

KNOW ALL MEN BY THESE PRESENTS, that Lily Grace Investments, LC, whose address is 504 Bowen, Copperas Cove, TX, 76522 being the sole owner of that certain 2.834 acre tract of land in Bell County, Texas, part of the S.P.R.R. Co. Survey, Abstract No. 795, which is more fully described in the dedication of LEIFESTER COMMERCIAL ADDITION No. TWO 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 LEIFESTER COMMERCIAL ADDITION No. TWO 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, Bell County. The utility and drainage easements shown on said plat are dedicated to said city for the installation and maintenance of any and all public utilities and drainage utilities, which the city may install or permit to be installed or maintained.

WITNESS the execution hereof, on this 5th day of 10thber

Before me, the undersigned authority, on this day personally appeared Yongok S. Madayag 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.

Comm. Expires 10-20-2024

APPROVED this 22 day of October, 2021, by the Planning Director of the City of Killeen, Texas.

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, Bell County, Texas, and this subdivision is within the City Limits of Killeen, Texas.



Mike W. Kriegel,
Registered Professional Land Surveyor, No. 4330

PROJECT LOCATION

VICINITY MAP
SCALE: N.T.S.

REFERENCE TIES

1 to 2 N83°25'01"E-132.73' 3 to 4 N70°33'16"W-62.80'

Brass cap 1/2" iron rod found

3 1/2" iron rod found

1. All bearings are based upon the Texas Coordinate System, NAD 83 (CORS 96), Texas Central Zone as determined by Leica Texas Smartnet GPS observations. All distances are surface distance. Combined scale factor=1.0001168.

- 2. 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. 48027C260E, 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.

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 \_\_\_\_\_ day of \_\_\_\_\_ day of \_\_\_\_\_\_, 2021 A. D.

FILED FOR RECORD this 22nd day of October, 20 21
Plat Records of Bell County, Texas, and Dedication Instrument # 2621-49819 Official Records of Real Property, Bell County, Texas

MITCHELL & LENGING 102 N. C