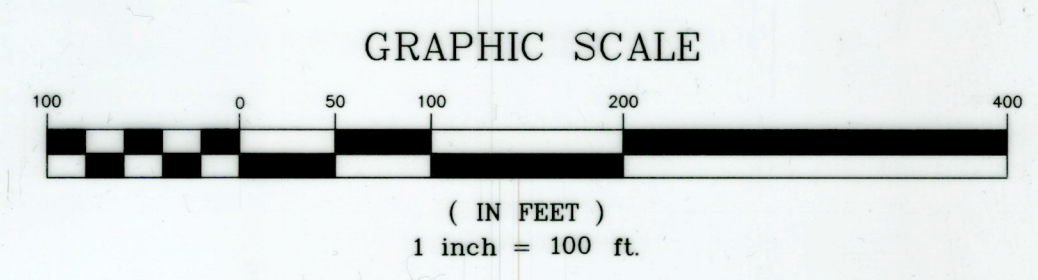


2017
183



CLEARWATER UNDERGROUND WATER CONSERVATION DISTRICT NOTES:

- Lot 1 Block 1 (6.83 acres) may pursue non-exempt groundwater wells per district rules under the groundwater authority known as CUWCD per the rules and guidelines for non-exempt wells on small tracts of land.
- Lot 2 Block 1 (10.10 acres) has two grandfathered exempt wells registered with the groundwater authority known as CUWCD, thus District Rules and authority related to repair deteriorated and or replacement of existing grandfathered exempt wells must be approved by CUWCD prior to replacement or reworking of the existing wells.
- "District Rules based on Chapter 36 "Texas Groundwater Code" prevent the drilling of Exempt Wells on tracts of land platted to less than 10 acres after March 1st 2004. Permitting of Wells on tracts less than 10 acres and greater than 2 acres is possible under district rules if the purpose of the well meets the definition of beneficial use. Per District Rules and Chapter 36, all drilling of wells on tracts of land platted to less than 2 acres after March 1st 2004, is not possible".

KNOW ALL MEN BY THESE PRESENTS, that Joy McCallum, whose address is 1450 Oakalla Loop, Killeen, TX, 76549, being the sole owner of that certain 16.93 acre tract of land in Bell County, Texas, part of the J WEST Survey, Abstract No. 1058, which is more fully described in the dedication of RED BIRD ACRES ADDITION as shown by the plat hereof, attached hereto, and made a part hereon, and approved by the City of Killeen and the Commissioners' Court of Bell County, Texas, does hereby adopt said RED BIRD ACRES ADDITION as an addition to Bell County, Texas, and hereby dedicates to said county 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 Bell County. The utility and drainage easements shown on said plat are dedicated to said county for the installation and maintenance of any and all public utilities and drainage utilities, which the county may install or permit to be installed or maintained.

WITNESS the execution hereof, on this 20th day of October, 2017.

Joy McCallum
Joy McCallum

Before me, the undersigned authority, on this day personally appeared Joy McCallum 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.

Tania M. Pappal
TANIA M. PAPPAL
NOTARY PUBLIC STATE OF TEXAS
My Commission Expires: 10/17/21

In approving this plat by the Commissioners' Court of Bell County, Texas, it is understood that the building of all streets, roads, and other public thoroughfares and any bridges or culverts necessary to be constructed or placed is the responsibility of the owners of the tract of land covered by this plat in accordance with the plans and specifications prescribed by the Commissioners' Court of Bell County, Texas. Said Commissioners' Court assumes no obligation to build any of the streets, roads, or other public thoroughfares shown on this plat or of constructing any of the bridges or drainage improvements in connection therewith. The County will assume no responsibility for drainage ways or easements in the subdivision, other than those draining or protecting the public road system and streets. The County assumes no responsibility for the accuracy of representation by other parties in this plat. Flood plain data, in particular, may change depending on the subsequent development.

All roadways and easements as shown on this plat are free of liens.

APPROVED this 10th day of October, 2017, by the Executive Director of Planning and Development Services of the City of Killeen, Bell County, Texas.

*Tommy D. M...
EXECUTIVE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES*
*Marisa Lopez
PLANNING SECRETARY*

I hereby certify this plat was approved this 13th day of November, 2017 by the Bell County Commissioners' Court and may be filed for record in the Plat Records of Bell County, by the County Clerk.

Witness my hand this 13th day of November, 2017.

Tania Pappal
TANIA PAPPAL
NOTARY PUBLIC, STATE OF TEXAS
My Commission Expires: 12-17-2020

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 and Bell County, Texas, and this subdivision is within the ETJ of Killeen, Texas.

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

I, the undersigned, a registered sanitarian in the State of Texas, hereby certify that this subdivision has been reviewed for compliance with applicable state and county regulations governing On-Site Sewage Facilities and is hereby recommend for approval.

