

FINAL PLAT OF GENTLE GROVE ADDITION, PHASE III

Being a REPLAT of LOT 1, BLOCK 4, GENTLE GROVE ADDITION, an addition in the City of Killeen, Bell County, Texas, according to the plat of record in Cabinet C, Slide 324-C, Plat Records of Bell County, Texas.

This plat is to accompany a metes and bounds description of the herein shown 0.22 acre tract.

STATE OF TEXAS
COUNTY OF BELL

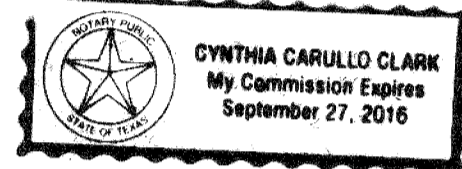
KNOW ALL MEN BY THESE PRESENTS, that BOK SUK BALDWIN, being the sole owner of that certain 0.22 acre tract of land in Bell County, Texas, being Lot 1, Block 4, Gentle Grove Addition, an addition in the City of Killeen, Bell County, Texas, according to the plat of record in Cabinet C, Slide 324-C, Plat Records of Bell County, Texas, which is more fully described in the dedication of GENTLE GROVE ADDITION, PHASE III, as shown by the plat hereof, attached hereto, and made a part hereof, and approved by the City Council of the City of Killeen, Bell County, Texas, does hereby adopt said GENTLE GROVE ADDITION, PHASE III, as an addition in 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 easements shown on said plat are dedicated to the public for the installation and maintenance of any and all public utilities.

BOK SUK BALDWIN
By BOK SUK BALDWIN

STATE OF TEXAS
COUNTY OF BELL

This instrument was acknowledged before me on the 28 day of January, 2014, by BOK SUK BALDWIN.

CYNTHIA CARULLO CLARK
NOTARY PUBLIC, STATE OF TEXAS
My commission expires:



APPROVED this 16th day of December, 2013, 5043 A.D., by the Planning and Zoning Commission of the City of Killeen, Texas.

John Tombar
CHAIRMAN, PLANNING AND ZONING COMMISSION

Ficki Hancker
SECRETARY, PLANNING AND ZONING COMMISSION

APPROVED this 14th day of January, 2014, A.D., by the City Council of the City of Killeen, Texas.

David R. ...
MAYOR

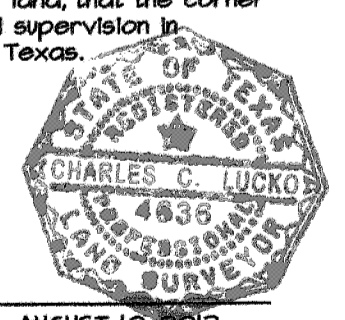
Diana Barker
CITY SECRETARY

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



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 12 day of FEB, 2014 A.D.

By: *S. ...*
Bell County Tax Appraisal District

FILED FOR RECORD THIS 7th DAY OF March, 2014.
IN YEAR 2014, PLAT # 22, PLAT RECORDS OF BELL COUNTY, TEXAS.

DEDICATION INSTRUMENT # 2014-00007930, OFFICIAL RECORDS OF BELL COUNTY, TEXAS.

MINIMUM FINISHED FLOOR ELEVATION TABLE

BLOCK	FEMA B.F.E. NUMBER	MIN. F.F.
LOT 1	431.00'	434.00'
LOT 2	436.50'	438.50'
LOT 3	436.00'	438.00'
LOT 4	436.00'	438.00'
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		
LOT 1	431.00'	434.00'

