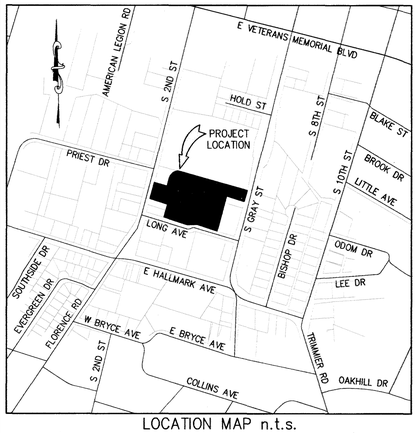
FINAL PLAT OF:

TTD BOOKKEEPING ADDITION

BEING A REPLAT OF RED MEN ADDITION
CABINET C, SLIDE 190–C
CITY OF KILLEEN, BELL COUNTY, TEXAS

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



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 B–5.
4. UTILITY COMPANIES HAVE BEEN PROVIDED A COPY OF THIS PLAT FOR THEIR REVIEW.
5. CORNERS ARE 1/2" IRON ROD WITH CAP STAMPED "RPLS 2475" SET UNLESS OTHERWISE NOTED.

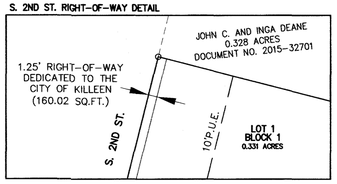
APPROXIMATE LIMITS OF 500–YR FLOODPLAIN AS PER F.E.M.A. FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48027C0280E EFFECTIVE DATE SEPTEMBER 26, 2008

