

- NOTES:**
- All bearings are based upon the Texas Coordinate System, NAD 83 (CORS 96), Texas Central Zone as determined by Leica Texas Smartnet GPS observations. All distances are surface distance. Combined scale factor=1.0001168.
 - This subdivision is located in zone X, areas determined to be outside the 0.2% annual chance floodplain, as indicated on the U.S. FEMA Agency Boundary Map, (Flood Insurance Rate Map), Map No. 48027C280E, effective date September 26, 2008 for Bell County, Texas.
 - Right of Way (R.O.W.) to be dedicated is 0.012 Acres (517 Sq. Ft.)

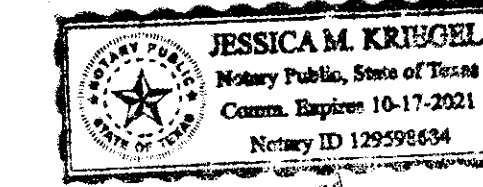
KNOW ALL MEN BY THESE PRESENTS, that **Clements Boys' and Girls' Club, Inc.**, whose address is 304 E. Church Avenue, Killeen, Texas, 76541, being the sole owner of that certain 1.434 acre tract of land in Bell County, Texas, part of the Alex Thompson Survey, Abstract No. 813, which is more fully described in the dedication of **CLEMENTS BOYS & GIRLS CLUB ROOT AVENUE ADDITION** as shown by the plat hereof, attached hereto, and made a part hereof, and approved by the City of Killeen, Bell County, Texas, does hereby adopt said **CLEMENTS BOYS & GIRLS CLUB ROOT AVENUE ADDITION** as an addition to the City of Killeen, Bell County, Texas, and hereby dedicates 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 and drainage easements shown on said plat are dedicated to said city for the installation and maintenance of all and public utilities and drainage utilities, which the city may install or permit to be installed or maintained.

WITNESS the execution hereof, on this 18th day of December, 2018.

For: **Clements Boys' and Girls' Club, Inc.**

Glen Grandy, Property Management Committee Chairman

Before me, the undersigned authority, on this day personally appeared **Glen Grandy** known to me to be the person whose name is subscribed to the foregoing instrument. It has been acknowledged to me that he executed the foregoing instrument as the owner of the property described hereon.



Jessica M. Kruegel
NOTARY PUBLIC STATE OF TEXAS
My Commission Expires: 10/17/2021

APPROVED this 18th day of December, 2018, by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas.

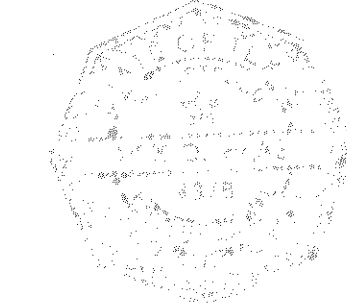
[Signature]
CHAIRMAN, PLANNING COMMISSION

[Signature]
SECRETARY, PLANNING COMMISSION

KNOW ALL MEN BY THESE PRESENTS,

That I, Rex D. Haas, Registered Professional Land Surveyor, do hereby certify that I did prepare this plat from an 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 subdivision is within the City Limits of Killeen, Texas.

[Signature]
Rex D. Haas,
Registered Professional
Land Surveyor, No. 4378



CLEMENTS BOYS & GIRLS CLUB ROOT AVENUE ADDITION
BEING A REPLAT OF PART OF LOT 6, BLOCK D, SPOFFORD ADDITION
KILLEEN, BELL COUNTY, TEXAS

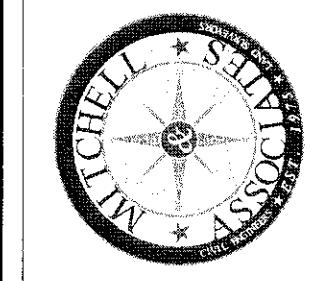
FINAL PLAT

SHEET TITLE

AFFIDAVIT:
The Tax Appraisal District of Bell County does hereby certify there are currently no delinquent taxes due to the Tax Appraisal District of Bell County on the property described by this plat.
Dated this the 30th day of November, 2018 A.D.
By: *[Signature]*
Bell County Tax Appraisal District

FILED FOR RECORD this 18th day of December, 2018, in Year 2018,
Plat # 188, Plat Records of Bell County, Texas, Dedication Instrument
2018-0000000000, Official Public Records of Real Property, Bell County, Texas.

MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
102 N. COLLEGE
KILLEEN, TEXAS 76541
PHONE: (254) 634-5541
FAX: (254) 634-2141
T. B. L. S. FIRM REGISTRATION NO. 180204-00



DWG No.	DATE	SCALE	FB/LB	1 LOT	AREA
18-096-D-S	OCT. 2018	AS SHOWN	1904/55	1 BLOCK	1.434 AC.
REVISIONS					
No.	DATE	REVISIONS			
1	11/16/2018	CITY OF KILLEEN COMMENTS			