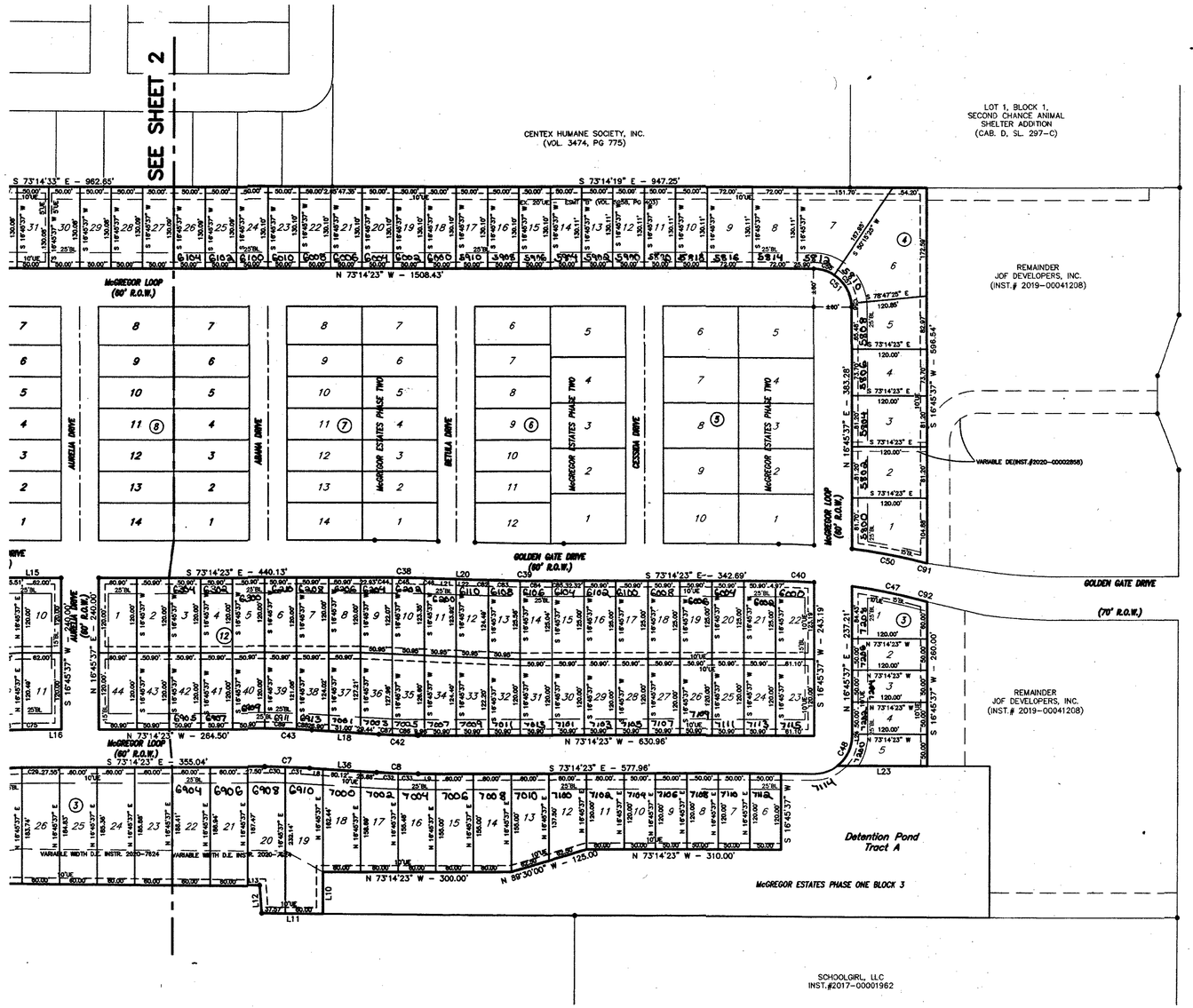

SCALE: 1" = 100'

0 50' 100' 200'

