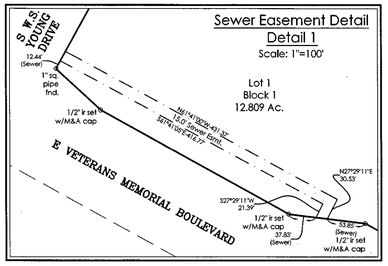
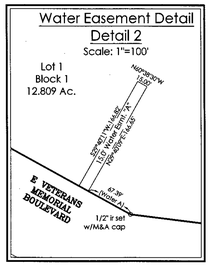
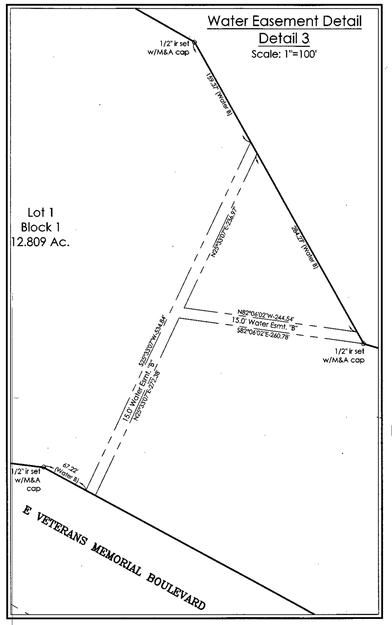
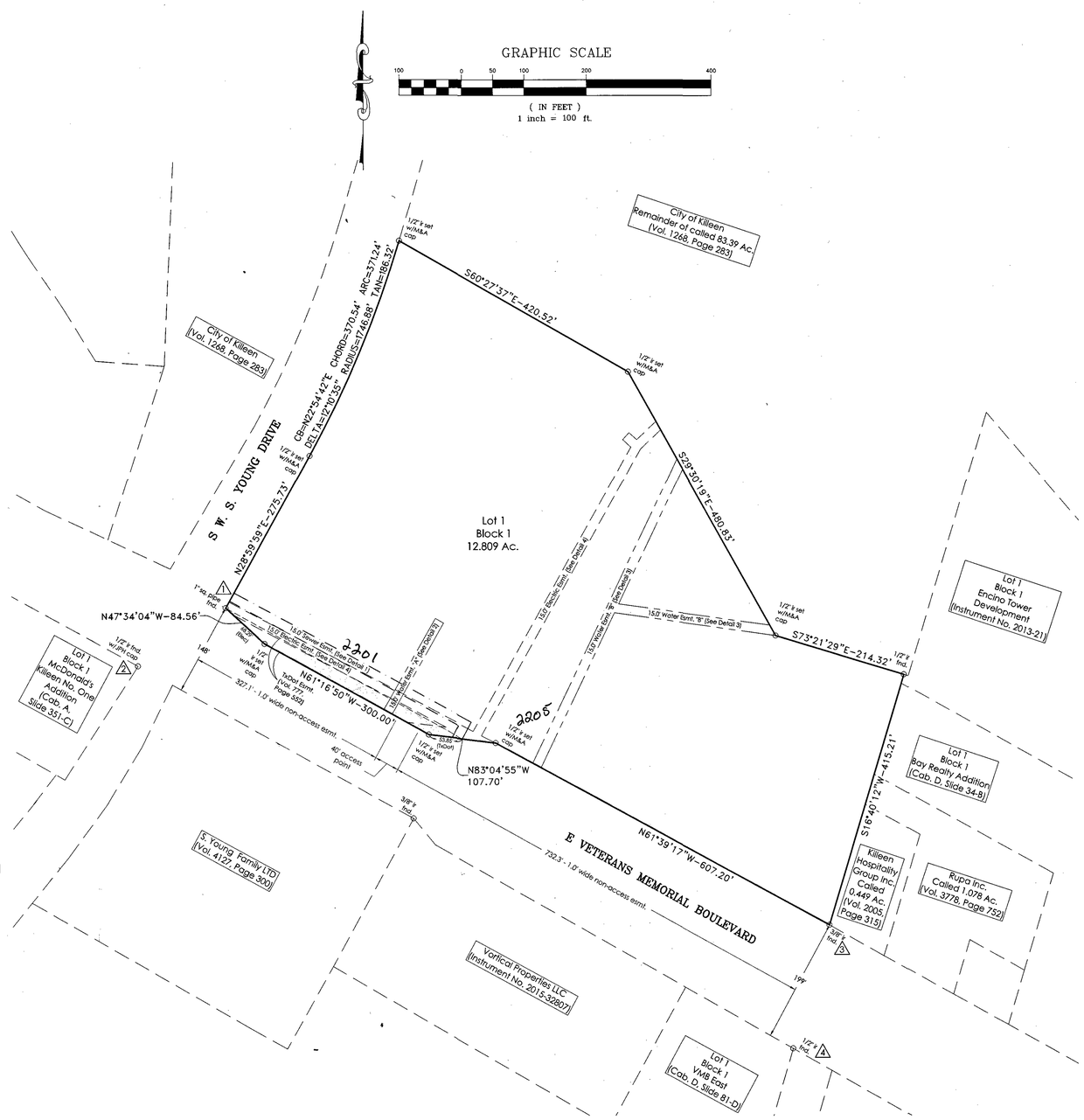
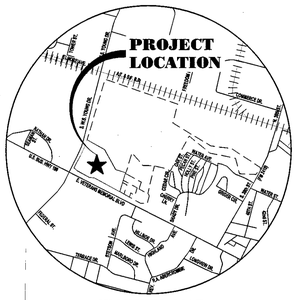










