

51.72'

66.38'

51.19'

51.09'

50.82'

50.74

50.66'

45.25

9.25

56.10'

33.19' S 85'55'50" E

25.59' S 85°20'12" E

25.54' S 84'49'12" E

25.41' S 83*16'31" E

25.37' S 82'45'44" E

25.33' S 82*14'59" E

25.33' S 81'13'36" E

22.68' N 76'57'41" W

4.63' N 81'46'10" W

28.29' S 10'18'03" W

4.08' \$ 1'43'00" W

7205.30' 7741.67

8254.52

8743.98'

9210.18

9653.23' 10073.24

10470.31

AREA

(Sf.)

7139.38

9280.55

10859.04' 50.00

10

11

12

BLOCK 2

LOT NO.

PARCEL TABLE

C13 | 0°40'15" | 5670.00' | 66.38'

C14 0'31'02" 5670.00' 51.19'

C15 0'30'59" 5670.00' 51.09'

C18 | 0°30'49" | 5670.00' | 50.82'

C22 0°30'43" 5670.00' 50.66'

C23 7.59'05" 324.99' 45.29'

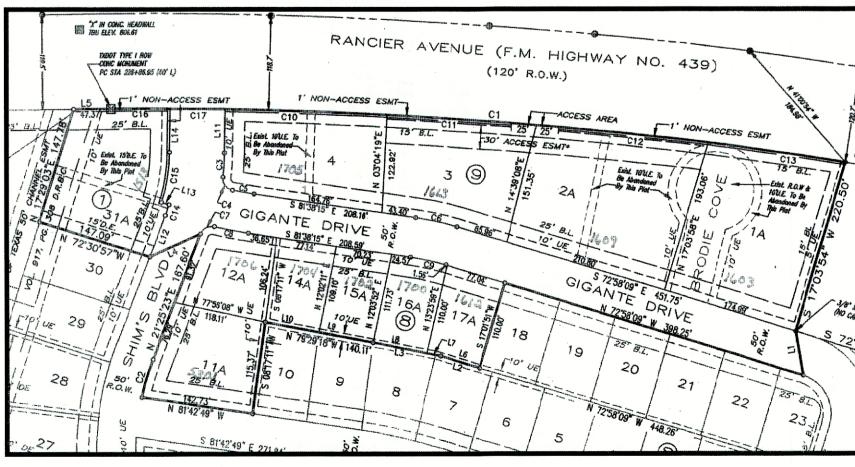
C24 | 1°37′53" | 324.99' | 9.25'

C25 | 14°59'36" | 215.00' | 56.26'

C26 2'10'30" 215.00' 8.16'

LAKEVIEW PARK SUBDIVISION THIRD REPLAT (YEAR 2015, NO. 84)

N.T.S.



LAKEVIEW PARK, PHASE ONE (CAB. D, SLIDE 302-A) N.T.S.

- 1. ALL CORNERS SHOWN ARE 1/2" IRON ROD SET WITH KILLEEN ENGINEERING CAP UNLESS OTHERWISE NOTED.
- BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD 83 PER LEICA SMARTNET GPS OBSERVATIONS.
- 3. 20-FOOT BUILDING LINE ALONG THE EAST LINE OF LOT 31B, BLOCK 1, LAKEVIEW PARK SUBDIVISION, THIRD REPLAT IS HEREBY ABANDONED PER THIS PLAT.
- 4. 30-FOOT ACCESS EASEMENT ALONG THE NORTH LINE OF LOTS 2A & 3, BLOCK 9 AND 15-FOOT BUILDING LINE ALONG THE NORTH LINE OF LOTS 1A, 2A, 3 & 4, BLOCK 9. LAKEVIEW PARK PHASE ONE IS HEREBY ABANDONED PER THIS PLAT.
- 5. 15-FOOT BUILDING LINE ALONG THE EAST LINE OF LOT 1A, BLOCK 9 AND 25-FOOT BUILDING LINE ALONG THE WEST LINE OF LOT 4, BLOCK 9, LAKEVIEW PARK PHASE ONE IS HEREBY ABANDONED PER THIS PLAT.
- 6. 1-FOOT NON-ACCESS EASEMENT ALONG THE EAST LINE OF LOT 31B, BLOCK 1, LAKEVIEW PARK SUBDIVISION, THIRD REPLAT IS HEREBY ABANDONED PER THIS PLAT WITH THE EXCEPTION OF THE NORTHERNMOST 40-FEET, WHICH SHALL REMAIN IN

