

STATE OF TEXAS  
COUNTY OF BELL

BUNSOYAM THUY and VAN V. YEACH, OWNERS OF THE 1,000 ACRE TRACT OF LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS VAN HIDDEN ACRES, WITHIN 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.

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.

  
BUNSOYAM THUY - OWNER

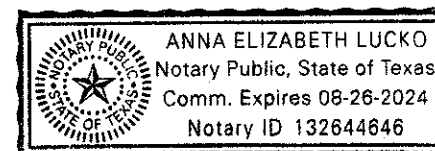
  
VAN V. YEACH - OWNER

STATE OF TEXAS  
COUNTY OF BELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BUNSOYAM THUY, 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 STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 28 DAY OF March, 2022.

  
NOTARY PUBLIC, STATE OF TEXAS

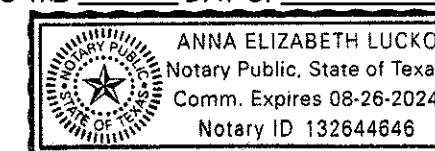


STATE OF TEXAS  
COUNTY OF BELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED VAN V. YEACH, 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 STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 28 DAY OF March, 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:  RS  
BELL COUNTY PUBLIC HEALTH DISTRICT

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 THE 1st DAY OF April, 2022 A.D.

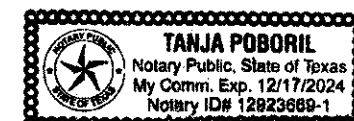
BY:   
BELL COUNTY TAX APPRAISAL DISTRICT

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED THIS THE 2nd DAY OF May, 2022, BY THE BELL COUNTY COMMISSIONERS COURT AND MAY BE FILED FOR RECORD IN THE CLERK'S RECORDS OF BELL COUNTY, TEXAS.

COUNTY JUDGE

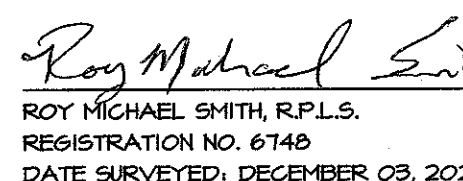
WITNESS MY HAND THIS THE 2nd DAY OF May, 2022.

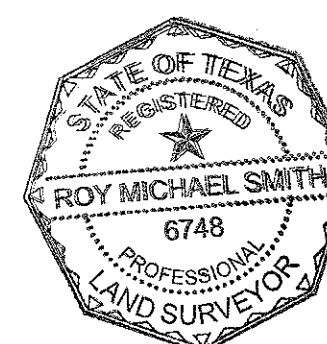
  
NOTARY PUBLIC, STATE OF TEXAS



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.

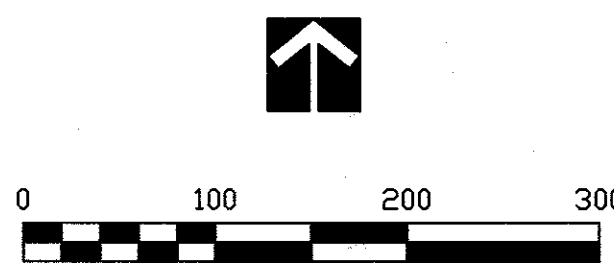
  
ROY MICHAEL SMITH, R.P.L.S.  
REGISTRATION NO. 6748  
DATE SURVEYED: DECEMBER 03, 2021



RECORDATION INFORMATION:

FILED FOR RECORD THIS 2nd DAY OF May, 2022.

IN DOCUMENT NO. 2022027806, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.



Horizontal datum based upon the Texas State Plane Coordinate System, Central Zone, NAD83, as per GPS observations. All distances are surface distances and all bearings are grid bearings. Scale factor=1.0001946754, scaled about GP=100 (N10336.443.45 E13211.84.56).

OWNER:  
BUNSOYAM THUY and  
VAN V. YEACH  
(Doc. No. 2009-00047910)

LOTS - ONE (1)  
BLOCKS - ONE (1)  
AREA - 1,000 ACRES  
304428 S.F.

FINAL PLAT OF  
**VAN HIDDEN ACRES**  
BEING 1,000 ACRES SITUATED IN THE T. HERNANDEZ SURVEY,  
ABSTRACT 390, BELL COUNTY, TEXAS

