

**FINAL PLAT**  
**HYDE ESTATES ADDITION AMENDING**  
**WITHIN THE CITY LIMITS OF THE CITY**  
**OF KILLEEN, BELL COUNTY, TEXAS**

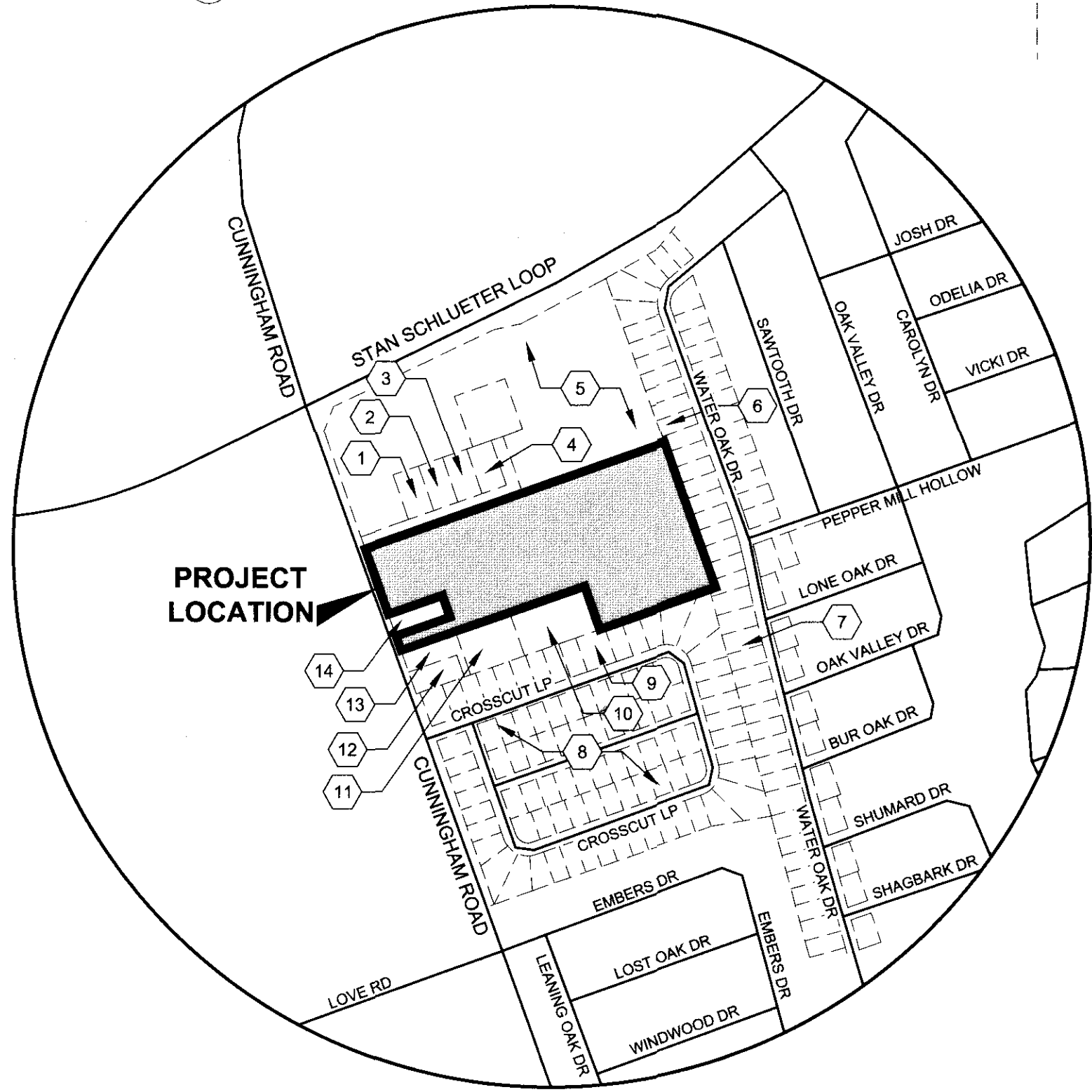
LINE #	BEARING	LENGTH	PLAT BEARING	PLAT LENGTH
L1	S68°45'29"W	25.50'	S 68° 45' 29" W	25.50'
L2	N21°00'40"W	178.58'	N 21° 00' 40" W	178.58'
L3	N20°59'18"W	60.00'	N 20° 59' 18" W	60.00'
L4	N69°10'44"E	204.60'	N 69° 10' 44" E	204.60'
L5	N20°59'18"W	89.36'	N 20° 59' 18" W	89.36'
L6	S69°10'44"W	204.60'	S 69° 10' 44" W	204.60'

