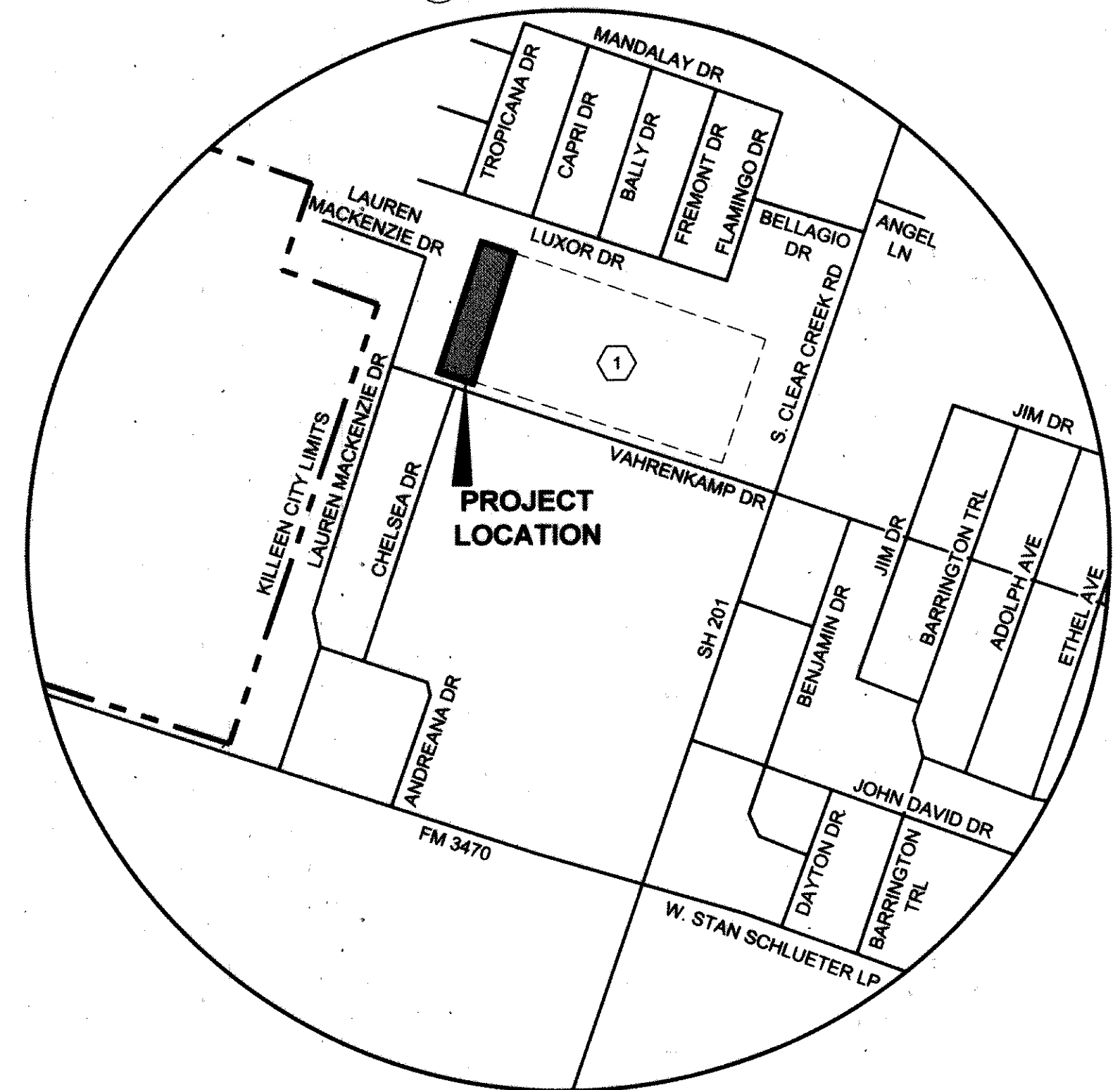


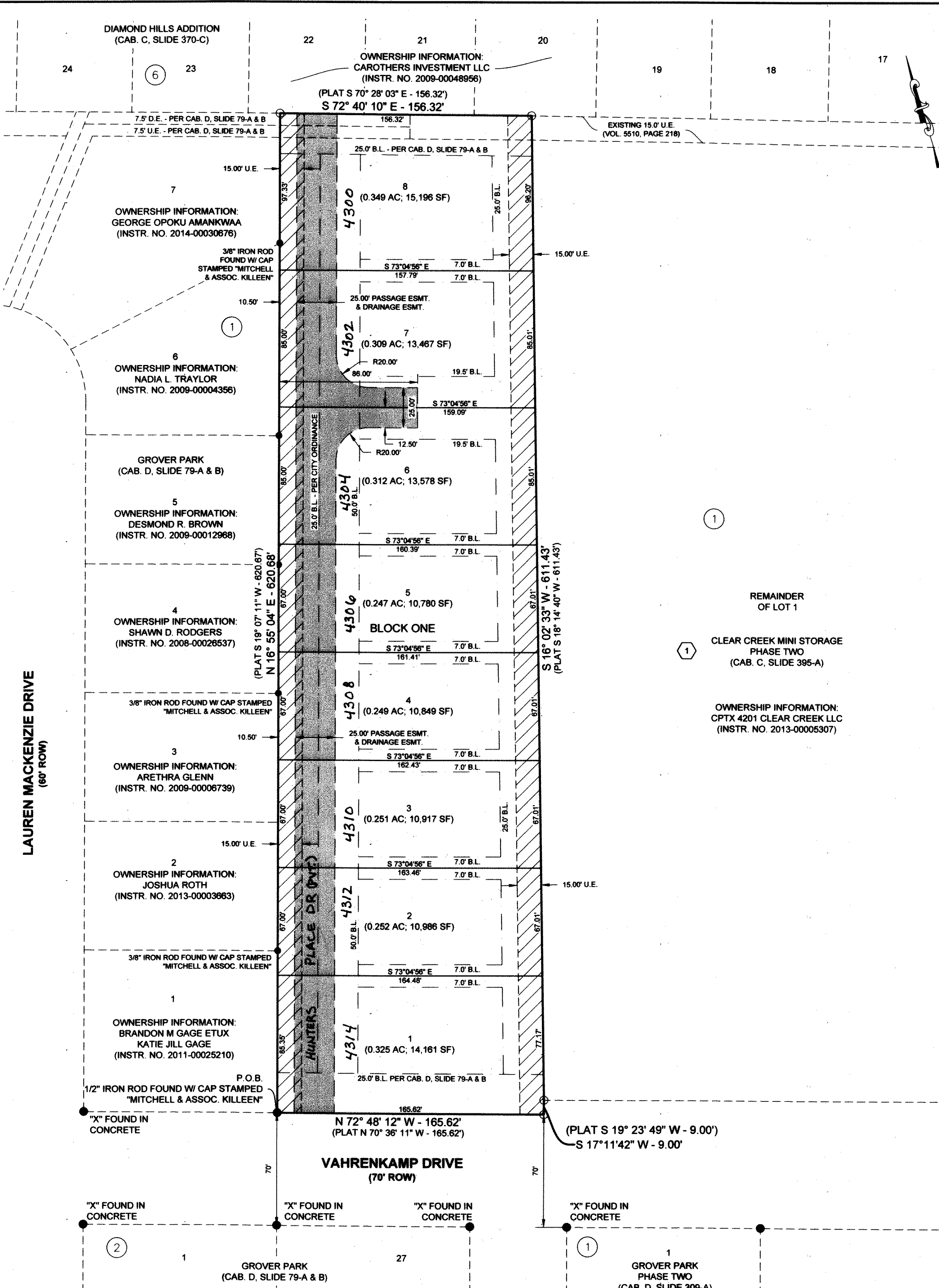
ORIGINAL CONFIGURATION OF GROVER PARK, AN ADDITION TO THE CITY OF KILLEEN, TEXAS, RECORDED IN CABINET D, SLIDE 79-A & B, PLAT RECORDS OF BELL COUNTY, TEXAS  
SCALE: N.T.S.

**LEGEND**

- PROPERTY BOUNDARY
- BUILDING LINE
- - - EASEMENT LINES
- - - PASSAGE EASEMENT LINES
- - - ADJOINING TRACT PROPERTY LINES
- 1/2" IRON ROD FOUND W/ CAP STAMPED "MITCHELL & ASSOC. KILLEEN"
- 1/2" IRON ROD SET W/ CAP STAMPED "QUINTERO 10194110"
- \*\*UNLESS OTHERWISE NOTED\*\*
- ① BLOCK NUMBER



**LOCATION MAP**  
SCALE: N.T.S.



**NOTES:**

1. 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 HERON.
2. THE BEARINGS SHOWN HERON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, PER LEICA TEXAS SMART NET GPS OBSERVATION. ALL DISTANCES ARE SURFACE DISTANCE.
3. ALL PERMANENT CORNERS SET ARE 1/2" IRON ROD W/ CAP STAMPED "QUINTERO 10194110" UNLESS OTHERWISE NOTED HERON. IRON RODS SET IN AREAS WHERE THERE IS EXPECTATION OF MOVEMENT WILL NOT BE CONSIDERED PERMANENT AND NOT MARKED ACCORDINGLY.
4. NO PORTION OF THIS PROPERTY LIES WITHIN THE FEMA 100 YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP, FEMA MAP 48027C0260E WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.

