	Length	Direction
L16	56.35	S72°45'52"E
L17	64.01	S72°45'52"E
L18	25.00	N25°01'24"W
L19	120.00	N17°14'08"E
L20	51.91	N84°03'33"W
L21	20.00	N84°03'33"W
L22	150.22	N09°33'50"W
L23	25.00	S07°39'15"W
L24	61.46	N17°14'08"E
L25	45.35	N75°36'27"W
L26	173.72	N75°36'27"W
L27	79.54	N72°45'52"W
L28	25.00	S70°11'38"E
L29	25.00	S70°11'38"E

Curve Table				
Curve #	Length	Radius	Angle	Chord
C1	148.07'	55.00'	154°14'16"	S76°46'35"W 107.24'
C2	276.52'	225.00'	70°24'54"	N18°30'13"W 259.44'
C3	6.93'	225.00'	1°45'57"	S72°24'47"E 6.93'
C4	83.73'	55.00'	87°13'16"	N69°42'58"W 75.88'
C5	36.40'	55.00'	37°55'02"	S47°42'49"W 35.74'
C6	27.93'	55.00'	29°05'51"	S14°12'23"W 27.63'
C7	66.30'	230.00'	16°30'54"	N85°48'41"W 66.07'
C8	95.60'	260.00'	21°04'02"	N83°32'07"W 95.06'
C9	77.84'	230.00'	19°23'24"	N84°22'26"W 77.47'
C10	67.68'	200.00'	19°23'24"	S84°22'26"E 67.36'
C11	7.68'	230.00'	1°54'52"	S73°43'18"E 7.68'
C12	8.69'	260.00'	1°54'52"	N73°43'18"W 8.69'
C13	6.68'	200.00'	1°54'52"	N73°43'18"W 6.68'
C14	215.20'	200.00'	61°38'57"	S76°24'39"W 204.96'
C15	34.57'	170.00'	11°38'59"	N78°32'52"W 34.51'
C16	148.48'	170.00'	50°02'28"	S70°36'25"W 143.80'
C17	86.03'	230.00'	21°25'53"	N83°26'19"W 85.53'
C18	140.79'	230.00'	35°04'17"	S68°18'36"W 138.60'
C19	20.83'	230.00'	5°11'16"	S48°10'49"W 20.82'
C20	77.36'	200.00'	22°09'48"	N62°12'52"W 76.88'

Curve Table				
Curve #	Length	Radius	Angle	Chord
C21	15.92'	175.00'	5°12'49"	N53°44'23"W 15.92'
C22	51.77'	175.00'	16°56'59"	N64°49'16"W 51.58'
C23	80.10'	225.00'	20°23'51"	N61°19'54"W 79.68'
C24	128.55'	170.00'	43°19'32"	S73°57'53"W 125.51'
C25	83.77'	230.00'	20°52'09"	S75°24'40"W 83.31'
C26	44.67'	50.00'	51°11'23"	N64°45'12"W 43.20'
C27	31.87'	50.00'	36°30'54"	N20°54'03"W 31.33'
C28	35.01'	50.00'	40°07'17"	N17°25'02"E 34.30'
C29	34.16'	50.00'	39°08'54"	N57°03'08"E 33.50'
C30	79.81'	50.00'	91°27'22"	S57°38'44"E 71.60'
C31	47.40'	230.00'	11°48'31"	N88°15'00"W 47.32'
C32	245.79'	200.00'	70°24'54"	S18°30'13"E 230.62'
C33	215.07'	175.00'	70°24'54"	S18°30'13"E 201.79'
C34	59.47'	255.00'	13°21'46"	S89°01'37"E 59.34'
C35	85.96'	255.00'	19°18'53"	N74°38'03"E 85.56'
C36	41.75'	61.00'	39°12'55"	S70°44'26"E 40.94'
C37	116.91'	50.00'	133°58'06"	N25°56'32"W 92.04'
C38	59.37'	50.00'	68°01'54"	N75°03'28"E 55.94'
C39	49.24'	50.00'	56°25'50"	S42°42'40"E 47.28'
C40	41.75'	61.00'	39°12'55"	N31°31'31"W 40.94'

Curve Table				
Curve #	Length	Radius	Angle	Chord
C41	28.29'	61.00'	26°34'21"	S66°59'50"E 28.04'
C42	13.46'	61.00'	12°38'35"	S86°36'18"E 13.43'
C43	41.75'	61.00'	39°12'55"	N34°06'12"W 40.94'
C44	29.36'	225.00'	7°28'37"	N12°57'55"E 29.34'
C45	104.34'	150.00'	39°51'18"	S03°13'26"E 102.25'
C46	121.73'	175.00'	39°51'19"	S03°13'25"E 119.29'

STATE OF TEXAS

COUNTY OF BELL

ANSLEY CORPORATION, A TEXAS CORPORATION, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS FINAL PLAT OF THE ENCLAVE AT LAKE BELTON PHASE III, A SUBDIVISION IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF TEMPLE, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATES THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES AS SHOWN HEREON.

