



CB=N2°07'58"W CHORD=140.19'  
ARC=140.42' DELTA=11°22'07"  
RADIUS=707.72' TAN=70.44'  
(PLAT ARC=140.40')

Ronald E. & Patricia Gallien  
Called 2.44 Ac.  
(Vol. 2949, Page 743)

BLOCK	LOT	MIN. FINISHED FLOOR ELEVATION
1	1	223-00 <i>RR</i>
1	2	223-00 <i>RR</i>

\* Minimum Finished Floor Elevation (FFE) may change if or when a detailed study is conducted on this area of the FEMA Special Flood Hazard Area.

Approximate limits of 100 year flood plain, zone A, as per FEMA FIRM panel 48027C0475E, dated September 26, 2008.
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- NOTES:**
- All bearings are based upon the Texas State Plane Coordinate System, NAD 83 (CORS 96), Texas Central Zone as per Leica Texas Smartnet GPS observations. All distances are surface distance. Combined scale factor=1.0001168
  - All interior lot corners marked with 1/2" ir & cap stamped "M & A, Killen" set after construction completed.
  - This subdivision will be served by on site sewerage facilities (OSS). The Bell County Health Department must approve any on site sewerage facilities installation prior to construction.
  - Pecan Creek Road is a County maintained road.
  - Any development within the FEMA Special Flood Hazard area shall require a FEMA Elevation 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 29 day of November, A.D. 2012

BELL COUNTY TAX APPRAISAL DISTRICT  
BY: Jennifer King

FILED FOR RECORD this 18 day of December 2012 in Cabinet D, Slide 379.D Plat Records of Bell County, Texas. Dedication Instrument in Instrument # 2012-0005224 Official Public Records of Real Property, Bell County, Texas.

STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF BELL §

That We, Marilyn Acosta, Julio Valentin, Clarissa Acosta, and Juan C. Ortiz, being the sole owner(s) of that certain 9.970 acre tract of land in Bell County, Texas, and the land herein described being all of Lot 9, Block A, Creek Place Section Two, Amended, a subdivision in Bell County, Texas, of record in Cabinet A, Slide 346-A, B & C, Plat Records of Bell County, Texas, and being all that certain tract conveyed to Marilyn Acosta and husband, Julio Valentin and Clarissa Acosta and husband, Juan Ortiz, being of record in Volume 5373, Page 542, Official Public Records of Real Property, Bell County, Texas, do hereby join, approve and consent to all dedications and plat note requirements shown hereon. We do hereby approve recordation of this subdivision plat and dedicate to the public use forever any easements and roads that are shown hereon. This subdivision is to be known as **Juan Ortiz Addition**.

We do hereby adopt said plat as an addition to Bell County, Texas, and for the purpose of selling lots and blocks of land with reference thereto, and for all other purposes do hereby dedicate to the County of Bell, 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 County of Bell. The utility easements shown on said plat are dedicated to the public, for the installation and maintenance of any and all public utilities, which the County may elect to install and maintain or permit to be installed and maintained.

Easements are reserved as shown on the plat, plus required onto all lots in this subdivision, for the construction and perpetual maintenance of poles, wires and fixtures for electric and telephone service, and to trim any trees which may interfere or threaten to interfere the maintenance of such lines with right of ingress to and egress from across said premises to employees of said utilities. Said easements are also to extend along any owner's side and rear property lines in case of fractional lots.

It is understood and agreed that it shall not be considered a violation of the provisions of the easement if the wires or cables carried by such pole lines pass over a portion of said lots as long as such lines do not hinder the buildings on any lots in this subdivision.

WITNESS the execution hereof, on this 26 day of October, 2012.

For Clarissa Acosta  
Marilyn Acosta

This instrument was acknowledged before me on Oct 26 2012 by Clarissa Acosta as attorney in fact for Marilyn Acosta.

Tracey L. Reese  
NOTARY PUBLIC STATE OF TEXAS  
My Commission Expires: 11-4-15

For Julio Valentin  
Julio Valentin

This instrument was acknowledged before me on Oct 26 2012 by Juan C. Ortiz as attorney in fact for Julio Valentin.

