

**LEGEND**

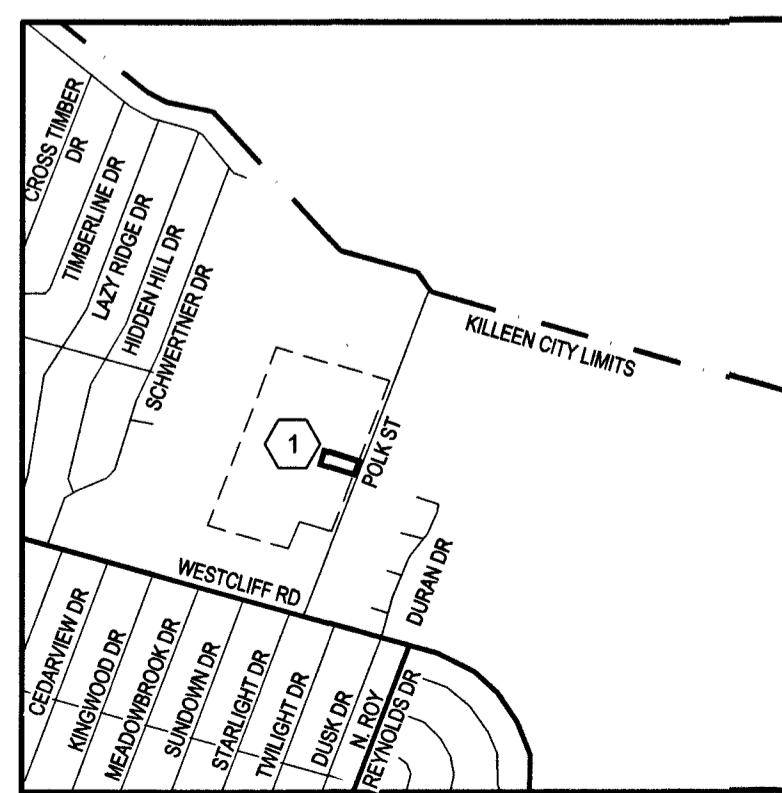
- PROPERTY BOUNDARY
  - LOT LINES
  - - - EASEMENT LINES
  - - - ADJOINING TRACT PROPERTY LINES
- 
- 1/2" IRON ROD SET W/ CAP  
STAMPED "QUINTERO 10194110"
  - IRON PIPE FOUND
  - 3/8" IRON ROD FOUND
- UNLESS OTHERWISE NOTED

**NOTES**

- 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.
  - 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.
  - ALL INTERIOR CORNERS ARE 1/2 IRON ROD SET W/ CAP STAMPED "QUINTERO 10194110", UNLESS OTHERWISE NOTED.
  - 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\*\*

