

Lots 3 & 4, Block 5
Killeen Original Town
(Vol. 49, Pg. 58)

Ho In Yu
Etux Myung Suk Yu
(Inst. No. 2016-26446)

Vernon Jackson
& Ana L. Jackson
(Inst. No. 2020-44761)

Aromas Cigar
Lounge, LLC
(Inst. No. 2022-66897)

James Berry, Jr.
(Inst. No. 2021-62242)

DMQ Water Ice, LLC
(Inst. No. 2021-42681)

EAST AVENUE C
(80' Right-of-way, curb and gutter, asphalt pavement)

City of Killeen
(Vol. 1645, Pg. 773)

City of Killeen
(Vol. 1563, Pg. 53)

NORTH 4th STREET
(80' Right-of-way, curb and gutter, asphalt pavement)

Lot 11A
Block 10
0.265 acres

Lot 11B
Block 10
0.145 acres

Joel Guzman & Socorro Ortega
(Inst. No. 2021-81187)

James McCall
(Inst. No. 2008-8379)

The Elizabethan Rose, LLC
(Inst. No. 2016-45982)

The Elizabethan Rose, LLC
(Inst. No. 2016-45982)

C.P. Nadeau Irrevocable Trust
(Inst. No. 2020-56188)

20' Alley - Vol. 49, Pg. 58

Bell Nickel & Dime, Ltd.
(Vol. 3988, Pg. 188)

Bell Nickel & Dime, Ltd.
(Vol. 3988, Pg. 193)

Julian Pascua, Etal
(Vol. 3719, Pg. 562)

Bell Nickel & Dime, Ltd.
(Vol. 3988, Pg. 193)

Lots 1 & 2, Block 10
Killeen Original Town
(Vol. 49, Pg. 58)

Tyrone
McLaurin
(Inst. No. 2016-25663)

Mark & Josie
McKinney
(Inst. No. 2019-1509)

Andres Lopez
(Inst. No. 2017-12794)

Jose L. Solis
& Dolores L. Solis
(Vol. 3072, Pg. 328)

Norman Mitchell
(Inst. No. 2009-48151)

Lot 10, Block 9
Killeen Original Town
(Vol. 49, Pg. 58)

KNOW ALL MEN BY THESE PRESENTS, that PC & B Company, whose address is PO Box 633, Killeen, Texas 76540, being the sole owner of that 0.410 acre tract of land shown hereon, which is more fully described in the dedication of HANCOCK ADDITION, BEING A REPLAT OF LOT 11, BLOCK 10, KILLEEN ORIGINAL TOWN, as shown by the plat hereof, attached hereto, and made a part hereof, and approved by the Planning Director of the City of Killeen, Bell County, Texas, does hereby adopt said HANCOCK ADDITION, BEING A REPLAT OF LOT 11, BLOCK 10, KILLEEN ORIGINAL TOWN, as an addition to the City of Killeen, Bell County, Texas, and hereby dedicates to said city 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 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.

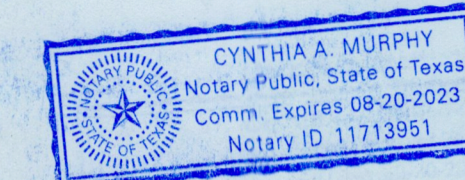
For: PC & B Company

John Goode, Vice President

STATE OF TEXAS
COUNTY OF BELL

This instrument was acknowledged before me on the 1 day of March, 2023 by John Goode, Vice President of PC & B Company.

Cynthia A. Murphy
Notary Public, State of Texas



Approved this 28th day of February, 2023, by the Planning Director of the City of Killeen, Texas.

William L. ...
Planning Director

Glenn L. ...
Planning Assistant

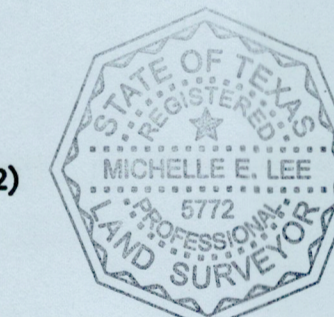
FILED FOR RECORD this 23rd day of March, 2023A.D.

Dedication instrument in Instrument No. 2023011990, 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, HANCOCK ADDITION, BEING A REPLAT OF LOT 11, BLOCK 10, KILLEEN ORIGINAL TOWN, is located within the City Limits of Killeen, Texas.

Michelle E. Lee 2-28-2023
Michelle E. Lee, RPLS (TX 5772)



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 8th day of March, 2023A.D.

