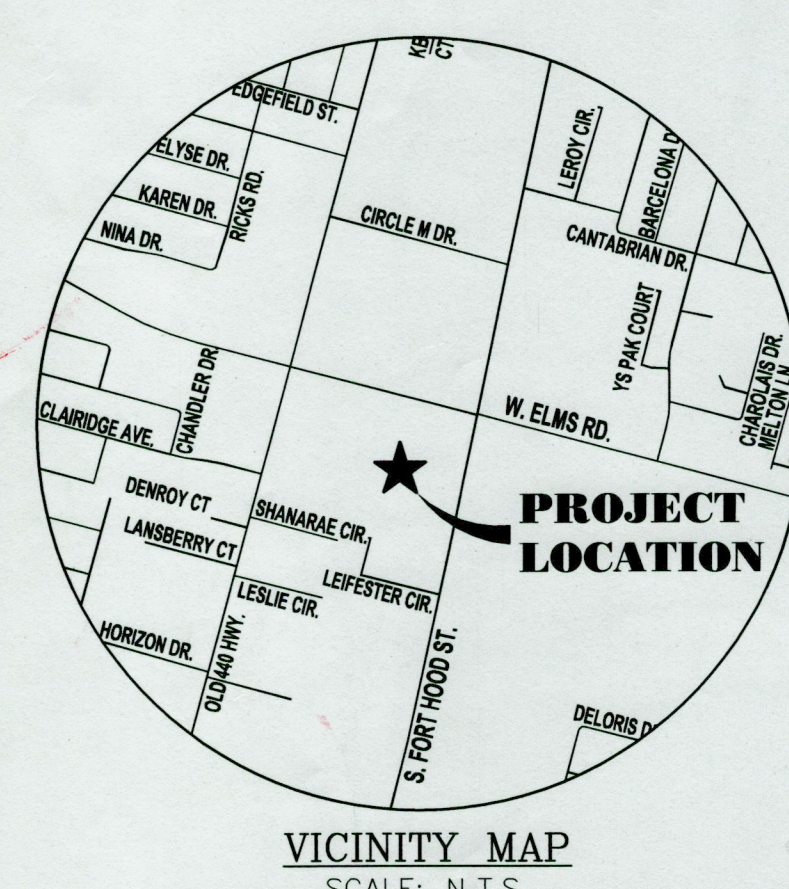


**REFERENCE TIES**

△ to △	N43°04'04"E-342.97'	△ to △	S13°31'11"E-287.49'
△ x found		△	1/2" iron rod found
△	Brass cap monument found	△	Brass cap monument found

- 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 horizontal grid distance, unless noted. The combined scale factor (CSF) is 1.0001168. Surface distance = Grid distance x CSF
  - 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. 48027C260E, effective date September 26, 2008 for Bell County, Texas.
  - All interior lot corners marked with 1/2" ir & cap stamped "M&A" set after construction completed.
  - 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 **Ebrahim Amirgholizadeh**, whose address is 1511 Arkansas, Killeen, Texas, 76541 being the sole owner of that certain 13.414 acre tract of land in Bell County, Texas, being part of the John Essary Survey, Abstract No. 296, which is more fully described in the dedication of **NATALIE ADDITION, PHASE THREE** 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 **NATALIE ADDITION, PHASE THREE** 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 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 20th day of December, 2022

*E. Amirgholizadeh*  
Ebrahim Amirgholizadeh

Before me, the undersigned authority, on this day personally appeared **Ebrahim Amirgholizadeh** 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.



*Raychel Luann Colon*  
NOTARY PUBLIC STATE OF TEXAS  
My Commission Expires: 3/31/2028

APPROVED this 13th day of December, 2022 by the Planning Director of the City of Killeen, Bell County, Texas.

*[Signature]*  
PLANNING DIRECTOR

*[Signature]*  
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.



*[Signature]*  
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 20th day of December, 2022.  
By: *[Signature]*  
Bell County Tax Appraisal District

FILED FOR RECORD this 10th day of February, 2023  
Plat Records of Bell County, Texas, and Dedication Instrument # 202300-5564  
Official Records of Real Property, Bell County, Texas

No.	DATE	REMARKS	REVISIONS
2	12/13/2022	STREET NAMES UPDATE	FRB
1	12/19/2022	CITY OF KILLEEN COMMENTS	FRB

**NATALIE ADDITION, PHASE THREE**  
BEING A REPLAT OF ALL OF LOT 1, BLOCK 1, NATALIE ADDITION, PHASE TWO  
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. 000204-00

DWG No. 22-108-D-5  
DRAWN BY: FRB  
DATE: NOV. 2022  
SCALE: AS SHOWN  
DATE: 2011/23  
BLOCK: 1  
LOTS: 2  
AREA: 13,414 AC.

SHEET P1