

Robert Marshall Stevens
(Inst. No. 2013-09582)

Reade Addition
(Year 2016, No. 119)

Llewelyn Ranchettes
Block 4
(Cab. A, Sl. 233-D)

BJ & Patricia Cummings
(Vol. 4369, Pg. 221)

Part of Lot 1
Lee Roy Rose
(Vol. 1865
Pg. 509)

Part of Lot 1
David & Melissa Lambert
(Inst No. 2017-14119)

BJ & Patricia Cummings
(Vol. 2053, Pg. 189)

Part of Lot 13
Suzanne & Michael Perez
(Vol. 2579, Pg. 706)

Llewelyn Ranchettes
Block 3
(Cab. A, Sl. 233-D)

Carrie Ann Harris
(Inst. No. 2010-36086)

Part of Lot 13
Diller Family Trust &
Carol O. Diller
(Inst. No.
2021051087)

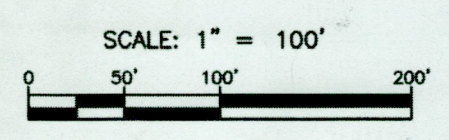
Temple of Faith Apostolic
Ministries, Inc.
(Inst. No. 2016-51346)

GWC Holdings, LLC
(Inst. No. 2017-36753)

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. AS PER LEICA SMARTNET GPS OBSERVATIONS.
- THIS SUBDIVISION IS LOCATED IN ZONE X, BY THE U.S. FEMA AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), MAP NO. 48027C0290E, EFFECTIVE DATE SEPTEMBER 26, 2008 FOR BELL COUNTY, TEXAS.
- 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 THE 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.

LEGEND	
BL	BUILDING LINE
CAB.	CABINET
SL	SLIDE
ROW	RIGHT-OF-WAY
UE	UTILITY EASEMENT



KNOW ALL MEN BY THESE PRESENTS, that The Diller Family Trust, whose address is 567 Llewelyn Lane, Killeen, Texas 76542, being the sole owner of that 6.658 acre tract of land shown hereon, which is more fully described in the dedication of LLEWELYN RANCHETTES, 1st AMENDMENT, BEING AN AMENDMENT OF LOTS 11 & 12, BLOCK 3, LLEWELYN RANCHETTES, as shown by the plat hereof, attached hereto, and made a part hereon, and approved by the Planning Director of the City of Killeen, Bell County, Texas, does hereby adopt said LLEWELYN RANCHETTES, 1st AMENDMENT, BEING AN AMENDMENT OF LOTS 11 & 12, BLOCK 3, LLEWELYN RANCHETTES, 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.

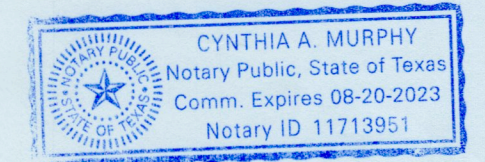
For: The Diller Family Trust

By: Suzanne Perez
Suzanne Diller Perez, Trustee

STATE OF TEXAS
COUNTY OF BELL

This instrument was acknowledged before me on the 15 day of September, 2022 by Suzanne Diller Perez, Trustee of The Diller Family Trust.

Cynthia A. Murphy
Notary Public, State of Texas



Approved this 13 day of September, 2022 by the Planning Director of the City of Killeen, Texas.

Walter Austin
Planning Director

Marisa Lopez
Planning Assistant

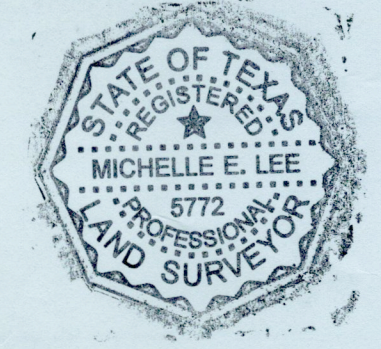
FILED FOR RECORD this 16 day of November, 2022 A.D.

Dedication Instrument in Instrument No. 2022069467, 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, LLEWELYN RANCHETTES, 1st AMENDMENT, BEING AN AMENDMENT OF LOTS 11 & 12, BLOCK 3, LLEWELYN RANCHETTES, is located within the City Limits of Killeen, Texas.

Michelle E. Lee 9-15-2022
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.

