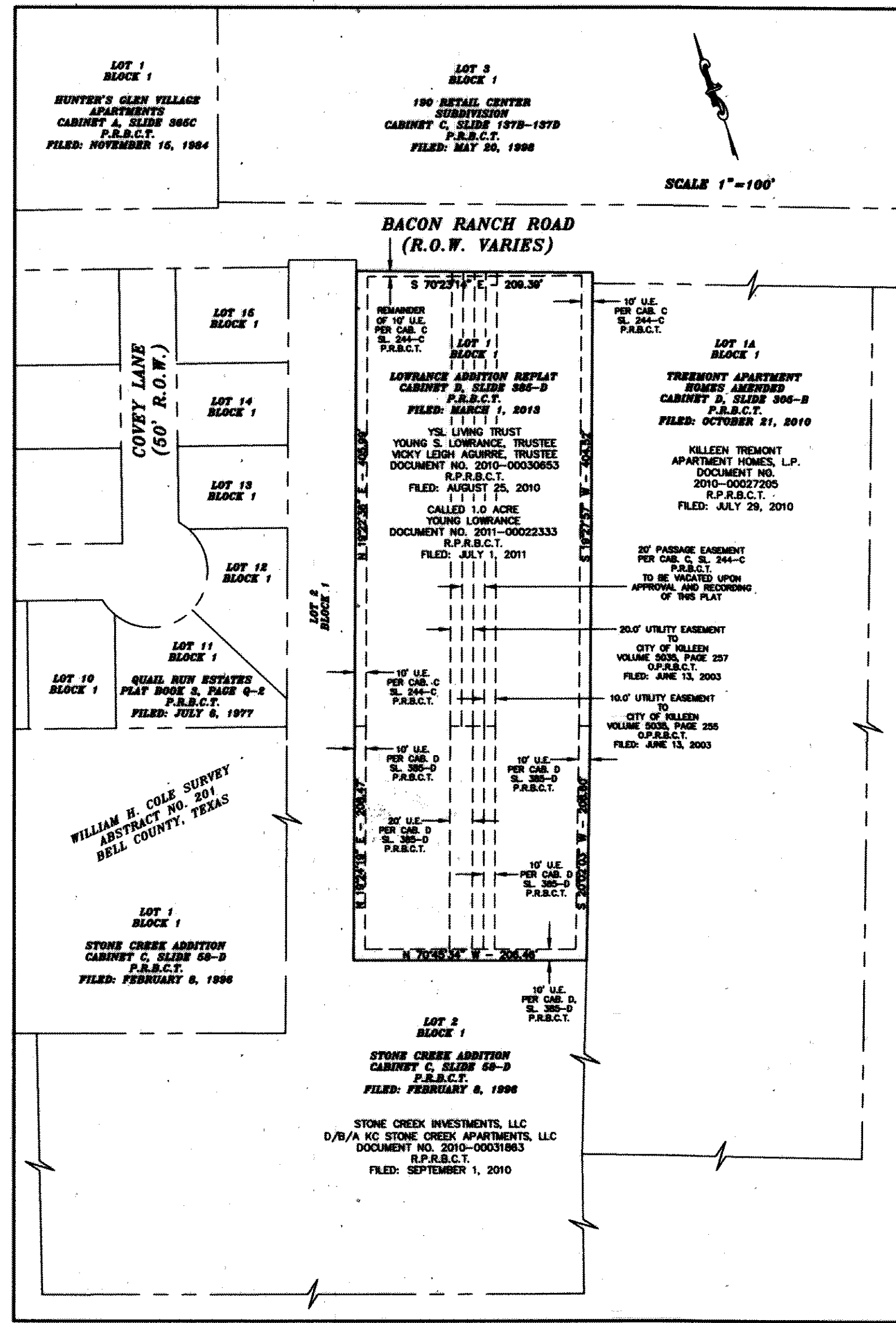


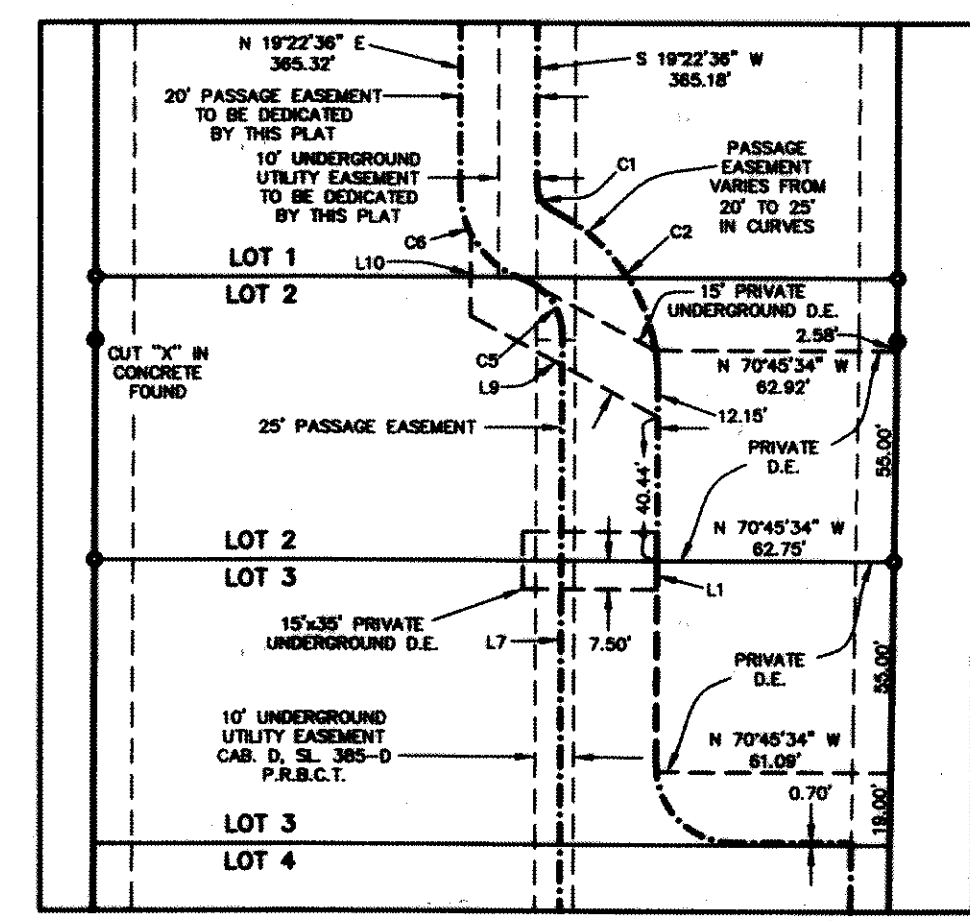
