

KNOW ALL MEN BY THESE PRESENTS, that CPB Investments, Inc., a Texas Corporation, whose address is Route 11, Box 82, Killeen, TX, 76542 being the sole owner of that certain 0.500 acre tract of land in Bell County, Texas, part of the Thomas Robinette Survey, Abstract No. 686, which is more fully described in the dedication of **ELM CREEK ADDITION PHASE 5** 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 **ELM CREEK ADDITION PHASE 5** 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 27th day of June, 2022.

For: CPB Investments, Inc.

 Charles Walter Mitchell

Before me, the undersigned authority, on this day personally appeared **Charles Walter Mitchell** 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.

JENNIFER HENDERSON
 Notary Public, State of Texas
 Comm. Expires 10-20-2024
 Notary ID 132736627

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

APPROVED this 13th day of July, 2022 by the Planning Director of the City of Killeen, Texas.

PLANNING DIRECTOR

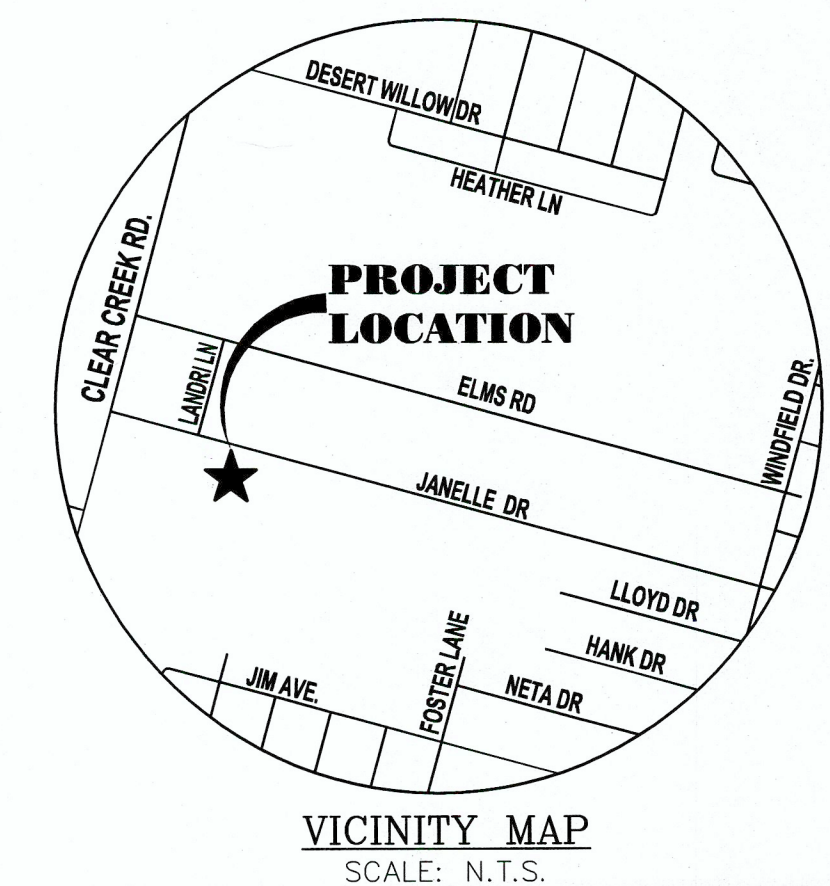
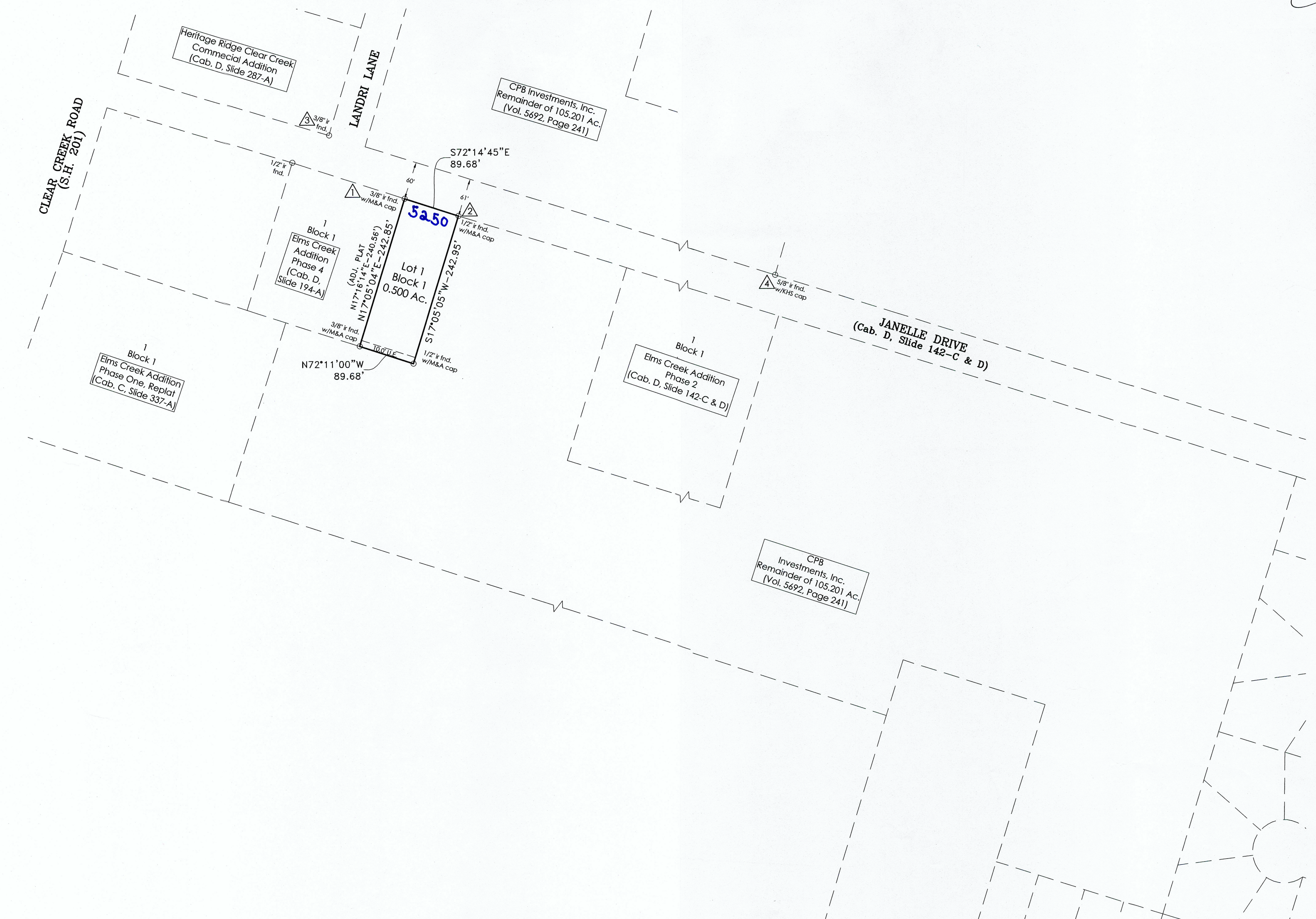
 PLANNING ASSISTANT

