

ANNEXATION STUDY: TRACT BY TRACT ANALYSIS AREA #5

LOCATION/GENERAL DESCRIPTION OF LAND – Area 5 contains approximately 228.27 acres, and is located along and north of Sparta Road and west of the existing city limits, extending west to FM 439, and east along Sparta Road to the city limits.

OWNERSHIP/LAND USE – Low Density Residential/Commercial/Large Vacant Tracts

INFRASTRUCTURE/UTILITIES:

- **STREET CONDITION - PUBLIC/PRIVATE (Name/Condition)** – Sparta Road is currently a county road and is in fair condition. Sparta Road will need to be considered for widening in the future. **Current projected needs/cost of area to be annexed:** There are a few places in the road that need to be repaired soon after annexation. Public Works staff can repair these areas internally for approximately \$1,750. In 2017 this road will need a single course chip seal. This total cost is estimated at \$80,362. In five years, it is recommended to mill and overlay with HMA. This cost is estimated at \$475,728.
- **DRAINAGE ISSUES** – The drainage from the new development along Chisholm Trail Parkway, including the proposed Dawson Ridge, flows through the eastern portion of this area. Although post-development flows will not exceed pre-development flows, this area is part of a major drainage way. The flows through this area are calculated to be approximately 591 cubic feet per second for the 100-year storm event, according to the latest reports from the proposed Dawson Ridge development. Improvements to the Sparta Road culverts and detention/erosion control measures may be required. **Current projected needs/cost of area to be annexed:** The current culverts are in good condition. There is some work that needs to be completed on the existing borrow ditches. City staff can complete the drainage ditch work in approximately two weeks. This will increase our ROW mowing. It will take three days to complete the mowing. This will need to be done 3-4 times per year.
- **ELECTRICITY/CABLE/GAS (If known)** – N/A
- **WATER (CCN)/AVAILABILITY** – The area is in 439 WSC's CCN. Although Belton's main water transmission line extends eastward from the City's pump station at Sparta/Sparta Loop, and is located just south of Sparta Road, water service cannot be supplied by Belton from this line.
- **SEWER (CCN)/AVAILABILITY** – Not currently in Belton's sewer CCN, but is part of the area proposed in the sewer CCN amendment currently under review by the State.
- **SOLID WASTE/BRUSH SERVICES** – This will add 19 customers.

NUMBER OF HOUSES – 14 single family homes; 5 mobile/modular units; 0 multi-family buildings (0 units each estimated); **TOTAL DWELLING UNITS:** 19

ESTIMATED POPULATION – 19 d/u @ 2.5 persons per household = 47.5

AREA BUSINESSES:

- **NUMBER** – 1
- **BUSINESS NAMES/TYPES** – Double D Boat and Mini Storage

APPROXIMATE DISTANCE FROM CITY SERVICES:

- **FIRE/EMS** – 3 Miles from closest Fire Station; Response Time: 5 min/41 sec; Closest Fire Hydrant: FM 439 & Sparta Road (1 mile); currently served by: Belton Fire Department and Sparta Valley Volunteer Fire Department

- POLICE/ANIMAL CONTROL/CODE ENFORCEMENT – 6.1 Miles from Police Station; Police and Animal Control currently served by Bell County Sheriff. This area does have minor code enforcement issues needing attention at this time, but they are manageable with existing resources.

THOROUGHFARE PLAN ISSUES:

- Sparta Road: Major Collector – 80' ROW recommended

CIP ISSUES:

- The City's main water transmission line from BCWCID No. 1 is not included in the proposed annexation area. It is located south of the proposed area, generally parallel to Sparta Road.
- The Sparta Road Pump Station property at Sparta and Sparta Loop is owned and maintained by the City, but is located just outside the study area near the intersection of FM 439 and Sparta Road.

