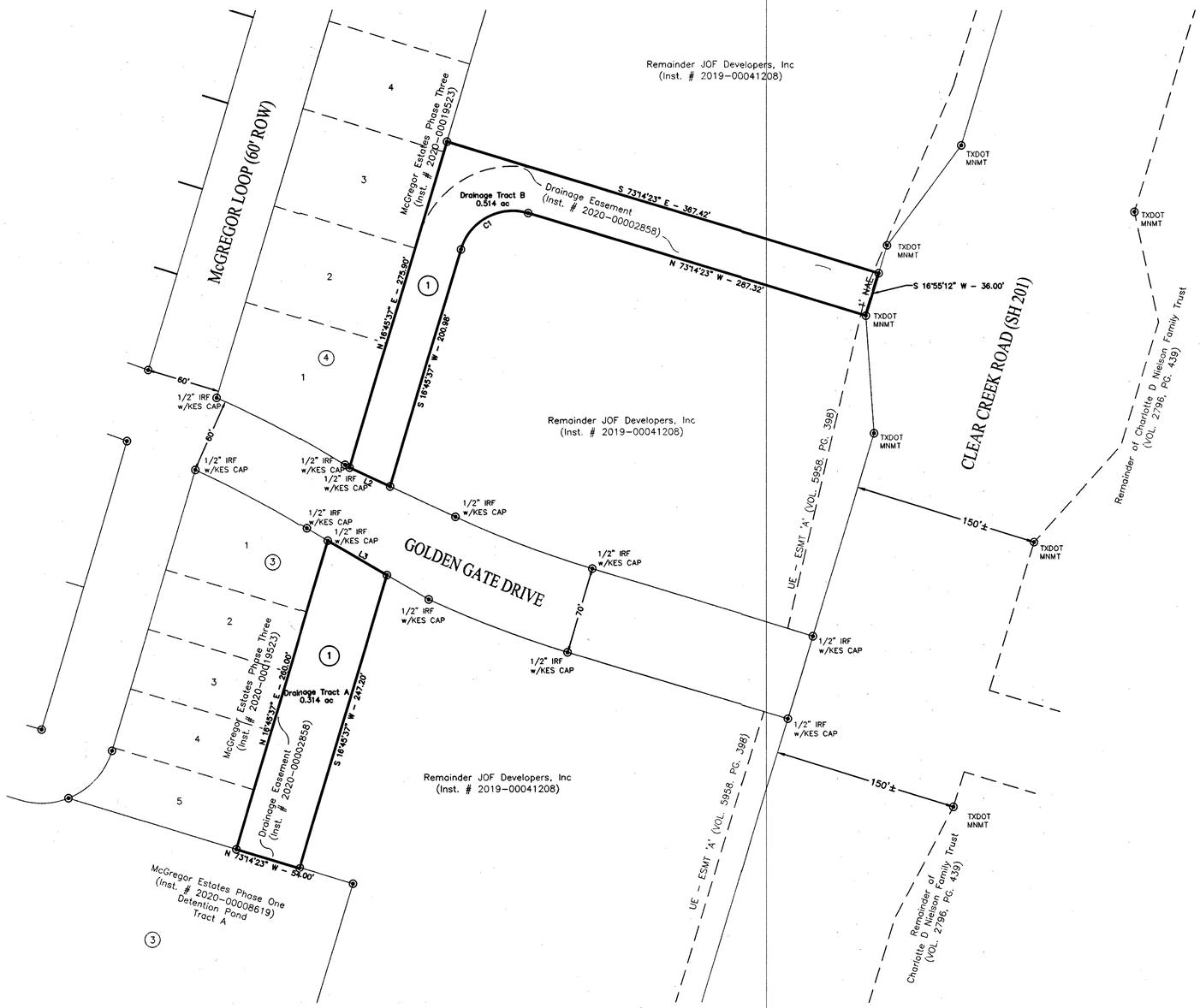


LEGEND

IRF	IRON ROD FOUND
VOL.	VOLUME
PG.	PAGE
INST#	INSTRUMENT NUMBER
MNMT	MONUMENT
NAE	NON-ACCESS EASEMENT
UE	UTILITY EASEMENT

N

SCALE: 1" = 50'

0 25' 50' 100'

NOTES:

1. ALL CORNERS SHOWN ARE 1/2" IRON ROD SET WITH KILLEEN ENGINEERING CAP UNLESS OTHERWISE NOTED.
2. BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD 83. AS PER LEICA SMARTNET GPS OBSERVATIONS.
3. THIS SUBDIVISION IS LOCATED IN ZONE X, BY THE U.S. FEMA AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), MAP NO. 48027C0275E, EFFECTIVE DATE SEPTEMBER 26, 2008 FOR BELL COUNTY, TEXAS.
4. TRACTS A (0.314 ACRES) & B (0.514 ACRES) TO BE DEDICATED TO THE McGREGOR ESTATES HOME OWNERS ASSOCIATION.
5. 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.

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BRG.	CHORD LENGTH
C1	44.00'	69.12'	S 61°45'37" W	62.23'

LINE TABLE		
LINE	BEARING	DISTANCE
L2	N 65°13'08" W	36.36'
L3	S 59°54'22" E	55.50'

KNOW ALL MEN BY THESE PRESENTS, that JOF Developers, Inc., a Texas Corporation ("Developer"), whose address is 2901 E. Stan Schlueter Loop, Killeen, Texas 76542, being the sole owner of that 0.828 acre tract of land in Bell County, Texas, part of the James Cook Survey, Abstract No. 161, which is more fully described in the dedication of McGREGOR ESTATES, PHASE FOUR, 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 McGREGOR ESTATES, PHASE FOUR, 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: JOF Developers, Inc., a Texas Corporation

By: _____
Gary W. Purser Jr., President

STATE OF TEXAS
COUNTY OF BELL

This instrument was acknowledged before me on the 4 day of April, 2022 by Gary W. Purser, Jr., President of JOF Developers, Inc., a Texas Corporation.

CYNTHIA A. MURPHY
Notary Public, State of Texas
Comm. Expires 08-20-2023
Notary ID 117139951

Cynthia A. Murphy
Notary Public, State of Texas

Approved this 27th day of May, 2022, by the Planning Director of the City of Killeen, Texas.

Wallis Nelson
Planning Director

K Stuckland
Planning Assistant

FILED FOR RECORD this 3rd day of June, 2022 A.D.

Dedication Instrument in Instrument No. 2022-35500, 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, McGREGOR ESTATES, PHASE FOUR, is located within the City Limits of Killeen, Texas.

STATE OF TEXAS
REGISTERED
MICHELLE E. LEE
5772
PROFESSIONAL
LAND SURVEYOR

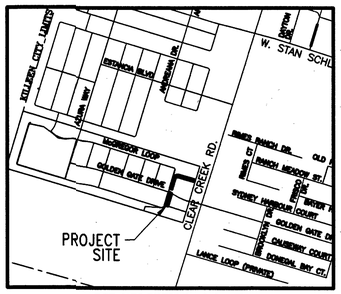
Michelle E. Lee 4-4-2022
Michelle E. Lee, RPLS (TX 5772)

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 18th day of May, 2022 A.D.
BELL COUNTY TAX APPRAISAL DISTRICT

By: _____



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

Δ	DATE	SHEETS

FINAL PLAT
McGREGOR ESTATES PHASE FOUR
KILLEEN, BELL COUNTY, TEXAS

Project No.:	2022-011
Acres:	0.828
No. of Lots:	2
Scale:	1" = 50'
Date:	4/4/2022
Design By:	MEL/SMM
Sheet No.:	1 OF 1

INST# 2022-35500