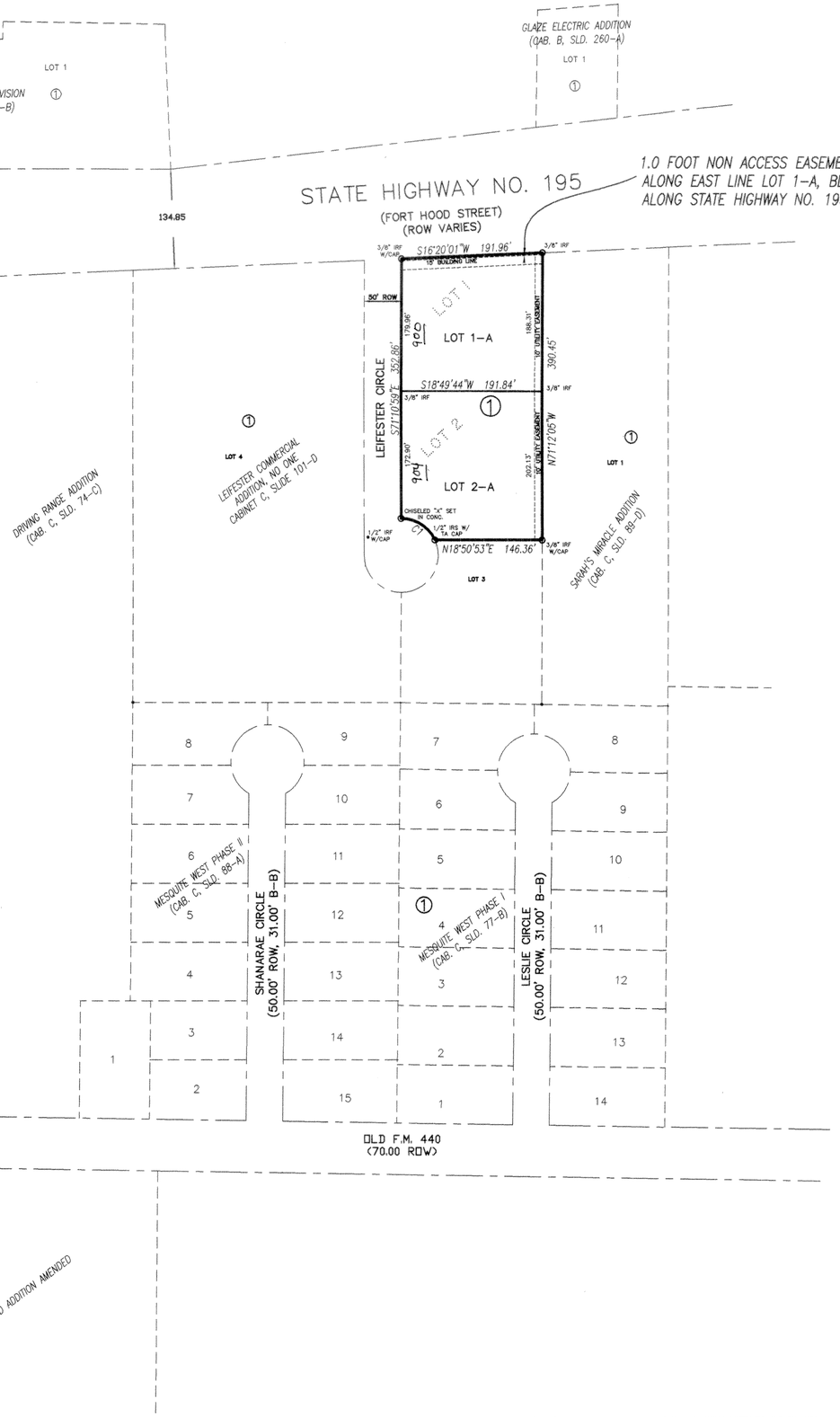
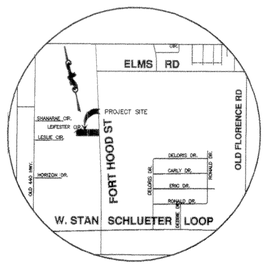


SCALE: 1"=100'



VICINITY MAP
N.T.S.

