KNOW ALL MEN BY THESE PRESENTS, that DENISE A. MOORE, whose address is 3308 PAINTROCK DRIVE, KILLEEN, TEXAS 76549, being the sole owner of that 0.567 acre tract of land shown hereon, which is more fully described in the dedication of SHAWHAN PLACE REPLAT NO. 2, BEING A REPLAT OF LOT 1A, BLOCK 1, SHAWHAN PLACE REPLAT, as shown by the plat hereof, attached hereto, and made a part hereon, and approved by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas, does hereby adopt said SHAWHAN PLACE REPLAT NO. 2, BEING A REPLAT OF LOT 1A, BLOCK 1, SHAWHAN PLACE REPLAT, 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 installation and maintenance of any and all public utilities and drainage utilities which the city may install or permit to be installed or maintained.

Denin Moore

STATE OF TEXAS COUNTY OF BELL

This instrument was acknowledged before me on the 16 day of December , 2022 by DENISE A. MOORE.

Notary Public, State of Texas

Approved this 19th day of December, 2012, by the Planning and Zoning Commission of the City of Killeen,

FILED FOR RECORD this 20th day of January, 2023 A.D.

Dedication Instrument in Instrument No. 2023002774, Official Records of Bell County, Texas.

KNOW ALL MEN BY THESE PRESENTS:

That I, Michelle E. Lee, a Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the perimeter corner monuments shown hereon were properly placed or found under my personal supervision, in accordance with the Subdivision Regulations of the City of Killeen, Texas. This subdivision, SHAWHAN PLACE REPLAT NO. 2, BEING A REPLAT OF LOT 1A, BLOCK 1, SHAWHAN PLACE REPLAT, is located within the City Limits of Killeen, Texas.

Michelle E. Lee, RPLS (TX 5772)

TAX CERTIFICATE

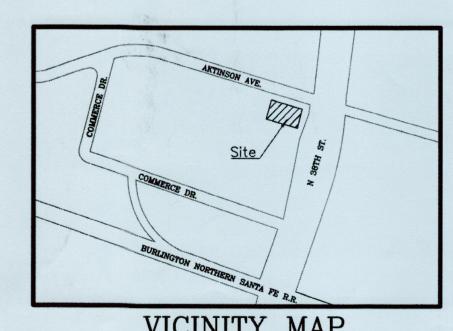
The Bell County Tax Appraisal District, the taxing authority for all entities in Bell County, Texas does hereby certify that there are currently no delinquent taxes due or owing on the property described by this plat.

Dated this 2 day of DUMBY, 2022.D.

BELL COUNTY TAX APPRAISAL DISTRICT

ATKINSON DRIVE

SHAWHAN PLACE REPLAT Cab. D, Sl. 145-D N.T.S.



VICINITY MAP N.T.S.

ENGINEERING

KILLEEN

△ DATE

Si

SHEETS

Chamilton (1997)	
Project No.:	2022-035
Acres:	0.567
No. of Lots:	1
Scale:	1" = 40'
Date:	12/1/2022
Design By:	MEL/GMH
Sheet No.:	1 OF 1

LEGEND

BUILDING LINE

RIGHT-OF-WAY

UTILITY EASEMENT

SLIDE

PAGE

VOLUME

## NOTES:

- BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD 83. AS PER LEICA SMARTNET GPS
- 2. THIS SUBDIVISION IS LOCATED IN ZONE X, BY THE U.S. FEMA AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), MAP NO. 48027C0280E, 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 THE 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.