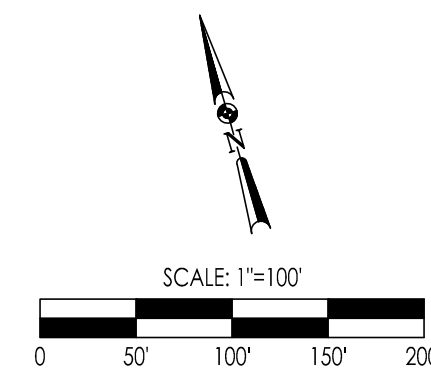
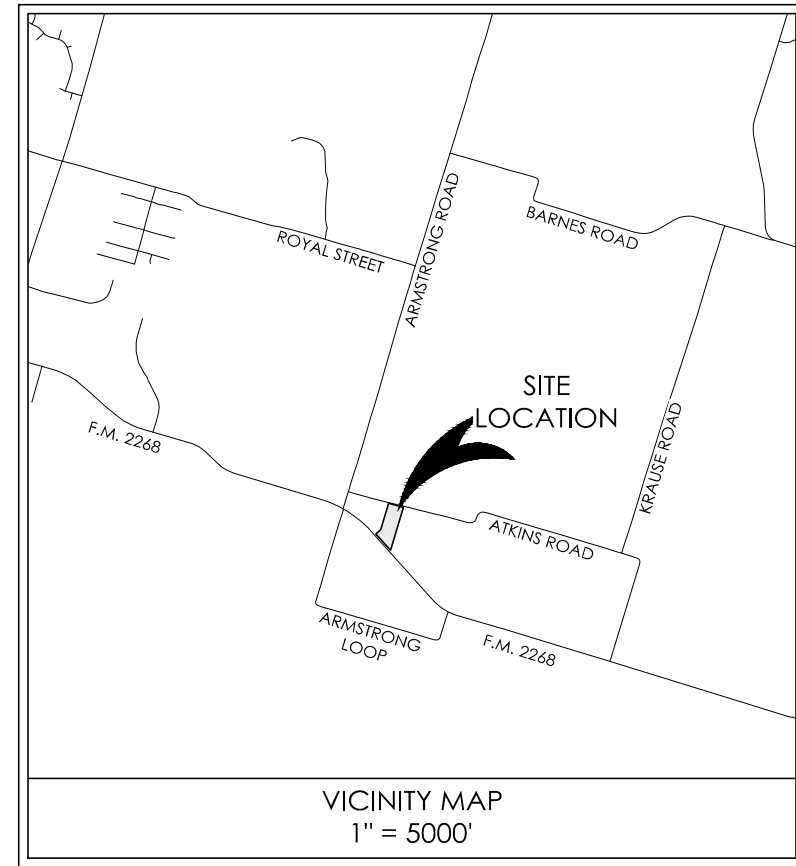


FINAL PLAT OF SALADO VISTA, PHASE ONE

A SUBDIVISION IN BELL COUNTY, TEXAS.

BEING A 9.763 ACRE TRACT OF LAND, LOCATED IN THE JOSEPH ATKINS SURVEY, ABSTRACT NO. 27, BELL COUNTY, TEXAS, SAID 9.763 ACRE TRACT OF LAND, BEING A PORTION OF THAT CERTAIN 23.882 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2025009937, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS.



LEGEND	DESCRIPTION
P.O.B.	POINT OF BEGINNING
B.S.L.	BUILDING SETBACK LINE
P.U.E.	PUBLIC UTILITY EASEMENT
J.S.W.E.	JARRELL SCHWERTNER WATERLINE EASEMENT
⊙	5/8" IRON ROD FOUND
○	SET 1/2" IRON ROD WITH A BLUE "QUICK INC RPIS 4447" PLASTIC CAP
⊕	TBM
	AREA OF RIGHT-OF-WAY DEDICATION: 0.045 ACRES
	AREA CONTAINED IN STREETS: 1.082 ACRES
	LENGTH OF STREETS: SCENIC VIEW COVE - 829.73'
	LOTS
	RESIDENTIAL LOTS - SEVENTEEN (17)
	BLOCKS - ONE (1)
	OTHER - NONE
	NET RESIDENTIAL AREA - 8.646 ACRES