Signature: *Walt...
Date: 10/20/17*

Title: Supervisor Bell County Public Health District

LETTER OF COMPLIANCE

Joy McCallum, as owner of the plat to be known as Red Bird Acres, do hereby acknowledge that it is our sole responsibility as owner to assure compliance with the provisions of all applicable federal, state, and local laws and regulations relating to the environment; including (but not limited to) the Endangered Species Act, State Aquifer Regulations, and municipal watershed ordinances.

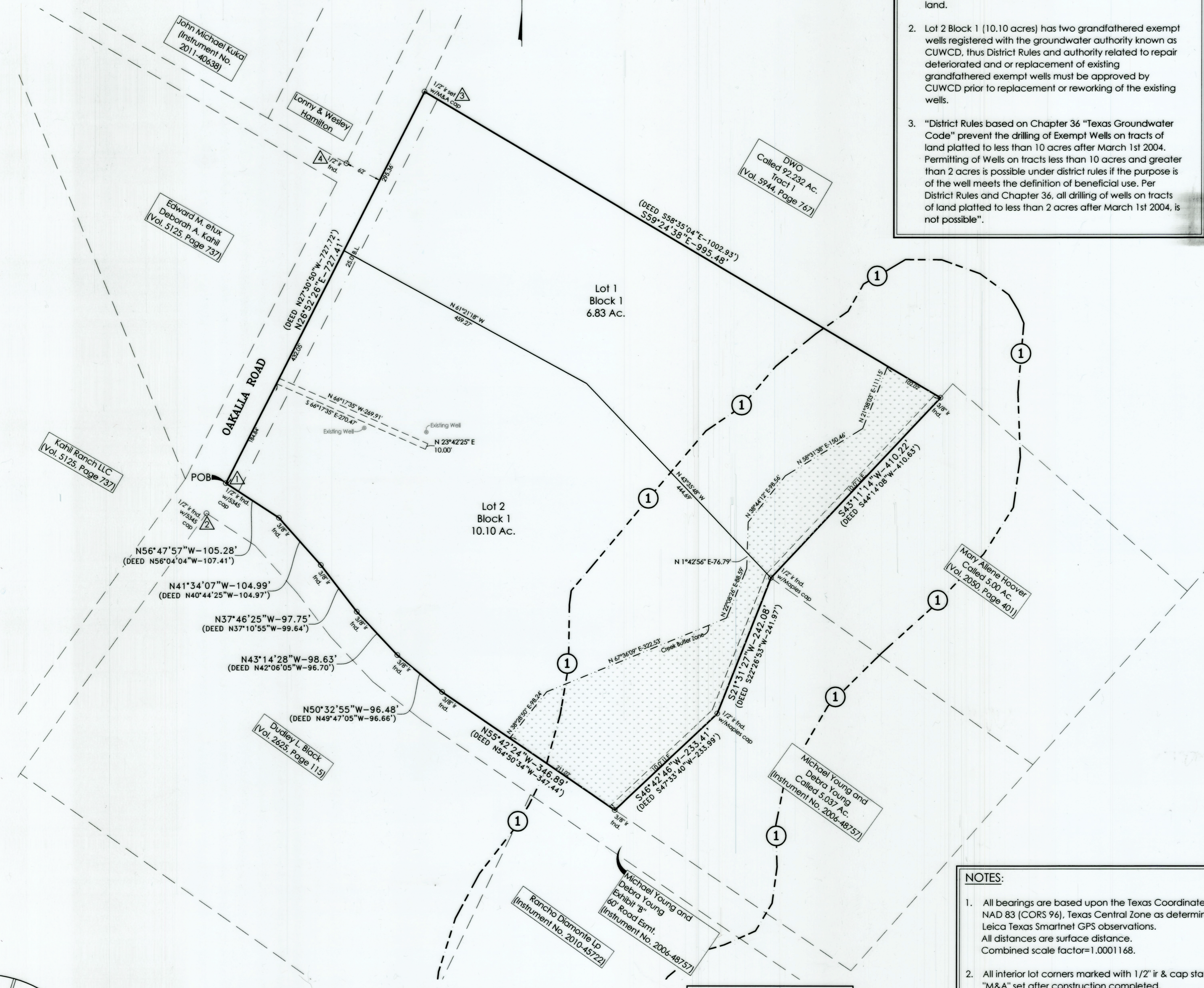
AFFIDAVIT:

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 20th day of October, 2017 A.D.

By: *Megan Bowen*
Megan Bowen
Bell County Tax Appraisal District

FILED FOR RECORD this 15th day of November, 2017
Plat # 152, Plat Records of Bell County, Texas. Dedication Instrument # 2017-47979, Official Public Records of Real Property, Bell County, Texas.



NOTES:

- The stated Base Flood Elevation (BFE) and Finished Flood Elevation (FFE) do not represent a flood study. The engineer and/or surveyor provide no warranty or assurance, expressed or implied. Data is based on interpolation between City of Killeen aerial topographic (dated 2006) and FEMA Panel 48027C0250.

