

#### VICINITY MAP

IRON ROD WITH CAP STAMPED "BRYAN TECHNICAL SERVICES" SET

IRON ROD FOUND

P.U.E. PUBLIC UTILITY EASEMENT

DRAINAGE EASEMENT

PROPERTY CORNER

B-B BACK OF CURB TO BACK OF CURB

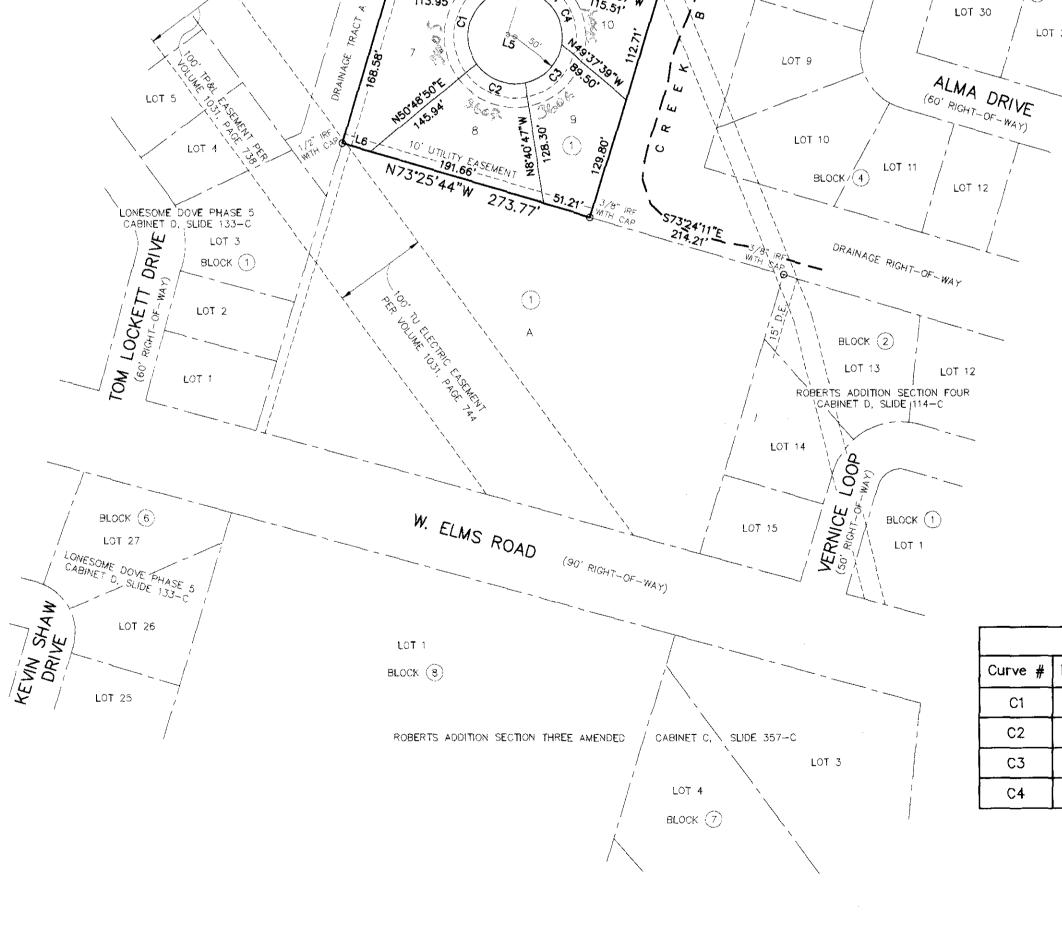
S7375'46"E

N73\*25'44"W 273.77'

W. ELMS ROAD

LOT A

CURRENT PLAT CONFIGURATION



LOT 1

BLOCK (1)

ABBASI BUSINESS PARK

PLAT YEAR 2014, NO. 84

58874'27**"**E,

LAMAR AND PATSY G. ADAMS

VOLUME 3386, PAGE 265 25.469 ACRES

Line Table					
Line #	Direction	Length			
L1	S78*42'52"W	16.18′			
L2	S10'32'43"E	104.16			
L3	S73"15'46"E	25.00'			
L4	S73"15'46"E	45.00'			
L5	S73 <b>°</b> 06'07 <b>"E</b>	8.00'			
L6	\$73°25'44"E	30.90			
L7	S35*25'01"W	62.97			
L8	S16*53'53"W	120.00'			

		Curve To	able	
Curve #	Length	Radius	Chord	
C1	88.02	50.00'	S15*09'58"W	77.09'
C2	58.24	50.00'	S68*38'02"E	55.00
С3	59.58'	50.00'	N43*51'49"E	56.11
C4	54.94	50.00'	N21°44'53"W	52.22

