

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C-1	140.88'	800.00'	10°05'23"	S 11° 32' 17" W - 140.70'
C-2	110.62'	800.00'	7°55'21"	S 20° 32' 39" W - 110.53'
C-3	19.99'	200.00'	5°43'38"	S 27° 22' 09" W - 19.98'
C-4	25.01'	1750.00'	0°49'08"	S 73° 10' 38" E - 25.01'
C-5	334.12'	1750.00'	10°56'22"	S 67° 17' 53" E - 333.62'
C-6	204.78'	1000.00'	11°43'59"	S 67° 41' 42" E - 204.42'
C-7	117.97'	75.00'	90°07'21"	S 61° 30' 00" W - 106.18'
C-8	59.27'	50.00'	67°55'04"	S 39° 28' 48" E - 55.86'
C-9	61.38'	75.00'	46°53'15"	N 40° 00' 18" E - 59.68'
C-10	56.27'	75.00'	42°59'24"	N 84° 56' 37" E - 54.96'
C-11	120.72'	825.00'	8°23'02"	S 10° 41' 07" W - 120.61'
C-12	113.38'	1775.00'	3°39'36"	S 70° 09' 06" E - 113.36'
C-13	103.76'	1775.00'	3°20'57"	S 66° 38' 49" E - 103.74'
C-14	97.40'	1775.00'	3°08'38"	S 63° 24' 02" E - 97.39'
C-15	6.86'	975.00'	0°24'11"	S 62° 01' 48" E - 6.86'
C-16	104.02'	975.00'	6°06'45"	S 65° 17' 16" E - 103.97'
C-17	88.78'	975.00'	5°13'03"	S 70° 57' 10" E - 88.75'
C-18	22.49'	225.00'	5°43'38"	N 27° 22' 09" E - 22.48'
C-19	88.61'	825.00'	6°09'15"	N 21° 25' 42" E - 88.57'
C-20	111.85'	1725.00'	3°42'54"	S 70° 05' 00" E - 111.83'
C-21	104.10'	1725.00'	3°27'27"	S 66° 29' 50" E - 104.08'
C-22	88.51'	1725.00'	2°56'24"	S 63° 17' 54" E - 88.50'
C-23	15.53'	1025.00'	0°52'05"	S 62° 15' 45" E - 15.53'
C-24	106.46'	1025.00'	5°57'03"	S 65° 40' 18" E - 106.41'
C-25	87.91'	1025.00'	4°54'51"	S 71° 06' 15" E - 87.89'
C-26	23.28'	100.00'	13°20'10"	N 80° 13' 46" W - 23.22'
C-27	51.76'	100.00'	29°39'14"	S 78° 16' 32" W - 51.18'
C-28	54.18'	100.00'	31°02'37"	S 47° 55' 36" W - 53.52'
C-29	27.65'	100.00'	15°50'38"	S 24° 26' 59" W - 27.56'
C-30	29.63'	25.00'	67°55'04"	N 39° 28' 48" W - 27.93'
C-31	44.30'	75.00'	33°50'37"	S 22° 26' 34" E - 43.66'
C-32	44.60'	75.00'	34°04'28"	S 56° 24' 06" E - 43.95'
C-33	144.35'	100.00'	82°42'23"	N 65° 12' 28" E - 132.14'
C-34	12.94'	100.00'	7°24'58"	N 20° 08' 48" E - 12.93'
C-35	78.65'	50.00'	90°07'21"	N 61° 30' 00" E - 70.79'
C-36	37.52'	50.00'	42°59'24"	S 84° 56' 37" W - 36.64'
C-37	40.92'	50.00'	46°53'15"	S 40° 00' 18" W - 39.78'

W.B. CROSS SURVEY
ABSTRACT 180
BELL COUNTY, TEXAS

REMAINDER OF
WINDRUSH PROPERTIES, LLC
CALLED 228.080 ACRE TRACT
B.C.C.D. 201100034644
O.P.R.B.C.T.

CASA FRENTE DEVELOPMENT, INC.
CALLED 45.339 ACRE TRACT
B.C.C.D. 2021010388
O.P.R.B.C.T.

FEMA "AREA OF MINIMAL
FLOODING" ZONE X

FEMA "SPECIAL FLOOD
HAZARD AREA" ZONE A

PLAT RECORDED IN PLAT YEAR _____ # _____ PLAT RECORDS OF
BELL COUNTY, TEXAS

DEDICATION RECORDED IN INSTRUMENT # _____, OFFICIAL
PUBLIC RECORDS OF REAL PROPERTY OF BELL COUNTY, TEXAS

FILED THIS THE _____ DAY OF _____, 2021.

ALVIN REESE SUTTON
VOLUME 1568, PAGE 839
D.R.B.C.T.

BELLA CHARCA PKWY.

BELLA CHARCA ADDITION, PHASE VIII
B.C.C.D. 2020056592
O.P.R.B.C.T.

BELLA CHARCA ADDITION, PHASE IV
PLAT YEAR 2013, #32
P.R.B.C.T.

