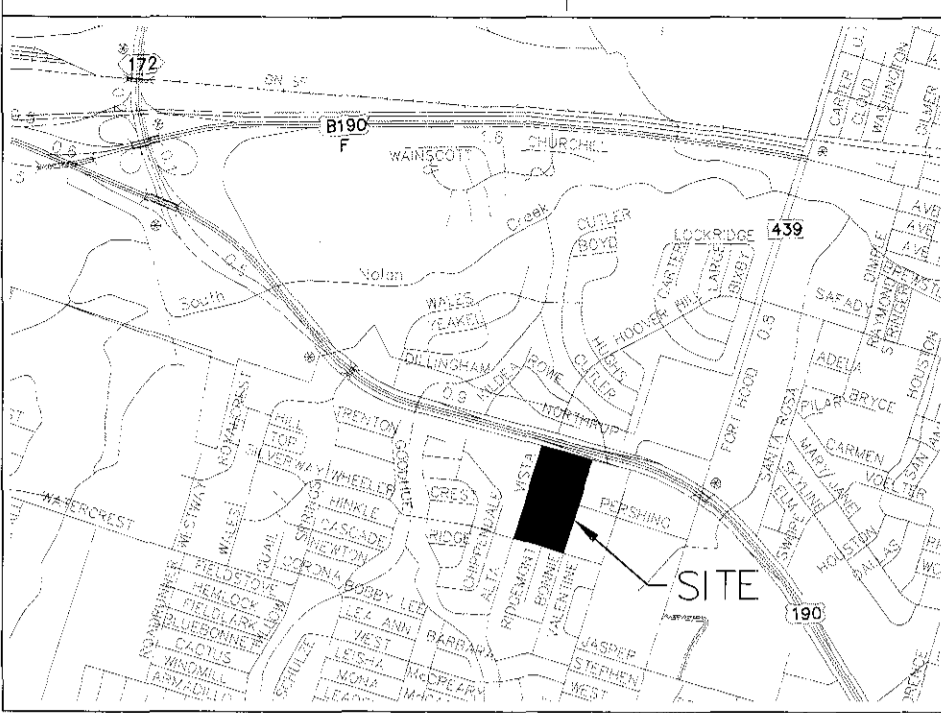


2019
12/2

VICINITY MAP NOT TO SCALE



LEGAL DESCRIPTION:

A METES AND BOUNDS DESCRIPTION OF A 13.948 ACRE TRACT OF LAND

A Metes and Bounds description of a 13.948 acre (507,561 Sq. Ft.) tract of land located in the Thomas Robinson Survey, Abstract No. 686, City of Killeen, Bell County, Texas, being all of Lot 1, and Lot 2, Block 1, Pershing Park Elementary School II described in Volume 4140, Page 190 Plat Records of Bell County, Texas; and being more particularly described as follows:

BEGINNING, at an aluminum disk found at the intersection of the southerly right-of-way line of Central Texas Expressway (variable right-of-way), with the southeasterly right-of-way line of Alta Vista Drive (60 foot right-of-way), and marking the northwesterly corner of that certain Lot 1, Block 1, Pershing Park Elementary School II, according to the map or plat thereof recorded Cabinet "C", Slide 192-B, Plat Record of Bell County;

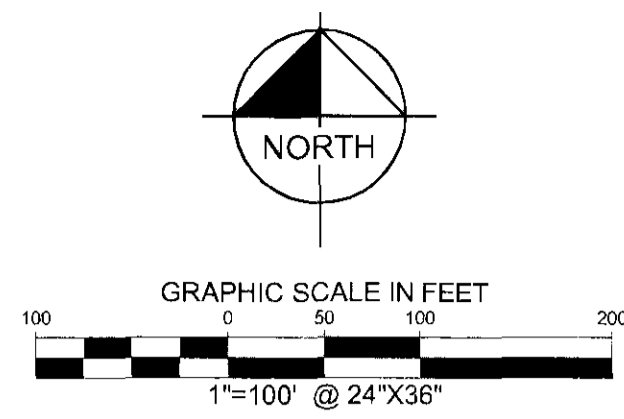
THENCE, South 73°18'30" East, 565.25 feet along the southerly right-of-way line of Central Texas Expressway (variable right-of-way) to a 3/8 iron rod found on the northwesterly right-of-way line of Bonnie Drive (60 foot right-of-way) for the northeasterly corner of herein described tract.

THENCE, South 16°38'17" West, 565.25 feet along the northwesterly right-of-way line of Bonnie Drive (60 foot right-of-way) to a 3/8 iron rod found on the northeasterly right-of-way line of Wheeler Avenue (60 foot right-of-way) for the southeasterly corner of herein described tract.

THENCE, North 73°17'54" West, 565.40 feet along the northeasterly right-of-way line of Wheeler Avenue (60 foot right-of-way), to an iron rod found with cap on the southeasterly right-of-way line of aforesaid Alta Vista Drive (60 foot right-of-way), and marking the southwesterly corner of herein described tract.

