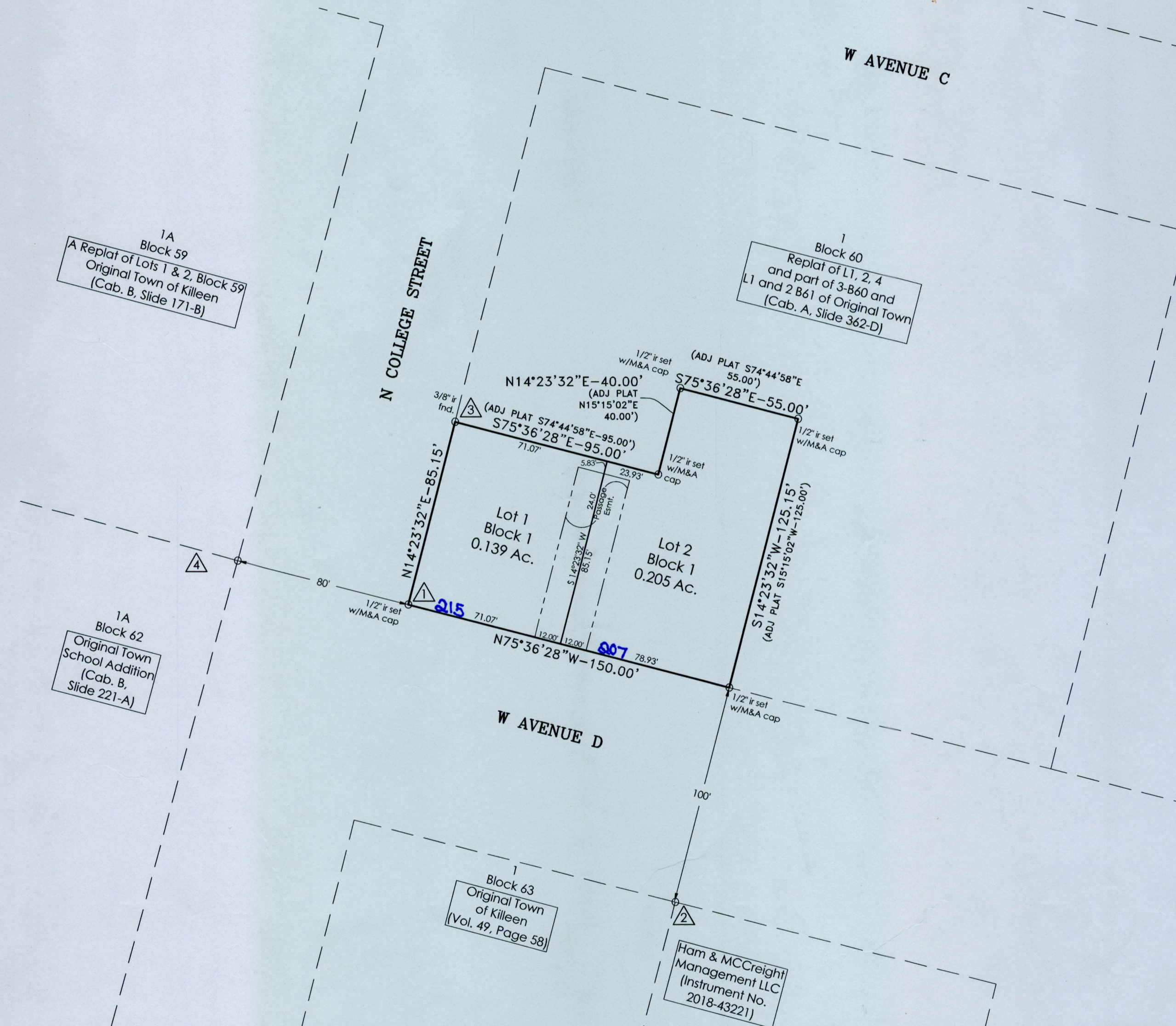
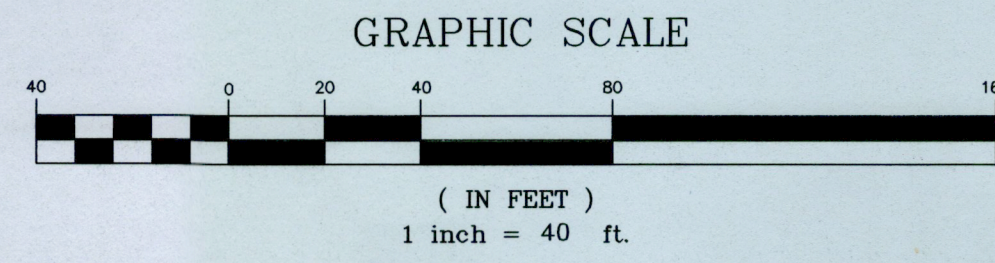


Original Town of Killeen
(Vol. 49, Page 58)
Scale: N.T.S.



