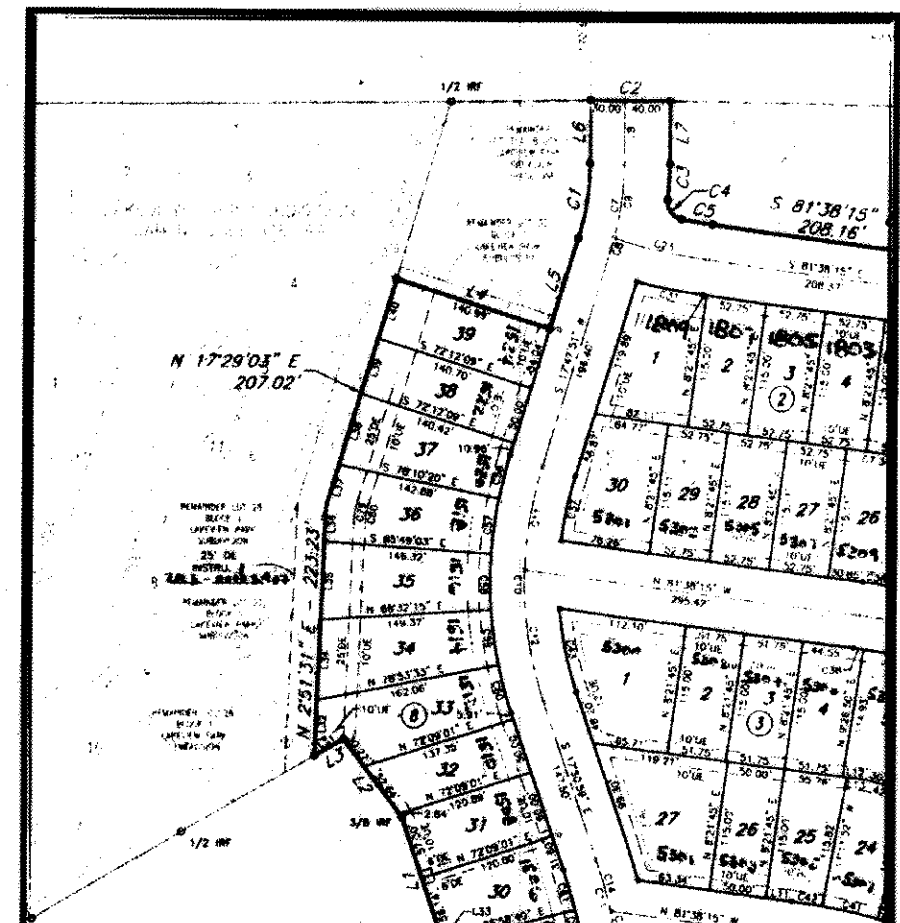


ZONE AE
APPROXIMATE LIMITS OF
100-YEAR FLOOD BOUNDARY
PER FEMA FLOOD INSURANCE
RATE MAP 48027C02285E FOR
BELL COUNTY TEXAS
(9/26/08)

