

SEE SHEET 2

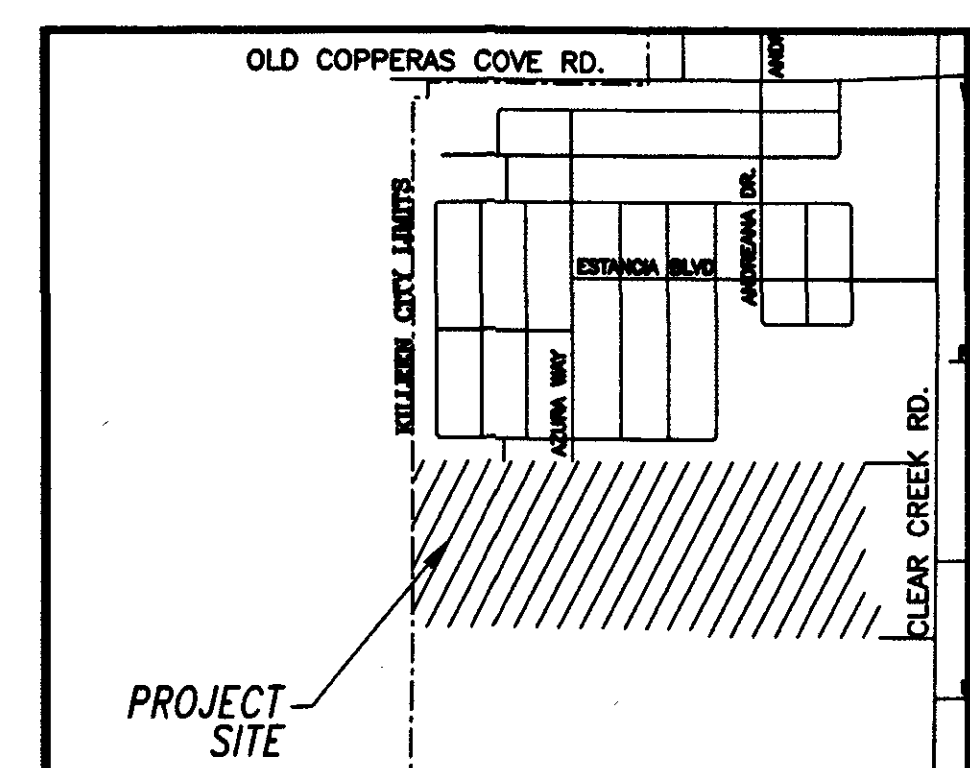


UTILITY EASEMENT NOTE
 1. NO ABOVE GROUND APPURTENANCES FOR DRY UTILITIES WILL BE ALLOWED IN LOCATIONS WHERE THE UTILITY EASEMENTS CROSS A DRAINAGE EASEMENT (D.E.) OR A SWALE DRAINAGE EASEMENT (S.D.E.).

TxDOT ACCESS NOTE
 1. ALL PHASES OF THE Mcgregor Estates Development Will Use Only The TxDOT Right-Of-Way Access Point Shown In Phase I. No Additional TxDOT Access Points Will Be Allowed.

- SURVEY NOTES:**
1. ALL CORNERS SHOWN ARE 3/8" IRON ROD SET WITH KILLEEN ENGINEERING CAP UNLESS OTHERWISE NOTED.
 2. BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD 83. (CORS 96) 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. 48027C0260E & 48027C0275E, EFFECTIVE DATE SEPTEMBER 26, 2008 FOR BELL COUNTY, TEXAS.

LEGEND	
IRF	IRON ROD FOUND
VOL	VOLUME
PG.	PAGE
CAB.	CABINET
SL.	SLIDE
INST#	INSTRUMENT NUMBER



VICINITY MAP
N.T.S.

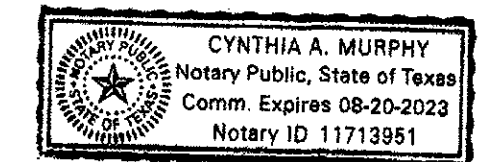
KNOW ALL MEN BY THESE PRESENTS, that JOF Developers, Inc., a Texas Corporation ("Developer"), whose address is 2901 E. Stan Schlueter Loop, Killeen, Texas 76542, being the sole owner of that 32.197 acre tract of land in Bell County, Texas, part of the James Cook Survey, Abstract No. 161, which is more fully described in the dedication of Mcgregor Estates, Phase One, as shown by the plat hereof, attached hereto, and made a part hereof, and approved by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas, does hereby adopt said Mcgregor Estates, Phase One, 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.*
 Gary W. Purser, Jr., President

STATE OF TEXAS
 COUNTY OF BELL

This instrument was acknowledged before me on the 19 day of September, 2019 by Gary W. Purser, Jr., President of JOF Developers, Inc., a Texas Corporation.



Cynthia A. Murphy
 Notary Public, State of Texas

Approved this 3rd day of February 2020 by the Planning and Zoning Commission of the City of Killeen, Texas.

Mark Pethan
 Chairman, Planning and Zoning Commission
Maria Lopez
 Secretary, Planning and Zoning Commission

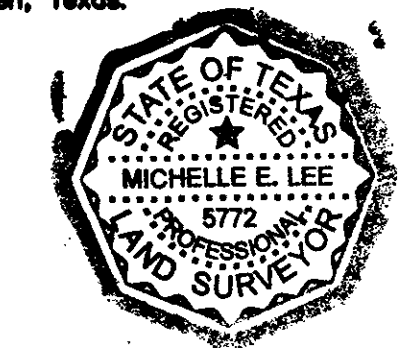
FILED FOR RECORD this 21st day of February 2020 A.D.

Year 2020, Number 174, Plat Records of Bell County, Texas.

Dedication Instrument in Instrument No. 2020-8619, 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 One, is located within the City Limits of Killeen, Texas.



Michelle E. Lee
 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 10th day of February, 2020 A.D.

BELL COUNTY TAX APPRAISAL DISTRICT

By: *Meagan Sanders*

KILLEEN ENGINEERING & SURVEYING, LTD
 2901 E. Stan Schlueter Loop
 Killeen, Texas 76542
 OFFICE: (254) 526-3981 FAX: (254) 526-4351
 TBPLS REGISTRATION NO. F-4200
 TBPLS REGISTRATION NO. 10194541

DATE	SHEETS

FINAL PLAT
 Mcgregor Estates
 PHASE ONE
 KILLEEN, BELL COUNTY, TEXAS

Project No.:	2018-036
Acres:	32.197
No. of Lots:	3
Scale:	1" = 100'
Date:	12/16/2019
Design By:	MEL/BCC
Sheet No.:	1 OF 2

Inst# 2020-8619-A

