



LOCATION MAP n.t.s.

ORIGINAL LOT CONFIGURATION 1:30 SCALE
 LOTS 1 & 2, BLOCK 27
 NORTH SIDE ADDITION ACCORDING TO THE MAP OR PLAT OF RECORD IN
 VOLUME 230, PAGE 638, DEED RECORDS OF BELL COUNTY, TEXAS,
 THE PURPOSE OF THIS PLAT IS TO MAKE A 1 LOT,
 1 BLOCK SUBDIVISION FOR RESIDENTIAL PURPOSES

FINAL PLAT OF: NORTH PARK STREET

BEING A REPLAT OF
 LOTS 1 & 2 BLOCK 27 NORTH SIDE ADDITION
 VOLUME 230, PAGE 638

CITY OF KILLEEN, BELL COUNTY, TEXAS

PART OF THE H. O'NEAL SURVEY, ABSTRACT NO. 645 BELL COUNTY,
 TEXAS

SCALE: 1" = 30'

KNOW ALL MEN BY THESE PRESENTS, THAT AMERITEX HOMES, LLC, A TEXAS LIMITED LIABILITY COMPANY, SOLE OWNER OF THAT CERTAIN 0.195 ACRES OF LAND IN BELL COUNTY, TEXAS, BEING A REPLAT OF LOTS 1 & 2, BLOCK 27 NORTH SIDE ADDITION, IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN VOLUME 230, PAGE 638 OF THE DEED RECORDS OF BELL COUNTY, TEXAS, SHOWN AND ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, DO HEREBY SUBDIVIDE THE HEREIN DESCRIBED PROPERTY INTO LOTS AND BLOCKS, ACCORDING TO THE PLAT HEREOF, TO BE KNOWN AS NORTH PARK STREET, TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, AS SHOWN BY THE PLAT HEREOF, ATTACHED, HERETO, AND MADE A PART HEREOF, AND APPROVED BY THE CITY OF KILLEEN, BELL COUNTY, TEXAS, DO HEREBY ADOPT SAID NORTH PARK STREET AS AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, AND FOR THE PURPOSE OF SELLING LOTS AND BLOCKS OF LAND WITH REFERENCE THERETO AND FOR THE PROPERTY DEVELOPMENT OF SAID LAND BY ITS OWNERS AND FOR ALL OTHER PURPOSES; AND DO HEREBY DEDICATE TO THE CITY OF KILLEEN, ALL STREETS, AVENUES, ROADS, DRIVES, ALLEYS AND ASSOCIATED POTABLE WATER, SANITARY SEWER, AND STORM SEWER SYSTEMS AS SHOWN ON SAID PLAT, AND FINAL CONSTRUCTION DRAWINGS THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND PUBLIC UTILITIES WHEN AND AS AUTHORIZED BY THE CITY OF KILLEEN, BELL COUNTY, TEXAS.

THE UTILITY AND DRAINAGE EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO THE CITY OF KILLEEN FOR THE INSTALLATION AND MAINTENANCE OF ANY AND ALL PUBLIC UTILITIES, WHICH THE CITY MAY ELECT TO INSTALL AND MAINTAIN OR PERMIT TO BE INSTALLED OR MAINTAINED.

WITNESS THE EXECUTION HEREOF, ON THE 23 DAY OF September, 2020.

Daniel Zarate
 DANIEL ZARATE
 PRE-STARTS MANAGER
 AMERITEX HOMES, LLC, A TEXAS LIMITED LIABILITY COMPANY

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DANIEL ZARATE, PRE-STARTING MANAGER OF AMERITEX HOMES, LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. IT HAS BEEN ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING INSTRUMENT AS THE OWNER OF THE PROPERTY DESCRIBED HEREON.

Bethany Carla
 BETHANY CARLA
 COUNTY PUBLIC STATE OF TEXAS
 MY COMMISSION EXPIRES: 07-17-2023

APPROVED THIS 14th DAY OF September, 2020, BY THE EXECUTIVE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES OR THE CITY PLANNER OF THE CITY OF KILLEEN, TEXAS.

Tom D. McEl
 EXECUTIVE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES OR THE CITY PLANNER
Lerie Loreny
 PLANNING SECRETARY

SURVEYORS CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:
 THAT I, MICHAEL E. ALVIS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY 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.



Michael E. Alvis
 MICHAEL E. ALVIS, R.P.L.S. No. 5402

AFFIDAVIT:

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 THE 30th DAY OF September, 2020

By: *Maegan Powers*
 BELL COUNTY TAX APPRAISAL DISTRICT

COUNTY CLERK INFORMATION:

FILED FOR RECORD THE 1st DAY OF October, 2020, PLAT RECORDS OF BELL COUNTY, TEXAS, AND INSTRUMENT # 2020053405, OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

BY: _____

SURVEY: TRACT SURVEYED AUGUST 13, 2020

0.195 ACRES MORE FULLY DESCRIBED BY METES & BOUNDS BY SEPARATE FIELD NOTES PREPARED AND ATTACHED TO DEDICATION INSTRUMENT

BLOCKS: 1
 LOTS: 1

OWNER: AMERITEX HOMES, LLC

SURVEYOR: TURLEY ASSOCIATES, INC.
 301 NORTH 3rd STREET
 TEMPLE, TX 76501

GENERAL NOTES:

- THIS PROPERTY IS NOT WITHIN THE SPECIAL FLOOD HAZARD AREA AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION MAP NO. 48027C0115E DATED SEPTEMBER 26, 2008.
- THE CURRENT AND PROPOSED ZONING FOR THIS PROPERTY IS R-3.
- THIS PROJECT IS REFERENCED IN MAD 1983, CENTRAL TEXAS STATE PLANE, CENTRAL ZONE BY G.P.S. OBSERVATION. ALL DISTANCES ARE HORIZONTAL SURFACE DISTANCES UNLESS NOTED AND ALL BEARINGS ARE GRID BEARINGS.



0.195 ACRES MORE FULLY DESCRIBED BY METES AND BOUNDS BY SEPARATE FIELD NOTES

- LEGEND:
- P.O.B. POINT OF BEGINNING
 - B.L. BUILDING LINE
 - IRF IRON ROD FOUND
 - IRS IRON ROD SET
 - IPF IRON PIPE FOUND
 - ROW RIGHT-OF-WAY

TURLEY ASSOCIATES, INC.
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 www.turley-inc.com

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FINAL PLAT OF:
NORTH PARK STREET
 CITY OF KILLEEN, BELL COUNTY, TEXAS

PREPARED FOR:
AMERITEX HOMES
 14643 DALLAS PKWY, STE 1050
 DALLAS, TEXAS 75254

REVISIONS

DATE	DESCRIPTION	DFTR

DRAFTSMAN: KLF
 DATE: AUGUST 25TH, 2020
 COMPUTER FILE NAME: 20-2721 Plat.dwg
 REFERENCE DRAWING NUMBERS:
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 DRAWING NUMBER: 202721-D
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