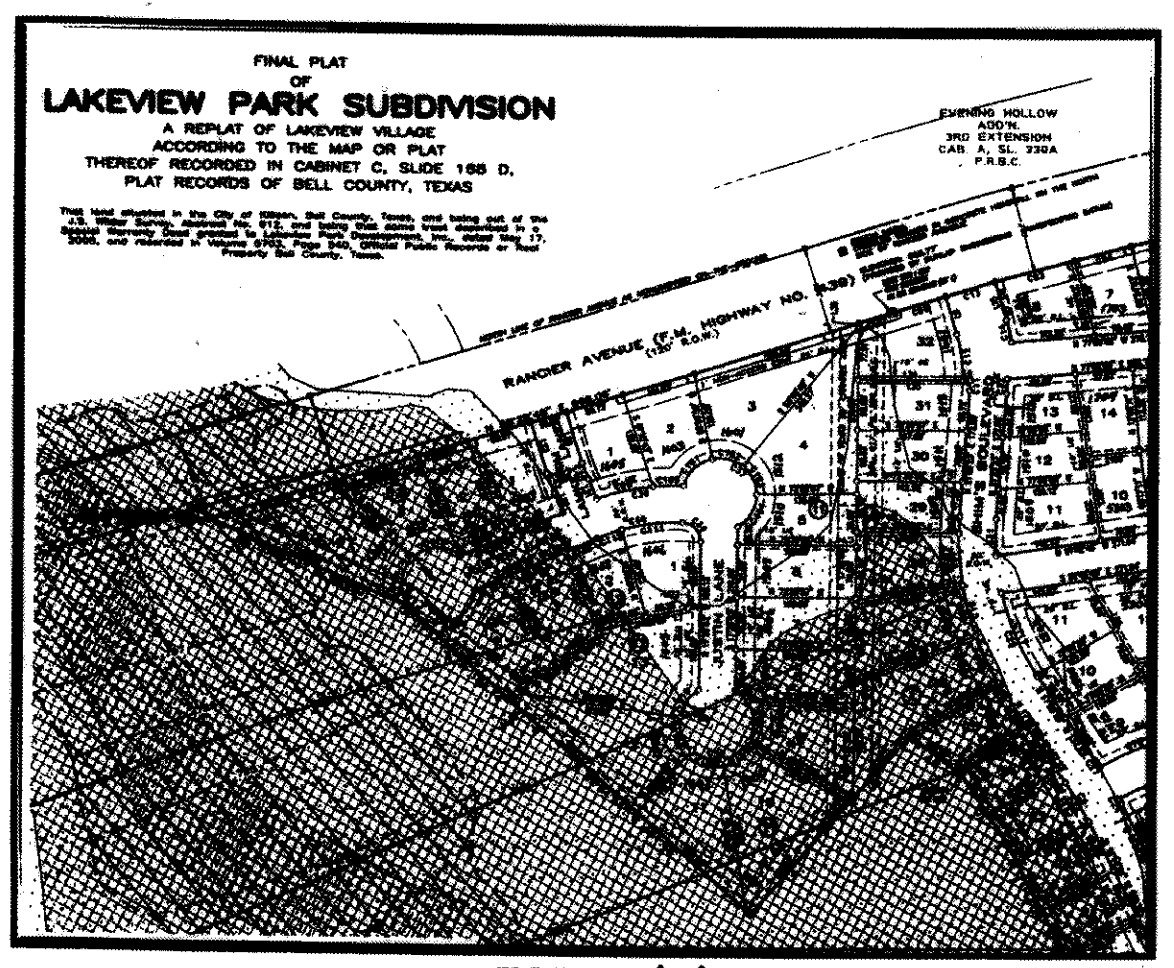
ZONE X
APPROXIMATE LIMITS OF 500-YEAR FLOOD
BOUNDARY PER FEMA FLOOD INSURANCE RATE
MAP 48027C02285E FOR BELL COUNTY TEXAS
(9/26/08)



INSET 'B'
LAKEVIEW PARK SUBDIVISION, 2ND REPLAT
(YEAR 2015, PLAT #013)
N.T.S.

LEGEND

- PROPERTY CORNER
- IRF IRON ROD FOUND
- PLAT BOUNDARY
- ① BLOCK NUMBER



INSET 'A'
LAKEVIEW PARK SUBDIVISION
(CAB. D, SL. 116-A&AA)
N.T.S.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BRG.
C1	17°14'40"	50.00'	15.00'	N 80°51'28" E
C2	48°50'12"	50.00'	40.00'	N 49°19'02" E
C3	48°54'04"	50.00'	43.50'	N 1°28'53" E
C4	8°41'52"	50.00'	7.50'	S 27°51'05" E
C5	121°40'48"	25.00'	53.00'	N 28°38'23" E
C6	121°40'51"	10.00'	21.23'	S 28°38'03" W
C7	3°42'38"	50.00'	3.24'	N 88°39'44" W
C8	48°30'32"	50.00'	40.59'	N 63°33'01" W
C9	48°11'48"	50.00'	42.83'	N 19°41'51" W
C10	8°34'58"	50.00'	7.49'	N 13°11'33" E
C11	108°00'15"	25.00'	47.13'	S 38°31'04" E
C12	108°00'15"	10.00'	18.85'	N 38°31'05" W
C13	14°37'32"	75.00'	19.14'	N 10°10'17" E
C14	14°37'32"	50.00'	12.76'	S 10°10'17" W
C15	14°37'32"	25.00'	6.38'	N 10°10'17" E
C16	58°19'11"	21.00'	21.36'	N 61°21'37" W
C17	58°37'17"	21.00'	31.75'	S 48°10'10" W
C18	58°18'11"	28.00'	28.50'	N 61°21'37" W
C19	58°37'17"	28.00'	42.33'	S 48°10'10" W
C20	24°15'28"	55.00'	23.29'	S 44°18'46" E
C21	42°58'18"	55.00'	41.25'	N 77°56'39" W
C22	20°54'42"	55.00'	20.07'	S 70°06'50" W
C23	23°42'23"	55.00'	22.76'	S 47°48'18" W
C24	33°08'35"	55.00'	31.77'	S 19°24'19" W