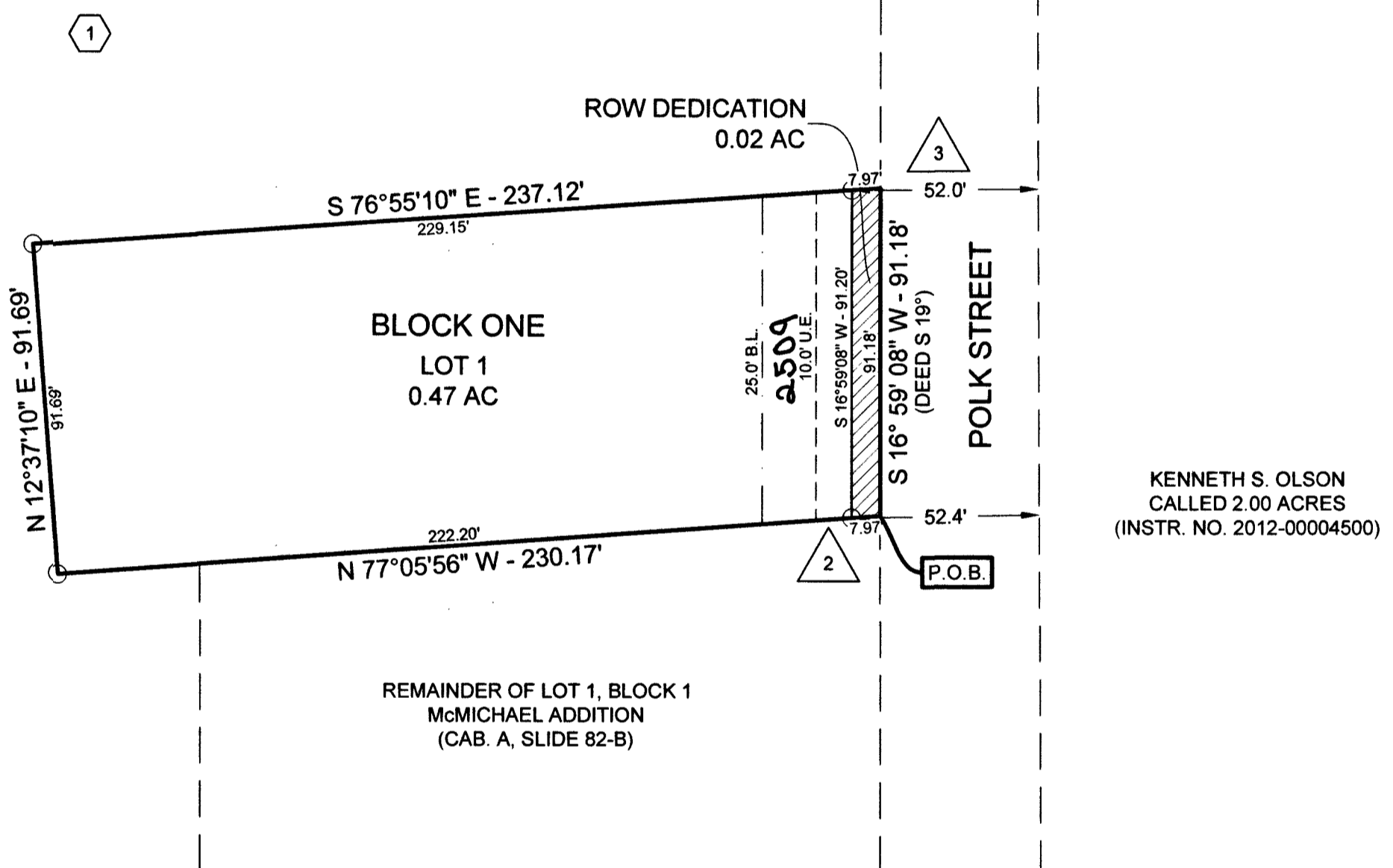
**REFERENCE TIES**

1-2	S 11° 40' 48" W - 594.65'
3-4	N 25° 25' 26" E - 344.35'



**LOCATION MAP**  
SCALE: NTS

SANDRA A. McMICHAEL  
REMAINDER OF CALLED 23.8 ACRES  
(INSTR. NO. 2019-00001063)



AARON A. MEYER  
CALLED 1.73 ACRES  
(INSTR. NO. 2015-00010854)

KENNETH S. OLSON  
CALLED 2.00 ACRES  
(INSTR. NO. 2012-00004500)

KENNETH S. OLSON  
CALLED 0.45 ACRES  
(INSTR. NO. 2011-00043606)

DIANE M. OLBERTO &  
SUSAN SIMON  
CALLED 0.50 ACRES  
VOLUME 2295, PAGE 329



KNOW ALL MEN BY THESE PRESENTS, THAT SANDRA A. McMICHAEL BEING THE SOLE OWNER OF THAT CERTAIN 0.49 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 AND A PORTION OF LOT 1, BLOCK 1, McMICHAEL ADDITION, AN ADDITION TO THE CITY OF KILLEEN, RECORDED IN CABINET A, SLIDE 82-B, PLAT RECORDS OF BELL COUNTY, TEXAS, BEING THE SAME TRACT OF LAND CONVEYED TO SANDRA A. McMICHAEL, RECORDED IN VOLUME 1794, PAGE 25, DEED RECORDS OF BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF McMICHAEL ADDITION, PHASE THREE, AS SHOWN BY THE PLAT HEREOF, ATTACHED HERETO, AND MADE A PART HEREON, AND APPROVED BY THE CITY OF KILLEEN, BELL COUNTY, TEXAS AND McMICHAEL ADDITION, PHASE THREE, 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.

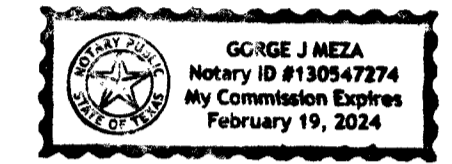
THE DRAINAGE TRACTS, DRAINAGE AND UTILITY EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO SAID CITY OF KILLEEN FOR INSTALLATION AND MAINTENANCE OF ANY AND ALL PUBLIC UTILITIES, WHICH THE CITY MAY ELECT TO INSTALL AND MAINTAIN OR PERMIT TO BE INSTALLED OR MAINTAINED.

WITNESS THE EXECUTION HEREOF, ON THIS 18 DAY OF MARCH, 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 HEREOF.

*George J. Meza*  
NOTARY PUBLIC STATE OF TEXAS  
MY COMMISSION EXPIRES: 2/19/24



**CITY PLANNING AND DEVELOPMENT SERVICES**

APPROVED THIS 12<sup>th</sup> DAY OF March, 20 21, A.D. BY THE EXECUTIVE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES OR THE CITY PLANNER OF THE CITY OF KILLEEN, TEXAS.

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

*K. Stuckland*  
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* 03/24/2021  
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 28<sup>th</sup> DAY OF March, 20 21 A.D.

By: *Jennifer Kline*  
BELL COUNTY TAX APPRAISAL DISTRICT

**COUNTY CLERK INFORMATION:**

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PLAT RECORDS OF BELL COUNTY, TEXAS; AND DEDICATION INSTRUMENT # \_\_\_\_\_, OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

By: *Shelley Coston*

SURVEY:	J.S. WILDER, A-913	OWNER:	SANDRA A. McMICHAEL 2501 POLK ST KILLEEN, TEXAS 76543
NUMBER OF BLOCKS:	1	SURVEYOR:	QUINTERO ENGINEERING, LLC 1501 W. STAN SCHLUETER LP. KILLEEN, TEXAS 76549 (254) 493-9962
NUMBER OF LOTS:	1		
TOTAL ACREAGE:	0.49 AC		
DATE:	NOVEMBER 2020		



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

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 AND A PORTION OF LOT 1, BLOCK 1, McMICHAEL ADDITION, AN ADDITION TO THE CITY OF KILLEEN, RECORDED IN CABINET A, SLIDE 82-B, PLAT RECORDS OF BELL COUNTY, TEXAS, BEING THE SAME TRACT OF LAND CONVEYED TO SANDRA A. McMICHAEL, RECORDED IN VOLUME 1794, PAGE 25, DEED RECORDS OF BELL COUNTY, TEXAS.

PROJECT NO.: 036-20  
DRAWING NO.: P1

Inst # 2021-21034