OTHER SIGNIFICANT ISSUES:

- Sewer service will be challenging in the near term, but on-site disposal is possible subject to Director of Public Works and Bell County Health District.
- Water CCN is 439 WSC.
- Wells are possible, subject to Clearwater Underground Water District.
- Existing City of Temple ETJ south and west of this Area, represents a jurisdictional challenge into this general vicinity extending first, nearly to Sparta Road and to the proposed Lake to Lake Road alignment; and second, extending southward across FM 439, nearly to the north side of this Area.

**ANNEXATION STUDY: TRACT BY TRACT ANALYSIS
AREA #6**

LOCATION/GENERAL DESCRIPTION OF LAND – Area 6 contains approximately 24.99 acres, and is located generally along the proposed north/south alignment of Lake-to-Lake Road, north of Sendero Estates Subdivision, and south of FM 93.

OWNERSHIP/LAND USE – DeLeon Family Trust, Vacant

INFRASTRUCTURE/UTILITIES:

- **STREET CONDITION - PUBLIC/PRIVATE (Name/Condition)** – No street exists currently, but the future Lake to Lake Road is proposed to be built through this property and represents a critically important regional roadway. ROW will be required. **Current projected needs/cost of area to be annexed:** No Issues or cost.
- **DRAINAGE ISSUES** – **Current projected needs/cost of area to be annexed:** No issues or cost.
- **ELECTRICITY/CABLE/GAS (If known)** – N/A
- **WATER (CCN)/AVAILABILITY** – The area is in Dog Ridge WSC’s water CCN. The Sendero Estates final subdivision plat is under review and will be served by City of Belton water and sewer. Oversizing of the water lines is proposed with this new development to serve this area in the future. **Current projected needs/cost of area to be annexed:** No Issues or cost.
- **SEWER (CCN)/AVAILABILITY** – The area is not currently in Belton’s sewer CCN, but is part of the area proposed in the sewer CCN amendment currently under review by the State. Sendero Estates final subdivision plat is under review. Oversizing of the sewer lines is proposed with this new development to serve this area in the future. **Current projected needs/cost of area to be annexed:** No issues or cost.
- **SOLID WASTE/BRUSH SERVICES** – **Current projected needs/cost of area to be annexed:** No issues or cost.

NUMBER OF HOUSES – 0 single family homes; 0 mobile/modular units; 0 multi-family buildings (0 units each estimated); **TOTAL DWELLING UNITS:** 0

ESTIMATED POPULATION – 0 d/u @ 2.5 persons per household = 0

AREA BUSINESSES:

- **NUMBER** – 0
- **BUSINESS NAMES/TYPES** – N/A

APPROXIMATE DISTANCE FROM CITY SERVICES:

- **FIRE/EMS** – 3.2 Miles from closest Fire Station; Response Time: 4 min/35 sec; Closest Fire Hydrant: Chisholm Trail Elementary Campus (1 mile); currently served by: Belton Fire Department
- **POLICE/ANIMAL CONTROL/CODE ENFORCEMENT** – 4 Miles from Police Station; Police and Animal Control currently served by Bell County Sheriff; no code enforcement at this time

THOROUGHFARE PLAN ISSUES:

- **FM 2271 (Lake to Lake Rd):** 100'-120' ROW recommended
- **FM 93** is a State road maintained by Bell County

CIP ISSUES:

- N/A

OTHER SIGNIFICANT ISSUES:

- Preservation of the Lake to Lake Road ROW is critically important to the local and regional transportation system.
- On-site sewage disposal is possible subject to Director of Public Works and Bell County Health District.
- Wells are possible subject to Clearwater Underground Water District.
- Existing City of Temple ETJ represents a jurisdictional challenge into this general vicinity and serves as a boundary of the contemplated annexation on the north side at FM 93.

**ANNEXATION STUDY: TRACT BY TRACT ANALYSIS
AREA #7**

LOCATION/GENERAL DESCRIPTION OF LAND – Area 7 contains approximately 2.713 acres, and is located on the south side of Avenue O, between Avenue O and Old Golf Course Road.