CURVE #	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA
C5	681.50	109.95	S73°40'34"W	109.83	009°14'39"
C6	718.50	63.16	S75°46'49"W	63.13	005°02'10"
C7	718.50	52.77	S71°09'29"W	52.76	004°12'29"
C8	518.50	83.66	S64°25'56"W	83.56	009°14'39"
C9	481.50	77.69	S64°25'56"W	77.60	009°14'39"
C10	158.50	224.33	S70°24'00"E	206.07	081°05'29"
C11	643.50	99.68	N64°37'00"E	99.58	008°52'31"
C12	481.50	75.63	N64°40'44"E	75.56	009°00'00"

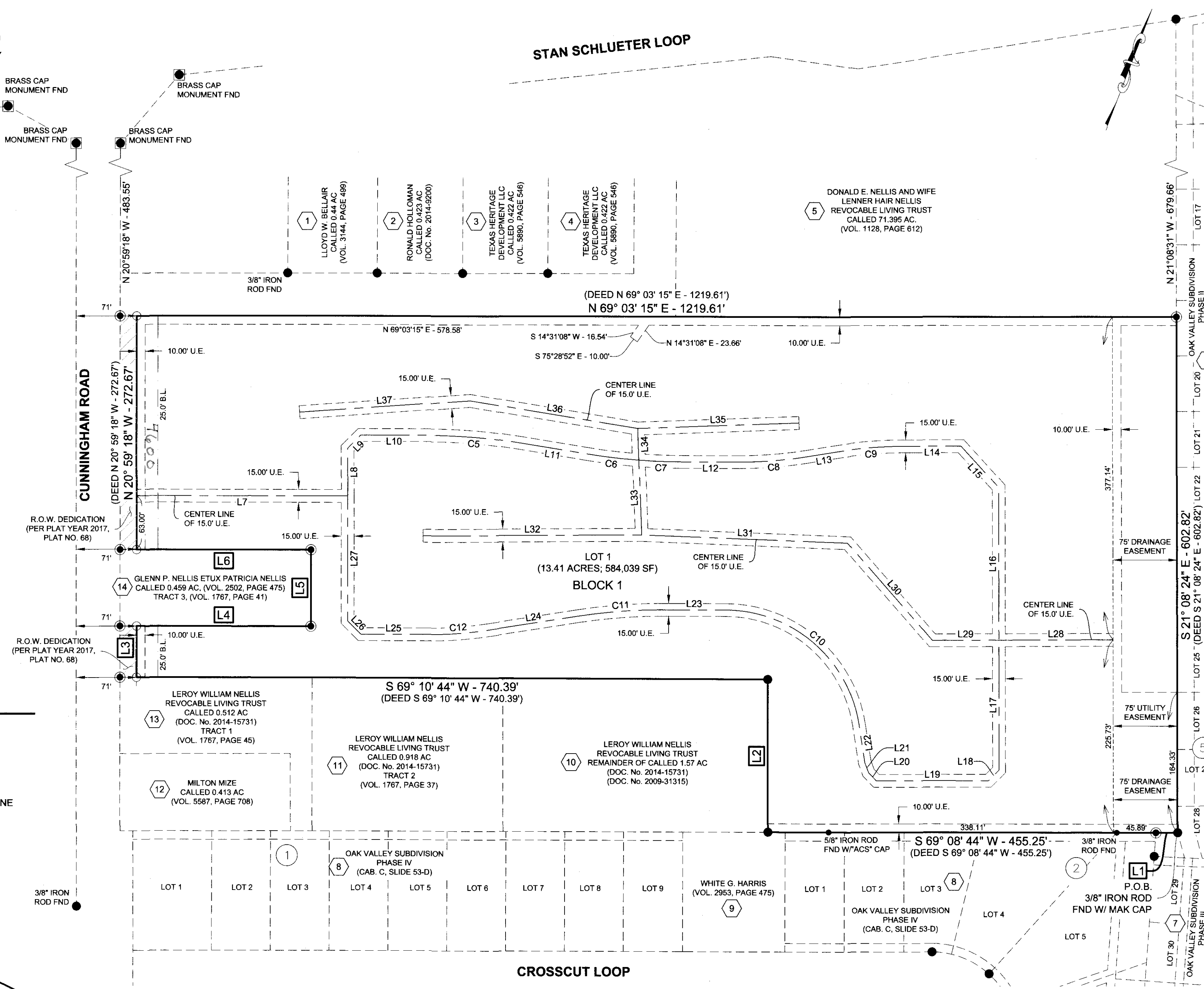
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L7	S69°10'44"W	247.60'	L18	N24°00'10"E	17.80'	L29	N68°51'36"E	78.03'
L8	S20°59'18"E	55.68'	L19	N69°08'44"E	131.50'	L30	S62°09'30"E	151.85'
L9	S24°01'58"W	21.96'	L20	S65°06'16"E	13.02'	L31	N71°10'26"E	241.45'
L10	S69°03'15"W	78.13'	L21	S41°51'16"E	12.69'	L32	N68°40'26"E	256.41'
L11	S78°17'54"W	76.74'	L22	S29°51'16"E	45.07'	L33	S23°04'39"E	87.18'
L12	S69°03'15"W	63.07'	L23	N69°03'15"E	73.61'	L34	S23°04'39"E	36.95'
L13	S59°48'36"W	34.38'	L24	N60°10'44"E	104.00'	L35	S66°55'21"W	189.22'
L14	S69°03'15"W	67.66'	L25	N69°10'44"E	76.85'	L36	S78°17'54"W	196.93'
L15	N63°23'05"W	65.17'	L26	S65°54'17"E	21.91'	L37	S65°04'10"W	200.68'
L16	N21°08'24"W	178.50'	L27	S20°59'18"E	145.89'			
L17	N21°08'24"W	151.95'	L28	N68°51'36"E	134.00'			

