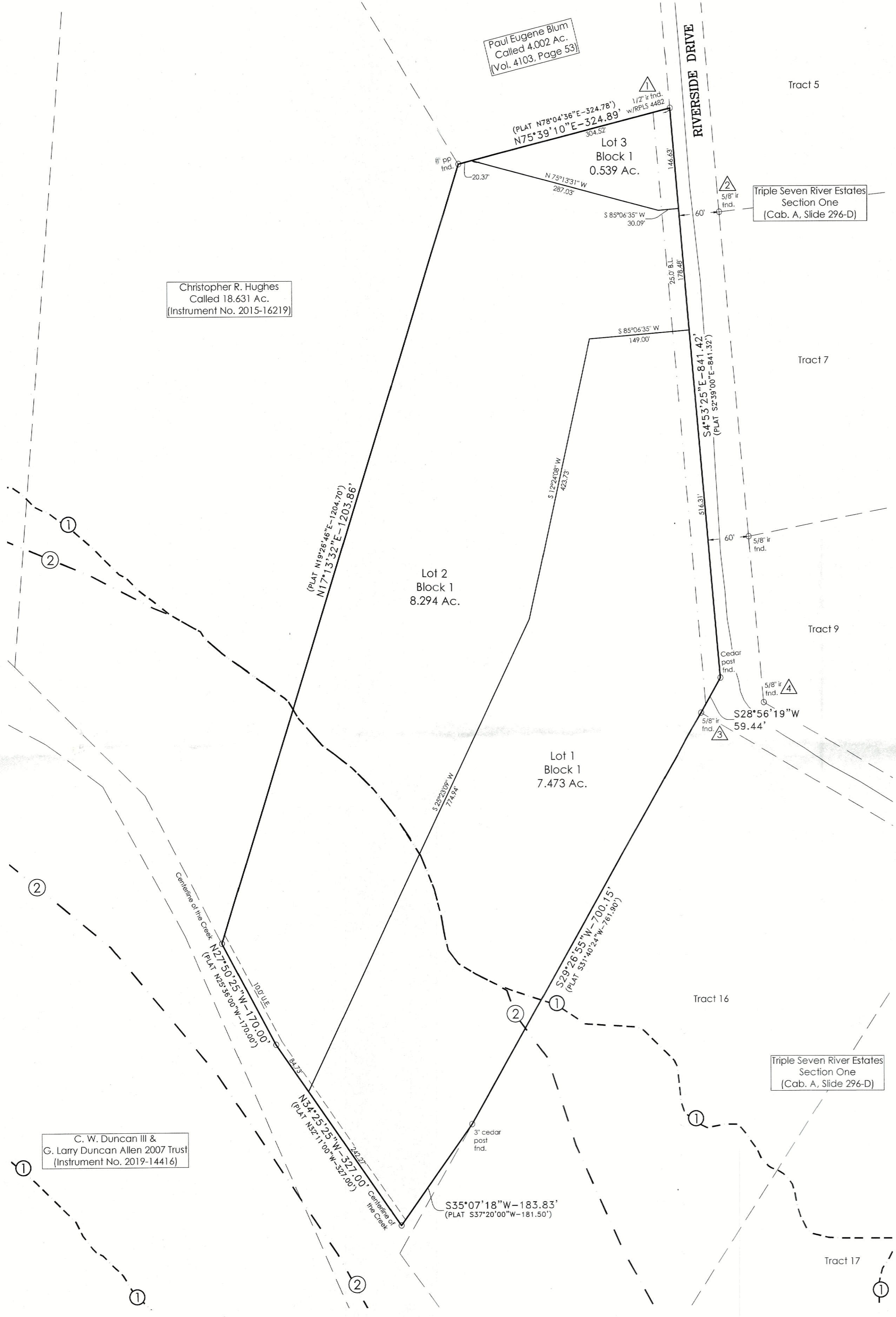
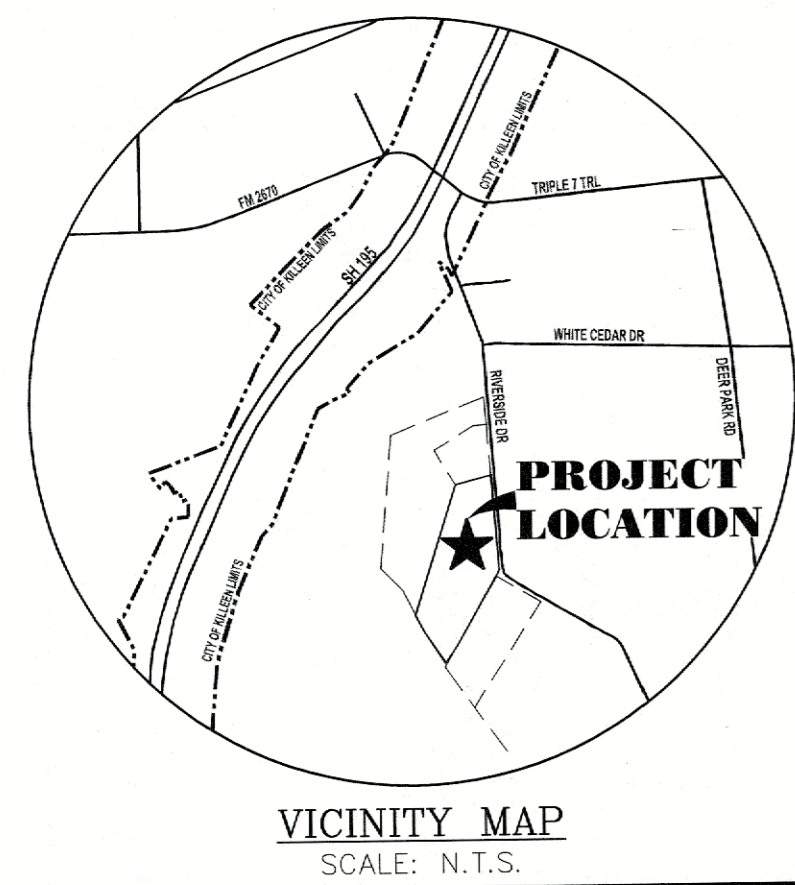