LOTS - 17
BLOCKS - 2
AREA - 0.22 ACRES
0.036 ACRE IN RIGHT-OF-WAYS
GRACE POINT
460.66' IN LENGTH

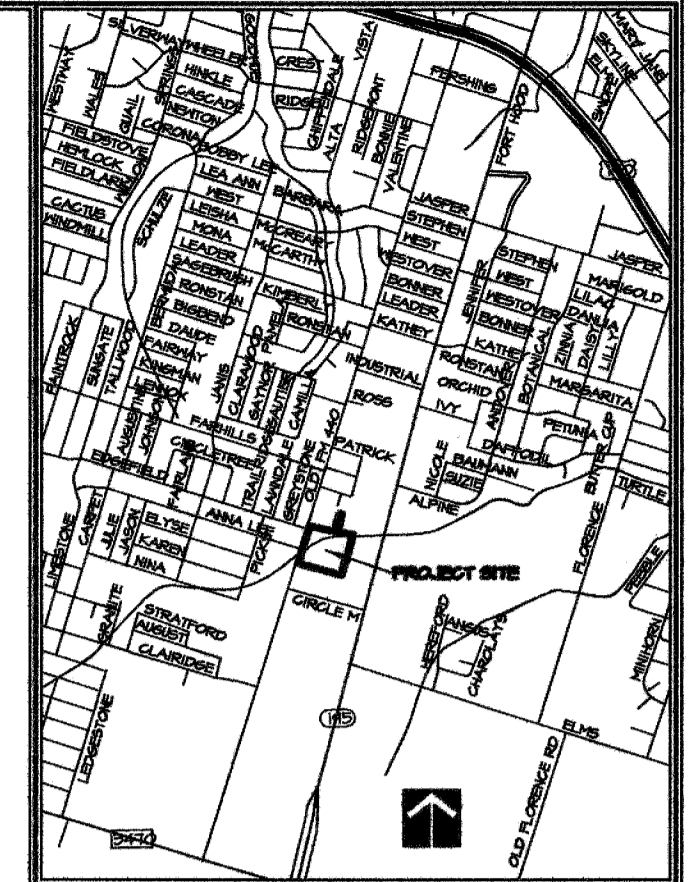
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	115.00'	61.26'	60.56'	S 84°34'54" E
C2	125.00'	66.61'	65.83'	S 84°34'54" E
C3	60.00'	62.83'	60.00'	N 14°23'54" W
C4	60.00'	251.33'	103.42'	N 14°23'54" W
C5	125.00'	66.61'	65.83'	S 84°34'54" E
C6	115.00'	61.26'	60.56'	S 84°34'54" E
C7	145.00'	83.64'	82.33'	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. 1124, Pg. 501

CREEK BUFFER ZONE LINE TABLE

LINE	BEARING	DISTANCE
L1	S 13°36'44" W	112.33'
L2	S 68°46'43" W	14.47'
L3	S 74°18'30" W	26.11'
L4	S 85°08'05" W	24.74'
L5	N 76°08'45" W	45.28'
L6	N 56°23'20" W	25.87'
L7	N 63°41'02" W	33.48'
L8	N 63°40'24" W	23.47'
L9	N 78°16'07" W	20.31'
L10	N 80°48'40" W	20.47'
L11	N 82°51'54" W	13.84'
L12	S 26°51'20" W	10.50'
L13	S 27°13'21" W	24.34'
L14	S 71°58'38" W	60.34'
L15	S 70°18'52" W	10.85'
L16	S 60°57'40" W	71.18'
L17	S 74°48'51" W	81.74'
L18	S 30°33'14" W	48.07'
L19	S 27°37'11" W	20.01'
L20	S 54°08'35" W	34.70'

LINE	BEARING	DISTANCE
L21	S 48°17'13" W	57.14'
L22	S 76°38'41" W	56.28'
L23	N 77°11'43" E	44.24'
L24	S 65°01'04" E	5.53'
L25	N 60°06'11" E	11.48'
L26	N 30°58'50" E	14.26'
L27	N 24°46'56" E	14.75'
L28	N 04°44'47" E	34.48'
L29	N 65°40'54" E	103.18'
L30	N 60°51'14" E	127.44'
L31	N 47°41'10" E	51.64'
L32	N 77°22'58" E	72.74'
L33	N 80°40'51" E	31.68'
L34	N 66°13'34" E	52.77'
L35	S 84°08'25" E	51.86'
L36	S 75°45'51" E	34.80'
L37	S 72°33'51" E	54.10'
L38	S 65°36'31" E	74.48'
L39	N 71°18'47" E	2.43'
L40	S 74°08'33" E	52.06'

