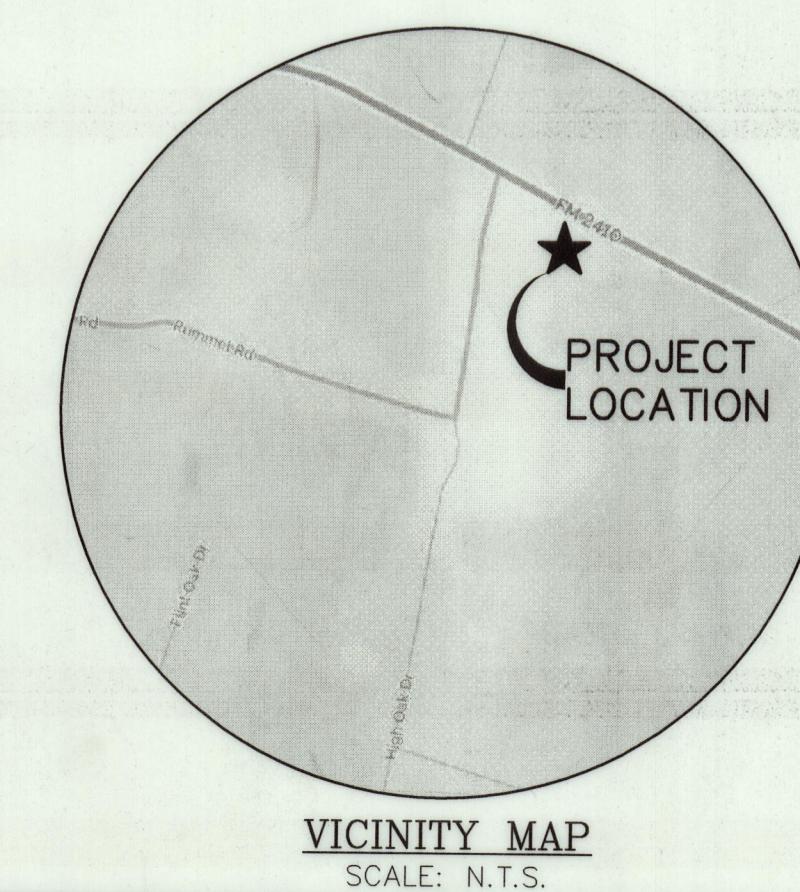
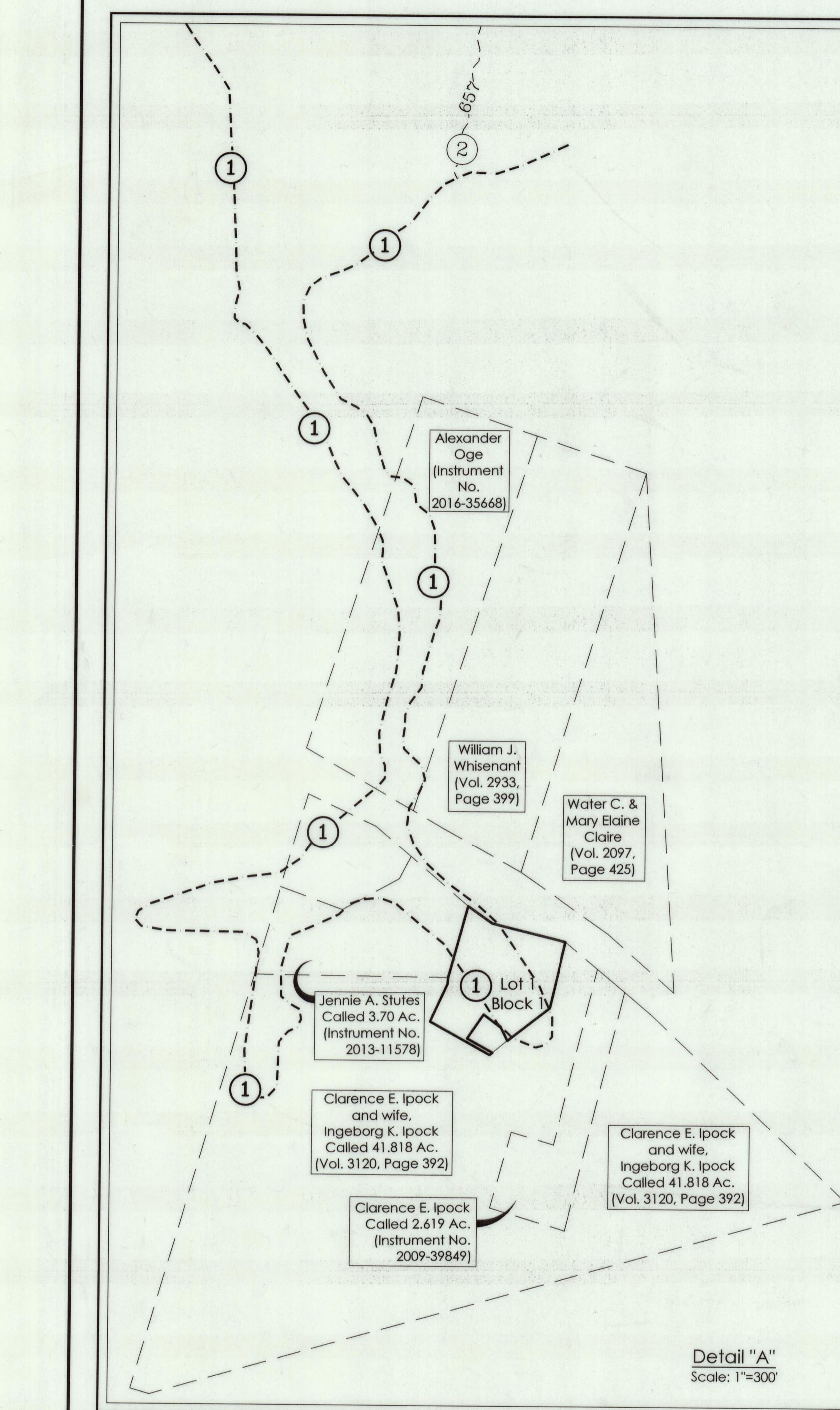


