

MINIMUM FFE ELEVATIONS SHALL BE AT LEAST 2' ABOVE BASE FLOOD ELEVATION

2008 FEMA CONDITIONS

BLOCK	LOT	BASE FLOOD ELEVATION	MIN. FINISHED FLOOR ELEVATION
8A	1	924.40	926.50

\* Minimum Finished Floor Elevation may change due to final location of proposed structure.

**FLOOD PLAIN DATA**

Approximate limits of 100 year flood plain, zone X, as per FEMA FIRM panels 48027C0280, dated September 26, 2008, revised to reflect LOMR effective March 6, 2009.

Base Flood Elevations as per FEMA FIRM panels 48027C0280, dated September 26, 2008, revised to reflect LOMR effective March 6, 2009.

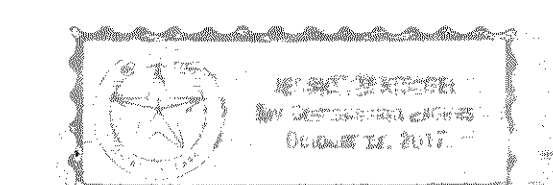
- NOTES:**
- All bearings are based upon the Texas State Plane Coordinate System, NAD 83 (CORS 96), Texas Central Zone as per Leica Texas Smartnet GPS observations. All distances are surface distance. Combined scale factor=1.0001168.
  - All interior lot corners marked with 1/2" ir & cap stamped "M&A" set after construction completed.
  - 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), Revised LOMR Map No. 48027C260E, effective date March 6, 2009 for Bell County, Texas.
  - Lot 8A measures 71.19 feet at the 25.0' building line.
  - Lot 8B measures 61.71 feet at the 25.0' building line.

KNOW ALL MEN BY THESE PRESENTS, that James McCray, whose address is 1810 Grey Fox Trail, Killeen, Texas, 76543, being the sole owner of that certain 0.625 acre tract of land in Bell County, Texas, part of the J. Essary Survey, Abstract No. 296, which is more fully described in the dedication of MCCRAY 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 MCCRAY 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 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 15th day of August, 2017.

*James McCray*  
James McCray

Before me, the undersigned authority, on this day personally appeared James McCray, 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.



*James M. Wilson*  
NOTARY PUBLIC STATE OF TEXAS  
My Commission Expires: 06/06/2017

APPROVED this 7th day of August, 2017, by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas.

*William J. Smith*  
CHAIRMAN, PLANNING COMMISSION

*Marissa*  
SECRETARY, PLANNING COMMISSION

KNOW ALL MEN BY THESE PRESENTS,

That I, Rex D. Haas, 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.

*Rex D. Haas*  
Rex D. Haas,  
Registered Professional  
Land Surveyor, No. 4378

**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 15th day of August, 2017, A.D.

By: *Megan*  
Bell County Tax Appraisal District

FILED FOR RECORD this 22nd day of August, 2017, in Year 2017.  
Plat # 111  
# 2017-00055-240, Official Public Records of Real Property, Bell County, Texas.

No.	DATE	REVISIONS
2	8/7/2017	OFFSITE EASMT. INFO. DETAIL 'A'
1	7/28/2017	CITY OF KILLEEN COMMENTS

**McCRAY ADDITION**  
**BEING A REPLAT OF ALL OF LOT 8, BLOCK 1,**  
**LOMA VISTA ESTATES, PHASE THREE**  
**KILLEEN, BELL COUNTY, TEXAS**

**FINAL PLAT**

SHEET TITLE:

**MITCHELL & ASSOCIATES, INC.**  
ENGINEERING & SURVEYING  
1022 N. COLLEGE  
KILLEEN, TEXAS 76541  
PHONE: (254) 634-5541  
FAX: (254) 634-2141  
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION NO. 3241  
I. B. F. E. S. FIRM REGISTRATION NO. 16034-00

DWG No. 17-070-01-S  
DRAWN BY: FRB  
SCALE: AS SHOWN  
DATE: JULY 2017  
AREA: 0.625 AC.  
2 LOTS  
1 BLOCK/S