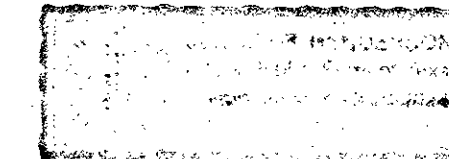


KNOW ALL MEN BY THESE PRESENTS, that FAMECO-TEXAS, LLC, DBA Dream Home Builders, whose address is 2803 E. Veterans Memorial Boulevard, Killeen, Texas, 76543 being one of the owners of that certain 0.237 acre tract of land in Bell County, Texas, being part of the John R. Smith Survey, Abstract No. 797, which is more fully described in the dedication of DUNN AVENUE 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 DUNN AVENUE 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 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 20th day of October, 2021.

John T. Haun
John T. Haun
Member of FAMECO-Texas, LLC

Before me, the undersigned authority, on this day personally appeared John T. Haun 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.



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

APPROVED this 18th day of November, 2021 by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas.

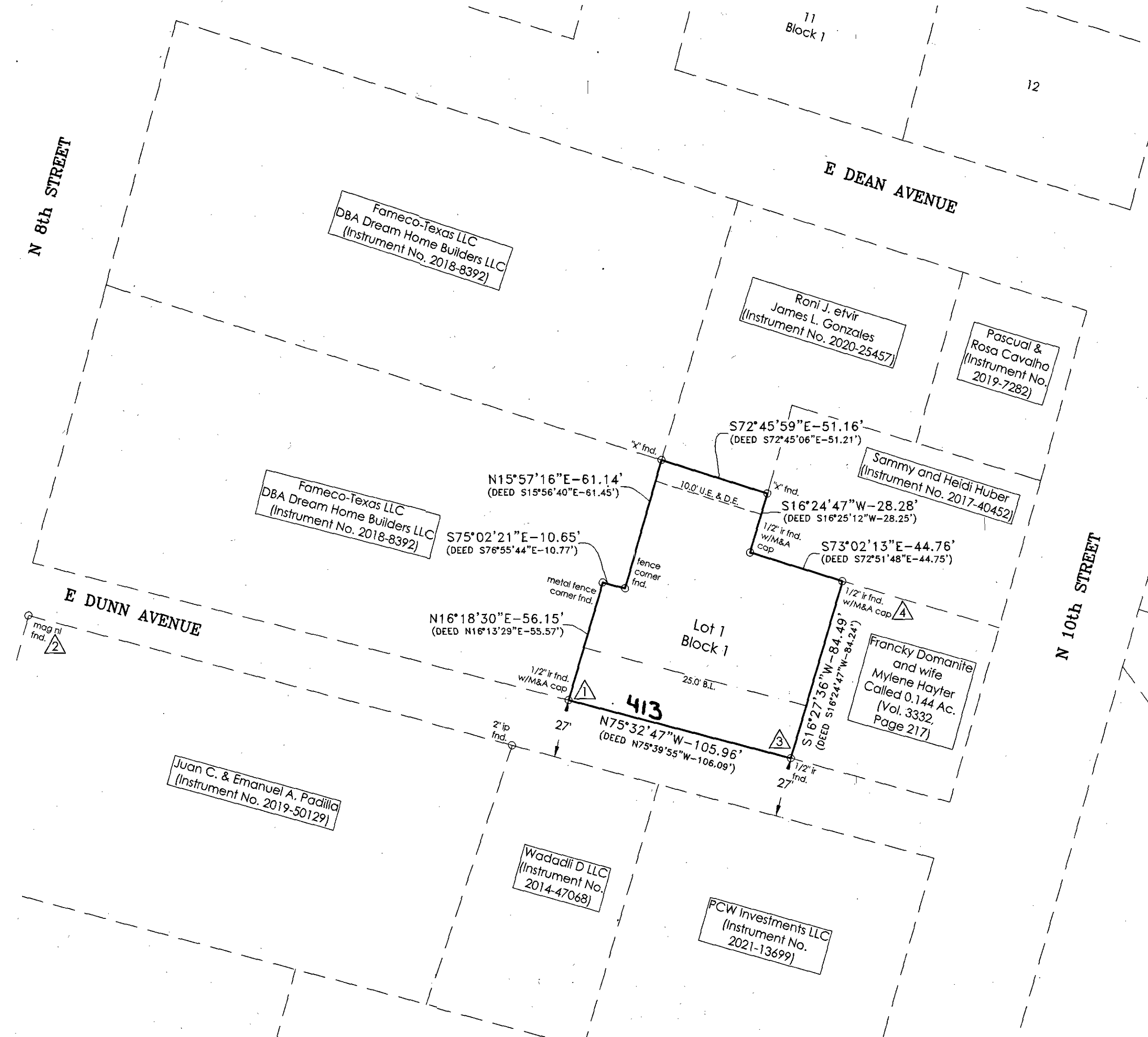
Walter Meslier
DIRECTOR OF PLANNING

K. Stuckland
ASSISTANT PLANNER

KNOW ALL MEN BY THESE PRESENTS,

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