**LEGEND**

- PROPERTY BOUNDARY
- - - UTILITY EASEMENT LINES
- - - DRAINAGE EASEMENT LINES
- - - ADJOINING TRACT PROPERTY LINE
- - - ORIGINAL ABSTRACT BOUNDARY LINE
- CONCRETE MONUMENT FOUND
- 1/2" IRON ROD FOUND
- 1/2" Iron Rod Found w/ cap stamped "QUINTERO 10194111"
- 1/2" Iron Rod Found w/ cap stamped "QUINTERO 10194110"
- ① \*\*UNLESS OTHERWISE NOTED\*\*
- ① BLOCK NUMBER



**LOCATION MAP**  
 SCALE: NTS



**NOTES:**

- 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.
- THE BEARINGS SHOWN HERON ARE GRID BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83. PER LEICANET GPS OBSERVATION. ALL DISTANCES ARE HORIZONTAL SURFACE DISTANCES. THE COMBINED CORRECTION FACTOR (CCF) IS A HORIZONTAL SCALE FACTOR OF 9998824. GRID DISTANCE x CCF = SURFACE DISTANCE.
- ALL PERMANENT CORNERS SET ARE 1/2" IRON ROD W/ CAP STAMPED "QUINTERO 10194110" UNLESS OTHERWISE NOTED HERON.
- NO PORTION OF THIS PROPERTY LIES WITHIN THE FEMA 100 YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP, FEMA MAP 48027C0280E WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.

**KEY NOTES:**

- LLOYD W. BELLAIR CALLED 0.44 AC (VOL. 3144, PAGE 499)
- RONALD HOLLOWMAN CALLED 0.423 AC (INSTRUMENT NO. 2014-9200)
- TEXAS HERITAGE DEVELOPMENT, LLC CALLED 0.422 AC (VOL. 5890, PAGE 546)
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- DONALD E. NELLIS AND WIFE LENNER HAIR NELLIS REVOCABLE LIVING TRUST CALLED 0.918 AC (INSTRUMENT NO. 2014-15731); TRACT TWO (VOL. 1128, PAGE 612)
- OAK VALLEY SUBDIVISION, PHASE II (CAB. C. SLIDE 2-A)
- OAK VALLEY SUBDIVISION, PHASE III (CAB. C. SLIDE 40-A)
- OAK VALLEY SUBDIVISION, PHASE IV (CAB. C. SLIDE 53-D)
- WHITE G. HARRIS (VOL. 2953, PAGE 475)
- LERoy WILLIAM NELLIS REVOCABLE TRUST REMAINDER OF CALLED 1.57 AC (INSTRUMENT NO. 2009-31315)
- MILTON MIZE CALLED 0.413 AC (VOL. 5587, PAGE 708)
- LERoy WILLIAM NELLIS REVOCABLE TRUST CALLED 0.512 AC (INSTRUMENT NO. 2014-15731); TRACT 1 (VOL. 1767, PAGE 45)
- LERoy WILLIAM NELLIS REVOCABLE TRUST CALLED 0.918 AC (DOC. No. 2014-15731) TRACT 2 (VOL. 1767, PAGE 37)
- LERoy WILLIAM NELLIS REVOCABLE TRUST REMAINDER OF CALLED 1.57 AC (DOC. No. 2014-15731) TRACT 2 (VOL. 1767, PAGE 37)
- GLENN P. NELLIS ETUX PATRICIA NELLIS CALLED 0.459 AC. (VOL. 2502, PAGE 475) TRACT 3. (VOL. 1767, PAGE 41)

