



LOCATION MAP n.t.s.

GENERAL NOTES:

1. THIS PROJECT IS REFERENCED IN NAD 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.
2. THIS PROPERTY IS NOT WITHIN THE 100-YEAR FLOOD BOUNDARY PER F.E.M.A. FEDERAL INSURANCE RATE MAP NO. 48027C0280E, EFFECTIVE 9/26/2008.
3. THE CURRENT AND PROPOSED ZONING FOR THIS PROPERTY IS R-1.

LEGEND:

- P.O.B. POINT OF BEGINNING
- P.U.E. PUBLIC UTILITY EASEMENT
- B.L. BUILDING LINE
- R.O.W. RIGHT OF WAY

SCALE: 1" = 40'

KNOW ALL MEN BY THESE PRESENTS, THAT AMERITEX HOMES, LLC., A TEXAS LIMITED LIABILITY COMPANY AND BEING THE SOLE OWNERS OF THAT CERTAIN 0.481 ACRES OF LAND IN BELL COUNTY, TEXAS, SHOWN AND ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, DO HEREBY SUBDIVIDE THE HEREIN DESCRIBED PROPERTY INTO A LOT AND BLOCK, ACCORDING TO THE PLAT HEREOF, TO BE KNOWN AS OAK HILL ADDITION, 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 OAK HILL ADDITION AS AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, AND FOR THE PURPOSE OF SELLING A LOT AND BLOCK 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 EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO THE CITY OF KILLEEN FOR 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 26 DAY OF February, 2020.

C. Clegg Wellborn
 C. CLEGG WELLBORN
 DIRECTOR OF LAND & MULTI-FAMILY DEVELOPMENT
 AMERITEX HOMES, LLC., A TEXAS LIMITED LIABILITY COMPANY

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED C. CLEGG WELLBORN DIRECTOR OF LAND & MULTI-FAMILY DEVELOPMENT FOR 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 HEREOF.

Bethany Carls
 BETHANY CARLS
 NOTARY PUBLIC STATE OF TEXAS

MY COMMISSION EXPIRES: 07-17-2023.

APPROVED THIS 24 DAY OF February, 2020, BY THE EXECUTIVE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES OR THE CITY PLANNER OF THE CITY OF KILLEEN, TEXAS.

Tom J. McQuinn
 TOM J. McQUINN
 EXECUTIVE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES OR THE CITY PLANNER

Maria Lopez
 MARIA LOPEZ
 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 10th DAY OF March, 2020

By: *Meagan Brown*
 MEAGAN BROWN
 BELL COUNTY TAX APPRAISAL DISTRICT

COUNTY CLERK INFORMATION:

FILED FOR RECORD THE 15th DAY OF March, 2020, PLAT RECORDS OF BELL COUNTY, TEXAS, AND INSTRUMENT # 2020-013332, OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

By: *Mucley Costin*
 MUCLEY COSTIN

SURVEY: TRACT SURVEYED SEPTEMBER 3, 2019

0.481 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

FINAL PLAT OF:
OAK HILL ADDITION
 0.481 ACRES
 CITY OF KILLEEN, BELL COUNTY, TEXAS
 PART OF THE JOHN GOSLIN SURVEY, ABSTRACT NO. 344
 BELL COUNTY, TEXAS

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

TURLEY ASSOCIATES, INC.
 ENGINEERING · PLANNING · SURVEYING
 254-773-2400
 www.turley-inc.com
 301 N. 3rd St.
 TEMPLE, TEXAS 76501
 TPE No. F-1658 · TBPLS No. 10056000

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FINAL PLAT OF:
OAK HILL ADDITION
 JOHN GOSLIN SURVEY, ABSTRACT NO. 344
 CITY OF KILLEEN, BELL COUNTY, TEXAS

PREPARED FOR:
AMERITEX HOMES LLC
 14643 DALLAS PKWY, SUITE 1050
 DALLAS, TX 75254

REVISIONS		
DATE	DESCRIPTION	DFT#
2/19/20	CITY COMMENTS	MJK

DRAFTSMAN: MJK
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