

- LEGEND:
- 1/2" IRS 1/2" IRON ROD WITH CAP STAMPED "BRYAN TECHNICAL SERVICES" SET
 - 1/2" IRF 1/2" IRON ROD FOUND
 - U.E. UTILITY EASEMENT
 - B.L. BUILDING SETBACK LINE

STATE OF TEXAS
COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS, THAT JOAQUIN CARRASQUILLO, WHOSE ADDRESS IS 4200 W. STAN SCHLUETER LOOP, SUITE B-200, KILLEEN, TEXAS 76549, BEING THE SOLE OWNER OF THAT 0.500 ACRE TRACT OF LAND SITUATED IN THE T. ROBINETT SURVEY, ABSTRACT NO. 686, BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF GOOD NEIGHBOR SUBDIVISION AS SHOWN BY THE PLAT HEREOF, ATTACHED HERETO, AND MADE A PART HEREOF, AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KILLEEN, BELL COUNTY, TEXAS, DOES HEREBY ADOPT SAID GOOD NEIGHBOR SUBDIVISION AS AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, AND HEREBY DEDICATES TO SAID CITY, ALL EASEMENTS SHOWN ON SAID PLAT, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES WHEN AND AS AUTHORIZED BY THE CITY OF KILLEEN. THE UTILITY AND DRAINAGE EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO SAID CITY FOR INSTALLATION AND MAINTENANCE OF ANY AND ALL PUBLIC UTILITIES AND DRAINAGE UTILITIES, WHICH THE CITY MAY INSTALL OR PERMIT TO BE INSTALLED OR MAINTAINED.

Joaquin Carrasquillo
JOAQUIN CARRASQUILLO

STATE OF TEXAS
COUNTY OF BELL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 17th DAY OF August, 2016, BY JOAQUIN CARRASQUILLO.

Brittany Montalvo
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BELL

APPROVED THIS 1st DAY OF August, 2016 BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KILLEEN, TEXAS.

John Emel
CHAIRPERSON, PLANNING AND ZONING COMMISSION

Mariehu
SECRETARY, PLANNING AND ZONING COMMISSION

TAX CERTIFICATE

THE BELL COUNTY TAX APPRAISAL DISTRICT, 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 16th DAY OF August, 2016.

BELL COUNTY TAX APPRAISAL DISTRICT

BY *Melissa Rodriguez*

FILED FOR RECORD THIS 19th DAY OF August, 2016, IN YEAR 2016, PLAT NO. 98, PLAT RECORDS OF BELL COUNTY, TEXAS.

DEDICATION INSTRUMENT NO. 2016-00033469, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS.

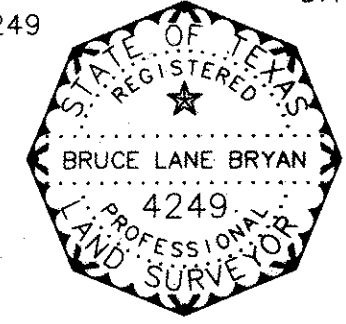
STATE OF TEXAS
COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS:

I, BRUCE LANE BRYAN, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND 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.

B. L. Bryan
BRUCE LANE BRYAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4249
BRYAN TECHNICAL SERVICES, INC.
911 NORTH MAIN
TAYLOR, TX 76574

JULY 07, 2016
DATE



TRACT SURVEYED APRIL 5, 2016
0.500 ACRE MORE FULLY DESCRIBED BY METES & BOUNDS BY SEPARATE FIELD NOTES PREPARED AND ATTACHED TO DEDICATION INSTRUMENT

FINAL PLAT OF:
GOOD NEIGHBOR SUBDIVISION
1 Lot, 1 Block

0.500 ACRE
21,779.45 SQUARE FEET
OUT OF AND A PART OF THE
THOMAS ROBINETT SURVEY, ABSTRACT #686
A SUBDIVISION IN THE CITY OF KILLEEN
BELL COUNTY, TEXAS

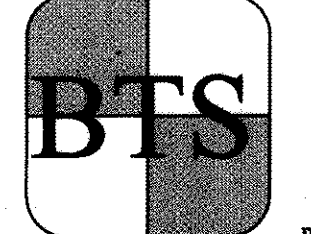


SURVEYORS NOTES:

1. THE BEARINGS SHOWN HEREON ARE ORIENTED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, 93 ADJUSTMENT.
2. THE PROPERTY DEPICTED HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE FLOOD AREA BEING IDENTIFIED ON F.I.R.M. PANEL NO. 48027C0260E, EFFECTIVE DATE SEPTEMBER 26, 2008, LOCATED IN ZONE "X" (UNSHADED).
3. ALL SET IRON RODS HAVE ORANGE PLASTIC CAPS STAMPED "BRYAN TECH SERVICES".

FINAL PLAT

BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN TAYLOR, TX 76574
FIRM No. 10128500
surveying@austin.tx.com

NO.	DATE	REVISIONS	BY
1	05/28/16	CITY COMMENTS	LC

DRAWN BY: L. CHTAY
SCALE: 1" = 100'
PROJECT NO. 16246

CHECKED BY: BLB
APPROVED BY: BLB
DATE: JULY 07, 2016