

CALLED 6.18 ACRES  
JOSE T. ROMO  
DOC. #2021-00006728

CALLED 10.104 ACRES  
JOSHUA ALLEN YORK &  
CHRISTAL N. WOODS-YORK  
DOC. #2017-00016914

CALLED 10.1 ACRES  
NIGEL G. & VERONICA VARGAS  
DOC. #2011-00036729

CALLED 20.1 ACRES  
QUEST TRUST CO  
DOC. #2019-00034337

CALLED 13.045 ACRES  
MUTALIB & PATRICIA A.  
GLASGOW  
DOC. #2019-00050428

CALLED 1.00 ACRE  
MUTALIB & PATRICIA  
A. GLASGOW  
DOC. #2019-00050428

CALLED 0.955 ACRE  
NELSON & TONYA DRAKE  
DOC. #2019-00050428

CALLED 10.70 ACRES  
STACEY LEA SISNEROZ  
and husband,  
ANDREW SISNEROZ  
DOC. #2017-00003370

STATE OF TEXAS  
COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS, that KDAVEO, LLC, a Texas limited liability company, whose address is 1955 South Connell Street, Belton, Bell County, Texas 76513, being the owner of the land shown on this plat designated as EAGLE LEGACY ESTATES PHASE 1, being a 5.22 acre tract out of the J.D. Sanchez Survey, Abstract No. 18, Bell County, Texas, and being part of that called 21.19 acre tract of land as described by a deed to KDAVEO, LLC, recorded in Document No. 2022-004144, Real Property Records in 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.

By: \_\_\_\_\_  
Todd Scott, Manager

STATE OF TEXAS  
COUNTY OF BELL

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2022, by Todd Scott, a manager of KDAVEO, LLC, a Texas limited liability company.

Notary Public for the State of Texas  
My Commission Expires: \_\_\_\_\_

**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 JUDGE**

I hereby certify that this plat was approved this \_\_\_\_\_ day of \_\_\_\_\_, 2022, by the Bell County Commissioners Court and may be filed for record in the Plat Records of Bell County, Texas, by the County Clerk.

County Judge \_\_\_\_\_

Witness my hand this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

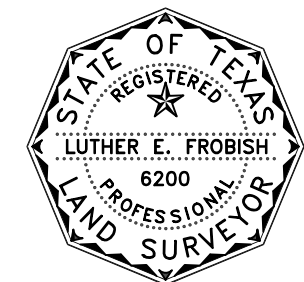
Notary Public for the State of Texas  
My Commission Expires: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

KNOW ALL BY THESE MEN PRESENTS:

I, the undersigned, Registered Professional Land Surveyor, in the State of Texas, do hereby certify to the best of my knowledge and belief, that this map is true and correct, that it was prepared from an actual survey of the property made on the ground, and that all boundary survey monuments are correctly shown thereon.

Luther E. Frobish  
Registered Professional Land Surveyor  
State of Texas No. 6200