OWNERSHIP/LAND USE – Medium Density Residential

INFRASTRUCTURE/UTILITIES:

- **STREET CONDITION - PUBLIC/PRIVATE (Name/Condition)** – Minor maintenance needed on Old Golf Course Road. **Current projected needs/cost of area to be annexed:** Nominal cost and no known issues.
- **DRAINAGE ISSUES** – **Current projected needs/cost of area to be annexed:** No issues or cost.
- **ELECTRICITY/CABLE/GAS (If known)** – N/A
- **WATER (CCN)/AVAILABILITY** – The area is within Belton's water CCN. The 2.5 inch water line on Golf Course Road is undersized at and will need to be upgraded with future development.
- **SEWER (CCN)/AVAILABILITY** – The area is within Belton's sewer CCN. Sewer lines are along W. Ave O and are located in front of the Mobile Home Park. This main could be extended farther to the west and could serve all of Old Golf Course Road. This can be development driven. There is another sewer line that runs up Auction Barn Road and ends just past the Memory Care Center. This line was designed to reach the homes all the way to Hellums Road. There is another sewer line that was taken to the west, just south of 2015 S. Loop 121. This was completed when the road was built next to Magana's Law Office.
- **SOLID WASTE/BRUSH SERVICES** – No issue or concerns in extending services here, currently served by Republic.

NUMBER OF HOUSES – 1 single family homes; 13 mobile/modular units; 0 multi-family buildings (0 units each estimated); **TOTAL DWELLING UNITS:** 14

ESTIMATED POPULATION – 14 d/u @ 2.5 persons per household = 35

AREA BUSINESSES:

- **NUMBER** – 0
- **BUSINESS NAMES/TYPES** – N/A

APPROXIMATE DISTANCE FROM CITY SERVICES:

- **FIRE/EMS** – 3 Miles from closest Fire Station; Response Time: 6 mins; Closest Fire Hydrant: Loop 121 & U.S. 190 (0.5 miles); currently served by: Belton Fire Department.
- **POLICE/ANIMAL CONTROL/CODE ENFORCEMENT** – 2.6 Miles from Police Station; Police and Animal Control currently served by Bell County Sheriff; no code enforcement issues at this time.

THOROUGHFARE PLAN ISSUES:

