

KILLEEN ISD ELEMENTARY SCHOOL 33  
A REPLAT OF LOT 2, BLOCK 6, THE LANDING AT CLEAR CREEK PHASE II  
AND 19.9 ACRES OUT OF THE JOHN MADERA SURVEY, ABSTRACT NO. 600,  
BELL COUNTY, TEXAS

PROJECT No.  
S16.6717  
CAD FILE  
FINAL PLAT  
CREW & F.B.  
JU/DD  
BRANN  
tpw/dd

SHEET  
1 OF 1

STATE OF TEXAS  
COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS, THAT KILLEEN INDEPENDENT SCHOOL DISTRICT, WHOSE ADDRESS IS 110 N WS YOUNG DRIVE, KILLEEN, TEXAS, 78943, BEING THE SOLE OWNER OF TWO TRACTS OF LAND (21.162 ACRES) IN BELL COUNTY, TEXAS, AS PART OF THE JOHN E. MADERA SURVEY, ABSTRACT NO. 600, CONVEYED TO KILLEEN INDEPENDENT SCHOOL DISTRICT OF RECORD IN DOCUMENT NUMBER 2012-45384, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF KILLEEN ISD ELEMENTARY SCHOOL 33 AS SHOWN BY THE PLAT HEREOF, ATTACHED HERETO, AND MADE A PART HEREOF, AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KILLEEN, BELL COUNTY, TEXAS, AND KILLEEN INDEPENDENT SCHOOL DISTRICT DOES HEREBY ADOPT SAID KILLEEN ISD ELEMENTARY SCHOOL 33 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 EASEMENTS, SHOWN ON SAID PLAT ARE DEDICATED TO SAID CITY FOR THE INSTALLATION AND MAINTENANCE OF ANY AND ALL PUBLIC UTILITIES, WHICH THE CITY MAY INSTALL OR PERMIT TO BE INSTALLED AND ARE MAINTAINED.

WITNESS THE EXECUTION HEREOF, ON THIS 5th DAY OF April 2013

FOR: KILLEEN INDEPENDENT SCHOOL DISTRICT

Shelley Wells  
PRESIDENT, BOARD OF TRUSTEES

DIANA L. KAYE  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
8-8-2015  
COMMISSION EXPIRES

STATE OF TEXAS  
COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, KILLEEN INDEPENDENT SCHOOL DISTRICT, HEREINAFTER CALLED OWNER (WHETHER ONE OR MORE), IS THE OWNER OF A CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS KILLEEN ISD ELEMENTARY SCHOOL 33, AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS. OWNER DOES HEREBY WAIVE, RELEASE, REMISE, QUIT CLAIM AND FOREVER HOLD HARMLESS THE CITY OF KILLEEN, TEXAS A MUNICIPAL CORPORATION, HEREINAFTER CALLED CITY, FROM ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND THAT OWNER MAY NOW HAVE OR MAY HEREAFTER HAVE IN THE FUTURE BY REASON OF THE PASSAGE OF ALL AIRCRAFT (AIRCRAFT BEING DEFINED FOR THE PURPOSES OF THIS INSTRUMENT AS ANY AIRCRAFT IN FLIGHT IN THE AIR) BY WHOMSOEVER OWNED AND OPERATED, IN THE AIR SPACE ABOVE OWNER'S PROPERTY, SUCH RELEASE SHALL INCLUDE, BUT NOT BE LIMITED TO, ANY DAMAGES TO OWNERS DESCRIBED PROPERTY, SUCH AS NOISE, VIBRATION, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANING AT OR TAKING OFF FROM, OR OPERATING AT ANY MUNICIPAL OR MILITARY AIRPORT WITHIN OR ADJACENT TO THE CITY, WHETHER SUCH CLAIM BE FOR INJURY OR DEATH TO PERSON OR PERSONS OR DAMAGES TO OR TAKING OF PROPERTY; AND OWNER DOES HEREBY FULLY REMISS, AND RELEASE ANY RIGHT OR CAUSE OF ACTION WHICH IT MAY NOW HAVE OR WHICH IT MAY IN THE FUTURE HAVE AGAINST THE CITY, WHETHER SUCH CLAIMS BE FOR INJURY TO PERSON OR DAMAGE TO PROPERTY DUE TO NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL THE OTHER EFFECTS THAT MAY BE CAUSED OR MAY HAVE BEEN CAUSED BY THE OPERATION AND/OR MAINTENANCE OF AIRCRAFT OR AIRCRAFT ENGINE AT OR ON SAID AIRPORTS. IT IS AGREED THAT THIS RELEASE SHALL BE BINDING UPON OWNER, HIS SUCCESSORS, HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, IN INTEREST WITH IN KILLEEN ISD ELEMENTARY SCHOOL 33, AN ADDITION TO THE CITY OF KILLEEN, TEXAS, AND IT IS FURTHER AGREED THAT THIS INSTRUMENT SHALL BE A COVENANT RUNNING WITH THE LAND, AND SHALL BE RECORDED IN THE DEED RECORDS OF BELL COUNTY, TEXAS.

