KISD Satellite Transportation Facility
Replat One
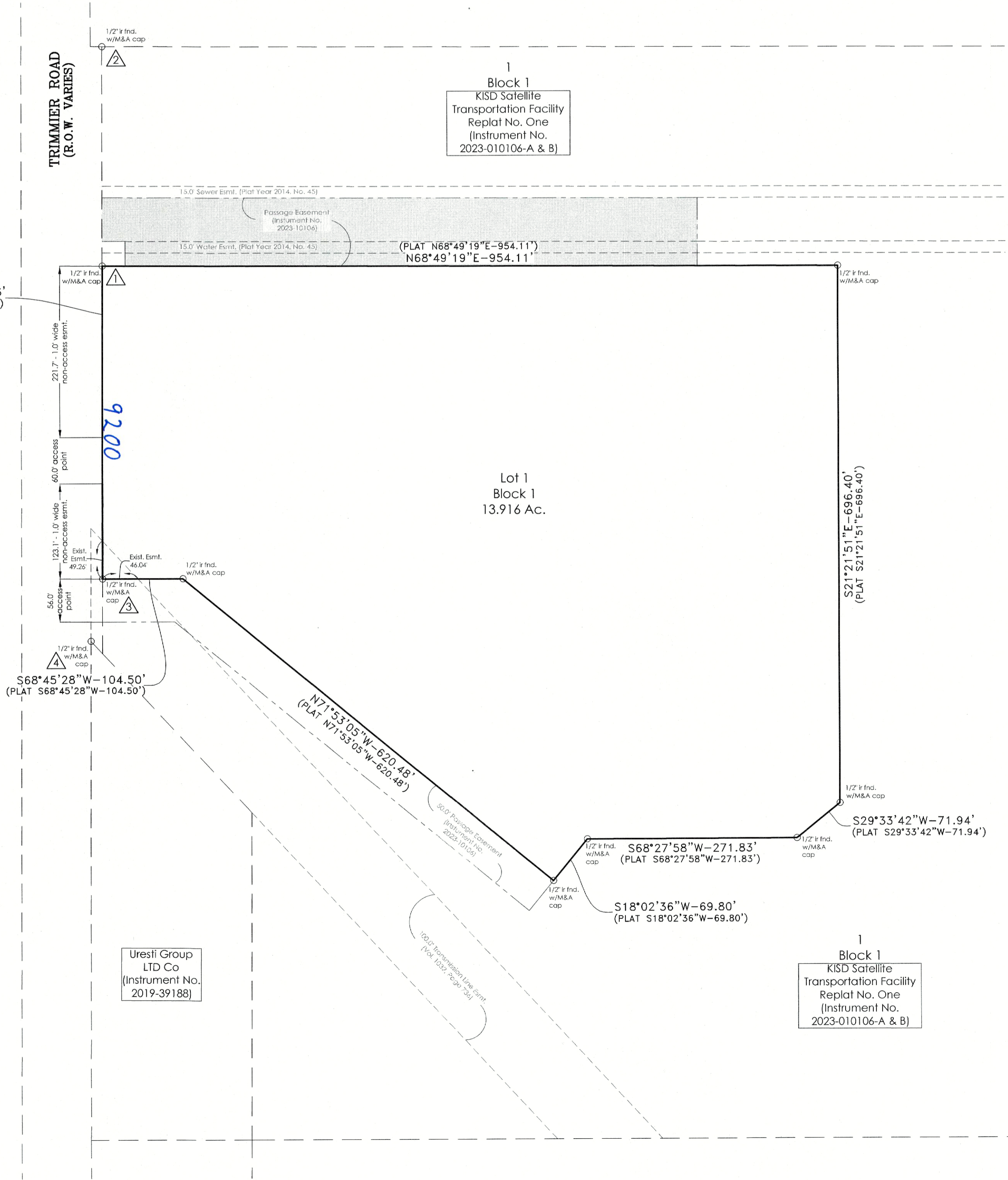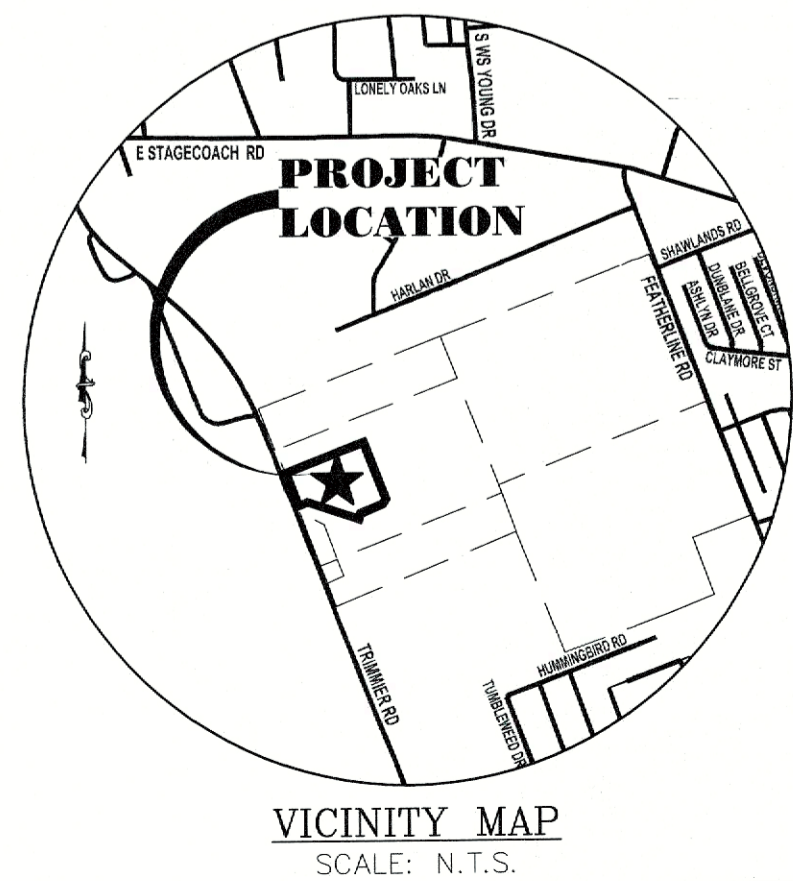(Instrument No. 2023-10106)
Scale: N.T.S.

