

VICINITY MAP
N.T.S.

LETTER OF COMPLIANCE:

The owners acknowledge that it is the responsibility of the owners not the county, to assure compliance with the provisions of all applicable federal, state, and local laws and regulations relating to the environment; including (but not limited to) the endangered species act, state aquifer regulations and municipal watershed ordinances.

OWNERS RESPONSIBILITIES:

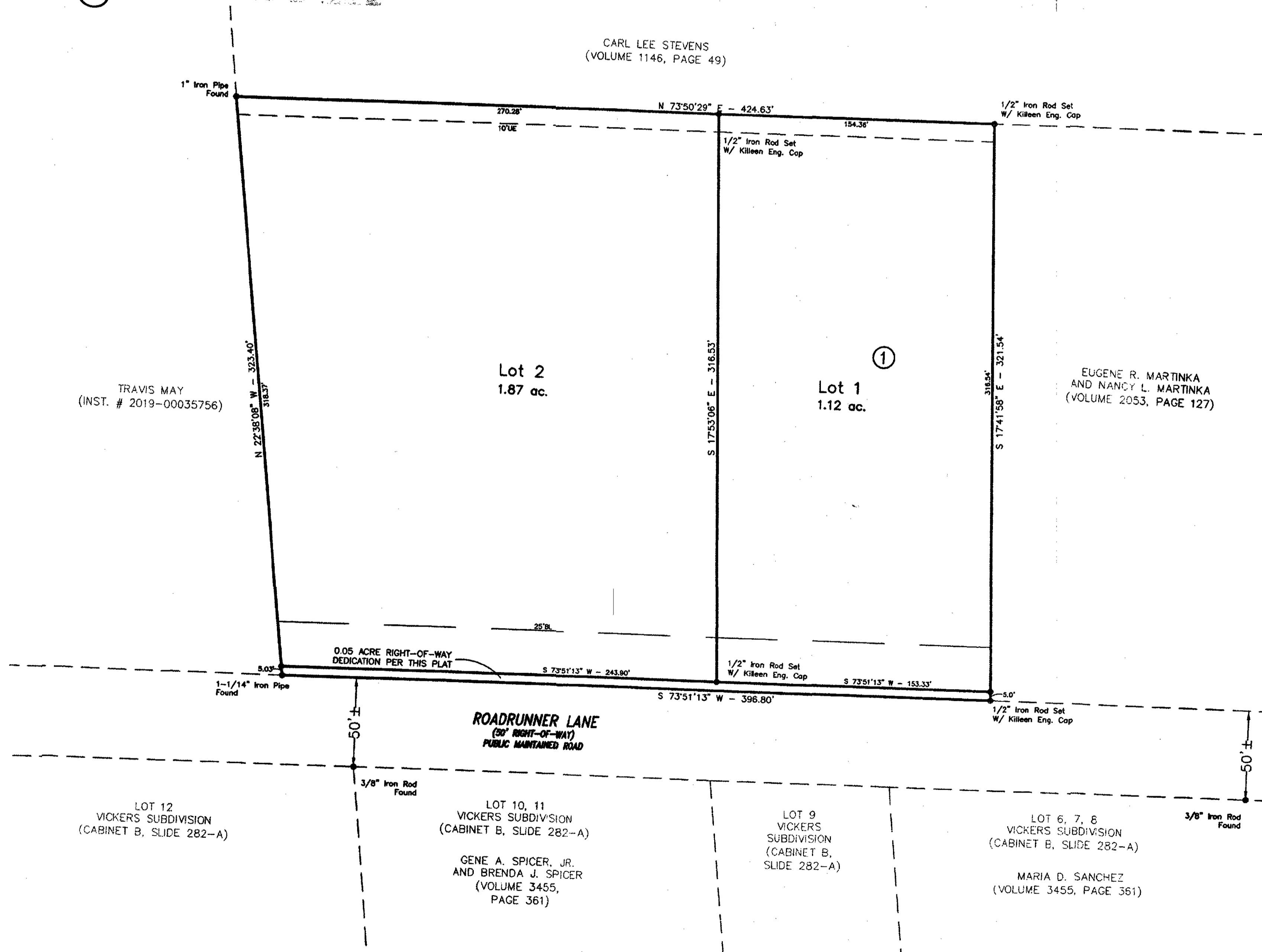
In approving this plat by the Commissioners' Court of Bell County, Texas, it is understood that the building of all streets, roads, and other public thoroughfares and any bridges or culverts necessary to be constructed or placed is the responsibility of the owners of the tract of land covered by this plat in accordance with the plans and specifications prescribed by the Commissioners' Court of Bell County, Texas. Said Commissioners' Court assumes no obligation to build any of the streets, roads or other public thoroughfares shown on this plat or on constructing any of the bridges or drainage improvements in connection therewith. The County will assume no responsibility for drainage ways or easements in the subdivision, other than those draining or protecting the road system and streets. Flood plain data, in particular may change depending on subsequent development.