BENCHMARK TABLE				
POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
4000	10307263.275	3192223.449	700.943	COTTON SPINDLE SET IN ASPHALT
4002	10307063.884	3192797.432	691.447	5/8" IRON ROD W / ORANGE CONTROL CAP

FEMA NOTE:
 ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BELL COUNTY, TEXAS, MAP NUMBER 48027C0550E, EFFECTIVE DATE SEPTEMBER 24, 2008, THIS PROPERTY LIES IN ZONE "X", WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 100 YEAR FLOOD PLAIN. THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM. IT DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE, OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES LOCATED THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THE FLOOD HAZARD AREA IS SUBJECT TO CHANGE AS DETAILED STUDIES OCCUR AND/OR WATERSHED OR CHANNEL CONDITIONS CHANGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

SURVEY NOTES:
 1) FIELD WORK PERFORMED ON: MAY 2025
 2) THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.
 3) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, THEREFORE ALL SETBACKS, EASEMENTS, ENCUMBRANCES AND RESTRICTIONS MAY NOT BE SHOWN HEREON. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.

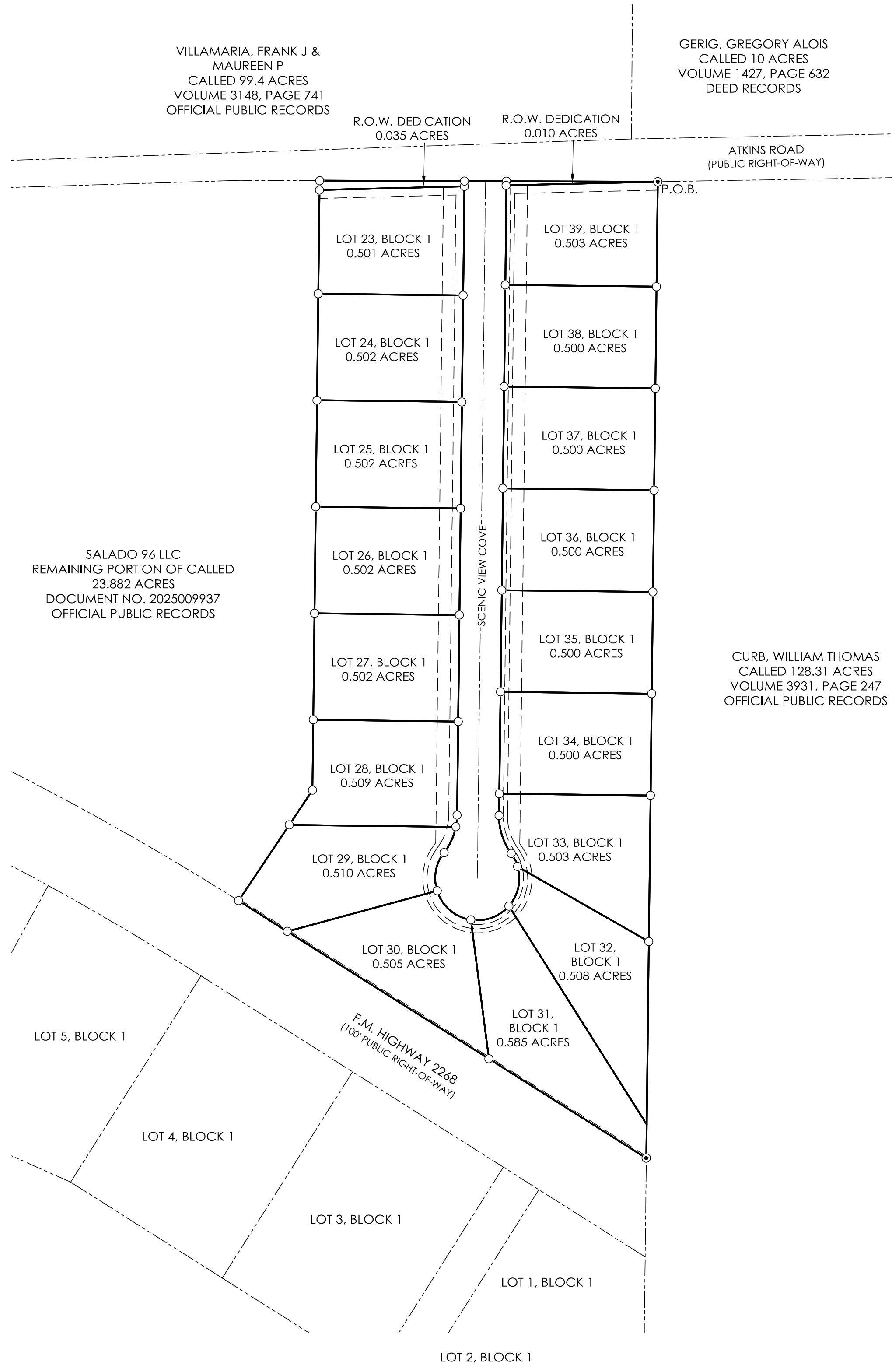
OWNER'S RESPONSIBILITIES:
 IN APPROVING THIS PLAT THE COMMISSIONERS' COURT OF BELL COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OF PLACE IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT 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 TO CONNECTION THEREWITH. THE COURT 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.