D=0°48'47"
R=625.00'
L=8.87'
CHD=8.87'
S 06°54'00" W

S 83°30'23" E 50.00'

S 73°26'06" E 288.45'

N 16°26'19" E 33.31'

S 73°33'41" E 170.11'

S 73°33'41" E 125.00'

D=18°00'45"
R=775.00'
L=243.64'
CHD=242.64'
N 15°29'57" E

D=5°43'38"
R=175.00'
L=17.49'
CHD=17.49'
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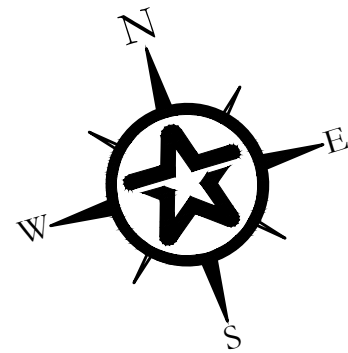
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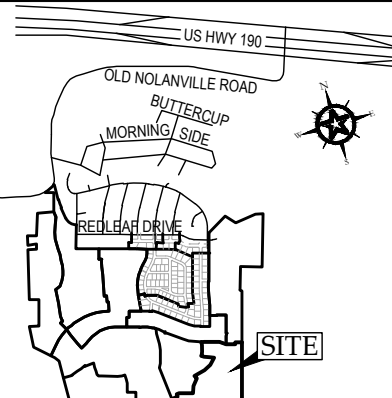
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FIELD NOTE
POINT OF BEGINNING

MARGARET DIANE CONNELL, TRUSTEE OF THE
MARGARET DIANE CONNELL NON-EXEMP TRUST
AND TEXAS SUNFLOWER, LTD.
CALLED 407.174 ACRES
B.C.C.D. 200800004785
O.P.R.B.C.T.

VICINITY MAP



LEGEND

- P.R.B.C.T. = PLAT RECORDS OF BELL COUNTY, TEXAS
O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS
B.C.C.D. = BELL COUNTY CLERK'S DOCUMENT
● = 1/2" IRON ROD WITH CAP STAMPED "WALKER PARTNERS" FOUND, UNLESS OTHERWISE NOTED
● = 1/2" IRON ROD WITH CAP STAMPED "WALKER PARTNERS" FOUND IN CONCRETE, UNLESS OTHERWISE NOTED
⑪ = BLOCK NUMBER
B.S.L. = BUILDING SETBACK LINE
— U.E. — = UTILITY EASEMENT
— W.W.E. — = WASTEWATER EASEMENT
— D.E. — = DRAINAGE EASEMENT

NOTES

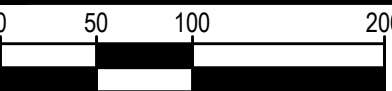
NOTE: AFTER COMPLETION OF STREET AND UTILITY CONSTRUCTION ALL LOT CORNERS, BLOCK CORNERS, POINTS OF CURVATURE AND POINTS OF TANGENCY SHALL HAVE 1/2" DIAMETER REBARS PLACED WITH PLASTIC CAPS STAMPED "WALKER PARTNERS" UNLESS OTHERWISE NOTED.

FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NOTE: THIS PROPERTY IS IN FEMA "AREA OF MINIMAL FLOOD HAZARD" ZONE X AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANELS 48020305E AND 48020325E, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008. THIS FLOOD STATEMENT 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 OR COMPANY.

ALL DRAINAGE EASEMENTS AND WASTEWATER EASEMENTS SHALL BE KEPT FREE OF FENCES, STRUCTURES, OR ANY OTHER ELEMENT WHICH MAY IMPEDE SURFACE DRAINAGE.

BUILDING SETBACKS:
20' FRONT YARD SETBACK
10' REAR YARD SETBACK
5' SIDE YARD SETBACK

LOTS = 55
PARCELS = 1
BLOCKS = 4
ACRES = 25.450



GRAPHIC SCALE (FEET)

REV.	DESCRIPTION	DATE
2700 East Rudder Freeway, Suite 1900 • College Station, Texas 77845 Phone: 1-979-599-9870 • T.B.P.E. Registration No. 8063 T.B.P.L.S. Registration No. 10194373		

FINAL PLAT
BELLA CHARCA, PHASE X
TO THE CITY OF NOLANVILLE,
BELL COUNTY, TEXAS
BEING OUT OF THE REMAINDER OF A CALLED 228.080
ACRE TRACT OF LAND DESCRIBED IN A DEED TO
WINDRUSH PROPERTIES, LLC RECORDED UNDER BELL
COUNTY CLERK'S DOCUMENT 201100034644 OF THE
OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE
AND BELIEF THAT THIS PLAT AND THE SURVEY UPON WHICH IT IS BASED
MEETS THE REQUIREMENTS FOR LAND SURVEYS IN THE STATE OF
TEXAS. SURVEYED ON THE 22nd DAY OF APRIL, 2021.

07/09/21
RELEASE DATE

MARTY PAUL POLK, R.P.L.S. 6031
mpolk@walkerpartners.com

	PLAT NUMBER: C4-0529
	PROJECT NUMBER: 1-03482.00
	DRAWN BY/CHECKED BY: MPP/KRH
	FIELD NOTE NO.: 01
	DRAWING NAME: 1-03482.FIN.DWG
	DRAFT DATE: 01/14/21
	SHEET NUMBER 1 OF 2



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