

CALLED 3.01 ACRES  
PRICE FAMILY TRUST  
VOL. 6065, PG. 398

CALLED 5.236 ACRES  
JIMMY D. & SHARON E.  
WHITE  
VOL. 3122, PG. 386

STATE OF TEXAS  
COUNTY OF BELL

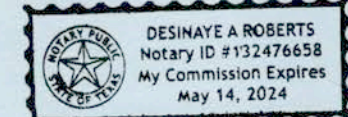
KNOW ALL MEN BY THESE PRESENTS, that **MANUEL MEZA**, whose address is 694 Loop Road, Killeen Texas 76542, being the owner of the land shown on this plat designated as the **MEZA ADDITION**, being 4.94 acres out of the Robert Cunningham Survey, Abstract No. 199, Bell County, Texas, and being all of a called 4.560 acre tract of land as described by a deed to Manuel Meza, recorded in Document No. 2013-025533, Real Property Records in Bell County, Texas, and being all of a called 1.224 acre tract of land as described by a deed to Manuel Meza De La Cruz, recorded in Document No. 2014-040516, Real Property Records in Bell County, Texas, do hereby join, approve, and consent to all dedications and plat note requirements shown hereon. I do hereby approve the recordation of this subdivision plat and dedicate to the public use forever any easements and roads that are shown hereon.

By: *Manuel Meza*  
Manuel Meza

STATE OF TEXAS  
COUNTY OF BELL

This instrument was acknowledged before me on the 5 day of December, 2022, by Manuel Meza.

*Desiree Robert*  
Notary Public for the State of Texas  
My Commission Expires: May 14, 2024



CITY OF KILLEEN

Approved this 14<sup>th</sup> day of November, 2022, by the planning director of the City of Killeen, Texas.

*Walter Meza*  
Planning Director

*Mania Lopez*  
Planning Assistant

BELL COUNTY PUBLIC HEALTH DISTRICT CERTIFICATE

The Bell County Public Health District, the permitting authority for On-Site Sewage Facilities in Bell County, Texas, hereby certifies that this subdivision meets or exceeds the minimum standards established by the Texas Commission on Environmental Quality (TCEQ) and Bell County's Local Order.

Signature: *David Little Jr*  
Bell County Public Health District

SURVEYOR'S CERTIFICATE

KNOW ALL BY THESE MEN PRESENTS:

I, Luther E. Frobish, Registered Professional Land Surveyor, in the State of Texas, do hereby certify to the best of my knowledge and belief, that this map is true and correct, that it was prepared from an actual survey of the property made on the ground, and that all boundary survey monuments are correctly shown thereon.

*Luther E. Frobish*  
Luther E. Frobish  
Registered Professional Land Surveyor  
State of Texas No. 6200

