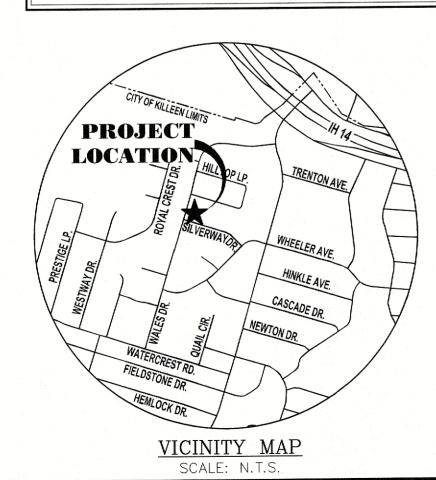


. Bearings are based on the Texas Coordinate System, Central Zone, NAD 83 (CORS 96), as determined by Leica Texas SmartNet GPS observations.

- . All distances are horizontal grid distance, unless noted. The combined scale factor (CSF) is 1.0001168. Surface distance = Grid distance x CSF
- 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.
- 4. 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 plat shall be in compliance with the city's currently adopted zoning, construction standards, infrastructure design and development standards manual, drainage design manual, thoroughfare plan, and master plans, except as otherwise allowed by state law. In addition, 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. The property is zoned "B-3" (Local Business District). Please refer to Sec. 31-306 for further details on zoning regulations.
- Parkland dedication calculation is hereby assessed and established in accordance with the City of Killeen Ordinance No. 23-003 at 0.013 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.
- 7. Existing deed restrictions shall remain in place.
- 8. Street trees shall be provided within the tree lawn on both sides of all local streets.
- 9. At time of redevelopment, client will be required to replace the existing sidewalk with a 5' sidewalk and upgrade the curb ramp at the corner of Silverway Drive &





KNOW ALL MEN BY THESE PRESENTS, that Young A. Brooks, whose address is 312 Crestwood Dr., Killeen, TX 76549, being the owner of a called 0.596 acre tract of land in Bell County, Texas, being part of the Thomas Robinette Survey, Abstract No. 686, the land herein being all of Lots 8, 9, and 10, Block 6, Hood View Addition, a subdivision in Bell County, Texas being of record in Cabinet A, Slide 212-D, Plat Records of Bell County, Texas (P.R.B.C.T.), same being in a Warranty Deed dated November 2, 1994 to Young A. Brooks, being of record under Volume 3235, Page 32, Official Public Records of Real Property, Bell County, Texas (O.P.R.R.P.B.C.T.), which is more fully described in the dedication of SILVERWAY **DEVELOPMENT** 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 SILVERWAY DEVELOPMENT 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

WITNESS the execution hereof, on this / day of // , 20_23

Young A. Brooks (Owner)

Before me, the undersigned authority, on this day personally appeared Young A. Brooks (Owner), 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 representative of the property described hereon.



NOTARY PUBLIC STATE OF TEXAS

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

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.

FILED FOR RECORD this 30Hh day of November, 20 23
Plat Records of Bell County, Texas, and Dedication Instrument # 2023052892 Official Records of Real Property, Bell County, Texas

ADDITION

ВГОСК 6, НООБ

10,

တ်

 $\dot{\infty}$

LOTS

OF

COUNTY, TEXAS

BELL

KILLEEN,

VELOPMENT

DE

SILVERWAY

SHEET P1