

MINIMUM FFE ELEVATIONS SHALL BE AT LEAST 18" ABOVE BASE FLOOD ELEVATION

2008 FEMA CONDITIONS			
BLOCK	LOT	BASE FLOOD ELEVATION	MIN. FINISHED FLOOR ELEVATION
1	1	809.50	811.00

* Minimum Finished Floor Elevation may change due to final location of any future structures.

FLOOD PLAIN DATA

- ① Approximate limits of 100 year flood plain, zone AE, as per FEMA FIRM panel 48027C0280E, dated September 26, 2008.
- ② Approximate limits of 100 year floodway, as per FEMA FIRM panel 48027C0280E, dated September 26, 2008.
- ③ Base Flood Elevations per FEMA FIRM panels 48027C0280E dated September 26, 2008.
- ④ Cross Section Elevations per FEMA FIRM panels 48027C0280E dated September 26, 2008.

REFERENCE TIES

- △ to △ N19°26'42"W-87.09'
- △ to △ N65°04'23"E-57.56'
- △ 1/2" iron rod found △ 1/2" iron rod found
- △ 1" iron pipe found △ 1/2" iron rod found

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.
- 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.

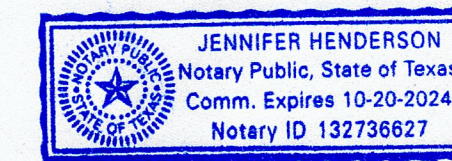
KNOW ALL MEN BY THESE PRESENTS, that **Marian Jeanette Demings**, whose address is 608 Blake Street, Killeen, Texas, 76541 being the sole owner of that certain 0.379 acre tract of land in Bell County, Texas, being part of the Henry C. McClung Survey, Abstract No. 570, which is more fully described in the dedication of **DEMINGS PLACE 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 **DEMINGS PLACE 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 easements shown on said plat are dedicated to said city for the installation and maintenance of any and all public utilities, which the city may install or permit to be installed or maintained.

WITNESS the execution hereof, on this 29th day of May, 2022

For: **Marian Jeanette Demings**

Marian Jeanette Demings
Marian Jeanette Demings

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



Jennifer Henderson
NOTARY PUBLIC STATE OF TEXAS
My Commission Expires: 10-20-2024

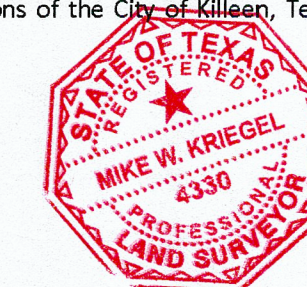
APPROVED this the 14th day of June, 2022 by the Planning Director of the City of Killeen, Bell County, Texas.

Walter R. New
PLANNING DIRECTOR

K. Stuckland
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.



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

DEMINGS PLACE
BEING AN AMENDING PLAT OF ALL OF LOTS 4 & 5, BLOCK 2,
BROOKSIDE SUB-DIVISION, 2ND UNIT
KILLEEN, BELL COUNTY, TEXAS

No.	DATE	CITY COMMENTS/PLAT. CERT.	REVISIONS	FRB	BY
1	2/25/2022				

SHEET TITLE
FINAL PLAT

MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
102 N. COLLEGE
KILLEEN, TEXAS 76541
PHONE: (254) 634-5541
FAX: (254) 634-2141
T. B. P. L. S. FIRM REGISTRATION NO. 100204-00



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 4th day of June, 2022 A.D.
By: *C. Jimm*
Bell County Tax Appraisal District

FILED FOR RECORD this 13th day of July, 2022
Plat Records of Bell County, Texas, and Dedication Instrument # 2022044750
Official Records of Real Property, Bell County, Texas

DWG No.	DRAWN BY:	DATE:	SCALE:	FB/LB:	1 LOT:	AREA:
21-108-D-S	FRB	JAN. 2022	AS SHOWN	**	1 BLOCK	0.379 AC.

INSTR # 2022044750