

2019
13

FINAL PLAT OF ORTIZ ACRES

WITHIN THE E.T.J. OF THE CITY OF KILLEEN, BELL COUNTY, TEXAS

Being a 2.55 acre tract situated in the WILLIAM ALLEN SURVEY, ABSTRACT NO. 24, Bell County, Texas, and being out of and a portion of a called 4.93 Acre tract conveyed to FAUSTO JIMENEZ in Volume 4247, Page 171, Official Public Records of Real Property, Bell County, Texas.

STATE OF TEXAS
COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS, that FAUSTO JIMENEZ, being the sole owner of that certain 2.55 acre tract of land in Bell County, Texas, being part of the WILLIAM ALLEN SURVEY, ABSTRACT NO. 24, which is more fully described in the dedication of ORTIZ ACRES, as shown by the plat hereof, attached hereto, and made a part hereof, and approved by the City of Killeen, Bell County, Texas, does hereby adopt said ORTIZ ACRES, as an addition in the E.T.J. of the City of Killeen, Bell County, Texas, and hereby dedicates to the public, 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. The utility and drainage easements shown on said plat are dedicated to said city for the installation and maintenance of any and all public utilities and drainage utilities, which said city may install or permit to be installed or maintained.

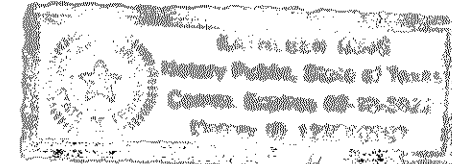
IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS RELATING TO THE ENVIRONMENT, INCLUDING (BUT NOT LIMITED TO) THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS AND MUNICIPAL WATERSHED ORDINANCES.

Fausto Jimenez
FAUSTO JIMENEZ

STATE OF TEXAS
COUNTY OF BELL

This instrument was acknowledged before me on the 11th day of December, 2016, by FAUSTO JIMENEZ.

Karinna Pagan
NOTARY PUBLIC, STATE OF TEXAS
My commission expires: _____



Approved this 11th day of December, 2016, by the executive director of planning and development services or the city planner of the City of Killeen, Texas.

Tom C. Mc...
Executive Director of Planning and Development Services or the City Planner

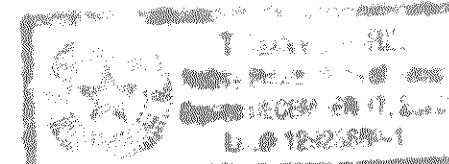
Manuel...
Planning Secretary

In approving this plat by the Commissioners' Court of Bell County, Texas, it is understood that the building of all streets, roads, and other public thoroughfares and any bridges or culverts necessary to be constructed or placed is the responsibility of the owners of the tract of land covered by this plat in accordance with the plans and specifications prescribed by the Commissioners' Court of Bell County, Texas. Said Commissioners' Court assumes no obligation to build any of the streets, roads, or other public thoroughfares shown on this plat or of constructing any of the bridges or drainage improvements in connection therewith. The County will assume no responsibility for drainage ways or easements in the subdivision, other than those draining or protecting the road system and streets. The County assumes no responsibility for the accuracy of representation by other parties in this plat. Flood plain data, in particular, may change depending on subsequent development.

I hereby certify that this plat was approved this 11th day of December, 2016, by the Bell County Commissioners Court and may be filed for record in the Plat Records of Bell County, Texas.

County Judge
Witness my hand this 11th day of December, 2016.