	LEGEND
IRF	IRON ROD FOUND
IRS	IRON ROD SET
VOL.	VOLUME
PG.	PAGE
CAB.	CABINET
SL.	SLIDE
INST#	INSTRUMENT NUMBER
DE	DRAINAGE EASEMENT
UE	UTILITY EASEMENT
NAE	NON-ACCESS EASEMENT
CMF	CONCRETE MONUMENT FOU
ROW	RIGHT-OF-WAY

DRAINAGE UTILITY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that Michael Patterson, whose address is 204 Bone Road, Gatesville, Texas 76528, being the sole owner of that 3.318 acre tract of land in Bell County, Texas, part of the the Andrew McMillin Survey, Abstract 559, Bell County, Texas, which is more fully described in the dedication of LAKEVIEW PARK SUBDIVISION 5TH REPLAT, BEING A REPLAT OF LOTS 1A, 2A, 3 & 4, BLOCK 9 LAKEVIEW PARK PHASE I AND LOT 31B, BLOCK 1 LAKEVIEW PARK SUBDIVISION THIRD REPLAT as shown by the plat hereof, attached hereto, and made a part hereon, and approved by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas, does hereby adopt said LAKEVIEW PARK SUBDIVISION 5TH REPLAT, BEING A REPLAT OF LOTS 1A, 2A, 3 & 4, BLOCK 9 LAKEVIEW PARK PHASE I AND LOT 31B, BLOCK 1 LAKEVIEW PARK SUBDIVISION THIRD REPLAT 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 and drainage easements shown on said plat are dedicated to said city for installation and maintenance of any and all public utilities and drainage utilities which the city may install or permit to be installed or maintained.



STATE OF TEXAS COUNTY OF BELL

This instrument was acknowledged before me on the $\frac{29}{4}$ day of <u>Suptember</u>, 2023 by Michael Patterson



Approved this 5 day of February, 2024 by the Planning and Zoning Commission of the City of Killeen,

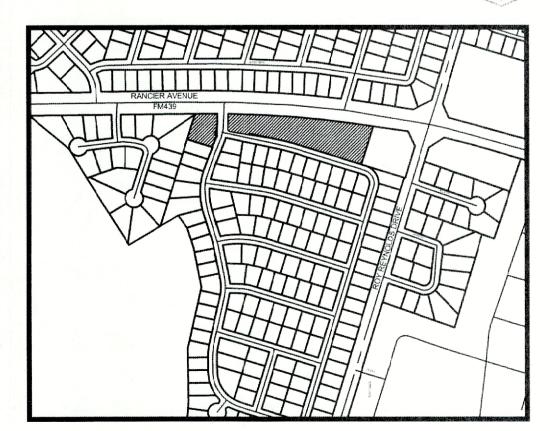
FILED FOR RECORD this 23 day of February 20 24 A.D.

Dedication Instrument in Instrument No. 2023057701, Official Records of Bell County, Texas.

KNOW ALL MEN BY THESE PRESENTS:

That I, Michelle E. Lee, a Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the perimeter corner monuments shown hereon were properly placed or found under my personal supervision, in accordance with the Subdivision Regulations of the City of Killeen, Texas. This subdivision, LAKEVIEW PARK SUBDIVISION 5TH REPLAT, BEING A REPLAT OF LOTS 1A, 2A, 3 & 4, BLOCK 9 LAKEVIEW PARK PHASE I AND LOT 31B, BLOCK 1 LAKEVIEW PARK SUBDIVISION THIRD REPLAT is located within the City Limits of Killeen, Texas.

Michelle E. Lee, RPLS (TX 5772)



VICINITY MAP

2022-014 3.318 Acres: No. of Lots: "=60" Scale: 09/08/2023 Date: Design By: OF 1 Sheet No.:

INS+ # 2024007701

SUR

△ DATE

SHEETS

, BI RE