

# GOODNIGHT RANCH ADDITION PHASE FOURTEEN, SECTION TWO KILLEEN, BELL COUNTY, TEXAS

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P2

**SHEET INDEX**  
**COVER SHEET**  
**FINAL PLAT**



VICINITY MAP  
SCALE: N.T.S.

102 N. COLLEGE STREET  
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. 100204-00

KNOW ALL MEN BY THESE PRESENTS, that **Reeces Creek Developers, Ltd.**, whose address is P.O. Box 1183, Killeen, Texas, 76540 being the sole owner of that certain 20.409 acre tract of land in Bell County, Texas, being part of the Eugene LaSere Survey, Abstract No. 527, the W. T. Millaps Survey, Abstract No. 1041 and the W. Freer Survey, Abstract No. 307, which is more fully described in the dedication of GOODNIGHT RANCH ADDITION, PHASE FOURTEEN, SECTION TWO 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 FOURTEEN, SECTION TWO as an addition to the City of Killeen, Bell County, Texas, and hereby dedicates to said city all streets, avenues, roads, drives, alleys, and associated potable water, sanitary sewer, and storm sewer systems as shown on said plat and final construction drawings of the same to be used as public thoroughfares and public utilities when and as authorized by the City of Killeen, Bell County, Texas. 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 12<sup>th</sup> day of April, 2022.

For: **Reeces Creek Developers, Ltd.**

*William E. Hickman*  
**William E. Hickman**

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 he executed the foregoing instrument as the owner of the property described hereon.



*Daniel Henderson*  
**Daniel Henderson**  
NOTARY PUBLIC STATE OF TEXAS  
My Commission Expires: 10-20-2024

APPROVED this the 12 day of May, 2022 by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas.

*Mike LaRue*  
**Mike LaRue**  
CHAIRMAN, PLANNING COMMISSION

*K. Shunkford*  
**K. Shunkford**  
SECRETARY, PLANNING COMMISSION

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.



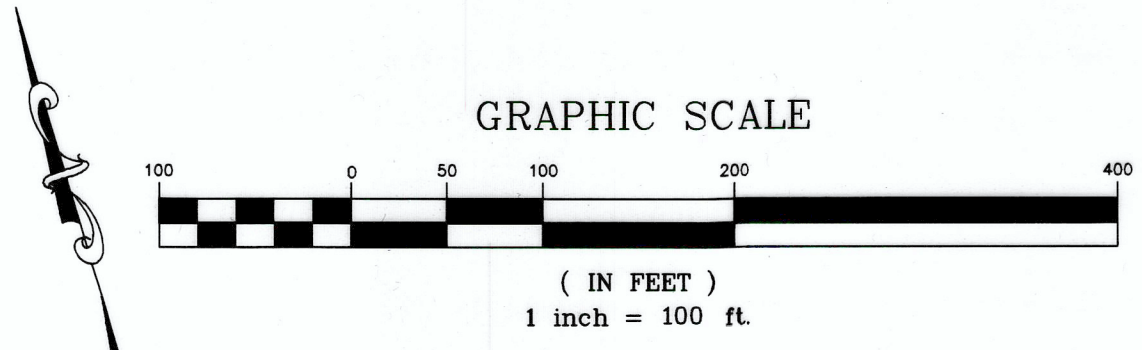
*Mike W. Kriegel*  
**Mike W. Kriegel**  
Registered Professional Land Surveyor, No. 4330

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 21<sup>st</sup> day of April, 2022.  
By: *C. Lynn*  
Bell County Tax Appraisal District

FILED FOR RECORD this 13<sup>th</sup> day of May, 2022  
Plat Records of Bell County, Texas, and Dedication Instrument # 2022030956 (ABB)  
Official Records of Real Property, Bell County, Texas

No.	DATE	REMARKS	BY
4	10/10/2019	RELOCATED DRAINAGE ESMTS	FRB
3	10/7/2019	DRAINAGE ESMT RECORDING INFO	FRB
2	8/7/2019	R.O.W. DEDICATION/WIDTH OF LOT 5, BLK 3	FRB
REVISIONS			





**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 500 year flood plain, as per FEMA FIRM panels 48027C0260E & 48027C0275E, dated September 26, 2008.

