

LOT 11, BLOCK 1-C
McGREGOR ESTATES
YEAR 2020, NO. 9819

REMAINDER
JOF DEVELOPERS, INC.
(INST. # 2019-00041208)

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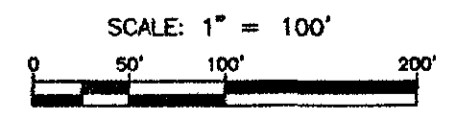
LINE TABLE

LINE	BEARING	DISTANCE
L1	N 71°19'47" W	58.92'
L2	S 73°14'23" E	8.43'
L3	N 73°14'23" W	20.13'
L4	N 81°06'17" W	14.32'

CURVE TABLE

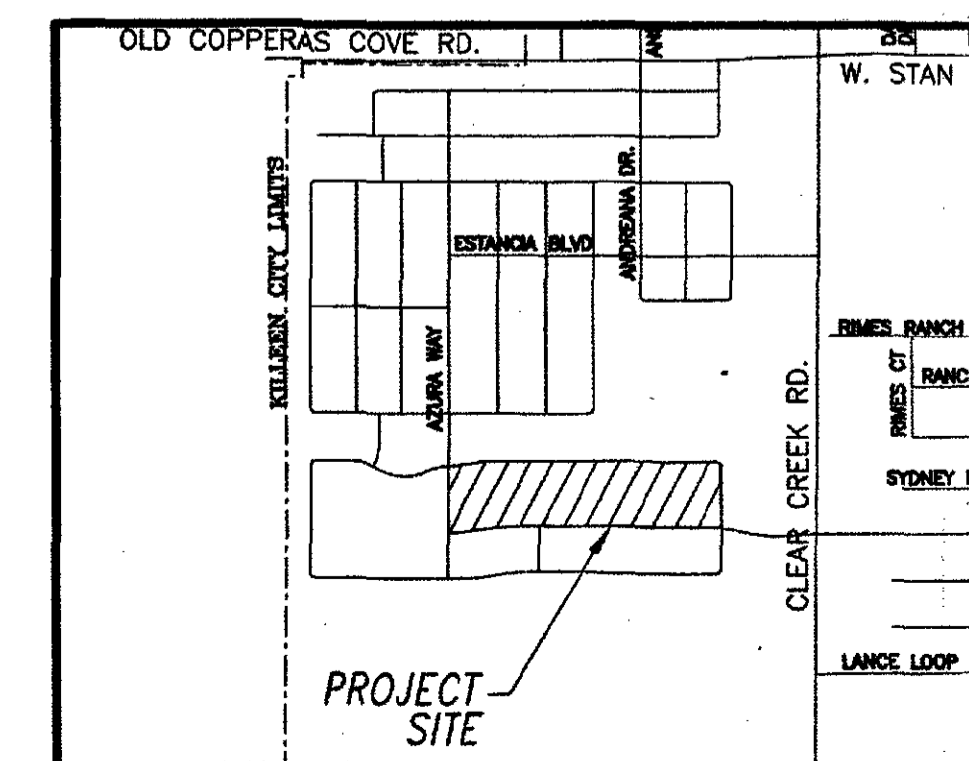
CURVE	RADIUS	LENGTH	CHORD BRG.	CHORD LENGTH
C1	430.00'	128.28'	S 81°39'10" E	125.82'
C2	370.00'	108.66'	S 81°39'10" E	108.27'
C3	930.00'	56.17'	N 71°30'34" W	56.16'
C4	4238.07'	141.20'	N 72°17'06" W	141.20'
C5	3030.00'	101.00'	N 72°17'06" W	101.00'
C6	1230.00'	168.54'	N 77°10'20" W	168.71'
C7	370.00'	78.24'	N 77°10'20" W	78.18'
C8	430.00'	4.69'	S 89°45'18" E	4.68'
C9	370.00'	108.66'	S 81°39'10" E	108.27'
C10	4238.07'	21.18'	N 72°06'47" W	21.18'
C11	4238.07'	120.03'	N 72°06'47" W	120.02'
C12	3030.00'	99.80'	N 72°17'43" W	99.80'
C13	1230.00'	32.49'	S 73°59'48" E	32.49'
C14	1230.00'	120.39'	S 77°33'28" E	120.34'
C15	430.00'	121.61'	S 81°20'31" E	121.21'
C16	3029.89'	1.11'	N 71°20'25" W	1.11'
C17	1230.00'	13.96'	N 80°43'59" W	13.96'

- SURVEY NOTES:**
- ALL CORNERS SHOWN ARE 1/2" IRON ROD SET WITH KILLEEN ENGINEERING CAP UNLESS OTHERWISE NOTED.
 - BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, AS PER LEICA SMARTNET GPS OBSERVATIONS.
 - 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.



LEGEND

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



VICINITY MAP
N.T.S.

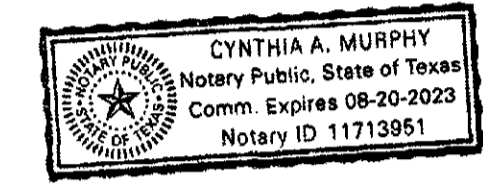
KNOW ALL MEN BY THESE PRESENTS, that JOF Developers, Inc., a Texas Corporation ("Developer"), whose address is 2901 E. Stan Schlueter Loop, Killeen, Texas 76542, being the sole owner of that 14.979 acre tract of land in Bell County, Texas, part of the James Cook Survey, Abstract No. 181, which is more fully described in the dedication of McGREGOR ESTATES, PHASE TWO, 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 TWO, 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. Pursar Jr.*
Gary W. Pursar Jr., President

STATE OF TEXAS
COUNTY OF BELL

This instrument was acknowledged before me on the 4 day of March, 2020 by Gary W. Pursar, Jr., President of JOF Developers, Inc., a Texas Corporation.



Cynthia A. Murphy
Notary Public, State of Texas

Approved this 6 day of April, 2020 by the Planning and Zoning Commission of the City of Killeen, Texas.

Kirk Johnson
Chairman, Planning and Zoning Commission
Maria
Secretary, Planning and Zoning Commission

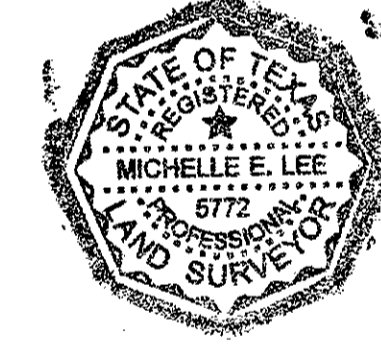
FILED FOR RECORD this 24 day of April, 2020A.D.

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

Dedication instrument in Instrument No. 2020019506 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 TWO, 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 9 day of April, 2020A.D.

BELL COUNTY TAX APPRAISAL DISTRICT
By: *Megan Bowen*

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 TWO
KILLEEN, BELL COUNTY, TEXAS

Project No.:	2019-031
Acres:	14.979
No. of Lots:	78
Scale:	1" = 100'
Date:	3/6/2020
Design By:	MEL/SMM
Sheet No.:	1 OF 1