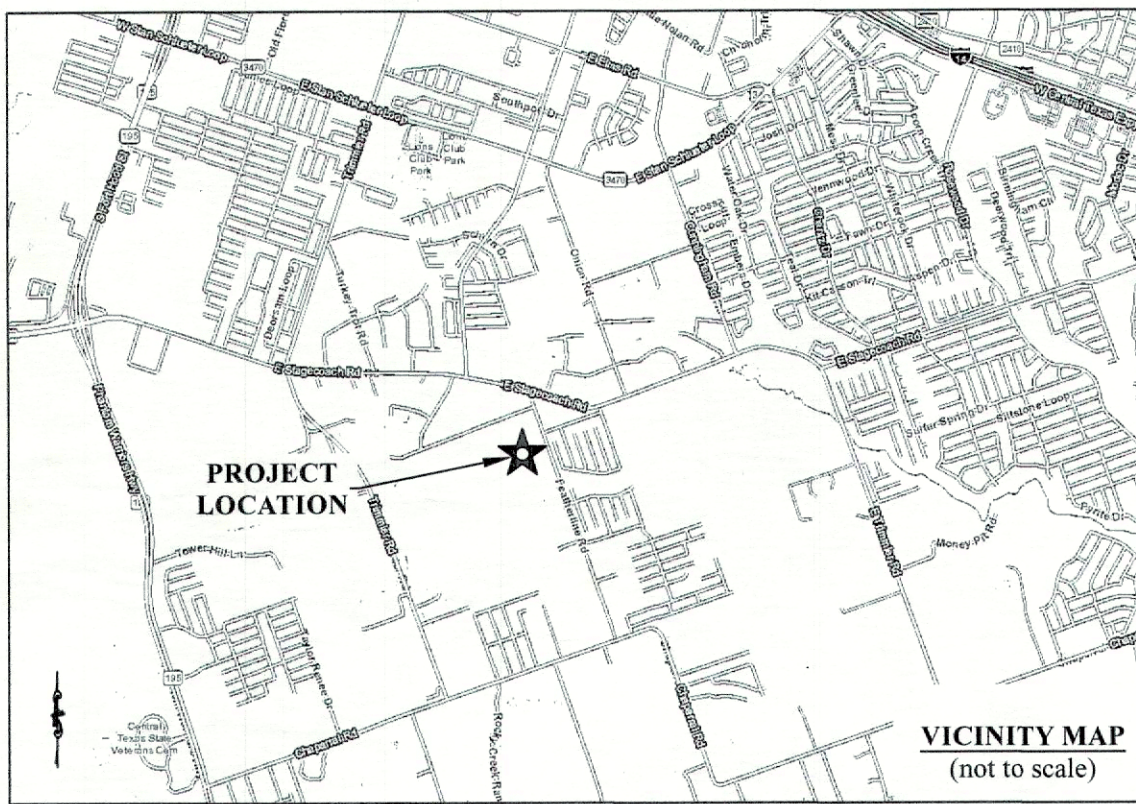


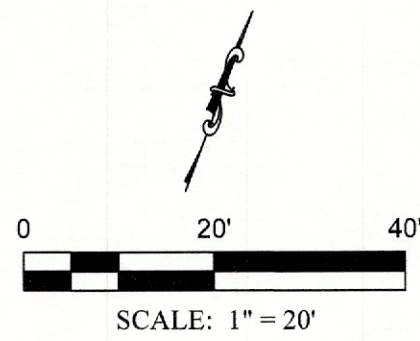
**MINOR PLAT  
EVANS & JONES ADDITION  
CITY OF KILLEEN, TEXAS.**

