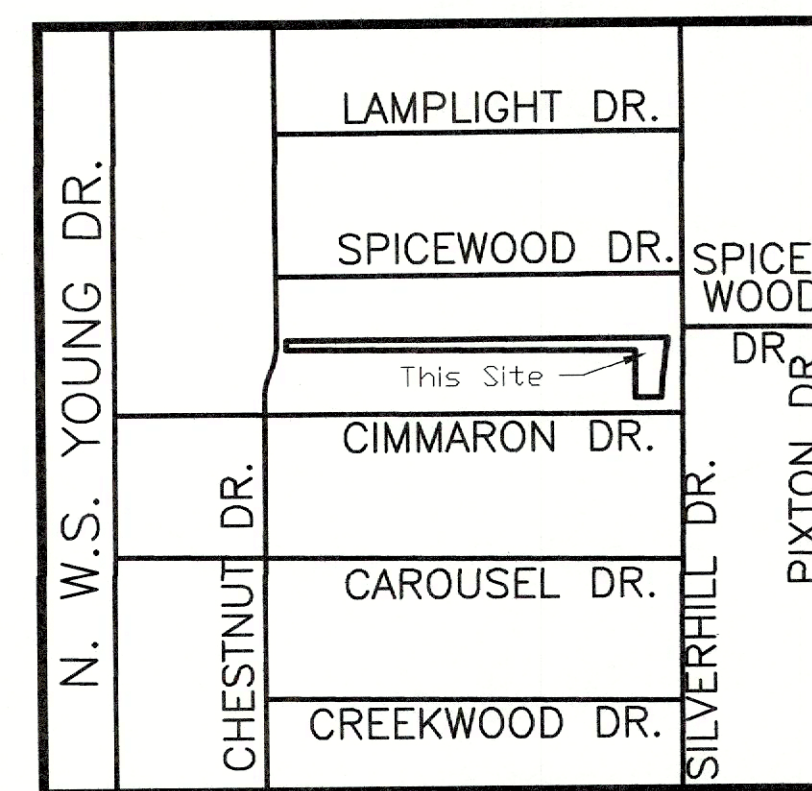


ORIGINAL CHIMNEY CORNERS PLAT
CAB. A, SL. 40-C
N.T.S.



VICINITY MAP
N.T.S.

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BRG.	CHORD LENGTH
C1	342.14'	32.09'	S 22°46'55" W	32.08'
C2	402.14'	68.57'	S 22°49'40" W	68.49'

LEGEND	
Cab., Sl.	CABINET AND SLIDE
IRS	IRON ROD SET
IPF	IRON PIPE FOUND
IRF	IRON ROD FOUND
UE	UTILITY EASEMENT
N.T.S.	NOT TO SCALE
BL	BUILDING LINE
BLK	BLOCK

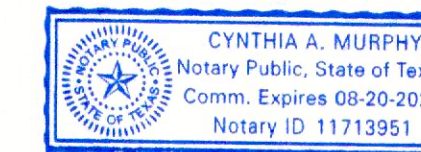
KNOW ALL MEN BY THESE PRESENTS, that Gustavo Benavides and Chong Sun Benavides, whose address is 2215 Cimmaron Dr., Killeen, Texas 76543, being the sole owners of that 0.56 acre tract of land out of the E. W. Lawler Survey, Abstract 517, shown hereon, which is more fully described in the dedication of CHIMNEY CORNERS REPLAT, BEING A REPLAT OF LOT 16, BLOCK 2, CHIMNEY CORNERS AND 0.42 ACRES OF THE E. W. LAWLER SURVEY, ABSTRACT 517, as shown by the plat hereof, attached hereto, and made a part hereon, and approved by the Planning Director of the City of Killeen, Bell County, Texas, do hereby adopt said CHIMNEY CORNERS REPLAT, BEING A REPLAT OF LOT 16, BLOCK 2, CHIMNEY CORNERS AND 0.42 ACRES OF THE E. W. LAWLER SURVEY, ABSTRACT 517, 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 easements shown on said plat are dedicated to said city for installation and maintenance of any and all public utilities which the city may install or permit to be installed or maintained.

Gustavo Benavides
Gustavo Benavides

Chong Sun Benavides
Chong Sun Benavides

STATE OF TEXAS
COUNTY OF BELL

This instrument was acknowledged before me on the 14 day of June, 2024 by Gustavo Benavides and Chong Sun Benavides.



Cynthia A. Murphy
Notary Public, State of Texas

Approved this 10 day of June, 2024 by the Planning Director of the City of Killeen, Texas.

Walter Davis
Planning Director
Juan Tomas
Planning Assistant

FILED FOR RECORD this 28th day of June, 2024 A.D.

Dedication Instrument in Instrument No. 202402222, 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, CHIMNEY CORNERS REPLAT, BEING A REPLAT OF LOT 16, BLOCK 2, CHIMNEY CORNERS AND 0.42 ACRES OF THE E. W. LAWLER SURVEY, ABSTRACT 517, is located within the City Limits of Killeen, Texas.



Michelle E. Lee 6-13-2024
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 20 day of June, 2024 A.D.

BELL COUNTY TAX APPRAISAL DISTRICT

By: *Cyrene Lopez*

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 CITY OF KILLEEN, 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.
- EXISTING WATER AND WASTEWATER SERVICES ARE SUFFICIENT FOR THE PROPOSED USE.

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

CHIMNEY CORNERS REPLAT, BEING A REPLAT OF LOT 16, BLOCK 2, CHIMNEY CORNERS AND 0.42 ACRES OF THE E. W. LAWLER SURVEY, ABSTRACT 517, KILLEEN, BELL COUNTY, TEXAS

Project No.:	2024-013
Acres:	0.56
No. of Lots:	1
Scale:	1" = 60'
Date:	5/30/2024
Design By:	JJH/MEL
Sheet No.:	

Inst# 202427194