

FINAL PLAT OF MAHLER-MARSHALL ESTATES

12.470 ACRES, situated in the G.C. FRAILEY SURVEY, ABSTRACT 327, a subdivision within the City of Morgan's Point Resort, Bell County, Texas.

Being a replat of LOTS 1 and 2, BLOCK 8, Morgan's Point Resort City Section 8-B, an addition within the City of Morgan's Point Resort, Bell County, Texas, according to the plat of record in Cabinet A, Slide 247-B, Plat Records of Bell County, Texas, and 12.211 ACRES, situated in the G.C. FRAILEY SURVEY, ABSTRACT 327, Bell County, Texas.

STATE OF TEXAS
COUNTY OF BELL

WILLIAM M. PAYNE, DEBRA L. PAYNE, and JOE K. MAHLER, OWNERS OF THE 12.471 ACRE TRACT OF LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS MAHLER-MARSHALL ESTATES, A SUBDIVISION WITHIN THE CITY OF MORGAN'S POINT RESORT, BELL COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON WITHIN THE PLAT BOUNDARIES OF THIS SUBDIVISION.

WILLIAM M. PAYNE DEBRA L. PAYNE JOE K. MAHLER

STATE OF TEXAS
COUNTY OF BELL

BEFORE ME ON THIS DAY, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED WILLIAM M. PAYNE, 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 EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BELL

BEFORE ME ON THIS DAY, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED DEBRA L. PAYNE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BELL

BEFORE ME ON THIS DAY, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED JOE K. MAHLER, 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 EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC, STATE OF TEXAS

BELL COUNTY PUBLIC HEALTH DISTRICT CERTIFICATE

I, THE UNDERSIGNED, A REGISTERED SANITARIAN IN THE STATE OF TEXAS, HEREBY 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

CERTIFICATE OF THE CITY COUNCIL OF MORGAN'S POINT RESORT, TEXAS:

I, Dennis Green, Mayor of the City of Morgan's Point Resort, Texas, do hereby certify that this plat meets the subdivision requirements of the City of Morgan's Point Resort, Texas, and has been duly accepted by the City Council of the City of Morgan's Point Resort, Texas.

Dennis Green, Mayor

Ophelia Rodriguez, City Secretary

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2022.

Notary Public, State of Texas

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 _____ DAY OF _____, 2022 A. D.

BY: _____

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.

PRELIMINARY - FOR REVIEW ONLY

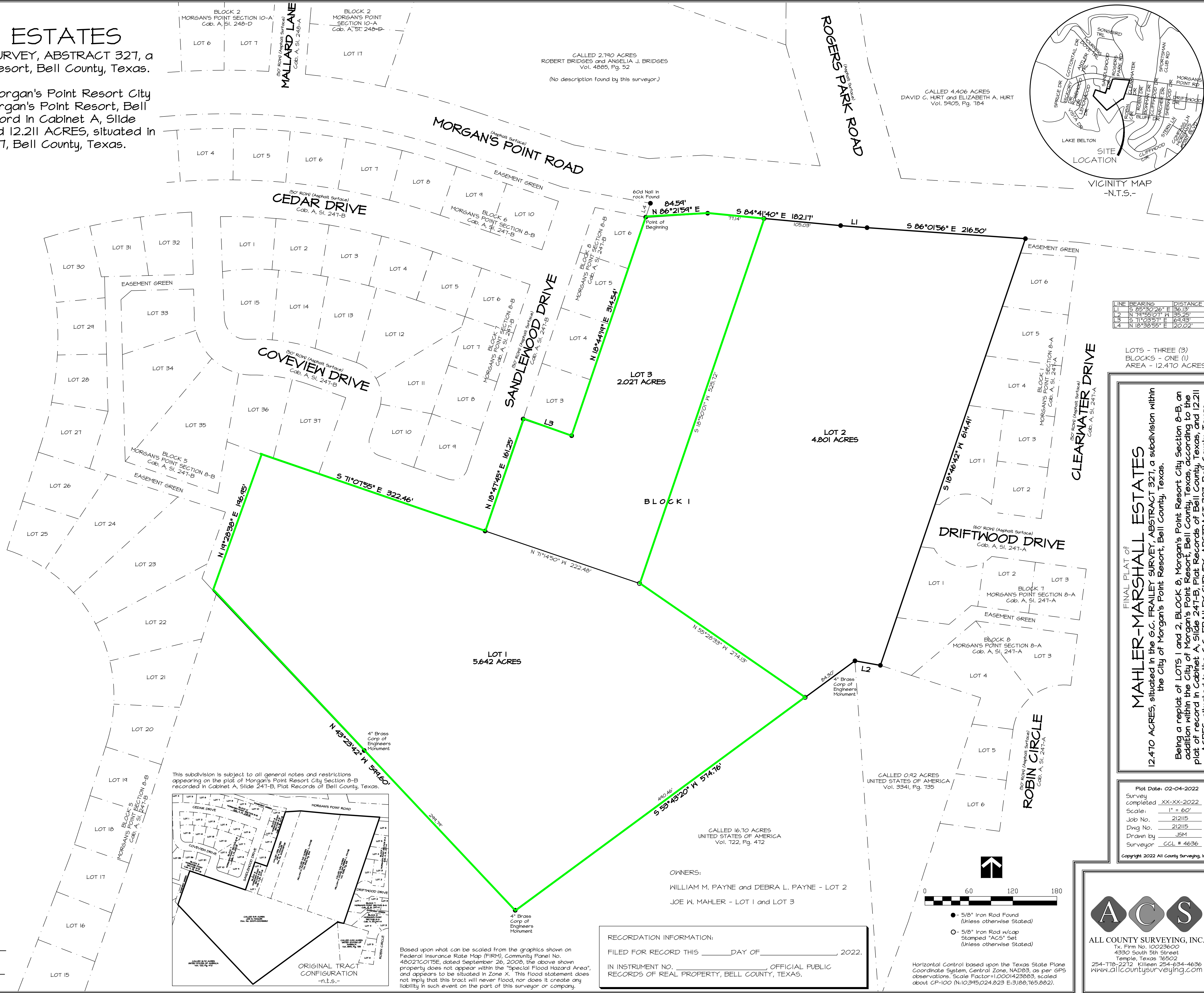
Preliminary, this document shall not be recorded for any purpose.