1.00 ACRE OF LAND OUT OF THE WILLIAM H. COLE SURVEY, ABSTRACT NO. 200,  
BELL COUNTY, TEXAS.



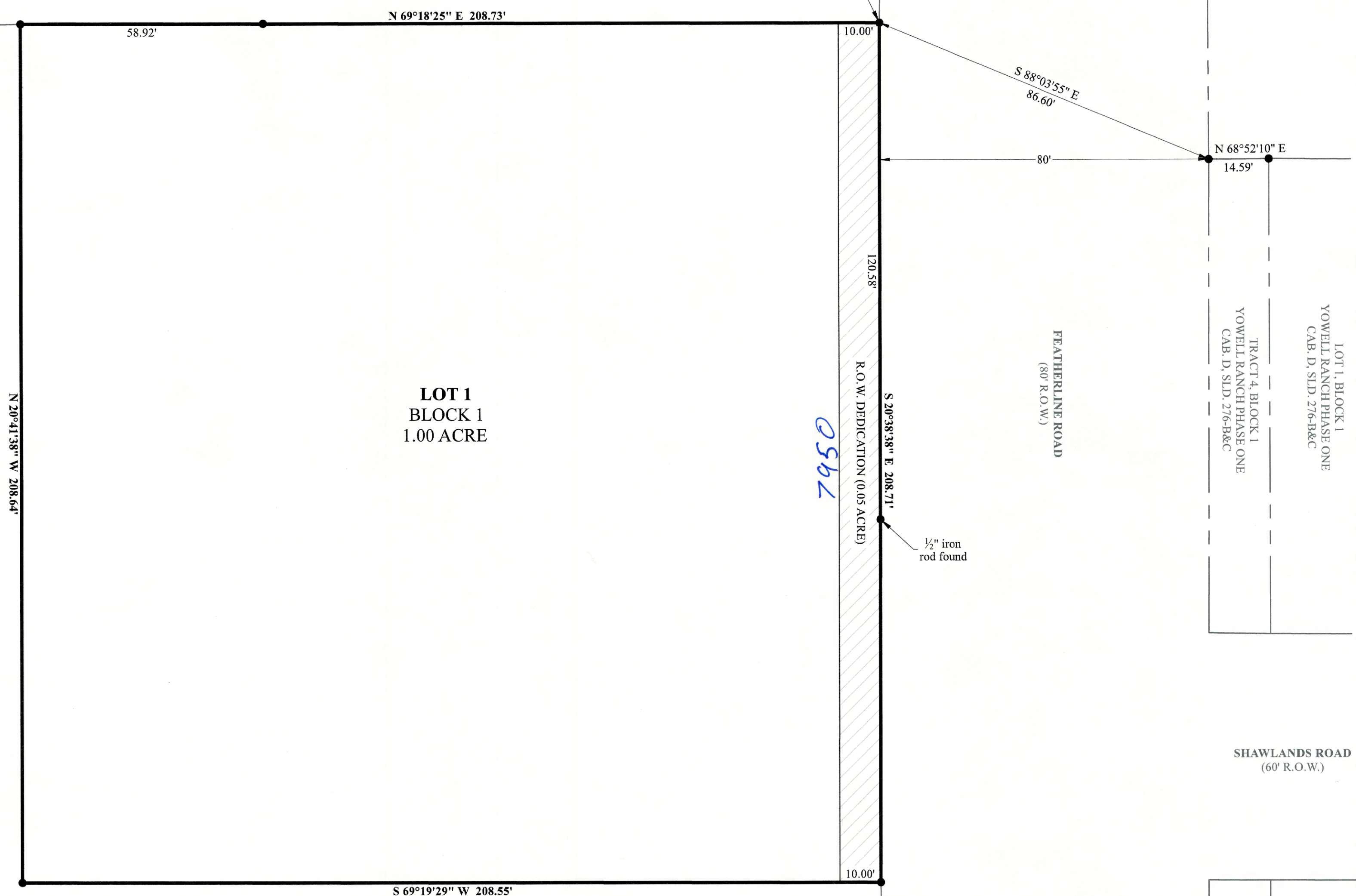
PART OF LOT 1, BLOCK 3  
LLEWELYN RANCHETTES  
CAB. A, SLD. 233-D  
JAMES R. CAVINESS  
GWENDOLYN J. CAVINESS  
VOL. 2824, PG. 277

**TRACT INFORMATION:**  
TOTAL LOTS = 1  
TOTAL BLOCKS = 1  
TOTAL ACREAGE = 1 ACRE



GWC HOLDING LLC  
107.6 ACRES  
DOC. #2017-036753

**LEGEND:**  
P.O.B. = POINT OF BEGINNING  
R.O.W. = RIGHT OF WAY  
• = 1/2" IRON ROD FOUND W/CAP (unless otherwise noted)



GWC HOLDING LLC  
107.6 ACRES  
DOC. #2017-036753

**NOTES:**

- The bearings and distances recited herein are grid values derived from GPS observations based on the NAD83(2011) State Plane Coordinate System, Texas Central Zone No. 4203. The average Combined Correction Factor (CCF) = 0.9998438.
- No portion of this tract is shown to be within a special flood zone hazard area as per FEMA's Flood Insurance Rate Map (FIRM) for Bell County, Texas, panel number 48027C0290E, effective 09/26/2008. This does not imply that this tract will, or will not flood, nor does it create any liability in such event on the part of this surveyor.
- Field Notes accompany this plat.
- Building setback lines shall comply with the City of Killeen zoning ordinance.
- Water impact fees are hereby assessed and established in accordance with City of Killeen Ordinance No. 21-015 at a rate of \$1,161 per service unit. Wastewater impact fees are hereby assessed and established in accordance with City of Killeen Ordinance No. 21-015 at a rate of \$418 per service unit. Impact fees shall be paid at the time of building permits.
- The plat shall be in compliance with the city's currently adopted zoning, construction standards, infrastructure design and development standards manual, drainage design manual, thoroughfare plan, and master plans, except as otherwise allowed by state law. In addition, the building setback lines for this tract shall be determined as required by the applicable zoning section of the city code of ordinances as related to the development of this tract unless shown herein.
- Park development fees are not required in accordance with Sec. 26-129(B)(1).

