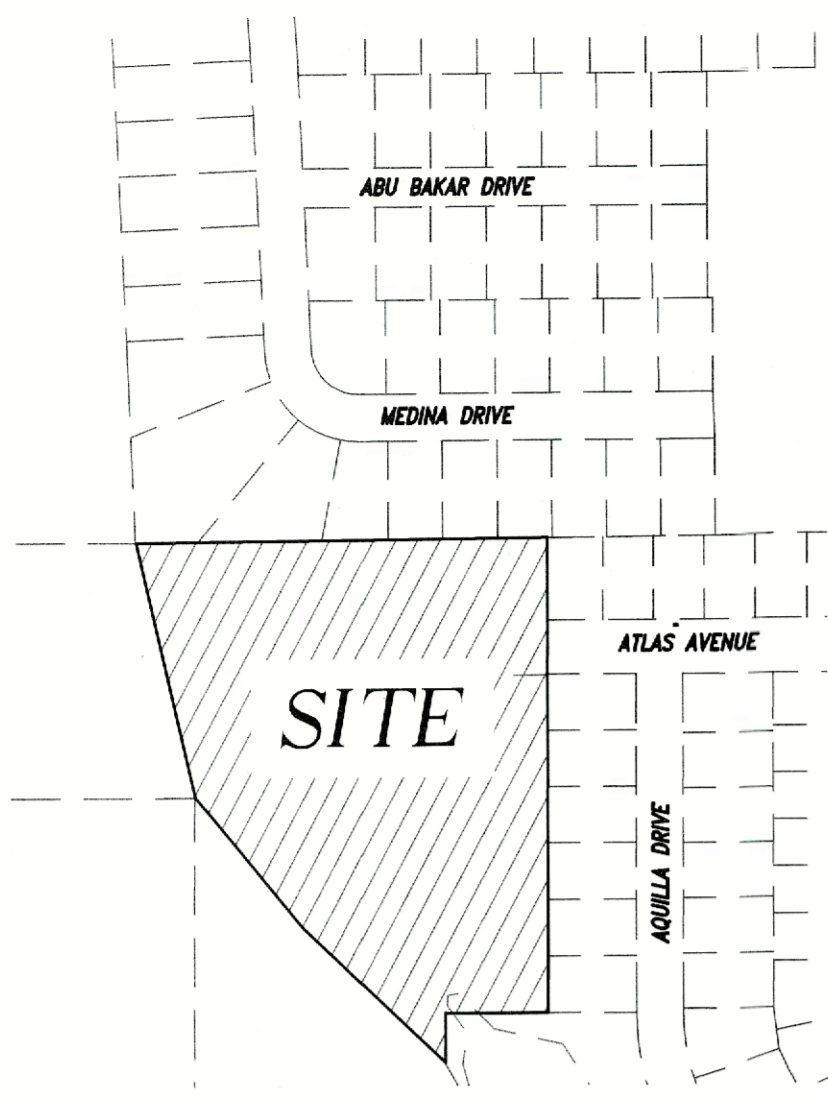


STATE HIGHWAY 165



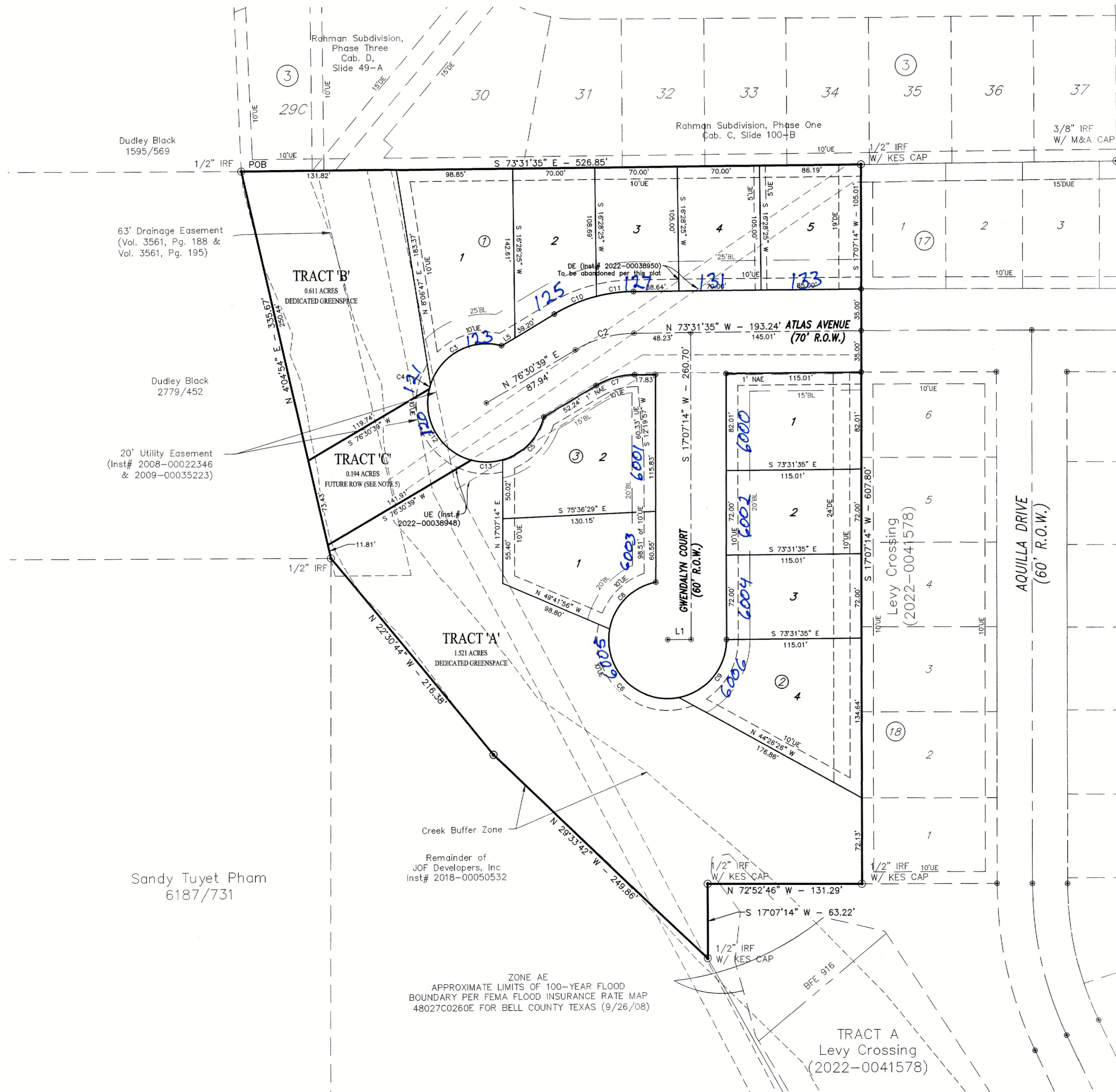
VICINITY MAP N.T.S.

LEGEND	
IRF	IRON ROD FOUND
VOL.	VOLUME
PG.	PAGE
CAB.	CABINET
SL.	SLIDE
INST#	INSTRUMENT NUMBER
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
DUE	DRAINAGE & UTILITY EASEMENT
POB	POINT OF BEGINNING
BL	BUILDING LINE

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEG.	CHORD LENGTH
C2	100.00'	52.29'	N 88°30'28" W	51.70'
C3	50.00'	76.02'	N 78°31'40" E	68.91'
C4	50.00'	3.52'	S 32°57'18" W	3.52'
C5	50.00'	52.40'	N 61°04'25" E	50.21'
C6	50.00'	97.18'	S 28°07'54" E	82.59'
C7	65.00'	33.99'	S 88°30'28" E	33.61'
C8	50.00'	59.37'	N 61°33'57" E	55.95'
C9	50.00'	89.02'	N 56°38'26" E	63.67'
C10	135.00'	38.92'	N 84°46'46" E	38.79'
C11	135.00'	31.65'	S 80°14'37" E	31.58'
C12	50.00'	77.54'	S 13°29'21" E	70.00'
C13	50.00'	26.94'	S 73°21'13" E	26.62'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 72°52'46" E	20.00'
L5	N 76°30'39" E	13.06'

Parcel Table			Parcel Table			Parcel Table		
Parcel#	Block#	Area (SF)	Parcel#	Block#	Area (SF)	Parcel#	Block#	Area (SF)
1	1	13477.74	1	2	9430.60	1	3	9787.06
2	1	8650.02	2	2	8280.53	2	3	12232.38
3	1	7388.41	3	2	8280.53			
4	1	7350.00	4	2	12789.28			
5	1	8987.23						



NOTES:

- ALL STREET RIGHT OF WAYS ARE TO BE DEDICATED TO THE CITY OF KILLEEN FOR PUBLIC USE. SAID RIGHT OF WAY CONSISTS OF 1.078 ACRES.
- TRACTS 'A' AND 'B' TO BE DEDICATED TO THE LEVY CROSSING HOME OWNERS ASSOCIATION FOR PUBLIC USE.
- ALL SIDEWALKS SHOWN PER CITY OF KILLEEN STANDARDS.
- SIDEWALK AT THE END OF GWENDALYN COURT ALONG TRACT A AND SIDEWALK AT THE END OF ATLAS AVENUE ALONG TRACTS A, B, & C SHALL BE CONSTRUCTED BY THE DEVELOPER.
- TRACT C TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION UNTIL RIGHT-OF-WAY DEDICATION TO OCCUR IN THE FUTURE WITH THE EXTENSION OF ATLAS AVENUE.
- WATER IMPACT FEES ARE HEREBY ASSESSED AND ESTABLISHED IN ACCORDANCE WITH CITY OF KILLEEN ORDINANCE NO. 21-015 AT A RATE OF \$1,161 PER SERVICE UNIT. WASTEWATER IMPACT FEES ARE HEREBY ASSESSED AND ESTABLISHED IN ACCORDANCE WITH CITY OF KILLEEN ORDINANCE NO. 21-015 AT A RATE OF \$418 PER SERVICE UNIT. IMPACT FEES SHALL BE PAID AT THE TIME OF BUILDING PERMITS.
- THIS PLAT IS IN CONFORMANCE TO ORDINANCE NO. 22-065.

UTILITY EASEMENT NOTE

- NO ABOVE GROUND APPURTENANCES FOR DRY UTILITIES WILL BE ALLOWED IN LOCATIONS WHERE THE UTILITY EASEMENTS CROSS A DRAINAGE EASEMENT (DE).

SURVEY NOTES:

- 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.

OWNERSHIP:

JOF DEVELOPERS, INC.  
2901 E. STAN SCHLUETER LOOP  
KILLEEN, TX 76542

ENGINEERING/SURVEYING FIRM:

KILLEEN ENGINEERING & SURVEYING, LTD.  
2901 E. STAN SCHLUETER LOOP  
KILLEEN, TX 76542  
TBPE FIRM NO. F-4200  
TBPLS FIRM NO. 10194541

FEMA:

THIS SUBDIVISION IS LOCATED IN ZONE AE AND X BY THE U.S. FEMA AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), MAP NO. 48027C0260E, EFFECTIVE DATE SEPTEMBER 26, 2008 FOR BELL COUNTY, TEXAS.

Sandy Tuyet Phom  
6187/731

ZONE AE  
APPROXIMATE LIMITS OF 100-YEAR FLOOD  
BOUNDARY PER FEMA FLOOD INSURANCE RATE MAP  
48027C0260E FOR BELL COUNTY TEXAS (9/26/08)

TRACT A  
Levy Crossing  
(2022-0041578)

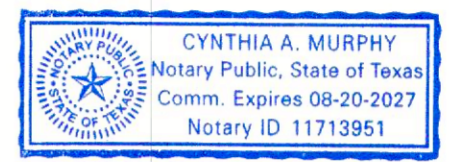
KNOW ALL MEN BY THESE PRESENTS, that JOF Developers, Inc., a Texas Corporation, whose address is 2901 E. Stan Schlueter Loop, Killeen, Texas 76542, being the sole owner of that 5.852 acre tract of land in Bell County, Texas, part of the Azra Webb Survey, Abstract No. 857, which is more fully described in the dedication of LEVY CROSSING PHASE TWO, 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 LEVY CROSSING PHASE TWO, 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: JOF 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 25 day of September, 2022 by Gary W. Purser, Jr., President of JOF Developers, Inc., a Texas Corporation.



Cynthia A. Murphy  
Notary Public, State of Texas

Approved this 22 day of January, 2024 by the Planning and Zoning Commission of the City of Killeen, Texas.

[Signature]  
Chairman, Planning and Zoning Commission

[Signature]  
Secretary, Planning and Zoning Commission

FILED FOR RECORD this 29 day of January, 2024 A.D.

Dedication Instrument in Instrument No. 2024003656, 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, LEVY CROSSING PHASE TWO, 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 20th day of September, 2023 A.D.

BELL COUNTY TAX APPRAISAL DISTRICT

By: [Signature]

KILLEEN ENGINEERING  
& SURVEYING, LTD  
2901 E. Stan Schlueter Loop  
Killeen, Texas 76542  
OFFICE: (254) 526-3981 FAX: (254) 526-4351  
TBPE REGISTRATION NO. F-4200  
TBPLS REGISTRATION NO. 10194541

FINAL PLAT  
LEVY CROSSING PHASE TWO  
KILLEEN, BELL COUNTY, TEXAS

Project No.:	2022-018
Acres:	5.852
No. of Lots:	11
Scale:	1" = 60'
Date:	8/11/2023
Design By:	MEL/AEN
Sheet No.:	1.00

Inst # 2024003656