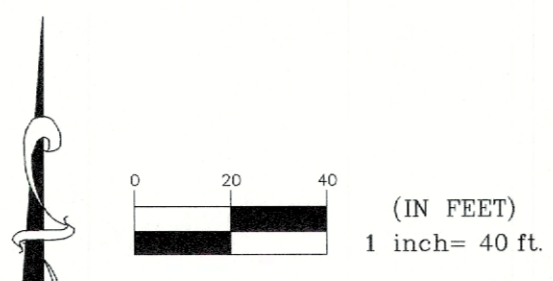
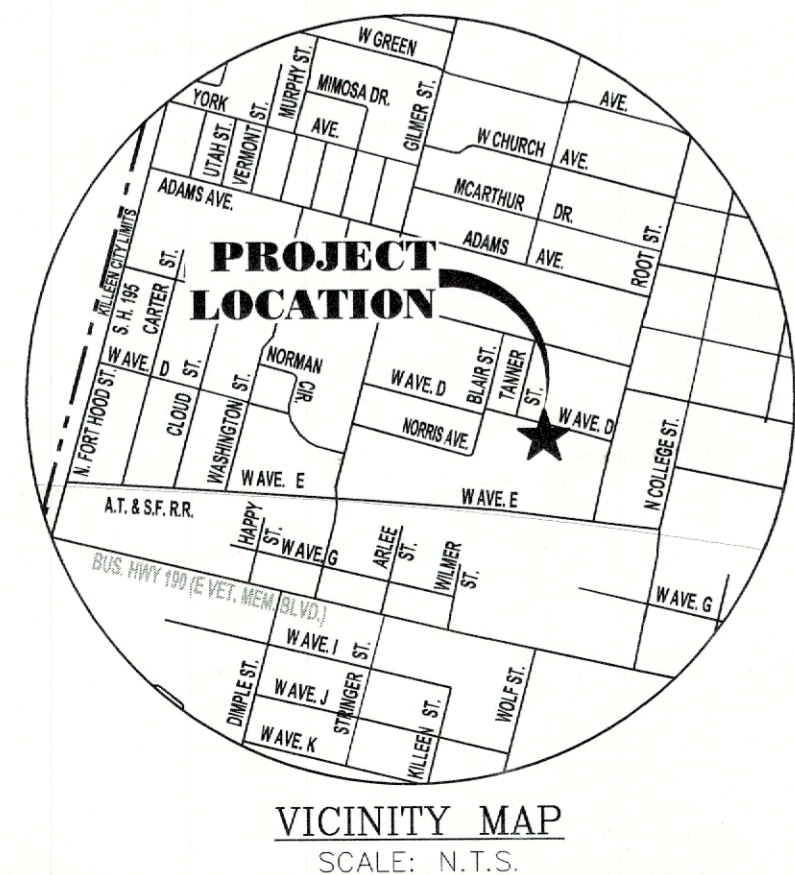


- NOTES:**
- Bearings are based on the Texas Coordinate System, Central Zone, NAD 83 (CORS 96), as determined by Leica Texas SmartNet GPS observations.
 - All distances are grid distance. The scale factor is 0.99977962. ground distance = grid distance / scale factor.
 - This subdivision is located in 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. 48027C0280E, 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.
 - The plat shall be in compliance with the city's currently adopted zoning, construction standards, infrastructure design and development standards manual, drainage design manual, thoroughfare plan, and master plans, in effect at the time of recording except as otherwise allowed by state law.
 - 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 unless shown hereon. Property zoned "R-3" (Multifamily Residential District) at the time of recording. Refer to Sec. 31-246 for further details on zoning regulations.
 - Lot size regulation are based on the North Killeen Revitalization Program, Ordinance 20-050 adopted by City Council September 22, 2020. Building setbacks may be reduced to 5 foot side lot, 10 foot rear lot, 20 foot front lot.
 - Park development fees are not required in accordance with the North Killeen Revitalization Program, Ordinance 23-001 adopted by City Council January 10, 2023.
 - Survey prepared without the benefit of a title commitment. Easements identified during the execution of this survey have been shown. Additional recorded or unrecorded easements may exist.

