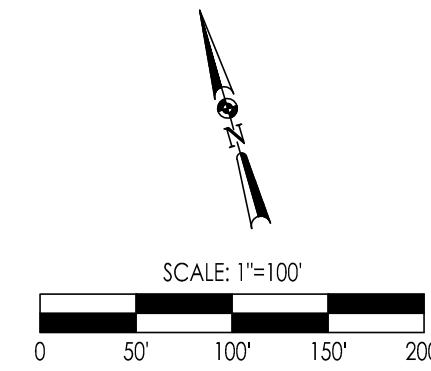
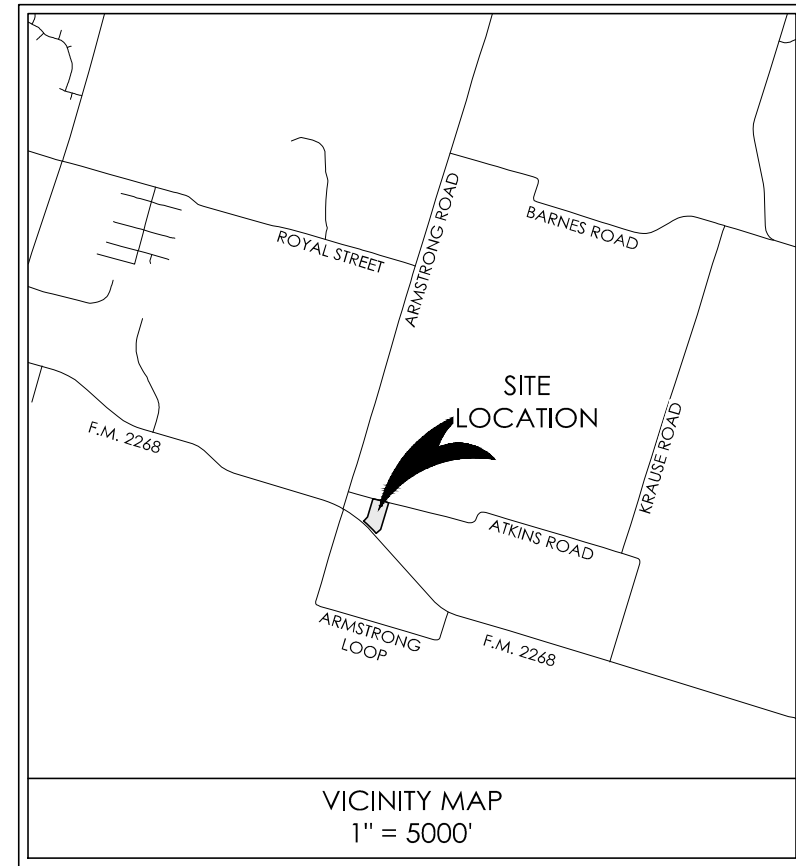


FINAL PLAT OF SALADO VISTA, PHASE TWO

A SUBDIVISION IN BELL COUNTY, TEXAS.