EXECUTED THIS 5th DAY OF April, A.D., 2013

Miguel A. Escobar  
KILLEEN INDEPENDENT SCHOOL DISTRICT  
PRESIDENT, BOARD OF TRUSTEES

KNOW ALL MEN BY THESE PRESENTS:

THAT I, MIGUEL A. ESCOBAR, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION AND PROPERTY DEVELOPMENT REGULATIONS OF THE CITY OF KILLEEN, TEXAS.

Miguel A. Escobar  
3 Apr 2013  
MIGUEL ANGELO ESCOBAR  
TEXAS REGISTRATION NO. 5633  
CUNNINGHAM-ALLEN, INC.  
3103 BEE CAVE ROAD, STE. 202  
AUSTIN, TX 78746

APPROVED THIS 25th DAY OF March, 2013 BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KILLEEN, TEXAS.

John Ranken  
CHAIRMAN, PLANNING AND ZONING COMMISSION

Ficki Ranken  
SECRETARY, PLANNING AND ZONING COMMISSION

APPROVED THIS N/A DAY OF N/A, BY THE CITY COUNCIL OF THE CITY OF KILLEEN, TEXAS.

N/A  
MAYOR

N/A  
CITY SECRETARY

FILED FOR RECORD THIS 18th DAY OF July, 2013 A.D., IN  
CABINET D, SLIDE 399D PLAT RECORDS OF BELL COUNTY, TEXAS 2013-00031144

