



REFERENCE TIES	
△ to △	S55°29'54"E-238.48'
△ to △	S50°06'41"E-192.35'
△	60D & 1" iron pipe found
△	1/2" iron rod found
△	60D nail found
△	1/2" iron rod found

NOTES:

- All bearings are based upon the Texas Coordinate System, NAD 83 (CORS 96), Texas Central Zone as determined by Leica Texas Smartnet GPS observations. All distances are surface distance. Combined scale factor=1.0001168.
- 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), Map No. 48027C280E, effective date September 26, 2008 for Bell County, Texas.
- 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.

KNOW ALL MEN BY THESE PRESENTS, that Millsap & Hutto Investments, Inc., a Texas corporation, whose address is 1501 Zinfandel Drive, Harker Heights, Texas, 76548 being the sole owner of that certain 0.215 acre tract of land in Bell County, Texas, being part of the Alexander Thompson Survey, Abstract No. 813, which is more fully described in the dedication of MILLSAP & HUTTO 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 MILLSAP & HUTTO 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 easements shown on said plat are dedicated to said city for the installation and maintenance of any and all public utilities, which the city may install or permit to be installed or maintained.

WITNESS the execution hereof, on this 12th day of October, 2022

For: Millsap & Hutto Investments, Inc., a Texas corporation

Donald R. Hutto
Donald R. Hutto (President)

Before me, the undersigned authority, on this day personally appeared Donald R. Hutto 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 herein.

JENNIFER HENDERSON
Notary Public, State of Texas
Comm. Expires 10-20-2024
Notary ID 132736827

Jennifer Henderson
NOTARY PUBLIC STATE OF TEXAS
My Commission Expires 10-20-2024

APPROVED this the 14th day of October, 2022 by the planning director of the City of Killeen, Bell County, Texas.

Walter Mabir
PLANNING DIRECTOR

McLaurin
PLANNING ASSISTANT

KNOW ALL MEN BY THESE PRESENTS,

That I, Mike W. Kriegel, 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.



Mike W. Kriegel
Mike W. Kriegel
Registered Professional
Land Surveyor, No. 4330

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 16th day of October, 2022.
By: *Bill O*
Bell County Tax Appraisal District

FILED FOR RECORD this 17th day of October, 2022
Plat Records of Bell County, Texas, and Dedication Instrument # 202208769
Official Records of Real Property, Bell County, Texas

MILLSAP & HUTTO INVESTMENTS, INC.
ENGINEERING & SURVEYING
102 N. COLLEGE
KILLEEN, TEXAS 76541
PHONE: (254) 634-5541
FAX: (254) 634-2141
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION NO. 1241
T. B. P. L. S. FIRM REGISTRATION NO. 100204-00

MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
102 N. COLLEGE
KILLEEN, TEXAS 76541
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T. B. P. L. S. FIRM REGISTRATION NO. 100204-00

22-059-D-S
DATE: JULY 2022
SCALE: AS SHOWN
DATE: OCTOBER 2022
SHEET TITLE: FINAL PLAT

NO. 1
DATE: 8/5/2022
CITY OF KILLEEN COMMENTS: FRB
T-DOT COMMENTS: FRB
REVISIONS: BY

SHEET P1

INSTR # 202208769