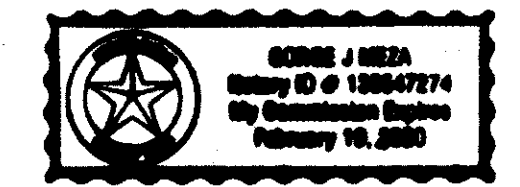
KNOW ALL MEN BY THESE PRESENTS, THAT HOUSING AUTHORITY OF THE CITY OF KILLEEN, TEXAS, BEING THE SOLE OWNER OF THAT CERTAIN PLATTED 13.41 ACRE TRACT OF LAND BEING PART OF THE ROBERT CUNNINGHAM SURVEY, ABSTRACT NUMBER 199, SAME BEING ALL OF LOT 1, BLOCK 1, HYDE ESTATES ADDITION, AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, RECORDED IN YEAR 2017, PLAT NO. 68 WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF HYDE ESTATES ADDITION AMENDING, AS SHOWN BY THE PLAT HEREOF, ATTACHED HERETO, AND MADE A PART HEREOF, AND APPROVED BY THE CITY OF KILLEEN, BELL COUNTY, TEXAS AND HOUSING AUTHORITY OF THE CITY OF KILLEEN, TEXAS, DOES HEREBY DEDICATE TO SAID CITY ALL STREETS, AVENUES, 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 DRAINAGE AND UTILITY EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO SAID 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 6<sup>th</sup> DAY OF December, 2017

FOR: HOUSING AUTHORITY OF THE CITY OF KILLEEN, TEXAS  
*Lisa Perata*  
 LISA PERATA, EXECUTIVE DIRECTOR

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS 6 DAY OF December, 2017, PERSONALLY APPEARED LISA PERATA KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. IT HAS BEEN ACKNOWLEDGED TO ME THAT SHE EXECUTED THE FOREGOING INSTRUMENT AS THE OWNER OF THE PROPERTY DESCRIBED HEREOF.



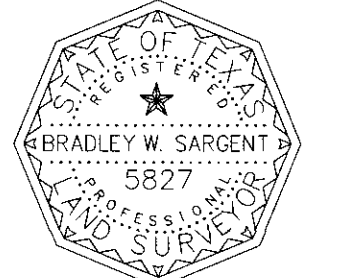
*Clayton M. ...*  
 NOTARY PUBLIC STATE OF TEXAS  
 MY COMMISSION EXPIRES: 2/19/2020

**CITY PLANNING AND DEVELOPMENT SERVICES**  
 APPROVED THIS 29<sup>th</sup> DAY OF November, 2017, A.D. BY THE EXECUTIVE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES OR THE CITY PLANNER OF THE CITY OF KILLEEN, TEXAS.

*Tom H. ...*  
 EXECUTIVE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES OR THE CITY PLANNER  
*Maria ...*  
 PLANNING SECRETARY

**SURVEYORS' CERTIFICATE:**  
 I, BRADLEY W. SARGENT, 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.

*Bradley W. Sargent* 12/6/2017  
 BRADLEY W. SARGENT  
 R. P. L. S. NO. 5827  
 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 December, 2017 A.D.  
 By: *Megan ...*  
 BELL COUNTY TAX APPRAISAL DISTRICT

**COUNTY CLERK INFORMATION:**  
 FILED FOR RECORD THIS 11<sup>th</sup> DAY OF December, 2017, IN YEAR 2017, PLAT # 169  
 PLAT RECORDS OF BELL COUNTY, TEXAS, AND DEDICATION INSTRUMENT # 2017-00051649, OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

SURVEY:	ROBERT CUNNINGHAM SURVEY A-199	OWNER:	HOUSING AUTHORITY OF THE CITY OF KILLEEN, TEXAS 731 WOLF STREET KILLEEN, TEXAS 76541
NUMBER OF BLOCKS:	1	SURVEYOR:	QUINTERO ENGINEERING, LLC 415 E. AVENUE D KILLEEN, TEXAS 76541 (254) 493-9962
NUMBER OF LOTS:	1		
TOTAL ACREAGE:	13.41 AC.		
DATE:	DECEMBER 2017		



**FINAL PLAT**  
**HYDE ESTATES ADDITION AMENDING**  
 KILLEEN, BELL COUNTY, TEXAS

HYDE ESTATES ADDITION AMENDING, IS AN AMENDING PLAT OF HYDE ESTATES ADDITION, KILLEEN, BELL COUNTY, TEXAS

DRAWING NO.:  
**P1**