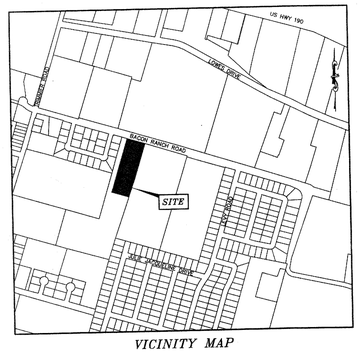
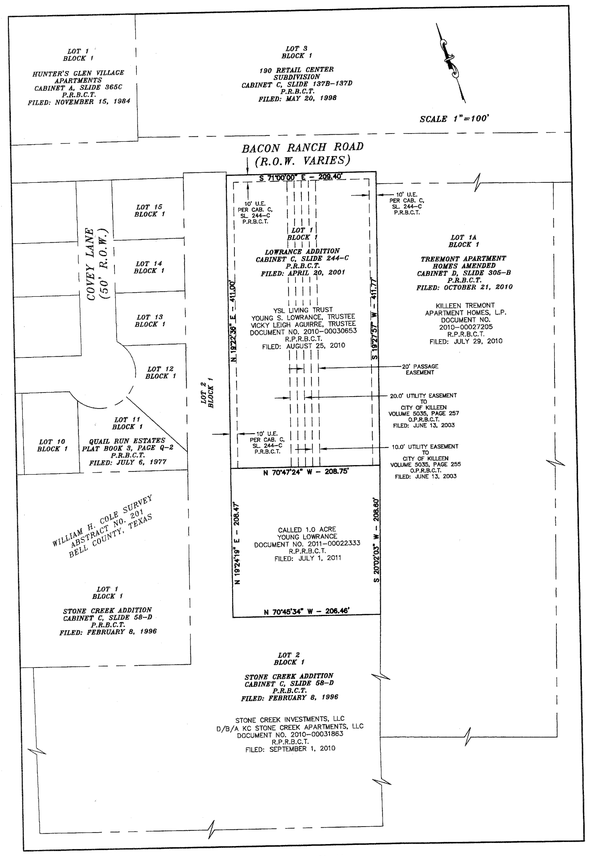
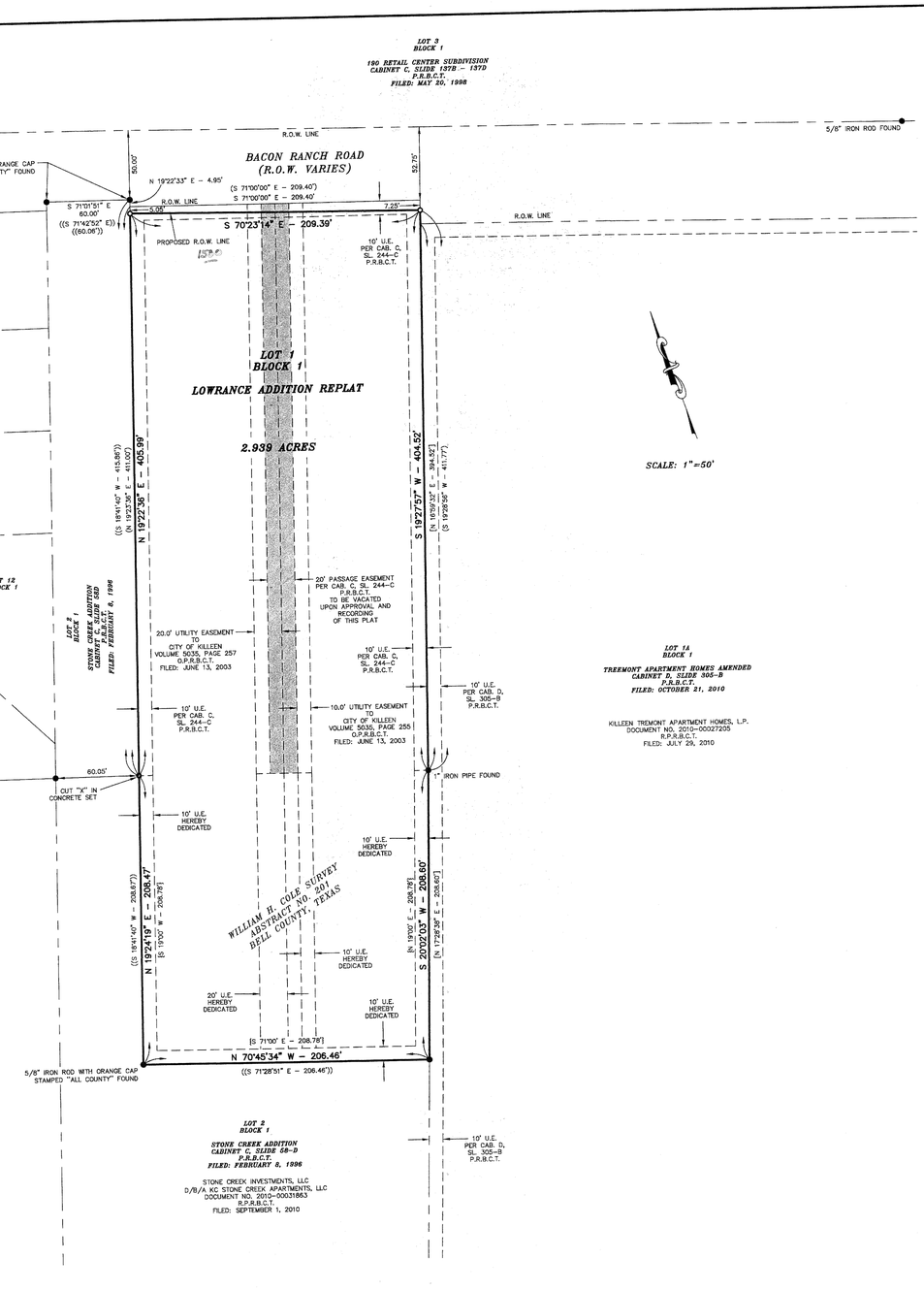