LETTER OF COMPLIANCE:
 IT IS UNDERSTOOD THAT IT 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.

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

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

ON-SITE SEWAGE FACILITY (OSSF) NOTE:
 ALL LOTS PROPOSED FOR COMMERCIAL USE MUST SHOW 2X'S THE PROPOSED DRAINFIELD AREA AS PER BELL COUNTY PUBLIC HEALTH DISTRICT'S LOCAL ORDER. THE SECONDARY DRAINFIELD AREA MUST MEET THE PROVISIONS OF TAC 30 CHAPTER 285.



ARMSTRONG ESTATES PHASE ONE
 DOCUMENT NO. 2021-29950
 PLAT RECORDS

STATE OF TEXAS
 COUNTY OF BELL

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, SALADO 96 LLC, SOLE OWNER (OR CO-OWNER) OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2025009937, OF THE OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS, DO HEREBY JOIN, APPROVE, AND CONSENT TO ALL DEDICATIONS AND PLAT NOTE REQUIREMENTS SHOWN HEREON. I DO HEREBY APPROVE THE RECORRATION OF THIS SUBDIVISION PLAT AND DEDICATE TO THE PUBLIC USE FOREVER ANY EASEMENTS AND ROADS THAT ARE SHOWN HEREON. THIS SUBDIVISION IS THE BE KNOWN AS SALADO VISTA, PHASE ONE.

WITNESS, MY HAND, THIS THE ___ DAY OF _____, 20__.

BY: _____
 FOR: SALADO 96 LLC
 202 WALTON WAY, STE 192 #325
 CEDAR PARK, TEXAS 78613

STATE OF TEXAS

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 FOREGOING INSTRUMENT. IT HAS ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE FOREGOING INSTRUMENT AS THE OWNER OF THE PROPERTY DESCRIBED HEREON.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME OF NOTARY AND NOTARY STAMP

DATE NOTARY COMMISSION EXPIRES

KNOW ALL MEN BY THESE PRESENTS:

THAT I, TRAVIS QUICKSALL, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF BELL COUNTY.

TRAVIS L. QUICKSALL
 REGISTERED PROFESSIONAL LAND SURVEYOR
 REGISTRATION NO. 6447

STATE OF TEXAS
 COUNTY OF BELL

THAT I, GARRETT NORDYKE, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I PREPARED ALL DRAINAGE CALCULATIONS AND DESIGNED ALL DRAINS, STREET/ROADS AND APPURTENANCES IN ACCORDANCE WITH THE BELL COUNTY SUBDIVISION REGULATIONS.

GARRETT NORDYKE, P.E.
 REGISTRATION NO. 100345

BELL COUNTY

I HEREBY CERTIFY THIS PLAT WAS APPROVED THIS ___ DAY OF _____, 20__ BY THE BELL COUNTY COMMISSIONERS' COURT, AND MAY BE FILED FOR RECORD IN THE DEED RECORDS OF BELL COUNTY BY THE COUNTY CLERK.

