

NOTES:

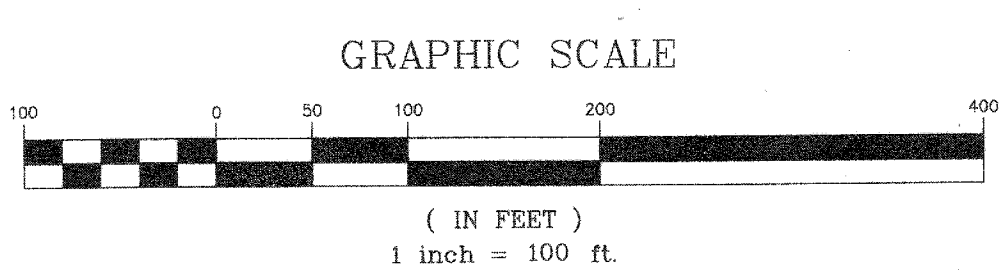
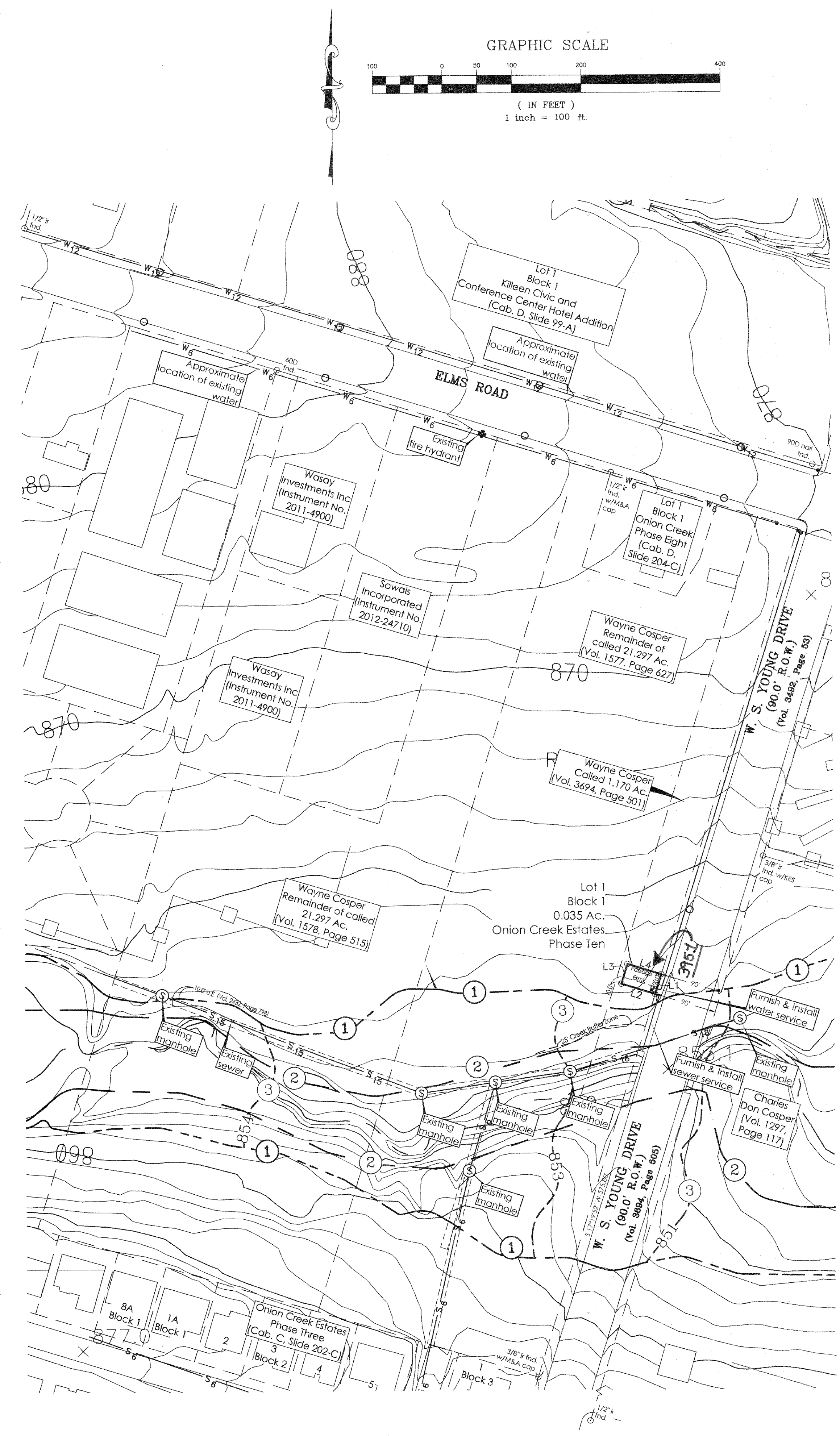
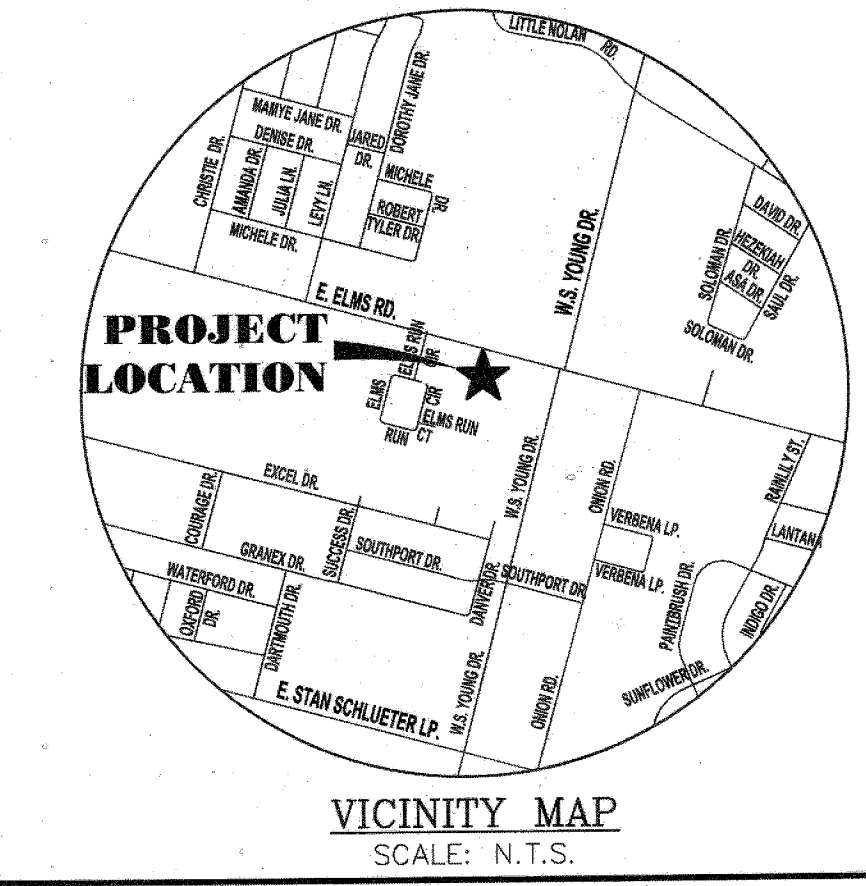
- All work detailed on these plans shall be constructed to the satisfaction of the Director of Public Works in accordance with the Standard Specifications for Public Works Construction (latest edition), including all amendments adopted thereto prior to the date of approval of these plans and in accordance with the Standard Drawings of the City of Killeen, unless otherwise noted.
- Contractor shall comply with all current O.S.H.A. requirements regarding trench safety and shoring.
- Contractor shall comply with all T.C.E.Q. rules for water locations as per TAC Chapter 290.
- All materials used in water system to be approved by the D.P.W.
- Contractor shall install sleeves for all long water services. Sleeves shall be 4" P.V.C. and shall be extended to 2 ft. behind back of curb.
- Utilities have been located by record drawings and visible appurtenances. Contractor to verify location prior to construction.
- Fire hydrants symbols are for representation only. Please refer to water detail sheet for fire hydrant orientation.
- Fire hydrants shall not be installed within nine feet vertically or horizontally of any wastewater main, wastewater lateral, or wastewater service line regardless of construction.

