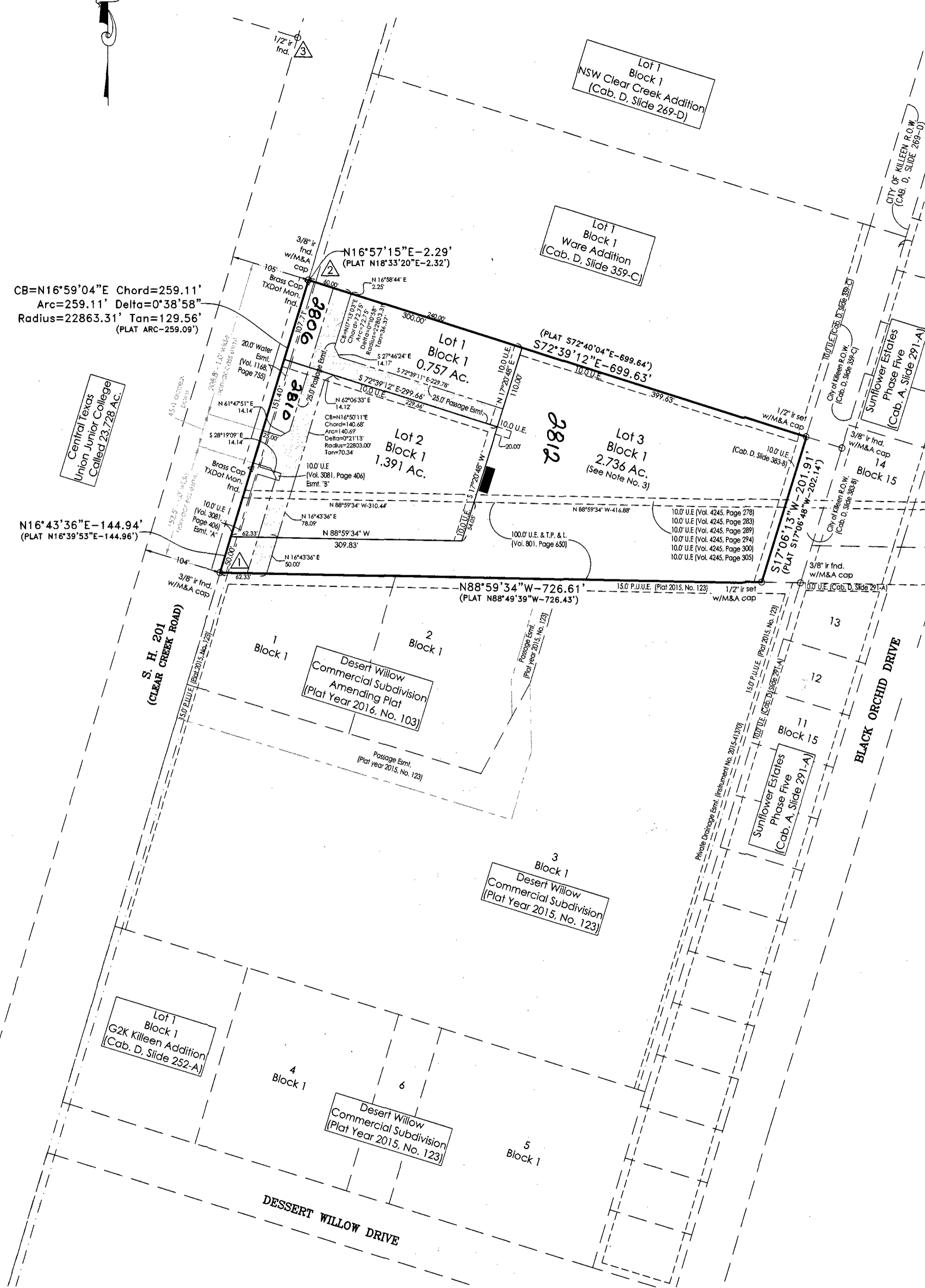
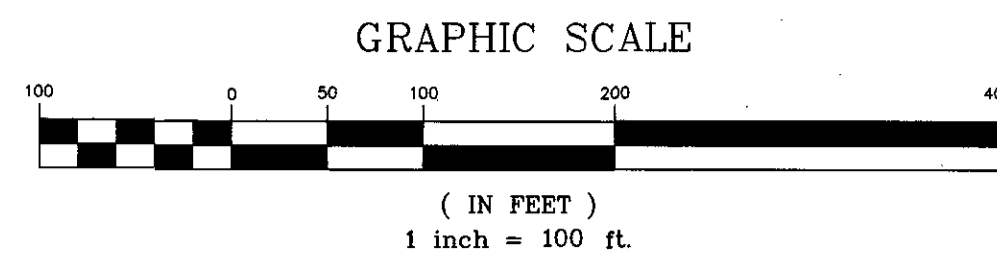
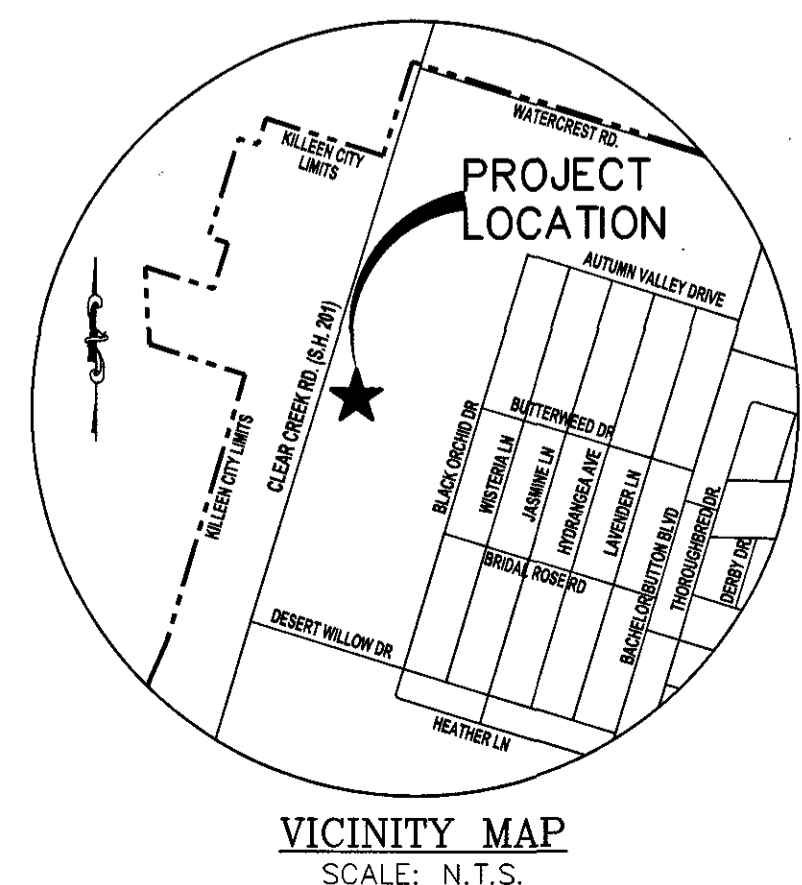