- **Old Gold Course Road:** Minor Collector – 60' ROW recommended

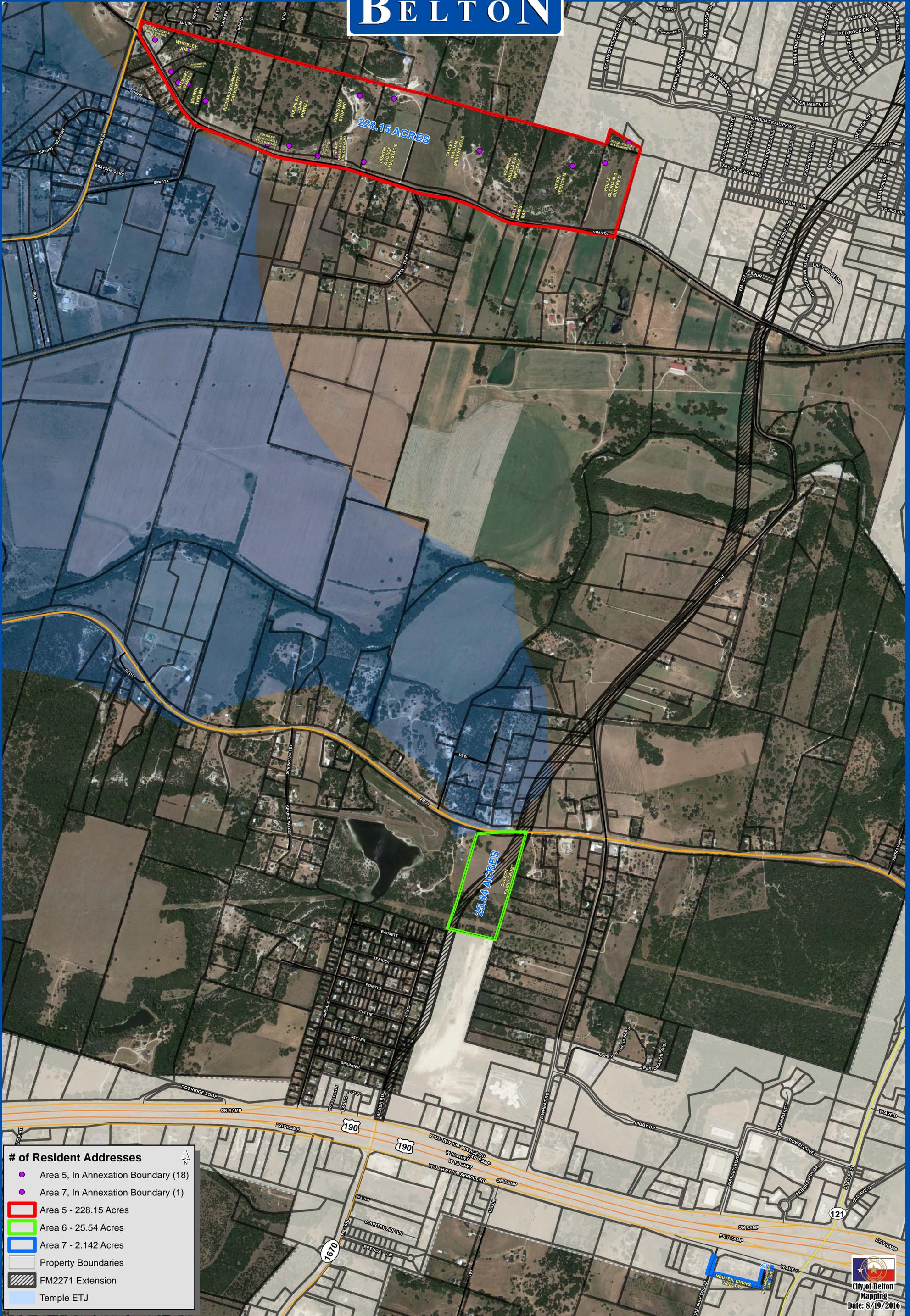
CIP ISSUES:

- N/A

OTHER SIGNIFICANT ISSUES:

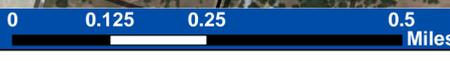
- Simply an unusual “leavout” from previous annexation, with city limits on all four sides of the Study Area.

CITY OF BELTON



of Resident Addresses

- Area 5, In Annexation Boundary (18)
- Area 7, In Annexation Boundary (1)
- Area 5 - 228.15 Acres
- Area 6 - 25.54 Acres
- Area 7 - 2.142 Acres
- Property Boundaries
- FM2271 Extension
- Temple ETJ