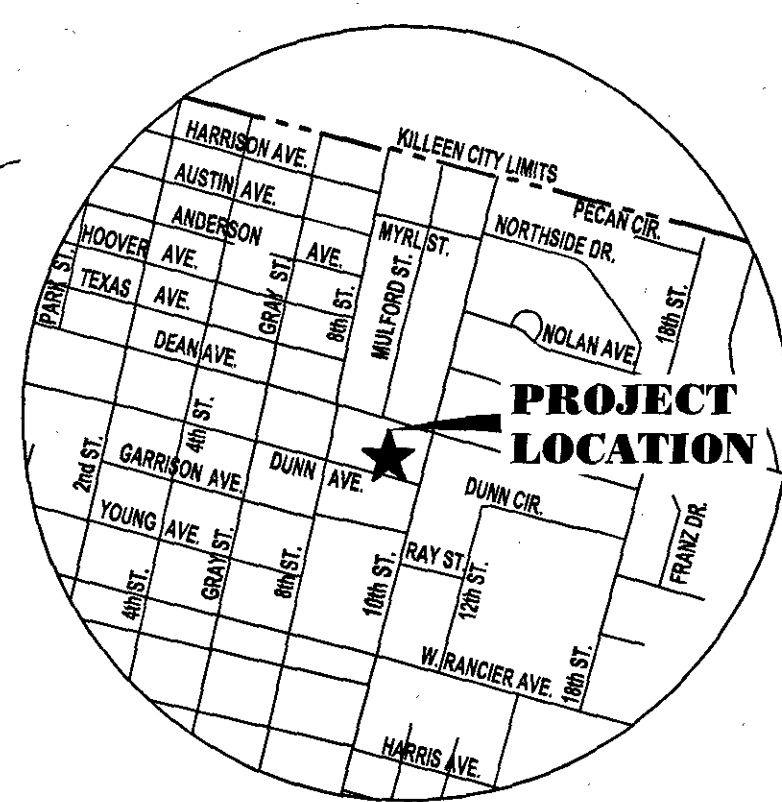


NOTES:

- 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. 48027C115E, effective date September 26, 2008 for 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 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.

REFERENCE TIES

- △ to △ N81°13'33"W-252.54'
△ to △ N16°27'36"E-84.49'
△ 1 1/2" iron found w/M&A cap
△ 1 1/2" iron found w/M&A cap
△ mag nail found
△ 1 1/2" iron found w/M&A cap



VICINITY MAP
SCALE: N.T.S.

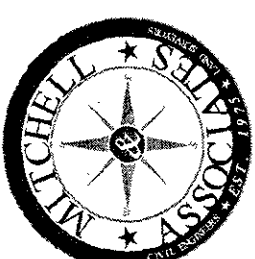
DUNN AVENUE ADDITION

KILLEEN, BELL COUNTY, TEXAS

FINAL PLAT

SHEET TITLE

MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
1012 N. COLEGE
KILLEEN, TEXAS 76541
PHONE: (254) 634-5541
FAX: (254) 634-2141
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION NO. 3241
T. & P. E. S. FIRM REGISTRATION NO. 16024-00



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 8th day of November, 2021 A.D.

By: *Meagan Bruns*
Bell County Tax Appraisal District

FILED FOR RECORD this 18th day of November, 2021
Plat Records of Bell County, Texas, and Dedication Instrument # 2021-75972
Official Records of Real Property, Bell County, Texas