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 17°29'03" E	19.72'
L2	S 17°29'03" W	20.15'
L3	S 17°29'03" W	5.30'
L4	S 89°28'48" W	15.82'
L5	S 89°28'48" W	24.38'
L6	N 59°39'29" E	2.40'
L7	S 2°51'31" W	24.38'

BUILDING LINE SETBACK

LINE	DISTANCE
LB	34.12'
LP	2.40'
L10	24.38'

BUILDING LINE SETBACK

CURVE	LENGTH
C25	68.32'
C26	60.00'
C27	60.88'
C28	60.87'
C29	33.87'
C30	60.00'
C31	28.20'
C32	33.10'
C33	48.21'

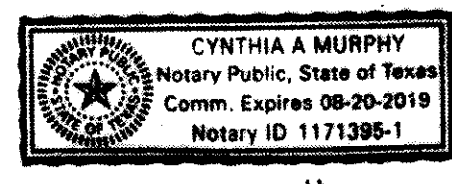
FFE Data Table

Block	Lot	Proposed Min. FFE
2	1	68.00'
2	2	797.50'
2	3	798.52'
2	4	798.47'
2	5	798.10'
2	6	798.17'
2	7	798.22'
2	8	798.27'
2	9	798.32'
2	10	798.37'
2	11	798.42'
2	12	798.47'
2	13	798.52'

- NOTES:**
- BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83. (CORS 98) AS PER LEICA SMARTNET GPS OBSERVATIONS. ALL DISTANCES ARE SURFACE DISTANCE. COMBINED SCALE FACTOR = 1.0001168
 - ALL CORNERS SHOWN ARE 3/8" IRON ROD FOUND WITH KILLEEN ENGINEERING CAP UNLESS OTHERWISE NOTED.
 - ALL RIGHT OF WAYS AND EASEMENTS INSIDE THE PLATTED BOUNDARY, PREVIOUSLY DEDICATED PER LAKEVIEW PARK SUBDIVISION ARE HEREBY ABANDONED AND RECONFIGURED WITH THIS PLAT.
- ACCESS NOTES:**
- NO ACCESS TO E. RANCIER AVENUE (FM-439) SHALL BE GRANTED TO LOTS 1-3 AND 18-2 BLOCK 2.
- DRAINAGE NOTES:**
- LOTS 1-3, BLOCK 2 SHALL HAVE A FINISHED FLOOR ELEVATION THAT IS A MINIMUM OF TWO (2) FEET ABOVE THE 100-YEAR BASE FLOOD ELEVATION (BFE).

KNOW ALL MEN BY THESE PRESENTS, that RSP Developers, Inc., a Texas Corporation, whose address is 2001 E. Stan Schlueter Loop, Killeen, Texas 76542, being the sole owner of that 7.64 acre tract of land in Bell County, Texas, part of the J.S. Wilder Survey, Abstract No. 912, which is more fully described in the dedication of LAKEVIEW PARK SUBDIVISION FOURTH REPLAT, BEING A REPLAT OF PART OF LAKEVIEW PARK SUBDIVISION, as shown by the plat hereto, attached hereto, and made a part hereof, and approved by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas, does hereby adopt said LAKEVIEW PARK SUBDIVISION FOURTH REPLAT, BEING A REPLAT OF PART OF LAKEVIEW PARK SUBDIVISION, 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.

For: RSP Developers, Inc., a Texas Corporation
By: *Gary W. Purser Jr.*, President
STATE OF TEXAS
COUNTY OF BELL
This instrument was acknowledged before me on the 9 day of April, 2017 by Gary W. Purser Jr., President of RSP Developers, Inc.



Cynthia A. Murphy
Notary Public, State of Texas

Approved this 17th day of April, 2017, by the Planning and Zoning Commission of the City of Killeen, Texas.
John H. ...
Chairman, Planning and Zoning Commission
Marie ...
Secretary, Planning and Zoning Commission