Surveyor Name & Number CHARLES C. LUCKO, RPLS 4636

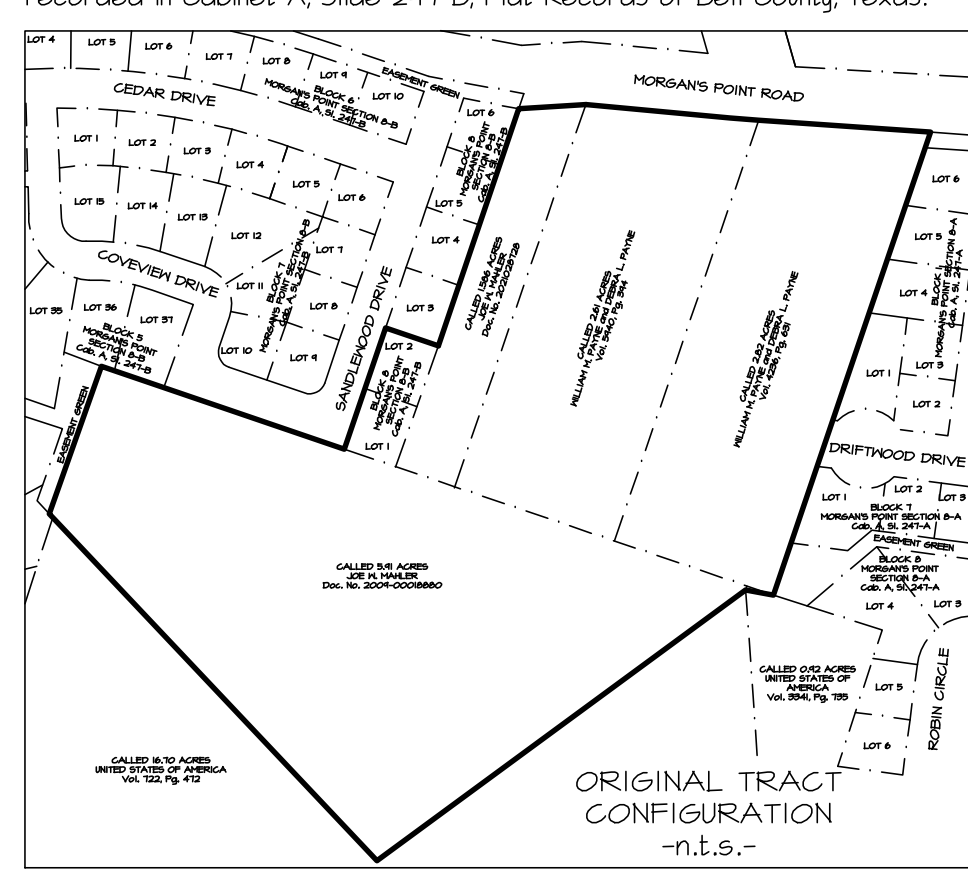
Release Date FEBRUARY 4, 2022

CHARLES C. LUCKO, R.P.L.S. DATE SURVEYED: xxxxxxxx xx, 2022

REGISTRATION NO. 4636



This subdivision is subject to all general notes and restrictions appearing on the plat of Morgan's Point Resort City Section 8-B recorded in Cabinet A, Slide 247-B, Plat Records of Bell County, Texas.

