

FINAL PLAT OF GENTLE GROVE ADDITION, PHASE III, 1st AMENDMENT

Being an AMENDING PLAT of GENTLE GROVE ADDITION, PHASE III, an addition in the City of Killeen, Bell County, Texas, according to the plat of record in Year 2014, Plat No. 22, Plat Records of Bell County, Texas.

This plat is to accompany a metes and bounds description of the herein shown 8.22 acre tract.

STATE OF TEXAS
COUNTY OF BELL

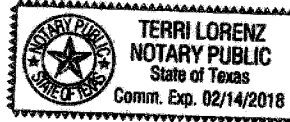
KNOW ALL MEN BY THESE PRESENTS, that BOK SUK BALDWIN, being the sole owner of that certain 8.22 acre tract of land in Bell County, Texas, being Final Plat of Gentle Grove Addition, Phase III, an addition in the City of Killeen, Bell County, Texas, according to the plat of record in Year 2014, Plat No. 22, Plat Records of Bell County, Texas, which is more fully described in the dedication of GENTLE GROVE ADDITION, PHASE III, 1st AMENDMENT, as shown by the plat hereof, attached hereto, and made a part hereon, and approved by the City of Killeen, Bell County, Texas, does hereby adopt, amend and dedicate 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 easements shown on said plat are dedicated to the public for the installation and maintenance of any and all public utilities.

Robert Baldwin
BOK SUK BALDWIN

STATE OF TEXAS
COUNTY OF BELL

This instrument was acknowledged before me on the 7th day of MAY, 2014, by BOK SUK BALDWIN.

Jeri Lora
NOTARY PUBLIC, STATE OF TEXAS
My commission expires:



Approved this 28th day of April, 2014, by the executive director of planning and development services or the city planner of the City of Killeen, Texas.

Tommy D. McQueen
Executive/Director of Planning and Development Services or the City Planner

Maria Lopez
Planning Secretary

STATE OF TEXAS
COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS,

That I, Charles C. Lucko, 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.

Charles C. Lucko
Charles C. Lucko
Registered Professional Land Surveyor
Texas Registration No. 4636

DATE SURVEYED: AUGUST 10, 2012

AFFIDAVIT:

The Tax Appraisal District of Bell County, the taxing authority for all taxing 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 the 1 day of MAY, 2014 A. D.

By: *Senf*
Bell County Tax Appraisal District

FILED FOR RECORD THIS 8th DAY OF MAY, 2014.
IN YEAR 2014, PLAT # 53, PLAT RECORDS OF BELL COUNTY, TEXAS.
DEDICATION INSTRUMENT # 2014-00011130 OFFICIAL RECORDS OF BELL COUNTY, TEXAS.

MINIMUM FINISHED FLOOR ELEVATION TABLE

BLOCK	FEMA B.F.E. NUMBER	MIN. F.F.
LOT 1	437.00'	434.00'
LOT 2	436.50'	435.50'
LOT 3	436.00'	436.00'
LOT 4	436.00'	436.00'
LOT 5	435.00'	437.00'
LOT 6	434.50'	436.50'
LOT 7	433.50'	435.50'
LOT 16	438.00'	440.00'
BLOCK 2	437.00'	434.00'

