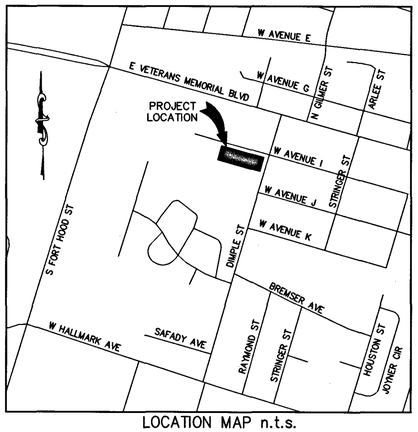


LOCATION MAP n.t.s.

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. A PORTION OF THIS PROPERTY IS 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-3 AND RMH.
4. UTILITY COMPANIES HAVE BEEN PROVIDED A COPY OF THIS PLAT FOR THEIR REVIEW.

APPROXIMATE LIMITS OF 500-YR FLOODPLAIN AS PER F.E.M.A. FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48027C0280E EFFECTIVE DATE SEPTEMBER 26, 2008

APPROXIMATE LIMITS OF REGULATORY FLOODWAY AS PER F.E.M.A. FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48027C0280E EFFECTIVE DATE SEPTEMBER 26, 2008

APPROXIMATE LIMITS OF 100-YR FLOODPLAIN AS PER F.E.M.A. FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48027C0280E EFFECTIVE DATE SEPTEMBER 26, 2008

FINAL PLAT OF:

STRINGER ADDITION REPLAT III

BEING A REPLAT OF

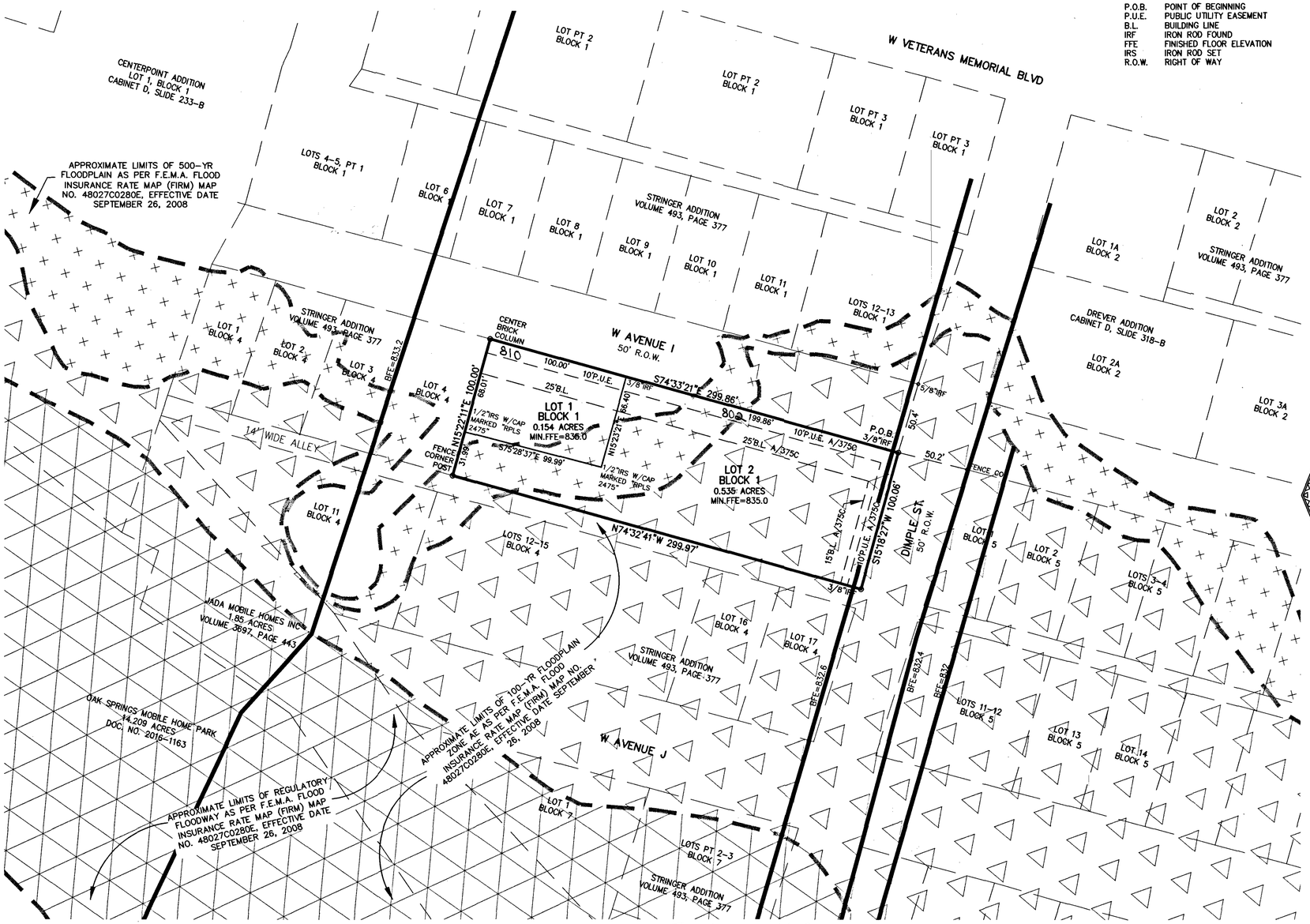
LOT 7, BLOCK 4 STRINGER ADDITION REPLAT
CABINET A, SLIDE 375-C
AND
LOTS 5 AND 6, BLOCK 4 STRINGER ADDITION
VOLUME 493, PAGE 377