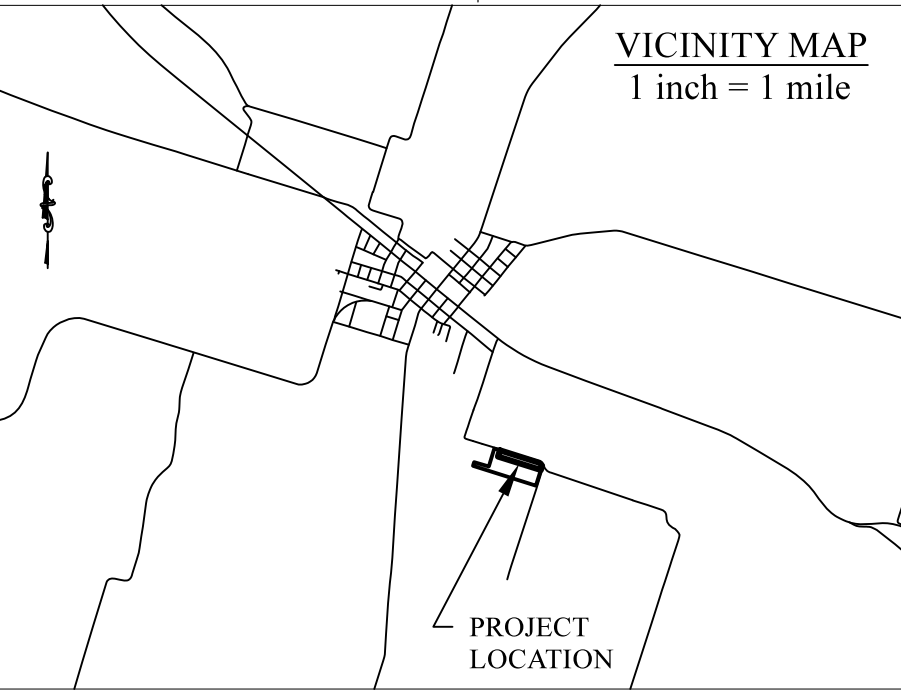
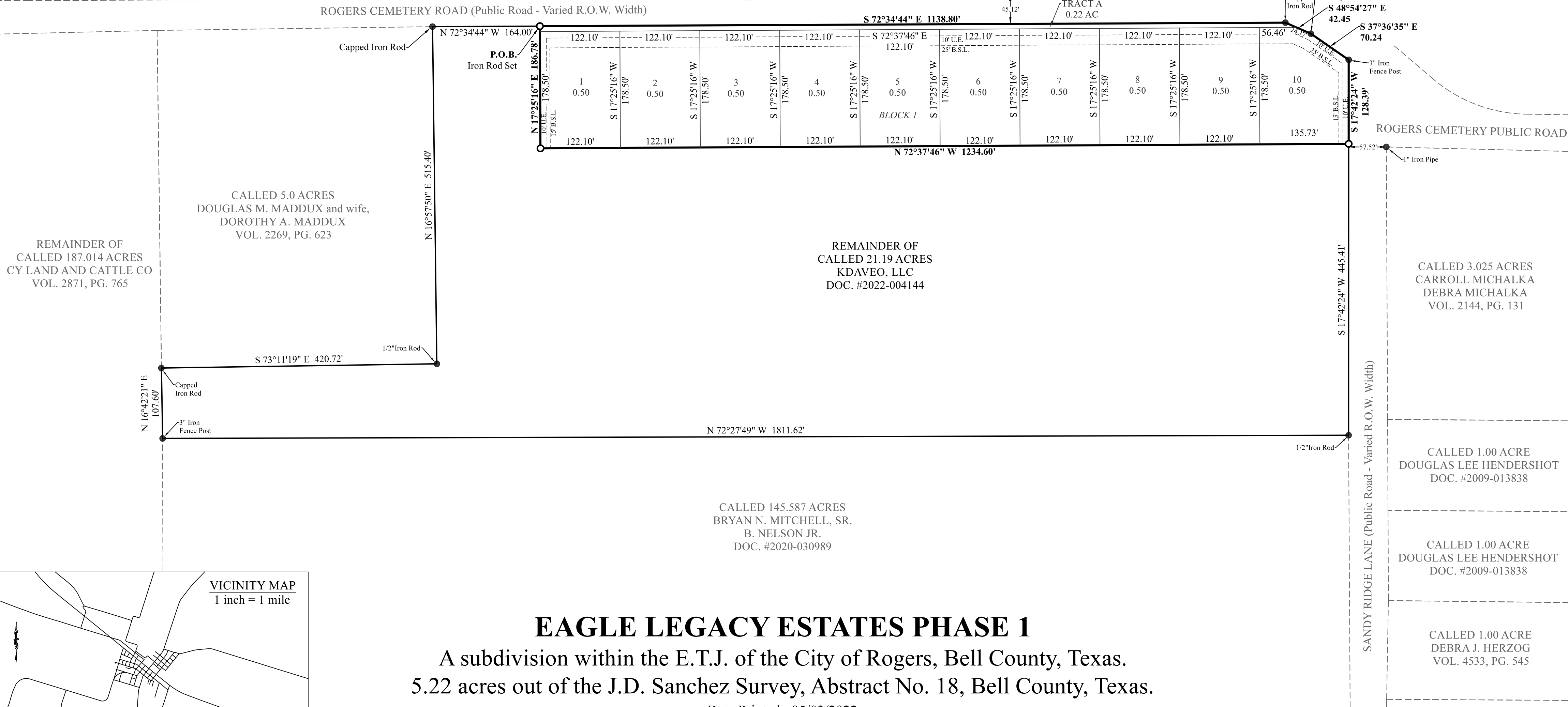


The Bell County Tax Appraisal District, the taxing authority for all entities in Bell County, Texas does hereby certify that there are currently no delinquent taxes due or owing on the property described by this plat.

