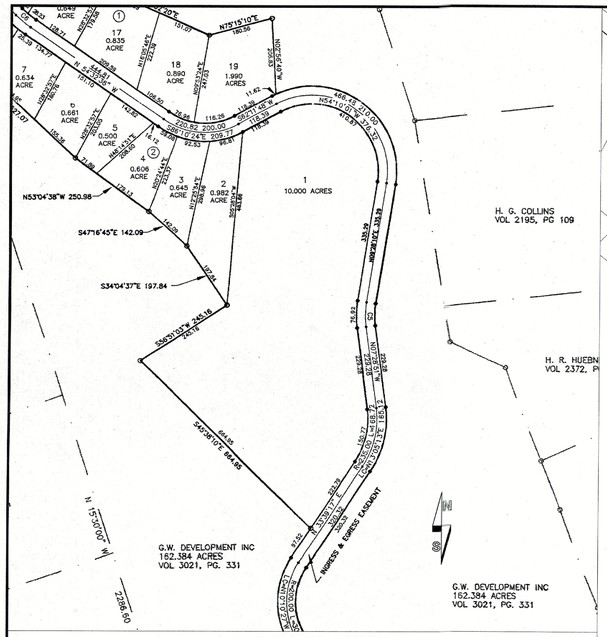
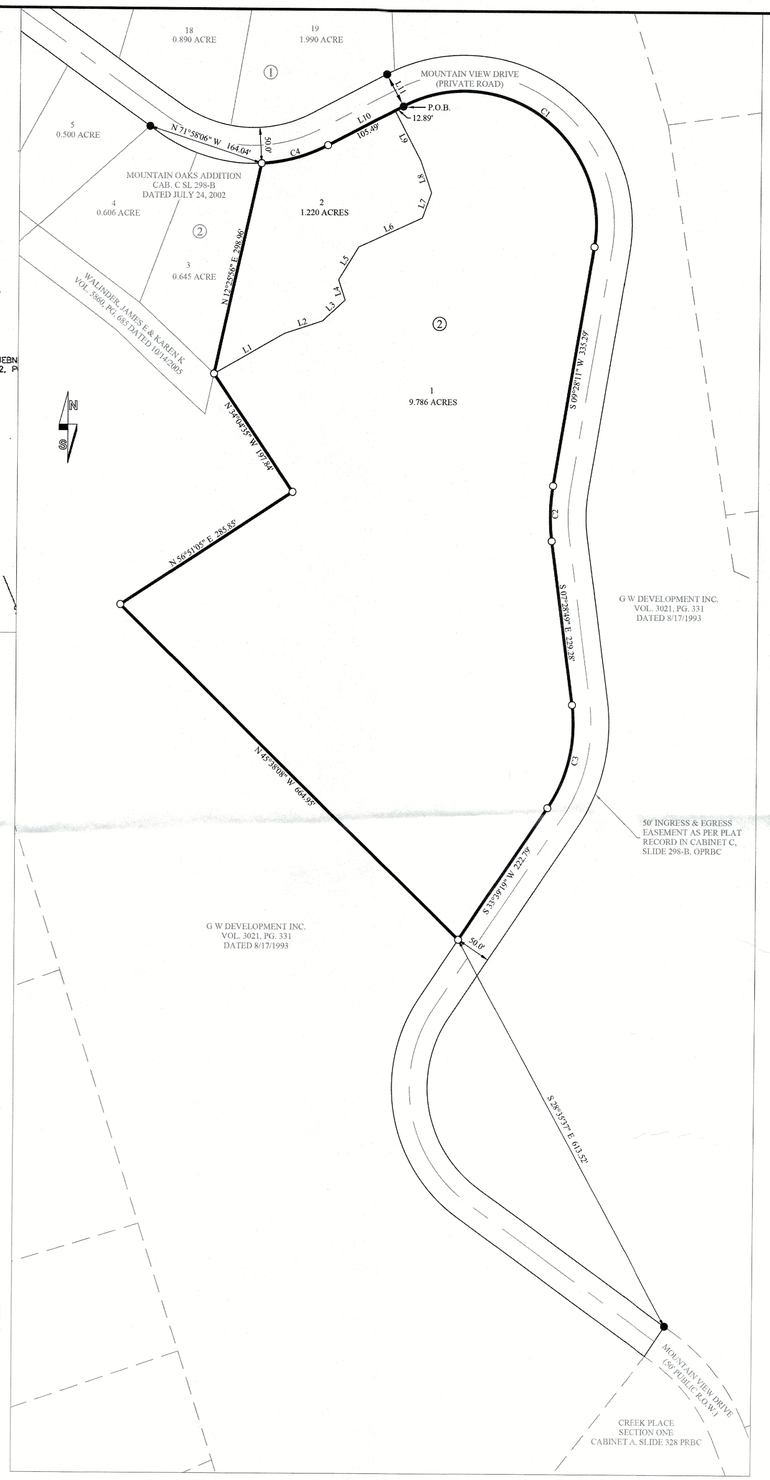
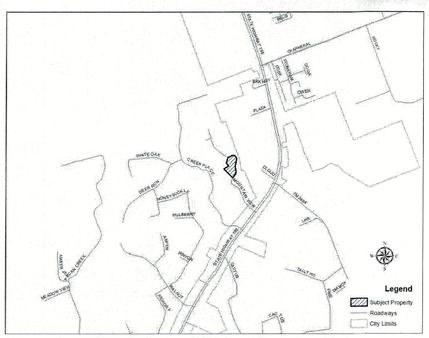


