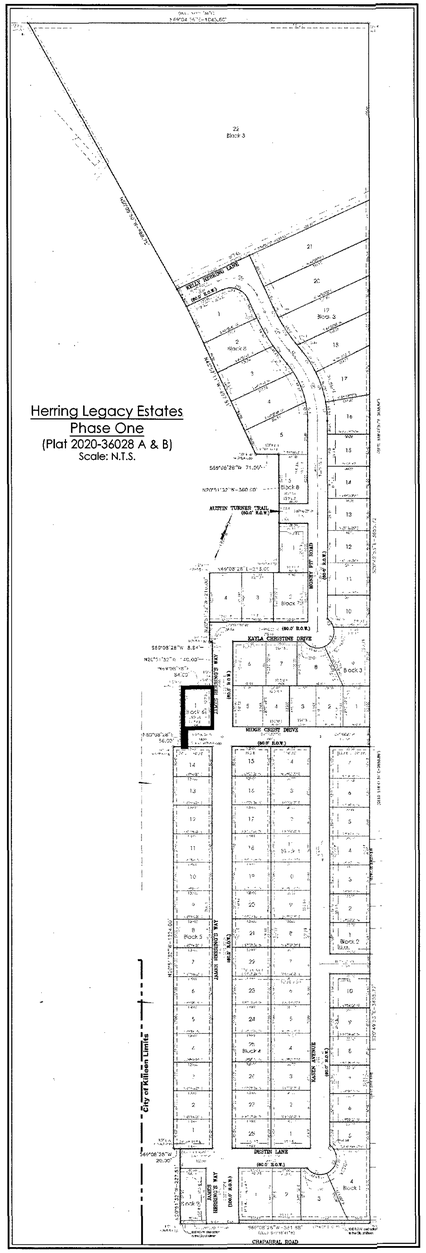
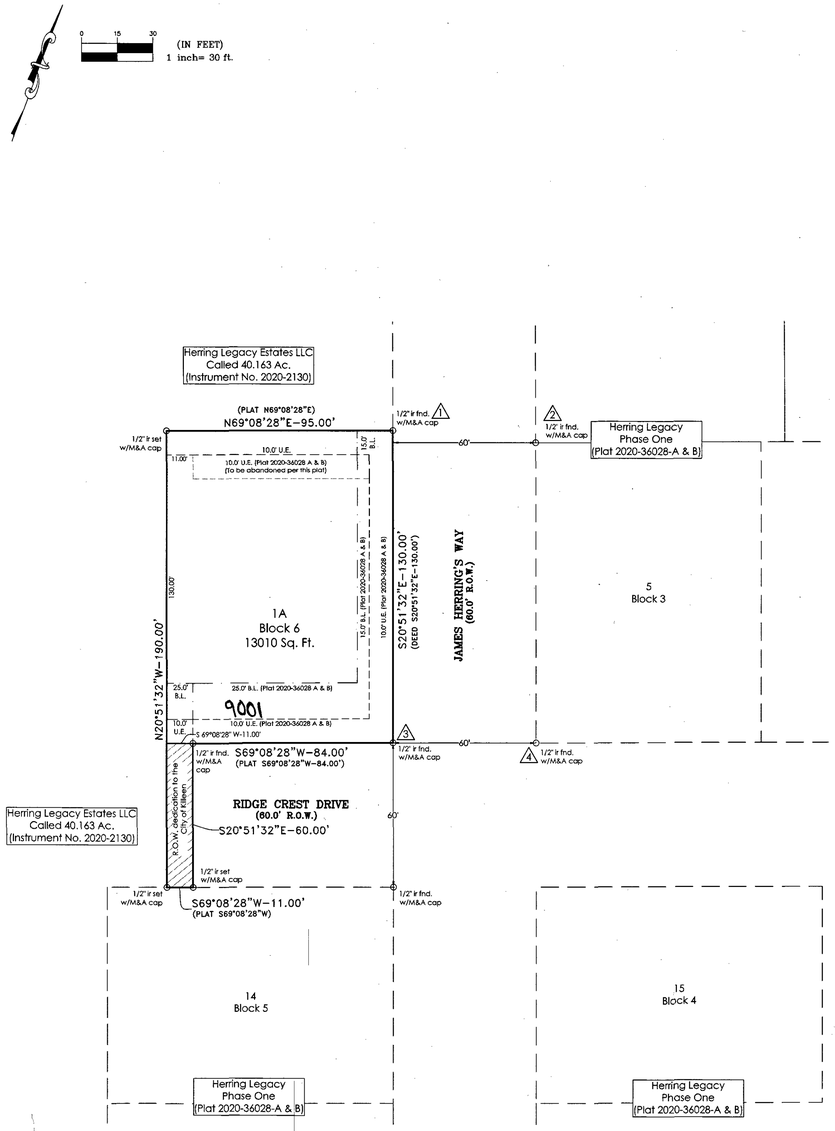




