

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

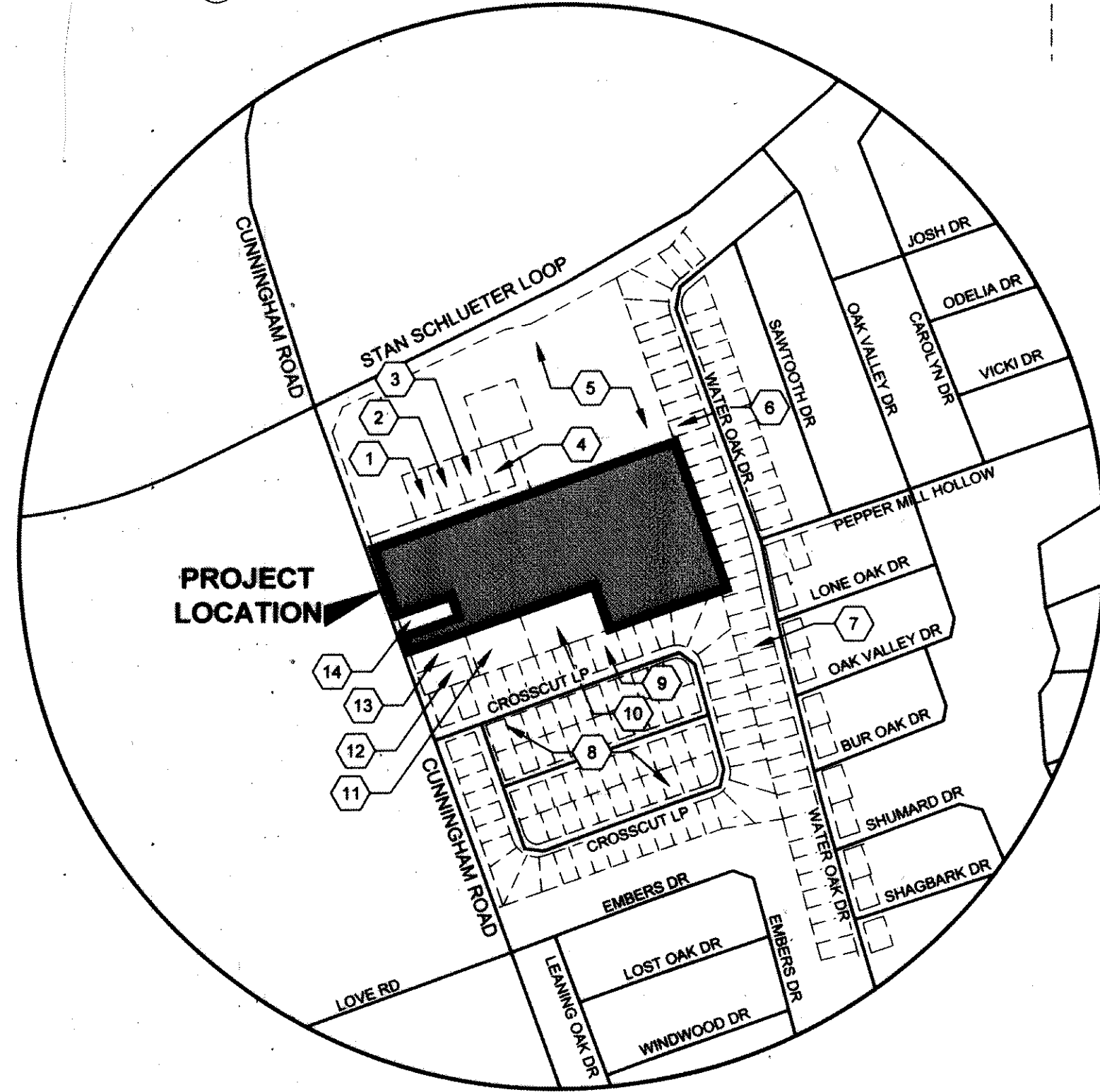
BOUNDARY LINE TABLE				
LINE #	BEARING	LENGTH	DEED BEARING	DEED LENGTH
L1	S88°45'29"W	25.50'	S 68° 45' 29" W	25.50'
L2	N21°00'40"W	178.58'	N 21° 00' 40" W	178.58'
L3	N20°59'18"W	80.00'	N 20° 59' 18" W	80.00'
L4	N69°10'44"E	224.00'	N 69° 10' 44" E	224.00'
L5	N20°59'18"W	89.36'	N 20° 59' 18" W	89.36'
L6	S69°10'44"W	224.00'	S 69° 10' 44" W	224.00'

EASEMENT CURVE TABLE					
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	77.68	S64°25'56"W	77.60	009°14'39"
C10	158.50	224.33	S70°24'00"E	208.07	081°05'29"
C11	643.50	98.68	N64°37'00"E	99.58	008°52'31"
C12	481.50	75.63	N64°40'44"E	75.56	009°00'00"

