

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 0.388 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 as shown by the plat hereof, attached hereto, and made a part hereof, and approved by the City of Killeen, Bell County, Texas, does hereby adopt said GILMER SPOFFORD 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 27th day of April, 2021.

Jay E. Wisner, III
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 herein.

Shirley Henderson
NOTARY PUBLIC STATE OF TEXAS
My Commission Expires: 10/30/2024

APPROVED this the 3rd day of May, 2021 by the Planning Director of the City of Killeen, Bell County, Texas.

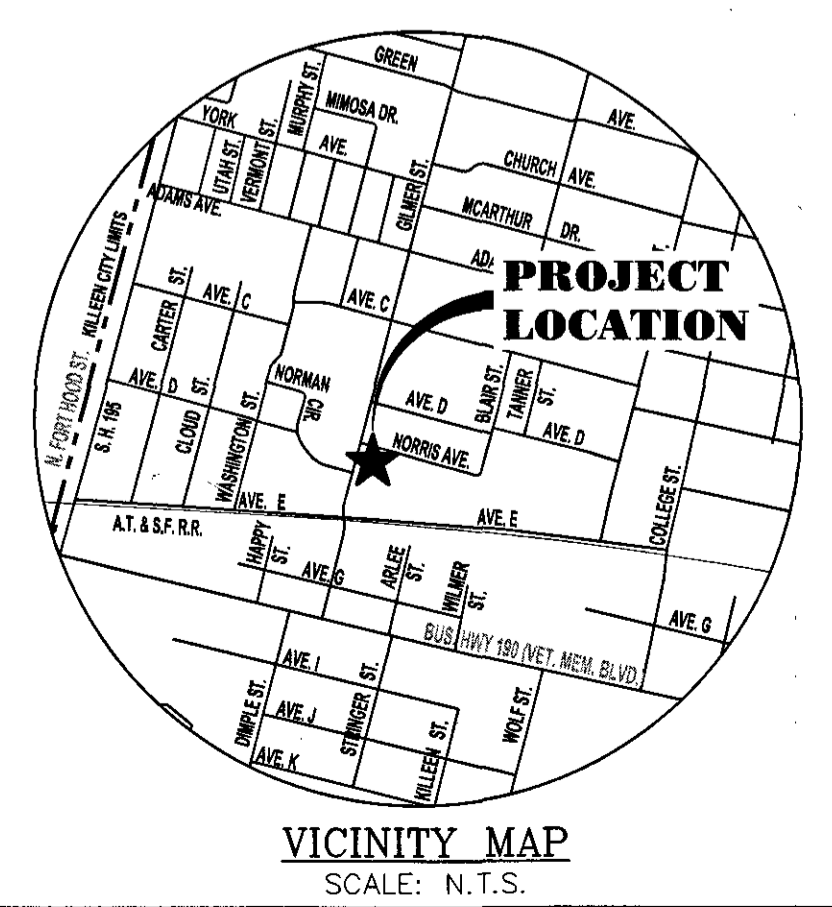
Tom D. McEl
PLANNING DIRECTOR

K. Stuckler
PLANNING SECRETARY

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



REFERENCE TIES	
	N83°25'01"E-132.73'
	N70°33'16"W-62.80'
	1 1/2" iron set w/M&A cap
	1-1/2" iron pipe found
	1/2" iron rod found

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.

NOTE: WATER IMPACT FEES ARE HERBY 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 HERBY 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.

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 27 day of April, 2021 A.D.

By: *[Signature]*
Bell County Tax Appraisal District

FILED FOR RECORD this 5th day of May, 2021
Plat Records of Bell County, Texas, and Dedication Instrument # 2021-28032
Official Records of Real Property, Bell County, Texas

GILMER SPOFFORD ADDITION
BEING A REPLAT OF PART OF LOT 4, BLOCK D, SPOFFORD ADDITION
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
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION NO. 3241
T. B. P. L. S. FIRM REGISTRATION NO. 100294-00

DWG. NO.	DATE	SCALE	FB/LB.	2 LOTS	AREA
21-018-D-5	MAR 2021	AS SHOWN	1972/58	1 BLOCK	0.388 AC.

IMPACT FEES NOTE
4/26/2021

REVISIONS

INST# 2021-28032