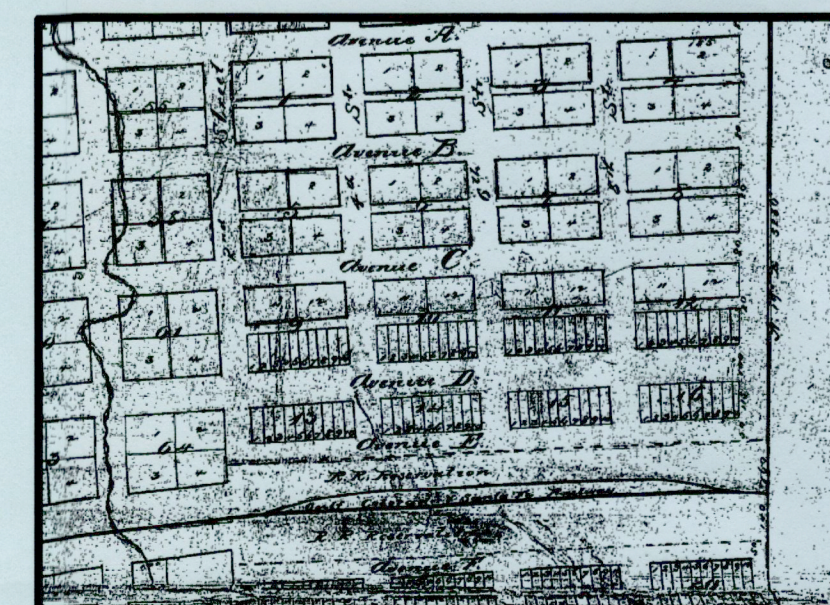
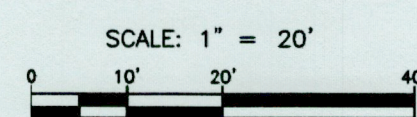
BELL COUNTY TAX APPRAISAL DISTRICT

By: Haroldan Lewis

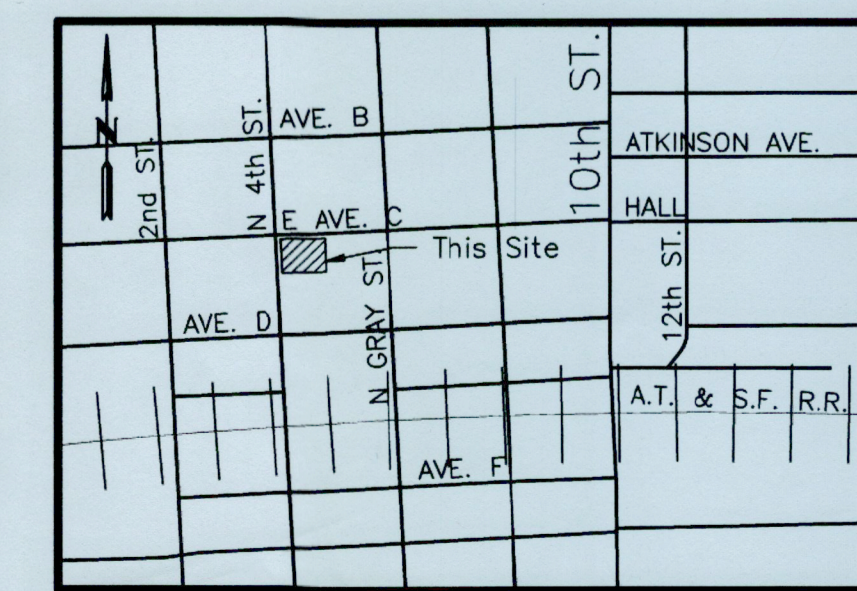
NOTES:

- BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD 83. AS PER LEICA SMARTNET GPS OBSERVATIONS.
- THIS SUBDIVISION IS LOCATED IN ZONE X, BY THE U.S. FEMA AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), MAP NO. 48027C0280C, EFFECTIVE DATE SEPTEMBER 26, 2008 FOR BELL COUNTY, TEXAS.
- WATER IMPACT FEES ARE HEREBY ASSESSED AND ESTABLISHED IN ACCORDANCE WITH CITY OF KILLEEN ORDINANCE NO. 21-015 AT A RATE OF \$1,161 PER SERVICE UNIT. WASTEWATER IMPACT FEES ARE HEREBY ASSESSED AND ESTABLISHED IN ACCORDANCE WITH THE CITY OF KILLEEN ORDINANCE NO. 21-015 AT A RATE OF \$418 PER SERVICE UNIT. IMPACT FEES SHALL BE PAID AT THE TIME OF BUILDING PERMITS.
- THE BUILDING SETBACK LINES FOR THIS TRACT SHALL BE DETERMINED AS REQUIRED BY THE APPLICABLE ZONING SECTION OF THE CITY CODE OF ORDINANCES AS RELATED TO THE DEVELOPMENT OF THIS TRACT UNLESS SHOWN HEREON.

LEGEND	
BL	BUILDING LINE
CAB.	CABINET
SL	SLIDE
VOL.	VOLUME
PG.	PAGE
ROW	RIGHT-OF-WAY
UE	UTILITY EASEMENT



KILLEEN ORIGINAL TOWN
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N.T.S.



VICINITY MAP
N.T.S.

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

DATE	SHEETS

FINAL PLAT

HANCOCK ADDITION
BEING A REPLAT OF LOT 11, BLOCK 10
KILLEEN ORIGINAL TOWN
KILLEEN, BELL COUNTY, TEXAS

Project No.:	2023-001
Acres:	0.410
No. of Lots:	2
Scale:	1" = 20'
Date:	1/18/2023
Design By:	MEL/GMH
Sheet No.:	1 OF 1