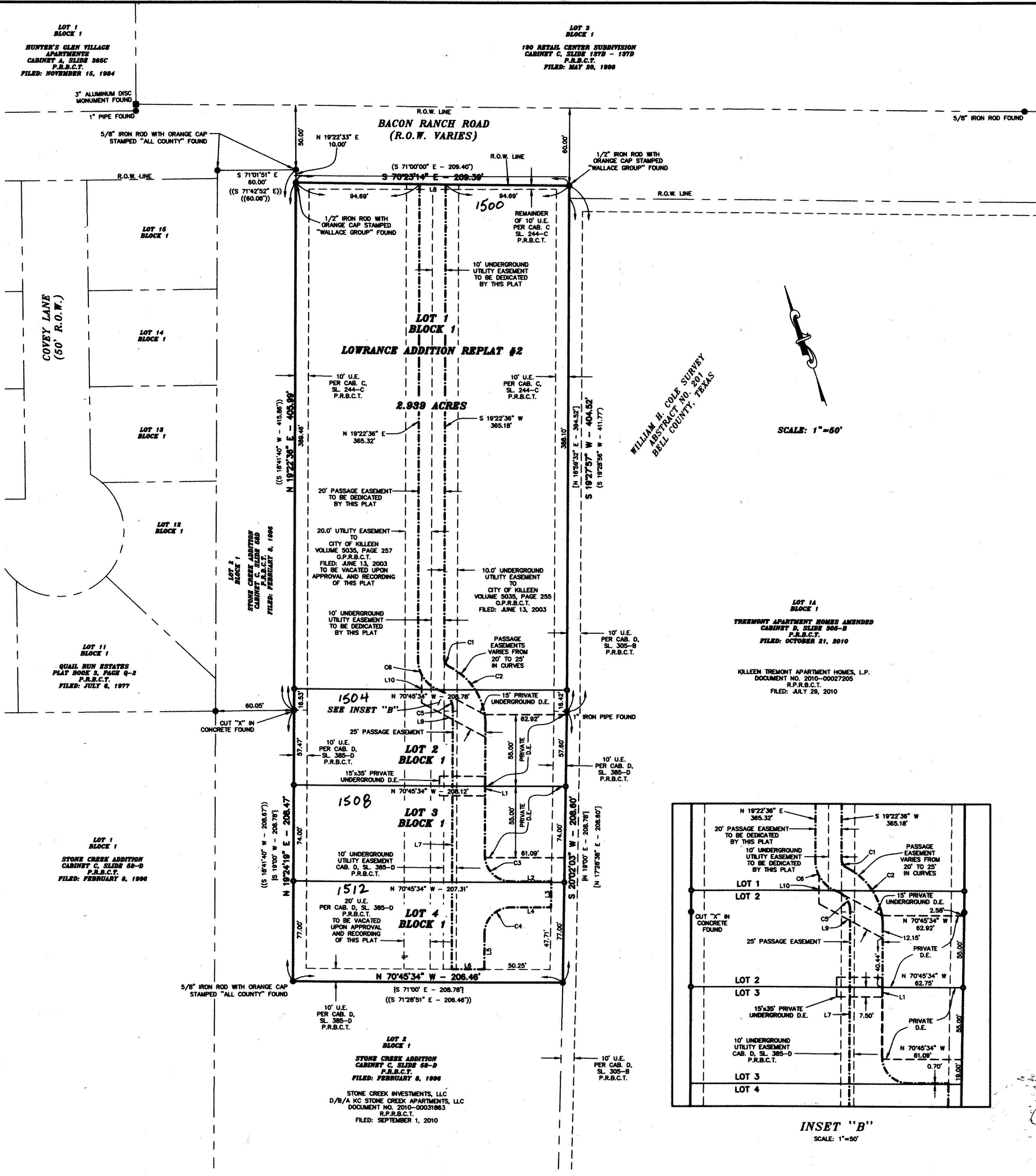
VICINITY MAP  
(NOT TO SCALE)



