

**LEGEND**

- PROPERTY BOUNDARY
- LOT LINES
- - - EASEMENT LINES
- - - ADJOINING TRACT PROPERTY LINES

- 1/2" IRON ROD SET W/ CAP STAMPED "QUINTERO 10194110"
- IRON PIPE FOUND
- 3/8" IRON ROD FOUND

UNLESS OTHERWISE NOTED

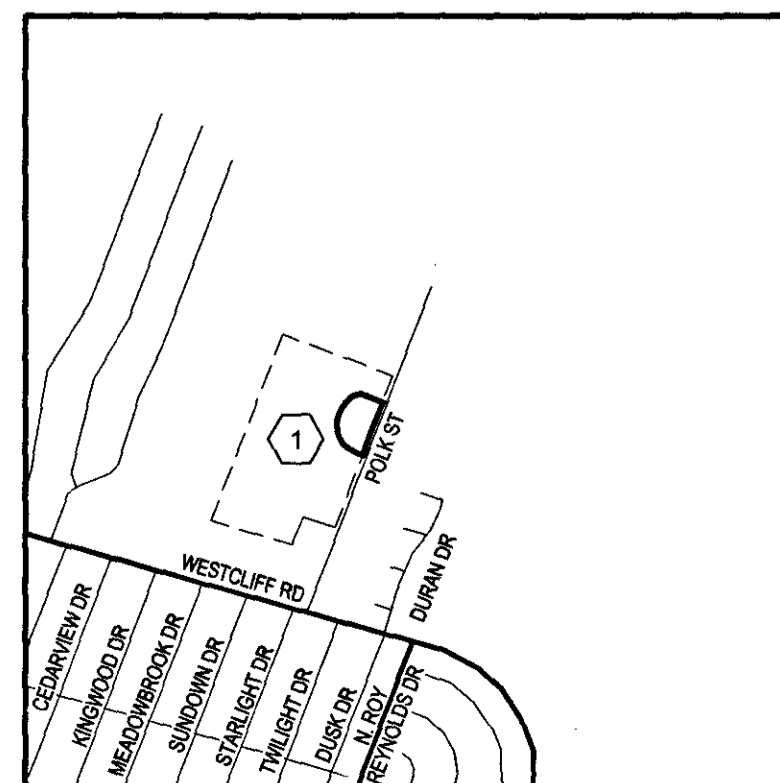
**NOTES**

1. 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.
2. THE BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, PER LEICA SMART NET GPS OBSERVATION.
3. ALL INTERIOR CORNERS ARE 1/2 IRON ROD SET W/ CAP STAMPED "QUINTERO 10194110", UNLESS OTHERWISE NOTED.
4. A PORTION OF THIS PROPERTY LIES WITHIN FEMA "ZONE X, OTHER AREAS" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, FEMA MAP 48027C0285E, WHICH BEAR AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.

"FEMA "ZONE X, OTHER AREAS" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN"

