



REFERENCE TIES

▲ to ▲	S4°48'27"E-123.25'
▲ to ▲	N14°22'04"E-69.80'
▲ 1/2" iron set with M&A cap	▲ 3/8" iron rod found
▲ 1/2" iron rod found	▲ 1" iron pipe 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. 48027C280E, effective date September 26, 2008 for Bell County, Texas.
 - 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.
 - Right of Way (ROW) dedication is 990 sq. ft. (0.023 Ac.)

KNOW ALL MEN BY THESE PRESENTS, that **Wanda Faye Dowell**, whose address is 315 S. 54th Street, Killeen, Texas, 76543 being the sole owner of that certain 0.715 acre tract of land in Bell County, Texas, being part of the **A. Dickson Survey, Abstract No. 266**, which is more fully described in the dedication of **SUE MAE DOWELL 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 **SUE MAE DOWELL ADDITION** 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 18th day of May, 2022.

For: **Wanda Faye Dowell**
Wanda Faye Dowell
Wanda Faye Dowell

Before me, the undersigned authority, on this day personally appeared **Wanda Faye Dowell** 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.



Jennifer Henderson
NOTARY PUBLIC STATE OF TEXAS
My Commission Expires: 10-20-2024

APPROVED this the 27th day of May, 2022 by the planning director of the City of Killeen, Bell County, Texas.

Walter Medina
PLANNING DIRECTOR

K. Stuckland
PLANNING ASSISTANT

KNOW ALL MEN BY THESE PRESENTS,

That I, Mike W. Krieger, 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. Krieger
Mike W. Krieger
Registered Professional
Land Surveyor, No. 4330

No.	DATE	REVISIONS
2	5/11/2022	UPDATED PLAT CERT
1	3/11/2022	CITY OF KILLEEN COMMENTS
		REMARKS
		BY

SUE MAE DOWELL ADDITION
BEING A REPLAT OF ALL OF LOT 4-A, BLOCK 10, AMENDED PLAT LOTS 4 AND 5, BLOCK 10, BROOKSVILLE ADDITION, PART OF LOT 6-A, BLOCK 10, AMENDED PLAT LOTS 6 AND 7, BLOCK 10, BROOKSVILLE ADDITION & THE SOUTH 33' OF LOT 3, BLOCK 10, BROOKSVILLE ADDITION
KILLEEN, BELL COUNTY, TEXAS

SHEET TITLE:
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. 3341
T. B. F. L. S. FIRM REGISTRATION NO. 100324-00

DWG No.	22-007-15-S	DATE:	FEB. 2022	SCALE:	AS SHOWN	AREA:	0.715 AC.
DRAWN BY:	FRB	DATE:	FEB. 2022	SCALE:	AS SHOWN	AREA:	0.715 AC.

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 18th day of May, 2022 A. D.
By: *Carl Linn*
Bell County Tax Appraisal District

FILED FOR RECORD this 3rd day of June, 2022
Plat Records of Bell County, Texas, and Dedication Instrument # 2022035524
Official Records of Real Property, Bell County, Texas

instr # 2022035524