

KNOW ALL MEN BY THESE PRESENTS, that Donald M. Engel, III, whose address is 312 Cody Lane, Killeen, TX, 76542 being the sole owner of that certain 0.692 acre tract of land in Bell County, Texas, part of the R. A. McGee Survey, Abstract No. 561, which is more fully described in the dedication of ENDEL 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 ENDEL ADDITION as an addition to Bell County, Texas, and hereby dedicates to said county 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 Bell County. The utility and drainage easements shown on said plat are dedicated to said county for the installation and maintenance of any and all public utilities and drainage utilities, which the county may install or permit to be installed or maintained.

WITNESS the execution hereof, on this 12th day of November, 2020.

Before me, the undersigned authority, on this day personally appeared Donald M. Engel, III 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

APPROVED this the 12th day of January, 2020, by the Executive Director of Planning and Development Services of the City of Killeen, Bell County, Texas.

**Tommy D. McEl**  
EXECUTIVE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES

**Maria Lopez**  
PLANNING SECRETARY

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.

I hereby certify this plat was approved this 8th day of February, 2020 by the Bell County Commissioners' Court and may be filed for record in the Plat Records of Bell County, by the County Clerk.

**Tania Pobrel**  
COUNTY JUDGE

Witness my hand this 8th day of February, 2020.

**TANIA POBREL**  
NOTARY PUBLIC, STATE OF TEXAS  
My Commission Expires: 12-17-2024

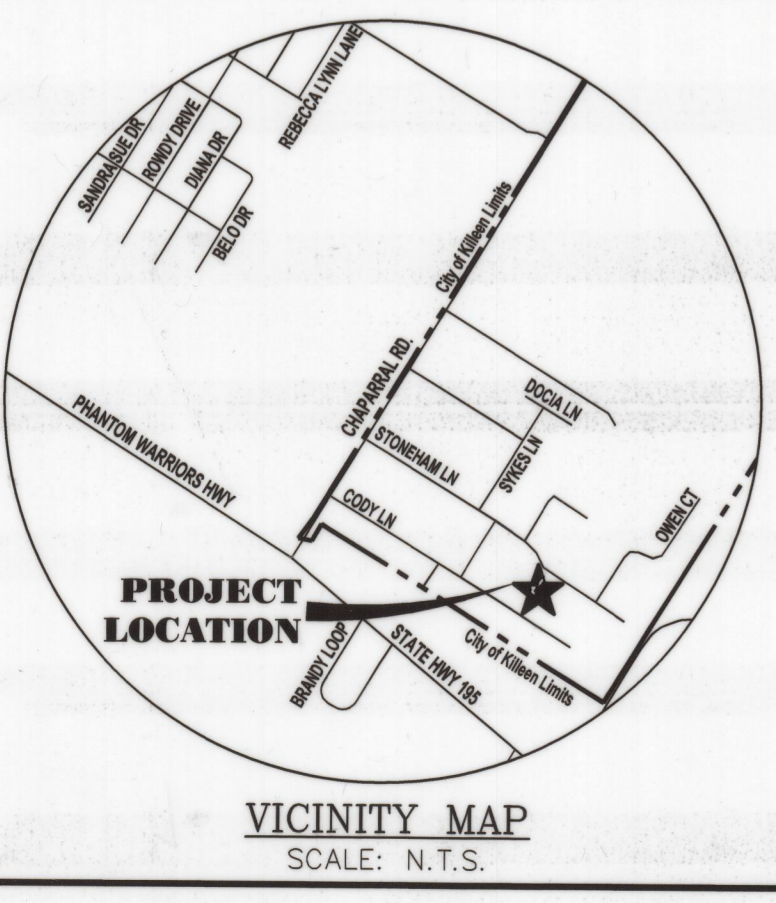
KNOW ALL MEN BY THESE PRESENTS,

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**  
Registered Professional Land Surveyor, No. 4330

Chaparral Lee's Acres  
(Cab. D. Slide 17-A)  
Scale: N.T.S.



I, the undersigned, a registered sanitarian in the State of Texas, hereby certify that this subdivision has been reviewed for compliance with applicable state and county regulations governing On-Site Sewage Facilities and is hereby recommend for approval.

Signature: Kent Stephens Date: 12/28/20

Title: RS Bell County Public Health District

**REFERENCE TIES**

△ to △ N66°16'50"E-50.00' △ to △ S76°44'34"E-194.11'

△ 1/2" iron rod set w/M&Assoc cap △ 1/2" iron rod set w/M&Assoc cap

△ 1/2" iron rod found w/Harmon cap △ 3/8" iron rod found w/M&A cap

**PROPERTY OWNER:**  
Donald M. Engel III  
312 Cody Ln.  
Killeen, TX 76542

**SURVEYOR/ENGINEER:**  
Mitchell & Associates, Inc.  
P.O. Box 1088  
Killeen, TX 76540

- 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. 48027C275E, effective date September 26, 2008 for Bell County, Texas.
  - This subdivision will be served by on site sewerage facilities (OSSF). The Bell County Health Department must approve any on site sewerage facilities installation prior to construction.
  - Cody Lane is a publicly maintained road.
  - Water provided by West Bell County Water Supply Corporation (CCN 10045).
  - All public roadways and easement as shown on this plat are free of liens.

**LETTER OF COMPLIANCE**

Donald M. Engel III, as owner of the plat to be known as Engel Addition, 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.

**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 17 day of Dec, 2020 A. D.

By: Danny Heiler  
Bell County Tax Appraisal District

FILED FOR RECORD this 10th day of February, 2021  
Plat Records of Bell County, Texas, and Dedication Instrument # 2021-9086  
Official Records of Real Property, Bell County, Texas

REVISIONS	
No.	DATE
1	9/11/2020
CITY OF KILLEEN COMMENTS	REMARKS
BY	BY

**ENGEL ADDITION**  
BEING A REPLAT OF ALL OF LOT 6, BLOCK 1 AND PART OF LOT 5, BLOCK 1,  
CHAPARRAL LEE'S ACRES  
CITY OF KILLEEN ET.J. BELL COUNTY, TEXAS

**FINAL PLAT**

**MITCHELL & ASSOCIATES, INC.**  
ENGINEERING & SURVEYING  
1100 N. COLLINGS BLVD.  
KILLEEN, TEXAS 76541  
PHONE: (254) 634-5541  
FAX: (254) 634-2141  
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION NO. 3241  
T. & C. S. FIRM REGISTRATION NO. 102824-C6

DWG No. 20-060-D-S  
DATE: AUGUST 2020  
SCALE: AS SHOWN  
SHEET TITLE: FINAL PLAT

1 LOT AREA: 0.692 AC.  
1 BLOCK

1/1/2020 1:34 PM

INST#- 2021 - 9086