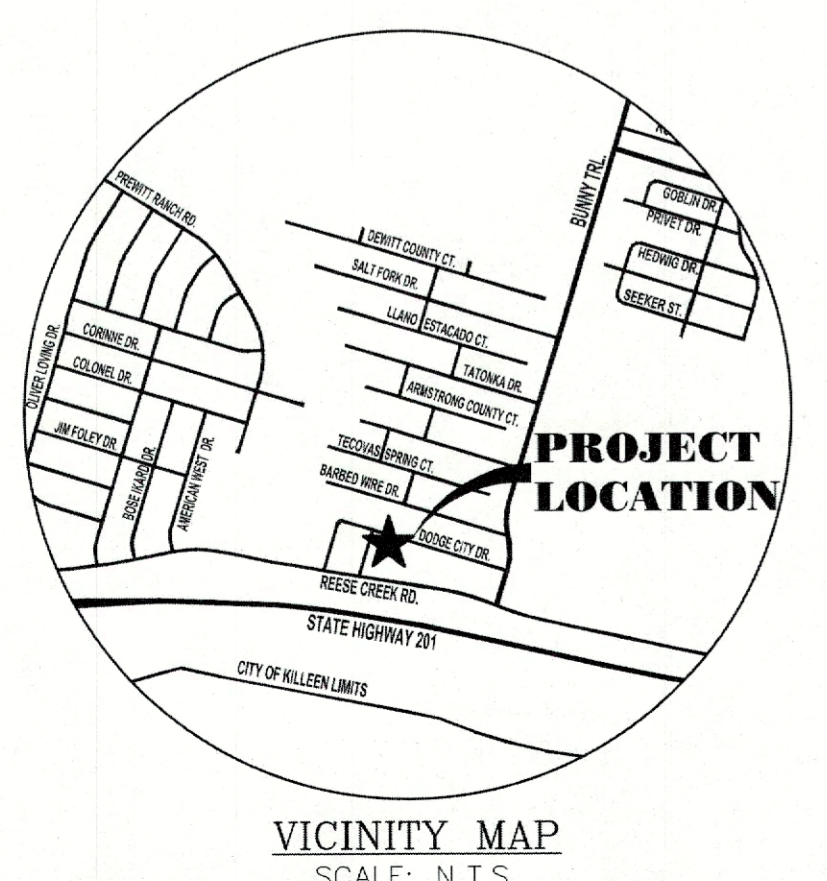
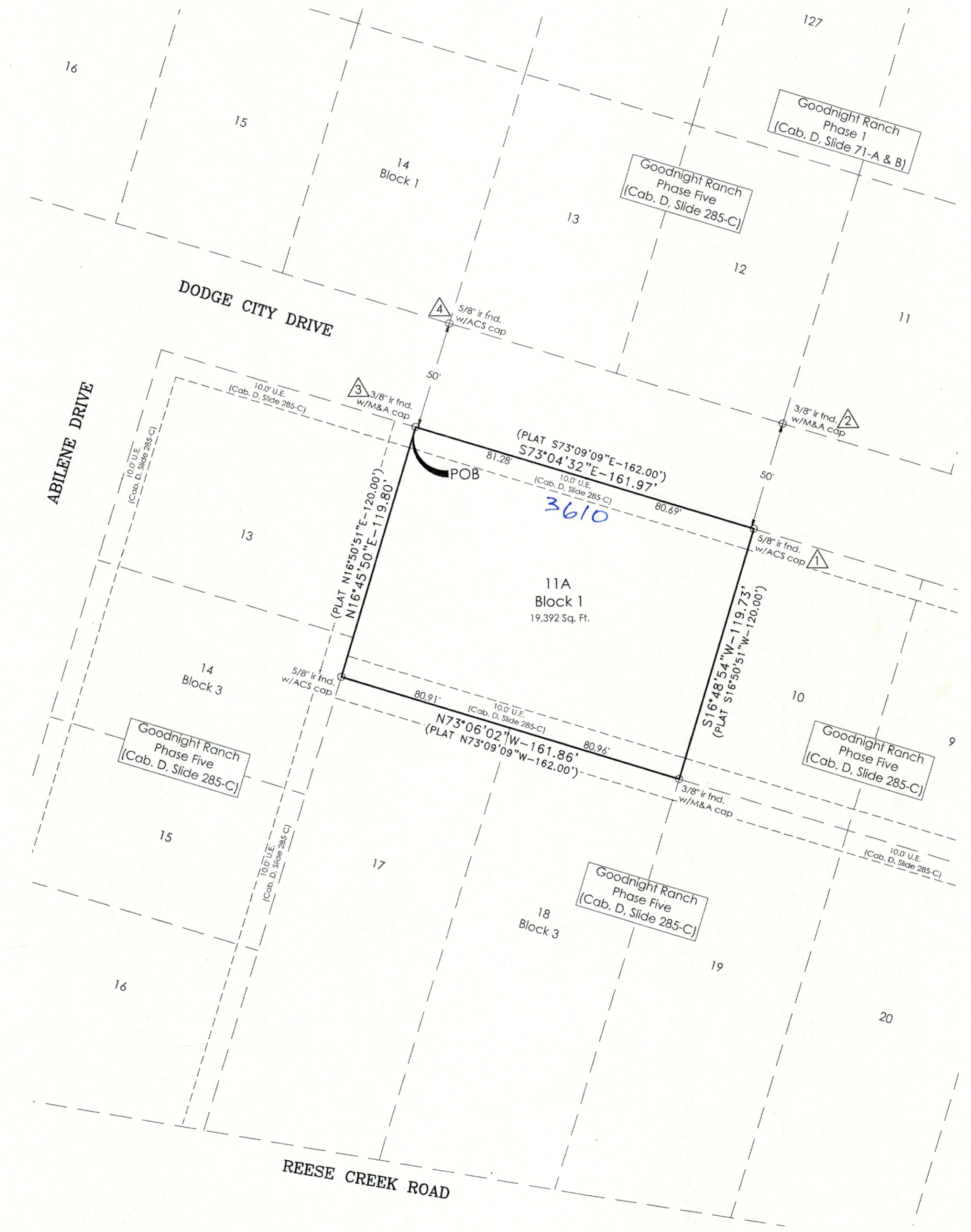
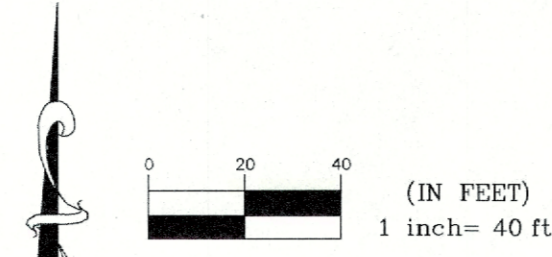