THENCE, North 16°38'46" East, 1074.66 feet along the southeasterly right-of-way line of Alta Vista Drive (60 foot right-of-way) to the **POINT OF BEGINNING**, and containing 13.948 acres of land in Bell County, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System Grid, Central Zone (FIPS 4203) (NAD83). All distances are on the Grid and shown in U.S. Survey Feet. To convert grid distances to surface, apply the combined GRID to SURFACE scale factor of 1.0001563041. This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.

PERSHING PARK ELEMENTARY SCHOOL II REPLAT
13.948 ACRES, CITY OF KILLEEN, BELL COUNTY, TEXAS



AREA BEING REPLATTED
SCALE 1"=200'

THE AREA BEING AMENDED WAS PREVIOUSLY PLATTED AS LOT 1, AND LOT 2, BLOCK 1, OF PERSHING PARK ELEMENTARY SCHOOL II (VOLUME 4140, PAGE 190 (CABINET C, SLIDE 192-B) PLAT RECORDS OF BELL COUNTY, TEXAS.

SURVEYORS NOTES
The bearings shown hereon are based on the Texas State Plane Coordinate System GRID, Central Zone (FIPS 4203) (NAD83), as determined by the Global Positioning System (GPS) post processing. This project was scaled at GPS control No. 50000 (1/2" iron rod with KHA cap set). All distances shown hereon are on the SURFACE. To convert SURFACE distances to the GRID, apply the combined SURFACE to Grid scale factor of 0.99984372. The unit of linear measurement is U.S. Survey Feet.

FLOOD STATEMENT:
According to Community Panel No. 48027C0260E, dated September 26, 2008 of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), the subject tract is located within Zone "X" (un-shaded) which is defined by FEMA as "areas determined to be outside the 0.2% annual chance floodplain," commonly known as the 500-year floodplain. Zone "X" (un-shaded) is outside of any FEMA established flood hazard zone. All zone delineations shown hereon are approximate. This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create any liability on the part of Kimley-Horn or the undersigned.

LINE TABLE

NO.	BEARING	LENGTH
L1	N61°38'17"E	15.48'
L2	N73°16'30"W	10.00'
L3	N16°38'46"E	22.00'
L4	S73°21'14"E	45.00'
L5	S16°38'46"W	65.00'
L6	N73°21'14"W	55.00'
L7	N16°38'46"E	87.00'

LEGEND

NAIL	NAIL FOUND
1/2" IRP	IRON ROD FOUND
3/8" ALUMINUM DISK FOUND	
3/8" IRP	3/8" IRON ROD FOUND
IRSC	1/2" IRON ROD WITH "OH" CAP SET
IRP	IRON ROD FOUND
IRFC	IRON ROD FOUND WITH CAP
P.O.B.	POINT OF BEGINNING
N.T.S.	NOT TO SCALE

KNOW ALL MEN BY THESE PRESENTS: that Killeen Independent School District, whose address is 200 North W.S. Young Drive, Killeen, Texas 76540-0967, being the owners of that 13.948 acres of land located in the Thomas Robinson Survey, Abstract No. 686, City of Killeen, Bell County, Texas, which is more fully described in the dedication of PERSHING PARK ELEMENTARY SCHOOL II, as shown by the plat hereof, attached hereto and made a part of hereon and approved by the City of Killeen, Bell County, Texas, does hereby adopt said PERSHING PARK ELEMENTARY SCHOOL II REPLAT, as an addition to 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 when and as authorized by the City of Killeen. The proposed utility, electric 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 the city may install or permit to be installed or maintained.
For: Killeen Independent School District

Dr. John Craft, Superintendent

STATE OF TEXAS
COUNTY OF KILLEEN

This instrument was acknowledged before me on the 14th day of June, 2019

Notary Public, State of Texas

Approved this 16th day of May, 2019, by the Planning and Zoning Commission of the City of Killeen, Texas

Chairman, Planning and Zoning Commission

Secretary, Planning and Zoning Commission

KNOW ALL MEN BY THESE PRESENTS:
That I, John G. Mosier, a Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual and accurate survey of the land, made on the ground under my supervision and that the corner monuments shown thereon were properly placed or found. This plat was made in accordance with the Subdivision and Property Development Regulations of the City of Killeen, Texas.

John G. Mosier, 6-4-2019
John G. Mosier, R.P.L.S. No. 6330



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 14th day of June, 2019, A.D.

BELL COUNTY TAX APPRAISAL DISTRICT
By: Michelle S. J. [Signature]

FILED FOR RECORD this 9th day of July, 2019, in Year 2019.

Plat # 122, Plat Records of Bell County, Texas.
Dedication Instrument # 2019-29882, Official Records of Bell County, Texas.



Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	MAV	JGM	APRIL 2019	066017003	1 OF 1

Inst# 2019-29882

DWS:NAME:K:SRNA: SURVEY:066017003:KSD: PERSHING PARK ELEMENTARY SCHOOL II REPLAT: PLOTTED BY: VILLALBA:REAL: MIGUEL: 04/2019 8:18 AM: LAST: SAVED: 6/20/2019 3:56 PM