

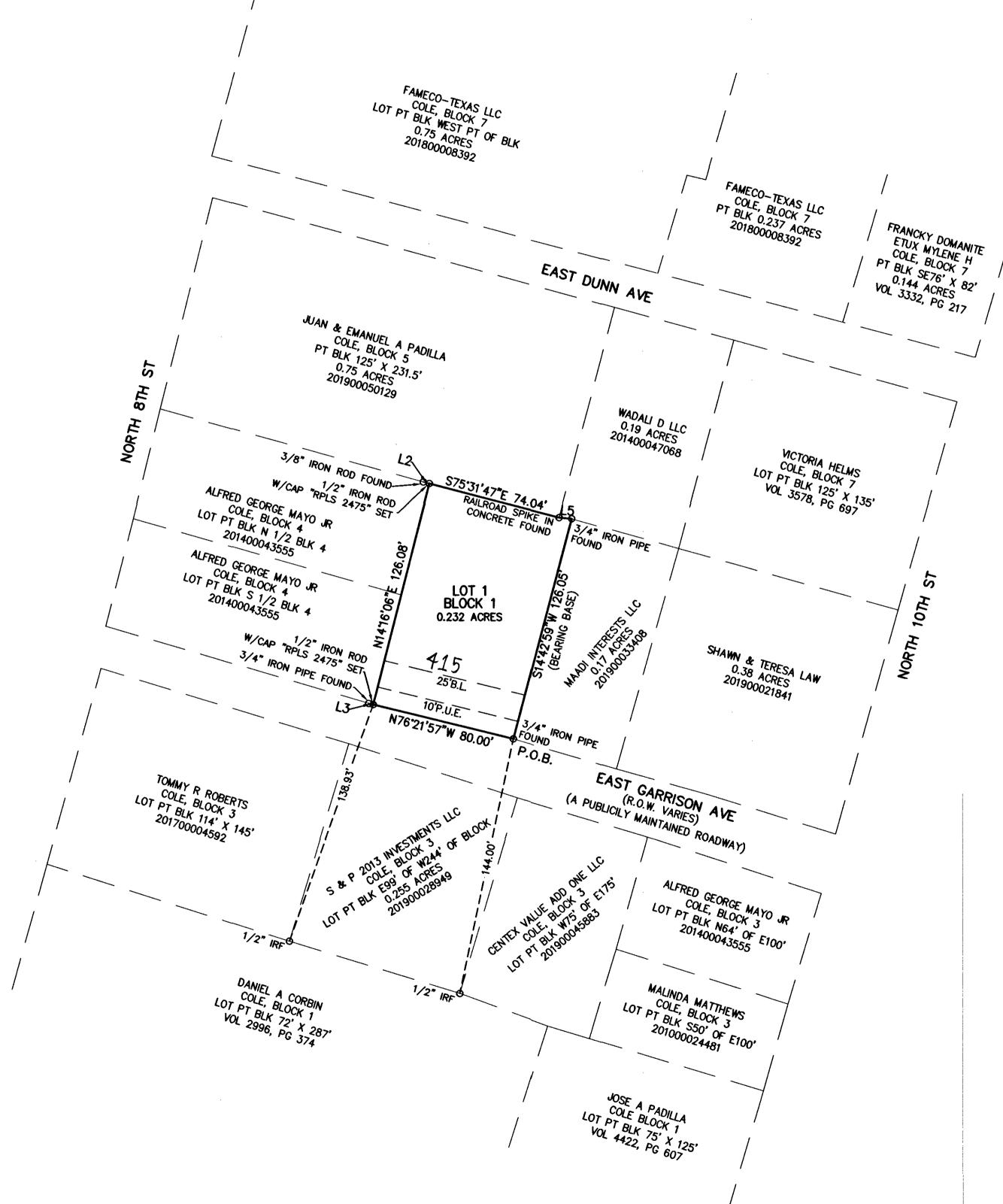
LOCATION MAP n.t.s.

- 1. THIS PROJECT IS REFERENCED IN NAD 1983, CENTRAL TEXAS STATE PLANE, CENTRAL ZONE BY G.P.S. OBSERVATION. ALL DISTANCES ARE HORIZONTAL SURFACE DISTANCES UNLESS NOTED AND ALL
- BEARINGS ARE GRID BEARINGS. 2. THIS PROPERTY IS NOT WITHIN THE 100-YEAR FLOOD BOUNDARY PER F.E.M.A. FEDERAL INSURANCE RATE MAP NO. 48027C0115E. EFFECTIVE 9/26/2008.
- 3. THE CURRENT AND PROPOSED ZONING FOR THIS PROPERTY IS R-3.

