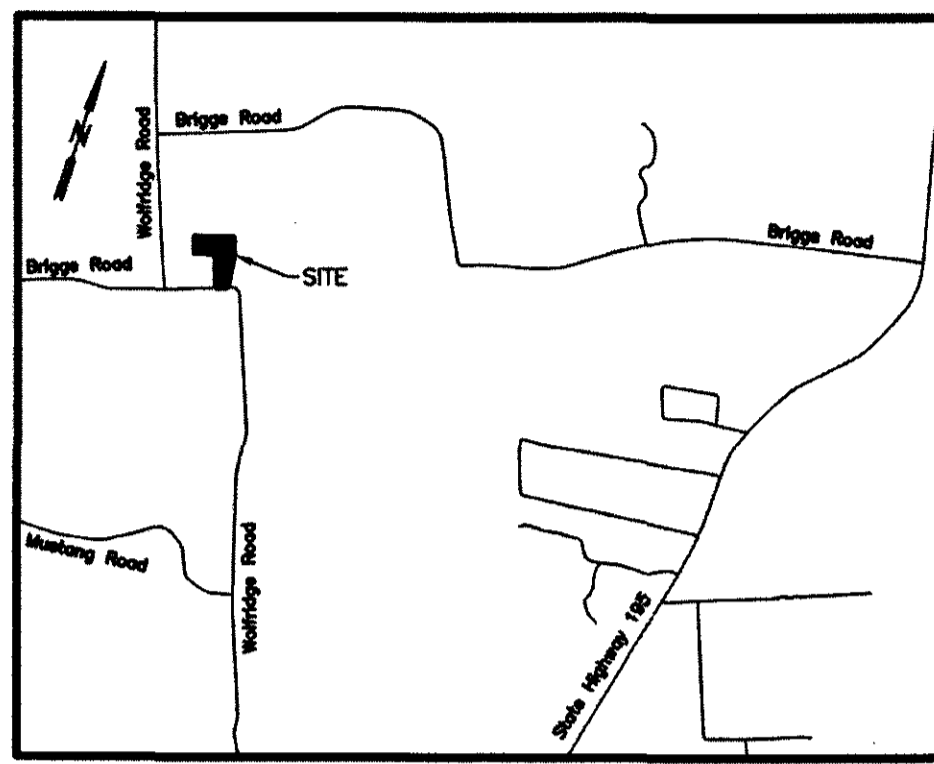
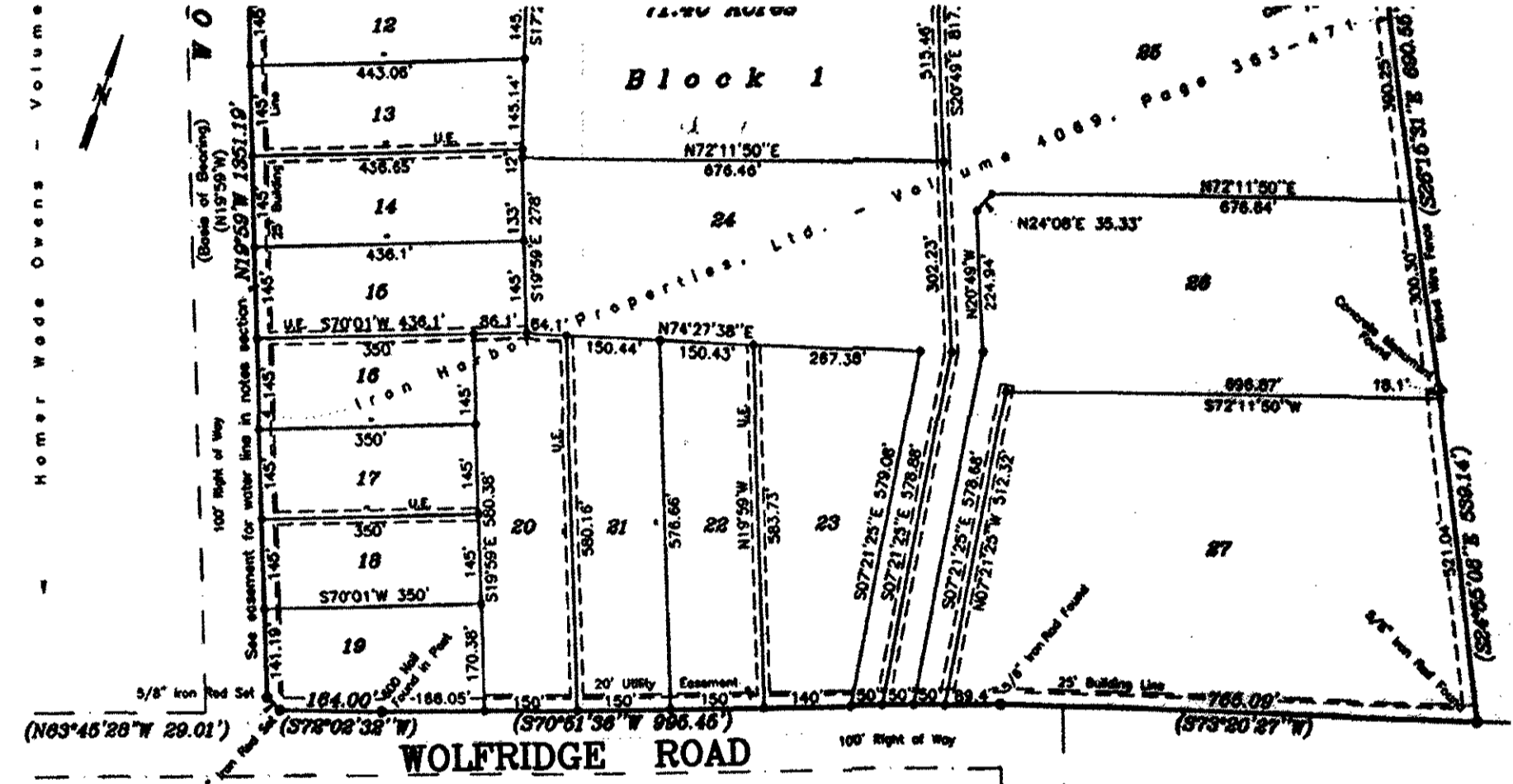


