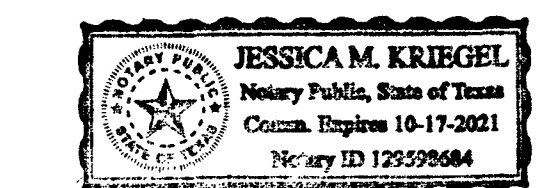


KNOW ALL MEN BY THESE PRESENTS, that **Tyler Jensen** and **Yang Hee Jensen**, whose address is 3240 Province Pt., Harker Heights, TX, 76548 being the sole owners of that certain 1.732 acre tract of land in Bell County, Texas, part of the **John Goslin Survey**, Abstract No. 344, which is more fully described in the dedication of **CATVIC SUBDIVISION** as shown by the plat hereof, attached hereto, and made a part hereon, and approved by the **City of Killeen**, Bell County, Texas, do hereby adopt said **CATVIC SUBDIVISION** 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 21st day of July, 2020.

 Tyler Jensen

Before me, the undersigned authority, on this day personally appeared **Tyler Jensen** known to me to be the person whose name is subscribed to the foregoing instrument. It has been acknowledged to me that he/she executed the foregoing instrument as the owner of the property described hereon.

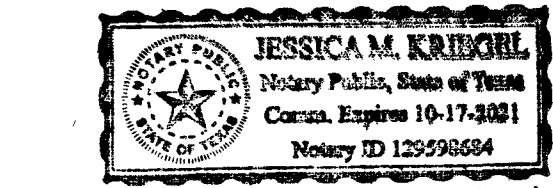


Jessica M. Kriebel
 NOTARY PUBLIC STATE OF TEXAS
 Commission Expires: 10/17/21

WITNESS the execution hereof, on this 21st day of July, 2020.

 Yang Hee Jensen

Before me, the undersigned authority, on this day personally appeared **Yang Hee Jensen** known to me to be the person whose name is subscribed to the foregoing instrument. It has been acknowledged to me that he/she executed the foregoing instrument as the owner of the property described hereon.



