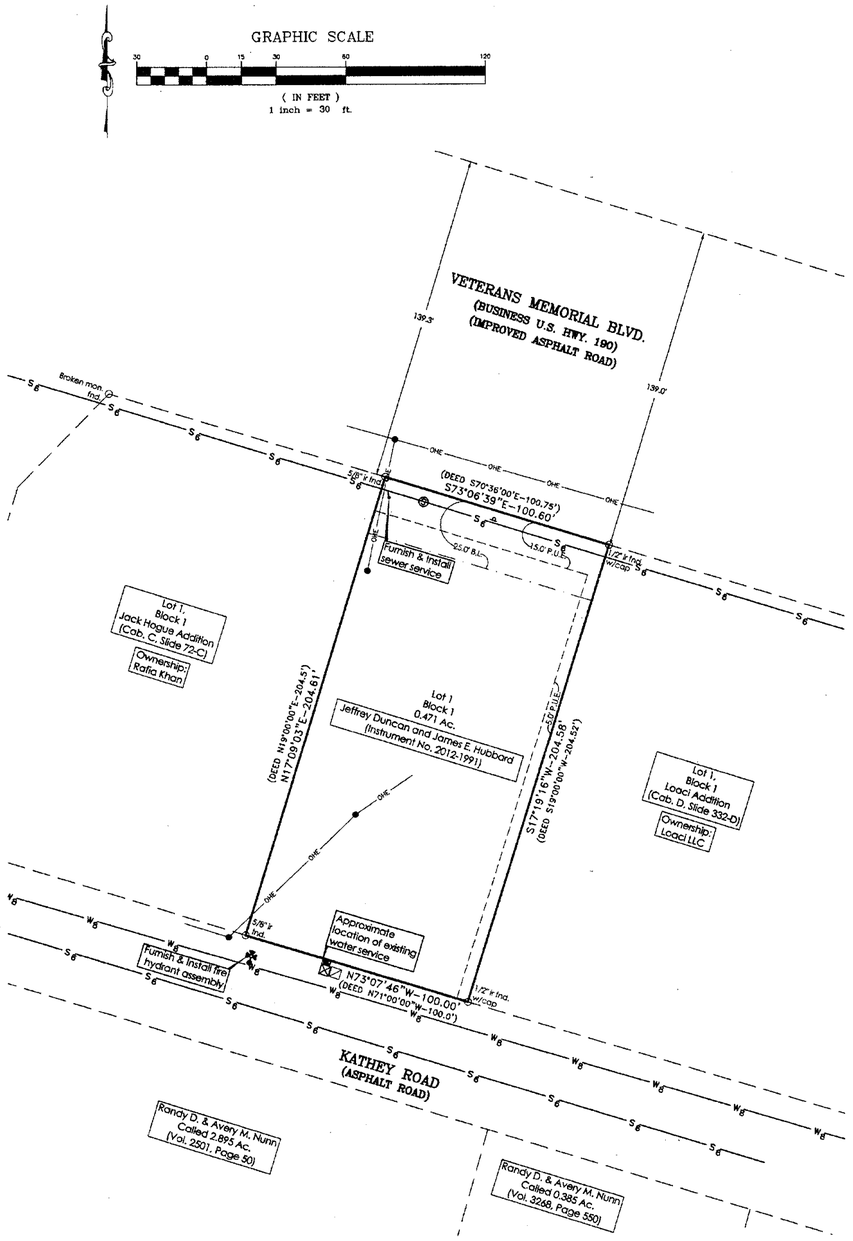
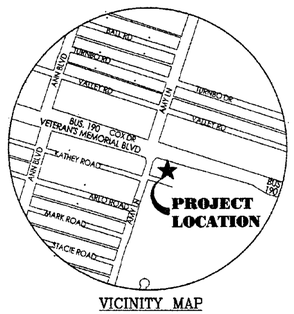
D
347B





VICINITY MAP
SCALE: N.T.S.

LEGEND	
○	SIGN
⊠	WATER METER
✣	FIRE HYDRANT
Ⓢ	SANITARY SEWER MANHOLE
◍	POWER POLE
⊘	GAS METER
W_8	8" WATER LINE
S_6	6" SEWER LINE
OHE	OVERHEAD ELECTRIC AND TELEPHONE LINE

NOTES:

1. All bearings are based upon the Texas Plane Coordinate System, Central Zone, NAD 83 (CORS 96), per Leica Texas SmartNet GPS observations.

