

(IN FEET)
1 inch = 40 ft.

KNOW ALL MEN BY THESE PRESENTS, that **Keulen Enterprize LLC**, whose address is **P.O. Box 86, Killeen, TX 76540**, being the owner of a called 0.387 acre tract in a Warranty Deed dated March 27, 2017 to Keulen Enterprize LLC, described in Attachment 'A' being of record under Instrument No. 2017-0011792, Official Public Records of Real Property, Bell County, Texas (O.P.R.R.P.B.C.T.), which is more fully described in the dedication of **BLAKE STREET 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 **BLAKE STREET 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. 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 2 day of May, 2023

[Signature]
For: **Keulen Enterprize LLC,**
Bill Keulen (Owner)

Before me, the undersigned authority, on this day personally appeared **Bill Keulen (Owner)**, 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 representative of the property described hereon.



[Signature]
NOTARY PUBLIC STATE OF TEXAS

APPROVED this the 26 day of April, 2023, by the Planning Director of the City of Killeen, Bell County, Texas.

[Signature]
PLANNING DIRECTOR

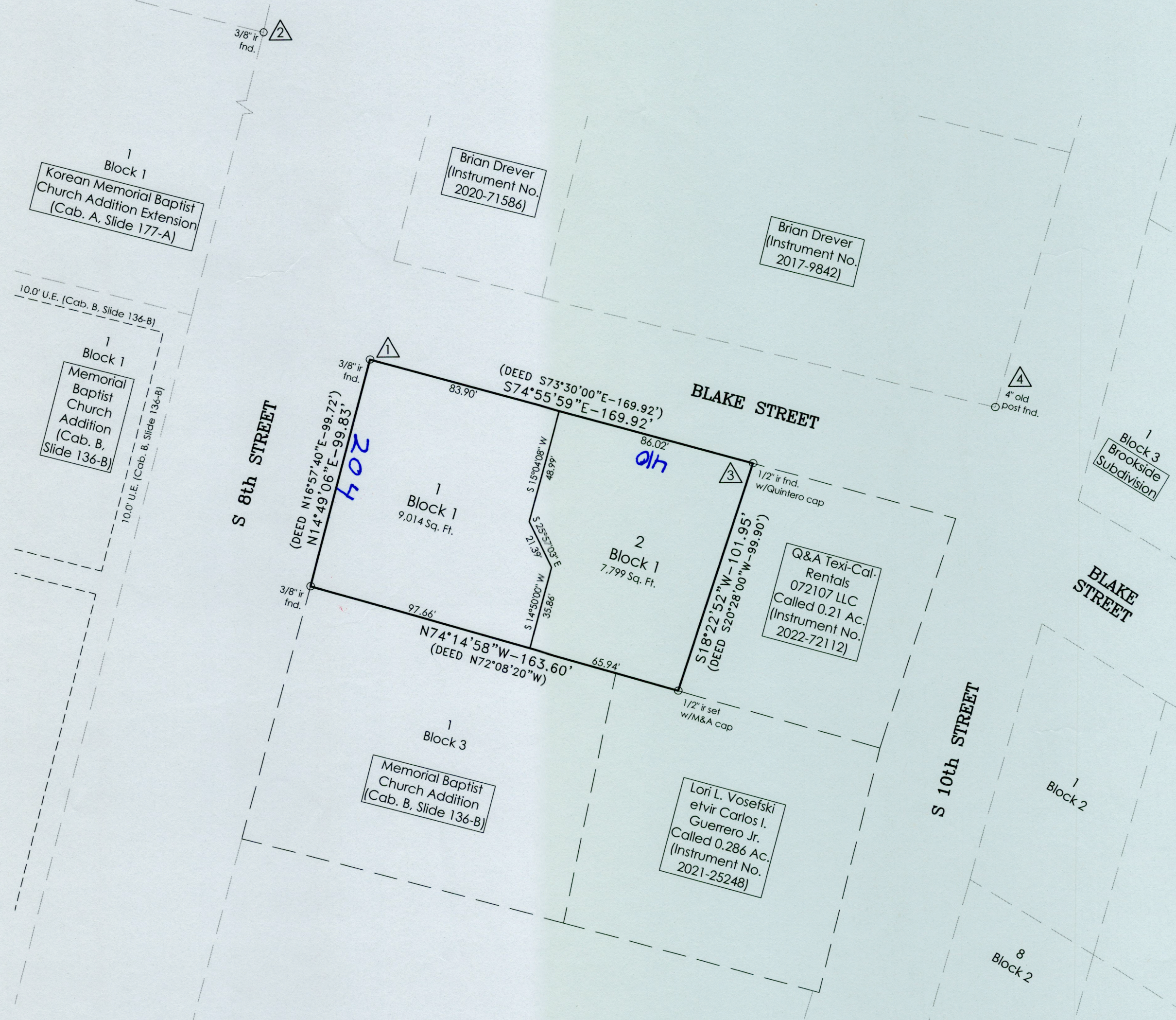
[Signature]
PLANNING ASSISTANT

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

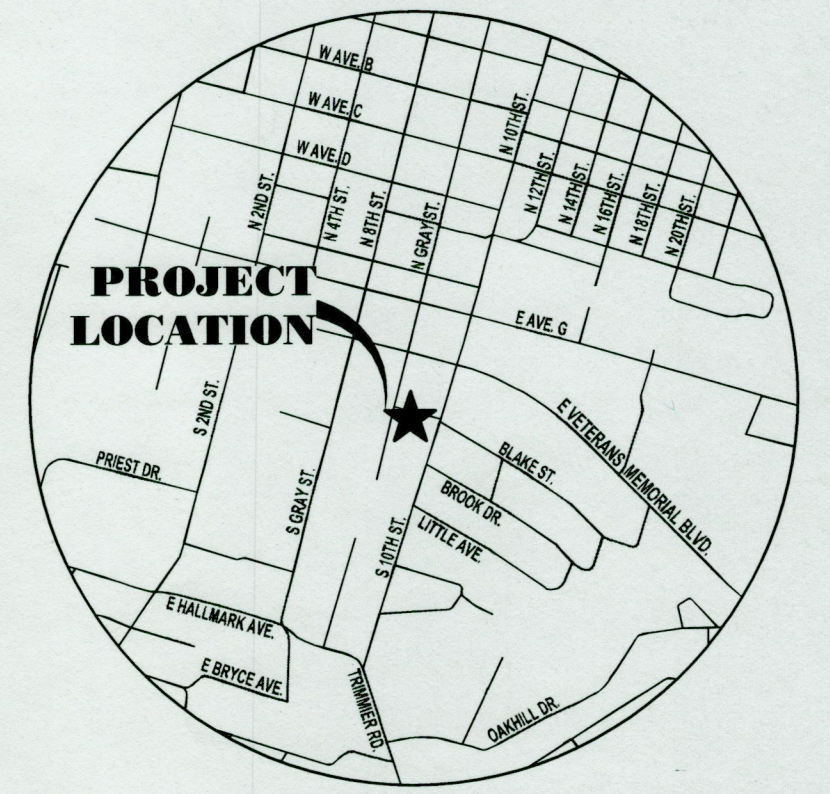
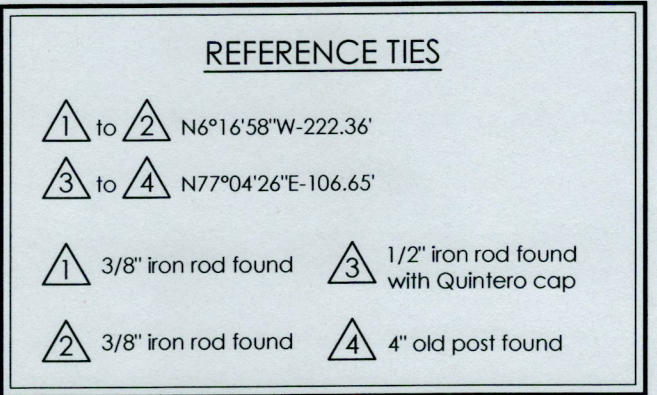


[Signature]
Mike W. Kriegel,
Registered Professional
Land Surveyor, No. 4330



LOT DATA			
Lot	Block	Area	Avg. Width
1	Block 1	9,014 Sq. Ft.	100.41'
2	Block 1	7,799 Sq. Ft.	76.94'

- NOTES:**
- Bearings are based on the Texas Coordinate System, Central Zone, NAD 83 (CORS 96), as determined by Leica Texas SmartNet GPS observations.
 - All distances are horizontal grid distance, unless noted. The combined scale factor (CSF) is 1.0001168. Surface distance = Grid distance x CSF