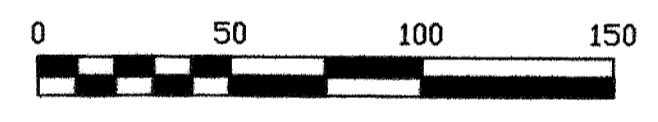
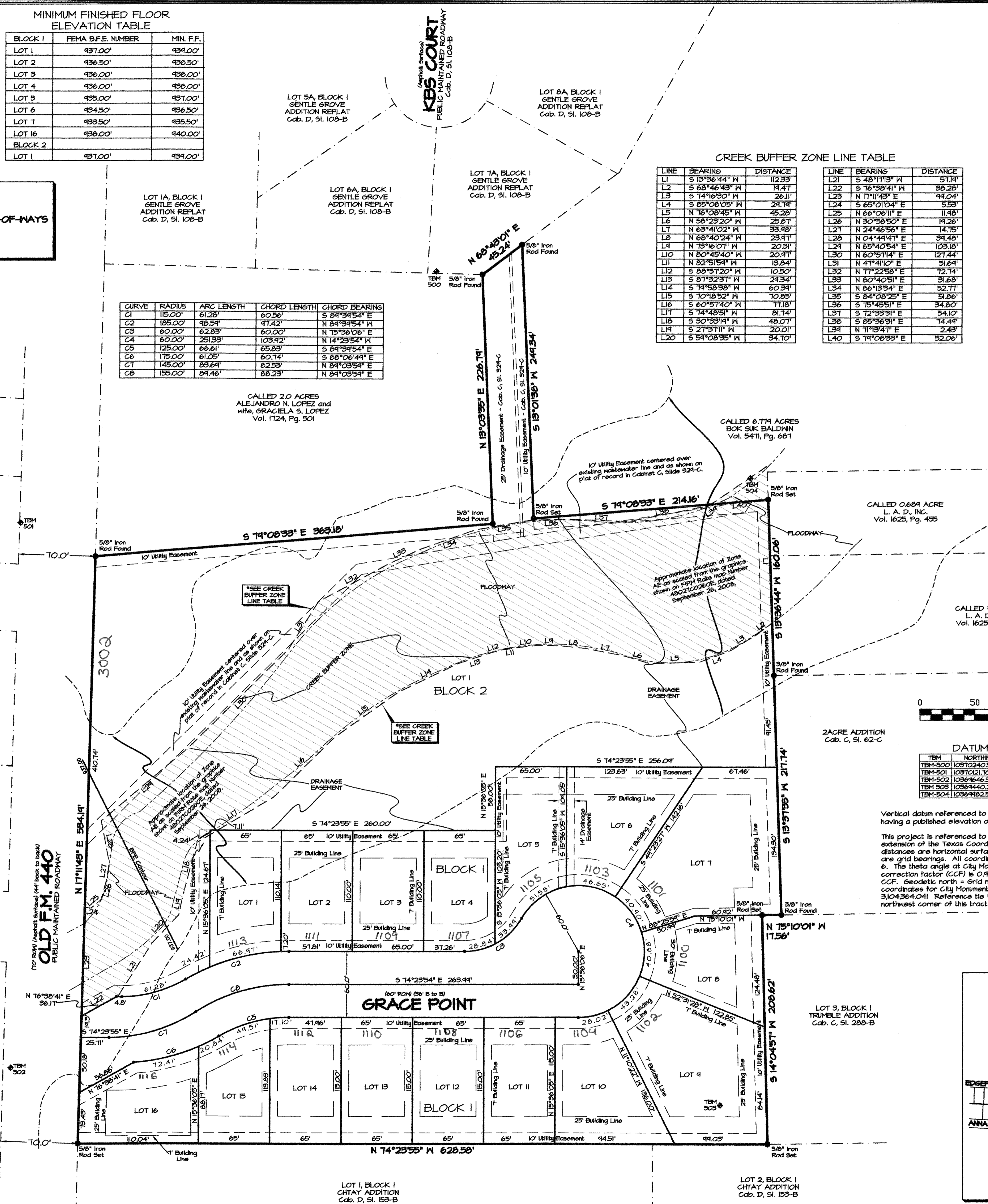


VICINITY MAP - N.T.S.