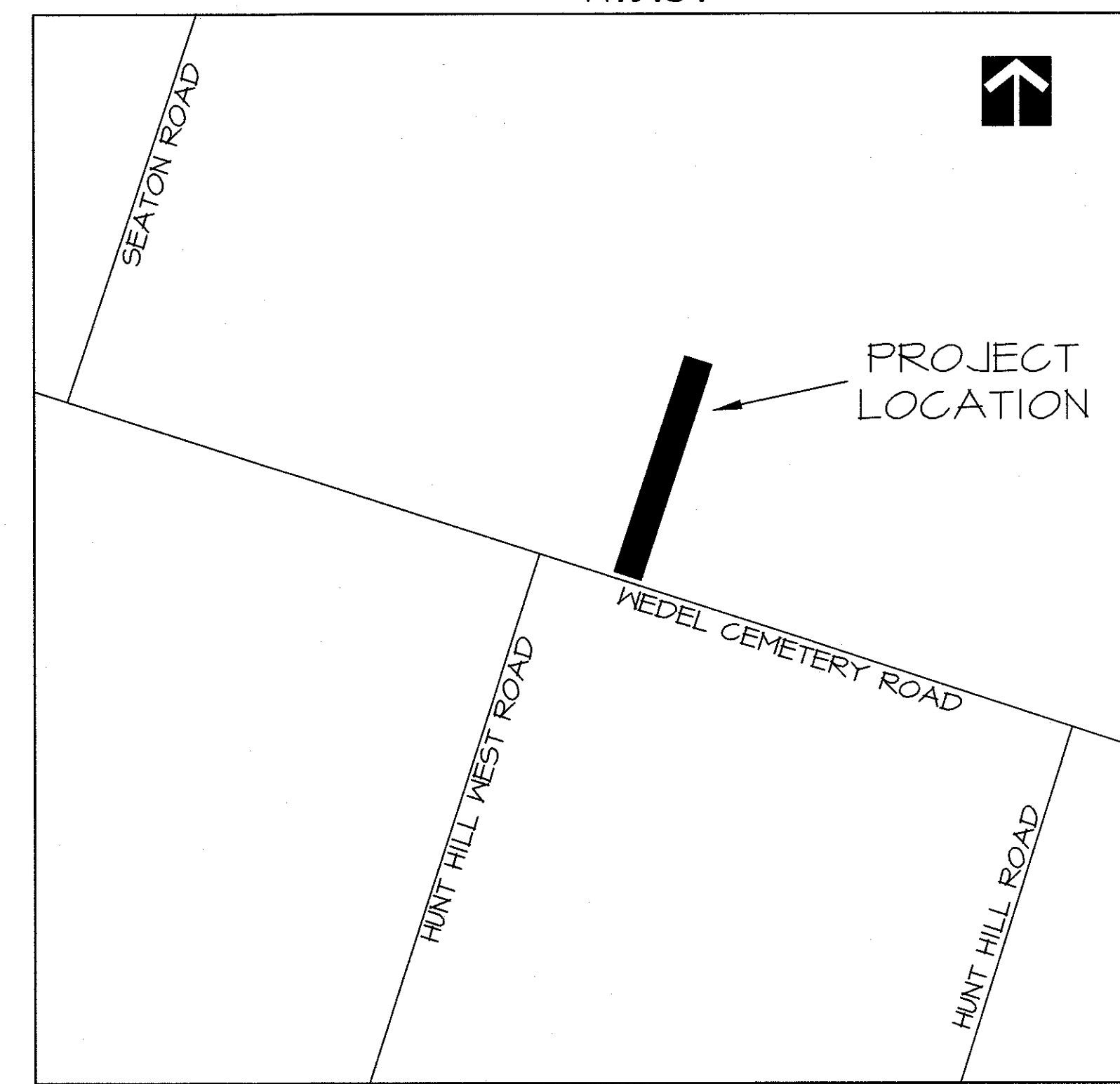
CALLED 50.00 ACRES  
LAURA LEA WOLF  
(Vol. 3025, Pg. 74)

CALLED 170.023 ACRES  
FIVE WELLS LAND AND CATTLE COMPANY, a Texas Corporation  
(Vol. 2699, Pg. 508)

CALLED 19.99 ACRES  
BUNSOYAM THUY and VAN V. YEACH  
(Doc. No. 2009-00047910)

CALLED 19.48 ACRES  
TRAVIS RAYMOND WOLFE  
(Vol. 5464, Pg. 54)

VICINITY MAP  
n.t.s.



NOTES

1. Based upon what can be scaled from the graphics shown on Federal Insurance Rate Map (FIRM), Community Panel No. 46027C0600E, dated September 26, 2006, 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.

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

3. Water service is provided by East Bell NSC.

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."

BELL COUNTY HEALTH DEPARTMENT OSSF NOTE  
OSSF=On-Site-Sewage-Facility. 75' Setback shown on this plat (Surface Application Disposal). Setback distance dependent on system type.

Texas Commission on Environmental Quality Creek Setback Requirements (by Type of System):

Setback Distance From  
Center of Creek

Disposal System

75'  
50'  
25'

Standard or LPD Disposal  
Surface Application Disposal  
Drip Disposal at 0.1 Application Rate

FINAL PLAT of  
**VAN HIDDEN ACRES**  
BEING 1,000 ACRES SITUATED IN THE T. HERNANDEZ SURVEY,  
ABSTRACT 390, BELL COUNTY, TEXAS

Plot Date: 09-25-2022  
Survey completed 01-19-2022  
Scale: 1" = 100'  
Job No. 211744.1  
Dwg No. 211744.1P  
Drawn by RMS  
Surveyor RMS #6748  
Copyright 2022 All County Surveying, Inc.

  
ALL COUNTY SURVEYING, INC.  
Tx. Firm No. 10023600  
4950 South 5th Street  
Temple, Texas 76702  
254-778-2272, Killeen 254-634-4636  
Fax: 254-774-1608  
www.allcountysurveying.com

instr # 2022027806