NOTE:
 Water impact fees are hereby assessed and established in accordance with City Of Killeen Ordinance No. 21-015 at a rate of \$1.161 per service unit. Wastewater impact fees are hereby assessed and established in accordance with City of Killeen Ordinance No. 21-015 at a rate of \$418 per service unit. Impact fees shall be paid at the time of building permits.



CB=N16°59'04"E Chord=259.11'
 Arc=259.11' Delta=0°38'58"
 Radius=22863.31' Tan=129.56'
 (PLAT ARC-259.09')

N16°43'36"E-144.94'
 (PLAT N16°39'53"E-144.96')

REFERENCE TIES

△ to △ S22°44'47"W-992.74'	△ to △ N2°23'18"W-322.22'
△ 3/8" iron rod found with M&A cap	△ 3/8" iron rod found with M&A cap
△ 3/8" iron rod found with M&A cap	△ 3/8" iron rod found with M&A cap

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.
- 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. 48027C115E, effective date September 26, 2008 for Bell County, Texas.
- Each lot shall provide attenuation of stormwater surface flows at the time of final development so that peak discharge is not increases, in accordance with the City of Killeen Drainage Design Manual. Lot 3 shall accept surface discharge of attenuated stormwater from Lot 1 and Lot 2 in any character, to include a point discharge, as long as appropriate measures are implemented to mitigate erosive forces at the property line.

KNOW ALL MEN BY THESE PRESENTS, that 439 Express LLC, whose address is P.O. Box 2970, Harker Heights, TX, 76548 being the sole owners of that certain 4.884 acre tract of land in Bell County, Texas, part of the Thomas Robinett Survey, Abstract No. 686, which is more fully described in the dedication of 439 EXPRESS CLEAR CREEK ADDITION 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 439 EXPRESS CLEAR CREEK ADDITION 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 20th day of April, 2021.
 For: 439 Express LLC
B. Chay
 Bessel Chay

Before me, the undersigned authority, on this day personally appeared Bessel Chay 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.

Jennifer Henderson
 NOTARY PUBLIC STATE OF TEXAS
 My Commission Expires 10/01/2024

APPROVED this 3rd day of May, 2021, by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas.

Kirk Patton
 CHAIRMAN, PLANNING COMMISSION

K. Stuckert
 SECRETARY, PLANNING COMMISSION

KNOW ALL MEN BY THESE PRESENTS,

That I, Mike W. Krieger, 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. Krieger
 Registered Professional Land Surveyor, No. 4330

NO.	DATE	REVISIONS
1	4/12/2021	NOTE NO. 3
2	4/12/2021	NOTE NO. 3 UPDATE
3	3/12/2021	NOTE NO. 3
4	4/12/2021	REMARKS
		BY

439 EXPRESS CLEAR CREEK ADDITION
 BEING A REPLAT OF ALL OF LOT 1, BLOCK 1, 439 EXPRESS ADDITION AMENDED
 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
 T. B. P. L. S. FIRM REGISTRATION NO. 100204-00

TEAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION NO. 3241

DATE: JAN. 2021 AS SHOWN **
 SCALE: AS SHOWN **
 SHEET TITLE: FINAL PLAT
 DWG No. 21-001-D-S
 DRAWN BY: FRB
 AREA: 4.884 Ac.

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 19th day of Apr. 2021 A.D.
 By: *Therese Brown*
 Bell County Tax Appraisal District

FILED FOR RECORD this 5th day of May, 2021
 Plat Records of Bell County, Texas, and Dedication Instrument # 2021-28031
 Official Records of Real Property, Bell County, Texas

INST # 2021-28031