

REFERENCE TIES

	to	N78°52'12"E-356.92
	to	N75°03'40"E-586.62
		1/2" iron found
		1" iron pipe found
		1/2" iron found

NOTES:

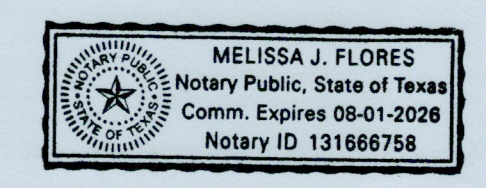
- All bearings are based upon the Texas Coordinate System, NAD 83 (CORS 96), Texas Central Zone as determined by Leica Texas Smartnet GPS observations. All distances are surface distance. Combined scale factor=1.0001168.
- This subdivision is located in zone X, areas determined to be outside the 0.2% 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.
- This subdivision will be served by on site sewerage facilities (OSSF). The Bell County Health Department must approve any on site sewerage facilities installation prior to construction.
- 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 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.
- Parkland dedication calculation is hereby assessed and established in accordance with the City of Killeen Ordinance No. 23-003 at 0.03 acres which is less than the minimum of three (3) acres required. Therefore, the fee-in-lieu amount is established at a rate of \$750.00 per single-family and two-family unit or \$650.00 per multi-family unit. Parkland development fee is hereby assessed and established in accordance with the City of Killeen Ordinance No. 23-003 at \$450.00 per single-family and two-family unit or \$250.00 per multifamily unit. Fee-in-lieu amount and parkland development fee shall be paid at the time of recordation.

KNOW ALL MEN BY THESE PRESENTS, that **Vanessa L. Vanwinkle**, whose address is **3495 Love Rd., Killeen, Texas, 76542** being the sole owner of that certain 5.015 acres tract of land in Bell County, Texas, being part of the Robert Cunningham Survey, Abstract No. 199, the land herein being part of a called 5.0 acres tract of land described in a Warranty Deed to Vanessa L. Vanwinkle being of record under Instrument No. 2007-9168, Official Public Records of Real Property, Bell County, Texas (O.P.R.R.B.C.T.), and said 5.0 acres also being known as Tract 62, Llewelyn Estates No. 3, an unrecorded subdivision in Bell County, Texas, which is more fully described in the dedication of **PETE GLASS 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 **PETE GLASS ADDITION** as an addition to the City of Killeen, Bell County, Texas, and hereby dedicates to said city the utility easements shown on said plat 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 20th day of April, 2023

Vanessa L. Vanwinkle
Vanessa L. Vanwinkle

Before me, the undersigned authority, on this day personally appeared **Vanessa L. Vanwinkle** 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 owner of the property described hereon.



Melissa J. Flores
Melissa J. Flores
 NOTARY PUBLIC STATE OF TEXAS
 My Commission Expires: 8-1-26

APPROVED this the 15 day of February, 2023, by the planning director of the City of Killeen, Bell County, Texas.

Walter A. Sivi
Walter A. Sivi
 PLANNING DIRECTOR

Robert E. Mitchell
Robert E. Mitchell
 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.



Robert E. Mitchell
Robert E. Mitchell
 Registered Professional Land Surveyor, No. 5801

The Bell County Public Health District, the permitting authority for On-Site Sewerage Facilities in Bell County, Texas, hereby certifies that this subdivision meets or exceeds the minimum standards established by the Texas Commission on Environmental Quality (TCEQ) and Bell County's Local Order.

Signature: *Vent Deppner*
Vent Deppner
 Bell County Public Health District

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 24th day of April, 2023 A. D.

By: *Alley*
Alley
 Bell County Tax Appraisal District

FILED FOR RECORD this 22 day of May, 2023
 Plat Records of Bell County, Texas, and Dedication Instrument # 2023022028
 Official Records of Real Property, Bell County, Texas

No.	DATE	REMARKS	BY
1	2/24/2023	CITY OF KILLEEN COMMENTS	FRB
2	2/28/2023	UPDATES TO NOTE #6	FRB

PETE GLASS ADDITION
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
 I. B. P. L. S. FIRM REGISTRATION NO. 102024-00

DRAWN BY: FRB
 DATE: FEB 2023
 SCALE: AS SHOWN
 FB/LB: 2008/59
 2 LOTS
 1 BLOCK
 AREA: 5.015 AC.