MINIMUM FFE ELEVATIONS SHALL BE AT LEAST 2' ABOVE BASE FLOOD ELEVATION 2008 FEMA CONDITIONS

BLOCK	LOT	INTERPOLATED BASE FLOOD ELEVATION	MIN. FINISHED FLOOR ELEVATION
1	1	836.00	838.10
1	2	831.00	833.10

* Minimum Finished Floor Elevation may change due to final location of proposed structure.

REFERENCE TIES

1 to 2 S32°38'31"W-59.28' 3 to 4 S47°23'42"W-175.68'
 1/2" iron rod found with S345 cap 3 1/2" iron set with M&A cap
 1/2" iron rod found with S345 cap 4 1/2" iron rod found

PROPERTY OWNER:
Joy McCallum
1450 Oakalla Loop
Killeen, TX 76549

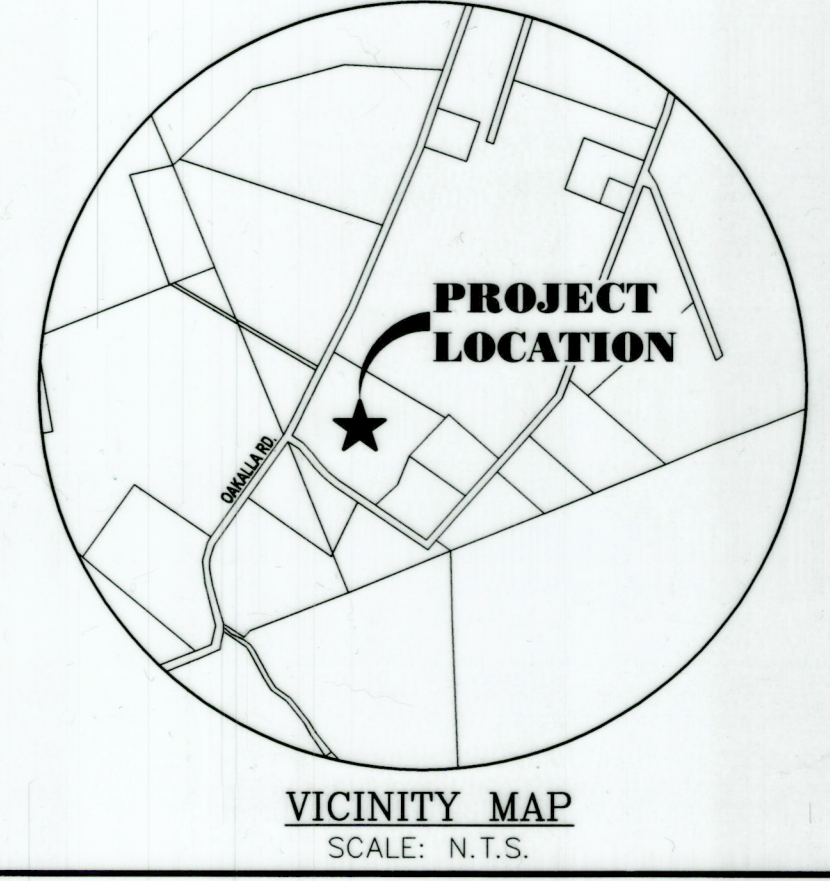
SURVEYOR/ENGINEER:
Mitchell & Associates, Inc.
P.O. Box 1088
Killeen, TX 76540

FLOOD PLAIN DATA

Approximate limits of 100 year flood plain, zone A, as per FEMA FIRM panels 48027C0250, dated September 26, 2008.

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.
- All interior lot corners marked with 1/2" ir & cap stamped "M&A" set after construction completed.
- 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.
- Lot 2, Block 1 is currently served by a private well.
- Lot 1, Block 1 will be served by a private well.
- Oakalla Road is a publicly maintained road.
- Oakalla Loop is a privately maintained road.
- A floodplain issued by the Bell County Engineers Office could be required.
- Property is located within the service area of Kempner Water Supply Corporation (CCN #10456) but infrastructure does not exist to serve the property at this time.



Railroad spike at the intersection of Oakalla Road and Oakalla Loop. TBM Elev. 834.23

No.	DATE	REMARKS	BY
2	10/13/2017	UPDATED PAPERWORK	JMB
1	10/06/2017	CITY OF KILLEEN COMMENTS	JMB/FRB

RED BIRD ACRES ADDITION
CITY OF KILLEEN ETJ, BELL COUNTY, TEXAS

MINOR PLAT

SHEET TITLE:

MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
KILLEEN, TEXAS 76541
PHONE: (254) 634-5541
FAX: (254) 634-2141
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION NO. 3241
I. B. P. E. S. FIRM REGISTRATION NO. 100240-00

DWG No.	DATE	SCALE	FB/ALB	2 LOTS	AREA
17-081-D-S	SEPT. 2017	AS SHOWN	1874/15	1 BLOCK	16.93 Ac.

Inst 2017-47979