

## **ANNEXATION STUDY: TRACT BY TRACT ANALYSIS AREA #2**

**LOCATION/GENERAL DESCRIPTION OF LAND** – Area 2 contains approximately 198.69 acres, and is located on the east side of IH 35, between the east/west portion of the Lampasas River and Elmer King Road.

**OWNERSHIP/LAND USE** – Low Density Residential/Agricultural and Farm Uses/Large Vacant Tracts

### **INFRASTRUCTURE/UTILITIES:**

- **STREET CONDITION - PUBLIC/PRIVATE (Name/Condition)** – This tract is located just south of the newly rebuilt Toll Bridge Road bridge. This road is already within our current city limits. Elmer King Road is substantially in the city limits, with the exception of the portion in the Study Area which is 420' in length. The City portion recently received 2" asphalt paving. **Current projected needs/cost of area to be annexed:** Elmer King will need to have a double course chip seal next year at an estimated cost of \$5,004.
- **DRAINAGE ISSUES** – A portion of this area may be in the 100-year floodplain from the Lampasas River. **Current projected needs/cost of area to be annexed:** ROW mowing will increase by one-half of a mile. This will take an additional two and one half hours to mow and will be mowed 3-4 times per year. There are no known significant drainage issues within this area.
- **ELECTRICITY/CABLE/GAS (If known)** – Toll Bridge Road and Elmer King have phone and electricity at this time.
- **WATER (CCN)/AVAILABILITY** – Belton's water CCN. Public water is not available in this area. No water extensions are planned to serve this area in the near future.
- **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. No sewer extensions are planned to serve this area in the near future.
- **SOLID WASTE/BRUSH SERVICES** – This area will add five homes in the City limits for service.

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

**ESTIMATED POPULATION** – 5 d/u @ 2.5 persons per household = 12.5

### **AREA BUSINESSES:**

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

### **APPROXIMATE DISTANCE FROM CITY SERVICES:**

- **FIRE/EMS** – 6 Miles from closest Fire Station; Response Time: 8 min/50 sec; Closest Fire Hydrant: Tahuaya and IH 35; currently served by: Belton Fire Department and Salado Fire Department.
- **POLICE/ANIMAL CONTROL/CODE ENFORCEMENT** – 6.2 Miles from Police Station; Police and Animal Control currently served by Bell County Sheriff; no code enforcement issues at this time.

### **THOROUGHFARE PLAN ISSUES:**

- **Elmer King Road:** Major Collector – 80' ROW recommended

**CIP ISSUES:**

- While water and sewer services are not immediately available, wells and on-site disposal systems are possible, subject to approval by Clearwater Underground Water District and Director of Public Works/Bell County Health District.

**OTHER SIGNIFICANT ISSUES:**

- Opposition to annexation expressed by principal owner, Kenneth Gurstenberg due to farm operation. Opportunity exists for Development Agreement preventing annexation for at least 15 years unless development occurs, with extensions possible up to 45 years.
- Existing Salado ETJ south of this area represents a jurisdictional challenge in this general vicinity.



# ANNEXATION STUDY 2016 - AREA 2 198.69 ACRES OF LAND FOR THE CITY OF BELTON, BELL COUNTY, TEXAS.

ORDINANCE NO.  
2000-17

LINE	BEARING	DISTANCE
L1	S 34°46'02" E	91.02'
L2	S 42°18'44" E	238.48'
L3	S 57°27'19" E	191.00'
L4	S 16°09'41" W	46.19'
L5	N 73°49'47" W	96.05'
L6	N 10°49'51" W	379.23'
L10	N 36°44'04" W	110.12'
L11	N 56°26'10" E	212.50'

TOLL BRIDGE ROAD

POINT OF BEGINNING  
CALLED 1.00 ACRE  
DAVID B. FULLER, JR. and  
wife, AUDREY FULLER  
Doc. No. 2008-00022725

ELMER KING ROAD

ORDINANCE NO.  
2004-56



● - Calculated Point

- GREGORY TRADER  
6501 TOLLBRIDGE ROAD  
BELTON, TEXAS 76513  
CALLED 0.46 ACRES  
Vol. 1671, Pg. 179
- GREGORY TRADER  
6501 TOLLBRIDGE ROAD  
BELTON, TEXAS 76513  
CALLED 1.728 ACRES  
Vol. 1928, Pg. 45
- PAUL ALAN NEESE and wife,  
VELMA CATHRYN NEESE  
6471 TOLLBRIDGE ROAD  
BELTON, TEXAS 76513  
CALLED 5.68 ACRES  
Vol. 2896, Pg. 141
- DAVID D. FULLER, JR. and wife,  
AUDREY FULLER  
6605 TOLLBRIDGE ROAD  
BELTON, TEXAS 76513  
CALLED 51.185 ACRES  
Doc. No. 2010-00033667
- LODENE GERSTENBERG MOORE  
188 ELMER KING ROAD, UNIT 100  
BELTON, TEXAS 76513  
REMAINDER OF  
CALLED 49.8 ACRES  
Vol. 3690, Pg. 643
- ROBERT WAYNE GERSTENBERG  
11402 COSTAKES DRIVE  
AUSTIN, TEXAS 78750  
CALLED 39.1 ACRES  
Vol. 3702, Pg. 148
- GILBERT AUGUST GERSTENBERG, JR.  
P.O. BOX 407  
CENTER POINT, TEXAS 78010  
CALLED 39.1 ACRES  
Vol. 3702, Pg. 145
- KENNETH C. GERSTENBERG  
888 ELMER KING ROAD, UNIT 130  
BELTON, TEXAS 76513  
CALLED 106.77 ACRES  
Vol. 2073, Pg. 382
- KENNETH C. GERSTENBERG  
888 ELMER KING ROAD, UNIT 130  
BELTON, TEXAS 76513  
CALLED 50 ACRES  
Vol. 943, Pg. 574

ORDINANCE NO.  
2004-59

198.69 ACRES  
OF LAND

ELMER KING ROAD

CALLER 36.1 ACRES  
BELL BOX-K PROPERTIES, LTD.  
Vol. 3902, Pg. 141

CALLER 110.0 ACRES  
ELEANOR TUTTLE  
Vol. 521, Pg. 161

CALLER 10.01 ACRES  
EVERETT LYNN MARTIN and  
DONNA LYNN MARTIN  
Vol. 5435, Pg. 567

CALLER 150 ACRES  
CLAYTON ODELL BRANTLEY  
Doc. No. 2008-00004121

REMAINDER OF  
CALLER 36.1 ACRES  
MARY LOUISE BRANTLEY  
Vol. 3902, Pg. 145



This document was prepared under 22 TAC 663.21, 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.

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 198.69 acre tract.



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

ANNEXATION STUDY 2016 - AREA 2  
198.69 ACRES OF LAND  
FOR THE CITY OF BELTON, BELL COUNTY, TEXAS.

Copyright 2016 All County Surveying, Inc.  
Plot Date: 09-07-2016  
Scale: 1" = 300'  
Job No. 160693  
Dwg No. 160693-AREA 2  
Drawn by SLM  
Surveyor CCL #4636