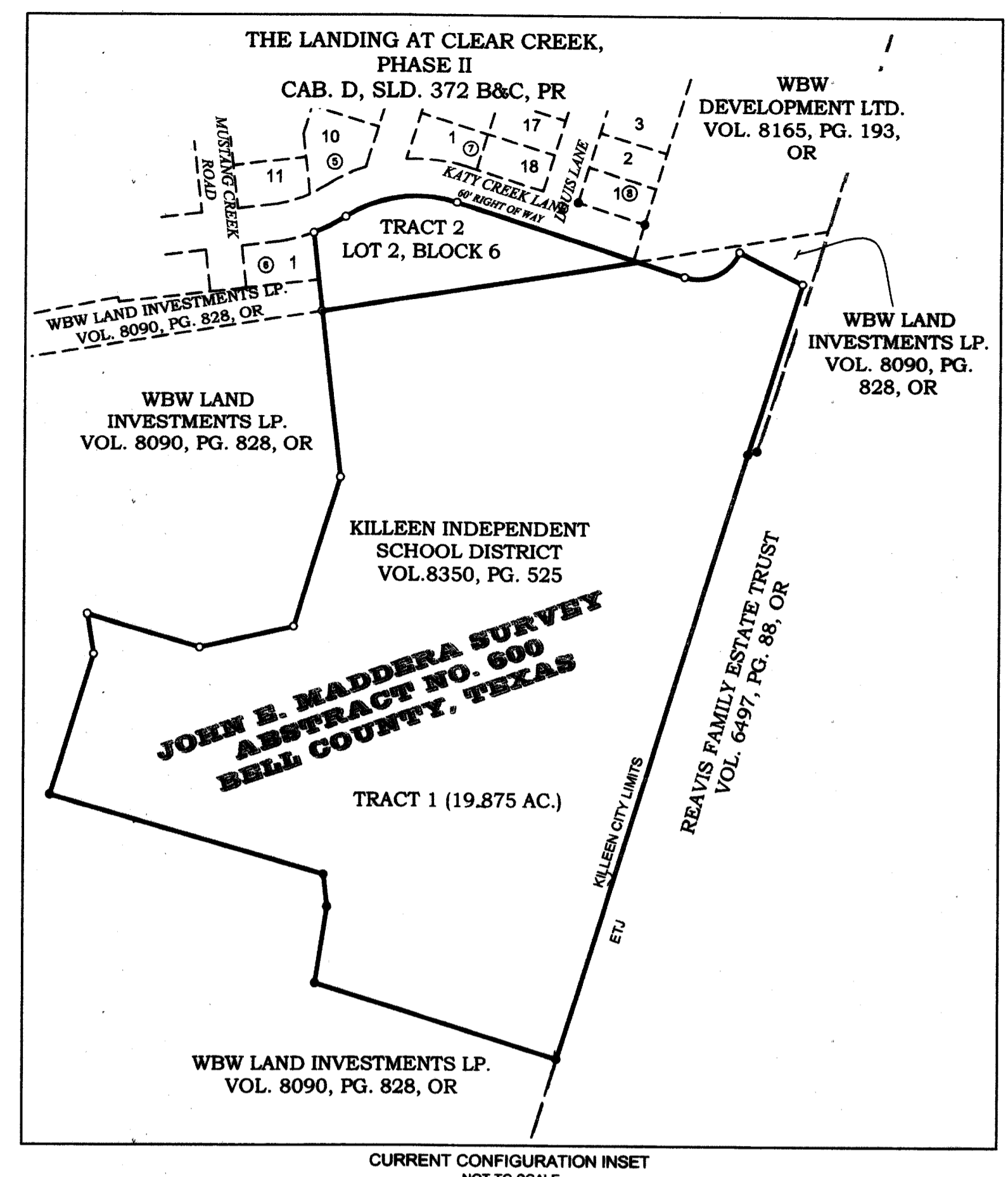
COUNTY CLERK

TAX CERTIFICATE

THE BELL COUNTY TAX OFFICE, 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 25th DAY OF April, 2013

BELL COUNTY TAX OFFICE  
BY: Melissa Mante



FLOOD NOTE:  
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X (NOT SHADED) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ZONE A - NO BASE FLOOD ELEVATIONS DETERMINED AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 482720200E, THAT BEARS AN EFFECTIVE/REVISED DATE OF SEPTEMBER 28, 2008. THE SURVEYOR MAKES NO ASSURANCE AS TO THE ACCURACY OF THE DELINEATIONS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP. THIS STATEMENT IS NOT AN OPINION THAT THE PROPERTY WILL OR WILL NOT FLOOD.

BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (NAD 83 (COORD)). ALL DISTANCES WERE ADJUSTED TO THE SURFACE USING A SURFACE ADJUSTMENT FACTOR OF 1.00010010. (SURFACE = GRID X SURFACE ADJUSTMENT FACTOR)

THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SIZE OR SHAPE OF THE FEATURE.

ELEVATION REFERENCE:  
CITY OF KILLEEN - ALUMINUM CAP SET IN CONCRETE, STAMPED "KILLEEN MONUMENT 1, 1994". THE MONUMENT IS LOCATED IN THE CITY OF KILLEEN, TEXAS, AT THE SOUTHWEST INTERSECTION CORNER OF W STAN SCHLUETER LOOP AND CLEAR CREEK RD. THE MONUMENT IS 418' FEET WEST OF THE CENTER OF CLEAR CREEK RD. AND 470' SOUTH OF THE CENTER OF W STAN SCHLUETER LOOP.  
ELEVATION = 1013.29 (NGVD 29 DATUM)

