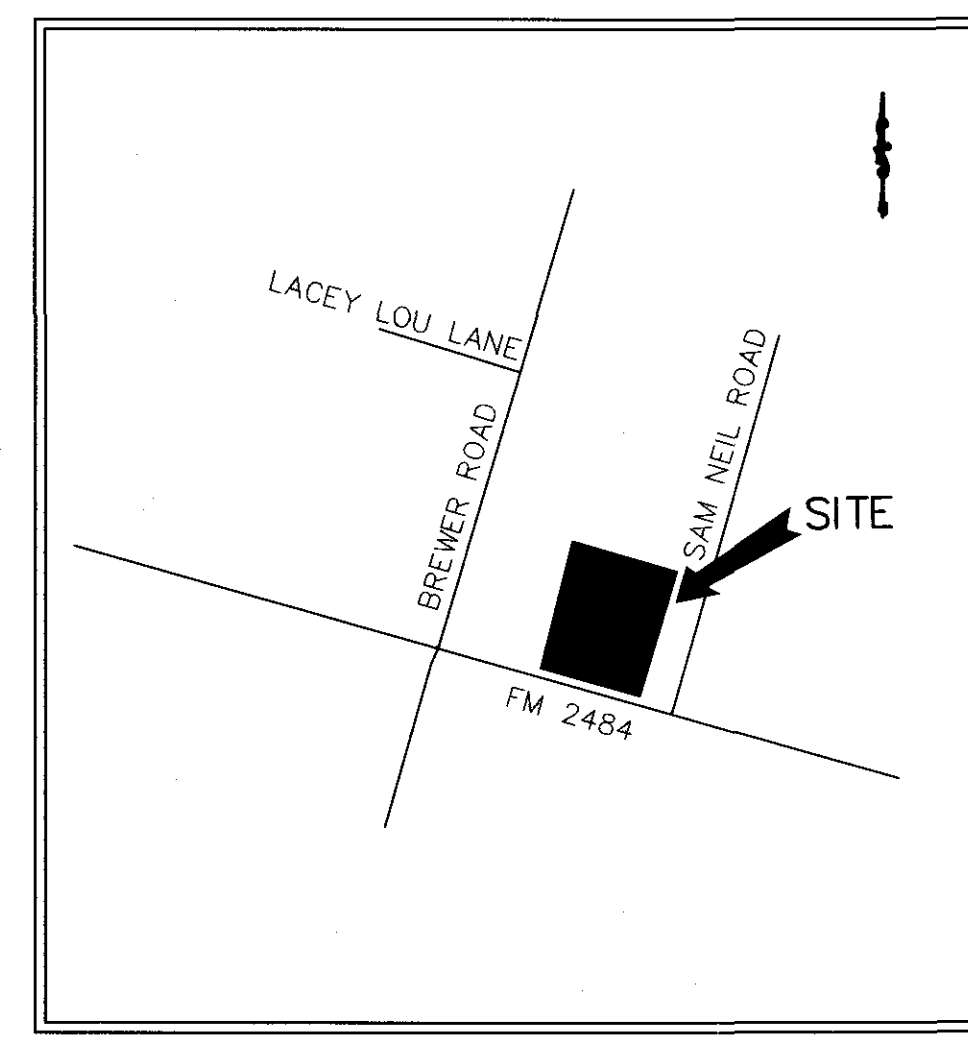


2018/5/2

JOHN ROBERT GIDLEY
1.0 ACRES
3316/73

Curve Table			
Curve #	Length	Radius	CHORD
C1	261.80	50.000	N74° 03' 33"W 50.00
C2	78.54	50.000	S0° 56' 27"W 70.71
C3	51.41	50.000	S75° 23' 52"W 49.18
C4	51.41	50.000	N45° 41' 16"W 49.18
C5	80.43	50.000	N29° 51' 18"E 72.04

Line Table		
Line #	Length	Direction
L1	25.95	N15° 18' 59"E
L2	94.78	S25° 50' 57"E



* IN APPROVING THIS PLAT BY THE COMMISSIONER'S 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 COMMISSIONER'S COURT OF BELL COUNTY, TEXAS. SAID COMMISSIONER'S 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 OF 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 PLAN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT.