(IN FEET)
1 inch=100ft.

NOTES:
1. Bearings are based on the Texas Coordinate System, Central Zone, NAD 83 (CORS 96), as determined by Leica Texas SmartNet GPS observations.
2. All distances are horizontal grid distance, unless noted. The combined scale factor (CSF) is 1.0001168. Surface distance = Grid distance x CSF.
3. 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. 48027C0290E, effective date September 26, 2008 for Bell County, Texas.
4. 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.
5. Unable to verify right of way width of Trimmier Road. Not enough existing monuments were found on the west side of this road to accurately determine width.
6. The plat shall be in compliance with the city's currently adopted zoning, construction standards, infrastructure design and development standards manual, drainage design manual, thoroughfare plan, and master plans, except as otherwise allowed by state law. In addition, the building setback lines for this tract shall be determined as required by the applicable zoning section of the city code of ordinances as related to the development of this tract unless shown hereon. The property is zoned "SR-1" (Suburban Residential Single-Family Residential District). Please refer to Sec. 31-178 for further details on zoning regulations.
7. Park development fees are not required in accordance with Sec. 26-129(B)(1).

REFERENCE TIES
1 to N21°10'44"W-285.39'
2 to S10°41'47"E-82.45'
1/2" iron rod found with M&A cap
1/2" iron rod found with M&A cap
1/2" iron rod found with M&A cap
1/2" iron rod found with M&A cap

VICINITY MAP
SCALE: N.T.S.

PROJECT LOCATION
E.STAGECOACH RD

TRIMMIER ROAD
(R.O.W. VARIES)

1
Block 1
KISD Satellite
Transportation Facility
Replat No. One
(Instrument No.
2023-010106-A & B)

15.0' Sewer Esmt. (Plat Year 2014, No. 45)
Passage Easement
(Instrument No.
2023-10106)
15.0' Water Pmt. (Plat Year 2014, No. 45)

(PLAT N68°49'19"E-954.11')
N68°49'19"E-954.11'

1/2" ir fnd.
w/M&A cap

N21°10'44"W-404.86'
(PLAT N21°10'44"W-404.86')

1/2" ir fnd.
w/M&A cap

9200

Karen Cole
Protection Trust
(Instrument No.
2010-45838)

Lot 1
Block 1
13.916 Ac.

S21°21'51"E-696.40'
(PLAT S21°21'51"E-696.40')

Exist. Esmt.
#8.26

1/2" ir fnd.
w/M&A cap

S68°45'28"W-104.50'
(PLAT S68°45'28"W-104.50')

N21°53'05"W-620.48'
(PLAT N21°53'05"W-620.48')

1/2" ir fnd.
w/M&A cap

S29°33'42"W-71.94'
(PLAT S29°33'42"W-71.94')

1/2" ir fnd.
w/M&A cap

S68°27'58"W-271.83'
(PLAT S68°27'58"W-271.83')

S18°02'36"W-69.80'
(PLAT S18°02'36"W-69.80')

Uresti Group
LTD Co
(Instrument No.
2019-39188)

1
Block 1
KISD Satellite
Transportation Facility
Replat No. One
(Instrument No.
2023-010106-A & B)

MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
102 N. COLLEGE
KILLEEN, TEXAS 76541
PHONE: (254) 634-5541
FAX: (254) 634-2741
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION NO. 3241
T. B. P. L. S. FIRM REGISTRATION NO. 100204-00

DATE: SEPT. 2023   DRAWN BY: FRB   REF.: 22-084-D-S   SCALE: AS SHOWN   1 LOT   1 BLOCK   AREA: 13.916 Ac.
DWG. No.: 23-055-D-S

KISD SATELLITE TRANSPORTATION FACILITY, REPLAT No. One, FIRST AMENDMENT
BEING AN AMENDING PLAT OF ALL OF LOT 2 & LOT 3, BLOCK 1,
KISD SATELLITE TRANSPORTATION FACILITY, REPLAT No. ONE
KILLEEN, BELL COUNTY, TEXAS

SHEET TITLE: AMENDING PLAT

No.	DATE	REVISIONS / REMARKS	By
1	9/22/2023	CITY OF KILLEEN COMMENTS	FRB
2	9/26/2023	CITY OF KILLEEN VALIDATIONS	FRB

Inst # 2023048368