Tanya Poirard
Notary Public, State of Texas

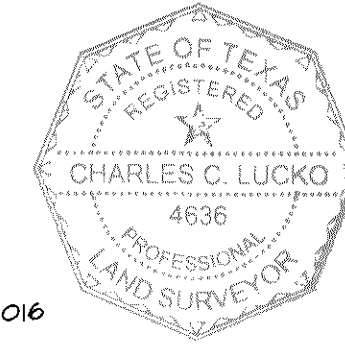


STATE OF TEXAS
COUNTY OF BELL

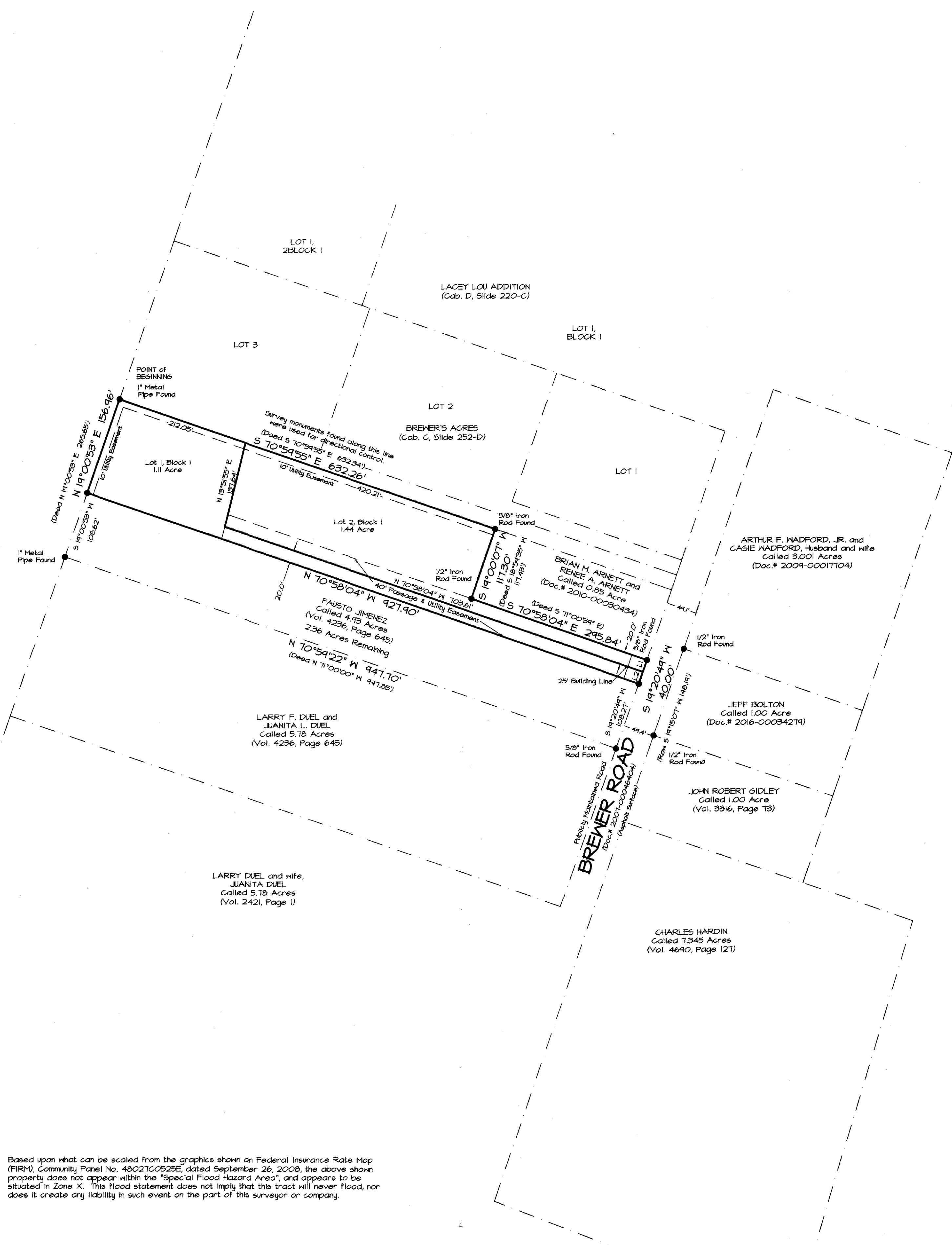
KNOW ALL MEN BY THESE PRESENTS,
That I, Charles C. Lucko, Registered Professional Land Surveyor, do hereby certify that I did prepare this plat from an actual and accurate survey of the land, that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Killeen, Texas, and this subdivision is within the E. T. J. of the City of Killeen, Bell County, Texas.