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

EXISTING DRAINAGE EASEMENT PER VOLUME 3710, PAGE 1 AND CABINET C, SLIDE190–C

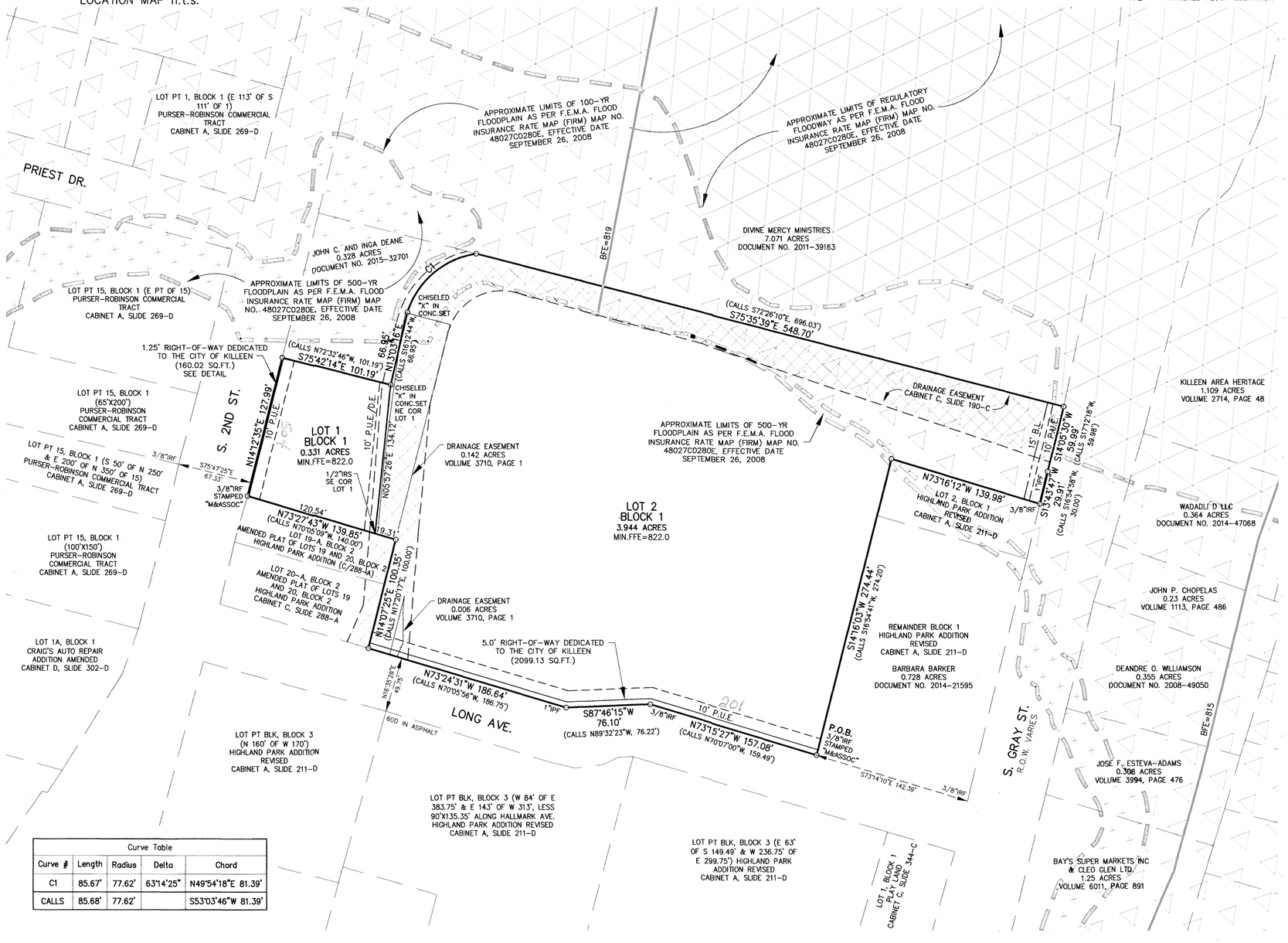
S. 2ND ST. RIGHT–OF–WAY DETAIL



LEGEND:

P.O.B.	POINT OF BEGINNING
P.U.E.	PUBLIC UTILITY EASEMENT
B.L.	BUILDING LINE
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
FFE	FINISHED FLOOR ELEVATION

SCALE: 1" = 50'



Curve Table				
Curve #	Length	Radius	Delta	Chord
C1	85.67'	77.62'	63°14'25"	N49°54'18"E 81.39'
CALLS	85.68'	77.62'		S53°03'46"W 81.39'

KNOW ALL MEN BY THESE PRESENTS, THAT TTD BOOKKEEPING SERVICES, INC., A TEXAS CORPORATION, BEING THE SOLE OWNER OF THAT CERTAIN 4.275 ACRES OF LAND IN BELL COUNTY, TEXAS, BEING A REPLAT OF RED MEN ADDITION, IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN CABINET C, SLIDE 190–C OF THE PLAT RECORDS OF BELL COUNTY, TEXAS, SHOWN AND ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, DOES HEREBY SUBDIVIDE THE HEREIN DESCRIBED PROPERTY INTO LOTS AND BLOCKS, ACCORDING TO THE PLAT HEREOF, TO BE KNOWN AS TTD BOOKKEEPING ADDITION, 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, DOES HEREBY ADOPT SAID TTD BOOKKEEPING ADDITION 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 DOES 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 11 DAY OF March, 2019.

CANDY BELL, PRESIDENT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED AS CANDY BELL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. IT HAS BEEN ACKNOWLEDGED TO ME THAT SHE EXECUTED THE FOREGOING INSTRUMENT AS THE OWNER OF THE PROPERTY DESCRIBED HEREON.

NOTARY PUBLIC STATE OF TEXAS

MY COMMISSION EXPIRES: 8/19/2022

PLANNING AND ZONING COMMISSION

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KILLEEN, TEXAS.

APPROVED THIS 4TH DAY OF MARCH, 2019, A.D. BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KILLEEN, TEXAS.

CHAIRMAN, PLANNING AND ZONING COMMISSION

SECRETARY, PLANNING AND ZONING COMMISSION

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 12th DAY OF March, 2019

By: BELL COUNTY TAX APPRAISAL DISTRICT

COUNTY CLERK INFORMATION:

FILED FOR RECORD THE 21st DAY OF June, 2019, IN YEAR 2019, PLAT # 350 PLAT RECORDS OF BELL COUNTY, TEXAS, AND DEDICATION INSTRUMENT # 2019025615, OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

BY: _____

SURVEY: TRACT SURVEYED JANUARY 7, 2019
4.275 ACRES MORE FULLY DESCRIBED BY METES & BOUNDS BY SEPARATE FIELD NOTES PREPARED AND ATTACHED TO DEDICATION INSTRUMENT

BLOCKS: 1
LOTS: 2

OWNER: TTD BOOKKEEPING SERVICES, INC., A TEXAS CORPORATION

SURVEYOR: TURLEY ASSOCIATES, INC.
301 NORTH 3rd STREET
TEMPLE, TX 76501

50 25 0 50 100

4.275 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

© TURLEY ASSOCIATES, INC.
THIS DRAWING IS THE PROPERTY OF TURLEY ASSOCIATES INC. AND MUST BE SURRENDERED UPON REQUEST. THE INFORMATION THEREON MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF TURLEY ASSOCIATES INC.

FINAL PLAT OF:
TTD BOOKKEEPING ADDITION
BEING A REPLAT OF RED MEN ADDITION
CABINET C, SLIDE 190–C
CITY OF KILLEEN, BELL COUNTY, TEXAS

PREPARED FOR:
TTD BOOKKEEPING SERVICES, INC.
512 S. 2ND STREET
KILLEEN, TX 76541

REVISIONS

DATE	DESCRIPTION	DFTR
2/19	COK COMMENTS 2/11/19	AMJ

DRAFTSMAN: AMJ
DATE: JANUARY 8, 2019
COMPUTER FILE NAME: 19–026 FINAL PLAT.dwg
REFERENCE DRAWING NUMBERS: N/A
JOB NUMBER: 19–026
DRAWING NUMBER: 19026–D
PAGE# 01