INSET "A"  
SCALE: 1"=100'

**LEGEND**

- O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS
- R.P.R.B.C.T. = REAL PROPERTY RECORDS, BELL COUNTY, TEXAS
- P.R.B.C.T. = PLAT RECORDS, BELL COUNTY, TEXAS
- (BRG - DST) = PER PLAT RECORDED IN CABINET C, SLIDE 244-C, P.R.B.C.T.
- ((BRG - DST)) = PER PLAT RECORDED IN CABINET C, SLIDE 244-C, P.R.B.C.T.
- (BRG - DST) = PER PLAT RECORDED IN CABINET D, SLIDE 305-B, P.R.B.C.T.
- (BRG - DST) = PER DEED RECORDED IN DOCUMENT NO. 2010-0022333, R.P.R.B.C.T.
- = 3/8" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- = 1/2" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "WALLACE GROUP" SET (UNLESS OTHERWISE NOTED)
- = TO BE ABANDONED UPON APPROVAL OF THIS PLAT



INSET "B"  
SCALE: 1"=50'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	56°19'08"	7.00'	6.88'	6.81'	S 13°16'27" E
C2	81°01'30"	50.00'	53.25'	50.77'	S 14°16'13" E
C3	89°50'51"	20.00'	31.39'	28.27'	S 25°50'34" E
C4	89°49'00"	20.00'	31.30'	28.24'	S 64°08'08" W
C5	68°41'28"	15.00'	18.24'	17.14'	N 15°25'00" W
C6	72°58'38"	25.00'	31.82'	29.56'	N 15°33'14" W

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 19°25'44" W	103.03'
L2	S 70°52'32" E	30.89'
L3	S 20°02'03" W	20.00'
L4	N 70°45'34" W	30.89'
L5	S 19°25'44" W	27.64'
L6	N 70°45'34" W	25.00'
L7	N 19°25'44" E	200.15'
L8	S 70°23'44" E	20.00'
L9	N 42°33'34" W	58.40'
L10	N 19°28'22" E	21.59'

