

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 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 recitation 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".

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, February 12 and November 5, 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. 5496

THE STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS:

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.

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

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:

To 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 to construct 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 shown or proposed on the road system and streets. The County cannot assume 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

*Clearwater Underground Water Conservation District (CUWCD) District Rules based on Chapter 36 "Texas Groundwater Code" prevent the drilling of Exempt Wells for "domestic use on tracts of land platted to less than 10 acres after March 1st, 2004. Permitting of Wells on tracts less than 10-acres and greater than or equal to 2-acres is possible under district rules if the purpose of the well meets the definition of beneficial use. Per District Rules and Chapter 36, all drilling of wells on tracts of land platted to less than 2 acres after March 1, 2004, is not possible. All current and future wells must meet the 100-ft setback requirement of all on-site septic systems, unless the well is constructed with an approved sanitary seal allowing setback from the on-site septic to be reduced to a minimum 50 feet. Clearwater UWCDC District Rules are at: <http://www.cuwcd.org/>

CLEARWATER UNDERGROUND WATER CONSERVATION DISTRICT (CUWCD) CERTIFICATE

CUWCD is the regulatory authority for groundwater wells in Bell County and hereby certifies that this proposed subdivision has been evaluated for on-site groundwater production wells. In its current condition, the proposed subdivision meets our expectations described by District Policy and offered by District Staff.

Name _____ Title _____ Date _____

OWNER:
FIVE19, Inc.
P. O. Box 2387
Georgetown, Texas 78628

SURVEYOR:
Tibbit Surveying
P. O. Box 1112
Temple, Texas 76703
1-254-718-8134
tibbitsurveying@hotmail.com

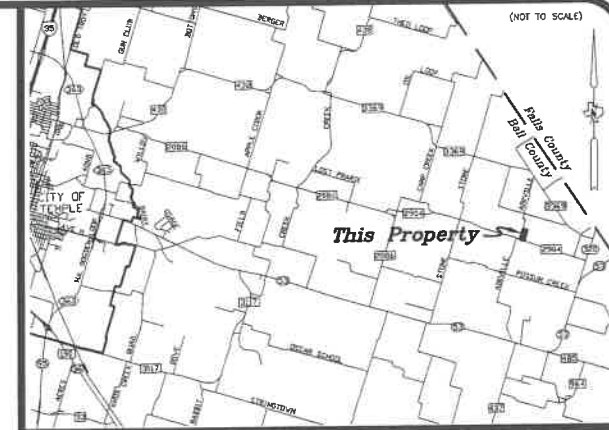
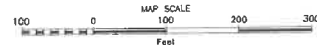
SUMMARY:
ONE (1) BLOCK, THREE (3) LOTS (9.996 ACRES)
0.168 ACRES - AIRVILLE ROAD R-O-W DEDICATION
TOTAL AREA = 10.164 ACRES

WATER SERVICE PROVIDED BY:
East Bell Water Supply Corporation
16450 State Highway 53
Temple, TX 76701
(254) 985-2611

LEGEND
 ■ CONCRETE R-O-W MONUMENT POINT
 ● 1/2" IRON COVERED IRON PIN POINT (UNLESS NOTED)
 - - - - - PRECISE SURVEY LINE
 - - - - - 25 FT. BUILDING SETBACK LINE
 - - - - - 20 FT. UTILITY EASEMENT LINE
 (RECORD DATA - DOCUMENT NO. 2019-0009223)

NOTES:

- ALL PUBLIC ROADWAYS AND EASEMENTS, SHOWN HEREON, ARE FREE FROM LIENS.
- THIS 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. 2019-0001486 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BELL COUNTY, TEXAS.
- A 0.168 ACRE TRACT OF LAND, LOCATED ADJACENT TO AIRVILLE ROAD, IS HEREBY DEDICATED TO THE COUNTY OF BELL FOR FUTURE ROAD WIDENING PURPOSES.



Vicinity Map

BUILDING SETBACK LINES (B.S.L.):
No building may be placed within One Hundred (100) feet of the front line, adjacent to Airville Road, or within Fifty (50) feet of the tract line, adjacent to Texas F. 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 STATEMENTS:

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. 46027C0400E, effective date September 26, 2008.

