



REFERENCE TIES			
▲ to ▲	S88°09'50"E-32.63'	▲ to ▲	3/8" iron found
▲ to ▲	S55°54'15"E-33.60'	▲ to ▲	3/8" iron found w/M&A cap
▲ to ▲	3/8" iron rod found	▲ to ▲	60D nail found
▲ to ▲	60D nail found	▲ to ▲	3/8" iron 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 1.0002192281. 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. 48027C0115E, 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, except as otherwise allowed by state law. In addition, the 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. The property is zoned "B-3" (Local Business District). Please refer to Sec. 31-306 for further details on zoning regulations.
 - Park development fees are not required in accordance with Sec. 26-129(b)(2).

KNOW ALL MEN BY THESE PRESENTS, that **Richard & An Hui Kopitskie**, whose address is **1305 N College St, Killeen, TX 76541**, being the owners of a called 0.755 acre tract of land in Bell County, Texas, being out of the J.R. Smith Survey, Abstract No. 757, being all of a called 0.756 acre tract, described in a Warranty Deed With Vendor's Lien to Richard Kopitskie and wife, An Hui Kopitskie, of record in Volume 5856, Page 34 in Deed Records of Bell County, Texas, (D.R.C.T.), which is more fully described in the dedication of **NORTH COLLEGE SUBDIVISION** 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 SUBDIVISION** 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 easement shown on said plat is 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 15th day of December, 2023

[Signature]
Richard Kopitskie (Owner)

Before me, the undersigned authority, on this day personally appeared **Richard Kopitskie**, 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 representative of the property described hereon.

[Signature]
TERISSA HUNTER
Notary Public, State of Texas
Comm. Expires 05-05-2027
Notary ID 11464523
NOTARY PUBLIC STATE OF TEXAS

WITNESS the execution hereof, on this 15 day of 12, 2023

[Signature]
An Hui Kopitskie (Owner)

Before me, the undersigned authority, on this day personally appeared **An Hui Kopitskie**, 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.

[Signature]
TERISSA HUNTER
Notary Public, State of Texas
Comm. Expires 05-05-2027
Notary ID 11464523
NOTARY PUBLIC STATE OF TEXAS

APPROVED this 13 day of November, 2023, by the Planning Director of the City of Killeen, Bell County, Texas.

[Signature]
Walter Rosen
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.



[Signature]
Robert E. Mitchell,
Registered Professional
Land Surveyor, No. 5801

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 12th day of December, 2023 A.D.

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

FILED FOR RECORD this 02 day of January, 2024
Plat Records of Bell County, Texas, and Dedication Instrument # 2024000284
Official Records of Real Property, Bell County, Texas

No.	DATE	REVISIONS
3	11/29/2023	LOT LAYOUT ADJUSTMENT
2	11/17/2023	CITY OF KILLEEN COMMENTS
1	11/9/2023	CITY OF KILLEEN COMMENTS

NORTH COLLEGE SUBDIVISION
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. 23-066-D-S
DRAWN BY: FRB
DATE: OCT. 2023
SCALE: AS SHOWN
AREA: 0.735 AC.

2 LOTS
1 BLOCK

2022/50
1 BLOCK

0.735 AC.

11/09/2023 4:04 PM

Inst # 2027000284