Tracey L. Reese  
NOTARY PUBLIC STATE OF TEXAS  
My Commission Expires: 11-4-15

For Clarissa Acosta  
Clarissa Acosta

Before me, the undersigned authority, on this day personally appeared Clarissa Acosta 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 hereon.

Tracey L. Reese  
NOTARY PUBLIC STATE OF TEXAS  
My Commission Expires: 11-4-15

For Juan C. Ortiz  
Juan C. Ortiz

Before me, the undersigned authority, on this day personally appeared Juan C. Ortiz 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 hereon.

Tracey L. Reese  
NOTARY PUBLIC STATE OF TEXAS  
My Commission Expires: 11-4-15

In approving this plat by the Commissioners' Court of Bell County, Texas, it is understood that the building of all streets, roads, and other public thoroughfares and any bridges or culverts necessary to be constructed or placed is the responsibility of the owners of the tract of land covered by this plat in accordance with the plans and specifications prescribed by the Commissioners' Court of Bell County, Texas. Said Commissioners' Court assumes no obligation to build any of the streets, roads, or other public thoroughfares shown on this plat or of constructing any of the bridges or drainage improvements in connection therewith. The County will assume no responsibility for drainage ways or easements in the subdivision, other than those draining or protecting the road system and streets. The County assumes no responsibility for the accuracy of representation by other parties in this plat. Flood plain data, in particular, may change depending on the subsequent development.

All public roadways and easements as shown on this plat are free of liens.

APPROVED this 20th day of November, 2012 A.D., by the Planning and Zoning Commission of the City of Killen, Bell County, Texas.

Jodi Hanken  
CHAIRMAN, PLANNING COMMISSION

Fredrick Hanken  
SECRETARY, PLANNING COMMISSION

I hereby certify this plat was approved this 17th day of December, 2012 by the Bell County Commissioners' Court and may be filed for record in the Plat Records of Bell County, by the County Clerk.

County Judge  
Witness my hand this 17th day of December, 2012.

Notary Public  
NOTARY PUBLIC, STATE OF TEXAS  
My Commission Expires: 8-13-14

Notary Public  
NOTARY PUBLIC, STATE OF TEXAS  
My Commission Expires: 08-13-2014

KNOW ALL MEN BY THESE PRESENTS,

That I, Rex D. Haas, Registered Professional Land Surveyor, do hereby certify that I did prepare this plat from an actual and accurate survey of the land, that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the subdivision regulations of the County of Bell, Texas, and this subdivision is within the County Limits of Bell County, Texas.

Notary Public  
NOTARY PUBLIC, STATE OF TEXAS  
My Commission Expires: 8-13-14

KNOW ALL MEN BY THESE PRESENTS,  
That I, Robert E. Mitchell, Registered Professional Engineer, do hereby certify that I prepared all necessary drainage calculations and designed all drains and appurtenances in accordance with the subdivision regulations of Bell County, Texas.

Notary Public  
NOTARY PUBLIC, STATE OF TEXAS  
My Commission Expires: 08-13-2014

Notary Public  
NOTARY PUBLIC, STATE OF TEXAS  
My Commission Expires: 08-13-2014

RE spike north side of power pole at east of southwest corner of this subdivision. Elev. 719.34	
No.	DATE
1	11/16/2012
CITY OF KILLEEN COMMENTS: FRB	
REVISIONS	
BY	

**JUAN ORTIZ ADDITION**  
BEING A REPLAT OF ALL OF LOT 9, BLOCK A, CREEK PLACE - SECTION TWO, AMENDED KILLEEN ETJ, BELL COUNTY, TEXAS

FINAL PLAT

**MITCHELL & ASSOCIATES, INC.**  
ENGINEERING & SURVEYING  
102 N. COLLEGE  
KILLEEN, TEXAS 76541  
PHONE: (254) 634-5541  
FAX: (254) 634-2141  
T. R. E. L. S. FROM REGISTRATION NO. 3241 TEXAS BOARD OF PROFESSIONAL ENGINEERS FROM REGISTRATION NO. 100004-09

Robert E. Mitchell  
Registered Professional Engineer, No. 87826

DWG No.	DATE	SCALE	FB/AB	LOTS	AREA
12-207-D	OCT. 2012	1"=100'	1728/8	2	9.970 Ac.