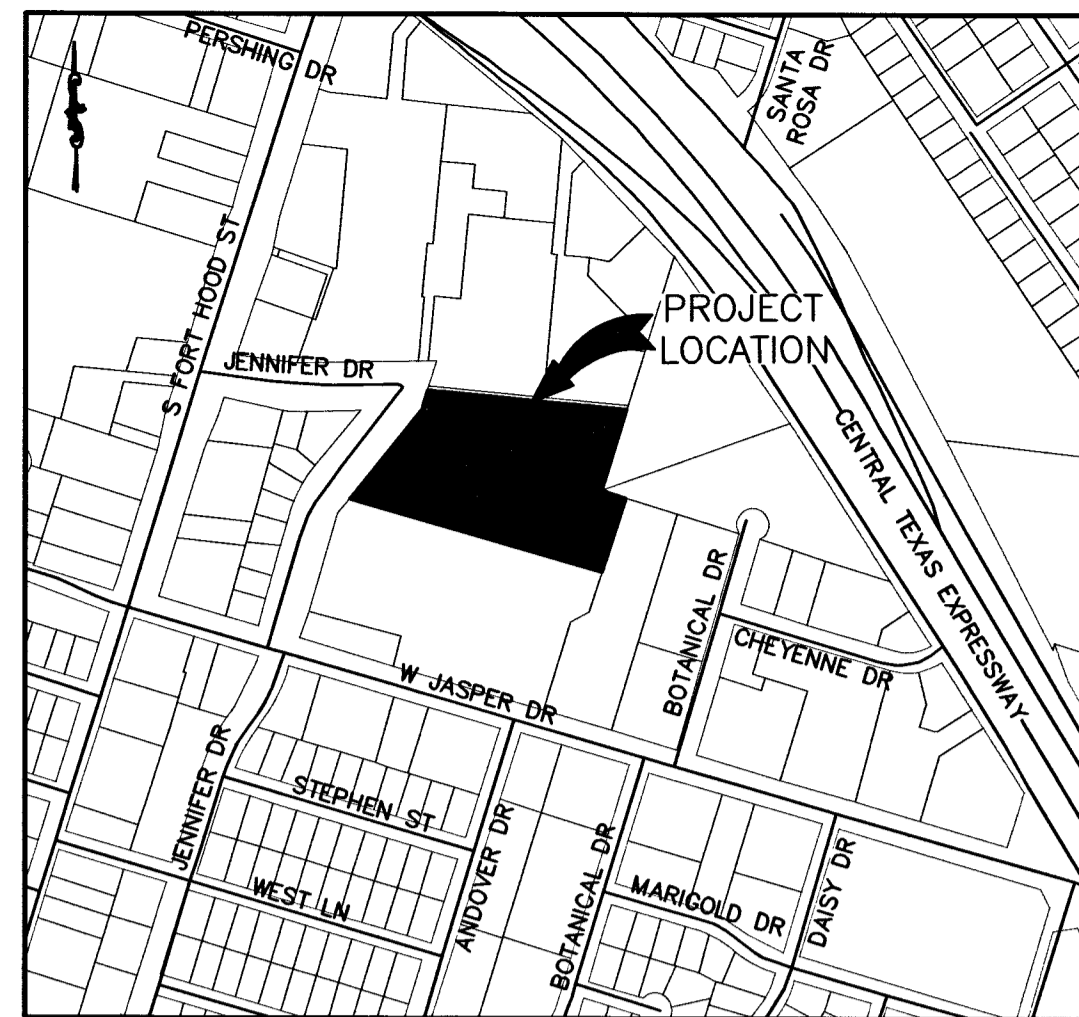


GENERAL NOTES

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. THIS PROPERTY IS NOT 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. A SIDEWALK SHALL BE CONSTRUCTED ALONG JENNIFER DRIVE AS INDICATED IN THE CITY OF KILLEEN CODE OF ORDINANCES.
6. A CREEK BUFFER ZONE (CBZ) IS DESIGNATED HEREON AND SHALL COMPLY WITH ALL REQUIREMENTS OF THE CITY OF KILLEEN'S DRAINAGE DESIGN MANUAL (DDM). THE DDM DEFINES A CBZ AS A SETBACK ESTABLISHED FOR ALL PROPERTY LOCATED ON OR ADJACENT TO A NATURAL, VEGETATED, EARTHEN OR GRASS LINED WATERCOURSE IN WHICH LAND DISTURBANCE IS PROPOSED. IT SHALL EXTEND 25 FEET FROM THE TOP OF BANK ON EITHER SIDE AND NO DISTURBANCE IS ALLOWED WITHIN THE CBZ. THE CBZ SHALL BE MAINTAINED IN ITS NATIVE STATE.



VICINITY MAP
N.T.S.