**REFERENCE TIES**

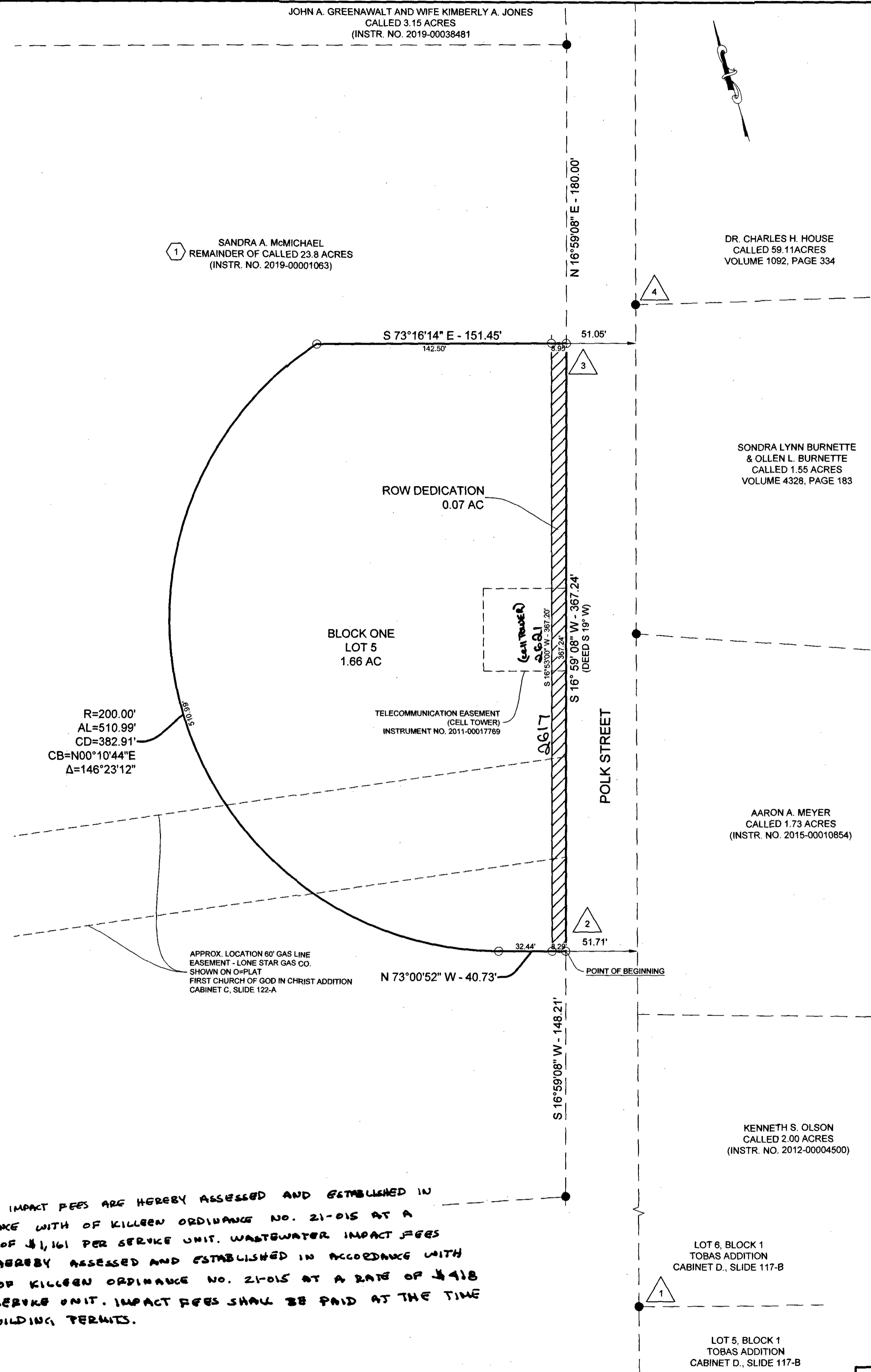
1-2	S 13° 45' 00" W - 833.38'
3-4	N 77° 54' 51" E - 48.10'



**LOCATION MAP**

SCALE: NTS

WATER IMPACT FEES ARE HEREBY ASSESSED AND ESTABLISHED IN ACCORDANCE WITH 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.



KNOW ALL MEN BY THESE PRESENTS, THAT SANDRA A. McMICHAEL BEING THE SOLE OWNER OF THAT CERTAIN 1.73 ACRE TRACT OF LAND IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS, SITUATED IN THE J.S. WILDER SURVEY, A-913, BEING A PORTION OF THE CALLED 23.8 ACRES DESCRIBED IN A DEED TO SANDRA A McMICHAEL, RECORDED IN INSTRUMENT NO. 2019-00001063, DEED RECORDS OF BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF McMICHAEL ADDITION, PHASE FOUR, AS SHOWN BY THE PLAT HEREOF, ATTACHED HERETO, AND MADE A PART HEREOF, AND APPROVED BY THE CITY OF KILLEEN, BELL COUNTY, TEXAS AND McMICHAEL ADDITION, PHASE FOUR, DOES HEREBY DEDICATE TO SAID CITY ALL STREETS, AVENUES, DRIVES, ALLEYS AND DRAINAGE TRACTS 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.