- NOTES:
- ALL LOTS IN THE BEAU ALLEN ACRES SUBDIVISION ARE SUBJECT TO RESTRICTIVE COVENANTS.
 - 25' MINIMUM FRONT YARD SETBACK
 - 15' MINIMUM SIDE YARD SETBACK
 - 10' MINIMUM REAR YARD SETBACK
 - 15' MINIMUM CORNER SIDE YARD SETBACK
 - BEAU ALLEN ACRES IS NOT WITHIN THE 100-YEAR FLOOD BOUNDARY PER F.E.M.A. FEDERAL INSURANCE RATE MAP NO. 48027C0525E DATED SEPTEMBER 26, 2008.
 - WATER SUPPLIED BY THE SALADO WATER SUPPLY CORPORATION.
 - DRAINAGE WAYS SHALL REMAIN CLEAR AND NOT TO BE ALTERED OR IMPEDED IN ANY WAY.
 - ALL DRAINAGE EASEMENTS AND SWALES WILL BE MAINTAINED BY HOME OWNER.
 - NO BUILDINGS, FENCES, OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN THE DRAINAGE EASEMENT SHOWN.
 - BECAUSE ALL PROPOSED LOTS WITHIN THE SUBDIVISION ARE SMALLER THAN 2 ACRES, ANY FUTURE DRILLING OF GROUNDWATER PRODUCTION WELLS FOR DOMESTIC USE ON ALL LOTS IN THE ABOVE SUBDIVISION WILL NOT BE POSSIBLE; PER DISTRICT RULE 6.3 CHAPTER 36 TEXAS GROUNDWATER CODE (ALL DRILLING OF WELLS ON TRACTS OF LAND PLATTED TO LESS THAN 2 ACRES AFTER MARCH 1ST, 2004 ARE NOT PERMISSIBLE).
- STREET:
BEAU ALLEN COURT 441.55 L.F. 0.632 AC

KNOW ALL MEN BY THESE PRESENTS, THAT SANDOR CONSTRUCTION, LLC, A DOMESTIC LIMITED LIABILITY COMPANY (LLC), ALLEN P. SANDOR, REGISTERED AGENT WHOSE ADDRESS IS P.O. BOX 759, SALADO, BELL COUNTY, TEXAS, BEING THE SOLE OWNER OF THAT CERTAIN 8.570 ACRE TRACT IN THE ETJ OF THE CITY OF KILLEEN, BELL COUNTY, TEXAS AND BEING PART OF THE E. BREWER SURVEY, ABSTRACT NUMBER 61, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF BEAU ALLEN ACRES AS SHOWN BY THE PLAT HEREOF, ATTACHED HERETO, AND MADE PART HEREOF, AND APPROVED BY THE CITY COUNCIL OF THE CITY OF KILLEEN, BELL COUNTY, TEXAS, AND SANDOR CONSTRUCTION, LLC, A DOMESTIC LIMITED LIABILITY COMPANY (LLC), DOES HEREBY ADOPT SAID BEAU ALLEN ACRES, AS AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, AND HEREBY DEDICATE TO SAID CITY ALL STREETS, AVENUES, ROADS, DRIVES AND ALLEYS SHOWN ON SAID PLAT, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES WHEN AND AS AUTHORIZED BY THE CITY OF KILLEEN. THE UTILITY EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO SAID CITY FOR THE INSTALLATION AND MAINTENANCE OF ANY AND ALL PUBLIC UTILITIES, WHICH THE CITY MAY INSTALL OR PERMIT TO BE INSTALLED OR MAINTAINED.

THE OWNER ACKNOWLEDGES THAT 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.

ALL PUBLIC ROADS AND EASEMENTS SHOWN ON THIS PLAT ARE FREE OF LIENS.

ALLEN P. SANDOR, REGISTERED AGENT
STATE OF TEXAS
COUNTY OF BELL

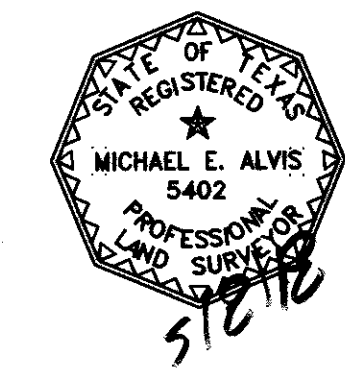
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 10th DAY OF May, 2018, BY ALLEN P. SANDOR, REGISTERED AGENT.

Shaile Butler
NOTARY PUBLIC STATE OF TEXAS
SHAILE BUTLER
My Commission Expires June 21, 2018

APPROVED THIS THE 7th DAY OF MAY, 2018 A.D., BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KILLEEN, BELL COUNTY, TEXAS.

