

REFERENCE TIES	
△ 10' S80°40'56"E-77.38'	△ mag nail found with Quintero washer
△ 10' S40°11'03"E-133.75'	△ mag nail found with Quintero washer
△ 3/8" iron rod found	△ 1/4" iron pipe found

NOTES:

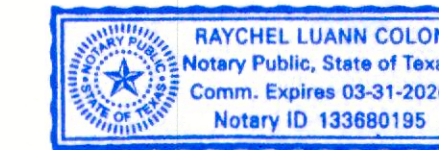
- Bearings are based on the Texas Coordinate System, Central Zone, NAD 83 (CORS 96), as determined by Leica Texas SmartNet GPS observations.
- All distances are horizontal surface distance, unless noted. The combined correction factor (CCF) is 0.9998832. Grid distance = Surface distance x CCF
- This 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 **Miroslava Petrechko**, whose address is 6021 104th Avenue NE, Kirkland, WA 98033, being the sole owner of that certain 0.260 acre tract of land in Bell County, Texas, being part of the A. Thompson Survey, Abstract No. 813, the land herein being called the south 1/2 of the east 1/2 of Lot 2, Block 39, Original Town of Killeen, a subdivision in Bell County, Texas being of record in Volume 49, Page 58, Deed Records of Bell County, Texas (D.R.B.C.T.), same being all of a called 0.26 acre tract of land in a General Warranty Deed dated January 21st, 2022 to Miroslava Petrechko, described in Exhibit "A" being of record under Instrument No. 2022-4569, Official Public Records of Real Property, Bell County, Texas, which is more fully described in the dedication of **NORTH COLLEGE 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 **NORTH COLLEGE 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 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 18 day of MARCH, 2024.

Miroslava Petrechko
Miroslava Petrechko

Before me, the undersigned authority, on this day personally appeared **Miroslava Petrechko** 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.



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

APPROVED this the 3 day of February, 2023 by the Planning Director of the City of Killeen, Bell County,

Walter McSwain
PLANNING DIRECTOR

Joseph
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 the 21st day of February, 2023 A. D.
By: *Jennifer King*
Bell County Tax Appraisal District

FILED FOR RECORD this 11 day of April, 2024
Plat Records of Bell County, Texas, and Dedication Instrument # 2024015250
Official Records of Real Property, Bell County, Texas

No.	DATE	REVISIONS
2	2/15/2023	PLAT CERT UPDATE
1	1/27/2023	CITY OF KILLEEN COMMENTS

NORTH COLLEGE ADDITION
BEING A REPLAT OF PART OF LOT 2, BLOCK 39,
ORIGINAL TOWN OF KILLEEN
KILLEEN, BELL COUNTY, TEXAS

FINAL PLAT

SHEET TITLE

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. 100204-00

DWG No.	DATE	SCALE	FB/LB	1 LOT	AREA
22-094-D-S	JAN. 2023	AS SHOWN	2009/98	1 BLOCK	0.260 AC.

Inst # 2024015250

SHEET P1