- NOTES:**
- Bearings are based on the Texas Coordinate System, Central Zone, NAD 83 (CORS 96), as determined by Leica Texas SmartNet GPS observations.
 - All distances are horizontal grid distance, unless noted. The combined scale factor [CSF] is 1.0001168. Surface distance = Grid distance x CSF
 - This subdivision will be served by on site sewerage facilities (OSS). The Bell County Health Department must approve any on site sewerage facilities installation prior to construction.
 - All interior lot corners marked with 1/2" ir & cap stamped "M&A" set after construction completed.
 - Water provided by West Bell County Water Supply Corporation (CCN 10045).
 - Riverside Drive is a public maintained road.
 - All public roadways and easements as shown on this plat are free of liens.
 - Existing deed restrictions shall remain in place.
 - 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.

FLOOD PLAIN DATA

① Approximate limits of 100 year flood plain, zone AE, as per FEMA FIRM panels 48027C0475E, dated September 26, 2008.

② Approximate limits of 100 year floodway, as per FEMA FIRM panel 48027C0475E, dated September 26, 2008.



LETTER OF COMPLIANCE

Thomas Dowling & Michael Dowling, as owner of the plat to be known as Dowling Estates, do hereby acknowledge that it is our sole responsibility as owner to assure compliance with the provisions of all applicable federal, state, and local laws and regulations relating to the environment; including (but not limited to) the Endangered Species Act, State Aquifer Regulations, and municipal watershed ordinances.

- REFERENCE TIES**
- ① to ② S25°41'14"E-167.89'
 - ③ to ④ N80°41'10"E-94.25'
 - ① 1/2" iron rod found with 4482 cap
 - ③ 5/8" iron rod found
 - ② 5/8" iron rod found
 - ④ 5/8" iron rod found

The Bell County Public Health District, the permitting authority for On-Site Sewerage Facilities in Bell County, Texas, hereby certifies that this subdivision meets or exceeds the minimum standards established by the Texas Commission on Environmental Quality (TCEQ) and Bell County's Local Order.

