

REFERENCE TIES

△ to △	N71°28'13"W-158.15'
△ to △	N88°28'45"W-570.63'
△	3/8" iron rod found with M&A cap
△	1/2" iron rod set with M&A cap
△	1/2" iron rod found with 2475 cap
△	3/8" iron rod found

FLOOD PLAIN DATA

①	Approximate limits of 100 year flood plain, zone AE, as per FEMA FIRM panel 48027C0280E, dated September 26, 2008.
②	Approximate limits of 100 year floodway, as per FEMA FIRM panel 48027C0280E, dated September 26, 2008.
③	Base Flood Elevations per FEMA FIRM panels 48027C0280E dated September 26, 2008.
④	Cross Section Elevations per FEMA FIRM panels 48027C0280E dated September 26, 2008.

NOTES:

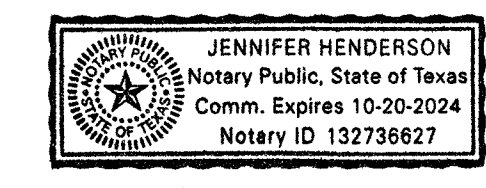
- All bearings are based upon the Texas Coordinate System, NAD 83 (CORS 96), Texas Central Zone as determined by Leica Texas Smartnet GPS observations. All distances are surface distance. Combined scale factor=1.0001168.
- This subdivision is located in zone X, by the U.S. FEMA Agency Boundary Map, (Flood Insurance Rate Map), Map No. 48027C0280E, 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.
- Unable to verify right of way width of S Gray Street & Long Avenue. No existing monuments along the right of way were found.
- Stormwater detention will be evaluated at the time applications for building permits are submitted.
- Right of Way (R.O.W.) dedication along Long Avenue is 706 sq. ft (0.016 Ac.)

KNOW ALL MEN BY THESE PRESENTS, that Barbara Barker, whose address is 2907 Reed Lane, Killeen, Texas, 76542 being the sole owner of that certain 0.728 acre tract of land in Bell County, Texas, being part of the Alexander Thompson Survey, Abstract No. 813, which is more fully described in the dedication of HIGHLAND TOWER ADDITION 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 HIGHLAND TOWER 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 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.

WITNESS the execution hereof, on this 18th day of May, 2022.

For: Barbara Barker
Barbara Barker
Barbara Barker

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



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

APPROVED this 3rd day of June, 2022 by the Planning Director of the City of Killeen, Texas.

Walter N. Blair
PLANNING DIRECTOR
K. Stuckland
PLANNING ASSISTANT

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 25th day of May, 2022 A.D.

By: *C. Jimm*
Bell County Tax Appraisal District

FILED FOR RECORD this 3rd day of June, 2022
Plat Records of Bell County, Texas, and Dedication Instrument # 2022-35521
Official Records of Real Property, Bell County, Texas

No.	DATE	REMARKS	BY
1	5/16/2022	CITY OF KILLEEN COMMENTS	FRB
2	5/16/2022	CITY OF KILLEEN COMMENTS	FRB

HIGHLAND TOWER ADDITION
BEING A REPLAT OF PART OF BLOCK 1,
HIGHLAND PARK ADDN. REVISED
KILLEEN, BELL COUNTY, TEXAS

FINAL PLAT

SHEET TITLE

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. 1241
T. B. P. L. S. FIRM REGISTRATION NO. 100204-01

DWG No.: 22-012-D-S
DRAWN BY: FRB
DATE: FEB. 2022
SCALE: AS SHOWN
FOLDER: **
SHEET: 1 LOT
AREA: 0.728 AC.

25088160N(22-012-D-S)-1665-S Gray - Highland Tower Addition (Vol. 3994)-5 Highland Tower Plat.dwg 5/16/2022 2:28 PM

INSTR # 2022-35521