2020
2

SCALE: 1" = 50'



VICINITY MAP
N.T.S.



"INSET"
FLORENCE HILLS ESTATES
(CABINET C, SLIDE 187-A)
1" = 250'

NOTES:

- BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, PER LEICA SMARTNET GPS OBSERVATIONS.
- THIS SITE IS LOCATED OUTSIDE OF THE 100 YEAR FLOODPLAIN AND IS DESIGNATED AS ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 4802700475E, BELL COUNTY, TEXAS, EFFECTIVE DATE SEPTEMBER 26, 2008.
- THIS SUBDIVISION IS SERVED BY ON SITE SEWERAGE FACILITIES (OSSF). THE BELL COUNTY HEALTH DEPARTMENT MUST APPROVE ANY ON SITE SEWERAGE FACILITIES INSTALLATION PRIOR TO CONSTRUCTION. LOT 23A IS CURRENTLY SERVED BY AN OSSF.
- PROPERTY IS LOCATED WITHIN THE SERVICE AREA OF GEORGETOWN UTILITIES SYSTEMS WATER SERVICE CO. BUT INFRASTRUCTURE DOES NOT EXIST TO SERVE THIS PROPERTY AT THIS TIME. LOT 23A IS CURRENTLY SERVED BY A PRIVATE WELL.

LETTER OF COMPLIANCE:

LUIS F. PLA, AS OWNER OF THE PLAT TO BE KNOWN AS FLORENCE HILLS ESTATES 2ND AMENDMENT BEING AN AMENDMENT OF LOTS 23 AND 24, BLOCK 1, FLORENCE HILLS ESTATES, DO HEREBY ACKNOWLEDGE THAT IT IS MY SOLE RESPONSIBILITY AS OWNER 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 REGULATIONS.

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 SEWERAGE FACILITIES AND IS HEREBY RECOMMENDED FOR APPROVAL.

SIGNATURE: *Sarah Kille* DATE: 12/11/19
TITLE: Registered Sanitarian BELL COUNTY PUBLIC HEALTH DISTRICT

Wolfridge Road (100' ROW)
Asphalt Public Maintained Roadway

James J. & Betty L. Wiener
(Instrument No. 2008-00038173)

LOT 23A, BLOCK 1
7.87 ACRES

KNOW ALL MEN BY THESE PRESENTS, that Luis F. Pla, whose address is 22473 Wolfridge Road, Killeen, Texas 76549, being the sole owner of that 7.87 acre tract of land in Bell County, Texas, which is more fully described in the dedication of Florence Hills Estates 2nd Amendment being an amendment of Lots 23 and 24, Block 1, Florence Hills Estates, as shown by the plat hereof, attached hereto, and made a part hereof, and approved by the Executive Director of Planning and Development Services or the City Planner of the City of Killeen, Bell County, Texas, does hereby adopt said Florence Hills Estates 2nd Amendment being an amendment of Lots 23 and 24, Block 1, Florence Hills Estates as an addition in the ETJ of the City of Killeen, Bell County, Texas, and hereby dedicates to the public 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. The utility and drainage easements shown on said plat are dedicated to the public for installation and maintenance of any and all public utilities and drainage utilities which the public may install or permit to be installed or maintained.