2. No lot in this subdivision is encroached by any special flood hazard areas as inundated by either a 100-year or 500-year flood occurrence as identified by the U.S. FEMA Agency Boundary Map, (Flood Insurance Rate Map), Map No. 48927C0285E, effective date September 26, 2008 for Bell County, Texas.

PROPERTY OWNER:
Charles & Gale Grant
116 E Arlo Rd.
Harker Heights, TX 76548-1226

SURVEYOR/ENGINEER:
Mitchell & Associates, INC.
P.O. Box 1088
Killeen, Texas 76540

TOP FROG ADDITION

KNOW ALL MEN BY THESE PRESENTS, that Jeffrey Duncan and James E. Hubbard, whose address is 2707 Poage Circle, Killeen, TX 76543 being the sole owners of that certain 0.471 acre tract of land in Bell County, Texas, being part of the S.H. Osborn Survey, Abstract No. 646, which is more fully described in the dedication of **TOP FROG ADDITION** as shown by the plat hereof, attached hereto, and made a part hereon, and approved by the Director of Planning and Development of the City of Harker Heights, Bell County, Texas, Jeffrey Duncan and James E. Hubbard, do hereby adopt said **TOP FROG ADDITION**, as an addition to the City of Harker Heights, 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 Harker Heights. The utility easements shown on said plat are dedicated to said city for the installation and maintenance of any and all public utilities, which the city may install or permit to be installed or maintained.

W I T N E S S the execution hereof, on this 31 day of January, 2012.

Jeffrey Duncan

Before me, the undersigned authority, on this day personally appeared Jeffrey Duncan 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.

Rachel McElwain
NOTARY PUBLIC STATE OF TEXAS
My Commission Expires: 11-4-15

RACHEL DIANE MCELWAIN
My Commission Expires
November 4, 2015

James E. Hubbard

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

Rachel McElwain
NOTARY PUBLIC STATE OF TEXAS
My Commission Expires: 11-4-15

RACHEL DIANE MCELWAIN
My Commission Expires
November 4, 2015

APPROVED this the 17th day of Feb, 2012, by the Director of Planning and Development of the City of Harker Heights, Bell County, Texas.

DIRECTOR OF PLANNING AND DEVELOPMENT

ATTEST: CITY SECRETARY

CITY OF HARKER HEIGHTS TEXAS

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 and Property Development Regulations of the City of Harker Heights, Texas, and this subdivision is within the City Limits of Harker Heights, Texas.

STATE OF TEXAS REGISTERED REX D HAAS 4378 PROFESSIONAL LAND SURVEYOR

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

01-31-12
DATE

The Bell County Tax Appraisal District, the taxing authority for all entities in Bell County, Texas does hereby certify that there are currently no delinquent taxes due or owing on the property described by this plat.

Dated this 16th day of February A.D. 2012

BELL COUNTY TAX APPRAISAL DISTRICT
BY

FILED FOR RECORD this 21 day of February 2012, in Cabinet D, Slide 347B Plat Records of Bell County, Texas. Dedication instrument in Instrument # 00006378 Official Public Records of Real Property, Bell County, Texas.

No.	DATE	REMARKS	BY
1	2/13/2012	CITY OF HARKER HEIGHTS COMMENTS	FRB

REVISIONS

TOP FROG ADDITION
HARKER HEIGHTS, BELL COUNTY, TEXAS
ADMINISTRATIVE PLAT
SHEET TITLE:

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
T. B. P. L. S. FIRM REGISTRATION NO. 100324-00

DWG No.	DRAWN BY:	DATE:	SCALE:	FB/LB:	1 LOT	AREA:
12-18-D	FRB	JAN. 2012	1"=30'	1696/74	1 BLOCK	0.471 Ac.

S:\Subdivisions\Top Frog Addition 12-18-D\dwg\Top Frog Addition 12-18-D.dwg, PLAT, 2/13/2012 1:48:56 PM, cad4

INSTRU# 2012-00006378

CAB D/ 347B

SHEET P1 OF P1