

**REFERENCE TIES**

△ to △	S66°20'41"E-570.39'
△ to △	S66°33'36"E-572.91'
△	1/2" iron rod found
△	1" iron pipe found
△	1" iron pipe found
△	3/8" 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. 48027C285E, 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.
- All interior lot corners marked with 1/2" ir & cap stamped "M&A" set after construction completed.

KNOW ALL MEN BY THESE PRESENTS, that Elane Stifflemire, whose address is 4409 Westcliff Road, Killeen, TX, 76543 being the sole owner of that certain 4.132 acre tract of land in Bell County, Texas, part of the J.S. Wilder Survey, Abstract No. 913, which is more fully described in the dedication of NANA'S PLACE 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 NANA'S PLACE 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 25<sup>th</sup> day of January, 2022

Elane Stifflemire  
Elane Stifflemire

Before me, the undersigned authority, on this day personally appeared Elane Stifflemire 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 hereon.

Walter Hedman  
NOTARY PUBLIC STATE OF TEXAS  
My Commission Expires 12-20-2024

APPROVED this 26<sup>th</sup> day of January, 2022 by the Planning Director of the City of Killeen, Texas.

Walter Hedman  
PLANNING DIRECTOR  
Steve Land  
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, Bell County, Texas, and this subdivision is within the City Limits of Killeen, Texas.

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

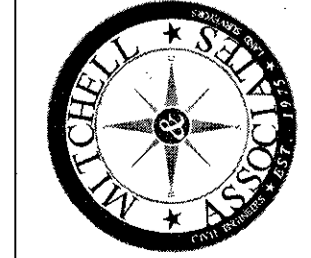
No.	DATE	REMARKS	REVISIONS
1	12/23/2021	CITY OF KILLEEN COMMENTS	FREB
2	12/28/2021	4 LOTS	FREB

**NANA'S PLACE**  
**KILLEEN, BELL COUNTY, TEXAS**  
**FINAL PLAT**

**MITCHELL & ASSOCIATES, 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. 3241  
T. B. P. L. S. FIRM REGISTRATION NO. 100294-00

DWG No. 21-081-D-5  
DATE: NOV. 2021  
SCALE: AS SHOWN  
AREA: 4.132 Ac.

4 LOTS  
1 BLOCK  
1990/48



Inst # 2022005410