LEGEND

IRF	IRON ROD FOUND
BL	BUILDING LINE
UE	UTILITY EASEMENT
VOL.	VOLUME
PG.	PAGE
CAB.	CABINET
SL.	SLIDE
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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. UTILITY EASEMENT, RECORDED IN VOL. 5958, PG. 408 AND UTILITY EASEMENT, RECORDED IN VOL. 5956, PG. 413 TO BE ABANDONED PER THIS PLAT.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 16°54'15" W	47.73'
L4	N 73°14'23" W	7.00'
L5	N 73°14'23" W	29.00'
L6	S 73°14'23" E	19.00'
L7	S 82°11'28" E	6.27'
L8	S 66°36'31" E	21.34'
L9	S 73°14'23" E	27.98'
L10	S 16°45'37" W	67.06'
L11	N 72°48'44" W	97.57'
L12	N 12°42'02" E	44.77'
L13	N 72°44'05" W	19.26'
L14	S 81°06'17" E	208.14'
L15	S 73°14'23" E	67.51'
L16	N 73°14'23" W	30.04'
L17	N 73°14'23" W	110.09'
L18	N 66°36'31" W	107.34'
L20	S 71°19'47" E	58.92'
L21	S 71°19'47" E	30.80'
L22	S 71°19'47" E	28.12'
L23	N 73°14'23" W	142.97'
L24	N 16°45'37" E	2.79'
L25	N 16°45'37" E	4.22'
L28	N 16°46'25" E	59.43'
L29	S 73°14'33" E	120.48'

LINE TABLE

LINE	BEARING	DISTANCE
L30	S 16°46'25" W	59.41'
L33	N 73°14'33" W	120.00'
L34	N 20°46'46" E	60.15'
L35	N 16°45'27" E	80.00'
L36	S 66°36'31" E	107.34'

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BRG.	CHORD LENGTH
C1	270.00'	110.87'	S 28°40'06" W	110.09'
C2	330.00'	130.40'	N 61°55'11" W	129.55'
C3	60.00'	94.25'	S 61°45'37" W	84.85'
C4	60.00'	94.25'	S 28°14'23" E	84.85'
C5	480.00'	74.99'	S 77°42'56" E	74.92'
C6	940.00'	146.86'	S 77°42'56" E	146.71'
C7	1140.00'	71.25'	S 71°28'57" E	71.24'
C8	1090.00'	66.25'	S 71°28'57" E	66.24'
C16	329.99'	69.04'	N 56°35'36" W	68.91'
C17	330.00'	61.36'	N 67°54'47" W	61.27'
C18	60.00'	28.60'	N 86°53'37" W	28.33'
C19	60.00'	48.00'	S 56°32'03" W	46.73'
C20	60.00'	17.65'	S 25°11'18" W	17.59'
C21	60.00'	5.61'	S 14°04'46" W	5.61'
C22	60.00'	48.00'	S 11°31'05" E	46.73'
C23	60.00'	40.63'	S 53°30'17" E	39.88'
C24	480.00'	7.00'	S 73°39'28" E	7.00'
C25	480.00'	60.22'	S 77°40'12" E	60.18'
C28	480.00'	7.77'	S 81°43'39" E	7.77'
C27	940.00'	54.28'	S 80°32'16" E	54.25'
C28	940.00'	60.14'	S 77°03'04" E	60.13'
C29	940.00'	32.48'	S 74°13'44" E	32.48'
C30	1140.00'	32.51'	N 72°25'22" W	32.51'
C31	1140.00'	38.74'	N 70°37'56" W	38.74'
C32	1090.00'	34.21'	N 70°35'00" W	34.21'

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BRG.	CHORD LENGTH
C33	1060.00'	32.04'	N 72°22'25" W	32.04'
C34	630.00'	86.46'	S 77°10'20" E	86.41'
C35	1170.00'	160.80'	S 77°10'20" E	160.46'
C36	1000.00'	156.23'	N 77°42'56" W	156.08'
C37	420.00'	65.62'	N 77°42'56" W	65.55'
C38	2970.00'	99.00'	S 72°17'05" E	99.00'
C39	4296.07'	143.20'	S 72°17'05" E	143.20'
C40	670.00'	58.17'	S 71°23'24" E	58.16'
C42	1000.00'	62.50'	N 71°26'57" W	62.49'
C43	1200.00'	75.00'	N 71°26'57" W	74.99'
C44	2970.00'	27.97'	S 72°58'19" E	27.97'
C45	2970.00'	50.91'	S 72°12'33" E	50.91'
C46	2970.00'	20.12'	S 71°31'28" E	20.12'
C47	670.00'	102.89'	S 62°10'50" E	102.83'
C48	60.00'	54.34'	N 42°42'25" E	52.50'
C50	630.00'	118.06'	N 62°25'46" W	117.88'
C51	60.00'	94.25'	N 28°14'23" W	84.85'
C52	430.00'	126.28'	N 81°39'10" W	125.83'
C53	370.00'	103.66'	N 82°08'33" W	103.33'
C54	465.00'	46.83'	N 19°39'59" E	46.91'
C55	535.00'	53.87'	N 19°39'29" E	53.84'
C56	60.01'	5.83'	N 13°59'38" E	5.83'
C57	60.00'	53.38'	N 14°16'00" W	51.62'
C58	60.00'	35.08'	N 56°29'29" W	34.58'
C59	430.00'	11.47'	N 74°00'14" W	11.47'