LOTS - 17
BLOCKS - 2
AREA - 8.22 ACRES
0.836 ACRE IN RIGHT-OF-WAYS
GRACE POINT
460.66' IN LENGTH

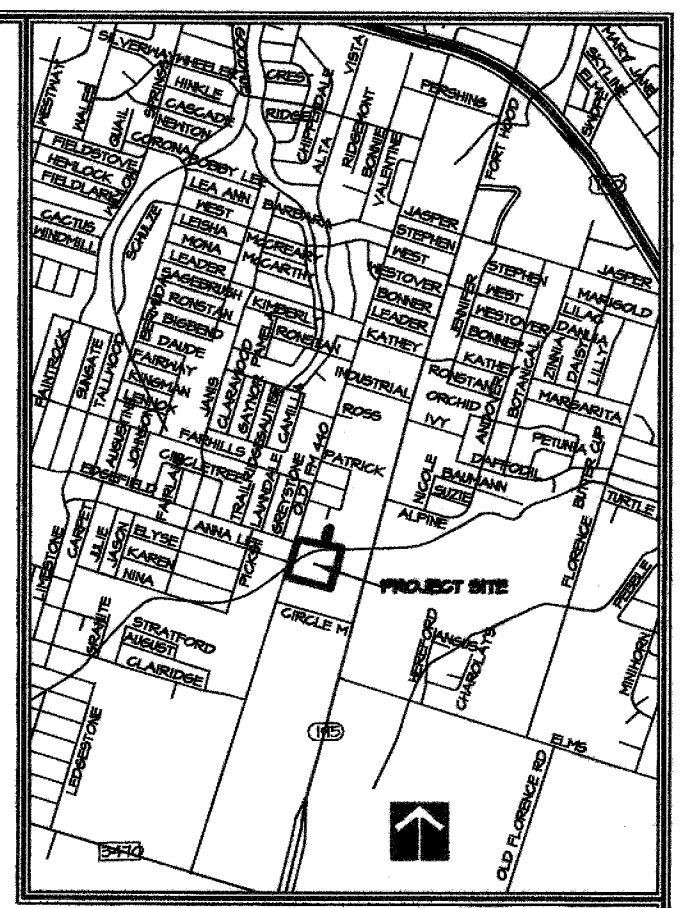
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	115.00'	61.28'	60.56'	S 84°34'54" E
C2	185.00'	88.54'	87.42'	N 84°34'54" W
C3	60.00'	62.93'	60.00'	N 78°36'06" E
C4	60.00'	251.33'	103.42'	N 14°23'54" W
C5	125.00'	66.61'	65.83'	S 84°34'54" E
C6	175.00'	81.84'	81.15'	S 80°28'27" E
C7	145.00'	83.54'	82.53'	N 84°03'54" E
C8	155.00'	84.46'	83.23'	N 84°03'54" E

CALLED 2.0 ACRES
ALEJANDRO N. LOPEZ and
wife, GRACIELA S. LOPEZ
Vol. 1724, Pg. 501

CREEK BUFFER ZONE LINE TABLE

LINE	BEARING	DISTANCE
L1	S 13°36'44" W	112.33'
L2	S 68°46'43" W	14.41'
L3	S 74°16'30" W	26.11'
L4	S 25°02'09" W	24.78'
L5	N 76°08'45" W	45.28'
L6	N 58°23'20" W	25.87'
L7	N 63°41'02" W	33.48'
L8	N 68°40'24" W	23.47'
L9	N 13°16'07" W	20.31'
L10	N 80°45'40" W	20.31'
L11	N 82°51'54" W	13.24'
L12	S 88°51'20" W	10.50'
L13	S 87°52'37" W	24.34'
L14	S 78°18'38" W	60.34'
L15	S 10°18'52" W	10.85'
L16	S 60°51'40" W	71.10'
L17	S 74°48'51" W	81.74'
L18	S 30°18'14" W	48.07'
L19	S 27°11'11" W	20.01'
L20	S 54°08'35" W	34.70'