HIGHLAND DEVELOPMENT CORPORATION INC
0.502 ACRES
VOL 956, PG 148

ALBERTSONS ADDITION
LOT 1, BLOCK 1
CABINET C, SLIDE 43-D

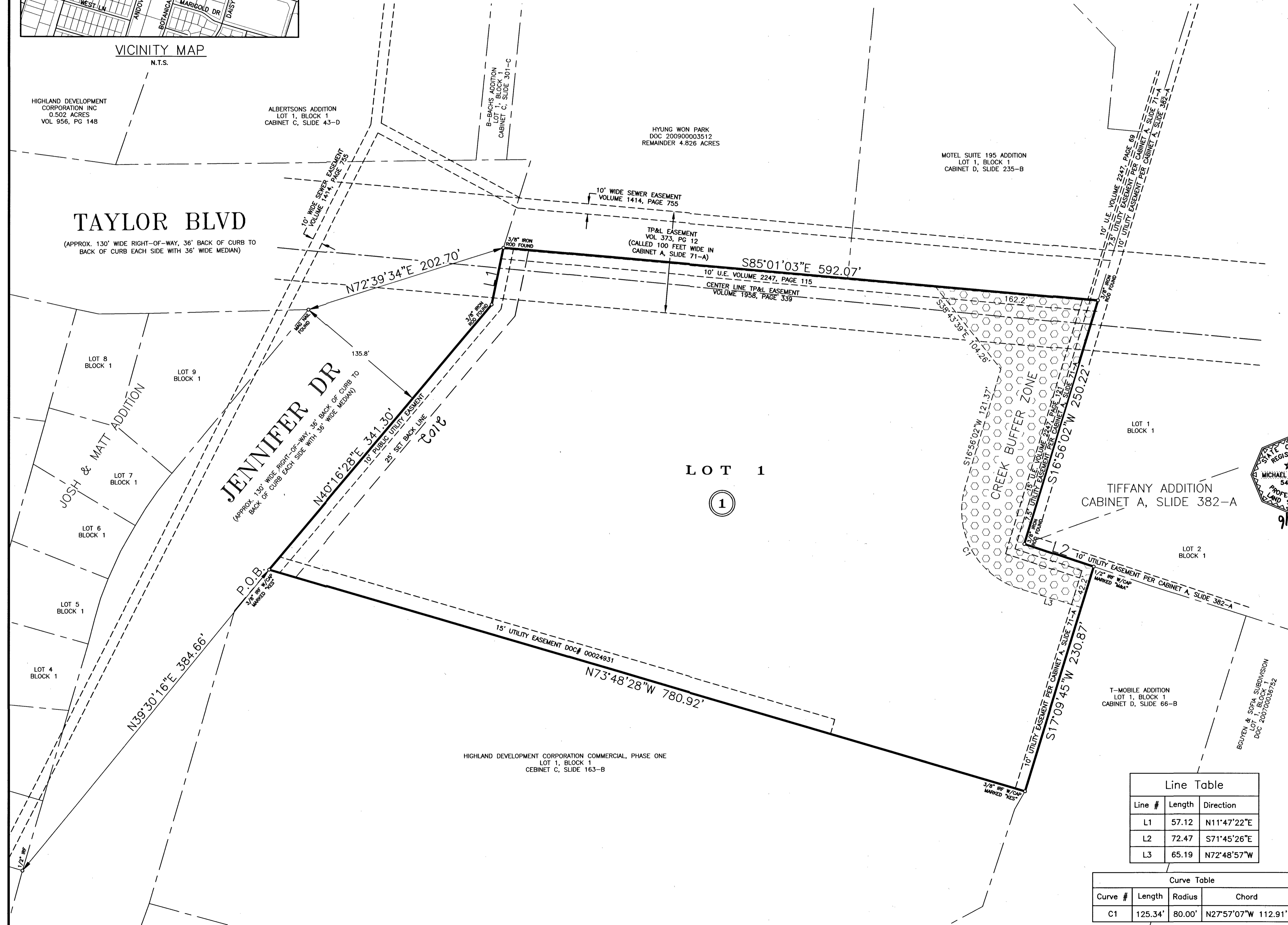
BELCH'S ADDITION
LOT 1, BLOCK 1
CABINET C, SLIDE 301-C

HYUNG WON PARK
DOC 200900003512
REMAINDER 4.826 ACRES

MOTEL SUITE 195 ADDITION
LOT 1, BLOCK 1
CABINET D, SLIDE 235-B

TAYLOR BLVD

(APPROX. 130' WIDE RIGHT-OF-WAY, 36' BACK OF CURB TO BACK OF CURB EACH SIDE WITH 36' WIDE MEDIAN)