COUNTY JUDGE

WITNESS, MY HAND, THIS THE ___ DAY OF _____, 20__.

NOTARY PUBLIC

BELL COUNTY
 PUBLIC HEALTH DISTRICT CERTIFICATE

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:
 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

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.

OWNER:
 SALADO 96 LLC
 202 WALTON WAY, STE 192 #325
 CEDAR PARK, TEXAS 78613

Quick Inc.
 Land Surveying, Development.
 Firm: 10194104 • 512-915-4950
 Physical Address: 831 N. Main Street, Salado 76571
 Mailing Address: P.O. Box 798, Salado 76571

FINAL PLAT OF
SALADO VISTA, PHASE ONE
 A SUBDIVISION IN BELL COUNTY, TEXAS.

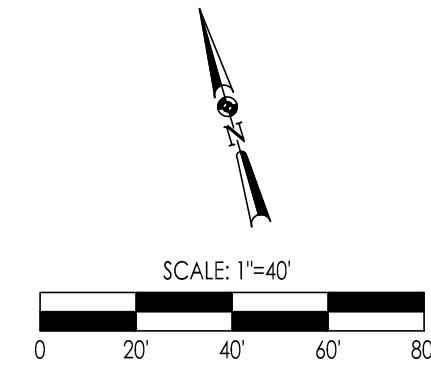
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JOB NO.	20-2152
DATE	JUNE 04, 2025
DRAWN	CZ
CHECKED	TLQ
SHEET	1 OF 3

FINAL PLAT OF WOODFORD SALADO

A SUBDIVISION IN BELL COUNTY, TEXAS.

BEING A 55.017 ACRE TRACT OF LAND, LOCATED IN THE G.F. LANKFORD SURVEY, ABSTRACT NO. 510, BELL COUNTY, TEXAS, SAID 55.017 ACRE TRACT OF LAND, BEING ALL OF THAT CERTAIN 55.017 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2022052577, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS.



LEGEND

F.O.B.	POINT OF BEGINNING
B.S.L.	BUILDING SETBACK LINE
P.U.E.	PUBLIC UTILITY EASEMENT
J.S.W.E.	JARRELL SCHWERTNER WATERLINE EASEMENT
⊙	5/8" IRON ROD FOUND
○	SET 1/2" IRON ROD WITH A BLUE "QUICK INC RPLS 6447" PLASTIC CAP
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BENCHMARK TABLE