KNOW ALL MEN BY THESE PRESENTS, THAT YOUNG S. LOWRANCE, WHOSE ADDRESS IS 1500 BACON RANCH ROAD, BLDG. 5, APT. A, KILLEEN, TEXAS, 76542, BEING THE SOLE OWNER OF THAT CERTAIN 2.939 ACRE TRACT OF LAND IN BELL COUNTY, TEXAS, PART OF THE WILLIAM H. COLE SURVEY, ABSTRACT 201, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF THE LOWRANCE ADDITION REPLAT #2 AS SHOWN BY THE PLAT HEREOF, ATTACHED HERETO, AND MADE A PART HEREOF, AND APPROVED BY THE CITY COUNCIL OF THE CITY OF KILLEEN, BELL COUNTY, TEXAS, AND YOUNG S. LOWRANCE, DOES HEREBY ADOPT SAID LOWRANCE ADDITION REPLAT #2 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 THROUGH FARES 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 THE INSTALLATION AND MAINTENANCE OF ANY AND ALL PUBLIC UTILITIES AND DRAINAGE UTILITIES, WHICH THE CITY MAY INSTALL OR PERMIT TO BE INSTALLED OR MAINTAINED.

*Young S. Lowrance*  
YOUNG S. LOWRANCE  
THE STATE OF TEXAS:  
COUNTY OF BELL:  
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED YOUNG S. LOWRANCE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND SHE ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 27<sup>th</sup> DAY OF January 2017.

*Notary Public*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
APPROVED THIS 3<sup>rd</sup> DAY OF October 2017 BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KILLEEN, TEXAS.  
*Chairman* CHAIRMAN, PLANNING AND ZONING COMMISSION  
*Secretary* SECRETARY, PLANNING AND ZONING COMMISSION

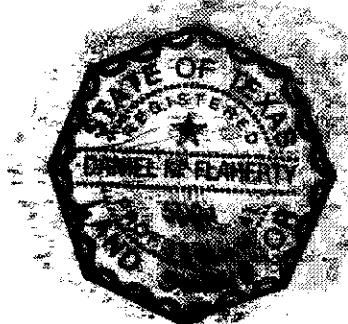
TAX CERTIFICATE  
THE BELL COUNTY TAX APPRAISAL DISTRICT, THE TAXING AUTHORITY FOR ALL ENTITIES IN BELL COUNTY, TEXAS DOES HEREBY CERTIFY THAT THERE ARE CURRENTLY NO DELINQUENT TAXES DUE OR OWING ON THE PROPERTY DESCRIBED BY THIS PLAT. DATED THIS 31<sup>st</sup> DAY OF January 2017 A.D.

FILED FOR RECORD THIS 16<sup>th</sup> DAY OF April 2017 A.D., IN OFFICE 2017 16<sup>th</sup> APRIL 2017, OF THE PLAT RECORDS OF BELL COUNTY, TEXAS. DEED SECTION INSTRUMENT NUMBER 2017-00116311.

GENERAL NOTES:  
1. ALL PROPERTY CORNERS FOUND ARE CONTROL MONUMENTS.  
2. SUBJECT TO ANY AND ALL COVENANTS, RESTRICTIONS, EASEMENTS AND CONDITIONS THAT MAY BE APPLICABLE.  
3. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT.  
4. IT IS THE SOLE RESPONSIBILITY OF THE OWNER TO CONTACT THE CITY OF KILLEEN, TEXAS FOR THE CITY'S INTERPRETATION OF THE ZONING ORDINANCES.

BASIS OF BEARINGS:  
BEARINGS SHOWN HEREON ARE REFERENCED TO THE LOWRANCE ADDITION REPLAT OF RECORD IN CABINET D, SLIDE 385-D OF THE PLAT RECORDS OF BELL COUNTY, TEXAS.

KNOW ALL MEN BY THESE PRESENTS, THAT I, DANIEL M. FLAHERTY, 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.



01-25-2017  
DATE

**THE WALLACE GROUP**  
engineers architects surveyors  
A C/P & COMPANY  
WACO, KILLEEN, DALLAS, ROUND ROCK  
3010 ILLINOIS AVENUE, SUITE 100, KILLEEN, TEXAS 76543  
254-554-5959  
TBE#E-54 TBE#L 10051701

**FINAL PLAT**  
LOWRANCE ADDITION REPLAT #2  
WILLIAM H. COLE SURVEY, ABSTRACT NO. 201  
KILLEEN, BELL COUNTY, TEXAS

FILE NAME: 2405R-REPLAT2  
FILEBOOK NO.: 171 E 251  
DRAFT DATE: 01-25-2017  
DATE: 01-25-2017

AREAS: 2.939  
NO. OF LOTS: 1  
NO. OF BLOCKS: 1  
CHECKED: DMF  
JOB NO.: 2405R  
PLAT NO.: 2405R

FILED: 01-25-2017  
DATE: 01-25-2017

2017 ALL RIGHTS RESERVED