 - 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. 48027C280E, effective date September 26, 2008 for Bell County, Texas.
 - All interior lot corners marked with 1/2" ir & cap stamped "M&A" set after construction completed.
 - Unable to verify right of way width of Blake Street & S 8th Street. Not enough existing monuments along the right of way were found.
 - 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.
 - 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.
 - Parkland dedication calculation is hereby assessed and established in accordance with the City of Killeen Ordinance No. 23-003 at 0.03 acres which is less than the minimum of three (3) acres required. Therefore, the fee-in-lieu amount is established at a rate of \$750.00 per single-family and two-family unit or \$650.00 per multi-family unit. Parkland development fee is hereby assessed and established in accordance with the City of Killeen Ordinance No. 23-003 at \$450.00 per single-family and two-family unit or \$250.00 per multifamily unit. Fee-in-lieu amount and parkland development fee shall be paid at the time of recordation.
 - Park development fees are not required in accordance with Sec. 26-129(b)(3).



VICINITY MAP
SCALE: N.T.S.

BLAKE STREET ADDITION
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. 100204-00
T. B. L. L. S. FIRM REGISTRATION NO. 100204-00

DWG No: 23-02-D-S
DATE: MARCH 2023
SCALE: AS SHOWN
DATE: 2016/14
FB/LB: 2 LOTS
SCALE: 2016/14
DATE: 2016/14
BLOCK: 1
AREA: 0.386 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 9th day of May, 2023 A.D.
By: *[Signature]*
Bell County Tax Appraisal District

FILED FOR RECORD this 22 day of May, 2023
Plat Records of Bell County, Texas, and Dedication Instrument # 2023022026
Official Records of Real Property, Bell County, Texas



Inst # 2023022026