LOT 1

1

TIFFANY ADDITION
CABINET A, SLIDE 382-A

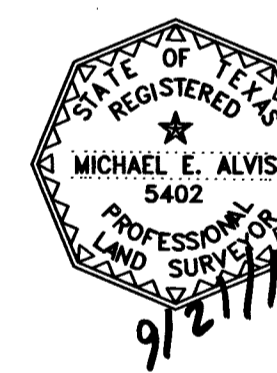
LOT 2
BLOCK 1

T-MOBILE ADDITION
LOT 1, BLOCK 1
CABINET D, SLIDE 66-B

BEULVEY & SONS
SUBDIVISION
DOC 200700038192

Line Table			
Line #	Length	Direction	
L1	57.12	N11°47'22"E	
L2	72.47	S71°45'26"E	
L3	65.19	N72°48'57"W	

Curve Table			
Curve #	Length	Radius	Chord
C1	125.34'	80.00'	N27°57'07"W 112.91'



KNOW ALL MEN BY THESE PRESENTS, THAT BELL-THOMS GROUP, INC., A TEXAS CORPORATION, BEING THE SOLE OWNER OF THAT CERTAIN 6.494 ACRES OF LAND IN BELL COUNTY, TEXAS, BEING A REMAINDER OF LOT 1, BLOCK 2, OF HIGHLAND DEVELOPMENT CORPORATION COMMERCIAL SUBDIVISION, IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN CABINET A, SLIDE 71-A 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 URBAN AIR, TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, AS SHOWN BY THE PLAT HEREOF, ATTACHED, HERETO, AND MADE A PART HEREOF, AND APPROVED BY THE CITY OF KILLEEN, BELL COUNTY, TEXAS, DOES HEREBY ADOPT SAID URBAN AIR SUBDIVISION 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 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 21 DAY OF Sept, 2017.

Candy Bell
CANDY BELL, CHIEF FINANCIAL OFFICER

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.

Noemi Johnson
NOEMI JOHNSON
Notary Public
State of Texas
My Comm. Exp. 11-19-2018

MY COMMISSION EXPIRES: 11/19/18

CITY OF KILLEEN

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

APPROVED THIS 21st DAY OF September, 2017, BY THE EXECUTIVE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES OR THE CITY PLANNER OF THE CITY OF KILLEEN, TEXAS.

Tom D. Mc...
EXECUTIVE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES
OR CITY PLANNER, CITY OF KILLEEN

Maria...
PLANNING SECRETARY, CITY OF KILLEEN

SURVEYORS CERTIFICATE:

I, MICHAEL E. ALVIS, DO HEREBY CERTIFY THAT AN ACTUAL AND ACCURATE SURVEY WAS MADE ON THE GROUND OF THE PLATTED LAND, AND THAT THE CORNER MONUMENTS SHOWN ON THE FOREGOING PLAT WERE FOUND OR PLACED, IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF KILLEEN, TEXAS.

Michael E. Alvis
MICHAEL E. ALVIS
R.P.L.S. No. 5402
301 NORTH 3rd STREET
TEMPLE, TX 76501

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 2nd DAY OF September, 2017

By *Neagan...*
BELL COUNTY TAX APPRAISAL DISTRICT

COUNTY CLERK INFORMATION:

FILED FOR RECORD THE 27th DAY OF September, 2017, IN YEAR 2017, PLAT # 132 PLAT RECORDS OF BELL COUNTY, TEXAS, AND DEDICATION INSTRUMENT # 2017-40666

OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

BY: _____

SURVEY: TRACT SURVEYED OCTOBER/NOVEMBER 2016

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

BLOCKS: 1
LOTS: 1

OWNER: BELL-THOMS GROUP, INC.

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



TURLEY ASSOCIATES, INC.
ENGINEERING • PLANNING • SURVEYING
www.turley-inc.com
301 N. 3rd St. Temple, Texas 76501
254.773.2400
254.773.3998
SURVEY FIRM NO. 10056000 • ENGINEERING FIRM NO. 1658

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AMENDED FINAL PLAT OF:
URBAN AIR
BEING A REPLAT OF REMAINDER LOT 1, BLOCK 2, HIGHLAND DEVELOPMENT CORPORATION COMMERCIAL SUBDIVISION CABINET A, SLIDE 71-A CITY OF KILLEEN, BELL COUNTY, TEXAS
PREPARED FOR:
BELL-THOMS GROUP, INC.
2203 SEDONA CIRCLE
KILLEEN, TX 76543

REVISIONS

DATE	DESCRIPTION	DFTR

DRAFTSMAN: TJW/WFS
DATE: September 19, 2017
COMPUTER FILE NAME: 161365.fp.v2.dwg
REFERENCE DRAWING NUMBERS: N/A
JOB NUMBER: 16-1365
DRAWING NUMBER: 13289-D
PAGE # **01**