

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

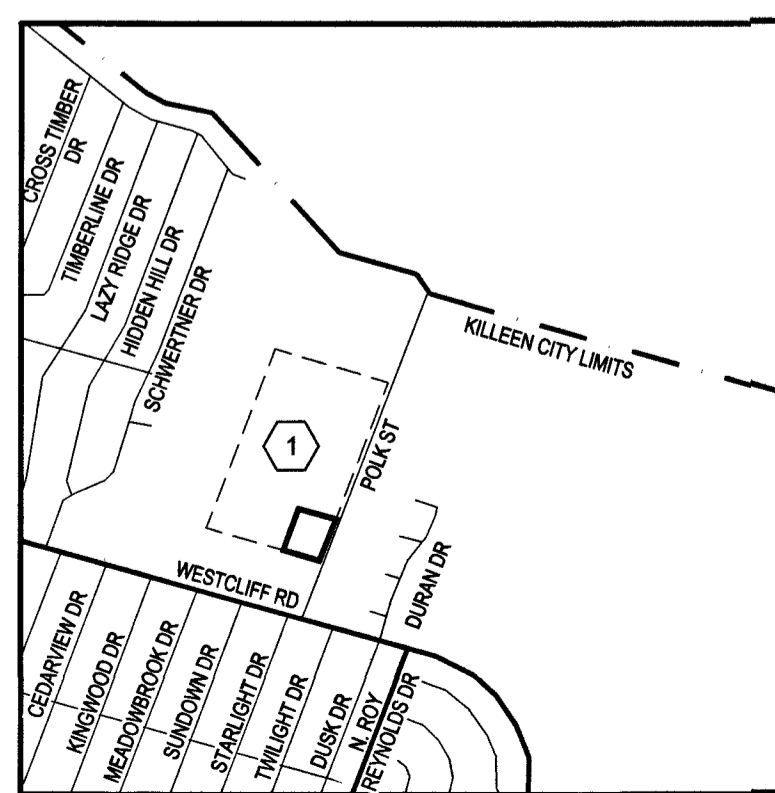
NOTES

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

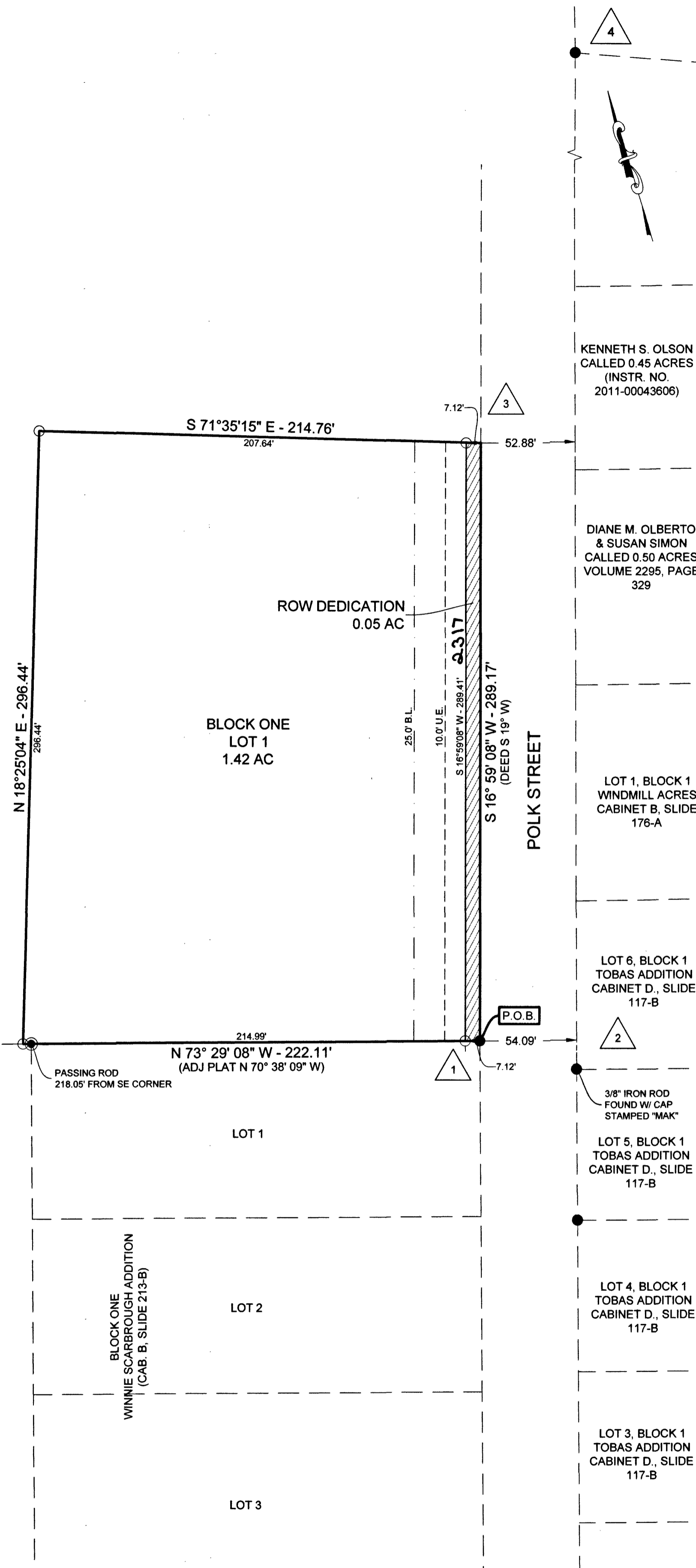
1 - 2	S 56° 30' 54" E - 49.03'
3 - 4	N 20° 55' 52" E - 722.30'