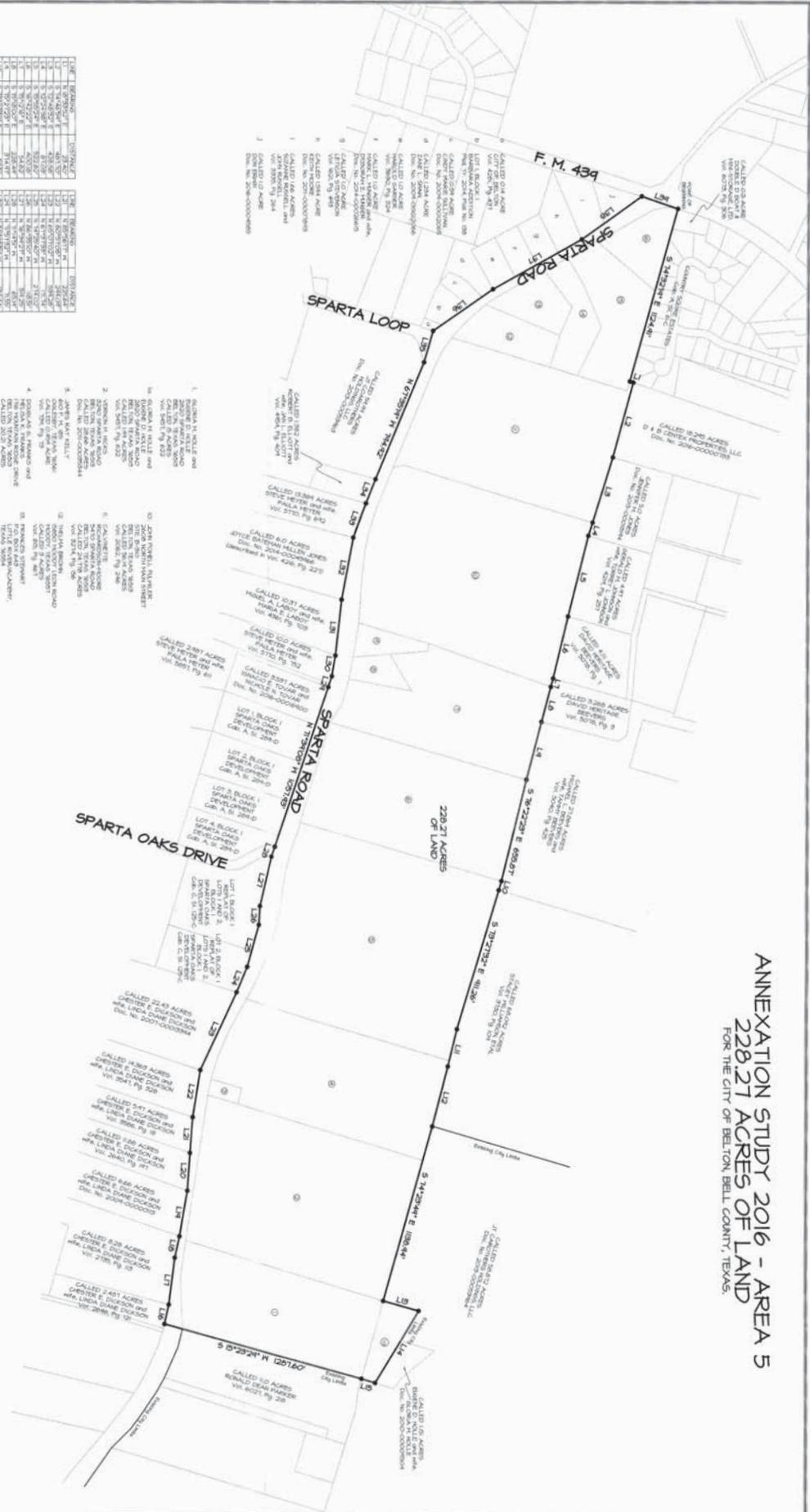


For informational purposes only. Boundaries are approximate and not legally binding.

ANNEXATION STUDY 2016 - AREA 5 228.21 ACRES OF LAND FOR THE CITY OF BELTON, BELL COUNTY, TEXAS.

LOT	ACRES	OWNER	STATUS
1	0.10
2	0.10
3	0.10
4	0.10
5	0.10
6	0.10
7	0.10
8	0.10
9	0.10
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PREPARED BY:
 ALL COUNTY SURVEYING, INC.
 1309 South 21st Street
 Temple, Texas 76788
 254-776-2272
 Fax 254-774-7608
 Tx. Firm Lic. No. 00236600