VICINITY MAP
SCALE: N.T.S.

KNOW ALL MEN BY THESE PRESENTS, that the City of Killeen whose address is 100 E Avenue C, Killeen, TX 76540 being the sole owner of that certain 12.809 acre tract of land in Bell County, Texas, part of the H. C. McClung Survey, Abstract No. 570, which is more fully described in the dedication of **BOB GILMORE SENIOR CENTER** 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 **BOB GILMORE SENIOR CENTER** 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 16 day of December, 2021.

For: **The City of Killeen**

Kent Cagle, City Manager

Before me, the undersigned authority, on this day personally appeared **Kent Cagle, City Manager** 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.

KRISTINA M. STRICKLAND
Notary Public, State of Texas
Comm. Expires 08-12-2025
Notary ID 132284929

NOTARY PUBLIC STATE OF TEXAS
My Commission Expires: 8-12-2025

APPROVED this 16th day of December, 2021, by the Planning Director of the City of Killeen, Texas.

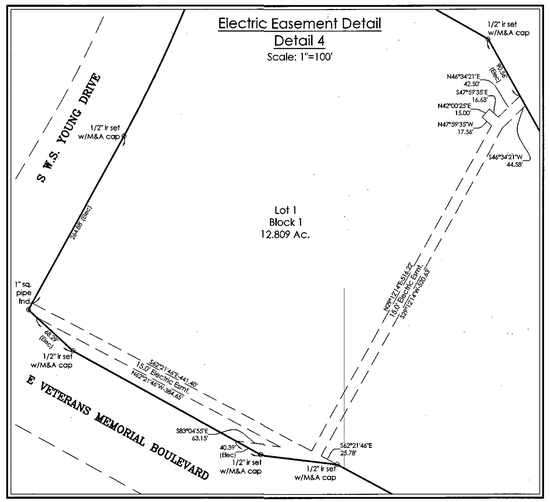
PLANNING DIRECTOR

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.

Mike W. Kriegel,
Registered Professional
Land Surveyor, No. 4330



REFERENCE TIES

1 to 2 S56°39'22"W-168.01'
3 to 4 S16°31'55"W-204.26'

1 1" square pipe found
2 1" iron rod found w/JPH cap
3 3/8" iron rod found
4 1/2" iron rod found

NOTES:

1. 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.
2. 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. 48027C0280E, effective date September 26, 2008 for Bell County, Texas.
3. 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.

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 6th day of December 2021 A. D.

By: Megan Burrs
Bell County Tax Appraisal District

FILED FOR RECORD this 4th day of January, 2022
Plat Records of Bell County, Texas, and Dedication Instrument # 2022-0631
Official Records of Real Property, Bell County, Texas

No.	DATE	REVISIONS	REMARKS	BY
1	10/22/2021	CITY OF KILLEEN COMMENTS	FRB	

BOB GILMORE SENIOR CENTER

KILLEEN, BELL COUNTY, TEXAS

FINAL PLAT

SHEET TITLE:

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. B. P. L. S. FIRM REGISTRATION NO. 100024-00

DWG No.	DRAWN BY:	DATE:	SCALE:	FB/LB:	1 LOT	1 BLOCK	AREA:
21-086-D-S	FRB	OCT. 2021	AS SHOWN	**			12.809 Ac.

S:\SUBDIVISIONS\21-086-D-S Bob Gilmore Senior Center\dwg\21-086-D-S Bob Gilmore Senior Center Plat.dwg 12/17/2021 11:14 AM

mstr #2022000631

SHEET P1