Jessica M. Kriebel
 NOTARY PUBLIC STATE OF TEXAS
 Commission Expires: 10/17/21

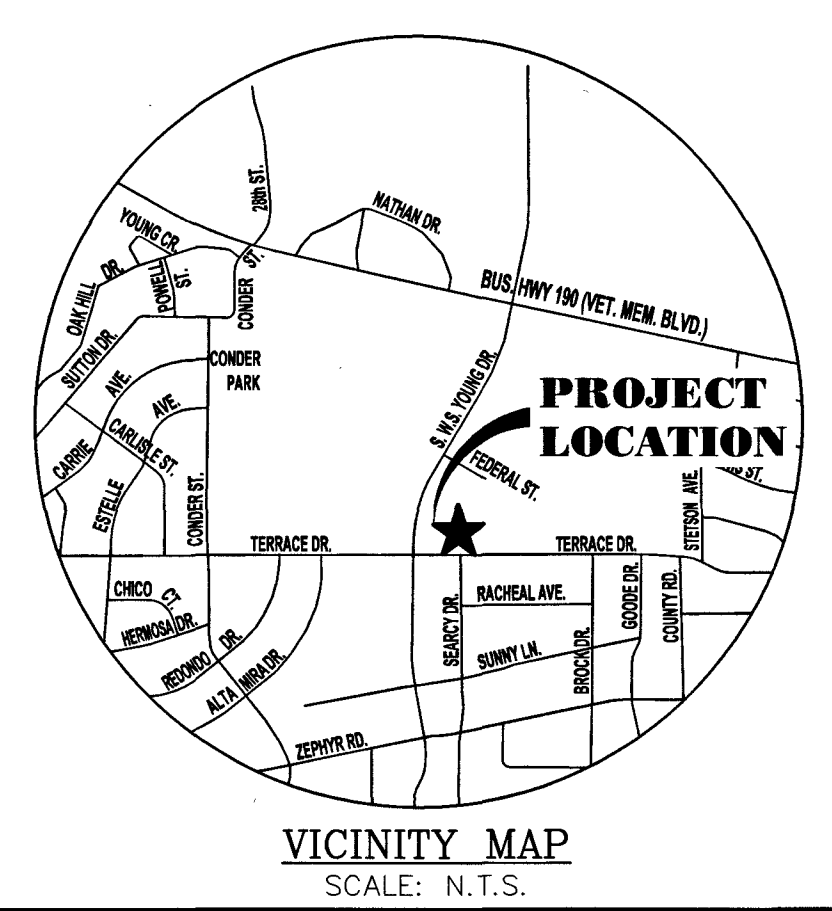
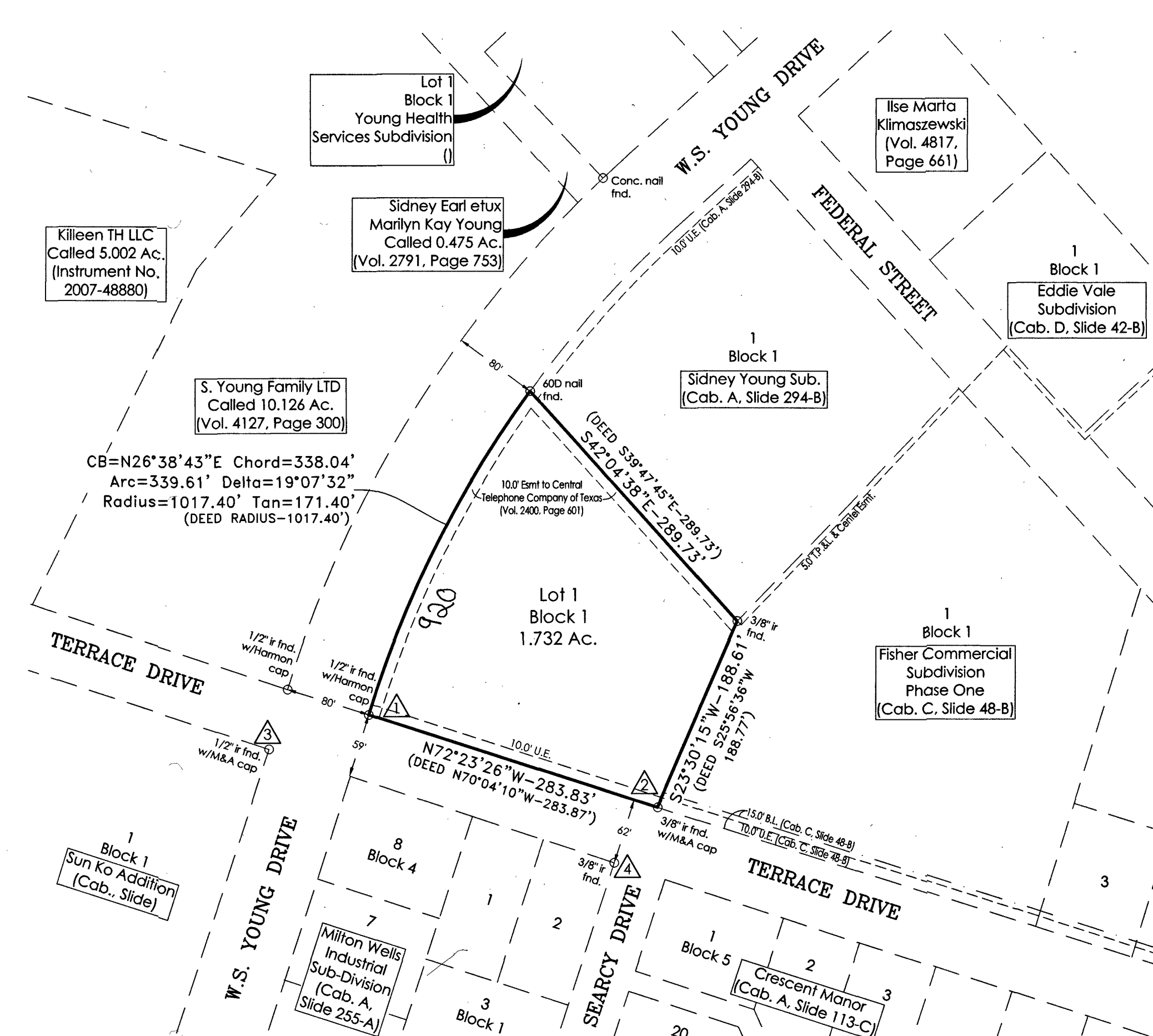
APPROVED this the 13th day of July, 2020, by the Executive Director of Planning and Development Services of the City of Killeen, Bell County, Texas.

Tony D. McEl
 EXECUTIVE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES
Maria Lopez
 PLANNING SECRETARY

KNOW ALL MEN BY THESE PRESENTS,

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



REFERENCE TIES

△ to △	S71°06'58\"/>
△ to △	S38°09'04\"/>
△	1/2\"/>
△	3/8\"/>

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

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 17th day of July, 2020 A.D.
 By: *Jennifer King*
 Bell County Tax Appraisal District

FILED FOR RECORD this 28th day of July, 2020. Plat Records of Bell County, Texas and Dedication Instrument # 2020-38232. Official Records of Real Property, Bell County, Texas.

CATVIC SUBDIVISION
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. 160204-00
 T. B. P. L. S. FIRM REGISTRATION NO. 100204-00

DWG No.	20-045-C-5
DRAWN BY:	FRB
DATE:	JUNE 2020
SCALE:	AS SHOWN
DATE:	1934/31
SCALE:	1 LOT
DATE:	1 BLOCK
SCALE:	1.732 AC.

REVISIONS

No.	DATE	REMARKS
2	7/14/2020	ADDED 10' U.E. ALONG TERRACE DR
1	7/10/2020	CITY OF KILLEEN COMMENTS

PROJECT LOCATION

Inst # 2020-38232

SHEET P1