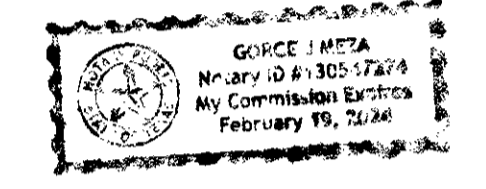
THE DRAINAGE TRACTS, DRAINAGE AND UTILITY EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO SAID CITY OF KILLEEN FOR INSTALLATION AND MAINTENANCE OF ANY AND ALL PUBLIC UTILITIES, WHICH THE CITY MAY ELECT TO INSTALL AND MAINTAIN OR PERMIT TO BE INSTALLED OR MAINTAINED.

WITNESS THE EXECUTION HEREOF, ON THIS 2 DAY OF November, 2021.

*Sandra A. McMichael*  
SANDRA A. McMICHAEL  
OWNER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY, PERSONALLY APPEARED SANDRA A. McMICHAEL 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 OWNERS OF THE PROPERTY DESCRIBED HEREON.

*Greg L. Me...*  
NOTARY PUBLIC STATE OF TEXAS  
MY COMMISSION EXPIRES: 2/19/24



CITY PLANNING AND DEVELOPMENT SERVICES

APPROVED THIS 15<sup>th</sup> DAY OF December, 20 21, A.D. BY THE EXECUTIVE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES OR THE CITY PLANNER OF THE CITY OF KILLEEN, TEXAS.

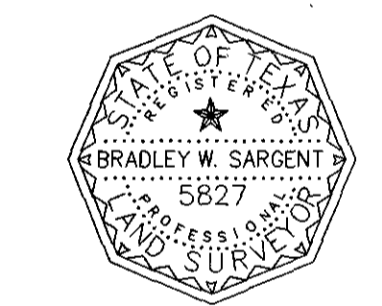
*Walter Mc...*  
EXECUTIVE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES OR THE CITY PLANNER

*K. Stuedland*  
PLANNING SECRETARY

SURVEYORS' CERTIFICATE

I, BRADLEY W. SARGENT, DO HEREBY CERTIFY THAT AN ACTUAL AND ACCURATE SURVEY WAS MADE ON THE GROUND OF THE PLATTED LAND, AND THAT THE CORNER MONUMENTS SHOWN ON THE FOREGOING PLAT WERE FOUND OR PLACED, IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF KILLEEN, TEXAS.

*Bradley W. Sargent* 11/01/2021  
BRADLEY W. SARGENT  
R. P. L. S. NO. 5827  
1501 W. STAN SCHLUETER LP.  
KILLEEN, TX 76549



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 8<sup>th</sup> DAY OF November, 20 21 A.D.

By: *Megan Burns*  
BELL COUNTY TAX APPRAISAL DISTRICT

COUNTY CLERK INFORMATION:

FILED FOR RECORD THIS 2<sup>nd</sup> DAY OF December, 20 21 PLAT RECORDS OF BELL COUNTY, TEXAS, AND DEDICATION INSTRUMENT # 2021-19817 OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

By: *Melissa Costin*

SURVEY:	J.S. WILDER, A-913	OWNER:	SANDRA A. McMICHAEL 2501 POLK ST KILLEEN, TEXAS 76543
NUMBER OF BLOCKS:	1		
NUMBER OF LOTS:	1	SURVEYOR:	QUINTERO ENGINEERING, LLC 1501 W. STAN SCHLUETER LP. KILLEEN, TEXAS 76549 (254) 493-9962
TOTAL ACREAGE:	1.73 AC		
DATE:	NOVEMBER 2021		

**QE**  
QUINTERO ENGINEERING LLC  
1501 W. STAN SCHLUETER PHONE: (254) 493-9962  
LP KILLEEN, TEXAS 76549 FAX: (254) 432-7070  
T.B.P.E. FIRM NO.: 14709 T.B.P.L.S. FIRM NO.: 10194110

**FINAL PLAT FOR:**  
**McMICHAEL ADDITION, PHASE FOUR**  
CITY OF KILLEEN, BELL COUNTY, TEXAS

McMICHAEL ADDITION, PHASE FOUR,  
IS A PLAT OF A PORTION OF THE CALLED 23.8 ACRES DESCRIBED IN A DEED TO SANDRA A McMICHAEL,  
RECORDED IN INSTRUMENT NO. 2019-00001063, DEED RECORDS OF BELL COUNTY, TEXAS.

PROJECT NO.: 011-21  
DRAWING NO.: P1