

REFERENCE TIES

△ to △	S20°33'44"E-45.17'	△ to △	1/2" iron rod found
△ to △	S20°39'41"E-90.01'	△ to △	1/2" iron rod found with M&A cap
△ to △	S69°16'05"W-120.21'	△ to △	1/2" iron rod found
△ to △	S69°16'10"W-120.00'	△ to △	1/2" iron rod found

NOTES:

- All bearings are based upon the Texas Coordinate System, NAD 83 (CORS 96), Texas Central Zone 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. 48027C290E, effective date September 26, 2008 for Bell County, Texas.
- B.L. = building setback line
U.E. = utility easement
S.E. = sanitary sewer easement

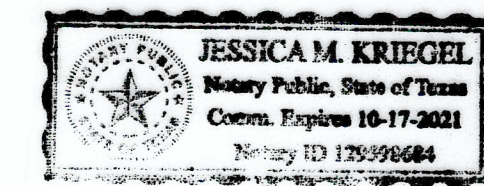
KNOW ALL MEN BY THESE PRESENTS, that Continental Homes of Texas, L.P., whose address is 12554 Riata Vista Blvd., Austin, Texas, 78727 being the sole owner of that certain 0.393 acre tract of land in Bell County, Texas, being out of the S. D. Carothers Survey, Abstract No. 177, and the land herein described being all of Lots 111, 112 and 113, Block 2, Yowell Ranch, Phase Two, an addition to the City of Killeen, Texas, of record in Cabinet D, Slides 306-C & D, Plat Records of Bell County, Texas (P.R.B.C.T.), which is more fully described in the dedication of YOWELL RANCH PHASE TWO, FOURTH AMENDMENT 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 YOWELL RANCH PHASE TWO, FOURTH AMENDMENT as an addition to the City of Killeen, Bell County, Texas, and hereby dedicates to said city all streets, avenues, 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 when 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 8th day of May, 2020.

For: Continental Homes of Texas, L.P.

Terry D. Stanley

Before me, the undersigned authority, on this day personally appeared Terry D. Stanley 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.



Jessica M. Kriegel
NOTARY PUBLIC STATE OF TEXAS
My Commission Expires: 10/17/21

APPROVED this the 13th day of April, 2020, by the Executive Director of Planning and Development Services of the City of Killeen, Bell County, Texas.

Thomas D. M...
EXECUTIVE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES

Marie Lopez
PLANNING SECRETARY

KNOW ALL MEN BY THESE PRESENTS,

That I, Mike W. Kriegel, 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.

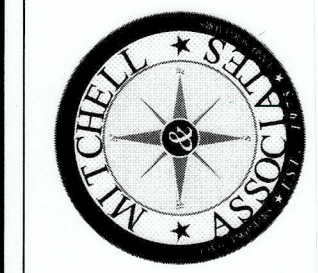
Mike W. Kriegel
Registered Professional
Land Surveyor, No. 4330



YOWELL RANCH ADDITION, PHASE TWO
FOURTH AMENDMENT
BEING AN AMENDING PLAT OF ALL OF LOTS 11, 112 AND 113, BLOCK 2, YOWELL RANCH, PHASE TWO
KILLEEN, BELL COUNTY, TEXAS

AMENDING PLAT

MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
102 N. COLLEGE
KILLEEN, TEXAS 76541
PHONE: (254) 634-5541
FAX: (254) 634-2141
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION NO. 3241
P. E. L. S. FIRM REGISTRATION NO. 102004-00



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 this the 27th day of April, 2020 A.D.

By: Megan Ewers
Bell County Tax Appraisal District

FILED FOR RECORD this 19th day of May, 2020. In Year N/A.
Plat # N/A
2020023742. Official Public Records of Real Property, Bell County, Texas.

NO.	DATE	REMARKS	BY

SHEET TITLE

DWG No.	DATE	SCALE	F8/L8	2 LOTS	AREA
20-023-D-5	APRIL 2020	AS SHOWN	**	1 BLOCK	0.393 AC.
DRAWN BY:	DATE:	SCALE:	F8/L8:	2 LOTS:	AREA:
FRB	APRIL 2020	AS SHOWN	**	1 BLOCK	0.393 AC.