CITY OF KILLEEN, BELL COUNTY, TEXAS

PART OF THE ALEXANDER THOMPSON SURVEY, ABSTRACT NO. 813
BELL COUNTY, TEXAS

LEGEND:

P.O.B.	POINT OF BEGINNING
P.U.E.	PUBLIC UTILITY EASEMENT
B.L.	BUILDING LINE
IRF	IRON ROD FOUND
FFE	FINISHED FLOOR ELEVATION
IRS	IRON ROD SET
R.O.W.	RIGHT OF WAY



SCALE: 1" = 40'

KNOW ALL MEN BY THESE PRESENTS, THAT JADA MOBILE HOMES, INC., A TEXAS CORPORATION AND LOWANS J. PILKEY BEING THE SOLE OWNERS OF THAT CERTAIN 0.689 ACRES OF LAND IN BELL COUNTY, TEXAS, BEING A REPLAT OF LOT 7, BLOCK 4 STRINGER ADDITION REPLAT, IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN CABINET A, SLIDE 375-C OF THE PLAT RECORDS OF BELL COUNTY, TEXAS AND LOTS 5 AND 6, BLOCK 4 STRINGER ADDITION, IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN VOLUME 493, PAGE 377 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 STRINGER ADDITION REPLAT III, TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, AS SHOWN BY THE PLAT HEREOF, ATTACHED, HERETO, AND MADE A PART HEREON, AND APPROVED BY THE CITY OF KILLEEN, BELL COUNTY, TEXAS, DO HEREBY ADOPT SAID STRINGER ADDITION REPLAT III 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 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 5 DAY OF Feb, 2020.

LOWANS J. PILKEY, PRESIDENT AND DIRECTOR
JADA MOBILE HOMES, INC., A TEXAS CORPORTATION

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LOWANS J. PILKEY, PRESIDENT AND DIRECTOR OF JADA MOBILE HOMES, INC., A TEXAS CORPORATION 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.

NOTARY PUBLIC STATE OF TEXAS
MY COMMISSION EXPIRES: 8/10/2020

SHEILA A. BERGER
Notary Public, State of Texas
Commi Expires 08-10-2020
Notary ID 10404742

WITNESS THE EXECUTION HEREOF, ON THE 5 DAY OF Feb, 2020.

LOWANS J. PILKEY, OWNER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LOWANS J. PILKEY, 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.

NOTARY PUBLIC STATE OF TEXAS
MY COMMISSION EXPIRES: 4/10/2020

SHEILA A. BERGER
Notary Public, State of Texas
Comm. Expires 08-10-2020
Notary ID 10404742

APPROVED THIS 28th DAY OF January, 2020, BY THE EXECUTIVE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES OR THE CITY PLANNER OF THE CITY OF KILLEEN, TEXAS.

EXECUTIVE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES OR THE CITY PLANNER

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.

STATE OF TEXAS REGISTERED MICHAEL E. ALVIS 5402 PROFESSIONAL LAND SURVEYOR

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 February 2020

By: BELL COUNTY TAX APPRAISAL DISTRICT

COUNTY CLERK INFORMATION:

FILED FOR RECORD THE 13th DAY OF February, 2020, IN YEAR 2020, PLAT # 104 PLAT RECORDS OF BELL COUNTY, TEXAS, AND DEDICATION INSTRUMENT #2020-7470, OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

BY: Shelley Coston, by Manuela Saunders, Deputy Clerk

SURVEY:	TRACT SURVEYED NOVEMBER 19, 2019
	0.689 ACRES MORE FULLY DESCRIBED BY METES & BOUNDS BY SEPARATE FIELD NOTES PREPARED AND ATTACHED TO DEDICATION INSTRUMENT
BLOCKS:	1
LOTS:	2
OWNER:	JADA MOBILE HOMES, INC. AND LOWANS J. PILKEY
SURVEYOR:	TURLEY ASSOCIATES, INC. 301 NORTH 3rd STREET TEMPLE, TX 76501

0.689' ACRES MORE FULLY DESCRIBED BY METES AND BOUNDS BY SEPARATE FIELD NOTES

TURLEY ASSOCIATES, INC.
ENGINEERING • PLANNING • SURVEYING
301 N. 3rd St. TEMPLE, TEXAS 76501
254.773.2400
www.turley-inc.com
TBPE No. F-1658 • TBPLS No. 10056000

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FINAL PLAT OF:
STRINGER ADDITION REPLAT III
CITY OF KILLEEN, BELL COUNTY, TEXAS

PREPARED FOR:
LOWANS J. PILKEY
512 S. 2ND STREET
KILLEEN, TX 76541

REVISIONS

DATE	DESCRIPTION	DFTR
1/15	COK 1/13/20	AMJ

DRAFTSMAN: AMJ
DATE: DECEMBER 4, 2019
COMPUTER FILE NAME: 19-1947 FINAL PLAT.dwg
REFERENCE DRAWING NUMBERS:

JOB NUMBER: 19-1947
DRAWING NUMBER: 191947-D
PAGE# 01

Inst# 2020-7470