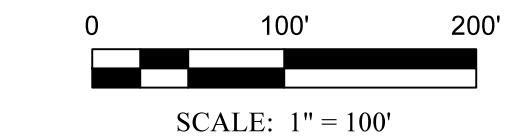
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Bell County Tax Appraisal District

FILED FOR RECORD this \_\_\_\_\_ day of \_\_\_\_\_, 2022, in Cabinet \_\_\_\_\_, Slide \_\_\_\_\_, Plat Records of Bell County, Texas.  
Dedication recorded in Instrument No. \_\_\_\_\_, Real Property Records in Bell County, Texas.



**EAGLE LEGACY ESTATES PHASE 1**  
A subdivision within the E.T.J. of the City of Rogers, Bell County, Texas.  
5.22 acres out of the J.D. Sanchez Survey, Abstract No. 18, Bell County, Texas.  
Date Printed: 05/03/2022



- LEGEND:**
- P.O.B. = POINT OF BEGINNING
  - B.S.L. = BUILDING SETBACK LINE
  - U.E. = UTILITY EASEMENT
  - 1 = LOT NUMBER / LOT ACREAGE
  - 0.50 = IRON ROD FOUND (unless otherwise noted)
  - = IRON ROD SET
  - ▲ = BENCHMARK

**BENCHMARK:**  
RAILROAD SPIKE FOUND IN WOODEN FENCE POST BEARING  
S 80°29'05" E, 322.98 FEET FROM P.O.B.  
Observed GPS coordinates based on the NAD83 (2011) State Plane  
Coordinate System, Texas Central Zone No. 4203:  
N = 10311713.20  
E = 3272400.67  
Z = 550.08' (NAVD88-Geoid18)

**LOT INFORMATION:**

BLOCKS = 1  
LOTS = 10  
TRACTS = 1 (0.22 ACRE)  
RESIDENTIAL AREA = 5.00 ACRES

**GENERAL NOTES:**

- The bearings and distances recited hereon are grid values derived from GPS observations based on the NAD83(2011) State Plane Coordinate System, Texas Central Zone No. 4203. The Combined Correction Factor (CCF) is 0.9998607. For ground values apply a CCF of 1.0001393. Corner monuments set are 1/2 inch iron rods.
- This tract is shown to be within Zone "X" (Area of Minimal Flood Hazard), per FEMA's Flood Insurance Rate Map (FIRM) for Bell County, Texas, panel number 48027C0600E, effective September 26, 2008. This does not imply that this tract will, or will not flood, nor does it create any liability in such event on the part of this surveyor.
- This survey performed with the benefit of a title commitment provided by Monteith Abstract & Title Company, Inc., as an agent for Texan Title Insurance Company, GF No. 21-6148, effective date of August 31, 2021. Any easements, rights-of-way, restrictions, encumbrances, etc. not listed on said title commitment or on relevant deeds of record or observed on the ground have not been shown hereon. Mineral rights and/or royalty interest have not been addressed by this surveyor.
- Record deed calls are noted in Field Notes accompanying this plat.
- Building Setback Lines are as follows: Front = 25', Rear = 20', Side = 10', Street Side = 15'
- Utility providers are as follows: Water = City of Rogers, Electric = Oncor, Wastewater = Septic

**SCHEDULE B EXCEPTIONS:**

No surface easments / rights-of-way listed on said title commitment.  
Nothing follows.

**LETTER OF COMPLIANCE:**

The owners acknowledge 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.

**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.

All public roadways and easements as shown on this plat are free of liens.