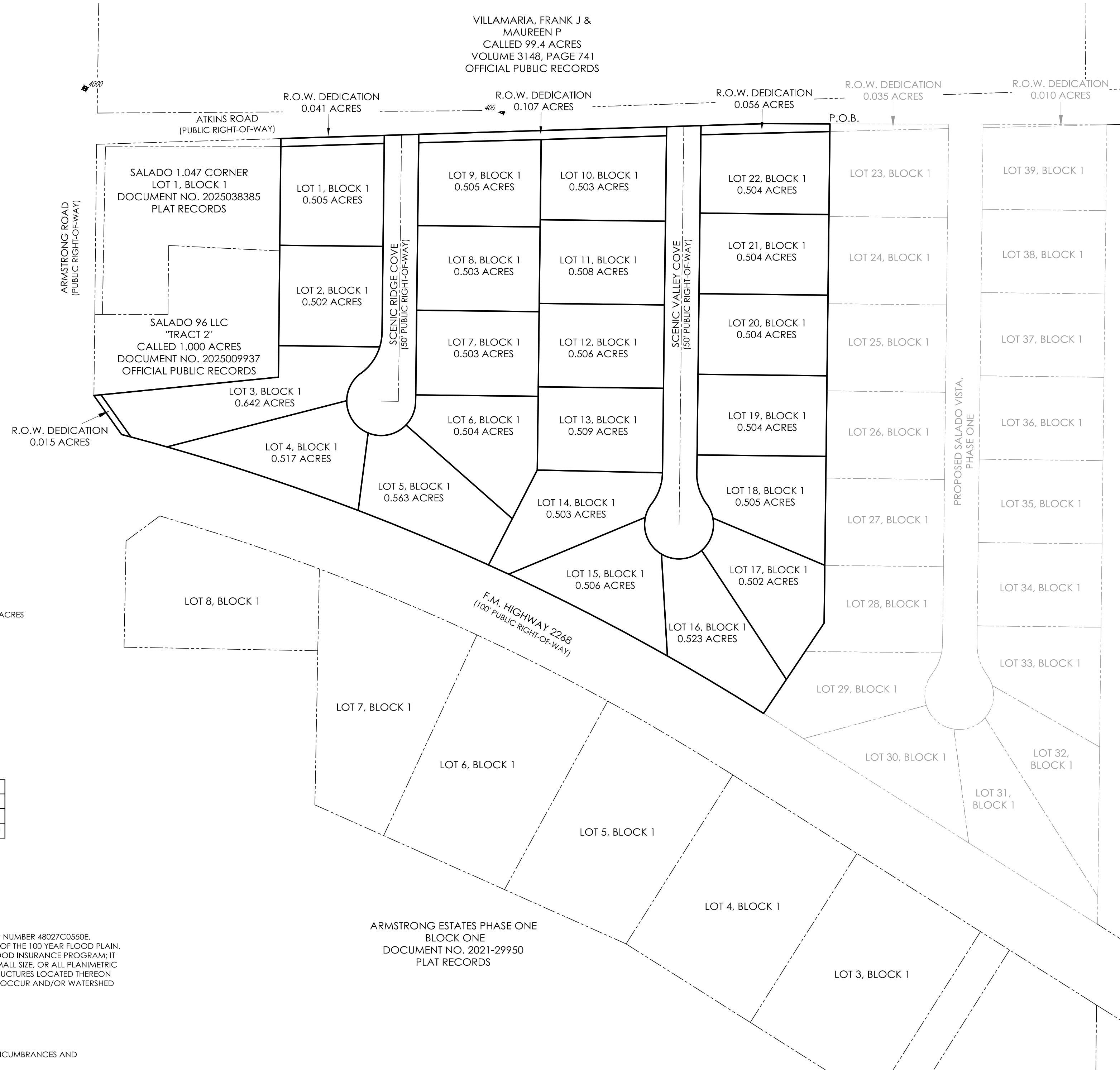
BEING A 12.930 ACRE TRACT OF LAND, LOCATED IN THE JOSEPH ATKINS SURVEY, ABSTRACT NO. 27, BELL COUNTY, TEXAS, SAID 12.930 ACRE TRACT OF LAND, BEING A PORTION OF THE REMAINING PORTION OF THAT CERTAIN 23.882 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2025009937, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS.



LEGEND

P.O.B.	POINT OF BEGINNING	AREA OF RIGHT-OF-WAY DEDICATION: 0.218 ACRES AREA CONTAINED IN STREETS: 1.383 ACRES
B.S.L.	BUILDING SETBACK LINE	LENGTH OF STREETS: SCENIC VALLEY COVE - 579.0' SCENIC RIDGE COVE - 387.3'
P.U.E.	PUBLIC UTILITY EASEMENT	LOTS RESIDENTIAL LOTS - TWENTY-TWO (22)
J.S.W.E.	JARRELL SCHWERTNER WATERLINE EASEMENT	BLOCKS - ONE (1)
●	1/2" IRON ROD FOUND	OTHER - NONE
○	SET 1/2" IRON ROD WITH A BLUE "QUICK INC. 9P15 4447" PLASTIC CAP	NET RESIDENTIAL AREA - 11.329 ACRES
⊕	TBM	

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.

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 RECREATION 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 TWO.