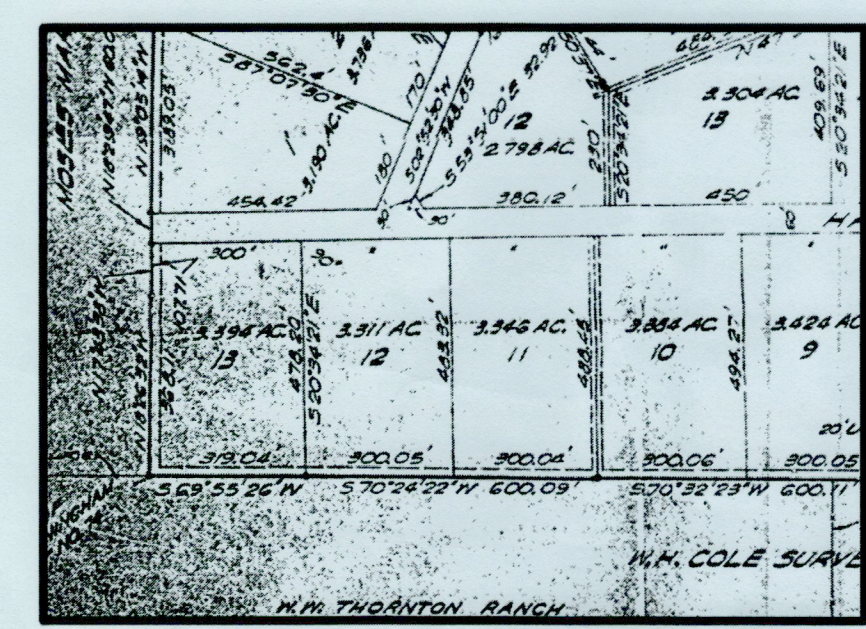
Dated this 17th day of September, 2022 A.D.

BELL COUNTY TAX APPRAISAL DISTRICT

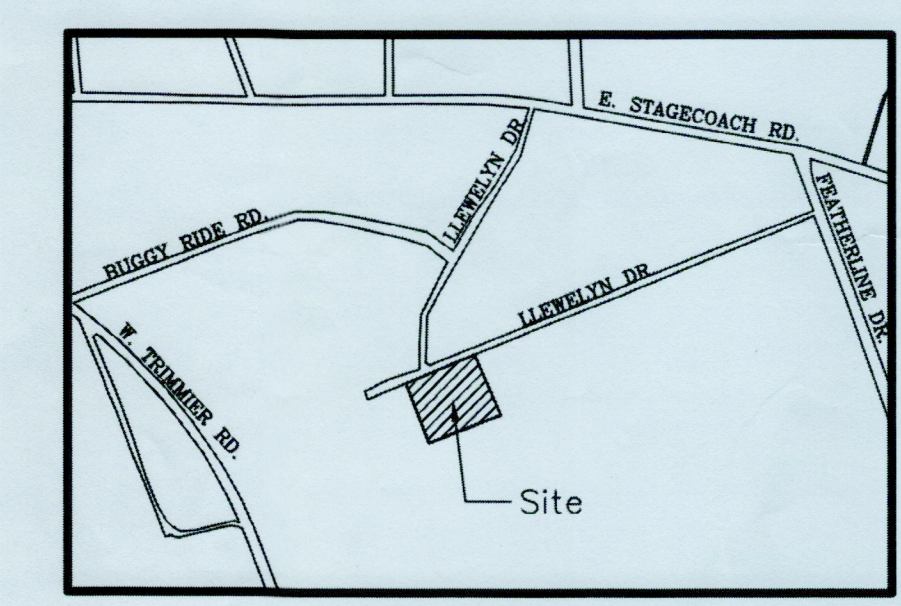
By: [Signature]

THE BELL COUNTY PUBLIC HEALTH DISTRICT, THE PERMITTING AUTHORITY FOR ON-SITE SEWAGE FACILITIES IN BELL COUNTY, TEXAS, HEREBY CERTIFIES THAT THIS SUBDIVISION MEETS OR EXCEEDS THE MINIMUM STANDARDS ESTABLISHED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) AND BELL COUNTY'S LOCAL ORDER

SIGNATURE: [Signature]
BELL COUNTY PUBLIC HEALTH DISTRICT



LLEWELYN RANCHETTES
Cab. A, Sl. 233-D
N.T.S.



VICINITY MAP
N.T.S.

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

DATE	SHEETS

FINAL PLAT
LLEWELYN RANCHETTES,
1st AMENDMENT,
BEING AN AMENDMENT OF LOTS 11 & 12,
BLOCK 3, LLEWELYN RANCHETTES
KILLEEN, BELL COUNTY, TEXAS

Project No.:	2022-015
Acres:	6.658
No. of Lots:	2
Scale:	1" = 100'
Date:	6/17/2022
Design By:	MEL/GMH
Sheet No.:	1 OF 1

Inst # 2022069467