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BRG.	CHORD LENGTH
C60	430.00'	50.21'	N 78°06'48" W	50.18'
C61	430.00'	51.08'	N 84°51'41" W	51.05'
C62	430.00'	13.52'	N 86°09'54" W	13.52'
C63	370.00'	38.13'	N 87°06'48" W	38.11'
C64	370.00'	65.53'	N 79°88'16" W	65.44'
C65	465.00'	46.82'	S 19°39'29" E	46.80'
C66	535.00'	33.94'	S 29°43'31" W	33.93'
C67	465.00'	20.80'	S 18°02'33" W	20.59'
C68	465.00'	26.22'	S 20°56'37" W	26.22'
C69	630.00'	62.10'	S 79°03'49" E	62.08'
C70	630.00'	24.38'	S 79°59'46" E	24.38'
C71	1170.00'	29.84'	S 80°22'26" E	29.84'
C72	1170.00'	52.21'	S 78°21'53" E	52.21'
C73	1170.00'	52.06'	S 75°48'42" E	52.05'
C74	1170.00'	26.49'	S 73°53'18" E	26.49'
C75	1000.00'	31.46'	N 74°08'28" W	31.46'
C76	1000.00'	52.09'	N 78°32'05" W	52.09'
C77	1000.00'	52.33'	N 79°31'33" W	52.31'
C78	1000.00'	20.36'	N 81°36'29" W	20.36'
C79	420.00'	9.43'	N 81°32'51" W	9.43'
C80	420.00'	52.17'	N 77°20'37" W	52.13'
C81	219.08'	4.00'	N 73°30'45" W	4.00'
C82	4296.07'	22.81'	S 71°28'55" E	22.81'
C83	4296.07'	50.91'	S 71°56'25" E	50.91'
C84	4296.07'	50.90'	S 72°36'09" E	50.90'

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BRG.	CHORD LENGTH
C85	4296.07'	18.58'	S 73°06'37" E	18.58'
C86	1000.00'	40.95'	N 72°03'56" W	40.95'
C87	1000.00'	21.54'	N 70°16'34" W	21.54'
C88	1200.00'	24.08'	N 70°14'01" W	24.08'
C89	1200.00'	50.92'	N 72°01'27" W	50.91'
C91	670.00'	4.24'	N 58°55'57" W	4.24'
C92	630.00'	19.85'	S 56°23'53" E	19.85'

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 31.439 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 THREE, 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 THREE, 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 2nd day of April, 2020 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 11713851

Cynthia A Murphy
Notary Public, State of Texas

Approved this 20th day of April, 2020 by the Planning and Zoning Commission of the City of Killeen, Texas.

Kirk Latham
Chairman, Planning and Zoning Commission

Maria Lopez
Secretary, Planning and Zoning Commission

FILED FOR RECORD this 24th day of April, 2020 A.D.

Year N/A, Number N/A, Plat Records of Bell County, Texas.

Dedication instrument in Instrument No. 2020019523, 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 THREE, is located within the City Limits of Killeen, Texas.

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

Michelle E. Lee 4-3-2020
Michelle E. Lee, RPLS (TX 5772)

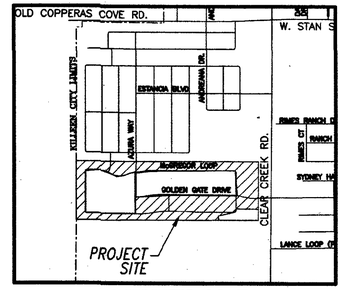
TAX CERTIFICATE

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 20th day of April, 2020 A.D.