ANSLEY CORPORATION,
A TEXAS CORPORATION

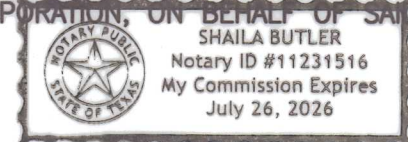
[Signature]
V. W. BARGE, III, PRESIDENT

STATE OF TEXAS

COUNTY OF BELL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 3rd DAY OF January, 2023 BY V. W. BARGE, III, THE PRESIDENT OF ANSLEY CORPORATION, A TEXAS CORPORATION, ON BEHALF OF SAID CORPORATION.

[Signature]
NOTARY PUBLIC



AFFIDAVIT

THE TAX APPRAISAL DISTRICT OF BELL COUNTY DOES HEREBY CERTIFY THERE ARE CURRENTLY NO DELINQUENT TAXES DUE TO THE TAX APPRAISAL DISTRICT OF BELL COUNTY ON THE PROPERTY DESCRIBED BY THIS PLAT.

DATED THIS 11 DAY OF January, 2023 A.D.

[Signature]
BELL COUNTY TAX APPRAISAL DISTRICT

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF TEMPLE, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 20th DAY OF January, 2023.

[Signature]
SECRETARY TO PLANNING & ZONING COMMISSION

THIS FINAL PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF TEMPLE, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 29 DAY OF January, 2023.

[Signature]
CHAIRPERSON

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF THE ENCLAVE AT LAKE BELTON PHASE III, WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF TEMPLE, BELL COUNTY, TEXAS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF TEMPLE ON THE 11 DAY OF January, 2022. SAID SUBDIVISION SHALL BE SUBJECT TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF THE CITY OF TEMPLE, TEXAS

WITNESS MY HAND THIS 27 DAY OF January, 2023.

[Signature]
CITY SECRETARY



THE BELL COUNTY PUBLIC HEALTH DISTRICT, THE PERMITTING AUTHORITY FOR ON-SITE SEWAGE FACILITIES IN BELL COUNTY, TEXAS, HEREBY CERTIFIES THAT THIS SUBDIVISION MEETS OR EXCEEDS THE MINIMUM STANDARDS ESTABLISHED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) AND BELL COUNTY'S LOCAL ORDER.

SIGNATURE: *[Signature]*
BELL COUNTY PUBLIC HEALTH DISTRICT

FINAL PLAT OF:

THE ENCLAVE AT LAKE BELTON PHASE III

3 BLOCKS, 40 LOTS
70.004 ACRES

BLOCK 1 - 13 LOTS
BLOCK 2 - 25 LOTS
BLOCK 3 - 2 LOTS

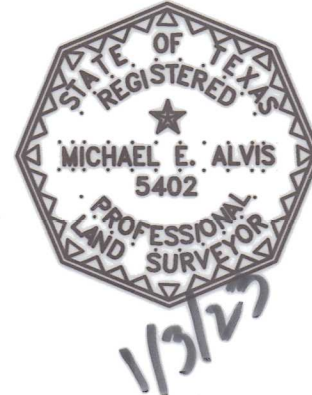
OUT OF AND A PART OF THE WILLIAM STEEL SURVEY,
ABSTRACT NO. 742 IN BELL COUNTY, TEXAS

A SUBDIVISION IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF TEMPLE, BELL COUNTY, TEXAS
70.004 ACRES MORE FULLY DESCRIBED BY METES AND BOUNDS BY SEPARATE FIELD NOTES ATTACHED TO DEDICATION INSTRUMENT

RECORDATION

FILED FOR RECORD THIS THE 3rd DAY OF February, 2023.

INSTRUMENT # 2023004546 OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.



STATE OF TEXAS

COUNTY OF BELL

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

[Signature]
WILLIAM F. SISCO, P.E.
No. 123121

STATE OF TEXAS

COUNTY OF BELL

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS PLAT IS TRUE AND CORRECT, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT ALL NECESSARY SURVEY MONUMENTS ARE CORRECTLY SHOWN THEREON.