MOUNTAIN OAKS ADDITION
CABINET C, SLIDE 298-B
SCALE 1" = 200'





VICINITY MAP
n.t.s.

LEGEND

A.E.	ACCESS EASEMENT
BM	BENCHMARK
DA	DRAINAGE AREA
D.E.	PUBLIC DRAINAGE EASEMENT
ELEV.	ELEVATION
N.T.S.	NOT TO SCALE
NO.	NUMBER
RE	REFERENCE
REV.	REVISION
SSE	SANITARY SEWER EASEMENT
TBM	TEMPORARY BENCH MARK
TYP.	TYPICAL
B.L.	BUILD LINE
P.U.E.	PUBLIC UTILITY EASEMENT
●	IRON ROD FOUND
○	IRON ROD SET
⊠	TXDOT MONUMENT FOUND
⊥	CHANGE IN BEARING
①②③....	BLOCK NUMBERS

APPROVED this 27 day of November, 2023 by the planning director of the City of Killeen, Texas.

PLANNING DIRECTOR

PLANNING ASSISTANT

FILED FOR RECORD this 20 day of December 2023 in Plat Year 2023 Number 055680, Plat Records of Bell County, Texas, and Dedication Instrument No. 2023055680, Official Records, Bell County, Texas.

By: K Foster

The Bell County Public Health District, the permitting authority responsible for On-Site Sewage Facilities in Bell County, Texas, hereby certifies that this subdivision meets or exceeds the minimum standards established by the Texas Commission on Environmental Quality (TCEQ) and Bell County's local order.

By: Kent Stephens
Bell County Public Health District

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	185.00'	411.02	331.55'	S 54°10'42" E	127°17'46"
C2	260.00'	76.92'	76.64'	S 00°59'41" W	16°57'00"
C3	210.00'	150.77'	147.55'	S 13°05'15" W	41°08'08"
C4	225.00'	96.74'	95.99'	N 74°31'56" E	24°38'01"

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 60°41'45" E	113.38
L2	N 71°56'30" E	55.09
L3	N 47°05'15" E	42.59
L4	N 18°03'56" W	30.06
L5	N 30°53'59" E	54.15
L6	N 65°10'45" E	97.52
L7	N 19°39'50" E	37.20
L8	N 18°42'51" W	47.22
L9	N 27°48'10" W	78.51
L10	N 62°11'50" E	118.38
L11	N 27°32'56" W	50.08

GENERAL NOTES:

1. The bearings recited hereon are grid bearings derived from GPS observations based on the Texas State Plane Coordinate System, NAD1983 (2011) datum, Texas Central Zone No. 4203. All distances are horizontal grid distances. The average Combined Correction Factor (CCF) is 0.9998839151. Ground distance = Grid Distance / CCF. Reference tie from the P.O.B. to the 1/2-inch iron rod with red cap marked "control" in the west margin of Mountain View drive approximately 95 feet south of a fence surrounding a water tank bears N 59°24'20" W, 1115.22 feet.
2. Permanent iron rods set for corner are 1/2 inch iron rods with cap marked "YALGO", unless otherwise noted herein.
3. No portion of this tract is within a Special Flood Hazard Area per FEMA's Flood Insurance Rate Maps (FIRM) Panel for Bell County, Texas dated September 26, 2008, panel number 48027C0275E. The Surveyor does not certify as to the accuracy or inaccuracy of said information and does not warrant or imply that structures placed within any of the platted areas will be free from flooding or flood damage.
4. Park development and parkland dedication fees are not required in accordance with Sec. 26-129(B)(3).