Luis F. Pla
Luis F. Pla

STATE OF NEW YORK
COUNTY OF ORANGE

This instrument was acknowledged before me on the 18th day of November, 2019, by Luis F. Pla.

Marilyn Shenton
Marilyn Shenton
Notary Public, State of New York

MARILYN SHENTON
Notary Public, State of New York
Registration #01SH030945
Qualified in Westchester County
Commission Expires Aug. 18, 2023



Approved this 25th day of November, 2019, by the Executive Director of Planning and Development Services or the City Planner of the City of Killeen, Texas.

Tommy D. Mead
Tommy D. Mead
EXECUTIVE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES
of the CITY PLANNER

Maria Lopez
Maria Lopez
PLANNING SECRETARY

FILED FOR RECORD this 10th day of January, 2020 A.D.

Cabinet Slide 2, Plat Records of Bell County, Texas.

Dedication Instrument in Instrument No. 2020-6606, Official Records of Bell County, Texas.

KNOW ALL MEN BY THESE PRESENTS:

That I, Michelle E. Lee, a Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the perimeter corner monuments shown hereon were properly placed or found under my personal supervision, in accordance with the Subdivision Regulations of the City of Killeen, Texas. This subdivision, Florence Hills Estates 2nd Amendment being an amendment of Lots 23 and 24, Block 1, Florence Hills Estates is located within the ETJ of the City of Killeen, Texas.



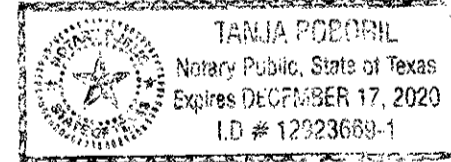
Michelle E. Lee 11-21-19
Michelle E. Lee, RPLS (TX 5772)

APPROVED this 10th day of January, 2020, by the Commissioner's Court and may be filed for record in the Plat Records of Bell County, by the County Clerk.

Tanja Poboril
Tanja Poboril
COUNTY CLERK

NOTARY PUBLIC, STATE OF TEXAS

Date: January 6, 2020
Tanja Poboril



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 4th day of December, 2019 A.D.

BELL COUNTY TAX APPRAISAL DISTRICT

James King
James King

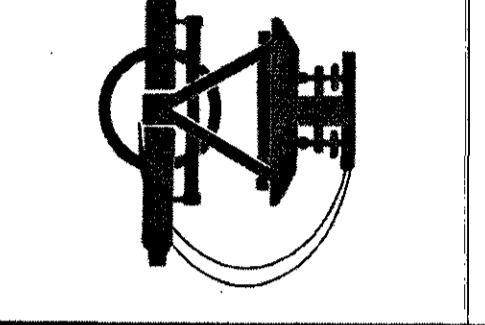
Clearwater Underground Water Conservation District (CUWCD) District Rules based on Chapter 36 Texas Groundwater Code prevent the drilling of Exempt Wells for domestic use on tracts of land platted to less than 10 acres after March 1, 2004. Permitting of wells on tracts less than 10-acres and greater 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, 2004 is not possible.

All current and future wells must meet the 100-foot 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 of 50-feet. Clearwater UWCDC District Rules are at: <http://www.cuwcd.org>

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.

William Gm 1/3/20
Name Title Date

KILLEEN ENGINEERING & SURVEYING, LTD
2901 E. Stan Schlueter Loop
Killeen, Texas 76542
OFFICE: (254) 526-3981 FAX: (254) 526-4351
TBPE REGISTRATION NO. F-4200
TBPLS REGISTRATION NO. 10194541



DATE	SHEETS

FLORENCE HILLS ESTATES 2ND AMENDMENT
being an amendment of Lots 23 and 24, Block 1,
Florence Hills Estates
ETJ OF THE CITY OF KILLEEN
BELL COUNTY, TEXAS

Project No.:	2019-025
Acres:	7.87
No. of Lots:	1
Scale:	1" = 50'
Date:	11/19/2019
Design By:	MEB/SMM
Sheet No.:	1

Inst # 2020-6606