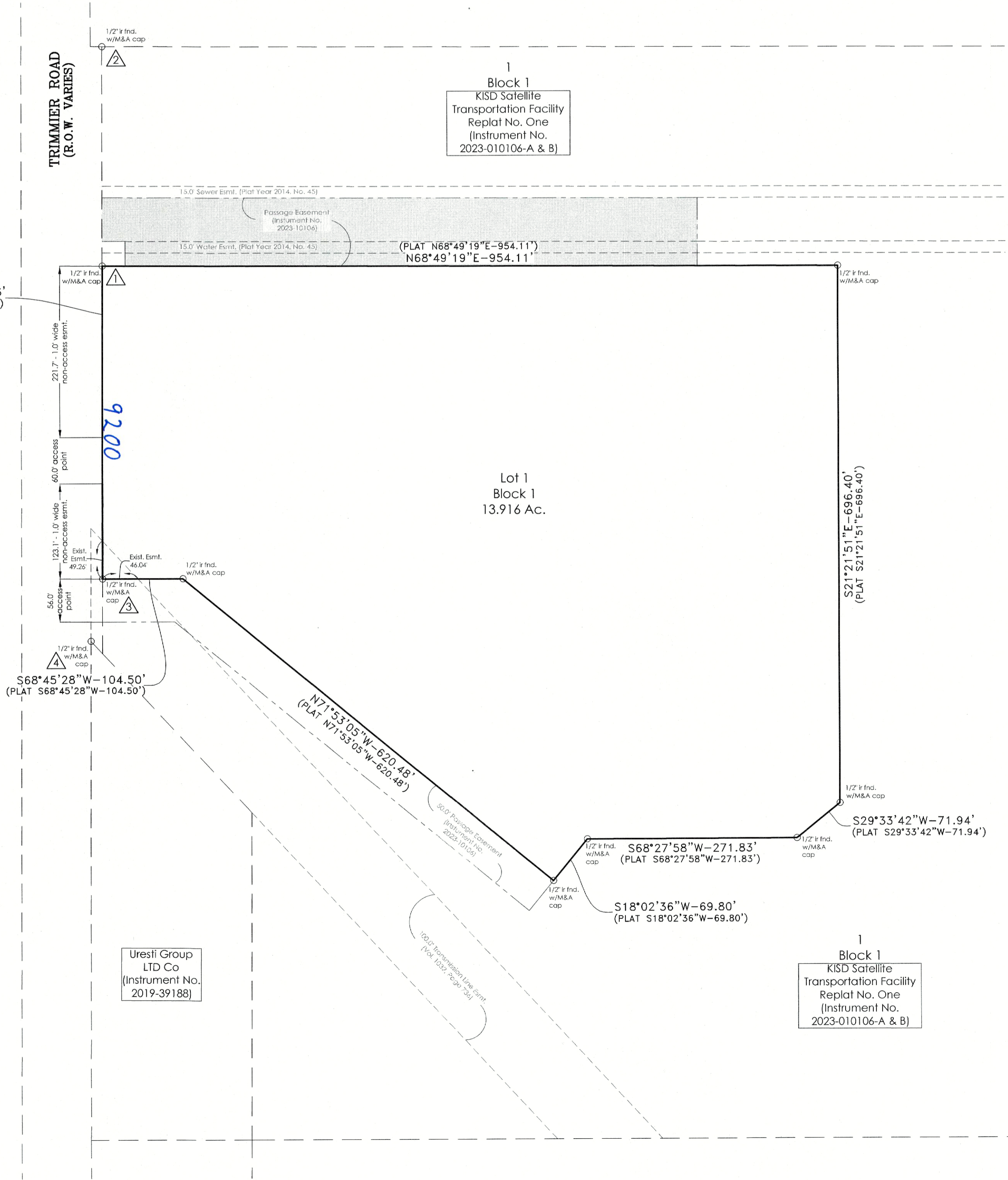
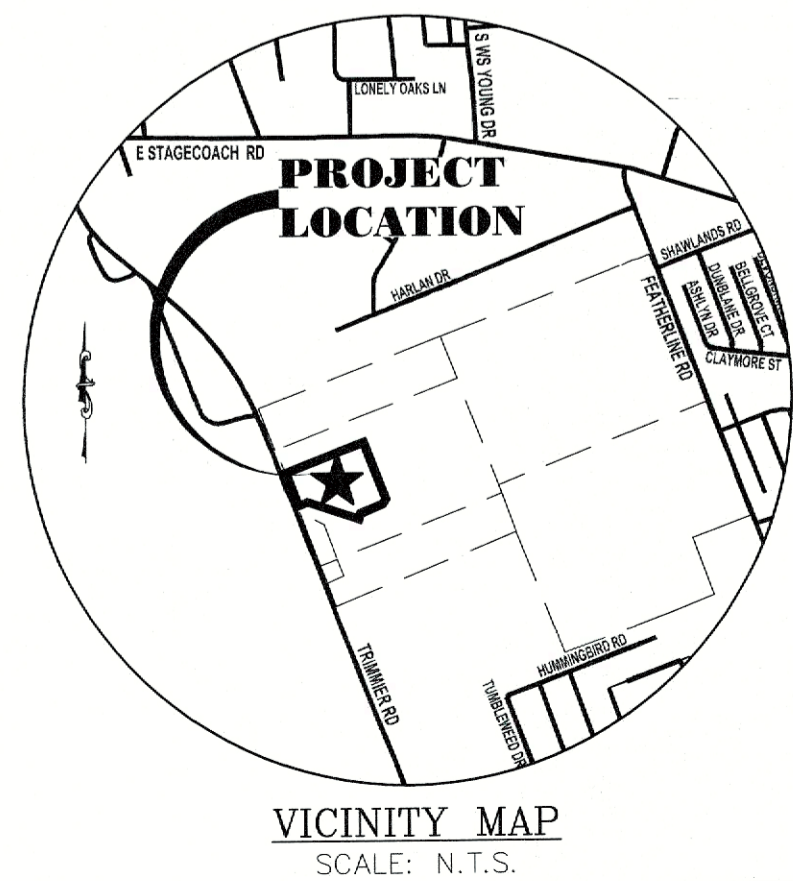


