

Airville Meadows

a subdivision in Bell County, Texas

OWNER'S STATEMENT:
 FIVE19, Inc., a Texas Corporation, owner of the tract of land shown hereon, being 10.164 Acres, more or less, comprised of Acres, more or less, of the Memucan Hunt Survey, Abstract No. 442 and Acres, more or less, of the Christopher Adams, Jr., Survey, Abstract No. 45, and being part of a 82.467 Acre tract described of land described in a deed to FIVE19, Inc., a Texas Corporation as recorded in Document No. 2022014137 of the Official Public Records of Real Property of Bell County, Texas, do hereby join, approve, and consent to all dedications and plat note requirements shown hereon. I do hereby approve the recordation of this subdivision plat and dedicate to the public use forever any easements and roads that are shown hereon. This subdivision is to be known as "AIRVILLE MEADOWS".

OWNER:
 FIVE19, Inc.
 P. O. Box 2387
 Georgetown, Texas 78626

SURVEYOR:
 Tibbit Surveying
 P. O. Box 112
 Temple, Texas 76503
 1-254-718-8134
 tibbitsurveying@hotmail.com

SUMMARY:
 ONE (1) BLOCK, THREE (3) LOTS
 TOTAL AREA = 10.164 ACRES

WATER SERVICE PROVIDED BY:
 East Bell Water Supply Corporation
 15490 State Highway 53
 Temple, TX 76501
 (254) 955-2611

FLOOD STATEMENT:
 No portion of this property is located within Zone A, the 100 year flood plain, according to the Flood Insurance Rate Map, as prepared by the Federal Emergency Management Agency, for Bell County, Texas, Map No. 48027C0400E, effective date September 26, 2006.

Jack Gibbs, President
 Before me, the undersigned authority, on this day personally appeared Jack Gibbs, known by me to be the person whose name is subscribed to the foregoing instrument. It has been acknowledged to me that he executed the foregoing instrument as the owner of the property described hereon.
 Notary Public in and for the State of Texas
 Printed Name of Notary and Notary Stamp
 Date Notary Commission Expires

SURVEYOR'S CERTIFICATE
 I, Toby Tibbit, a Registered Professional Land Surveyor, in the State of Texas, do hereby certify that the foregoing Plat and accompanying Perimeter Field Notes were prepared from a survey made on the ground, January 21, 2022 and February 12, 2024, the Records of Bell County, Texas, and surveys of area property, that the corners and boundaries with marks Natural and Artificial are just as were found, on the ground.

Toby Tibbit, Registered Professional Land Surveyor No. 5486

THE STATE OF TEXAS
 COUNTY OF BELL
 I hereby certify this plat was approved this _____ day of _____, 2024, by the Bell County Commissioners' Court, and may be filed for record in the Records of Bell County by the County Clerk.
 County Judge
 Witness my hand this _____ day of _____, 2024.
 Notary Public

TAX CERTIFICATE:
 The Bell County Tax Appraisal District, the taxing authority for all taxing entities in Bell County, Texas, does hereby certify that there are no delinquent taxes due or owing on the property described by this plat.
 Dated this _____ day of _____, 2024.
 BELL COUNTY TAX APPRAISAL DISTRICT

By: _____
 BELL COUNTY CLERK:
 Filed For Record this _____ day of _____, 2024, in Instrument # _____ Official Public Records of Real Property of Bell County, Texas.
 County Clerk

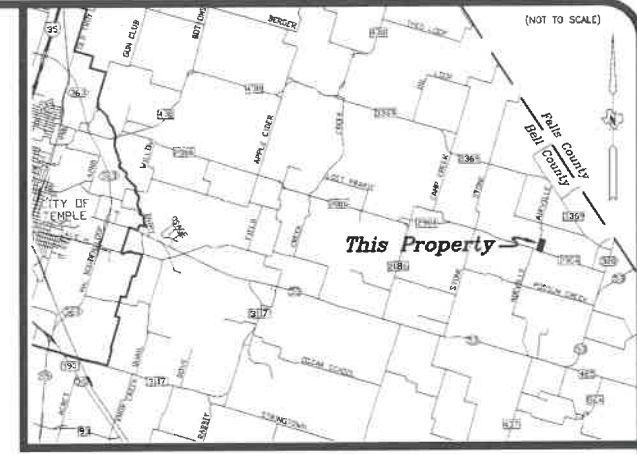
OWNERS' RESPONSIBILITIES:
 "In approving this plat by the Commissioners' Court of Bell County, Texas, it is understood that the building of all streets, roads, and other public thoroughfares and any bridges or culverts necessary to be constructed or placed is the responsibility of the owners of the tract 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."

LETTER OF COMPLIANCE:
 I, Jack Gibbs, authorized representative of FIVE19, Inc., a Texas Corporation, owner of the foregoing tract of land do hereby acknowledge that it is my responsibility, 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.
 Jack Gibbs, President

BELL COUNTY PUBLIC HEALTH DISTRICT
 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

LEGEND
 ■ CONCRETE 8'-0" W BENCHMARK POINT
 ● 1/2" IRON CAPPED IRON PIN FOUND (UNLESS LABELLED)
 --- PATENT SURVEY LINE
 - - - 25 FT. BURNING SETBACK LINE
 - - - 25 FT. UTILITY EASEMENT LINE
 [RECORD DATA DOCUMENT NO. 2010-00063223]

NOTES:
 1. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN HEREON, ARE FILED WITH LICENSES.
 2. THE PROPERTY IS SUBJECT TO A 15 FT. WIDE EASEMENT, CENTERED ON THE PIPELINE AS INSTALLED, GRANTED TO EAST BELL WATER SUPPLY CORPORATION AS RECORDED IN DOCUMENT NO. 2013-0001486 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BELL COUNTY, TEXAS.



Vicinity Map

BUILDING SETBACK LINES (B.S.L.):
 No building may be placed within Twenty Five (25') feet of the tract line, adjacent to Airville Road, or within Fifty (50') feet of the tract line, adjacent to Texas P. M. Highway No. 2904, or within Twelve (12') feet of the side tract lines, or within forty (40') feet of the rear tract lines.

UTILITY EASEMENTS (U.E.):
 Each tract, shown hereon, shall be subject to a ten (10') foot general utility easement along each Property line, except that there shall be a Twenty (20') foot public utility easement along each tract line adjacent to a public roadway.

FLOOD STATEMENT:
 No portion of this property is located within Zone A, the 100 year flood plain, according to the Flood Insurance Rate Map, as prepared by the Federal Emergency Management Agency, for Bell County, Texas, Map No. 48027C0400E, effective date September 26, 2006.

