



- NOTES:**
- Bearings are based on the Texas Coordinate System, Central Zone, NAD 83 (CORS 96), as determined by Leica Texas SmartNet GPS observations. All distances are surface distance. Combined scale factor=1.0001168
  - All interior lot corners marked with 1/2" ir & cap stamped "M&A" set after construction completed.
  - This subdivision is located in zone X, areas determined to be outside the 0.2% annual chance floodplain, as indicated on the U.S. FEMA Agency Boundary Map, (Flood Insurance Rate Map), Map No. 48027C285E, effective date September 26, 2008 for Bell County, Texas.
  - No access will be granted to Roy Reynolds Drive from Lots 1-8, Block 2 or from Lot 1A, Block 1.
  - Rustler Drive will be extended to the east by the developer when the property to the east is developed.
  - A temporary cut-de-sac shall be constructed by the developer within the identified temporary passage easement at the terminus of Rustler Drive and maintained until the road is extended.
  - The sidewalks along Rustler Drive that terminate short of the eastern plat boundary in this phase of development will be extended to the east when the temporary turnaround is removed to the first viable lots by the developer when Rustler Drive is extended in the next phase of development.

KNOW ALL MEN BY THESE PRESENTS, that Killeen Texas North Group, LLC, whose address is 1507 W. Stan Schlusser Loop, Suite # 103, Killeen, Texas, 76549, being the sole owner of that certain 2.854 acre tract in Bell County, Texas, being part of the Vincent L. Krass Survey, Abstract No. 288, which is more fully described in the dedication of TEXAS NORTH SUBDIVISION REPLAT #1, FIRST AMENDMENT, as shown by the plat hereof, attached hereto, and made a part hereof, and approved by the City of Killeen, Bell County, Texas, and hereby dedicates to said city all streets, easements, 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 shown and as authorized by the City of Killeen. 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 the city may install or permit to be installed or maintained.

WITNESS the execution hereof, on this 2nd day of March, 2017.

For: Killeen Texas North Group, LLC.  
*James Herring*  
 James Herring, Member

Before me, the undersigned authority, on this day personally appeared James Herring, 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.

*James M. King*  
 Notary Public State of Texas  
 Commission Expires 10/17/17

APPROVED this the 27th day of March, 2017, by the Executive Director of Planning and Development Services of the City of Killeen, Bell County, Texas.

*Paul Shanaa*  
 EXECUTIVE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES

*Maria Lopez*  
 PLANNING SECRETARY

KNOW ALL MEN BY THESE PRESENTS,

That I, Rex D. Haas, 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 City Limits of Killeen, Texas.

*Rex D. Haas*  
 Rex D. Haas  
 Registered Professional  
 Land Surveyor, No. 4378

No.	DATE	REVISIONS	BY
1	3/24/2017	CITY OF KILLEEN COMMENTS	RB

TEXAS NORTH SUBDIVISION REPLAT #1, FIRST AMENDMENT  
 BEING AN AMENDING PLAT OF ALL OF LOTS 1-6, BLOCK 1 AND 20-22,  
 BLOCK 2, TEXAS NORTH SUBDIVISION, REPLAT #1  
 KILLEEN, BELL COUNTY, TEXAS

SHEET TITLE:  
**AMENDING PLAT**

AFIDAVIT:  
 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 this the 3rd day of April, 2017 A.D.

By: *Meggie Brown*  
 Bell County Tax Appraisal District

FILED FOR RECORD this 7th day of April, 2017, in Year 2017,  
 Plat # 43, Plat Records of Bell County, Texas. Dedication Instrument  
 # 2017-0028712, Official Public Records of Real Property, Bell County, Texas.

**MITCHELL & ASSOCIATES, INC.**  
 ENGINEERING & SURVEYING  
 102 N. COLLEGE  
 KILLEEN, TEXAS 76541  
 PHONE: (254) 634-5541  
 FAX: (254) 634-2141  
 T & P. E. S. FIRM REGISTRATION NO. 102249-00

TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION NO. 3341

DWG No.	DATE	SCALE	FR/AS	AREA:
17-018-D-S	MARCH 2017	AS SHOWN	**	9 LOTS 2 BLOCKS 2,854 AC.

17-018-D-S  
 SHEET P1