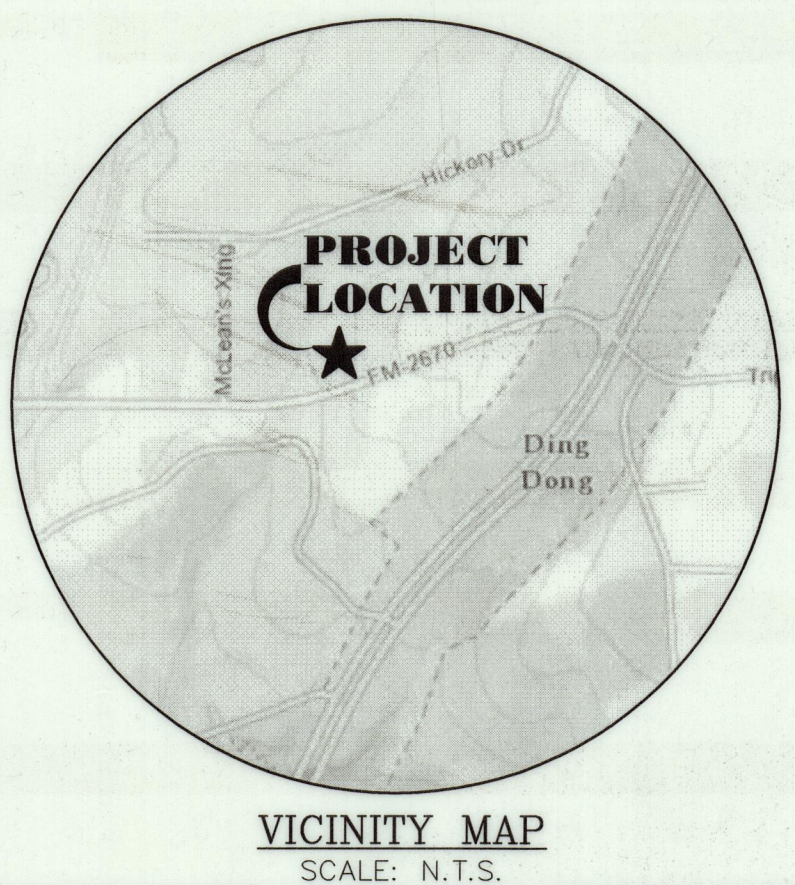
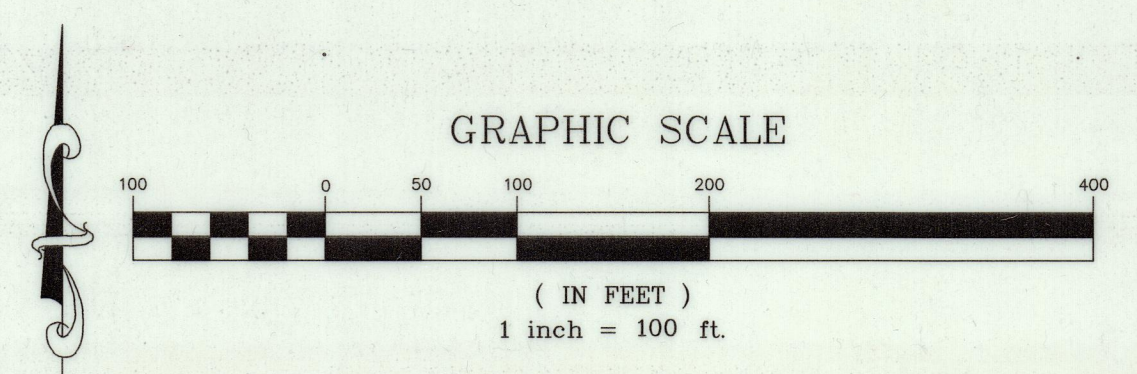
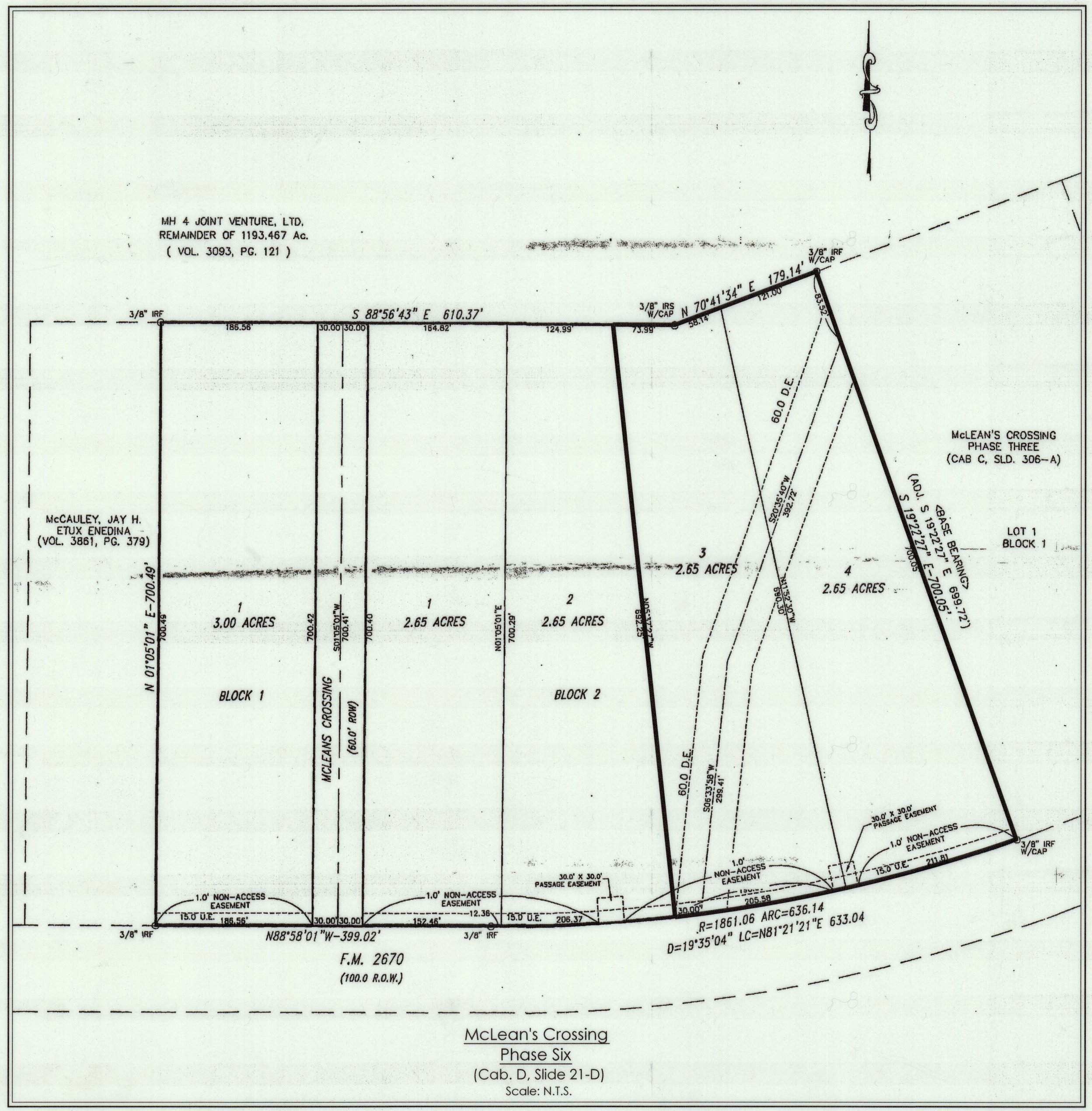


