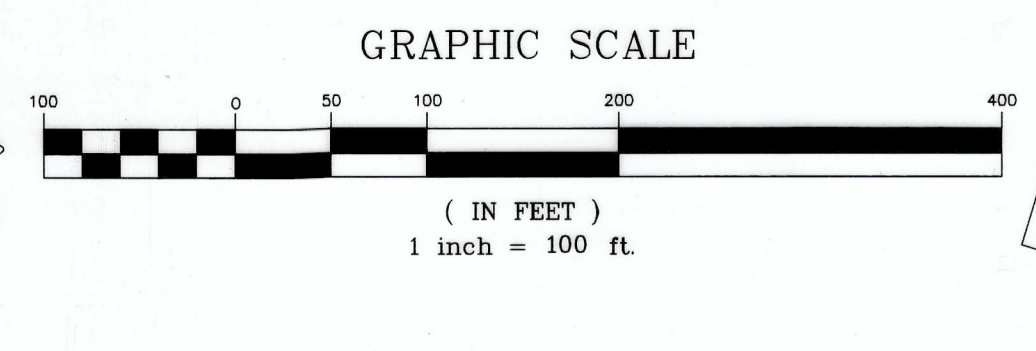


LEGEND

Lots with Finished Floor Elevation (F.F.E.) (See P3 for elevations)