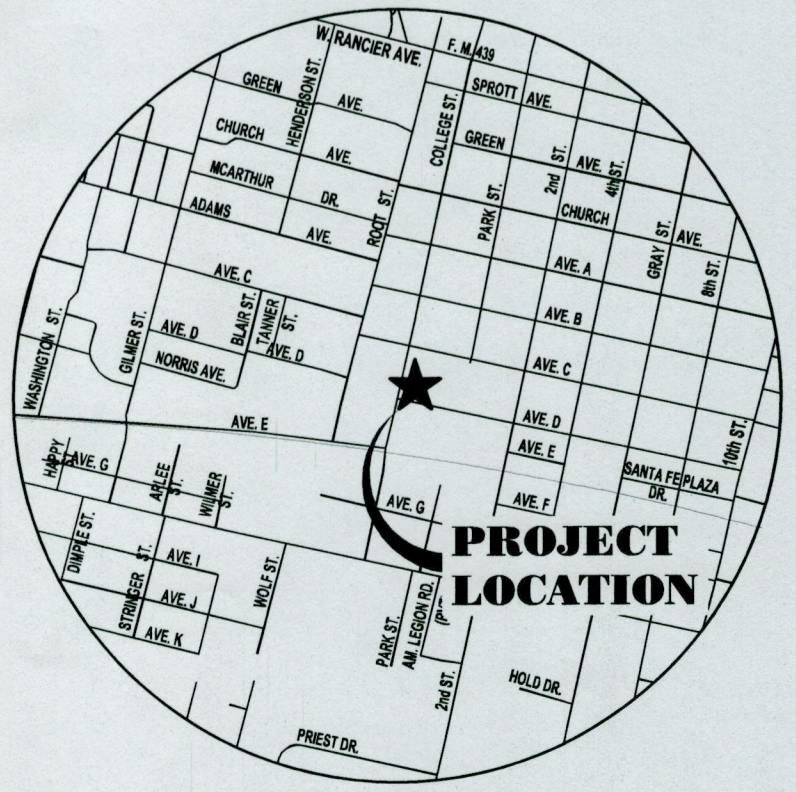
1A Block 59
A Replat of Lots 1 & 2, Block 59
Original Town of Killeen
(Cab. B, Slide 171-B)

Block 60
Replat of LT. 2, 4
and part of 3-B60 and
L1 and 2 B61 of Original Town
(Cab. A, Slide 362-D)

1A Block 62
Original Town
School Addition
(Cab. B,
Slide 221-A)

Block 63
Original Town
of Killeen
(Vol. 49, Page 58)

Ham & McCreight
Management LLC
(Instrument No.
2018-43221)



VICINITY MAP
SCALE: N.T.S.

REFERENCE TIES	
△ to △	S42°02'23"E-180.43'
△ to △	S57°30'17"W-116.64'
△ 1/2" iron set with M&A cap	△ 3/8" iron rod found
△ Concrete nail found	△ 1/2" iron rod found

NOTES:

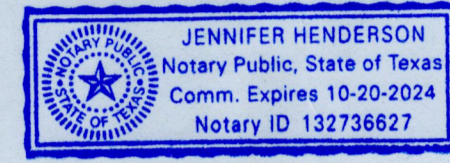
- All bearings are based upon the Texas Coordinate System, NAD 83 (CORS 94), Texas Central Zone as determined by Leica Texas Smartnet GPS observations. All distances are surface distance. Combined scale factor=1.0001168.
- This subdivision is located in zone X, areas determined to be outside the 0.2% annual chance floodplain, as indicated on the U.S. FEMA Agency Boundary Map, (Flood Insurance Rate Map), Map No. 48027C280E, 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.

KNOW ALL MEN BY THESE PRESENTS, that **Miguel A. Diaz**, whose address is **2001 E. Rancier Avenue, Killeen, Texas, 76541** being the sole owner of that certain **0.344 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 **KILLEEN AVENUE D 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 **KILLEEN AVENUE D 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 17th day of August, 2022

For: Miguel A. Diaz
Miguel A. Diaz

Before me, the undersigned authority, on this day personally appeared **Miguel A. Diaz** 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
My Commission Expires: 10-20-2024

APPROVED this the 9th day of August, 2022 by the planning director of the City of Killeen, Bell County, Texas.

W. Kriegel
PLANNING DIRECTOR
Marie
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

KILLEEN AVENUE D ADDITION
BEING A REPLAT OF PART OF LOT 3, BLOCK 60,
ORIGINAL TOWN OF KILLEEN
KILLEEN, BELL COUNTY, TEXAS

FINAL PLAT

SHEET TITLE

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 17th day of August, 2022 A.D.

By: *Alexis Hall*
Bell County Tax Appraisal District

FILED FOR RECORD this 25th day of August, 2022
Plat Records of Bell County, Texas, and Dedication Instrument # 2022053971
Official Records of Real Property, Bell County, Texas

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. 100204-00



DWG No.	DATE	SCALE	BY/AS	DATE	SCALE	BY/AS	DATE	SCALE	BY/AS	AREA
22-065-C-S	JULY 2022	AS SHOWN	AS SHOWN	2005/77	1	BLOCK	1	0.344	Ac.	