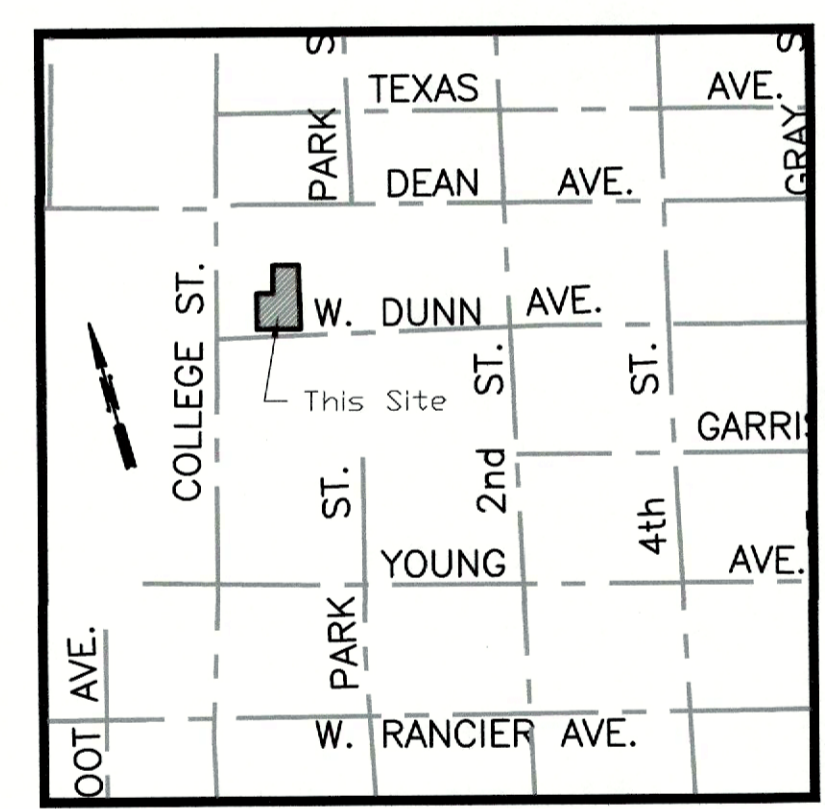


SHARBAUER ADDITION  
VOL. 86, PG. 326  
N.T.S.



VICINITY MAP  
N.T.S.

LEGEND	
BL	BUILDING LINE
Inst. No.	INSTRUMENT NUMBER
Vol. Pg.	VOLUME AND PAGE
IRF	IRON ROD FOUND
N.T.S.	NOT TO SCALE
R/W	RIGHT OF WAY

KNOW ALL MEN BY THESE PRESENTS, that Jose Froylan Perez Patino and Liduvina Martinez Martinez, whose address is 712 Wilson Branch Rd., Killeen, Texas 76542, being the sole owners of that 0.257 acre tract of land shown hereon, which is more fully described in the dedication of ALONDRA ADDITION, BEING A REPLAT OF PART OF BLOCK B, SHARBAUER ADDITION, as shown by the plat hereof, attached hereto, and made a part hereof, and approved by the Planning Director of the City of Killeen, Bell County, Texas, do hereby adopt said ALONDRA ADDITION, BEING A REPLAT OF PART OF BLOCK B, SHARBAUER ADDITION, as an addition to the City of Killeen, Bell County, Texas, and hereby dedicate 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 installation and maintenance of any and all public utilities and drainage utilities which the city may install or permit to be installed or maintained.

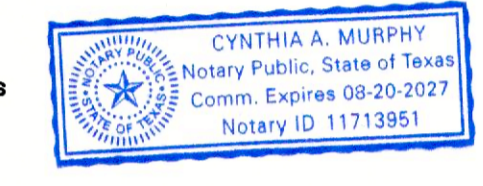
*Jose Froylan Perez Patino*  
Jose Froylan Perez Patino

*Liduvina Martinez Martinez*  
Liduvina Martinez Martinez

STATE OF TEXAS  
COUNTY OF BELL

This instrument was acknowledged before me on the 26 day of March, 2024 by Jose Froylan Perez Patino and Liduvina Martinez Martinez.

*Cynthia A. Murphy*  
Notary Public, State of Texas



Approved this 26 day of March, 2024, by the Planning Director of the City of Killeen, Texas.

*Walter J. ...*  
Planning Director

*Joann ...*  
Planning Assistant

FILED FOR RECORD this 17 day of April, 2024 A.D.

Dedication Instrument in Instrument No. 2024016145, Official Records of Bell County, Texas.

KNOW ALL MEN BY THESE PRESENTS:

That I, Michelle E. Lee, a Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the perimeter corner monuments shown hereon were properly placed or found under my personal supervision, in accordance with the Subdivision Regulations of the City of Killeen, Texas. This subdivision, ALONDRA ADDITION, BEING A REPLAT OF PART OF BLOCK B, SHARBAUER ADDITION, is located within the City Limits of Killeen, Texas.

*Michelle E. Lee* 3-26-2024  
Michelle E. Lee, RPLS (TX 5772)



TAX CERTIFICATE

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 2 day of April, 2024 A.D.  
BELL COUNTY TAX APPRAISAL DISTRICT

By: *Michelle J.*

NOTES:

- BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD 83. AS PER LEICA SMARTNET GPS OBSERVATIONS.
- THIS SUBDIVISION IS LOCATED IN ZONE X, BY THE U.S. FEMA AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), MAP NO. 48027C0115E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR BELL COUNTY, TEXAS.
- 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 THE 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.
- PARKLAND DEDICATION FEES ARE NOT REQUIRED IN ACCORDANCE WITH SEC. 26-129(B)(2).
- THE PLAT SHALL BE IN COMPLIANCE WITH THE CITY'S CURRENTLY ADOPTED ZONING, CONSTRUCTION STANDARDS, INFRASTRUCTURE DESIGN AND DEVELOPMENT STANDARDS MANUAL, DRAINAGE DESIGN MANUAL, THOROUGHFARE PLAN, AND MASTER PLANS, EXCEPT AS OTHERWISE ALLOWED BY STATE LAW. IN ADDITION, THE BUILDING SETBACK LINES FOR THIS TRACT SHALL BE DETERMINED AS REQUIRED BY THE APPLICABLE ZONING SECTION OF THE CITY CODE OF ORDINANCES AS RELATED TO THE DEVELOPMENT OF THIS TRACT UNLESS SHOWN HEREON.

**KILLEEN ENGINEERING & SURVEYING, LTD**  
2901 E. Stan Schlueter Loop  
Killeen, Texas 76542  
OFFICE: (254) 526-3981 FAX: (254) 526-4351  
TBPE REGISTRATION NO. F-4200  
TBPLS REGISTRATION NO. 10194541

DATE	SHEETS

ALONDRA ADDITION  
BEING A REPLAT OF PART OF BLOCK B,  
SHARBAUER ADDITION  
KILLEEN, BELL COUNTY, TEXAS

Project No.:	2024-006
Acres:	0.257
No. of Lots:	1
Scale:	1" = 20'
Date:	3/13/2024
Design By:	MEL/JJH
Sheet No.:	1 OF 1

Inst# 2024016145