- NOTES:**
- Bearings are based on the Texas Coordinate System, Central Zone, NAD 83 (CRS 96), as determined by Leica Texas SmartNet GPS observations.
 - All distances are horizontal grid distance, unless noted. The combined scale factor (CSF) is 1.0001168. Surface distance = Grid distance x CSF.
 - 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. 49027C0290E, 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 Trimmer Road. Not enough existing monuments were found on the west side of this road to accurately determine width.
 - 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.
 - Park development fees are not required in accordance with Sec. 26-129(B)(1).

REFERENCE TIES

to N21°10'44"W-285.39'	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



KNOW ALL MEN BY THESE PRESENTS, that the City of Killeen, whose address is P.O. Box 1329, Killeen, TX 76540 being the sole owner of that certain 13.916 acres in Bell County, Texas part of the William H. Cole Survey, Abstract No. 200, being all of Lots 2 and 3, Block 1, KISD Satellite Transportation Facility, Replat No. One, an addition to the City of Killeen, Texas, being of record in Instrument No. 2023-10106, Official Public Records of Real Property, Bell County, Texas (O.P.R.R.P.B.C.T.) which is more fully described in the dedication of **KISD SATELLITE TRANSPORTATION FACILITY, REPLAT No. ONE, FIRST AMENDMENT** 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 **KISD SATELLITE TRANSPORTATION FACILITY, REPLAT No. ONE, FIRST AMENDMENT** 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 11th day of October, 2023

For: City of Killeen

Kent Cagle
 City Manager

Before me, the undersigned authority, on this day personally appeared **Kent Cagle (City Manager)** 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 representative of the property described hereon.

D. MORROW
 Notary Public, State of Texas
 Comm. Expires 06-26-2026
 Notary ID 124690314

NOTARY PUBLIC STATE OF TEXAS

APPROVED this the 26 day of September, 2023 by the Planning Director of the City of Killeen, Bell County, Texas.

PLANNING DIRECTOR

PLANNING ASSISTANT

KNOW ALL MEN BY THESE PRESENTS,

That I, Robert E. Mitchell, 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.



Robert E. Mitchell,
 Registered Professional
 Land Surveyor, No. 5801

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 3rd day of October, 2023 A. D.
 By:
Renee Hickman
 Bell County Tax Appraisal District

FILED FOR RECORD this 27 day of October, 2023
 Plat Records of Bell County, Texas, and Dedication Instrument # 2023048368
 Official Records of Real Property, Bell County, Texas

No.	DATE	REMARKS	BY
2	9/26/2023	CITY OF KILLEEN VALIDATION	
1	9/22/2023	CITY OF KILLEEN COMMENTS	

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

AMENDING PLAT

SHEET TITLE:

MITCHELL & ASSOCIATES, INC.
 ENGINEERING & SURVEYING
 102 N. COLLEGE
 KILLEEN, TEXAS 76541
 PHONE: (254) 634-5541
 FAX: (254) 634-2141
 T. E. P. L. S. FIRM REGISTRATION NO. 3241
 T. E. P. L. S. FIRM REGISTRATION NO. 102024-00

DWG No.: 23-05-D-S
 DATE: SEPT. 2023
 SCALE: AS SHOWN
 REF.: 22-084-D-S
 SHEET: 1 OF 1
 AREA: 13.916 AC.

TECHNICAL: [Signature]
 SURVEYOR: [Signature]

Inst # 2023048368