

VICINITY MAP
N.T.S.

- GENERAL NOTES**
- 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.
 - 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.
 - THE CURRENT AND PROPOSED ZONING FOR THIS PROPERTY IS B-5.
 - UTILITY COMPANIES HAVE BEEN PROVIDED A COPY OF THIS PLAT FOR THEIR REVIEW.
 - A SIDEWALK SHALL BE CONSTRUCTED ALONG JENNIFER DRIVE AS INDICATED IN THE CITY OF KILLEEN CODE OF ORDINANCES.
 - 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.

FINAL PLAT OF:
URBAN AIR

BEING A REPLAT OF REMAINDER LOT 1, BLOCK 1, HIGHLAND DEVELOPMENT CORPORATION COMMERCIAL SUBDIVISION CABINET A, SLIDE 71-A CITY OF KILLEEN, BELL COUNTY, TEXAS PART OF THE JOHN GOSLINE SURVEY, ABSTRACT NO. 344, BELL COUNTY, TEXAS



KNOW ALL MEN BY THESE PRESENTS, THAT HIGHLAND DEVELOPMENT CORPORATION INC, BEING THE SOLE OWNER OF THAT CERTAIN 6.494 ACRES OF LAND IN BELL COUNTY, TEXAS, BEING A REMAINDER OF LOT 1, BLOCK 1, 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 SUBDIVISION, 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 PLANNING & ZONING COMMISSION OF 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 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 14th DAY OF JANUARY, 2017.

Diane Connell
DIANE CONNELL, SECRETARY/TREASURER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED AS MIGUEL RIVERA, 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.

Shaila Butler
SHAILA BUTLER
My Commission Expires June 21, 2018
NOTARY PUBLIC STATE OF TEXAS

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 10th DAY OF December, 2016, A.D. BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KILLEEN, TEXAS.

Sharon Allen
CHAIRMAN, PLANNING AND ZONING COMMISSION

Marisa By
SECRETARY, PLANNING AND ZONING COMMISSION

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 THE 18th DAY OF January, 2017, A.D.

By: *Meagan Bowen*
BELL COUNTY TAX APPRAISAL DISTRICT

COUNTY CLERK INFORMATION:

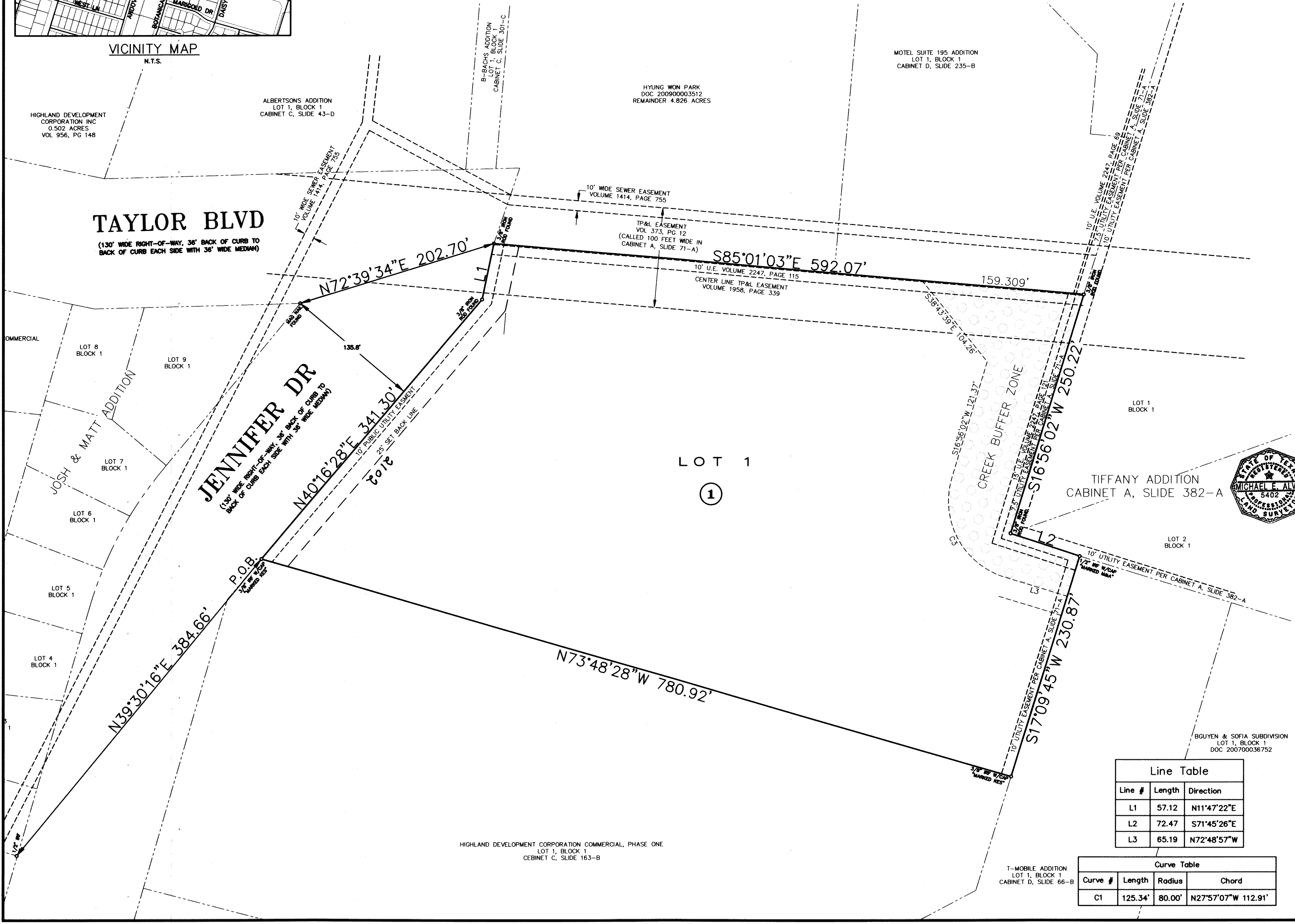
FILED FOR RECORD THE 20th DAY OF January, 2017, IN YEAR 2017, PLAT # 13, PLAT RECORDS OF BELL COUNTY, TEXAS, AND DEDICATION INSTRUMENT # 2017-00002604, OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

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: HIGHLAND DEVELOPMENT CORPORATION INC.

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



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

TURLEY ASSOCIATES, INC.
ENGINEERING • PLANNING • SURVEYING
301 N. 3rd St.
TEMPLE, TEXAS 76501
FIRM NO. 10056000 • ENGINEERING FIRM NO. 1658
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FINAL PLAT OF:
URBAN AIR
BEING A REPLAT OF REMAINDER LOT 1, BLOCK 1, HIGHLAND DEVELOPMENT CORPORATION COMMERCIAL SUBDIVISION CABINET A, SLIDE 71-A CITY OF KILLEEN, BELL COUNTY, TEXAS
DEVELOPED BY:
BELL THOMAS GROUP INC
PO BOX 11117
KILLEEN, TX 76547

REVISIONS

DATE	DESCRIPTION	DFTR
12/8/16	CITY COMMENTS	TJJ

DRAWN BY: TJJ/WFS
November 18, 2016
161365.fp.v1.dwg
N/A
16-1365
DRAWING NUMBER
13289-D