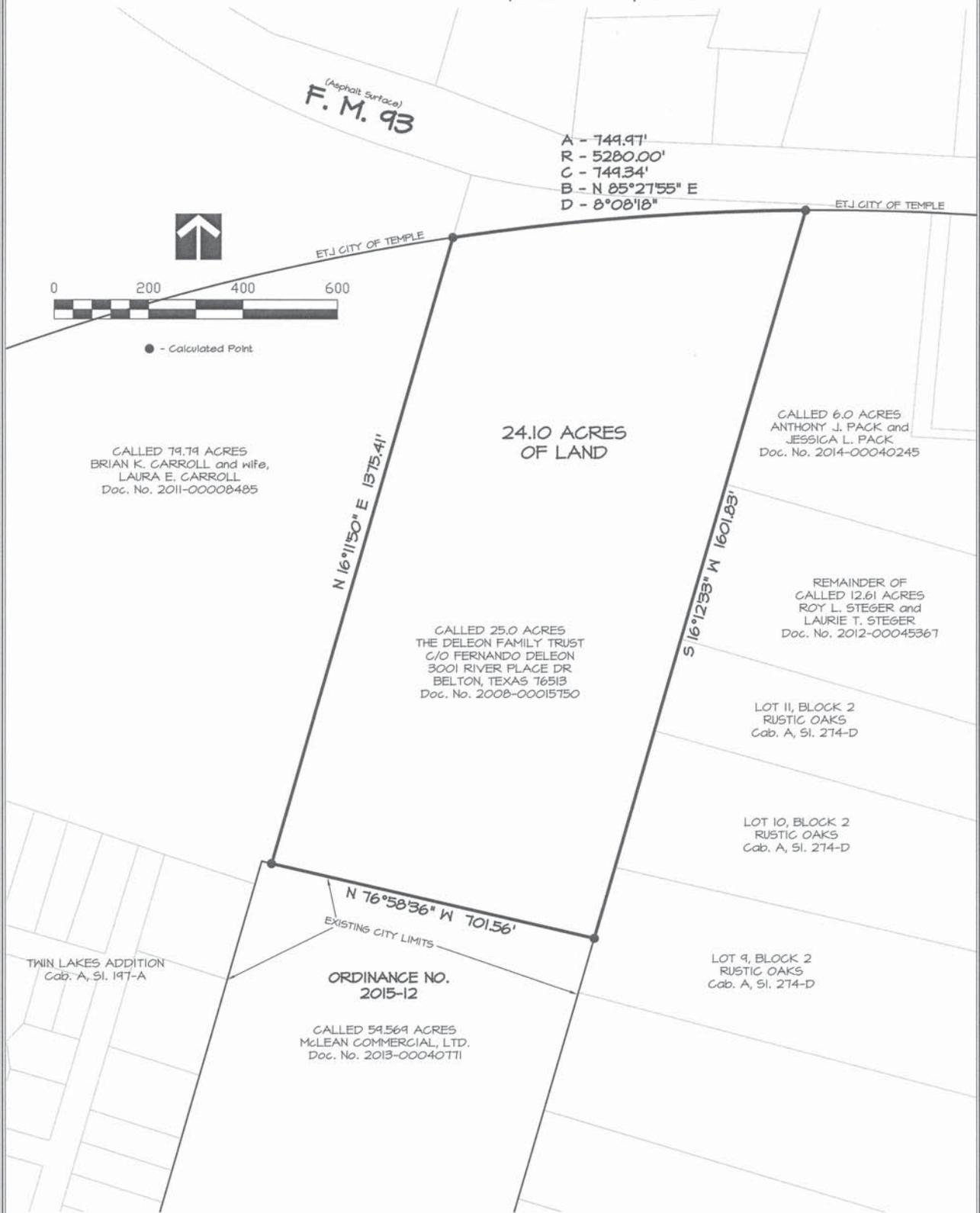
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ANNEXATION STUDY 2016 - AREA 5
228.21 ACRES OF LAND
 FOR THE CITY OF BELTON, BELL COUNTY, TEXAS.

ANNEXATION STUDY 2016 - AREA 6

24.10 ACRES OF LAND

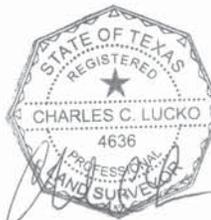
FOR THE CITY OF BELTON, BELL COUNTY, TEXAS.



This document was prepared under 22 TAC 663.21, It does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the political subdivision for which it was prepared. This sketch is to accompany a description of the herein shown 24.99 acre tract.