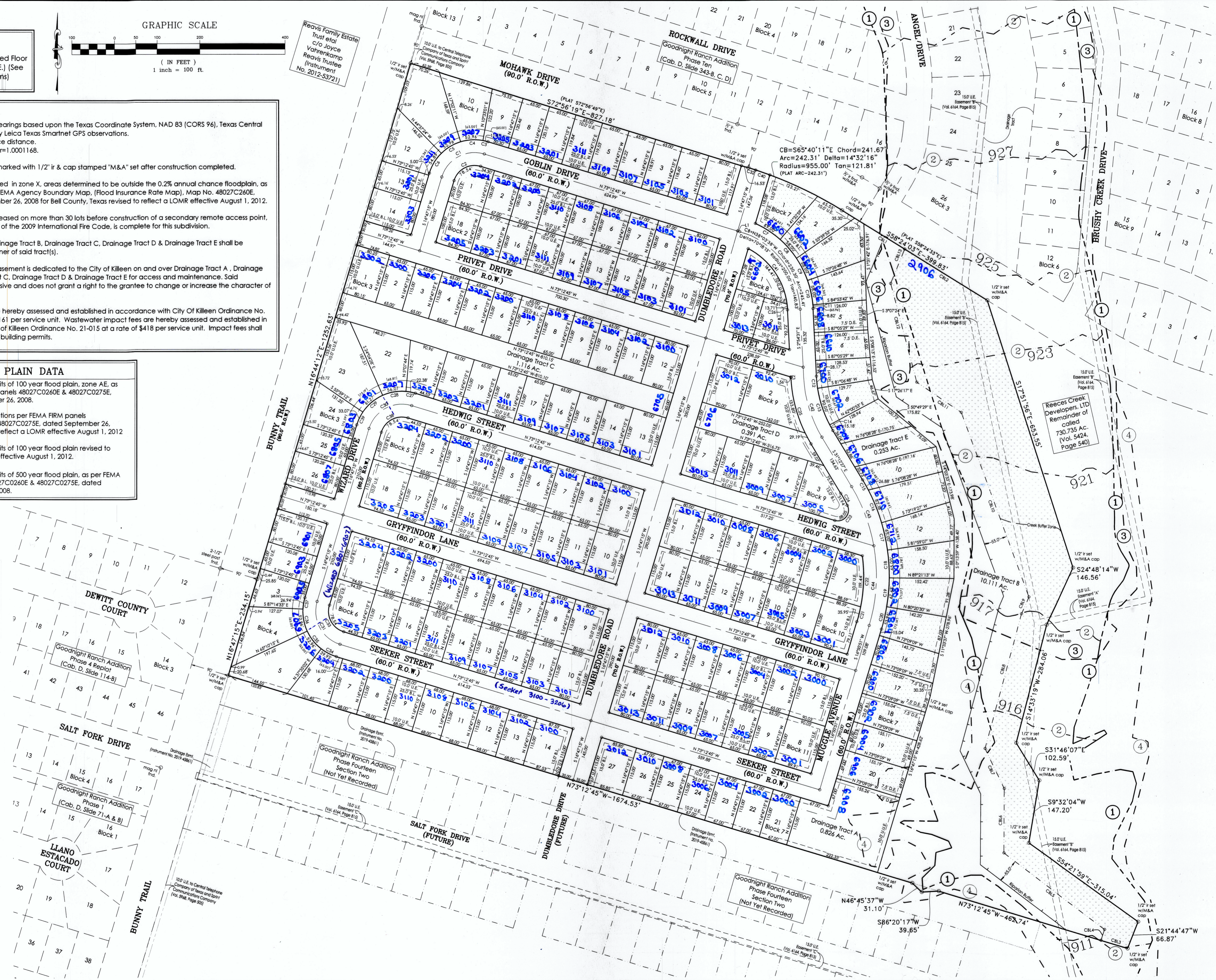


Reavis Family Estate
Trust et al
c/o Joyce
Vahrenkamp
Reavis Trustee
(Instrument
No. 2012-53721)

- NOTES:**
- All bearings are grid bearings 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.
 - All interior lot corners marked with 1/2" ir & cap stamped "M&A" set after construction completed.
 - 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. 48027C0260E, effective date September 26, 2008 for Bell County, Texas revised to reflect a LOMR effective August 1, 2012.
 - Permits shall not be released on more than 30 lots before construction of a secondary remote access point, compliant with D104.3 of the 2009 International Fire Code, is complete for this subdivision.
 - Drainage Tract A, Drainage Tract B, Drainage Tract C, Drainage Tract D & Drainage Tract E shall be maintained by the owner of said tract(s).
 - A blanket drainage easement is dedicated to the City of Killen on and over Drainage Tract A, Drainage Tract B, Drainage Tract C, Drainage Tract D & Drainage Tract E for access and maintenance. Said easement is non-exclusive and does not grant a right to the grantee to change or increase the character of stormwater flow.
 - Water impact fees are hereby assessed and established in accordance with City Of Killen 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 Killen Ordinance No. 21-015 at a rate of \$418 per service unit. Impact fees shall be paid at the time of building permits.

FLOOD PLAIN DATA

- ① Approximate limits of 100 year flood plain, zone AE, as per FEMA FIRM panels 48027C0260E & 48027C0275E, dated September 26, 2008.
- ② Base Flood Elevations per FEMA FIRM panels 48027C0260E & 48027C0275E, dated September 26, 2008, revised to reflect a LOMR effective August 1, 2012.
- ③ Approximate limits of 100 year flood plain revised to reflect a LOMR effective August 1, 2012.
- ④ Approximate limits of 500 year flood plain, as per FEMA FIRM panels 48027C0260E & 48027C0275E, dated September 26, 2008.



PLAT OR INSTR. # & DATE	REVISIONS
12 4/11/2022	
11 2/25/2022	
10 1/28/2022	
9	
8	
7	
6	
5	
4	
3	
2	
1	

**GOODNIGHT RANCH ADDITION
PHASE FOURTEEN, SECTION ONE
KILLEN, BELL COUNTY, TEXAS**

FINAL PLAT



MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
102 N. COLLEGE
KILLEN, TEXAS 76541
PHONE: (254) 634-5541
FAX: (254) 634-2141
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION NO. 3241
P. E. L. S. FIRM REGISTRATION NO. 10294-00

AREA: 59,222 AC.
SCALE: AS SHOWN
DATE: JUNE 2018
DRAWN BY: FRB
DATE: JUNE 2018

instr# 2022030963-B