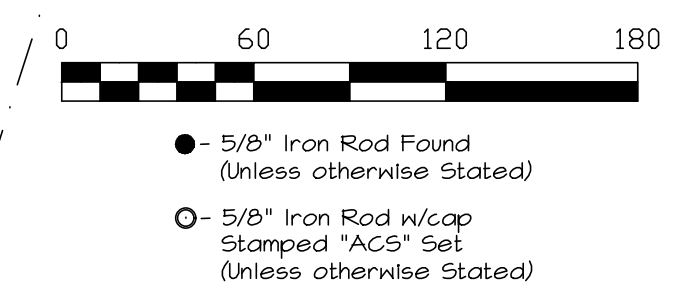


Based upon what can be scaled from the graphics shown on Federal Insurance Rate Map (FIRM), Community Panel No. 48027C0175E, dated September 26, 2008, the above shown property does not appear within the "Special Flood Hazard Area", and appears to be situated in Zone X. This flood statement does not imply that this tract will never flood, nor does it create any liability in such event on the part of this surveyor or company.

OWNERS:
WILLIAM M. PAYNE and DEBRA L. PAYNE - LOT 2
JOE K. MAHLER - LOT 1 and LOT 3

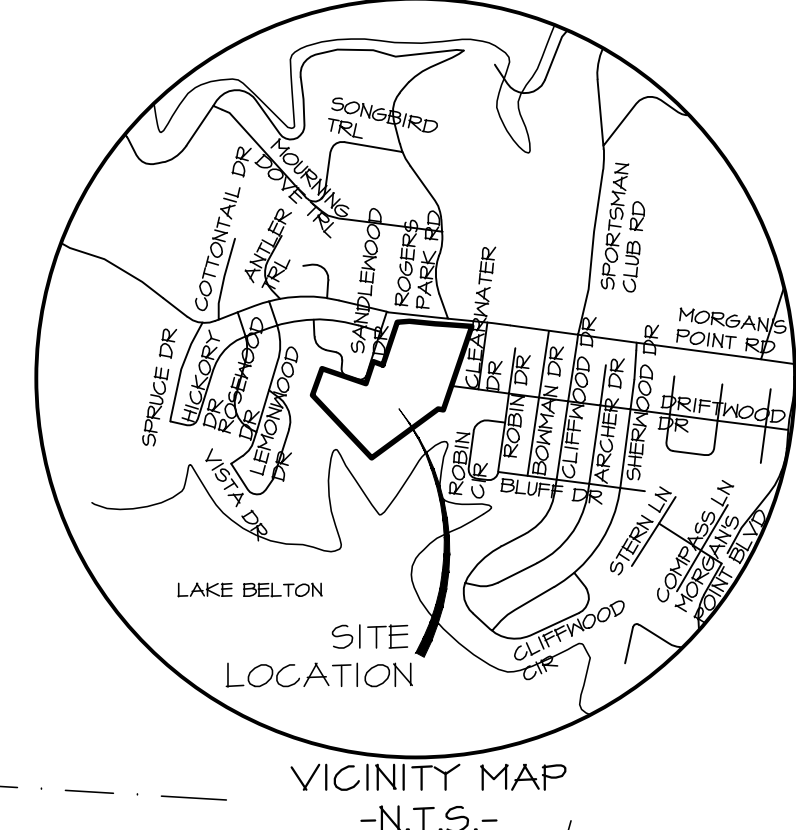
RECORDATION INFORMATION:
FILED FOR RECORD THIS _____ DAY OF _____, 2022.

IN INSTRUMENT NO. _____ OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.



- 5/8" Iron Rod Found (Unless otherwise Stated)
- 5/8" Iron Rod w/cap Stamped "ACS" Set (Unless otherwise Stated)

Horizontal Control based upon the Texas State Plane Coordinate System, Central Zone, NAD83, as per GPS observations. Scale Factor: 1.000428883, scaled about GP-100 (N10,345,024.823 E:3,188,165.882).



LINE	BEARING	DISTANCE
1	S 85°30'26" E	36.19'
2	N 78°50'11" E	35.35'
3	S 71°03'51" E	24.43'
4	N 18°38'55" E	20.02'

LOTS - THREE (3)
BLOCKS - ONE (1)
AREA - 12.470 ACRES

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Plot Date: 02-04-2022
Survey completed: XX-XX-2022
Scale: 1" = 60'
Job No.: 21215
Dwg No.: 21215
Drawn by: JSM
Surveyor: CCL # 4636
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Tx. Firm No. 10023600
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