ACS

ALL COUNTY SURVEYING, INC.
 1303 South 21st Street
 Temple, Texas 76504
 254-778-2272 Killeen 254-634-4636
 Fax 254-714-7608
 Tx. Firm Lic. No. 10023600



Scale: 1" = 200'
 Job No.: 160693
 Dwg No.: 160693-AREA 6
 Drawn by: SLW
 Surveyor: CCL #4636
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Plot Date: 09-09-2016

ANNEXATION STUDY 2016 - AREA 7

2.713 ACRES OF LAND

FOR THE CITY OF BELTON, BELL COUNTY, TEXAS.

U.S. HIGHWAY 190

ORDINANCE NO.
122363

POINT OF BEGINNING

L1

L2

L4

LINE	BEARING	DISTANCE
L1	S 73°16'15" E	138.75'
L2	S 72°39'32" E	42.16'
L3	N 73°25'32" W	49.23'
L4	S 73°54'47" E	48.99'
L5	N 13°23'11" E	119.99'

CALLED 7.260 ACRES
BELTON HILLTOP
VILLAGE, LLC
Doc. No. 2015-00024511

1. JOE RICHARDS
P.O. BOX 334
BELTON, TEXAS 76513
CALLED 0.54 ACRE
Vol. 3438, Pg. 458
2. JOE RICHARDS
P.O. BOX 334
BELTON, TEXAS 76513
CALLED 0.488 ACRE
Vol. 3112, Pg. 723
3. JOE RICHARDS
P.O. BOX 334
BELTON, TEXAS 76513
REMAINDER OF
CALLED 9.18 ACRES
"Second Tract"
Vol. 1026, Pg. 588
4. JOE RICHARDS
P.O. BOX 334
BELTON, TEXAS 76513
CALLED 48.5 ACRES
"First Tract"
Vol. 1026, Pg. 588
5. BELTON HILLTOP VILLAGE, LLC
10412 KELLER DRIVE
AUSTIN, TEXAS 78750
CALLED 7.260 ACRES
Doc. No. 2015-00024511

CALLED 1.47 ACRES
JOE J. RICHARDS
Vol. 2214, Pg. 757

LOOP 121

CALLED 4.5 ACRES
BOBBY L. WALLACE and
CAROL S. WALLACE
Vol. 3573, Pg. 154

Existing
City Limits

N 16°34'24" E 202.45'

S 16°30'44" W 225.78'

Existing City Limits

S 73°25'32" E 744.41'

2.713 ACRES
OF LAND

Existing
City Limits

L5
N 13°23'11" E 174.90'

Existing
City Limits

S 15°47'30" W 355.68'

N 73°25'32" W 165.54'

ORDINANCE NO.
2002-44

OLD GOLF COURSE ROAD

L3

CALLED 7.260 ACRES
BELTON HILLTOP
VILLAGE, LLC
Doc. No. 2015-00024511

ORDINANCE NO.
2006-53

CALLED 1.5 ACRES
MARTIN SERVIN and
DORA SERVIN
Doc. No. 2013-00002806

CALLED 48.5 ACRES
"FIRST TRACT"
JOE JEFF RICHARDS and
wife, MELINDA RICHARDS
Vol. 1026, Pg. 588

ORDINANCE NO.
2002-44

CALLED 5.5 ACRES
JOE RICHARDS
VOL. 4820, Pg. 26

Scale: 1" = 100'
Job No.: 160693
Dwg No.: 160693-AREA 7
Drawn by: SLW
Surveyor: CCL #4636

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The information contained hereon was provided by the Tax Appraisal District of Bell County, Texas.

This sketch is to accompany a description of the herein shown 2.713 acre tract.



● - Calculated Point



ALL COUNTY SURVEYING, INC.
1303 South 21st Street
Temple, Texas 76504
254-778-2272 Killeen 254-634-4636
Fax 254-774-7608
Tx. Firm Lic. No. 10023600

Plot Date: 01-04-2016