NOTES:

- All work detailed on these plans shall be constructed to the satisfaction of the Director of Public Works in accordance with the City's adopted Infrastructure Development and Design Standards Manual and the Drainage Design Manual (latest edition), including all amendments adopted thereto prior to the date of approval of these plans and in accordance with the Standard Drawings of the City of Killeen, unless otherwise noted.
- Contractor shall comply with all current O.S.H.A. requirements regarding trench safety and shoring.
- Contractor shall comply with Texas Administrative Code, Title 30, Chapter 217.
- All materials used in sewer system to be approved by the D.P.W.
- Double sewer services shall consist of two separate 4" P.V.C. lines located in the same trench.
- Utilities have been located by record drawings and visible appurtenances. Contractors to verify location prior to construction.

NOTES:

- Proposed sign structure will not change existing drainage conditions or flow rates.
- Under proposed conditions all upstream flows shall be accepted on site as they currently exist.
- Topography shown is based upon City of Killeen aerial topography (2006).
- Proposed contours will match existing contours.



LINE TABLE

LINE	LENGTH	BEARING	RECORD CALLS
L1	30.00'	S17°19'52"W	S17°26'49"E
L2	51.00'	N72°40'08"W	
L3	30.00'	N17°19'52"E	
L4	51.00'	S72°40'08"E	

FLOOD PLAIN DATA

- Approximate limits of 100 year flood plain, zone AE, as per FEMA FIRM panels 48027C0280, dated September 26, 2008.
- Approximate limits of 100 year floodway, as per FEMA FIRM panel 48027C0280, dated September 26, 2008.
- Base Flood Elevations per FEMA FIRM panels 48027C0280 dated September 26, 2008.

NOTES:

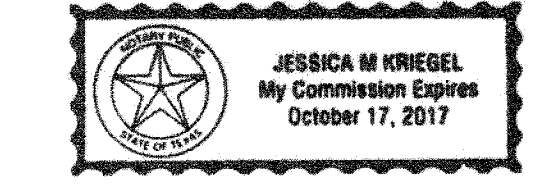
- All bearings are based upon the Texas State Plane Coordinate System, NAD 83 (CORS 96), Texas Central Zone as per Leica Texas Smartnet GPS observations. All distances are surface distance. Combined scale factor=1.0001168.
- All property corners marked with 1/2" ir & cap stamped "M&A" set.
- This subdivision is located in zone X, by the U.S. FEMA Agency Boundary Map, (Flood Insurance Rate Map), Map No. 48027C280E, effective date September 26, 2008 for Bell County, Texas.

KNOW ALL MEN BY THESE PRESENTS, that G. Wayne Cosper, whose address is 1401 W Stan Schluter Loop, Killeen, Texas, 76549 being the sole owner(s) of that certain 0.035 acre tract of land in Bell County, Texas, being part of the Azra Webb Survey, Abstract No. 857, and the land herein described being part of a called 1.170 acre tract conveyed to Wayne Cosper, of record in Volume 3694, Page 501, Official Public Records of Real Property, Bell County, Texas, which is more fully described in the dedication of ONION CREEK ESTATES, PHASE TEN 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 ONION CREEK ESTATES, PHASE TEN 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 27th day of October, 2014.

G. Wayne Cosper
G. Wayne Cosper

Before me, the undersigned authority, on this day personally appeared G. Wayne Cosper 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.



Jessica M. Kriegel
NOTARY PUBLIC STATE OF TEXAS
My Commission Expires: 10/17/17

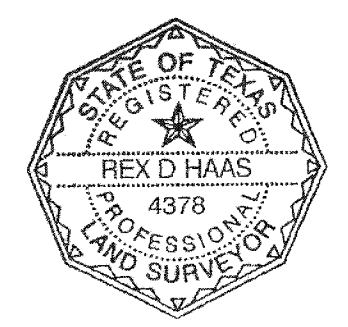
APPROVED this 14th day of October, 2014, by the Executive Director of Planning and Development Services of the City of Killeen, Bell County, Texas.

Tony D. Mel...
Executive Director of Planning and Development Services

Picki...
Planning Secretary

KNOW ALL MEN BY THESE PRESENTS,

That I, Rex D. Haas, 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.



Rex D. Haas
Rex D. Haas,
Registered Professional
Land Surveyor, No. 4378

The Bell County Tax Appraisal District, the taxing authority for all entities in Bell County, Texas does hereby certify that there are currently no delinquent taxes due or owing on the property described by this plat.

Dated this 26 day of Nov, A.D. 2014

BELL COUNTY TAX APPRAISAL DISTRICT
BY: *Sandra Ruff*

FILED FOR RECORD this 4th day of December, 2014. In Year 2014.
Plat # 150
2014-000444-12, Official Public Records of Real Property, Bell County, Texas.

No.	DATE	REVISIONS
1	10/9/2014	CITY OF KILLEEN COMMENTS

**ONION CREEK ESTATES
PHASE TEN
KILLEEN, BELL COUNTY, TEXAS**

FINAL PLAT

10-10-2014

DAVID NEUMANN, P.E.
#33345
LICENSED PROFESSIONAL ENGINEER

MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
KILLEEN, TEXAS 76541
PHONE: (254) 634-5541
FAX: (254) 634-2141
7. & P. L. S. FIRM REGISTRATION NO. 17024-00

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION NO. 17024-00

DWG NO. 14-255-D
DRAWN BY: FRB
DATE: SEPT 2014
AS SHOWN 1748/50
SCALE: 1" = 40'
1 LOT
1 BLOCK
AREA: 0.035 AC.