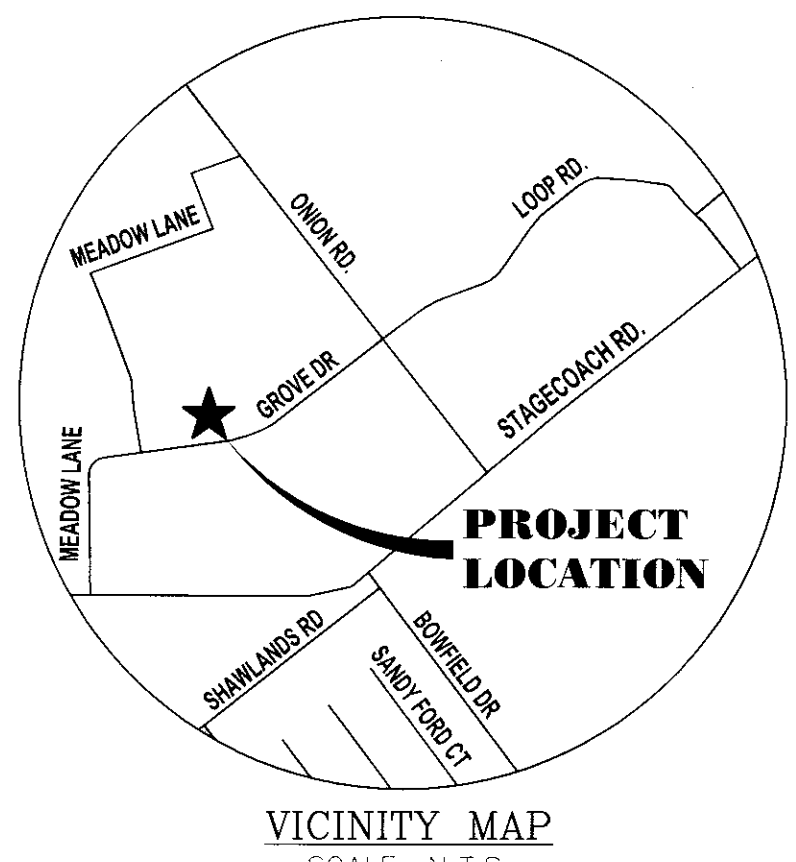
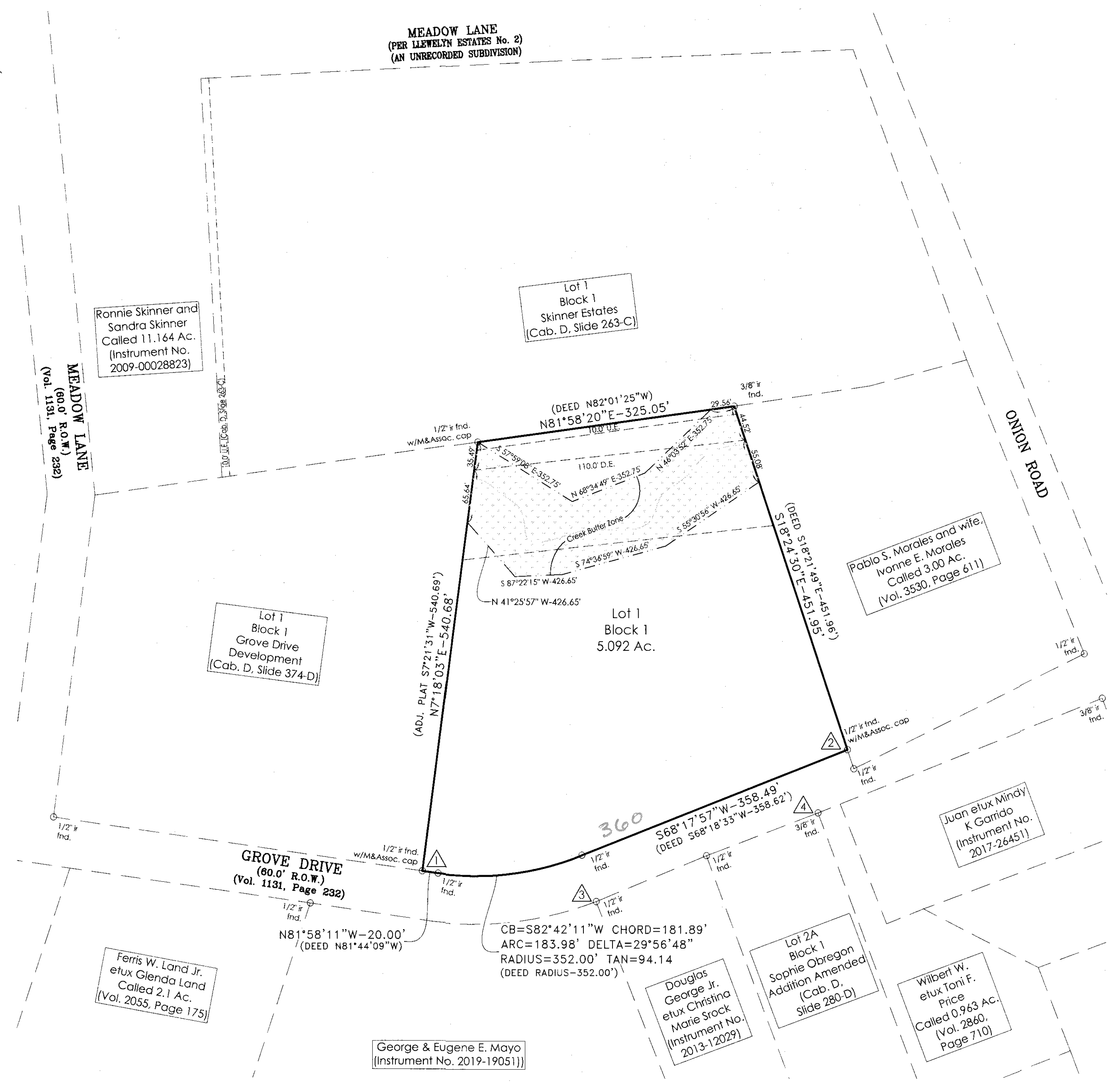
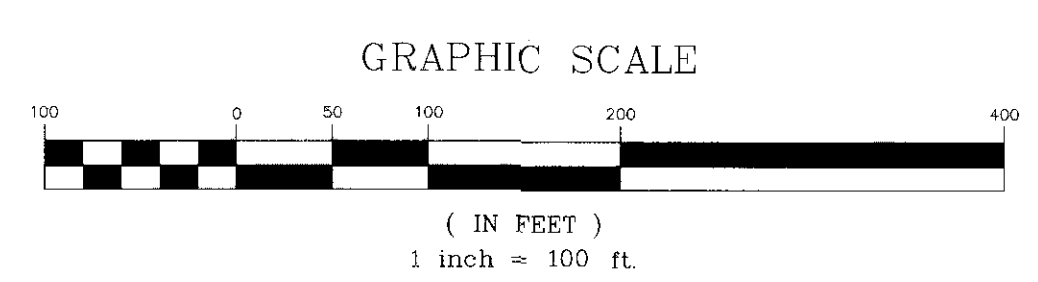