KNOW ALL MEN BY THESE PRESENTS, THAT M.A. HOARD CONSTRUCTION CO. II, LTD, BEING THE SOLE OWNER OF THAT CERTAIN 2.294 ACRE TRACT IN BELL COUNTY, TEXAS, BEING ALL OF LOT 41, BLOCK 1, GROVER PARK, IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN CABINET D, SLIDE 79-A & B OF THE PLAT RECORDS OF BELL COUNTY, TEXAS, SHOWN AND ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, DOES HEREBY SUBDIVIDE THE HEREIN DESCRIBED PROPERTY INTO LOTS AND BLOCKS, ACCORDING TO THE PLAT HEREOF, TO BE KNOWN AS HUNTERS PLACE TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, AS SHOWN BY THE PLAT HEREOF, ATTACHED HERETO, AND MADE A PART HEREOF, AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF KILLEEN, BELL COUNTY, TEXAS, DOES HEREBY ADOPT SAID HUNTERS PLACE AS AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, AND FOR THE PURPOSE OF SELLING LOTS AND BLOCKS OF LAND WITH REFERENCE THERETO AND FOR THE PROPERTY DEVELOPMENT OF SAID LAND BY ITS OWNERS AND FOR ALL OTHER PURPOSES, AND DOES 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, TEXAS.

THE UTILITY AND DRAINAGE 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 THIS 1 DAY OF June, 2017.

FOR: M.A. HOARD CONSTRUCTION CO. II, LTD

MARK HOARD, PRESIDENT OF M.A. HOARD CONSTRUCTION MANAGEMENT, L.C.

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS 1 DAY OF June, 2017, PERSONALLY APPEARED MARK HOARD, PRESIDENT OF M.A. HOARD CONSTRUCTION MANAGEMENT, L.C., IN ITS CAPACITY AS GENERAL PARTNER OF M.A. HOARD CONSTRUCTION, II, LTD 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 HEREOF.



*Cheryl A. Quinn*  
NOTARY PUBLIC STATE OF TEXAS  
MY COMMISSION EXPIRES: 2/19/2020

**PLANNING AND ZONING COMMISSION**

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KILLEEN, TEXAS.

APPROVED THIS 5<sup>th</sup> DAY OF June, 20 17, A.D. BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KILLEEN, TEXAS.

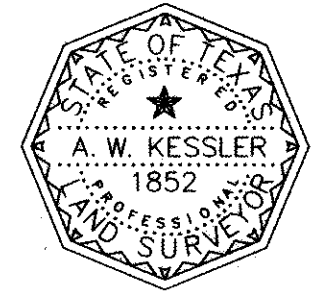
*Shirley Smith*  
CHAIRMAN, PLANNING AND ZONING COMMISSION

*Maria Lopez*  
SECRETARY, PLANNING AND ZONING COMMISSION

**SURVEYORS' CERTIFICATE:**

I, A. W. KESSLER, DO HEREBY CERTIFY THAT AN ACTUAL AND ACCURATE SURVEY WAS MADE ON THE GROUND OF THE PLATTED LAND, AND THAT THE CORNER MONUMENTS SHOWN ON THE FOREGOING PLAT WERE FOUND OR PLACED, IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF KILLEEN, TEXAS.

*A. W. Kessler* 6-1-2017  
A. W. KESSLER  
R. P. L. S. NO. 1852  
415 E AVENUE D  
KILLEEN, TX 76541



**AFFIDAVIT:**

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 THIS THE 6<sup>th</sup> DAY OF June, 20 17, A.D.

By: *Deborah Brown*  
BELL COUNTY TAX APPRAISAL DISTRICT

**COUNTY CLERK INFORMATION:**

FILED FOR RECORD THIS 9<sup>th</sup> DAY OF June, 20 17, IN YEAR 2017, PLAT # 82  
PLAT RECORDS OF BELL COUNTY, TEXAS, AND DEDICATION INSTRUMENT # 2017-00023624 OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

BY: \_\_\_\_\_

SURVEY:	JULIA STEPHENS SURVEY, A-745	OWNER:	M.A. HOARD CONSTRUCTION CO. II, LTD P.O. BOX 10669 KILLEEN, TEXAS 76547
NUMBER OF BLOCKS:	1	SURVEYOR:	QUINTERO ENGINEERING, LLC 415 E AVENUE D KILLEEN, TEXAS 76541 (254) 493-9962
NUMBER OF LOTS:	8		
TOTAL ACREAGE:	2.294 Ac.		
DATE:	MAY 2017		



**FINAL PLAT**  
**HUNTERS PLACE**  
KILLEEN, BELL COUNTY, TEXAS

HUNTERS PLACE, IS A REPLAT OF LOT 41, BLOCK 1, GROVER PARK, AN ADDITION IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS

DRAWING NO.:  
**P1**

