Windfield Estates Phase Five (Cab. C, Slide 245-B & C) Scale: N.T.S.

Windfield Estates Phase Seven (Cab. C, Slide 384-C) Scale: N.T.S.

GRAPHIC SCALE

30   0   15   30   60   120

(IN FEET)
1 inch = 30 ft.

VICINITY MAP
SCALE: N.T.S.
PROJECT LOCATION

Main plat drawing:

STALLION DRIVE

Block 7
4
8   9   10
Block 7

Windfield Estates Phase Five (Cab. C, Slide 245-B & C)

60'   60'

(PLAT S87°59'27"W-65.85')   (PLAT S87°59'27"W-84.45')
N88°06'33"E-150.51'
31.37'   84.47'
4000

25.0' B.L. (Cab. C, Slide 245 B & C)

10.0 U.E. (Vol. 4877, Page 19)

(PLAT N00°19'19"W-161.98')
N02°27'37"W-161.88'

Lot 1
Block 1

44
Block 18

Windfield Estates Phase Five (Cab. C, Slide 245-B & C)

42A
Block 18

(PLAT S14°28'47"E-239.44')
S14°22'49"E-238.72'

10.0 U.E. (Cab. C, Slide 245 B & C)
10.0 U.E. (Cab. C, Slide 245 B & C)

119.02'

10.0' T.P. & L. Esmt. (Vol. 1031, Page 798)

Windfield Estates Phase Seven (Cab. C, Slide 384-C)

City of Killeen (Instrument No. 2009-3483)

15.0 U.E. (Vol. 3349, Page 698)

(PLAT N72°50'24"W-128.43')
N72°49'41"W-218.14'

10.0 U.E. (Cab. C, Slide 245 B & C)

4

5   6

(PLAT N72°50'24"W-90.48')
10.25'   15.13'

Conder Valley Phase Three (Cab. C, Slide 246-D)

7

8
Block 3

10.0 U.E. (Cab. C, Slide 246-D)

Right side dedication text:

KNOW ALL MEN BY THESE PRESENTS, that Bryan E. Oser and Katherine Oser, whose address is 406 Cedar Lane, Gatesville, Texas, 76528 being one of the owners of that certain 0.789 acre tract of land in Bell County, Texas, being part of the Thomas Robinett Survey, Abstract No. 686, which is more fully described in the dedication of OSER ESTATES 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 OSER ESTATES 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 _____ day of October, 20 21.

Bryan E. Oser   Katherine Oser

Before me, the undersigned authority, on this day personally appeared **Bryan E. Oser** and **Katherine Oser** known to me to be the person whose name is subscribed to the foregoing instrument. It has been acknowledged to me that **they** executed the foregoing instrument as the owner of the property described hereon.

NOTARY PUBLIC STATE OF TEXAS
My Commission Expires: 10-20-2024

APPROVED this the 8th day of November, 20 21, by the Planning Director of the City of Killeen, Bell County, Texas.

PLANNING DIRECTOR

PLANNING SECRETARY

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
Registered Professional
Land Surveyor, No. 4330

Side title block (rotated):

OSER ESTATES
BEING AN AMENDING PLAT OF ALL OF LOT 43, BLOCK 18, WINDFIELD ESTATES PHASE 5 AND LOT 42B, BLOCK 18, WINDFIELD ESTATES PHASE 7
KILLEEN, BELL COUNTY, TEXAS

SHEET TITLE:
AMENDING PLAT

DWG No. 21-070-D-S
DATE: SEPT. 2021
DRAWN BY: FRB
SCALE: AS SHOWN
FB/AB: **
AREA: 0.789 Ac.
1 LOT   1 BLOCK

Revisions table (top right):

No.	DATE	REVISIONS	BY
1	9/24/2021	CITY OF KILLEEN COMMENTS	FRB
		REMARKS:	

NOTES:

1. 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.

2. 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.

3. 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.

4. The purpose of this amending plat is to combine 2 lots into 1.

REFERENCE TIES

| to | N38°19'23"E-78.93' |
| to | N26°22'55"E-68.13' |

1/2" iron rod found with M&A cap
1/2" iron rod found with M&A cap
3/8" iron rod found
1/2" iron rod found with M&A cap

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 26th day of October, 20 21 A.D.

By: _____
Bell County Tax Appraisal District

FILED FOR RECORD this 8th day of November 20 21
Plat Records of Bell County, Texas, and Dedication Instrument # 2021-73769
Official Records of Real Property, Bell County, Texas

Inst # 2021-73769

SHEET P1