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 (OSSF'S) IN BELL COUNTY, TEXAS, HEREBY CERTIFIES THAT THE PLANNING MATERIALS THAT HAVE BEEN SUBMITTED MEET OR EXCEED THE MINIMUM STANDARDS FOR OSSF'S ESTABLISHED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) AND BELL COUNTY'S LOCAL ORDER. INDIVIDUAL LOTS WILL BE EVALUATED FOR SYSTEM SUITABILITY BY A LICENSED SITE EVALUATOR PRIOR TO DEVELOPMENT. THIS OFFICE RESERVES THE RIGHT NOT TO ISSUE PERMITS FOR OSSF'S IF THEY FAIL TO MEET STATE AND LOCAL RULES.

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

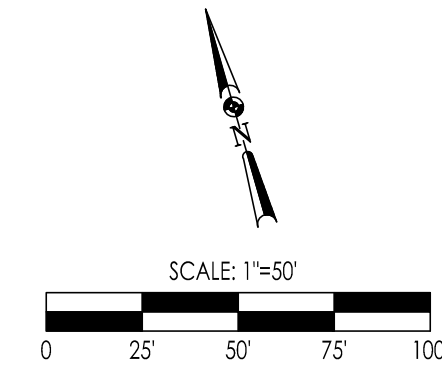
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JOB NO. 20-2152
DATE AUGUST 19, 2025
DRAWN MM
CHECKED TLG
SHEET 1 OF 2

FINAL PLAT OF SALADO VISTA, PHASE TWO

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LEGEND

- 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
- 1/2" IRON ROD FOUND
- SET 1/2" IRON ROD WITH A BLUE "QUICK INC. RPLS 4447" PLASTIC CAP
- ⊕ B.M.

BENCHMARK TABLE

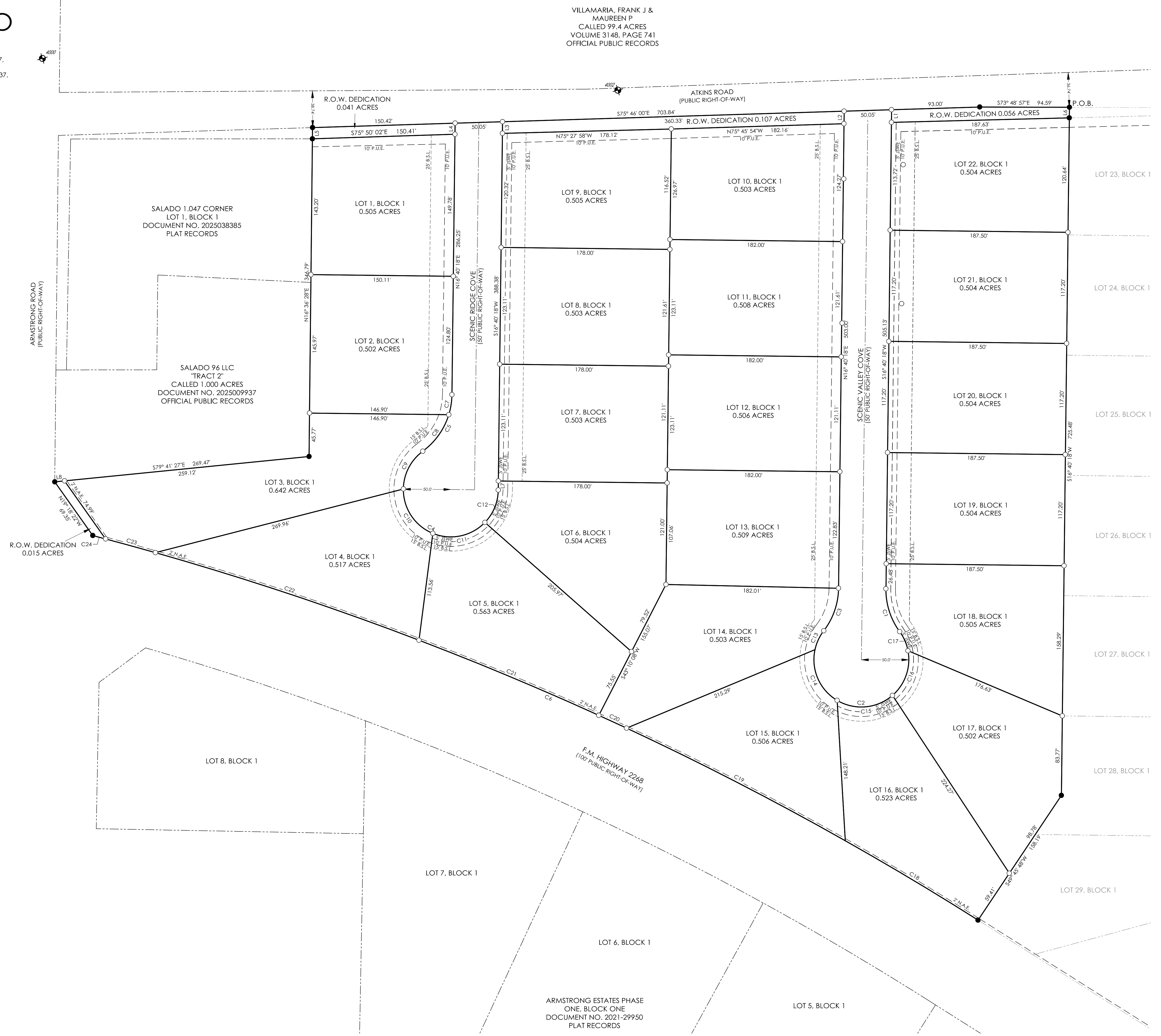
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LINE TABLE