11/09/2022

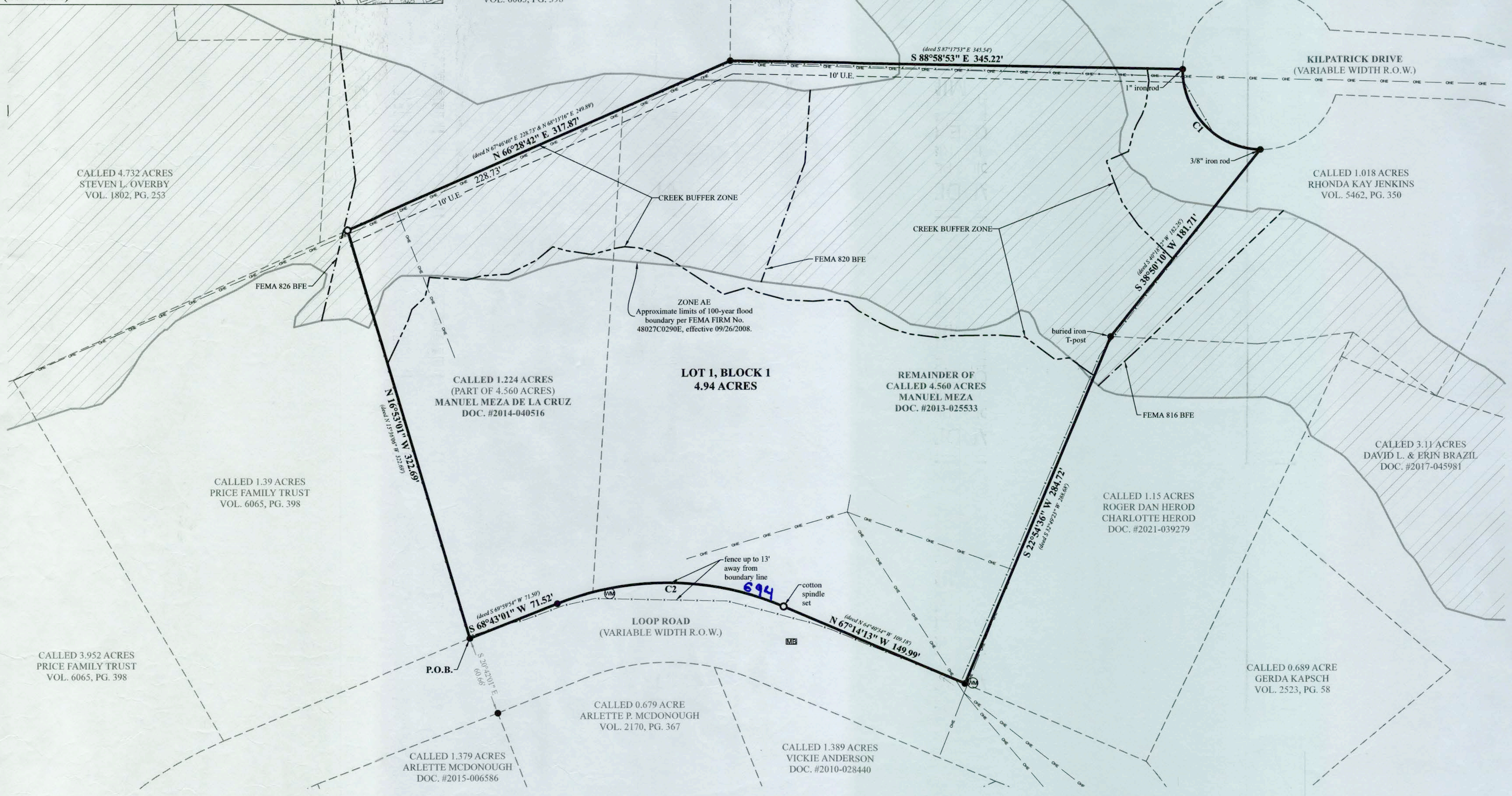


The Bell County Tax Appraisal District, the taxing authority for all entities in Bell County, Texas does hereby certify that there are currently no delinquent taxes due or owing on the property described by this plat.

Dated this 1 day of December, 2022.

*Jelle J*  
Bell County Tax Appraisal District

FILED FOR RECORD this 21<sup>st</sup> day of December, 2022, in Cabinet N/A, Slide N/A, Plat Records of Bell County, Texas.  
Dedication recorded in Instrument No. 2022074694, Real Property Records in Bell County, Texas.



CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	60.00'	93.99'	84.67'	S 44° 24' 03" E	89° 45' 22"
C2	729.58'	1176.76'	1172.43'	N 89° 05' 46" W	44° 06' 51"

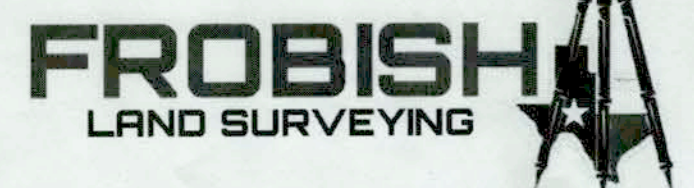
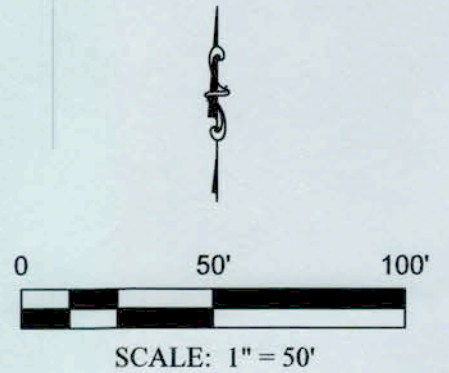
**MINOR PLAT**  
**MEZA ADDITION**  
An addition to the City of Killeen, Bell County, Texas.  
4.94 ACRES TOTAL, 1 BLOCK, 1 LOT

NOTES:

- The bearings recited hereon are grid bearings derived from GPS observations based on the NAD83(2011) State Plane Coordinate System, Texas Central Zone No. 4203. The Combined Correction Factor (CCF) used is 0.9998475.
- A portion of this tract is shown to be within Zone "AE" (Special Flood Hazard Area), per FEMA's Flood Insurance Rate Map (FIRM) for Bell County, Texas, panel number 48027C0290E, effective date of September 26, 2008. This does not imply that this tract will, or will not flood, nor does it create any liability in such event on the part of this surveyor.
- Building setback lines shall comply with the Code of Ordinances of the City of Killeen, Texas.
- Water service for this tract is provided by the City of Killeen, Texas.
- Wastewater service for this tract shall be on-site sewage facility.
- 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.
- The BFE for this tract is 826 feet, and the FFE is 828 feet.
- Field Notes accompany this plat.

LEGEND:

- P.O.B. = POINT OF BEGINNING
- R.O.W. = RIGHT OF WAY
- = 1/2" IRON ROD FOUND (unless otherwise noted)
- = 1/2" IRON ROD SET (unless otherwise noted)
- = GUY ANCHOR
- x — = FENCE
- M — = MAILBOX
- O — = OVERHEAD ELECTRIC
- W — = WATER METER



instr# 2022074694