**LEGEND**

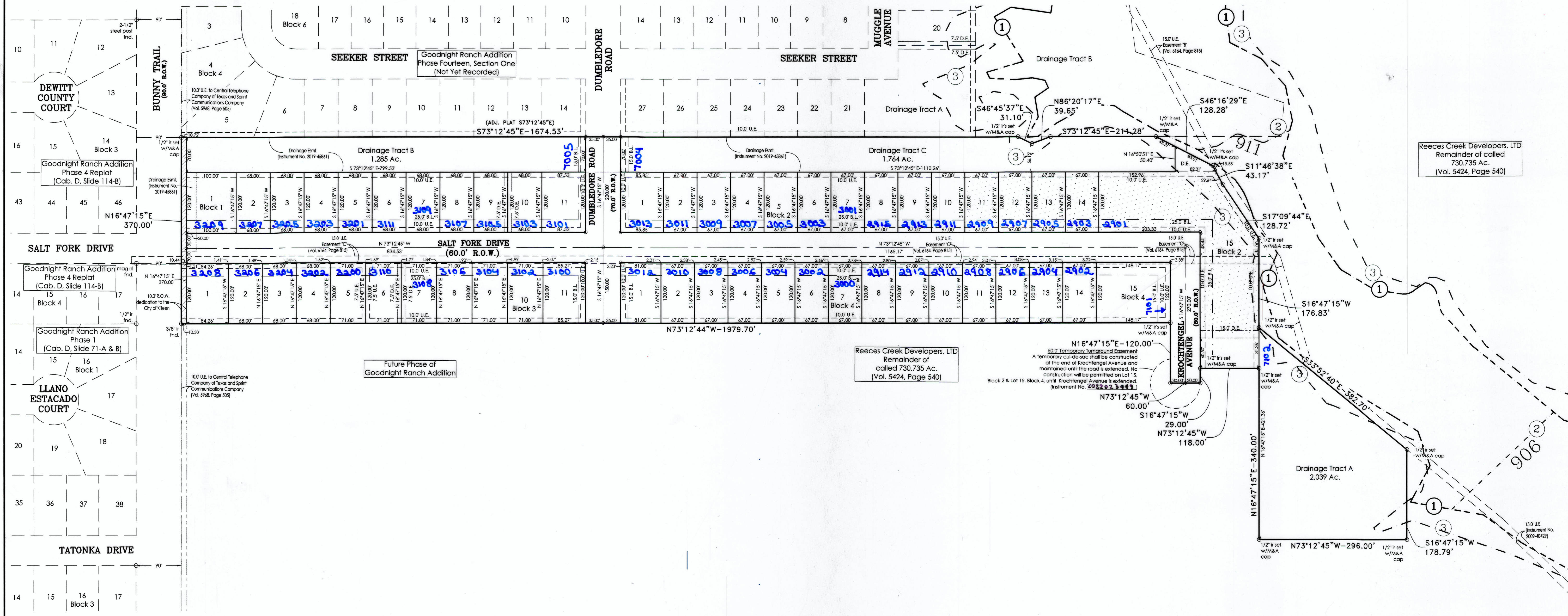
Lots with Finished Floor Elevation (F.F.E.) (See P3 for elevations)

- 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.
  - Right of Way (R.O.W.) dedication shown is 3,700 Sq. Ft (0.085 Ac.).
  - Drainage Tract A, Drainage Tract B & Drainage Tract C shall be maintained by the owner of said tract.
  - A blanket drainage easement is dedicated to the City of Killeen on and over Drainage Tract A, Drainage Tract B & Drainage Tract C 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 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.

**Minimum Finished Floor Elevation (F.F.E.)**

LOT	BLOCK	*MIN. F.F.E.
11	2	914.00
12	2	914.00
13	2	913.50
14	2	913.50
15	2	913.00

\* Minimum Finished Floor Elevation may change due to final location of proposed structure.

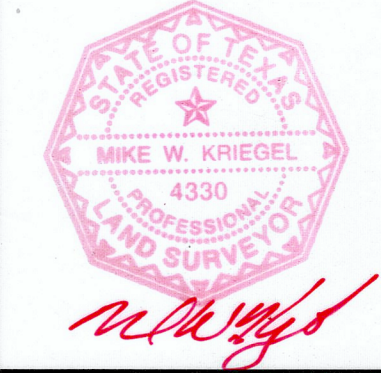


Reeces Creek Developers, LTD  
Remainder of called  
730.735 Ac.  
(Vol. 5424, Page 540)

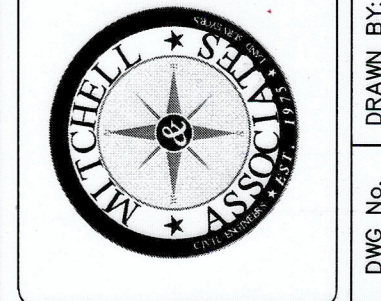
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**GOODNIGHT RANCH ADDITION  
PHASE FOURTEEN, SECTION TWO  
KILLEEN, BELL COUNTY, TEXAS**

**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  
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SHEET TITLE:

NO.	DATE	REVISIONS	BY
9	4/11/2022	PLAT UPDATES/NOTES P. 8 & 9	JW/PFB
8	2/25/2022	ADDITIONAL COM COMMENTS	PFB
7	1/28/2022	NOTES UPDATE	PFB

instr # 2022030956-B