

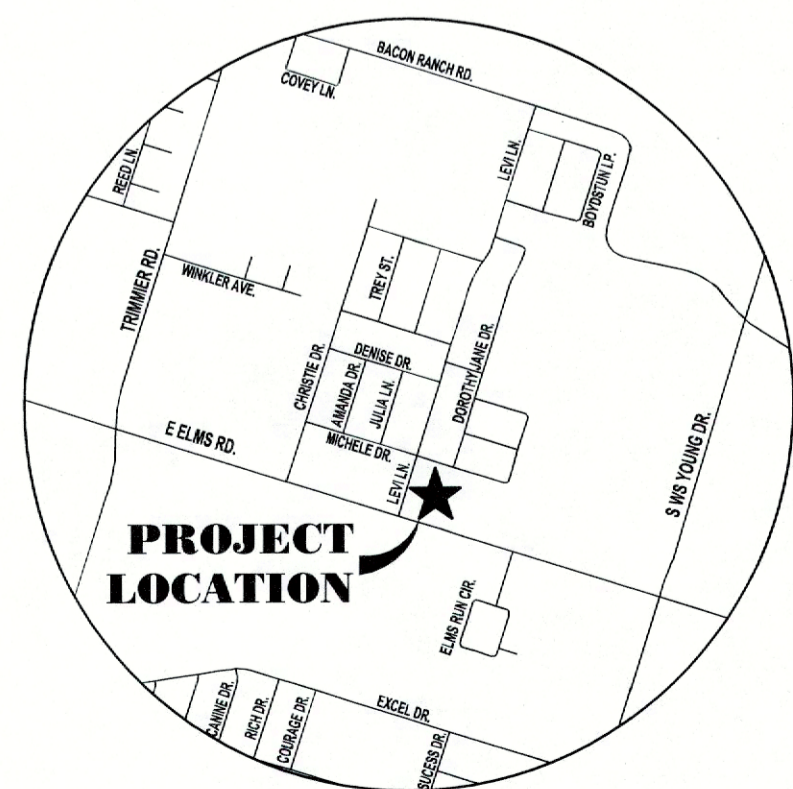
(IN FEET)
1 inch = 60 ft.

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 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. 48027C280E, 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.
- All interior lot corners marked with 1/2" ir & cap stamped "M&A" set after construction completed.
- Access on Elms road will be right-in, right-out only.
- 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. The property is zoned "B-3" (Local Business District). Please refer to Sec. 31-306 for further details on zoning regulations.
- Park development fees are not required in accordance with Sec. 26-129(8)(1).
- Street trees shall be provided within the tree lawn on both sides of all local streets.
- Right of Way (R.O.W.) dedication along E Elms Road is 1,443 sq. ft (0.033 Ac.)
- Lot 1 shall not prohibit vehicular access between Levy Lane and Lot 2. Said access shall be minimum 25' in width but placement shall be at the discretion of owner of Lot 1.



Linda Kay Herrmann & Mary Elizabeth Albert
Called 20,748 Ac.
(Vol. 804, Page 349)



VICINITY MAP
SCALE: N.T.S.

REFERENCE TIES	
△ to △	S55°20'07"E-300.72'
△ to △	N72°34'22"W-60.00'
△ x set	1/2" iron rod found with M&A cap
△ 6" cedar post found	3/8" iron rod found

KNOW ALL MEN BY THESE PRESENTS, that FloorCo Surplus LLC, a Texas limited liability company & Best Way Carpet Services Ltd., a Texas limited partnership, whose address is 3206 Airport Road, Temple, TX 76504, being the owners of a called 2.014 acre tract of land conveyed in a Special Warranty Deed to FloorCo Surplus, LLC, a Texas limited liability company and Best Way Carpet Services Ltd., a Texas limited partnership, being described in Exhibit "A" of record in Instrument No. 2021-78602, Official Public Records of Real Property, Bell County, Texas (O.P.R.R.P.B.C.T.), which is more fully described in the dedication of EAST ELMS KILLEEN 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 EAST ELMS KILLEEN 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 2nd day of June, 2023

For FloorCo Surplus LLC, a Texas limited liability company

Bret Stafford
Bret Stafford (Secretary/Treasurer)

Before me, the undersigned authority, on this day personally appeared Bret Stafford (Secretary/Treasurer), 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.

Debra L. Stephens
NOTARY PUBLIC STATE OF TEXAS
Debra L. Stephens
Commission # 187459-1
My Commission Expires
March 27, 2026

For Best Way Carpet Services LTD, a Texas limited partnership

Bret Stafford
Bret Stafford (President)

Before me, the undersigned authority, on this day personally appeared Bret Stafford (President), 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.

Debra L. Stephens
NOTARY PUBLIC STATE OF TEXAS
Debra L. Stephens
Commission # 187459-1
My Commission Expires
March 27, 2026

APPROVED this the 18th day of May, 2023, by the Planning Director of the City of Killeen, Bell County, Texas.

Walrus Wain
PLANNING DIRECTOR

Adrian L. Mathis
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

EAST ELMS KILLEEN ADDITION
KILLEEN, BELL COUNTY, TEXAS
FINAL PLAT

SHEET TITLE

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 8th day of June, 2023 A.D.
By: *Jill S.*
Bell County Tax Appraisal District

FILED FOR RECORD this 22nd day of June, 2023
Plat Records of Bell County, Texas, and Dedication Instrument # 2023027478
Official Records of Real Property, Bell County, Texas

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
T. B. L. S. FIRM REGISTRATION NO. 102284-20



DWG No.	DATE	SCALE	FE/LB.	AREA
23-007-D-S	MARCH 2023	A5 SHOWN	**	2.014 Ac.
			2 LOTS	
			1 BLOCK	

Inst# 2023027478