2017  
121

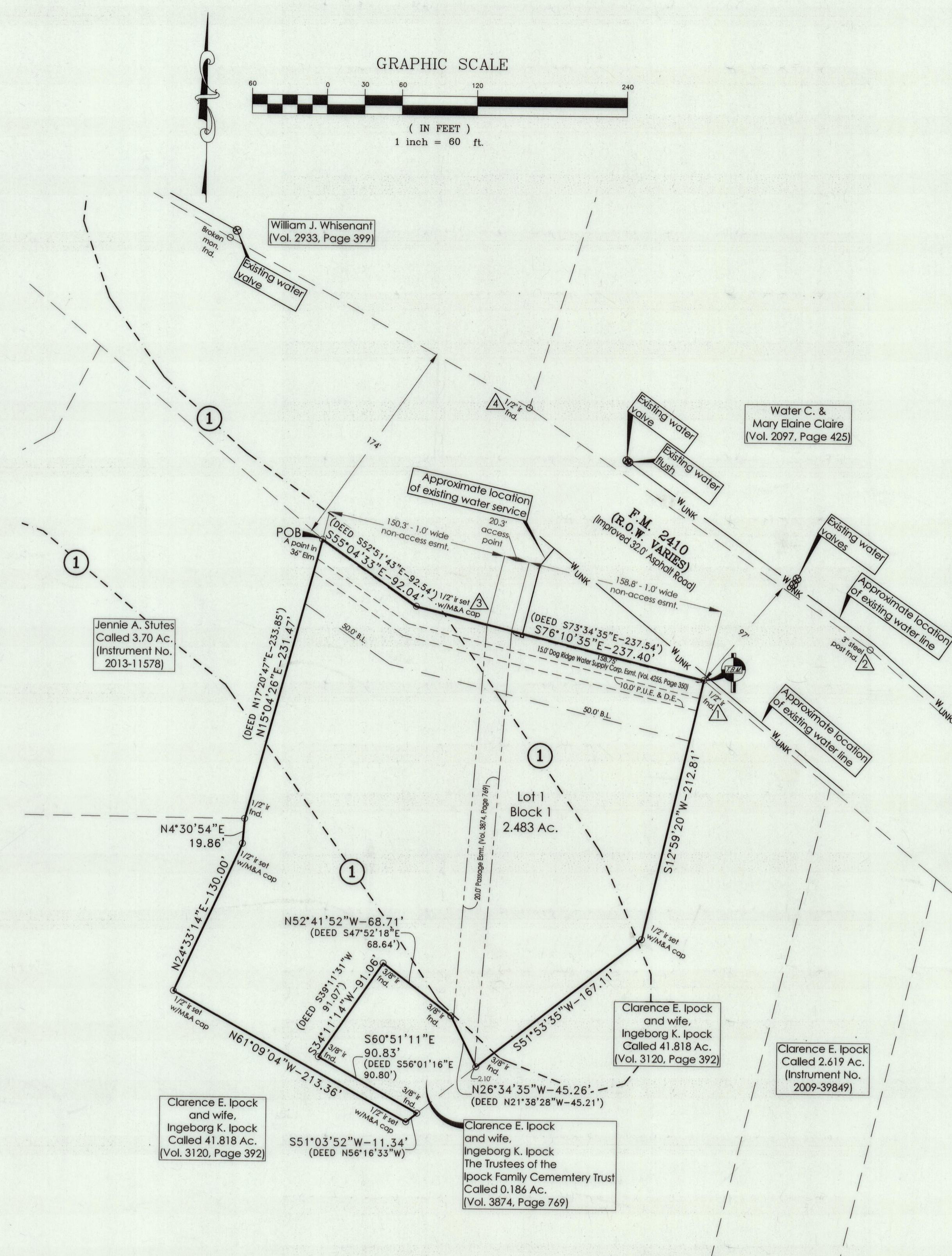
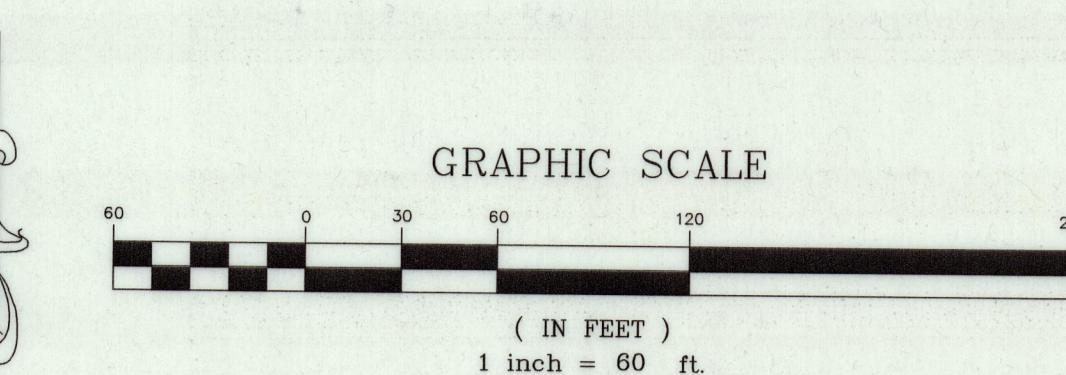
REFERENCE TIES	
△ to △ N79°03'43"E-135.06'	△ to △ N29°07'42"E-182.57'
△ 1/2" iron rod round	△ 1/2" iron rod set with M&A cap
△ 3" steel post found	△ 1/2" iron rod round

FLOOD PLAIN DATA	
Approximate limits of 100 year flood plain, zone A, as per FEMA FIRM panels 48027C0325, dated September 26, 2008.	Base Flood Elevations per FEMA FIRM panels 48027C0325 dated September 26, 2008.
①	②

**PROPERTY OWNER:**  
Clarence E. Ipoock Estate  
C/O Monica Ind. Executor  
4949 Mable St.  
Corpus Christi, TX 78411

**SURVEYOR/ENGINEER:**  
Mitchell & Associates, Inc.  
P.O. Box 1088  
Killeen, TX 76540

INST#2017-36178



## IPOCK ADDITION

KNOW ALL MEN BY THESE PRESENTS, that Clarence Edward Ipoock Estate, whose address is 4949 Mable, Corpus Christi, TX, 78411, being the sole owner of that certain 2.483 acre tract of land in Bell County, Texas, being part of the John Hughes Survey, Abstract No. 379, and the land herein described being part of a called 41.818 acre tract conveyed to Clarence E. Ipoock and wife, Ingeborg K. Ipoock of record in Volume 3120, Page 392, Official Public Records of Real Property, Bell County, Texas (O.P.R.R.P.B.C.T.), an addition on to Bell County, Texas, being the same land conveyed to Clarence Edward Ipoock Estate, of record in Volume 3120, Page 392, which is more fully described in the dedication of the IPOCK ADDITION, as shown by the plat hereof, attached hereto and made a part hereon, and approved by the City of Harker Heights, Bell County, Texas and the Commissioners' Court of Bell County, Texas, and hereby dedicated to said county 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 Bell County, Texas. The utility and drainage easements shown on said plat are dedicated to said county for the installation and maintenance of any and all public utilities, which the county may install or permit to be installed or maintained.