BENCHMARKS:  
1860-66 "X" IN THE WEST END OF A CONCRETE DRAINAGE STRUCTURE APPROXIMATELY 50' NORTH OF THE SOUTH LINE OF BRIDGEWOOD ADDITION PHASE II, APPROXIMATELY 200' SOUTHWEST OF GRIFFITH LOOP AND APPROXIMATELY 2660' EAST OF CLEAR CREEK ROAD.  
ELEVATION = 987.19  
LAT: 31°04'34.15"N  
LONG: 97°48'18.41"W

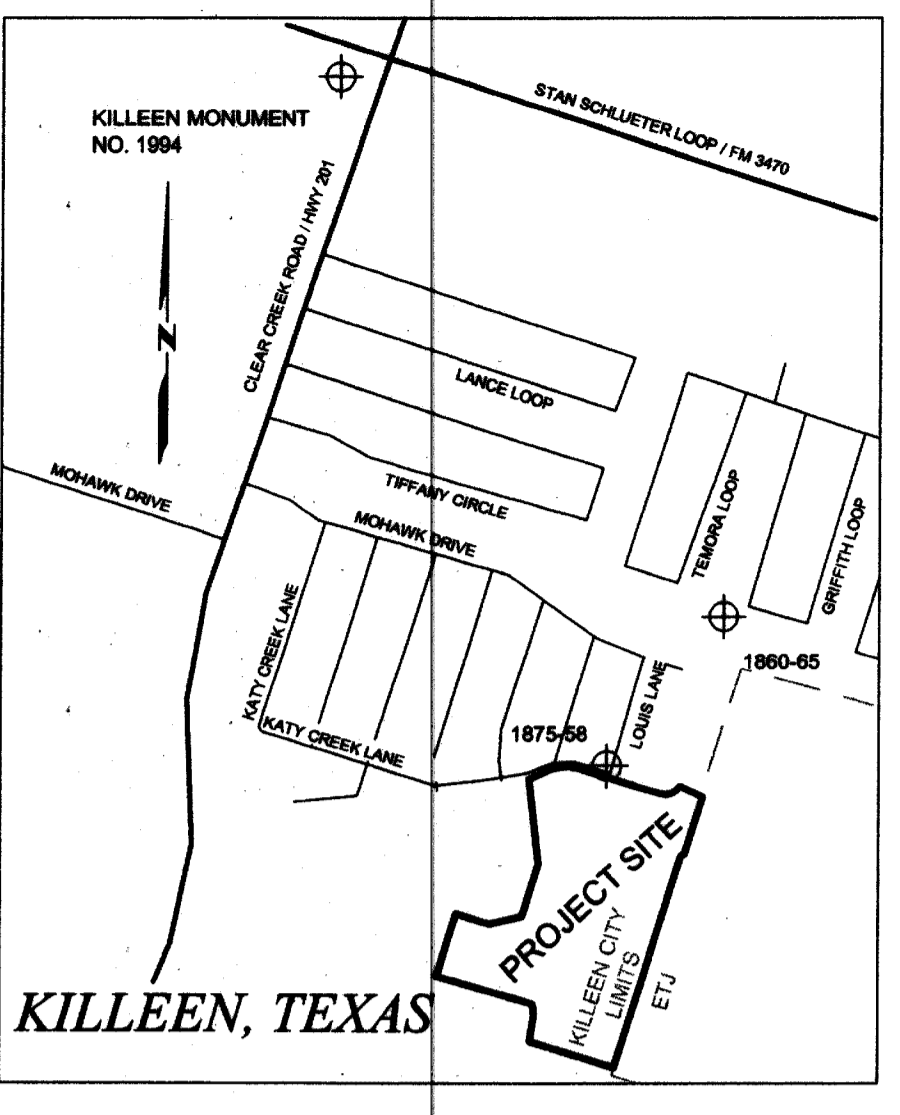
1875-56 CUT IN TOP OF CURB LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF KATY CREEK LANE AND LOUISE LANE, 21.5 NORTH OF THE CENTERLINE OF KATY CREEK LANE AND 33' WEST OF THE CENTERLINE OF LOUISE LANE  
ELEVATION = 980.35'