LOCATION MAP
SCALE: NTS

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

MITCH T. PURVIANCE-FINICUM
AND VANESSA BROWN,
CALLED 4.008 ACRES
(INSTR. NO. 2019-00011180)



KNOW ALL MEN BY THESE PRESENTS, THAT SANDRA A. McMICHAEL BEING THE SOLE OWNER OF THAT CERTAIN 1.47 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 ALL OF THE CALLED 1.0 ACRES DESCRIBED IN A DEED TO SANDRA A. McMICHAEL, RECORDED IN INSTRUMENT NO. 2008-00016103, DEED RECORDS OF BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF McMICHAEL ADDITION, PHASE TWO, 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 TWO 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.

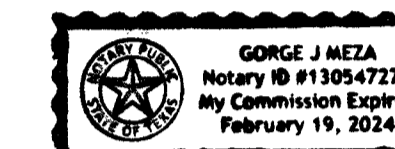
THE DRAINAGE TRACTS, DRAINAGE AND UTILITY EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO SAID CITY OF KILLEEN FOR INSTALLATION AND MAINTENANCE OF ANY AND ALL PUBLIC UTILITIES, WHICH THE CITY MAY ELECT TO INSTALL AND MAINTAIN OR PERMIT TO BE INSTALLED OR MAINTAINED.

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 HEREON.

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



CITY PLANNING AND DEVELOPMENT SERVICES

APPROVED THIS 07th DAY OF April, 2021, A.D. BY THE EXECUTIVE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES OR THE CITY PLANNER OF THE CITY OF KILLEEN, TEXAS.

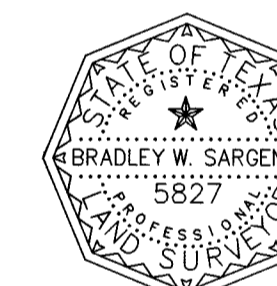
Tony J. McEl
EXECUTIVE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES OR THE CITY PLANNER

K. Stuckert
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 5th DAY OF April, 2021, A.D.

Meagan Bowers
BY: Meagan Bowers
BELL COUNTY TAX APPRAISAL DISTRICT

COUNTY CLERK INFORMATION:

FILED FOR RECORD THIS 1th DAY OF April, 2021, PLAT RECORDS OF BELL COUNTY, TEXAS, AND DEDICATION INSTRUMENT # 2021-21039, OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

BY: *Shelley Coston*

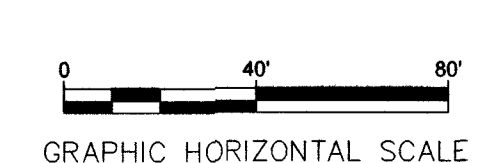
SURVEY:	J.S. WILDER, A-913	OWNER:	SANDRA A. McMICHAEL 2501 POLK ST KILLEEN, TEXAS 76543
NUMBER OF BLOCKS:	1	SURVEYOR:	QUINTERO ENGINEERING, LLC 1501 W. STAN SCHLUETER LP. KILLEEN, TEXAS 76549 (254) 493-9962
NUMBER OF LOTS:	1		
TOTAL ACREAGE:	1.47 AC		
DATE:	NOVEMBER 2020		



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

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 ALL OF THE CALLED 1.0 ACRES DESCRIBED IN A DEED TO SANDRA A. McMICHAEL, RECORDED IN INSTRUMENT NO. 2008-00016103, DEED RECORDS OF BELL COUNTY, TEXAS.

PROJECT NO.:
037-20
DRAWING NO.:
P1



INSTR # 2021-21039