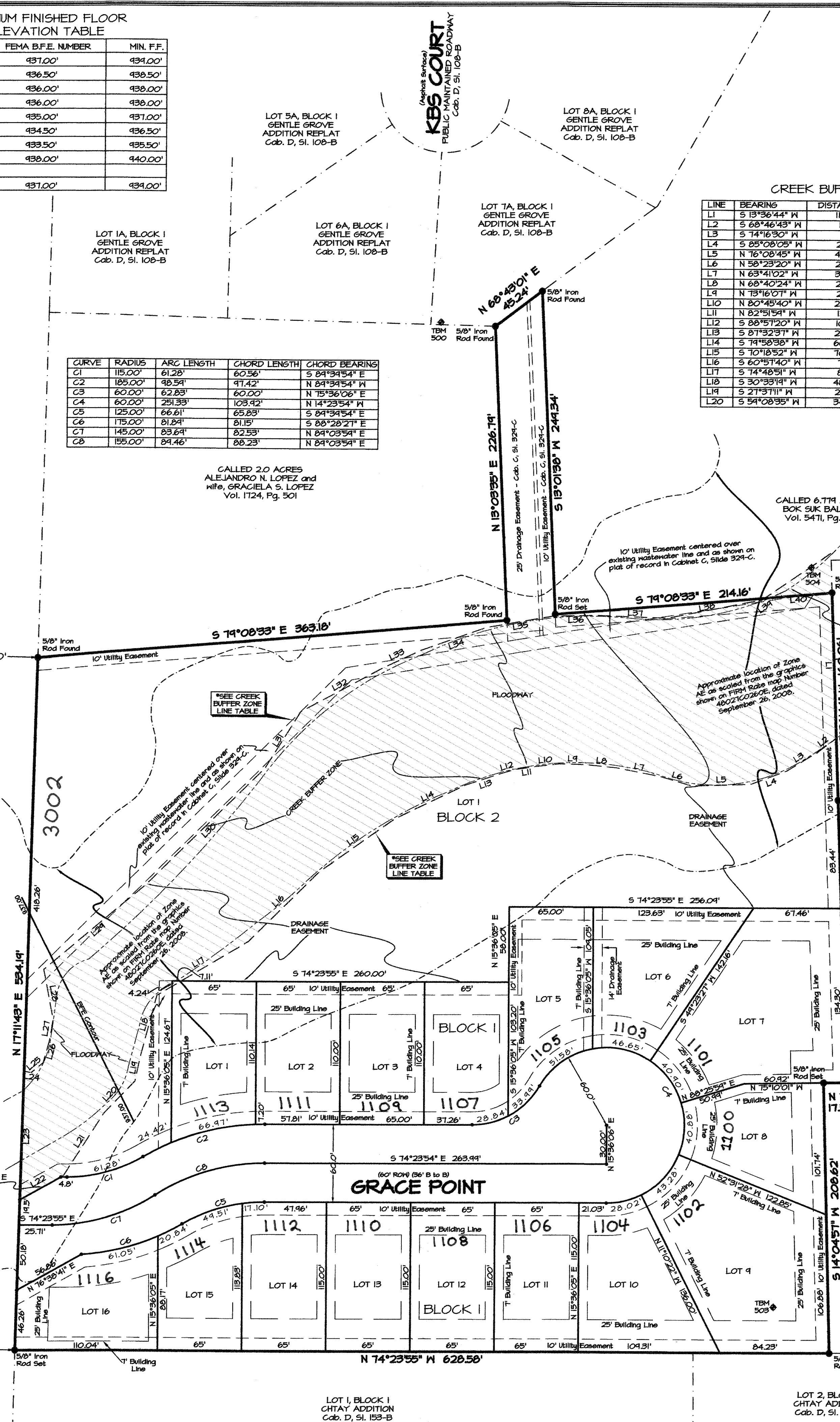
LINE	BEARING	DISTANCE
L21	S 48°17'13" W	57.18'
L22	S 76°33'41" W	38.28'
L23	N 71°14'43" E	48.04'
L24	S 65°01'04" E	5.33'
L25	N 60°06'11" E	11.88'
L26	N 30°56'56" E	14.26'
L27	N 24°44'47" E	14.75'
L28	N 04°44'47" E	34.48'
L29	N 65°40'54" E	103.18'
L30	N 60°57'14" E	27.44'
L31	N 47°41'10" E	51.64'
L32	N 77°22'56" E	12.74'
L33	N 80°40'51" E	31.68'
L34	N 88°19'34" E	52.71'
L35	S 84°08'25" E	51.26'
L36	S 75°45'51" E	34.80'
L37	S 72°33'31" E	54.10'
L38	S 85°36'31" E	74.44'
L39	N 71°13'47" E	2.43'
L40	S 74°08'33" E	52.06'



EDGEFIELD STREET
PUBLIC MAINTAINED ROADWAY

ANNA LEE
PUBLIC MAINTAINED ROADWAY

OLD F.M. 440
PUBLIC MAINTAINED ROADWAY



DATUM INFORMATION

TBM	NORTHING	EASTING	ELEVATION
TBM-500	1091021.7004	3102660.0415	437.64'
TBM-501	1091021.7004	3102660.0415	442.54'
TBM-502	1084846.46522	3102541.2318	434.45'
TBM-503	1084846.46522	3102541.2318	444.26'
TBM-504	10364482.5850	3103911.5530	430.82'

Vertical datum referenced to City of Killeen Control Monument No. 6, having a published elevation of 451.42' (NGVD 1924).
This project is referenced to the City of Killeen Coordinate System, an extension of the Texas Coordinate System of 1983, Central Zone. All distances are horizontal surface distances unless noted and all bearings are grid bearings. All coordinates are referenced to City Monument No. 6. The theta angle at City Monument No. 6 is 01° 19' 46". The combined correction factor (CCF) is 0.9998832. Grid distance = surface distance X CCF. Geodetic north = Grid north + theta angle. Published City coordinates for City Monument No. 6 are N = 10312.448.288 E = 3104364.041. Reference tie from City Monument No. 6 to the nearest northwest corner of this tract is S 34°44'16" W 288.41 feet.

PURPOSE FOR THIS AMENDING PLAT IS TO REVISE SOME INTERIOR DIMENSIONS THAT WERE INCORRECTLY SHOWN ON THE FINAL PLAT.

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ALL COUNTY SURVEYING, INC.
1503 South 21st Street, Temple, Texas 76704
(254) 718-2212 FAX (254) 714-7608

Plot Date: 04-30-2014
Job No: 120198.4
Date: 06-07-2013
Scale: 1" = 50'
Drawing No: 12019804P-R
Drawn By: SLW
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