KNOW ALL MEN BY THESE PRESENTS, that Vickie Anderson, whose address is 755 Loop Road, Killeen, Texas 76542, being the sole owner of that 1.388 acre tract of land shown hereon, which is more fully described in the dedication of KOA-LOOP PLACE, as shown by the plat hereof, attached hereto, and made a part hereon, and approved by the Planning Director of the City of Killeen, Bell County, Texas, does hereby adopt said KOA-LOOP PLACE, 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 and drainage easements shown on said plat are dedicated to said city for installation and maintenance of any and all public utilities and drainage utilities which the city may install or permit to be installed or maintained.

This instrument was acknowledged before me on the 13 day of July

Cynthia A Murphy Notary Public, State of Texas

Approved this 10th day of July , 2023, by the Planning Director of the City of Killeen, Texas.

Dedication Instrument in Instrument No. 2023038771 , Official Records of Bell County, Texas.

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, KOA-LOOP PLACE, is located within the City Limits of Killeen, Texas.

Michelle E. Lee, RPLS (TX 5772)



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.

- 1. BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD 83. AS PER LEICA
- 2. THIS SUBDIVISION IS LOCATED IN ZONE X, BY THE U.S. FEMA AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), MAP NO. 48027C0290E, EFFECTIVE DATE SEPTEMBER 26, 2008 FOR BELL COUNTY, TEXAS.
- 3. 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 THE 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.
- 4. PARKLAND DEDICATION CALCULATION IS HEREBY ASSESSED AND ESTABLISHED IN ACCORDANCE WITH THE CITY OF KILLEEN ORDINANCE NO. 23-003 AT 0.0299 ACRES WHICH IS LESS THAN THE MINIMUM OF THREE (3) ACRES REQUIRED. THEREFORE, THE FEE-IN-LIEU AMOUNT IS ESTABLISHED AT THE RATE OF \$750.00 PER SINGLE-FAMILY AND TWO-FAMILY UNIT OR \$650.00 PER MULTI-FAMILY UNIT. PARKLAND DEVELOPMENT FEE IS HEREBY ASSESSED AND ESTABLISHED IN ACCORDANCE WITH CITY OF KILLEEN ORDINANCE NO. 23-003 AT \$450.00 PER SINGLE-FAMILY AND TWO-FAMILY UNIT OR \$250.00 PER MULTIFAMILY UNIT. FEE-IN-LIEU AMOUNT AND PARKLAND DEVELOPMENT FEE SHALL BE PAID AT THE TIME OF RECORDATION.

THE BELL COUNTY PUBLIC HEALTH DISTRICT, THE PERMITTING AUTHORITY FOR ON-SITE SEWAGE FACILITIES IN BELL COUNTY, TEXAS, HEREBY CERTIFIES THAT THIS SUBDIVISION MEETS OR EXCEEDS THE MINIMUM STANDARDS ESTABLISHED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) AND

2023-015 Project No.: 1.388 Acres: No. of Lots: 1" = 30'Scale: 6/13/2023 Date: MEL/JJH Design By:

Sheet No.:

Inst # 2023038771

KILLEEN S & SURV △ DATE SHEETS

N ENGINEERING VEYING, LTD