BELL COUNTY TAX APPRAISAL DISTRICT

By: _____



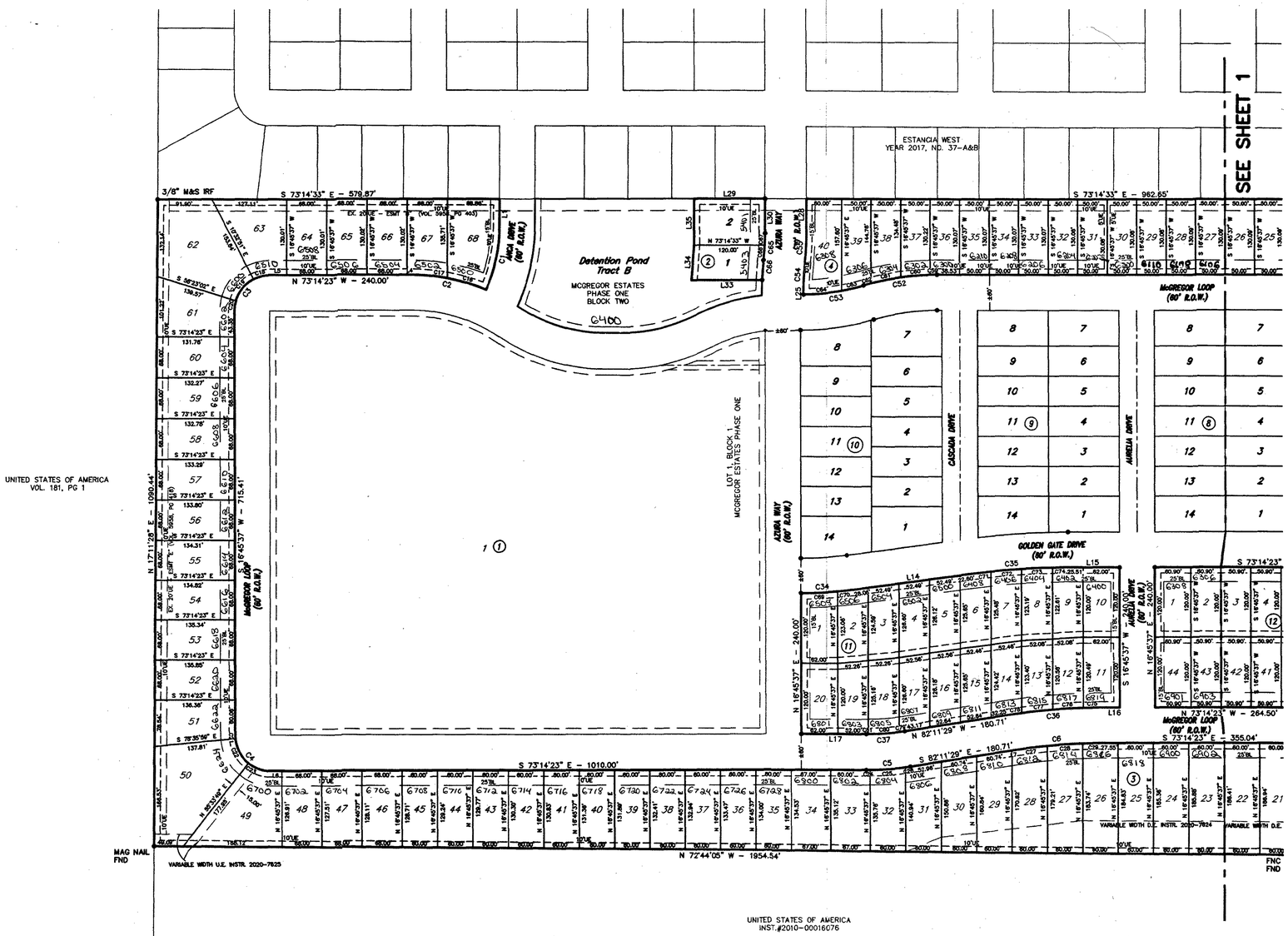
VICINITY MAP
N.T.S.

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

△	DATE	SHEETS

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

Project No.:	2020-008
Acres:	31.439
No. of Lots:	174
Scale:	1" = 100'
Date:	4/3/2020
Design By:	MEL/AEN
Sheet No.:	1 OF 2



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0 50' 100' 200'

LEGEND

IRF	IRON ROD FOUND
BL	BUILDING LINE
UE	UTILITY EASEMENT
VOL.	VOLUME
PG.	PAGE
CAB.	CABINET
SL.	SLIDE
INST#	INSTRUMENT NUMBER

SURVEY 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.
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4. UTILITY EASEMENT, RECORDED IN VOL. 5958, PG. 408 AND UTILITY EASEMENT, RECORDED IN VOL. 5956, PG. 413 TO BE ABANDONED PER THIS PLAT.

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FINAL PLAT

McGREGOR ESTATES PHASE THREE

KILLEEN, BELL COUNTY, TEXAS

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