Charles C. Lucko

Charles C. Lucko
Registered Professional Land Surveyor, No. 4636
DATE SURVEYED: September 2, 2016

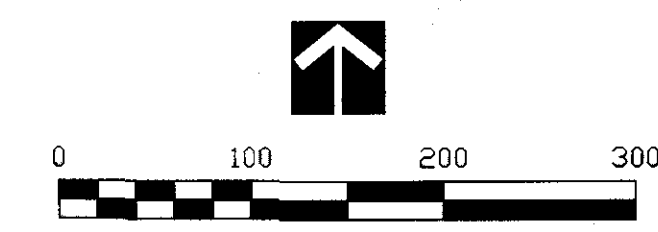


3-M RENTALS
Tract II
Called 40.46 Acres
(Vol. 4036, Page 201)



AFFIDAVIT:
The Bell County Tax Appraisal District, the taxing authority for all taxing 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 the 11th day of December, 2016 A. D.
By *Meagan Brown*
Bell County Tax Appraisal District

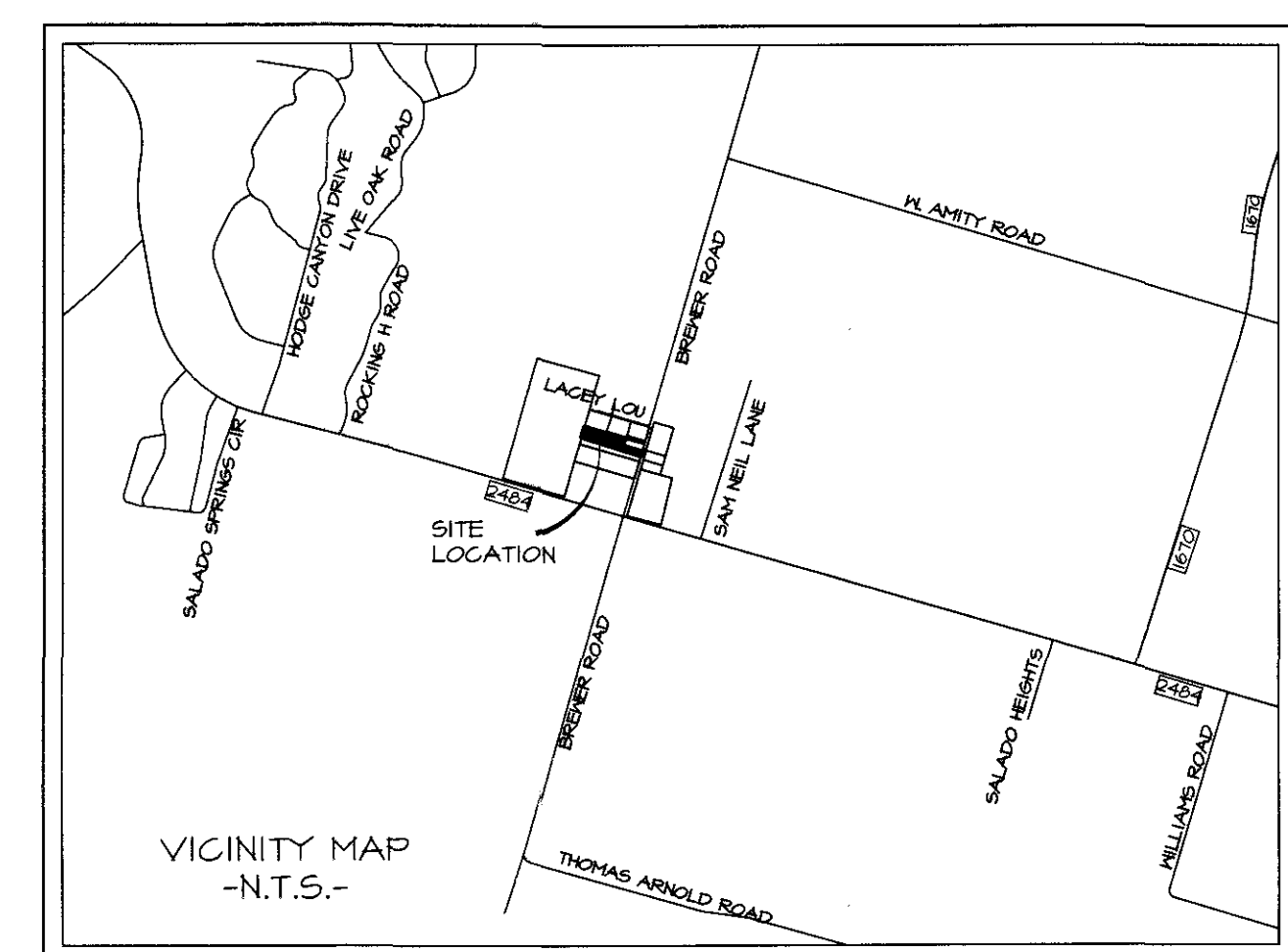
FILED FOR RECORD THIS 15th DAY OF JANUARY, 2017
IN YEAR 2017 PLAT # 13, PLAT RECORDS OF BELL COUNTY, TEXAS.



