

DE WITT COUNTY, TEXAS – PUBLIC NOTICE

TO: BELLO DEVELOPMENT COMPANY (ALSO KNOWN AS BELLO DEVELOPMENT CO.) formerly a Texas corporation, and its incorporators, directors, officers, members, managers, employees, owners, stockholders, agents, representatives, assigns, and successors thereof, including without limitation the following individuals or their assigns, successors, heirs, or devisees: Ed Roos; J. F. Wolters; George A. Gibbons, Jr.; and E.M. Jamison.

Pursuant to Article V, Section 18 of the Texas Constitution, Chapters 81 and 232 of the Texas Local Government Code, Chapters 251, 252, and 281 of the Texas Transportation Code (and their predecessor statutes), and other authority, DeWitt County, Texas (“County”), by and through its governing body, the DeWitt County Commissioners Court (“Commissioners Court”) hereby gives public notice of the following matters:

- (1) Certain contiguous real property is located in DeWitt County, Texas, containing approximately 156.50 acres, more or less, being a part of the Robert Parmer Survey (Abstract No. 382) and other surveys therein, as described and depicted by the Corrected Map of the Town of Westhoff, Texas (“Corrected Plat”), and said plat was executed on March 6, 1913 by the Bello Development Company (also known as Bello Development Co.), then a Texas corporation (“Developer,” and then the owner of said property), and the Corrected Plat was filed and recorded in the Office of the County Clerk of DeWitt County, Texas on March 29, 1913 in Volume 72, Pages 13-13A through 14 of the Deed Records of DeWitt County, Texas (the contents of which are incorporated by reference).
- (2) The Corrected Plat constitutes a subdivision plat under Texas law and depicts and describes a corrected subdivision of the aforesaid real property as the Town of Westhoff, Texas, and said town was subdivided by said plat into (a) lots and blocks for the sale of land to the public, and (b) roads or streets which were expressly dedicated on said plat by the Developer to the public for ordinary use as public highways, including on said plat that certain road identified as Carter Avenue.
- (3) The Town of Westhoff (formerly known as the Town of Bello) is not an incorporated municipality under Texas law and is located in the unincorporated area of DeWitt County, Texas.
- (4) The original plats (two in number) of the Town of Bello, Texas (the previous name of the subject town) were recorded in the Office of the County Clerk of DeWitt County, Texas on September 17, 1906 in Volume 57, Pages 538 through 544 of the Deed Records of DeWitt County, Texas (the contents of which are incorporated by reference), and further, said original plats subdivided said town into (a) lots and blocks for the sale of land to the public, and (b) roads or streets which were expressly dedicated on said original plats by the real property owner to the public

for ordinary use as public highways, including on said plats the aforesaid road identified as Carter Avenue.

- (5) For the benefit of the public and public health, safety, and welfare, the County may (a) approve subdivision plats regarding land located in the unincorporated area, and (b) accept into the County's public road and bridge system a road depicted on a subdivision plat which has been expressly or impliedly dedicated to the public by the owner or developer of the land comprising the subdivision.
- (6) By written Commissioners Court Order No. 2023-015 (now part of the Official Minutes of the Commissioners Court on file with the County Clerk of DeWitt County, Texas, the contents of said minutes being incorporated by reference), the Commissioners Court approved through a recorded vote at its public meeting on June 12, 2023 the following matters: (a) approval of the Corrected Plat of the Town Westhoff, Texas as a subdivision located in the unincorporated area of DeWitt County, Texas; and (b) acceptance for all purposes (including without limitation all necessary or desired design, construction, improvement, maintenance, and operational purposes) into the County's public road and bridge system that certain road described and depicted on the Corrected Plat as Carter Avenue, said road having been expressly dedicated on said plat by the Developer to the public for ordinary use as a public highway.
- (7) A certified copy of said Commissioners Court Order No. 2023-015 was filed and recorded on June 19, 2023 in the Official Public Records of DeWitt County, Texas maintained by the County Clerk of DeWitt County, Texas, pursuant to Instrument No. 144938 therein (the contents of which are incorporated by reference).
- (8) Should questions exist regarding this matter, please contact the following County representative: Hon. Daryl L. Fowler, County Judge, DeWitt County, Texas, DeWitt County Courthouse, 307 North Gonzales Street, Cuero, Texas 77954 (telephone 361-275-0916).