WEST RIDGE ESTATES CABINET C, SLIDE 194-A&B

ROBERTS ADDITION

CABINET C, SLIDE 192-C

LOT 30

LUCILLE DRIVE

 $\mathsf{BLOCK}_i'(2)$ 

LOT 29

LOT 2

LOT 6

LOT 8

ROBERTS ADDITION CABINET C, SLIDE 192-C

ROBERTS ADDITION, SECTION TWO CABINET C, SLIDE 233-C

LOT 29

LOT 32

LOT 31

#### STATE OF TEXAS

#### COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS, THAT EMMONS INVESTMENTS GENERAL PARTNERSHIP, WHOSE ADDRESS IS 4003 W. STAN SCHLUETER LOOP, SUITE 4, KILLEEN, TEXAS 76549, BEING THE SOLE OWNER OF THAT 5.044 ACRE TRACT OF LAND SITUATED IN THE THOMAS ROBINETT SURVEY, ABSTRACT NO. 686, BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF ROBERTS ADDITION SECTION FIVE, BEING A REPLAT OF LOT B, REPLAT OF LOT 1, BLOCK 9, ROBERTS ADDITION SECTION THREE AMENDED OF RECORD IN YEAR 2018, PLAT NO. 1, PLAT RECORDS OF BELL COUNTY, TEXAS AS SHOWN BY THE PLAT HEREOF, ATTACHED HERETO, AND MADE A PART HEREON, AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KILLEEN, BELL COUNTY, TEXAS, DOES HEREBY ADOPT SAID ROBERTS ADDITION SECTION FIVE, BEING A REPLAT OF LOT B, REPLAT OF LOT 1, BLOCK 9, ROBERTS ADDITION SECTION THREE AMENDED OF RECORD IN YEAR 2018, PLAT NO. 1, PLAT RECORDS OF BELL COUNTY, TEXAS AS AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, AND HEREBY DEDICATES TO SAID CITY, ALL EASEMENTS 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 UTILITY AND DRAINAGE EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO SAID CITY FOR INSTALLATION AND MAINTENANCE OF ANY AND ALL PUBLIC UTILITIES AND DRAINAGE UTILITIES, WHICH THE CITY MAY INSTALL OR PERMIT TO BE INSTALLED OR MAINTAINED.

EMMONS INVESTMENTS GENERAL PARTNERSHIP

MICHAEL R. EMMONS, RÉGISTERED AGENT

#### STATE OF TEXAS COUNTY OF BELL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 13 DAY OF States, 2018 BY MICHAEL R. EMMONS, REGISTERED AGENT OF EMMONS INVESTMENTS GENERAL PARTNERSHIP.

Notary Public, State of Tex Comm. Expires 10-18-2021 Notary ID 131320293 NOTARY PUBLIC, STATE OF TEXAS

#### STATE OF TEXAS COUNTY OF BELL

DAY OF WMGY , 2018 BY THE PLANNING AND ZONING COMMISSION APPROVED THIS \_\_\_\_\_\_ OF THE CITY OF KILLEEN, TEXAS.

CHAIRPERŠON, PLANNING AND ZONING COMMISSION

SECRETARY, PLANNING AND ZONING COMMISSION

#### TAX CERTIFICATE

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

DATED THIS 13th DAY OF September, 2018.

BELL COUNTY TAX APPRAISAL DISTRICT

FILED FOR RECORD THIS DAY OF OCTOVER, 2018, IN YEAR 2018, PLAT NO.

DEDICATION INSTRUMENT NO. 2018-00041105 , OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS.

# STATE OF TEXAS

#### COUNTY OF BELL KNOW ALL MEN BY THESE PRESENTS:

I, BRUCE LANE BRYAN, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND 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.

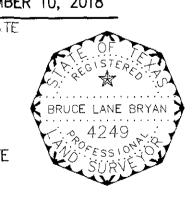
BRUCE LANE BRYAN

SEPTEMBER 10, 2018

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4249 BRYAN TECHNICAL SERVICES, INC. 911 NORTH MAIN TAYLOR, TX 76574

TRACT SURVEYED MARCH 2, 2017

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



# FINAL PLAT OF:

## ROBERTS ADDITION SECTION FIVE

BEING A REPLAT OF LOT B, REPLAT OF LOT 1, BLOCK 9, ROBERTS ADDITION SECTION THREE AMENDED OF RECORD IN YEAR 2018, PLAT NO. 1, PLAT RECORDS OF BELL COUNTY, TEXAS

15 Lots, 1 Block

5.044 ACRES

219,723 SQUARE FEET

OUT OF AND A PART OF THE THOMAS ROBINETT SURVEY, ABSTRACT NO. 686 A SUBDIVISION IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS



### FINAL PLAT



SURVEYORS NOTES:

IN ZONE "X" (UNSHADED).

ADJUSTMENT.

THE BEARINGS SHOWN HEREON ARE ORIENTED

O THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, 93

. THE PROPERTY DEPICTED HEREON IS NOT

MANAGEMENT AGENCY; THE FLOOD AREA BEING

IDENTIFIED ON F.I.R.M. PANEL NO. 48027C0260E,

EFFECTIVE DATE SEPTEMBER 26, 2008, LOCATED

ALL SET IRON RODS HAVE ORANGE PLASTIC

MAINTAIN 4" CLEARANCE ABOVE NATURAL GRADE

WITHIN A SPECIAL FLOOD HAZARD AREA AS

DETERMINED BY THE FEDERAL EMERGENCY

CAPS STAMPED "BRYAN TECH SERVICES".

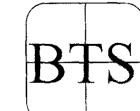
TO ALLOW OFFSITE SHEET FLOW.

. ALL PROPOSED PRIVATE FENCES MUST

BELTON ENGINEERING, INC.

Engineering \* Design/Build \* Planning 106 EAST STREET, BELTON, TEXAS 76513 BELTONENGINEERINGINC@GMAIL.COM WWW.BELTONENGINEERS.COM

BRYAN TECHNICAL SERVICES, INC.



H NORTH MAIN PHONE: (512) 352-9090 TAYLOR, TX 76574 FIRM No. 10128500 FAX: (512) 352-9091 surveying@austin.rr.com

NO.	DATE	REVISIONS	BY
1	4/24/18	ADDRESS CITY COMMENTS	JRG
2	5/30/18	ADDRESS CITY COMMENTS	JRG
3	7/18/18	ADDRESS CITY COMMENTS	JRG

DRAWN BY: JRG CHECKED BY: BLB SCALE: 1'' = 100'APPROVED BY: BLB

PROJECT NO. 17167

DATE: JUNE 22, 2018