2019
157



REFERENCE TIES	
△ to △	S80°18'45"E-221.42'
△ to △	S24°57'43"W-87.17'
△	1/2" iron rod found w/M&A Assoc cap
△	1/2" iron rod found
△	1/2" iron rod found w/M&A Assoc cap
△	3/8" iron rod 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. 48027C290E, effective date September 26, 2008 for Bell County, Texas.
- This property will be served by on site sewerage facilities (OSSF). The Bell County Health Department must approve any on site sewerage facilities installation, for new structures, prior to construction.

KNOW ALL MEN BY THESE PRESENTS, that that Ronald Ray Skinner and Sandra Lynn Skinner, whose address is 1101 S. WS Young Drive Killeen, Texas 76543, being the sole owners of that certain 5.092 acre tract of land in Bell County, Texas, being part of the Robert Cunningham Survey, Abstract No. 74, and the land herein described being part of a called 10.173 acre tract conveyed to Ronald Ray Skinner and wife, Sandra Lynn Skinner, of record in Document #2011-15937, Official Public Records of Real Property, Bell County, Texas (O.P.R.P.B.C.T.) which is more fully described in the dedication of SKINNER ESTATES PHASE THREE as shown by the plat hereof, attached hereto, and made a part hereon, and approved by the City of Killeen, Bell County, Texas, and Ronald Ray Skinner and Sandra Lynn Skinner, do hereby adopt said SKINNER ESTATES PHASE THREE, 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 easements shown on said plat are dedicated to said city 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 7th day of August, 2019.

Ronald Ray Skinner
Ronald Ray Skinner

Before me, the undersigned authority, on this day personally appeared Ronald Ray Skinner 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 owner of the property described hereon.

Brittany Bass
NOTARY PUBLIC STATE OF TEXAS
My Commission Expires: March 2023

Sandra Lynn Skinner
Sandra Lynn Skinner

Before me, the undersigned authority, on this day personally appeared Sandra Lynn Skinner 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.

Brittany Bass
NOTARY PUBLIC STATE OF TEXAS
My Commission Expires: March 2023

APPROVED this the 5th day of August, 2019, by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas.

Chairman
CHAIRMAN, PLANNING COMMISSION

Secretary
SECRETARY, PLANNING COMMISSION

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
Mike W. Kriegel
Registered Professional Land Surveyor, No. 4330

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: *David R. Rhee* Date: 8/8/19

Title: *Registered Sanitarian* 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 6th day of August, 2019 A.D.

By: *Michelle Sizemore*
Bell County Tax Appraisal District

FILED FOR RECORD this 20th day of August, 2019, in Year 2019, Plat # 157, Plat Records of Bell County, Texas, Dedication Instrument # 2019-049-D-5, Official Public Records of Real Property, Bell County, Texas.

No.	DATE	REMARKS	BY
1	07/26/19	CITY OF KILLEEN COMMENTS	AR
1	07/02/19	CITY OF KILLEEN COMMENTS	AR
			REVISIONS

SKINNER ESTATES
PHASE THREE
KILLEEN, BELL COUNTY, TEXAS

FINAL PLAT

SHEET TITLE

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
T. B. P. L. S. FIRM REGISTRATION NO. 100204-00

DWG No. 19-049-D-5
DATE: JUNE 2019
SCALE: AS SHOWN
DRAWN BY: FRB
CHECKED BY: JWB
DATE: 1927/19
AREA: 5.092 Ac.

1 LOT
1 BLOCK
1927/19