LINE	BEARING	DISTANCE
L1	N16° 40' 18"E	13.32'
L2	S16° 40' 18"W	13.18'
L3	N16° 40' 18"E	12.24'
L4	S16° 40' 18"W	11.67'
L5	N16° 36' 28"E	11.85'
L6	S16° 40' 18"W	11.16'
L7	N16° 40' 18"E	9.60'
L8	S79° 41' 27"E	10.34'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	75.00	48.26'	36°52'10"	S01° 45' 48"E	47.43'
C2	50.00	221.43'	253°44'23"	N73° 19' 42"W	80.00'
C3	75.00	48.26'	36°52'12"	N35° 06' 24"E	47.43'
C4	50.00	203.44'	233°07'48"	N46° 45' 48"W	89.44'
C5	75.00	69.55'	53°07'48"	N43° 14' 12"E	67.08'
C6	3324.17	1021.68'	17°36'35"	N50° 31' 13"W	1017.66'
C7	75.00	21.46'	16°23'35"	S24° 52' 06"W	21.39'
C8	75.00	48.09'	36°44'13"	S51° 26' 00"W	47.27'
C9	50.00	46.36'	53°07'48"	S43° 14' 12"W	44.72'
C10	50.00	59.64'	68°20'30"	S17° 29' 57"E	56.17'
C11	50.00	59.64'	68°20'30"	S85° 50' 27"E	56.17'
C12	50.00	37.80'	43°19'00"	N38° 19' 48"E	36.91'
C13	50.00	22.11'	25°19'59"	S40° 52' 30"W	21.93'
C14	50.00	62.31'	71°23'49"	S07° 29' 23"E	58.35'
C15	50.00	62.62'	71°45'31"	S79° 04' 03"E	58.61'
C16	50.00	52.29'	59°55'07"	N35° 05' 38"E	49.94'
C17	50.00	22.11'	25°19'59"	N07° 31' 54"W	21.93'
C18	3324.17	163.05'	2°48'37"	N43° 07' 14"W	163.04'
C19	3324.17	259.43'	4°28'18"	N46° 45' 42"W	259.37'
C20	3324.17	32.23'	0°33'20"	N49° 16' 31"W	32.23'
C21	3324.17	205.51'	3°32'32"	N51° 19' 27"W	205.48'
C22	3324.17	292.95'	5°02'57"	N55° 37' 12"W	292.85'
C23	3324.17	54.48'	0°56'20"	N58° 36' 51"W	54.48'
C24	3324.17	14.02'	0°14'30"	N59° 12' 16"W	14.02'



VILLAMARIA, FRANK J & MAUREEN P
CALLED 99.4 ACRES
VOLUME 3148, PAGE 741
OFFICIAL PUBLIC RECORDS

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CEDAR PARK, TEXAS 78613

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JOB NO. 20-2152
DATE AUGUST 19, 2025
DRAWN MM
CHECKED TLG
SHEET 2 OF 2

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