

**FLOOD PLAIN DATA**

① Approximate limits of 100 year flood plain, as per LOMR 13-06-2244P effective September 9, 2013, panel 48027C00280E, dated September 26, 2008.

② Approximate limits of 100 year floodway, as per LOMR 13-06-2244P effective September 9, 2013, panel 48027C00280E, dated September 26, 2008.

③ Approximate limits of Base Flood Elevations (BFE), as per LOMR 13-06-2244P effective September 9, 2013, panel 48027C00280E, dated September 26, 2008.

**OWNER INFORMATION**

Warranty Deed  
Called 0.3349 Ac. Tract  
Vol. 5511, Page 222

**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 19 day of May, 2021 A. D.

By: [Signature]  
Bell County Tax Appraisal District

FILED FOR RECORD this 4th day of June, 2021  
Plat Records of Bell County, Texas, and Dedication Instrument # 2021-35268  
Official Records of Real Property, Bell County, Texas

KNOW ALL MEN BY THESE PRESENTS, that WB Whitts Investments LTD, whose address is 3000 Illinois Avenue, Suite 100, Killeen, TX, 76543 being the sole owner of that certain 5.976 acre tract of land in Bell County, Texas, part of the W. J. Cole Survey, Abstract No. 150, which is more fully described in the dedication of 16 ACRE ADDITION, PHASE FOUR 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 16 ACRE ADDITION, PHASE FOUR 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, Bell County. 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 26 day of May, 2021.

For: WB Whitts Investments LTD

Bruce Whitts

Before me, the undersigned authority, on this day personally appeared Bruce Whitts 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.

[Signature]  
NOTARY PUBLIC STATE OF TEXAS  
My Commission Expires: 06-25-2024

APPROVED this 3rd day of June, 2021, by the Planning Director of the City of Killeen, Texas.

[Signature]  
PLANNING DIRECTOR

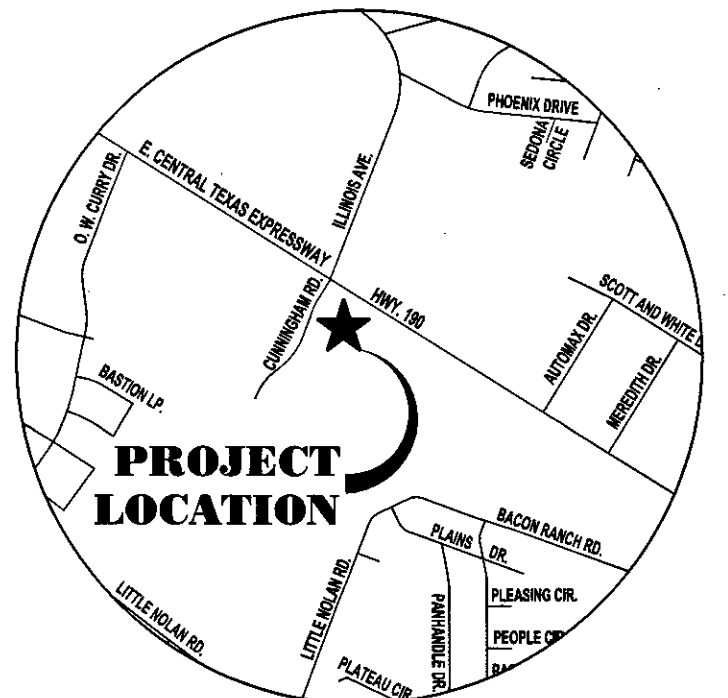
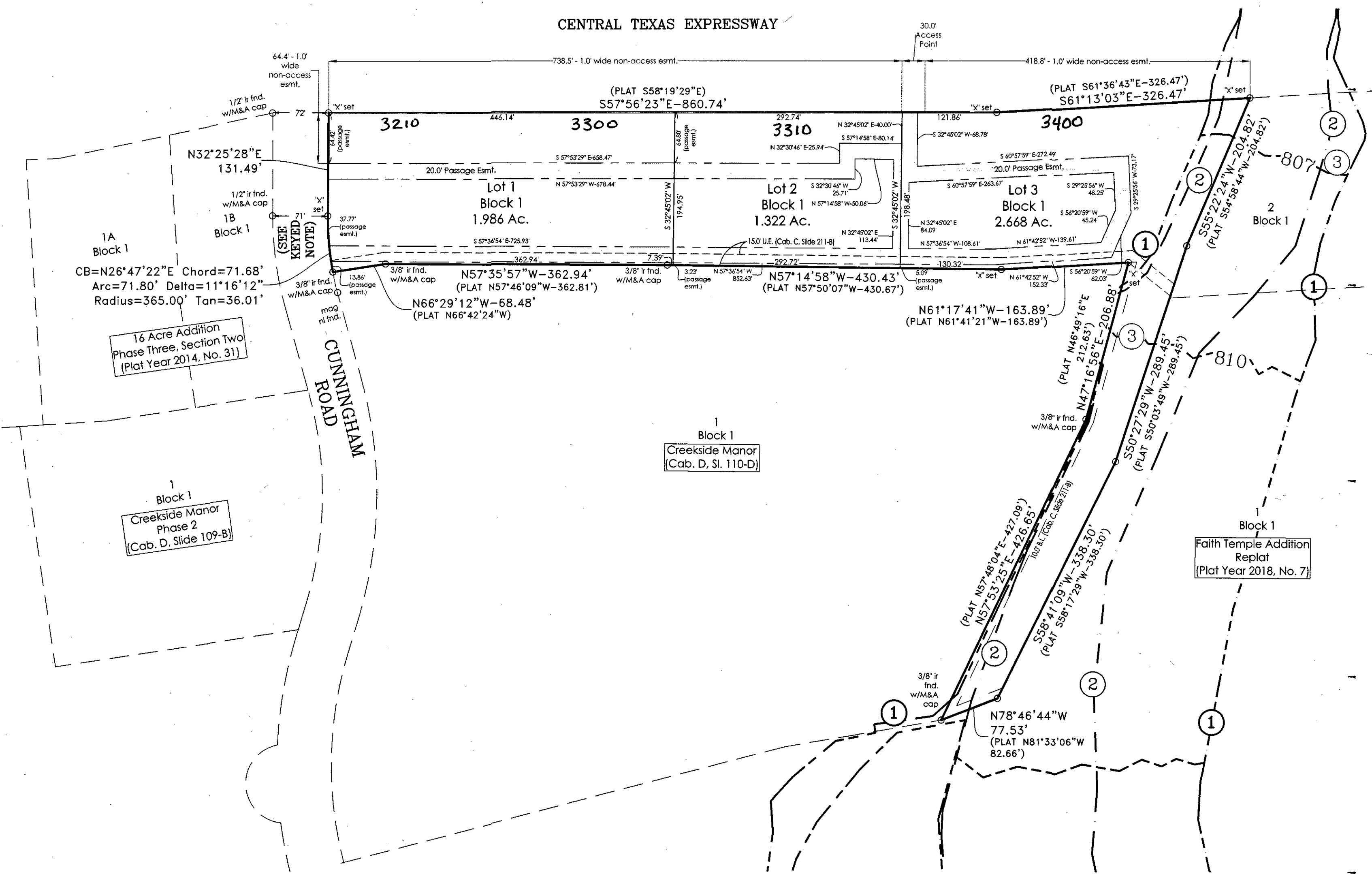
[Signature]  
PLANNING ASSISTANT