EDGEFIELD STREET
PUBLIC MAINTAINED ROADWAY

ANNA LEE
PUBLIC MAINTAINED ROADWAY

OLD FM. 440
PUBLIC MAINTAINED ROADWAY

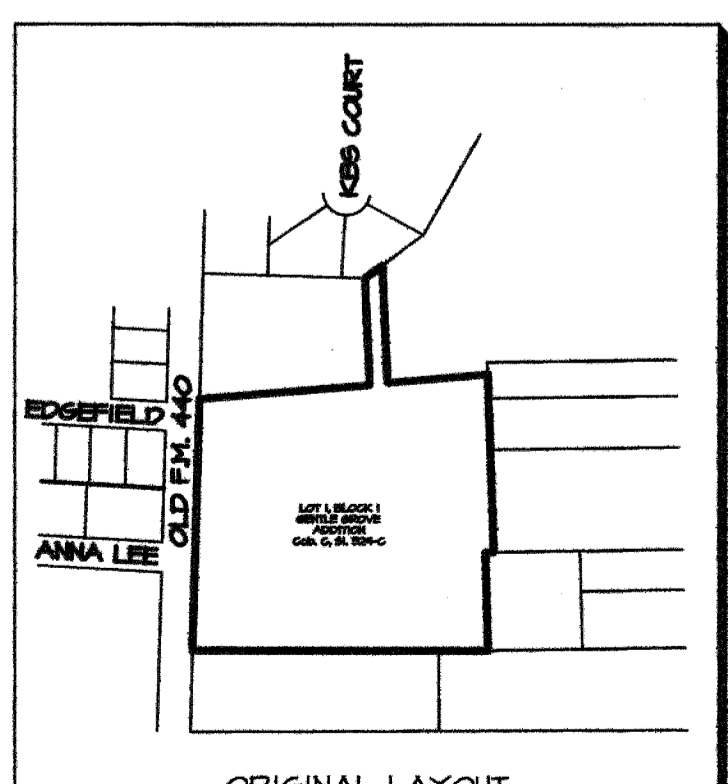


DATUM INFORMATION

TBM	NORTHING	EASTING	ELEVATION
TBM-500	10310240.5625	5103088.8406	431.64'
TBM-501	10310101.7004	5102460.0415	442.54'
TBM-502	1030446.5122	5102944.2415	434.48'
TBM-503	10304440.2226	5103322.8210	444.20'
TBM-504	10304482.5830	5103511.5330	430.82'

Vertical datum referenced to City of Killeen Control Monument No. 6, having a published elevation of 451.42'. (NSVD 1924)

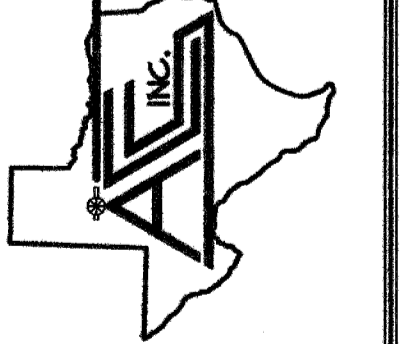
This project is referenced to the City of Killeen Coordinate System, an extension of the Texas Coordinate System of 1983, Central Zone. All distances are horizontal surface distances unless noted and all bearings are grid bearings. All coordinates are referenced to City Monument No. 6. The theta angle at City Monument No. 6 is 01° 14' 46". The combined correction factor (CCF) is 0.998852. Grid distance = Surface distance X CCF. Geodetic north = Grid north + theta angle. Published City coordinates for City Monument No. 6 are N: 10312448.288 E: 5104364.041. Reference ties from City Monument No. 6 to the westernmost northwest corner of this tract is S 54°44'16" W 2284.41 feet.



ORIGINAL LAYOUT

FINAL PLAT OF
GENTLE GROVE ADDITION, PHASE III
Being a REPLAT of LOT 1, BLOCK 4, GENTLE GROVE
ADDITION, an addition in the City of Killeen, Bell County,
Texas, according to the plat of record in Cabinet C,
Slide 324-C, Plat Records of Bell County, Texas.

ALL COUNTY SURVEYING, INC.
1503 South 21st Street, Temple, Texas 76504
(254) 718-2272 FAX (254) 714-1608



Plot Date: 01-23-2014
Job No: 120198.4
Date: 06-07-2013
Scale: 1" = 50'
Drawing No: 12019804P
Drawn By: SLN

Copyright 2014 All County Surveying, Inc.