2017
103



PROPERTY OWNER:
Phillip H. Lininger
5208 Onion Rd.
Killeen, TX 76542

SURVEYOR/ENGINEER:
Mitchell & Associates, Inc.
P.O. Box 1088
Killeen, TX 76540

REFERENCE TIES

▲ to ▲ S16°58'32"W-248.11'	▲ to ▲ S12°49'48"E-99.87'
▲ 1/2" iron rod set with M&A cap	▲ 3/8" iron rod found
▲ 3/8" iron rod found	▲ 1/2" iron rod found

LETTER OF COMPLIANCE

Phillip H. Lininger, as owner of the plat to be known as Lininger Addition, do hereby acknowledge that it is our sole responsibility as owner to assure compliance with the provisions of all applicable federal, state, and local laws and regulations relating to the environment; including (but not limited to) the Endangered Species Act, State Aquifer Regulations, and municipal watershed ordinances.

NOTES:

- All bearings are based upon the Texas Coordinate System, NAD 83 (CORS 96), Texas Central Zone as determined by Leica Texas Smartnet GPS observations. All distances are surface distance. Combined scale factor=1,000,1168.
- This subdivision is located in zone X, areas determined to be outside the 0.2% annual chance floodplain, as indicated on the U.S. FEMA Agency Boundary Map, (Flood Insurance Rate Map), Map No. 48027C0475E, effective date September 26, 2008 for Bell County, Texas.
- This subdivision will be served by on site sewerage facilities (OSSF). The Bell County Health Department must approve any on site sewerage facilities installation prior to construction.
- Water provided by West Bell County Water Supply.
- F.M. 2670 is a state maintained road.