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, Bell County, Texas, and this subdivision is within the City Limits of Killeen, Texas.

[Signature]  
Mike W. Kriegel,  
Registered Professional  
Land Surveyor, No. 4330

- 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.
  - Water impact fees are hereby assessed and established in accordance with City of Killeen Ordinance No. 21-015 at a rate of \$1.161 per service unit. Wastewater impact fees are hereby assessed and established in accordance with City of Killeen Ordinance No. 21-015 at a rate of \$418 per service unit. Impact fees shall be paid at the time of building permits.
  - Stormwater runoff must flow directly from all upstream lots to each downstream lot, without impediment or diversion, and no improvements may be constructed by a Lot owner to prevent or impede the flow of stormwater from one lot to the other.
  - The 20.0' Passage Easement depicted herein is intended to provide reciprocal access for ingress, egress and circulation across all Lots and for the benefit of all Lot owners, together with their respective lessees, invitees and guests.
  - It is intended that there shall be a Declaration of Covenants, Conditions and Restrictions recorded to govern the reciprocal rights and obligations among the owners of the separate Lots, to be recorded by separate instrument.



16 ACRE ADDITION, PHASE FOUR  
BEING A REPLAT OF PART OF LOT 1, BLOCK 1, 16 ACRE ADDITION, PHASE ONE  
KILLEEN, BELL COUNTY, TEXAS

FINAL 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  
T. & P. L. S. FIRM REGISTRATION NO. 100294-00



DWG No.	21-025-D-5	DATE	APR 2021	SCALE	AS SHOWN	FB/AB	**	AREA	5.976 Ac.
DRAWN BY	FRB	DATE	APR 2021	SCALE	AS SHOWN	FB/AB	**	AREA	5.976 Ac.
CHECKED BY	FRB	DATE	APR 2021	SCALE	AS SHOWN	FB/AB	**	AREA	5.976 Ac.
APPROVED BY	FRB	DATE	APR 2021	SCALE	AS SHOWN	FB/AB	**	AREA	5.976 Ac.

INST# 2021-35268

SHEET P1