STATE OF TEXAS
COUNTY OF BELL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 13th DAY OF JULY, 2005, A.D. BY SHARON HOLLIS

NOTARY PUBLIC Lillie Aguero

LILLIE AGUERO
Notary Public, State of Texas
My Commission Expires
JULY 25, 2007

EXISTING LOTS 1 & 2, BLK 1
LEIFESTER COMMERCIAL ADDITION NO. ONE

STATE OF TEXAS
COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS, that Norman C. Hollis and Sharon Hollis whose address is 101 Prather Drive, Killeen, Texas 76541, being the sole owners of that certain Lot 1, Block 1, Leifester Commercial Addition, No. One and being the sole owners of that certain east 30 feet of Lot 2, Block 1, Leifester Commercial Addition, No. One and; that Douglas Aldrich, All American Signs, INC whose address is 904 Leifester Circle, Killeen, Texas 76542 being the sole owner of that certain part of Lot 2, Block 1, Leifester Commercial Addition, No. One; being that certain 1.679 acre tract of land in Bell County, Texas, part of the S.P.R.R. Co. Survey, Abstract No. 795, which is more fully described in the dedication of Leifester Commercial Addition No. One, Amended, being an Amendment of Lot 1, and Lot 2, Block 1, Leifester Commercial Addition, No. One 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, and Norman C. Hollis, Sharon Hollis, and Douglas Aldrich do hereby adopt said Leifester Commercial Addition, No. One, Amended being an Amendment of Lot 1, and Lot 2, Block 1, Leifester Commercial Addition, No. One, 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 or maintained.

NORMAN C. HOLLIS

DOUGLAS ALDRICH
ALL AMERICAN SIGNS, INC.

SHARON HOLLIS

STATE OF TEXAS
COUNTY OF BELL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 13th DAY OF July, 2005 A.D. BY DOUGLAS ALDRICH.

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF BELL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 13th DAY OF July, 2005, A.D. BY NORMAN C. HOLLIS

NOTARY PUBLIC

LILLIE AGUERO
Notary Public, State of Texas
My Commission Expires
JULY 25, 2007

STATE OF TEXAS
COUNTY OF BELL

APPROVED THIS THE 25 DAY OF July, 2005 A.D., BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KILLEEN/BELL COUNTY, TEXAS

CHAIRMAN, PLANNING COMMISSION

PLANNING SECRETARY

TAX CERTIFICATE

THE BELL COUNTY TAX APPRAISAL DISTRICT, THE TAXING AUTHORITY FOR ALL TAXING 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 8th DAY OF July, 2005.

BELL COUNTY TAX APPRAISAL DISTRICT

FILED FOR RECORD THIS 6 DAY OF September, 2005 A.D., IN CABINET D, SLIDE 69-D, PLAT RECORDS OF BELL COUNTY, TEXAS. Vol 5821 Pg 006

STATE OF TEXAS
COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS, THAT I, VICTOR D. TURLEY, 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 CITY OF KILLEEN, TEXAS, AND THIS SUBDIVISION IS WITHIN THE CITY LIMITS OF KILLEEN, TEXAS.

STATE OF TEXAS REGISTERED VICTOR D. TURLEY 2475 LAND SURVEYOR

VICTOR D. TURLEY
R.P.L.S. NO. 2475

CURVE DATA CHART				
CURVE	RADIUS	ARC	LONG CHORD BEARING	LENGTH
C1	50.00'	57.16'	N51°28'35"E	54.10'

FINAL PLAT

LEIFESTER COMMERCIAL ADDITION NO. ONE AMENDED

BEING AN AMENDMENT OF LOT 1 AND LOT 2, BLOCK 1 LEIFESTER COMMERCIAL ADDITION NO. ONE

1.679 ACRES 2 LOTS, 1 BLOCK

S.P.R.R. CO. SURVEY, ABSTRACT NO. 795

A SUBDIVISION IN THE CITY OF KILLEEN
BELL COUNTY, TEXAS

1.679 ACRES MORE FULLY DESCRIBED BY METES & BOUNDS BY SEPARATE FIELD NOTES PREPARED AND ATTACHED TO DEDICATION INSTRUMENT

TRACT SURVEYED JUNE 10, 2005

TURLEY ASSOCIATES, INC.
ENGINEERING • PLANNING • SURVEYING
CONSTRUCTION MANAGEMENT
301 N. 3rd ST. TEMPLE, TEXAS (254) 773-2400 FAX NO. (254) 773-3998
E-MAIL: VDTURLEY@AOL.COM

FINAL PLAT
LEIFESTER COMMERCIAL ADDITION NO. ONE AMENDED
BEING AN AMENDMENT OF LOT 1 AND 2, BLOCK 1, LEIFESTER COMMERCIAL ADDITION NO. ONE
A SUBDIVISION IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS

DEVELOPED BY:
ALL AMERICAN SIGNS, INC
904 LEIFESTER CIRCLE
KILLEEN, TEXAS 76542

REVISIONS	

DATE:	06/13/05
DRN. BY:	JSN
REF.:	
FIELD BOOK	663/59
JOB NO.:	05235
SHEET	1 OF 1
COMPUTER DWG. NO.	05235

11444-D
DRAWING NUMBER