\*Clearwater Underground Water Conservation District (CUWCD) District Rules based on Chapter 36 "Texas Groundwater Code" prevent the drilling of Exempt Wells for "domestic use on tracts of land platted to less than 10 acres after March 1<sup>st</sup>, 2004. Permitting of Wells on tracts less than 10-acres and greater than or equal to 2-acres is possible under district rules if the purpose of the well meets the definition of beneficial use. Per District Rules and Chapter 36, all drilling of wells on tracts of land platted to less than 2 acres after March 1<sup>st</sup>, 2004, is not possible". All current and future wells must meet the 100-ft setback requirement of all on-site septic systems, unless the well is constructed with an approved sanitary seal allowing setback from the on-site septic to be reduced to a minimum 50 feet. Clearwater UWCD District Rules are at: <http://www.cuwcd.org>

**CLEARWATER UNDERGROUND WATER CONSERVATION DISTRICT (CUWCD) CERTIFICATE**

CUWCD is the regulatory authority for groundwater wells in Bell County and hereby certifies that this proposed subdivision has been evaluated for on-site groundwater production wells. In its current condition, the proposed subdivision meets our expectations described by District Policy and affirmed by District Staff.

Name: Carol Ann Reddek Title: 31 Jun 24 Date: 31 Jun 24

STATE OF TEXAS  
COUNTY OF BELL

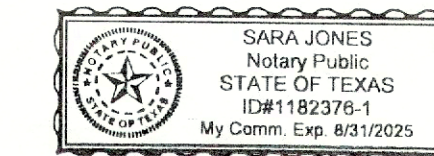
KNOW ALL MEN BY THESE PRESENTS, that BONG H. EVANS and MICHAEL L. JONES, whose address is 1503 Roy Reynolds Drive, Killeen, Bell County, Texas 76543, being the owners of the land shown on this plat designated as the **EVANS & JONES ADDITION**, being a 1 acre tract of land out of the William H. Cole Survey, Abstract No. 200, Bell County, Texas, being all of a called 0.585 acre tract of land described as *Tract One* and all of a called 0.415 acre tract of land described as *Tract Two* by a deed to said owners, recorded in Document No. 2022-040431, Real Property Records in Bell County, Texas, do hereby join, approve, and consent to all dedications and plat note requirements shown hereon. I do hereby approve the recordation of this subdivision plat and dedicate to the public use forever any easements and roads that are shown hereon.

By: Bong H. Evans  
Bong H. Evans  
By: Michael L. Jones  
Michael L. Jones

STATE OF TEXAS  
COUNTY OF BELL

This instrument was acknowledged before me on the 29 day of November, 2023, by Bong H. Evans.

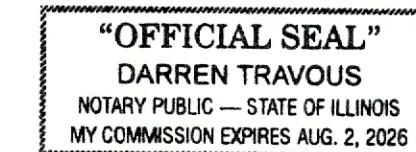
Notary Public for the State of Texas  
My Commission Expires: 8-31-25



STATE OF ~~TEXAS~~ Illinois  
COUNTY OF ~~BELL~~ St. Clair

This instrument was acknowledged before me on the 6th day of December, 2023 by Michael L. Jones.

Notary Public for the State of ~~Texas~~  
My Commission Expires: 8-21-26



Approved this 30 day of October, 2023 A.D. by the planning director of the City of Killeen, Texas.

Planning Director: Walter W. W.  
Assistant Planner: J. Jones

**SURVEYOR'S CERTIFICATE**

KNOW ALL BY THESE MEN PRESENTS:

I, the undersigned, Registered Professional Land Surveyor, in the State of Texas, do hereby certify to the best of my knowledge and belief, that this map is true and correct, that it was prepared from an actual survey of the property made on the ground, and that all boundary survey monuments are correctly shown thereon.

Luther E. Frobish 10/19/2023  
Luther E. Frobish 10/19/2023  
Luther E. Frobish  
Registered Professional Land Surveyor  
State of Texas No. 6200



**TAX CERTIFICATION:**

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 22 DAY OF NOVEMBER, 2023

BELL COUNTY TAX APPRAISAL DISTRICT

By: [Signature]

FILED FOR RECORD THIS 23 DAY OF February, 2024 IN DOCUMENT NUMBER 2024007697  
OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