Chairman, PLANNING COMMISSION
Secretary, PLANNING COMMISSION

KNOWN ALL MEN BY THESE PRESENTS, THAT I, MICHAEL E. ALVIS, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I DID PREPARE THIS PLAT FROM ACTUAL AND ACCURATE SURVEY OF THE LAND, THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF KILLEEN, TEXAS, AND THIS ADDITION IS WITHIN THE ETJ OF KILLEEN, TEXAS.



Michael E. Alvis
MICHAEL E. ALVIS
Registered Professional Surveyor

STATE OF TEXAS
COUNTY OF BELL

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY, THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.



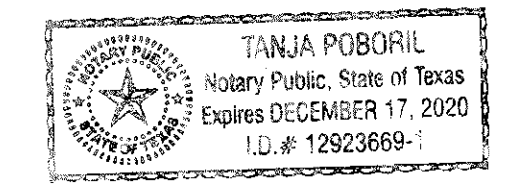
Jennifer Ryken
JENNIFER RYKEN P.E., C.E.M.
NO. 106277

STATE OF TEXAS
COUNTY OF BELL

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED THIS 14th DAY OF June, 2018, BY THE BELL COUNTY COMMISSIONERS COURT, AND MAY BE FILED FOR RECORD IN THE PLAT RECORDS OF BELL COUNTY, TEXAS BY THE COUNTY CLERK.

COUNTY JUDGE
Tanya Poboril

WITNESS MY HAND THIS 14th DAY OF June, 2018
Tanya Poboril
NOTARY PUBLIC



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: *David Liles* DATE: 5/15/18
TITLE: Registered Sanitarian BELL COUNTY PUBLIC HEALTH DISTRICT

TAX CERTIFICATE
THE BELL COUNTY TAX APPRAISAL DISTRICT, THE TAXING AUTHORITY FOR ALL ENTITIES IN BELL COUNTY, TEXAS, DOES HEREBY CERTIFY THAT THERE ARE CURRENTLY NO DELINQUENT TAXES DUE OR OWING ON THE PROPERTY DESCRIBED BY THIS PLAT.

DATED THIS 14th DAY OF May, 2018 A.D.
BELL COUNTY TAX APPRAISAL DISTRICT
Melissa Rodriguez

FILED FOR RECORD THIS 4th DAY OF June, 2018, IN YEAR 2018, PLAT # 82.
PLAT RECORDS OF BELL COUNTY, TEXAS.

DEDICATION INSTRUMENT 2018-22730 OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS.

8.570 ACRES MORE FULLY DESCRIBED BY METES & BOUNDS BY SEPARATE FIELD NOTES PREPARED AND ATTACHED TO DEDICATION INSTRUMENT
NOTE: THERE WILL BE NO ACCESS TO FM 2484 FROM LOTS 1 AND 8

BEARING BASE: TEXAS STATE PLAIN COORDINATE SYSTEM (NAD 83) AS DETERMINED BY G.P.S. OBSERVATION

FINAL PLAT:
BEAU ALLEN ACRES
8.570 ACRES
8 LOTS, 1 BLOCK

E. BREWER SURVEY, ABSTRACT NO. 61 IN THE ETJ OF THE CITY OF KILLEEN, BELL COUNTY, TEXAS

ENGINEERING • PLANNING • SURVEYING
CONSTRUCTION MANAGEMENT
TURLEY ASSOCIATES, INC.
TEMPLE, TEXAS (254) 773-2400
E-MAIL: MAIL@TURLEY-INC.COM
301 N. 3rd ST.

SURVEYING FIRM # 10056000
ENGINEERING FIRM # F-1658

FINAL PLAT for:
BEAU ALLEN ACRES
8.570 ACRES
E. BREWER SURVEY, ABSTRACT NO. 61 IN THE ETJ OF THE CITY OF KILLEEN, BELL COUNTY, TEXAS

DEVELOPED BY:
SANDOR CONSTRUCTION, LLC
P.O. BOX 759
SALADO, TEXAS 76571

REVISIONS		
4/27/18	CITY COMMENTS	MJK

Date: 3/9/18
Drawn By: MJK
Reference:
FB/LB:
Job Number: 17-1302
Sheet 1 of 1
Computer: 17-1302PLAT
171302-D
DRAWING NUMBER

Inst # 2018-22730