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, Bell County, Texas, and this subdivision is within the City Limits of Killeen, Texas.

STATE OF TEXAS
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MIKE W. KRIEGEL
 4330

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



REFERENCE TIES

△ to △	N50°16'57"W-156.10'
△ to △	S77°07'51"E-801.30'
△	3/8" iron rod found with M&A cap
△	3/8" iron rod found with M&A cap
△	1/2" iron rod found with M&A cap
△	5/8" iron rod found with KHS cap

- 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. 48027C260E, 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.
 - Stormwater detention will be evaluated at the time applications for building permits are submitted.

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 22nd day of June, 2022 A. D.
 By:
 Alex Hall
 Bell County Tax Appraisal District

FILED FOR RECORD this 13th day of July, 2022
 Plat Records of Bell County, Texas, and Dedication Instrument # 2022044751
 Official Records of Real Property, Bell County, Texas

No.	DATE	CITY OF KILLEEN COMMENTS	REMARKS	BY
1	3/25/2022			

ELM CREEK ADDITION PHASE 5
 KILLEEN, BELL COUNTY, TEXAS
 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. 000204-00
 TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION NO. 3241

DWG No.	22-018-D-S
DRAWN BY:	FRB
DATE:	MARCH 2022
SCALE:	AS SHOWN
FB/AL:	1992/71
1 LOT:	1 BLOCK
AREA:	0.500 AC.