WATER & WASTEWATER LINE EASEMENT

CURVE	RADIUS	LENGTH	DELTA	CHORD BRG.	CHORD
C88	75.04'	15.13'	11°33'03"	S69°35'33"W	15.10'

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L61	N72°38'59"W	3.45'	L78	S27°38'59"E	229.66'	L96	N17°16'43"E	34.55'
L62	N17°21'01"E	30.45'	L79	S72°38'59"E	262.35'	L97	S17°16'43"W	28.33'
L63	N72°39'06"W	15.00'	L80	N62°19'42"E	34.49'	L98	N27°43'17"W	138.89'
L64	S17°21'01"W	30.45'	L81	N17°18'54"E	89.29'	L99	S27°43'17"E	126.47'
L65	N72°38'59"W	231.48'	L82	N27°40'18"W	28.04'	L100	N72°38'59"W	30.28'
L66	N27°38'59"W	29.11'	L83	N17°18'22"E	284.26'	L101	S72°38'59"E	24.03'
L67	N62°21'01"E	20.39'	L84	N27°03'30"W	78.87'	L102	N17°09'01"E	27.71'
L68	N27°38'59"W	15.00'	L85	N62°56'30"E	9.56'	L103	S72°50'59"E	15.00'
L69	S62°21'01"W	20.39'	L86	N27°03'30"W	15.00'	L104	S17°09'01"W	310.49'
L70	N27°38'59"W	173.12'	L87	S62°56'30"W	9.56'	L105	N17°09'01"E	267.27'
L71	N17°21'01"E	267.36'	L88	N27°03'30"W	41.37'	L106	N21°02'41"E	205.54'
L72	S72°38'59"E	62.89'	L89	S27°03'30"E	130.87'	L107	S21°02'41"W	207.71'
L73	N17°21'01"E	15.00'	L90	S17°18'22"W	284.36'	L108	N62°39'14"W	15.09'
L74	N72°38'59"W	62.89'	L91	S27°40'18"E	28.03'			
L75	N17°21'01"E	42.75'	L92	S27°40'18"E	28.03'			
L76	N72°39'13"W	15.00'	L93	S17°18'54"W	76.86'			
L77	S17°21'01"W	331.33'	L94	S62°19'42"W	22.06'			
			L95	S72°43'17"E	15.00'			

- LEGEND
- 1/2" IRON ROD SET W/ CAP "CUNNINGHAM-ALLEN INC"
  - 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
  - B.L. BUILDING LINE
  - U.U.E. UNDERGROUND UTILITY EASEMENT (SEE NOTE 2)
  - W.E. WATERLINE EASEMENT
  - W.W.E. WASTEWATER EASEMENT
  - OR PLAT RECORDS OF BELL COUNTY, TEXAS
  - CM CONTROLLING MONUMENT
  - CAB. SLD. CABINET & SLIDE
  - BLOCK NUMBERS
  - ⊕ BENCHMARK
  - ⊙ VOLUME
  - PG. PAGE
  - (PER PLAT) CABINET D, SLIDE 372 B&C, PR
  - CITY LIMITS LINE
  - ETJ EXTRA TERRITORIAL JURISDICTION
  - FFE FINISHED FLOOR ELEVATION
  - BFE BASE FLOOD ELEVATION



GRAPHIC SCALE  
(IN FEET)  
1 inch = 100 ft.

1. SIDEWALKS AND ALL PEDESTRIAN APPURTENANCES WILL BE REQUIRED ALONG ALL STREET FRONTS OF TRACTS, DRAINAGE EASEMENTS AND/OR ANY PUBLICLY DEDICATED IMPROVEMENTS.

2. APPURTENANCES FOR DRY UTILITIES MAY BE PLACED ABOVE GROUND IN UNDERGROUND UTILITY EASEMENTS.

3. BFE CONTOURS SHOWN HEREON ARE BASED ON A FLOOD STUDY PREPARED BY CAL DATED MARCH 2013, ON FILE AT THE CITY.