[Signature]
MICHAEL E. ALVIS R.P.L.S., No. 5402

Driveway Culverts Phase III	
Culvert Size	Lot : Block
12" Culvert	2-9 : 1
18" Culvert	10-13 : 1
12" Culvert	2-6 : 2
18" Culvert	10-17 : 2
12" Culvert	18-21 : 2
18" Culvert	22 : 2

Road Table		
Road	Length	Acreage
Blanco Springs Road	2286.15'	2.86
Sweet Lilly Trail	1001.84'	1.29
Homesteader Drive	1657.35'	2.03
La Cresta Drive	330.15'	0.35
Total	5275.49'	6.53

- ALL COORDINATE VALUES ARE REFERENCED TO MONUMENT NUMBER 552 THE THETA ANGLE AT SAID CITY MONUMENT IS 1° 29' 07" THE COMBINED CORRECTION FACTOR (CCF) IS 0.999888 PUBLISHED CITY COORDINATES ARE
 $X = 3,198,065.97$ $Y = 10,413,261.83$
THE TIE FROM THE ABOVE CITY MONUMENT TO THE POINT OF BEGINNING (POB) IS N56°49'54"W, 13896.27 FEET
GRID DISTANCE - SURFACE DISTANCE X CCF GEODETIC NORTH = GRID NORTH + THETA ANGLE
- THIS PROJECT IS REFERENCED IN NAD 1983 CENTRAL TEXAS STATE PLANE. ALL DISTANCES ARE HORIZONTAL SURFACE DISTANCES UNLESS NOTED AND ALL BEARINGS ARE GRID BEARINGS.
- THIS PROPERTY IS NOT WITHIN THE SPECIAL FLOOD HAZARD AREA AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION MAP NO. 48027C0175E, DATED SEPTEMBER 26, 2008.
- PRIVATE ROADS ARE OWNED AND MAINTAINED BY THE ENCLAVE AT LAKE BELTON HOMEOWNER'S ASSOCIATION.
- ALL CORNERS ARE 1/2" IRON ROD WITH CAP STAMPED "RPLS 2475" UNLESS OTHERWISE NOTED.
- LETTER OF COMPLIANCE: THE OWNERS ACKNOWLEDGE THAT IT IS THE RESPONSIBILITY OF THE OWNERS, 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.
- ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
- WATER PROVIDED THE GROVE WSC CCN NO. 10450
- SEWER PROVIDED BY OSSF.
- BASIC EASEMENT RESEARCH WAS PERFORMED, HOWEVER, NO TITLE COMMITMENT WAS PROVIDED. THERE MAY BE ADDITIONAL EASEMENTS NOT SHOWN WHICH AFFECT THIS PROPERTY.

OWNERS' RESPONSIBILITY

IT IS UNDERSTOOD THAT 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 COMMISSIONERS' COURT OF BELL COUNTY, TEXAS. SAID COMMISSIONERS' COURT ASSUMES NO 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 COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM AND STREETS. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATION BY OTHER PARTIES IN THIS PLAT. FLOOD PLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT.

TURLEY
ENGINEERING & SURVEYING
TURLEY ASSOCIATES, INC.

ENGINEERING FIRM NO. 1658
SURVEY FIRM NO. 10056000

301 N. 3RD ST.
TEMPLE, TEXAS 76601

WWW.TURLEY-INC.COM
254-773-2400

© TURLEY ASSOCIATES, INC.
THIS DRAWING IS THE PROPERTY OF TURLEY ASSOCIATES INC. AND MUST BE SURRENDERED UPON REQUEST. THE INFORMATION THEREON MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF TURLEY ASSOCIATES INC.

FINAL PLAT OF:
THE ENCLAVE AT LAKE BELTON PHASE III
ETJ OF THE CITY OF TEMPLE BELL COUNTY, TEXAS

PREPARED FOR:
RANCHO LAGO DEVELOPMENT INC
3103 LEGEND OAKS BLVD
BELTON, TEXAS 76513

REVISIONS		
DATE	DESCRIPTION	BY:
8/29	COT COMMENTS 7.26	SGC
9/14	COT COMMENTS 9/14	KJW
9/26	COT COMMENTS 9/26	KJW

BY:
KWIMBERLY/SCANTU

DATE:

2/17/2022

COMPUTER FILE NAME:

21-1031 FINAL PLAT

REFERENCE DRAWING NUMBERS:

21-298

JOB#

21-1031

PAGE 02

instr # 2023 004546 (B)