KNOW ALL MEN BY THESE PRESENTS, that Phillip H. Lininger, whose address is 5208 Onion Road, Killeen, Texas, 76542, being the sole owner of that certain 5.289 acre tract of land in Bell County, Texas, part of the John J. Snickson Survey, Abstract No. 788, which is more fully described in the dedication of LININGER ADDITION as shown by the plat hereof, attached hereto, and made a part hereon, and approved by the City of Killeen and the Commissioners' Court of Bell County, Texas, does hereby adopt said LININGER ADDITION as an addition to Bell County, Texas, and hereby dedicates to said county 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 Bell County. The utility and drainage easements shown on said plat are dedicated to said county for the installation and maintenance of any and all public utilities and drainage utilities, which the county may install or permit to be installed or maintained.

WITNESSES the execution hereof, on this 29th day of June, 2017.
 Phillip H. Lininger

Before me, the undersigned authority, on this day personally appeared Phillip H. Lininger known to me to be the person whose name is subscribed to the foregoing instrument. It has been acknowledged to me that he executed the foregoing instrument as the owner of the property described hereon.



Jessica M. Kriegel
NOTARY PUBLIC STATE OF TEXAS
My Commission Expires: 10/17/17

In approving this plat by the Commissioners' Court of Bell County, Texas, it is understood that the building of all streets, roads, and other public thoroughfares and any bridges or culverts necessary to be constructed or placed is the responsibility of the owners of the tract of land covered by this plat in accordance with the plans and specifications prescribed by the Commissioners' Court of Bell County, Texas. Said Commissioners' Court assumes no obligation to build any of the streets, roads, or other public thoroughfares shown on this plat or of constructing any of the bridges or drainage improvements in connection therewith. The County will assume no responsibility for drainage ways or easements in the subdivision, other than those draining or protecting the public road system and streets. The County assumes no responsibility for the accuracy of representation by other parties in this plat. Flood plain data, in particular, may change depending on the subsequent development.

All roadways and easements as shown on this plat are free of liens.

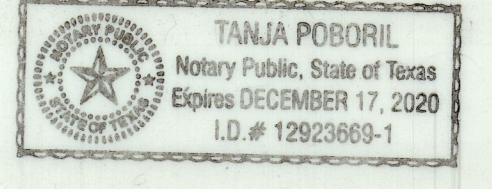
APPROVED this 29th day of June, 2017, by the Executive Director of Planning and Development Services of the City of Killeen, Bell County, Texas.

Tony D. Mott
EXECUTIVE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES

Maria Leon
PLANNING SECRETARY

I hereby certify this plat was approved this 31 day of July, 2017 by the Bell County Commissioners' Court and may be filed for record in the Plat Records of Bell County, by the County Clerk.

Tanja Poboril
NOTARY PUBLIC, STATE OF TEXAS
My Commission Expires: 12-17-2020



KNOW ALL MEN BY THESE PRESENTS,

That I, Rex D. Haas, 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 and Bell County, Texas, and this subdivision is within the ETJ of Killeen, Texas.

Rex D. Haas,
Registered Professional
Land Surveyor, No. 4378



I, the undersigned, a registered sanitarian in the State of Texas, hereby certify that this subdivision has been reviewed for compliance with applicable state and county regulations governing On-Site Sewerage Facilities and is hereby recommend for approval.

Signature: Kent Stephens Date: 7/11/17
 Title: Supervisor Bell County Public Health District

AFFIDAVIT:

The Tax Appraisal District of Bell County does hereby certify there are currently no delinquent taxes due to the Tax Appraisal District of Bell County on the property described by this plat.

Dated this the 3rd day of July, 2017 A.D.
 By: Morgan Bowen
 Bell County Tax Appraisal District

FILED FOR RECORD this 1 day of August, 2017. In Year 2017.
 Plat # 103
 # 2017-32130, Official Public Records of Real Property, Bell County, Texas.

No.	DATE	REVISIONS
1	6/23/2017	CITY OF KILLEEN/BELL COUNTY COMMISSIONERS

LININGER ADDITION
BEING AN AMENDING PLAT OF ALL OF LOTS 3 & 4, BLOCK 2,
McLEAN'S CROSSING PHASE SIX
KILLEEN, BELL COUNTY, TEXAS

MINOR PLAT

SHEET TITLE:

MITCHELL & ASSOCIATES, INC.
 ENGINEERING & SURVEYING
 102 N. COLLEGE
 KILLEEN, TEXAS 76541
 PHONE: (254) 634-5541
 FAX: (254) 634-2141

TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION NO. 3241
 T. & P. S. FIRM REGISTRATION NO. 00204-00

DWG No.: 17-057-D-S
 DATE: JUNE 2017
 SCALE: AS SHOWN
 DRAWN BY: FRB
 1 LOT
 1 BLOCK
 AREA: 5.289 AC.



Inst# 2017-32130