LEGEND:

PUBLIC UTILITY EASEMENT

B.L. BUILDING LINE R.O.W. RIGHT OF WAY



Inst# 2020-013327



KNOW ALL MEN BY THESE PRESENTS, THAT AMERITEX HOMES, LLC., A TEXAS LIMITED LIABILITY COMPANY AND BEING THE SOLE OWNERS OF THAT CERTAIN 0.232 ACRES OF LAND IN BELL COUNTY, TEXAS, SHOWN AND ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, DO HEREBY SUBDIMDE THE HEREIN DESCRIBED PROPERTY INTO A LOT AND BLOCK, ACCORDING TO THE PLAT HEREOF, TO BE KNOWN AS GARRISON ADDITION, TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, AS SHOWN BY THE PLAT HEREOF, ATTACHED, HERETO, AND MADE A PART HEREON, AND APPROVED BY THE CITY OF KILLEEN, BELL COUNTY, TEXAS, DO HEREBY ADOPT SAID GARRISON ADDITION AS AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, AND FOR THE PURPOSE OF SELLING A LOT AND BLOCK OF LAND WITH REFERENCE THERETO AND FOR THE PROPERTY DEVELOPMENT OF SAID LAND BY ITS OWNERS AND FOR ALL OTHER PURPOSES; AND DO HEREBY DEDICATE TO THE CITY OF KILLEEN, ALL STREETS, AVENUES, ROADS, DRIVES, ALLEYS AND ASSOCIATED POTABLE WATER, SANITARY SEWER, AND STORM SEWER SYSTEMS AS SHOWN ON SAID PLAT, AND FINAL CONSTRUCTION DRAWINGS THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND PUBLIC UTILITIES WHEN AND AS AUTHORIZED BY THE CITY OF KILLEEN, BELL COUNTY,

THE UTILITY EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO THE CITY OF KILLEEN FOR INSTALLATION AND MAINTENANCE OF ANY AND ALL PUBLIC UTILITIES, WHICH THE CITY MAY ELECT TO INSTALL AND MAINTAIN OR PERMIT TO BE INSTALLED OR MAINTAINED.

WITNESS, THE EXECUTION HEREOF, ON THE DAY OF February 2000

C. CLEGG WELLBORN DIRECTOR OF LAND & MULTI-FAMILY DEVELOPMENT AMERITEX HOMES, LLC., A TEXAS LIMITED LIABILITY COMPANY

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED C. CLEGG WELLBORN DIRECTOR OF LAND & MULTI-FAMILY DEVELOPMENT FOR AMERITEX HOMES, LLC., A TEXAS LIMITED LIABILITY COMPANY, 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.

Deflang and NOTARY PUBLIC STATE OF TEXAS MY COMMISSION EXPIRES: 07-17-2023

APPROVED THIS DAY OF TENVUAND, 2020, BY THE EXECUTIVE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES OR THE CITY PLANNER OF THE CITY OF KILLEEN, TEXAS.

EXECUTIVE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES OR THE CITY PLANNER

Mma July PLANNING SECRETARY

SURVEYORS CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:

THAT I, MICHAEL E. ALVIS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION AND PROPERTY DEVELOPMENT REGULATIONS OF THE CITY OF KILLEEN, TEXAS.



AFFIDAVIT:

Line Table

Line # Direction Length

L1 S84'51'42"E 7.03' L2 N75'31'47"W 3.49'

L3 S76"21'57"E 2.62"

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 THE 10Th DAY OF March . 2020 BELL COUNTY TAX APPRAISAL DISTRICT

COUNTY CLERK INFORMATION:

FILED FOR RECORD THE $\frac{1940}{1900}$ Day of $\frac{1000}{1900}$, 2020, plat records of Bell county, texas, and instrument $\frac{2020-013327}{1900}$, official RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

TRACT SURVEYED OCTOBER 28, 2019

0.232 ACRES MORE FULLY DESCRIBED BY METES & BOUNDS BY SEPARATE FIELD NOTES PREPARED AND ATTACHED TO DEDICATION INSTRUMENT

BLOCKS: LOTS:

AMERITEX HOMES, LLC

TURLEY ASSOCIATES, INC. 301 NORTH 3rd STREET TEMPLE, TX 76501

FINAL PLAT OF:

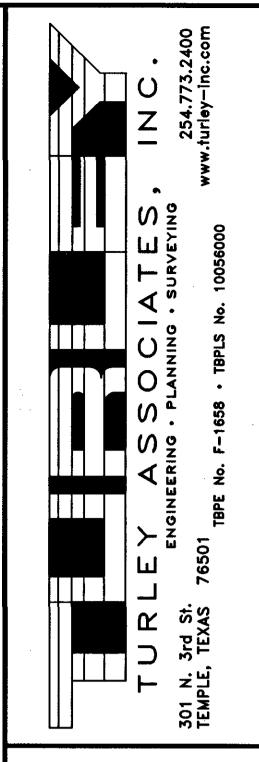
GARRISON ADDITION

0.232 ACRES

CITY OF KILLEEN, BELL COUNTY, TEXAS

PART OF THE JOHN R. SMITH SURVEY, ABSTRACT NO. 797 BELL COUNTY, TEXAS

0.232 ACRES MORE FULLY DESCRIBED BY METES AND BOUNDS BY SEPARATE FIELD NOTES



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> CT NO. FINAL PLAT OF:
>
> GARRISON ADDITION
> OHN R. SMITH SURVEY, ABSTRACT
> CITY OF KILLEEN, BELL COUNTY,

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	JANUARY 23, 2020 Competer free Name 20—192 Final Plat.dwg			
	REFER	ENCE DRAVAN	G NUM	BERS

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