FINAL PLAT OF
MOUNTAIN OAKS ADDITION FIRST REPLAT,
BEING 11.006 ACRES, SITUATED IN, AND BEING OUT OF THE ELIZABETH BERRY SURVEY ABSTRACT 1018, BELL COUNTY, TEXAS,
BEING A REPLAT OF LOTS 1 & 2, BLOCK 2, MOUNTAIN OAKS ADDITION, AN ADDITION TO BELL COUNTY, TEXAS, ACCORDING TO THE PLAT RECORD IN CABINET C, SLIDE 298-B, OFFICIAL PLAT RECORDS OF BELL COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BELL

KNOWN ALL MEN BY THESE PRESENTS, that Bruce Whitis and Whitis Land Fund, LLC, the owners of that 11.006 acre tract of land shown hereon, which is more fully described in the dedication of **MOUNTAIN OAKS ADDITION FIRST REPLAT**, being a replat of Lots 1 & 2, Block 2, Mountain Oaks Addition, according to the plat of record in Cabinet C, Slide 298-B, dated July 24, 2002 in the Official Plat Records of Bell County, Texas, 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 plat as an addition to Bell County, Texas, and for the purpose of selling lots and blocks of land with reference thereto, and for all other purposes does hereby dedicate to the County of Bell.

Bruce Whitis
109 W. 2nd Street, Suite 201
Georgetown, Texas 78626

STATE OF TEXAS
COUNTY OF WILLIAMSON

Before me, the undersigned authority, on this day personally appeared Bruce Whitis known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purpose stated.

Given under my hand and seal of office this 5th day of December, 2023.

Notary Public, State of Texas

BRETT T WARWICK
NOTARY PUBLIC
STATE OF TEXAS
ID# 132422825
EXP. 05-14-2025

WHITIS LAND FUND, LLC
A Texas Limited Liability Company

Weldon Bruce Whitis, President
109 W. 2nd Street, Suite 201
Georgetown, Texas 78626

STATE OF TEXAS
COUNTY OF WILLIAMSON

Before me, the undersigned authority, on this day personally appeared Weldon Bruce Whitis, in his capacity as President of Whitis Land Fund, LLC, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purpose stated.

Given under my hand and seal of office this 6th day of December, 2023.

Notary Public, State of Texas

BRETT T WARWICK
NOTARY PUBLIC
STATE OF TEXAS
ID# 132422825
EXP. 05-14-2025

KNOWN ALL MEN BY THESE PRESENTS:

That I, Corey Shannon, do hereby certify that I prepared this plat from an actual and accurate of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision and Property Development Regulations of the City of Killeen, Texas, and in accordance with State surveying standards.

Corey Shannon
Registered Professional
Land Surveyor No. 5967

STATE OF TEXAS
REGISTERED
COREY SHANNON
5967
PROFESSIONAL
LAND SURVEYOR

TAX CERTIFICATE

THE TAX APPRAISAL DISTRICT OF BELL COUNTY DOES HEREBY CERTIFY THERE ARE CURRENTLY NO DELINQUENT TAXES DUE TO THE TAX APPRAISAL DISTRICT OF BELL COUNTY ON THE PROPERTY DESCRIBED BY THIS PLAT.

DATED THIS 7th DAY OF December, 2023 D.

BY: Renee Hickman
BELL COUNTY TAX APPRAISAL DISTRICT

REV.	DESCRIPTION	DATE	BY
2	ADDED NOTES 3 & 4, WRITTEN SCALE, REFERENCE TIES, ADDED SIGNATURE BLOCK	9/21/2023	SCS
1	ORIGINAL RELEASE	9/21/2023	SCS

PROJECT NUMBER: M001
CLIENT NAME: BRUCE WHITIS & WHITIS LAND FUND, LLC
APPROVED BY: SAB
CLIENT LOCATION: GEORGETOWN, TX
AUTHORIZED BY: WBW

PROJECT INFORMATION
TOTAL SIZE: 11.006 ACRES
TOTAL BLOCKS: 1
TOTAL LOTS: 2
TOTAL TRACTS: 0

GRAPHIC SCALE (1 INCH = 100 FEET)
0 100' 200' 300'
0 1" 2" 3"
IN FEET

BENCHMARK
A 1/2" IRON ROD WITH RED CAP MARKED "CONTROL" IN THE WEST MARGIN OF MOUNTAIN VIEW DRIVE APPROX. 95 FEET SOUTH OF A FENCE SURROUNDING A WATER TANK.
(TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE)
N: 10,341,005.73
E: 3,101,636.08
ELEV.: 1087.16 FEET
(NAVD88-GEOID 18)

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Yalgo Engineering, LLC
109 W 2nd Street Ste. 201
Georgetown, TX 78626
PH (254) 953-5353
FX (254) 953-5057
Texas Registered Engineering Firm # F-24040
Texas Registered Surveying Firm # 10194797

PRINTED ON December 5, 2023

Inst # 2023055680