WITNESS the execution hereof, on this 21 day of July, 2017.

For: Clarence Edward Ipoock Estate  
Monica Y. Martin, Independent Executor  
Monica Y. Martin, Independent Executor

Before me, the undersigned authority, on this day personally appeared Monica Y. Martin 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 herein.

Notary Public State of Texas  
My Notary ID # 672202  
Expires November 29, 2020  
My Commission Expires 11-29-2020

In approving this plat by the Commissioners' Court of Bell County, Texas, it is understood that the building of all streets, roads, and other public thoroughfares and any bridges or culverts necessary to be constructed or placed is the responsibility of the owners of the tract of land covered by this plat in accordance with the plans and specifications prescribed by the Commissioners' Court of Bell County, Texas. Said Commissioners' Court assumes no obligation to build any of the streets, roads, or other public thoroughfares shown on this plat or of constructing any of the bridges or drainage improvements in connection therewith. The County will assume no responsibility for drainage ways or easements in the subdivision, other than those draining or protecting the public road system and streets. The County assumes no responsibility for the accuracy of representation by other parties in this plat. Flood plain data, in particular, may change depending on the subsequent development.

All roadways and easements as shown on this plat are free of liens.

APPROVED this the 16<sup>th</sup> day of August, 2017, by the Director of Planning and Development of the City of Harker Heights, Bell County, Texas.

DIRECTOR OF PLANNING AND DEVELOPMENT  
Attest: CITY SECRETARY

I hereby certify this plat was approved this 28<sup>th</sup> day of August, 2017 by the Bell County Commissioners' Court and may be filed for record in the Plat Records of Bell County, by the County Clerk.

COUNTY CLERK  
Witness my hand this 28<sup>th</sup> day of August, 2017  
Tania Poboril

TANIA POBORIL  
Notary Public, State of Texas  
My Commission Expires: 12-17-2020  
ID # 12926689-1

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 herein were properly placed under my personal supervision in accordance with the Subdivision and Property Development Regulations of the City of Harker Heights, Bell County Texas, and this subdivision is within the Extra-Territorial Jurisdiction of Harker Heights, Bell County Texas.

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



## LETTER OF COMPLIANCE

Clarence Edward Ipoock Estate, as owner of the plat to be known as Ipoock Addition, do hereby acknowledge that it is our sole responsibility as owner to assure compliance with the provisions of all applicable federal, state, and local laws and regulations relating to the environment; including (but not limited to) the Endangered Species Act, State Aquifer Regulations, and municipal watershed ordinances.

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 31<sup>st</sup> day of July, 2017 A.D.

By: Neagan Bush  
Bell County Tax Appraisal District

FILED FOR RECORD this 29 day of August, 2017, in Year 2017.  
Plat # 121 Plat # 2017-36178 Plat Records of Bell County, Texas. Dedication Instrument  
Official Public Records of Real Property, Bell County, Texas.

MITCHELL & ASSOCIATES, INC.

ENGINEERING & SURVEYING  
102 N. COLLEGE  
KILLEEN, TX 76541  
PHONE: (254) 634-2141  
FAX: (254) 634-2141  
TEXAS BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS REGISTRATION NO. 1622441  
102974545 Plat Record, 102974545 Plat Addition Plat Drawing 7/15/2017 10:29 AM

CITY OF HARKER HEIGHTS ETJ, BELL COUNTY, TEXAS

MINOR PLAT

6	7/5/2017	FLOOD PLAIN ADJUSTMENT
5	6/16/2017	NON ACCESS EMT
4	6/6/2017	HARDWARE & COUNTY COMMENTS
No.	DATE	REMARKS
REVISIONS		

An 1/2" iron rod found in the south margin of F.M. 2410 and the northeast corner of the subject property.

T. GARD
My Notary ID # 672202
Expires November 29, 2020

SHEET P1