



REFERENCE TIES

	to	N16°49'19\"/>
	to	N22°45'58\"/>
		1\"/>
		1 1/2\"/>

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.
- The purpose of this amending plat is to remove the ten foot (10') utility easement on the south line of lot 2A, block 1.

KNOW ALL MEN BY THESE PRESENTS, that **Jay E. Wisner, III**, whose address is 1201 Searcy Drive, Killeen, Texas, 76543 being the sole owner of that certain **0.177 acre tract of land in Bell County, Texas, being part of the Alex Thompson Survey, Abstract No. 813**, which is more fully described in the dedication of **GILMER SPOFFORD ADDITION, FIRST AMENDMENT** 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 29th day of September, 2022

Jay E. Wisner, III (Owner)

Before me, the undersigned authority, on this day personally appeared **Jay E. Wisner, 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
 My Commission Expires 10/20/2024

APPROVED this the 14 day of October, 2022 by the Planning Director of the City of Killeen, Bell County, Texas.

PLANNING DIRECTOR

PLANNING SECRETARY

KNOW ALL MEN BY THESE PRESENTS,

That I, Robert E. Mitchell, 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.



Robert E. Mitchell,
 Registered Professional
 Land Surveyor, No. 5801

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 7th day of October, 2022 A.D.

By:
 Bell County Tax Appraisal District

FILED FOR RECORD this 1 day of November, 2022
 Plat Records of Bell County, Texas, and Dedication Instrument # 2022066782
 Official Records of Real Property, Bell County, Texas

NO.	DATE	REMARKS	REVISIONS

GILMER SPOFFORD ADDITION, FIRST AMENDMENT
 BEING AN AMENDING PLAT OF ALL OF LOT 2, BLOCK 1,
 GILMER SPOFFORD ADDITION
 KILLEEN, BELL COUNTY, TEXAS

AMENDING PLAT

SHEET TITLE

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. & P. L. S. FIRM REGISTRATION NO. 100204-00

DWG No. 22-08E-D-S
 DRAWN BY: FRB
 DATE: SEPT. 2022
 SCALE: AS SHOWN
 REF.: 21-01E-D-S
 1 LOT
 AREA: 0.177 Ac.