Goodnight Ranch Addition
Phase Five
(Cab. D. Slide 285-C)
Scale: N.T.S.

- 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 surface distance, unless noted. The combined correction factor (CCF) is 0.99988226. Grid distance = Surface distance x CCF
 - Encumbrances identified during the execution of this survey have been shown. Additional recorded or unrecorded encumbrances may exist.
 - 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. 48027C0275E, 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 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 enforced at time of permitting for final site development, as required by the applicable zoning section of the city code of ordinances as related to the development of this tract, unless shown hereon.
 - Park development fees are not required in accordance with Sec. 26-129(B)(2).
- sq. = square
ft. = feet
R.O.W. = Right of Way
N.T.S. = not to scale
POB = point of beginning
- U.E. = Utility Easement
ir = iron rod
fnd = found
cab = cabinet
vol = volume
No = number
Dr. = drive



VICINITY MAP
SCALE: N.T.S.

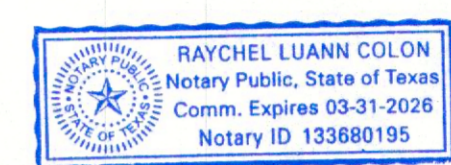
KNOW ALL MEN BY THESE PRESENTS, that Casa Bonita Texas LTD, a Texas Limited Liability Corporation, whose address is P.O. Box 1183, Killeen, TX, 76540 being the sole owner of a 0.445 acre tract in Bell County, Texas, being part of the George Allen Survey, Abstract No. 43, and being all of Lots 11 and 12, Block 3, Goodnight Ranch Addition, Phase Five, of record in Cabinet D, Slide 285-C, in the Plat Records of Bell County, Texas, as conveyed to Casa Bonita Texas, LTD, a Texas Limited Liability Corporation, by Deed in a Warranty Deed dated June 14, 2024 and recorded in Document No. 2024025267, Official Public Records of Real Property, Bell County, Texas, which is more fully described in the dedication of GOODNIGHT RANCH ADDITION PHASE FIVE, THIRD AMENDMENT 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 GOODNIGHT RANCH ADDITION PHASE FIVE, THIRD AMENDMENT as an addition to the City of Killeen, Bell County, Texas, and hereby dedicates to said city the utility easements shown on said plat 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 20th day of July, 2024

For: Casa Bonita Texas LTD, a Texas Limited Liability Corporation

William E. Hickman
William E. Hickman, (Member)

Before me, the undersigned authority, on this day personally appeared William E. Hickman known to me to be the person whose name is subscribed to the foregoing instrument. It has been acknowledged to me that they executed the foregoing instrument as the owner of the property described hereon.



Raychel Luann Colon
NOTARY PUBLIC STATE OF TEXAS

APPROVED this the 22 day of July, 2024 by the planning director of the City of Killeen, Bell County, Texas.

Joanna Tomas
PLANNING DIRECTOR

Joanna Tomas
PLANNING ASSISTANT

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



No.	DATE	CITY OF KILLEEN COMMENTS	REVISIONS
1	7/19/2024		

GOODNIGHT RANCH ADDITION
PHASE FIVE, THIRD AMENDMENT
BEING AN AMENDING PLAT OF ALL OF LOTS 11 & 12, BLOCK 3,
GOODNIGHT RANCH ADDITION, PHASE FIVE
KILLEEN, BELL COUNTY, TEXAS

AMENDING PLAT

SHEET TITLE:

PROPERTY OWNER:
Casa Bonita Texas LTD
PO Box 1183
Killeen, TX 76540

SUBSECTOR/ENGINEER:
Mitchell & Associates, Inc.
Killeen, TX 76540

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. 2241
T. B. P. S. FIRM REGISTRATION NO. 100204-00

DWG No. 24-032-D-5
DRAWN BY: FRB
DATE: JULY 2024
SCALE: AS SHOWN
REF.: 08-169-D-5
1 LOT
1 BLOCK
AREA: 0.445 AC.

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 16th day of August, 2024 A.D.

By: *Christy Webb*
Bell County Tax Appraisal District

FILED FOR RECORD this 11 day of September, 2024
Plat Records of Bell County, Texas, and Dedication Instrument # 2024039360
Official Records of Real Property, Bell County, Texas.

REFERENCE TIES

△ to △	N15°26'03"E-50.31'	△ to △	3/8" iron rod found with M&A cap
△ to △	N18°00'11"E-50.01'	△ to △	3/8" iron rod found with M&A cap
△	5/8" iron rod found w/ACS cap	△	5/8" iron rod found w/ACS cap
△	3/8" iron rod found with M&A cap	△	5/8" iron rod found w/ACS cap