VICINITY MAP
(NOT TO SCALE)



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 - DIST)	= PER PLAT RECORDED IN CABINET C, SLIDE 244-C, P.R.B.C.T.
((BRG - DIST))	= PER PLAT RECORDED IN CABINET C, SLIDE 58-D, P.R.B.C.T.
[BRG - DIST]	= PER PLAT RECORDED IN CABINET D, SLIDE 305-B, P.R.B.C.T.
{BRG - DIST}	= PER DEED RECORDED IN DOCUMENT NO. 2010-00022333, R.P.R.B.C.T.
●	= 3/8" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
o	= 1/2" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "WALLACE GROUP" SET (UNLESS OTHERWISE NOTED)

KNOW ALL MEN BY THESE PRESENTS, THAT *YOUNG S. LOWRANCE*, WHOSE ADDRESS IS 1500 BACON RANCH ROAD, BLDG. B, 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* AS SHOWN BY THE PLAT HEREOF, ATTACHED HERETO, AND MADE A PART HEREON, 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*, 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 THOROUGH FARES 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.

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 THE 6th DAY OF FEBRUARY 2013.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

LAURA L. DYER
Notary Public, State of Texas
My Commission Expires
March 02, 2016

APPROVED THIS 11th DAY OF February 2013, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KILLEEN, TEXAS.

CHAIRMAN, PLANNING AND ZONING COMMISSION

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 7th DAY OF February 2013 A.D.

BY: _____
BELL COUNTY TAX APPRAISAL DISTRICT

FILED FOR RECORD THIS THE 1st DAY OF March 2013 A.D., IN CABINET D, SLIDE 385D OF THE PLAT RECORDS OF BELL COUNTY, TEXAS. 2013-00008409

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 OF RECORD IN CABINET C, SLIDES 244-C 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.

DANIEL M. FLAHERTY, R.P.L.S. NO. 5004
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
DANIEL M. FLAHERTY
5004
REGISTERED
LAND SURVEYOR

02-06-2013
DATE

LOWRANCE ADDITION REPLAT

BEING A REPLAT OF LOWRANCE ADDITION IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS RECORDED IN CABINET C, SLIDE 244-C OF THE PLAT RECORDS OF BELL COUNTY, TEXAS AND A CALLED 1.0 ACRE TRACT OF LAND AS DESCRIBED IN DEED TO YOUNG LOWRANCE OF RECORD IN DOCUMENT NO. 2011-00022333 OF THE REAL PROPERTY RECORDS OF BELL COUNTY, TEXAS

REV	DATE	BY	DESCRIPTION

The Wallace Group, Inc.
3000 Briarcrest Drive, Bryan, Texas 77802 (254) 554-5959
Civil Engineers ■ Architects ■ Planners ■ Surveyors
Waco ● Killeen ● Dallas ● Round Rock
THE WALLACE GROUP, INC.
TBPE F-54

FINAL PLAT

LOWRANCE ADDITION REPLAT

WILLIAM H. COLE SURVEY, ABSTRACT NO. 201
KILLEEN, BELL COUNTY, TEXAS

ACREAGE: 2.968
NO. OF LOTS: 1
NO. OF BLOCKS: 1
DRAWN: TAB
CHECKED: DWF
JOB NO.: 22745
PLAT NO.: D-2029

0 25 50 100
(IN FEET)

FILE NAME: 22745R-REPLAT
FIELDBOOK NO.: 171/16
DRAFT DATE: 02-06-13

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