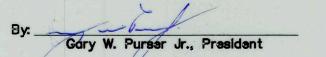


KILLEEN, TX 76542 TBPE FIRM NO. F-4200 TBPLS FIRM NO. 10194541 2901 E. STAN SCHLUETER LOOP KILLEEN, TX 76542

	LEGEND
IRF	IRON ROD FOUND
IRS	IRON ROD SET
VOL.	VOLUME
PG.	PAGE
CAB.	CABINET
SL.	SLIDE
INST#	INSTRUMENT NUMBER
DE	DRAINAGE EASEMENT
UE	UTILITY EASEMENT
MNMT	MONUMENT
NAE	NON-ACCESS EASEMENT
8L	BUILDING LINE

KNOW ALL MEN BY THESE PRESENTS, that JOF Developers, Inc., a Texas Corporation, whose address is 2901 E. Stan Schlueter Loop, Killeen, Texas 75542, being the sole owner of that 3.884 acre tract of land in Bell County, Texas, part of the James Cook Survey, Abstract No. 151, which is more fully described in the dedication of MCGREGOR ESTATES PHASE FIVE, BEING A REPLAT OF LOTS 5—7, BLOCK 4, McGREGOR ESTATES PHASE THREE AND 2.905 ACRES OF THE JAMES COOKE SURVEY, ABSTRACT 161, 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 MCGREGOR ESTATES PHASE FIVE, BEING A REPLAT OF LOTS 5—7, BLOCK 4, McGREGOR ESTATES PHASE THREE AND 2.905 ACRES OF THE JAMES COOKE SURVEY, ABSTRACT 161, 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 assements 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 Davalopers, Inc., a Texas Corporation

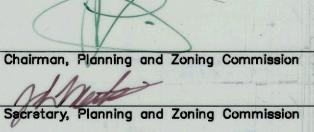


STATE OF TEXAS COUNTY OF BELL

This instrument was acknowledged before me on the day of Superfier. 2023 by Gary W. Purser, Jr., President of JOF Developers, Inc., a Texas Corporation.



Approved this _____ day of _______ 20____, by the Planning and Zoning Commission of the City of Killeen, Texas.

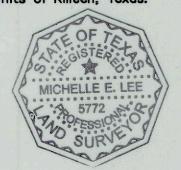


FILED FOR RECORD this 05 day of January, 2024 A.D.

Dedication Instrument in Instrument No. 2024000671, Official Records of Bell County,

KNOW ALL MEN BY THESE PRESENTS:

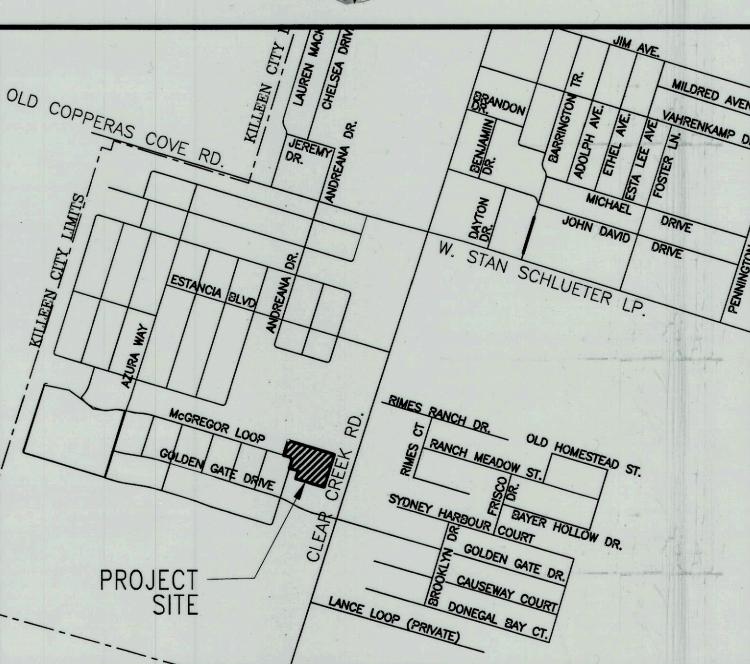
That I, Michelle E. Lee, a Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the perimeter corner monuments shown hereon were properly placed or found under my personal supervision, in accordance with the Subdivision Regulations of the City of Killeen, Texas. This subdivision, MCGREGOR ESTATES PHASE FIVE, BEING A REPLAT OF LOTS 5-7, BLOCK 4, McGREGOR ESTATES PHASE THREE AND 2.905 ACRES OF THE JAMES COOKE SURVEY, ABSTRACT 151, is located within the City Limits of Killeen, Texas.



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.



McGREGOR 19 bstract THREE PH

VEYING, LTD

SUR

8

△ DATE

SHEETS

Project No.: 2022-012 3.884 Acres: No. of Lots: " = 50'Scale: 8/30/2023 Date: MEL/SMM Design By:

Sheet No.:

L9 S 69°05'16" W 12.53'

L10 S 73°13'40" E 40.69"

L11 S 69"05'16" W 1.74'

L12 N 15'45'37" E 1.94'

Parcel Table Parcel# Block# Area (SF) 1 1 10134.77 2 1 9261.60 3 1 9120.00 4 1 9120.00

5 1 9120.00

7 1 18923.25

B 1 12505.21 9 1 13151.23

10 1 9775.44

11 1 10844.23 12 1 10843.58 13 1 10055.43

C9 50.00' 35.82' N 56'08'06" W 35.29'

C11 50.00' 94.25' N 28'14'23" W 84.85'

C12 50.00' 29.15' N 25'06'39" W 28.87'

C13 | 50.00' | 29.27' | N 2'47'04" E | 28.98'

(INST.# 2019-00041208)

INSET

McGREGOR ESTATES PHASE THREE (INST. 2020-00019523)
N.T.S.

Inst # 2024000671