LINE	BEARINGS	DISTANCE
L1	S 18°20'44" N	20.00'
L2	S 18°20'44" W	20.00'

Denotes 5/8" Iron Rods with "ACS" cap set, unless otherwise noted.

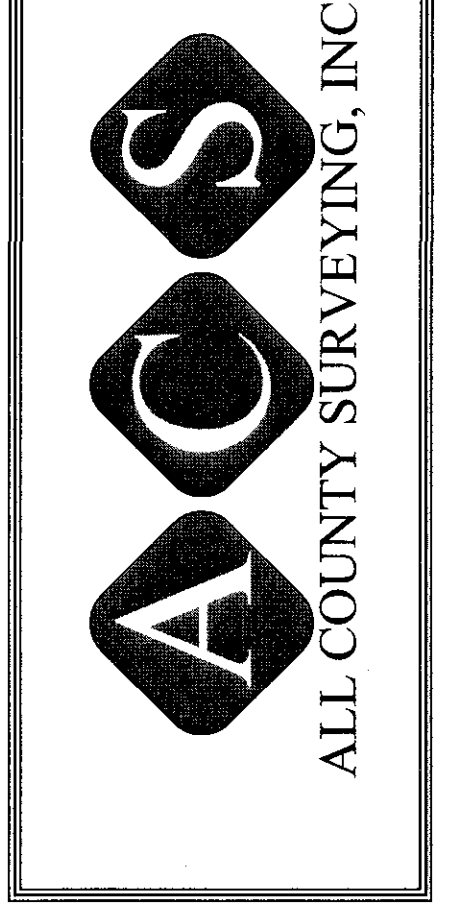
- NOTES:
- A variance to the regulations regarding the minimum 50' access width for each lot has been requested.
 - Brewer Road Right of Way was dedicated in 2007 (Doc. # 2007-00046404).
 - The remainder tract may not be further subdivided without compliance to the Bell County subdivision regulations.



Based upon what can be scaled from the graphics shown on Federal Insurance Rate Map (FIRM), Community Panel No. 48027C0225E, dated September 26, 2008, the above shown property does not appear within the "Special Flood Hazard Area", and appears to be situated in Zone X. This Flood statement does not imply that this tract will never flood, nor does it create any liability in such event on the part of this surveyor or company.

FINAL PLAT OF
ORTIZ ACRES
WITHIN THE E.T.J. OF THE CITY OF KILLEEN, BELL COUNTY, TEXAS

1303 South 21st Street
Temple, Texas 76704
254-778-2272 Killeen 254-634-4636
Fax 254-774-1608
Tx. Firm Lic. No. 10023600



Plot Date: 11-12-2016
Survey completed: 09-02-2016
Scale: 1" = 100'
Job No.: 160678
Dwg No.: 160678P
Drawn by: MDH
Surveyor: CCL #4636
Copyright 2016 All County Surveying, Inc.

Inst #2019-1829