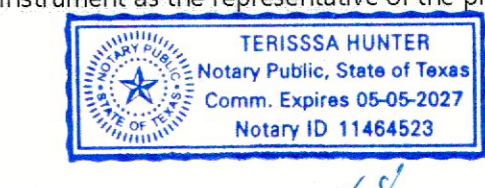
Signature: *Sarah Joffe R.S.*
Bell County Public Health District

KNOW ALL MEN BY THESE PRESENTS, that **Thomas Dowling**, whose address is **641 Riverside Dr., Killeen, TX 76542** & **Michael A. Dowling**, whose address is **635 Riverside Dr., Killeen, TX 76542**, being the owners of that certain 16.306 acres tract of land in Bell County, Texas, part of the F. Kennedy Survey, Abstract No. 488, the land herein being all of a called 16.307 acres tract in a Warranty Deed dated July 9, 2014 to Thomas Dowling and Michael Dowling, described of record under Instrument No. 2014-24913, Official Public Records of Real Property, Bell County, Texas (O.P.R.R.P.C.T.), which is more fully described in the dedication of **DOWLING ESTATES** as shown by the plat hereof, attached hereto, and made a part hereon, and approved by 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 18 day of October, 2023

Michael Dowling
For **Thomas Dowling** as Independent Administrator of the Estate of Thomas J. Dowling, Deceased

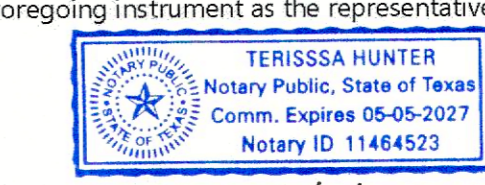
Before me, the undersigned authority, on this day personally appeared **Thomas Dowling** known to me to be the person whose name is subscribed to the foregoing instrument. It has been acknowledged to me that he executed the foregoing instrument as the representative of the property described hereon.



WITNESS the execution hereof, on this 18 day of October, 2023

Michael Dowling
Michael A. Dowling

Before me, the undersigned authority, on this day personally appeared **Michael A. Dowling** 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.



APPROVED this the 18 day of October, 2023 by the Planning Director of the City of Killeen, Bell County,

Walton M. Davis
PLANNING DIRECTOR

Ad. White
PLANNING ASSISTANT

In approving this plat by the Commissioners' Court of Bell County, Texas, it is understood that the building of all streets, roads, and other public thoroughfares and any bridges or culverts necessary to be constructed or placed is the responsibility of the owners of the tract of land covered by this plat in accordance with the plans and specifications prescribed by the Commissioners' Court of Bell County, Texas. Said Commissioners' Court assumes no obligation to build any of the streets, roads, or other public thoroughfares shown on this plat or of constructing any of the bridges or drainage improvements in connection therewith. The County will assume no responsibility for drainage ways or easements in the subdivision, other than those draining or protecting the road system and streets. The County assumes no responsibility for the accuracy of representation by other parties in this plat. Flood plain data, in particular, may change depending on the subsequent development.

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.



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 26th day of October, 2023 A. D.

By: *Renee Hickman*
Bell County Tax Appraisal District

FILED FOR RECORD this 20 day of December, 2023
Plat Records of Bell County, Texas, and Dedication Instrument # 2023055678
Official Records of Real Property, Bell County, Texas

No.	DATE	REVISIONS
3	10/18/2023	UPDATED PLAT CERT
2	4/4/2023	UPDATED PLAT CERT
1	3/24/2023	CITY OF KILLEEN COMMENTS

DOWLING ESTATES
CITY OF KILLEEN ET J., 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. 3241
E. & L. S. FIRM REGISTRATION NO. 100294-00

DRAWN BY: DATE: SCALE: AREA:
22-112-0-S FEB 2023 AS SHOWN 16.306 AC.



Inst # 2023055678