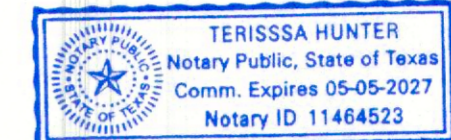


KNOW ALL MEN BY THESE PRESENTS, that **Jacqueline Minuet**, whose address is **P. O. Box 591, Killeen, TX 76541**, being the owner of a 0.593 acre tract of land in Bell County, Texas, being out of the Alex Thompson Survey, Abstract No. 813, being all of a called 0.593 acre tract, described in a Warranty Deed to Jacqueline Minuet of record in Instrument No. 2017-00018628, in the Official Public Records of Real Property of Bell County, Texas (O.P.R.R.P.C.T.), known as part of Lot 7, Block D, Spofford Addition, of record in Volume 72, Page 168, Deed Records of Bell County, Texas, (D.R.B.C.T.), which is more fully described in the dedication of **MINUETPEOPLES ESTATES** 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 **MINUETPEOPLES ESTATES** as an addition to the City of Killeen, Bell County, Texas. The utility and drainage easements shown on said plat are dedicated to said city for the installation and maintenance of any and all public utilities and drainage utilities, which the city may install or permit to be installed or maintained.

WITNESS the execution hereof, on this 25 day of January, 2024

Jacqueline Minuet
Jacqueline Minuet (Owner)

Before me, the undersigned authority, on this day personally appeared **Jacqueline Minuet**, known to me to be the person whose name is subscribed to the foregoing instrument. It has been acknowledged to me that she executed the foregoing instrument as the representative of the property described hereon.



Terissa Hunter
NOTARY PUBLIC STATE OF TEXAS

APPROVED this the 17 day of January, 2024, by the Planning Director of the City of Killeen, Bell County, Texas.

Wally Mearns
PLANNING DIRECTOR

[Signature]
PLANNING ASSISTANT

KNOW ALL MEN BY THESE PRESENTS,

That I, **Robert E. Mitchell**, 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.



Robert E. Mitchell
Robert E. Mitchell
 Registered Professional
 Land Surveyor, No. 5801

REFERENCE TIES

△ to △ N 69°55'36" W-99.83'	△ to △ 1/2" iron rod found with M&A cap
△ to △ S 82°19'08" E-224.32'	△ to △ 1/2" iron rod found with M&A cap
△ to △ 3/8" iron rod found with M&A cap	△ to △ mag nail found with washer

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 30 day of January, 2024, D.

By: *[Signature]*
 Bell County Tax Appraisal District

FILED FOR RECORD this 23rd day of February, 2024
 Plat Records of Bell County, Texas, and Dedication Instrument # 2024001699
 Official Records of Real Property, Bell County, Texas

No.	DATE	REMARKS	BY
1	1/22/2024	CITY OF KILLEEN COMMENTS	FBB

MINUETPEOPLES ESTATES
 BEING A REPLAT OF PART OF LOT 7, BLOCK D, SPOFFORD ADDITION
 KILLEEN, BELL COUNTY, TEXAS

FINAL PLAT

SHEET TITLE:

MITCHELL & ASSOCIATES, INC.
 ENGINEERING & SURVEYING
 102 N. COLLEGE
 KILLEEN, TEXAS 76541
 PHONE: (254) 634-3541
 FAX: (254) 634-2141
 TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION NO. 3241
 T. B. P. L. S. FIRM REGISTRATION NO. 10084-06

DWG No. 23-067-D-S
 DRAWN BY: FBB
 DATE: JAN. 2024
 SCALE: AS SHOWN
 2022/26
 1 LOT
 1 BLOCK
 AREA: 0.593 AC.

1/22/2024 11:51 AM

INST# 2024001699