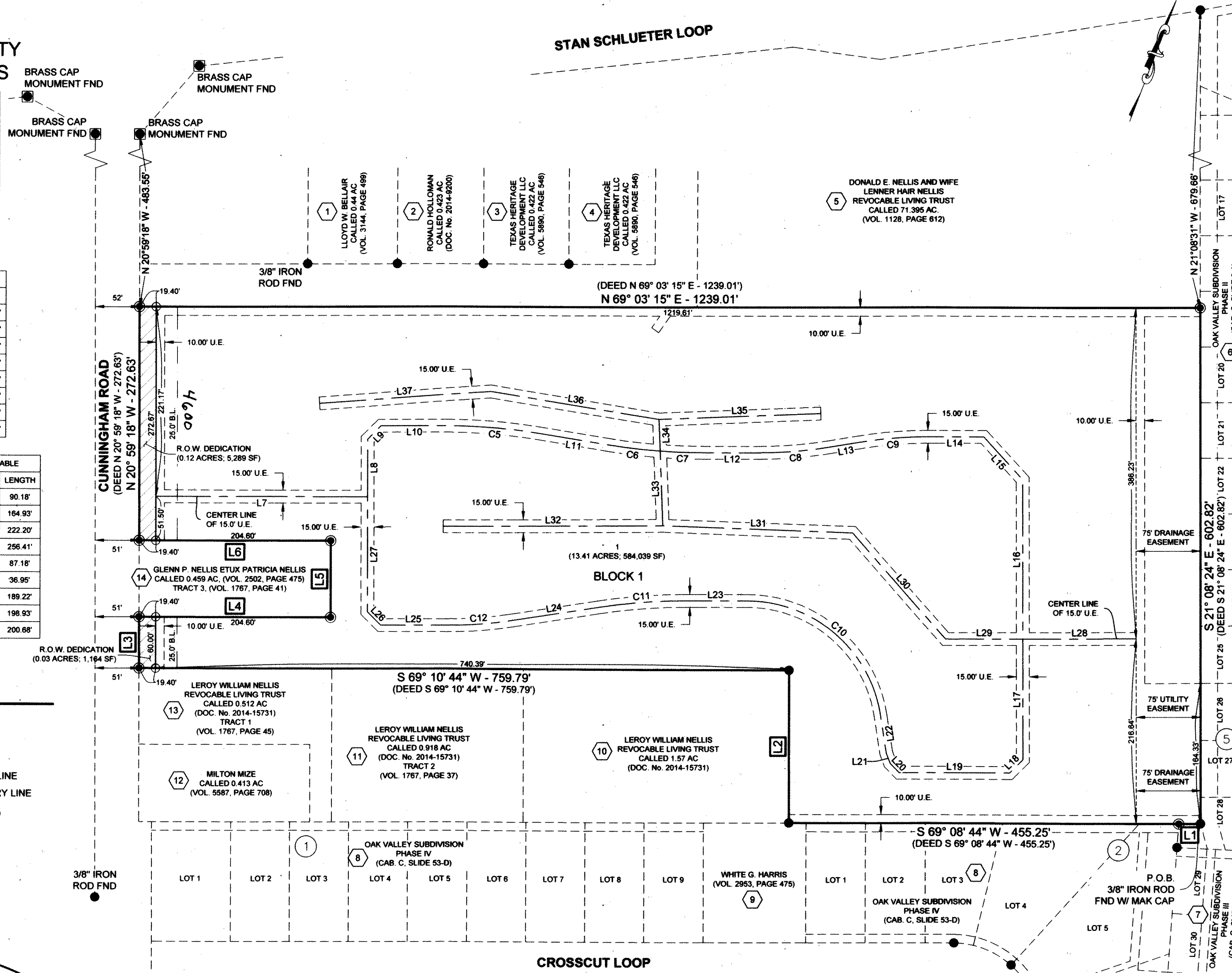
EASEMENT LINE TABLE			EASEMENT LINE TABLE			EASEMENT LINE TABLE		
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L7	S89°10'44"W	247.60'	L18	N24°00'10"E	22.03'	L29	N68°51'38"E	90.18'
L8	S20°59'18"E	67.18'	L19	N69°08'44"E	128.54'	L30	S62°09'30"E	164.93'
L9	S24°01'58"W	21.96'	L20	S65°06'16"E	15.11'	L31	N71°10'26"E	222.20'
L10	S69°03'15"W	78.13'	L21	S41°51'16"E	12.89'	L32	N68°40'26"E	256.41'
L11	S78°17'54"W	76.74'	L22	S28°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	S69°46'36"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	198.93'
L15	N63°23'05"W	67.40'	L26	S65°54'17"E	21.91'	L37	S65°04'10"W	200.68'
L16	N21°06'24"W	185.94'	L27	S20°59'18"E	134.38'			
L17	N21°06'24"W	141.37'	L28	N68°51'38"E	132.50'			

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 Set w/ cap stamped "QUINTERO 10194110"
- ① "UNLESS OTHERWISE NOTED"
- ① BLOCK NUMBER



LOCATION MAP
 SCALE: NTS



CROSSCUT LOOP

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 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 999824. GRID DISTANCE x CCF = SURFACE DISTANCE.
3. ALL PERMANENT CORNERS SET ARE 1/2" IRON ROD W/ CAP STAMPED "QUINTERO 10194111" UNLESS OTHERWISE NOTED HERON. IRON RODS SET IN AREAS WHERE THERE IS AN 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 48027C0280E WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 28, 2008.