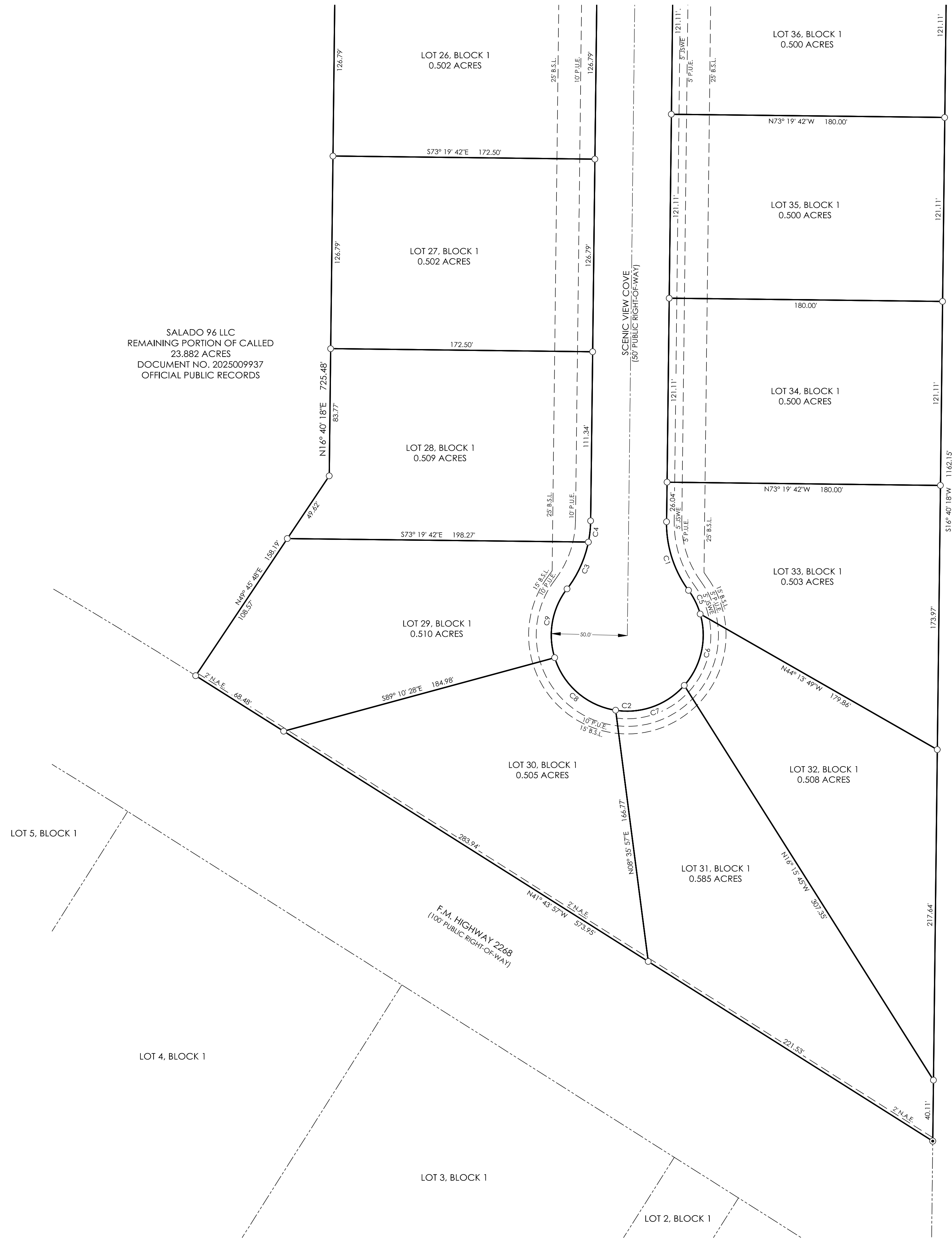
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LINE TABLE

LINE	BEARING	DISTANCE
L1	S16° 40' 18" W	6.27'
L2	N16° 40' 18" E	4.85'
L3	N16° 40' 18" E	11.16'
L4	S73° 48' 57" E	50.00'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	75.00'	48.26'	36°52'12"	S01° 45' 48"E	47.43'
C2	50.00'	221.43'	253°44'23"	N73° 19' 42"W	80.00'
C3	75.00'	34.18'	26°06'42"	N40° 29' 09"E	33.88'
C4	75.00'	14.08'	10°45'30"	N22° 03' 03"E	14.06'
C5	50.00'	17.42'	19°57'31"	N10° 13' 08"W	17.33'
C6	50.00'	50.28'	57°36'55"	N28° 34' 05"E	48.19'
C7	50.00'	50.15'	57°28'00"	N86° 06' 32"E	48.07'
C8	50.00'	55.82'	63°58'11"	S33° 10' 23"E	52.97'
C9	50.00'	47.76'	54°43'47"	S26° 10' 36"W	45.97'