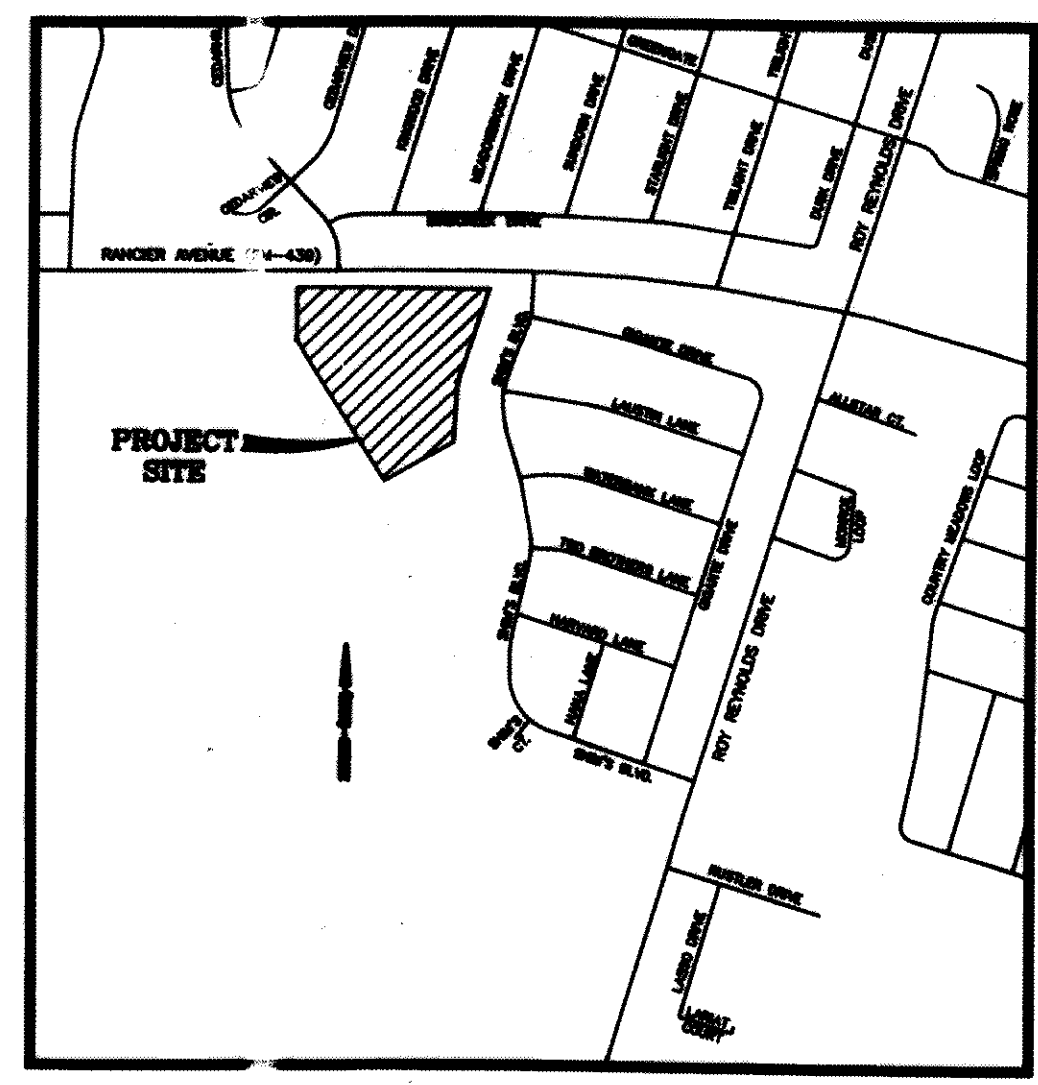
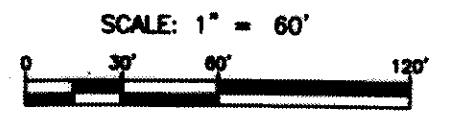
FILED FOR RECORD this 4th day of May, 2017 A.D.
Year 2017, Number 58, Plat Records of Bell County, Texas.
Dedication Instrument in Instrument No. 2017-00017813, Official Records of Bell County, Texas.

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 FOURTH REPLAT, BEING A REPLAT OF PART OF LAKEVIEW PARK SUBDIVISION, is located within the City Limits of Killeen, Texas.



Michelle E. Lee
Michelle E. Lee, RPLS (TX 5772)

TAX 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 19th day of April, 2017 A.D.
BELL COUNTY TAX APPRAISAL DISTRICT
By: *Megan Brown*



VICINITY MAP
N.T.S.

KILLEEN ENGINEERING & SURVEYING, LTD
2901 E. Stan Schlueter Loop
Killeen, Texas 76542
OFFICE: (254) 528-3981 FAX: (254) 528-4351
TBPB REGISTRATION NO. F-4200
TBPBS REGISTRATION NO. 100144-00

**LAKEVIEW PARK SUBDIVISION FOURTH REPLAT,
BEING A REPLAT OF PART OF
LAKEVIEW PARK SUBDIVISION
KILLEEN, BELL COUNTY, TEXAS**

FINAL PLAT

Project No.:	2016-022
Acres:	7.64
No. of Lots:	23
Scale:	1" = 60'
Date:	4/6/2017
Design By:	MEL/BJP
Sheet No.:	1.00