I hereby certify this plat was approved this 19th day of July, 2021 by the Bell County Commissioners' Court, and may be filed for record in the Deed Records of Bell County by the County Clerk.

County Judge

Witness my hand this 19th day of July, 2021

Tanya Poboral
Notary Public



NOTES:

- THIS PROPERTY IS NOT WITHIN THE 100-YEAR FLOOD BOUNDARY PER F.E.M.A FEDERAL INSURANCE RATE MAP No. 48027C0290E, DATED SEPTEMBER 26, 2008.
- ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.

I, THE UNDERSIGNED, A REGISTERED SANITARIAN IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION HAS BEEN REVIEWED FOR COMPLIANCE WITH APPLICABLE STATE AND COUNTY REGULATIONS GOVERNING ON-SITE SEWAGE FACILITIES AND IS HEREBY RECOMMENDED FOR APPROVAL.

SIGNATURE: *Kurt Stephens* DATE: 6/17/21
TITLE: _____ BELL COUNTY PUBLIC HEALTH DISTRICT

STATE OF TEXAS
COUNTY OF BELL

LARRY A. JORDAN, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE FINAL PLAT OF JASON AND MIRANDA MITCHELL ADDITION, A TRACT OF LAND IN THE E.T.L. OF THE CITY OF KILLEEN, BELL COUNTY, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON.

Larry A. Jordan
Larry A. Jordan

STATE OF TEXAS
COUNTY OF BELL

This instrument was acknowledged before me on the 7 day of June, 2021 by Larry A. Jordan.

CYNTHIA A. MURPHY
Notary Public, State of Texas
Comm. Expires 08-20-2023
Notary ID 11713951

Cynthia A. Murphy
Notary Public, State of Texas

Approved this 2nd day of June, 2021 by the Planning Director of the City of Killeen, Texas.

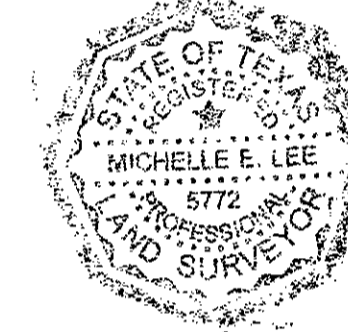
Walter Neagu
Planning Director
Kathleen Stueckard
Planning Assistant

FILED FOR RECORD this 22nd day of July, 2021 A.D.

Dedication Instrument in Instrument No. 2021046768 Official Records of Bell County, Texas.

KNOW ALL MEN BY THESE PRESENTS:

That I, Michelle E. Lee, a Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the perimeter corner monuments shown hereon were properly placed or found under my personal supervision, in accordance with the Subdivision Regulations of the City of Killeen, Texas. This subdivision, JASON AND MIRANDA MITCHELL ADDITION, is located in the E.T.L. of the City of Killeen, Texas.

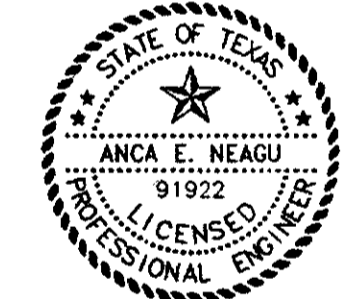


Michelle E. Lee 6-7-2021
Michelle E. Lee, RPLS (TX 5772)

STATE OF TEXAS
COUNTY OF BELL

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS HEREBY CERTIFY, THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT:

Anca E. Neagu 6/11/21
ANCA E. NEAGU, P.E. (TX 91922)



TAX CERTIFICATE

The Bell County Tax Appraisal District, the taxing authority for all entities in Bell County, Texas does hereby certify that there are currently no delinquent taxes due or owing on the property described by this plat.

Dated this 24 day of June, 2021 A.D.
BELL COUNTY TAX APPRAISAL DISTRICT

By: *[Signature]*

FILED FOR RECORD THIS 22nd DAY OF JULY, 2021 IN INSTRUMENT # 2021046768 OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS.

FINAL PLAT

JASON AND MIRANDA MITCHELL ADDITION

CITY OF KILLEEN E.T.L.,
BELL COUNTY, TEXAS

KILLEEN ENGINEERING & SURVEYING, LTD
2901 E. Stan Schlueter Loop
Killeen, Texas 76542
OFFICE: (254) 526-3981 FAX: (254) 526-4351
TBPE REGISTRATION NO. F-4200
TBPLS REGISTRATION NO. 10194541

DATE	SHEETS

Project No.:	2021-007
Acres:	3.03
No. of Lots:	2
Scale:	1" = 40'
Date:	6/11/2021
Design By:	MEL/TSN
Sheet No.:	1 of 1

LEGEND

BL	BUILDING LINE
UE	UTILITY EASEMENT
INST.	INSTRUMENT

INST# 2021046768