SALADO 96 LLC
REMAINING PORTION OF CALLED
23.882 ACRES
DOCUMENT NO. 2025009937
OFFICIAL PUBLIC RECORDS

CURB, WILLIAM THOMAS
CALLED 128.31 ACRES
VOLUME 3931, PAGE 247
OFFICIAL PUBLIC RECORDS

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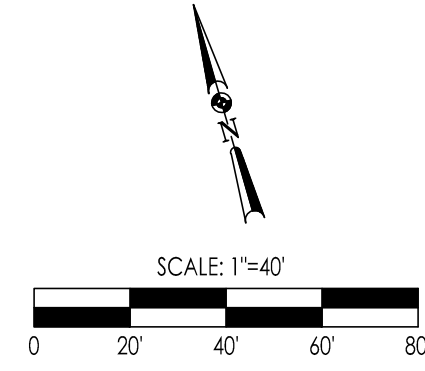
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CHECKED	TLQ
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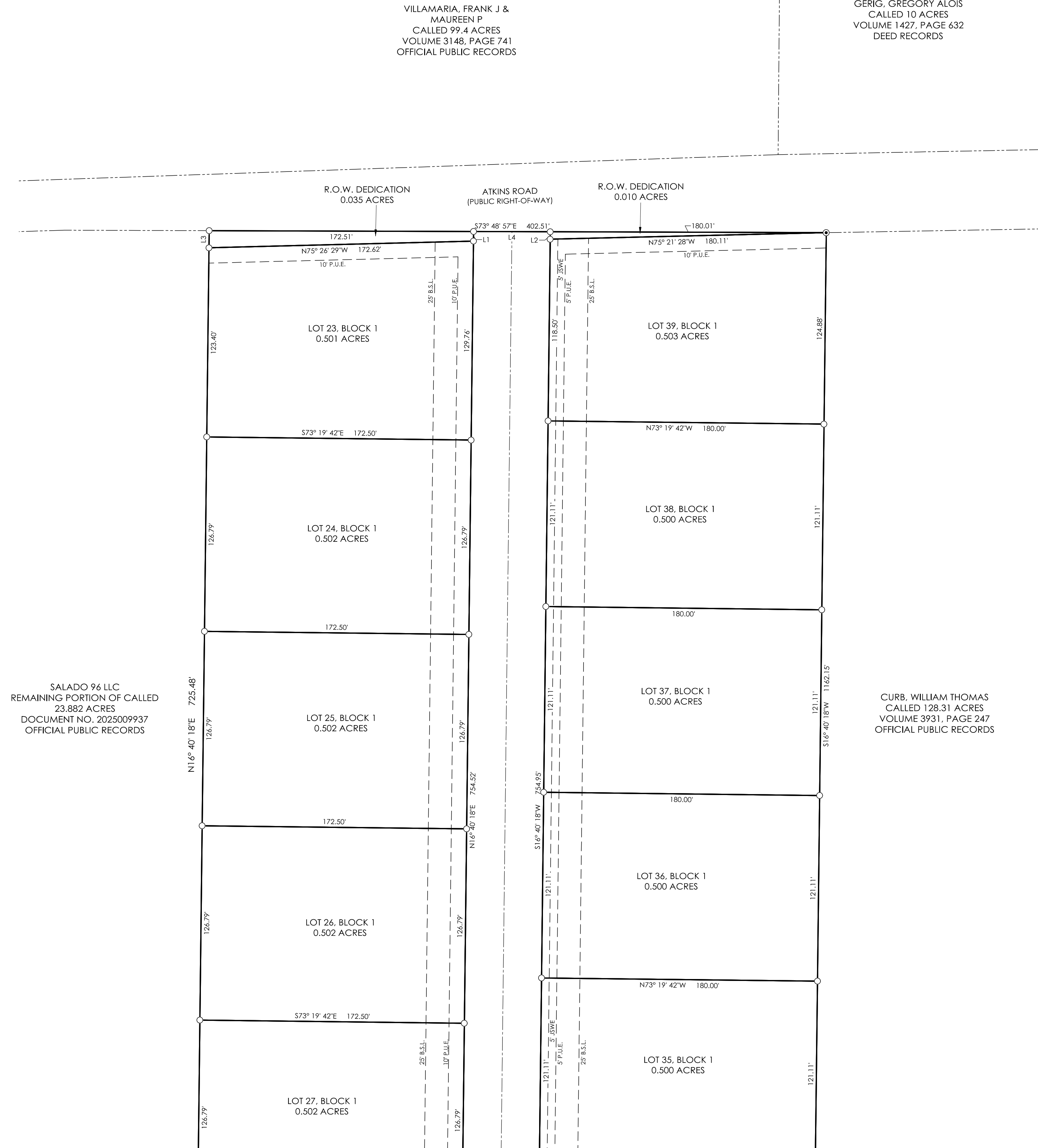


- LEGEND**
- P.O.B. POINT OF BEGINNING
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