KEY NOTES:

1. LLOYD W. BELLAIR CALLED 0.44 AC (VOL. 3144, PAGE 499)
2. RONALD HULLOMAN CALLED 0.423 AC (INSTRUMENT NO. 2014-9200)
3. TEXAS HERITAGE DEVELOPMENT, LLC CALLED 0.422 AC (VOL. 5890, PAGE 546)
4. TEXAS HERITAGE DEVELOPMENT, LLC CALLED 0.422 (VOL. 5890, PAGE 546)
5. DONALD E. NELLIS AND WIFE LENNER HAIR NELLIS CALLED 0.918 AC (INSTRUMENT NO. 2014-15731); TRACT TWO (VOL. 1787, PAGE 37)
6. OAK VALLEY SUBDIVISION, PHASE II (CAB. C, SLIDE 2-A)
7. OAK VALLEY SUBDIVISION, PHASE III (CAB. C, SLIDE 40-A)
8. OAK VALLEY SUBDIVISION, PHASE IV (CAB. C, SLIDE 53-D)
9. WHITE G. HARRIS CALLED 0.422 AC (VOL. 2953, PAGE 475)
10. LEROY WILLIAM NELLIS REVOCABLE TRUST CALLED 1.57 AC (INSTRUMENT NO. 2014-15731)
11. LEROY WILLIAM NELLIS REVOCABLE TRUST CALLED 0.918 AC (INSTRUMENT NO. 2014-15731); TRACT TWO (VOL. 1787, PAGE 37)
12. MILTON MIZE CALLED 0.413 AC (VOL. 5587, PAGE 708)
13. LEROY WILLIAM NELLIS REVOCABLE TRUST CALLED 0.512 AC (INSTRUMENT NO. 2014-15731); TRACT 1 (VOL. 1787, PAGE 45)
14. GLENN P. NELLIS ETUX PATRICIA NELLIS CALLED 0.459 AC (VOL. 2502, PAGE 475); TRACT 3 (VOL. 1787, PAGE 41)

KNOW ALL MEN BY THESE PRESENTS, THAT HOUSING AUTHORITY OF THE CITY OF KILLEEN, TEXAS, BEING THE SOLE OWNER OF THAT CERTAIN 13.556 ACRE TRACT OF LAND IN BELL COUNTY, TEXAS, PART OF THE ROBERT CUNNINGHAM SURVEY, ABSTRACT NUMBER 199, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF HYDE ESTATES ADDITION, 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 10 DAY OF April, 2017

FOR: HOUSING AUTHORITY OF THE CITY OF KILLEEN, TEXAS

Lisa Perata
 LISA PERATA, EXECUTIVE DIRECTOR

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS 10 DAY OF April, 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.



My Commission Expires 2/14/2020

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 3rd DAY OF April, 2017, A.D. BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KILLEEN, TEXAS.

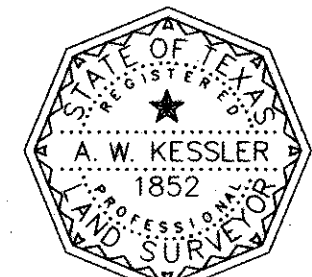
John Jones
 CHAIRMAN, PLANNING AND ZONING COMMISSION

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 4-10-2017
 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 8th DAY OF May, 2017, A.D.

Melissa Brown
 MELISSA BROWN
 BELL COUNTY TAX APPRAISAL DISTRICT

COUNTY CLERK INFORMATION:

FILED FOR RECORD THIS 10th DAY OF May, 2017, IN YEAR 2017, PLAT # 68
 PLAT RECORDS OF BELL COUNTY, TEXAS, AND DEDICATION INSTRUMENT # 2017-00019907, OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

BY: _____

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		
NUMBER OF LOTS:	1	SURVEYOR:	QUINTERO ENGINEERING, LLC 415 E. AVENUE D KILLEEN, TEXAS 76541 (254) 493-9962
TOTAL ACREAGE:	13.556 AC.		
DATE:	APRIL, 2017		



FINAL PLAT
HYDE ESTATES ADDITION
 KILLEEN, BELL COUNTY, TEXAS
 13.556 ACRE TRACT, ROBERT CUNNINGHAM SURVEY,
 ABSTRACT NO. 199
 KILLEEN, BELL COUNTY, TEXAS

DRAWING NO.:
P1