KNOW ALL MEN BY THESE PRESENTS, that **Herring Legacy Estates, LLC**, whose address is **1507 Stan Schlueter Loop Suite 103, Killeen, Texas, 76549** being the sole owners of that certain **0.299 acre tract of land in Bell County, Texas, being part of the W. E. Hall Survey, Abstract No. 1116**, which is more fully described in the dedication of **HERRING LEGACY ESTATES, PHASE ONE, REPLAT NO. 1** 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 **HERRING LEGACY ESTATES, PHASE ONE, REPLAT NO. 1** 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 easements shown on said plat are dedicated to said city for the installation and maintenance of any and all public utilities, which the city may install or permit to be installed or maintained.

W I T N E S S the execution hereof, on this 29th day of December, 2021.

For: **Herring Legacy Estates, LLC**

James Herring, Member

Before me, the undersigned authority, on this day personally appeared **James Herring** 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
Comm. Expires 10-20-2024
Notary ID 132736627

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

APPROVED this the 3rd day of January, 2022 by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas.

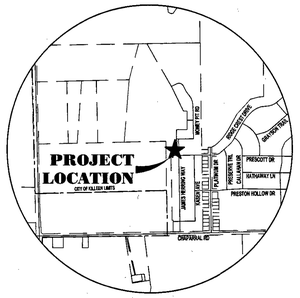
CHAIRMAN, Planning and Zoning Commission

SECRETARY, Planning and Zoning 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,
Registered Professional
Land Surveyor, No. 4330



VICINITY MAP
SCALE: N.T.S.

REFERENCE TIES

1 to 2 N73°54'17"E-60.21'
3 to 4 N69°08'28"E-60.00'

1 1/2" iron rod found w/M&A cap
2 1/2" iron rod found w/M&A cap
3 1/2" iron rod found w/M&A cap
4 1/2" iron rod found w/M&A cap

NOTES:

1. 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.
2. 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. 48027C295E, effective date September 26, 2008 for Bell County, Texas.
3. 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.
4. Right of Way (R.O.W.) dedication to the City of Killeen is 660 sq. ft.

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 20 day of December, 2021 A. D.

By: _____
Bell County Tax Appraisal District

FILED FOR RECORD this 4th day of January, 2022
Plat Records of Bell County, Texas, and Dedication Instrument # 2022-00033
Official Records of Real Property, Bell County, Texas

No.	DATE	REMARKS	BY
1	12/10/2021	CITY OF KILLEEN COMMENTS	FRB

REVISIONS

HERRING LEGACY ESTATES, PHASE ONE, REPLAT No. 1
BEING A REPLAT OF ALL OF LOT 1, BLOCK 6, HERRING LEGACY ESTATES, PHASE ONE,
& 0.067 ACRES OUT OF THE W E WALL SURVEY, ABSTRACT No. 1116
KILLEEN, BELL COUNTY, TEXAS

SHEET TITLE: 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. 10020400

DWG No.	DRAWN BY:	DATE:	SCALE:	FB/LB:	1 LOT	AREA:
21-094-D-S	FRB	NOVEMBER 2021	AS SHOWN	**	1 BLOCK	0.299 Ac.

S:\SUBDIVISION\21-094-D-S (Herring Legacy) 1-Replat 1\Dwg\21-094-D-S.R6, 1-Replat 1 Plat.dwg 12/14/2021 1:15 PM

Inst # 2022-00033

SHEET P1