



REFERENCE TIES			
△ to △	N14°25'39"E-100.07'	△ to △	N35°57'10"E-51.56'
△ v found		△ v found	
△ 3/8" iron rod found		△ 60d 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.
 - All interior lot corners marked with 1/2" ir & cap stamped "M&A" set after construction completed.
 - 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.
 - Unable to verify right of way width of N 8th Street. No existing monuments along the right of way were found.

KNOW ALL MEN BY THESE PRESENTS, that VeraBank, N.A., whose address is 201 W. Main Street, Henderson, Texas, 75652, being the sole owner of that certain 0.794 acre tract of land in Bell County, Texas, being part of the A. Thompson Survey, Abstract No. 813, which is more fully described in the dedication of VERABANK ANNEX 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 VERABANK ANNEX 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 15th day of September, 2022

For: VeraBank, N.A.,

Todd Engemoen
Todd Engemoen (Executive V.P.)

Before me, the undersigned authority, on this day personally appeared Todd Engemoen 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.

AMANDA LEE RAMSEY
Notary Public, State of Texas
Comm. Expires 03-06-2025
Notary ID: 124824484

Amanda Lee Ramsey
NOTARY PUBLIC STATE OF TEXAS
My Commission Expires: March 6, 2025

APPROVED this 14 day of October, 2022 by the planning director of the City of Killeen, Bell County, Texas.

Walid Mubin
PLANNING DIRECTOR

W. Law
PLANNING ASSISTANT

KNOW ALL MEN BY THESE PRESENTS,

That I, Robert E. Mitchell, 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.



Robert E. Mitchell
Robert E. Mitchell
Registered Professional
Land Surveyor, No. 5801

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 7th day of October, 2022.
By: *Stella*
County Tax Appraisal District

FILED FOR RECORD this 14th day of October, 2022
Plat Records of Bell County, Texas, and Dedication Instrument # 2022-063660
Official Records of Real Property, Bell County, Texas

NO.	DATE	REVISIONS
2	9/14/2022	UPDATED AREA
1	9/9/2022	CITY OF KILLEEN COMMENTS
		REMARKS
		BY

VERABANK ANNEX ADDITION
BEING A REPLAT OF ALL OF LOTS 6-10, BLOCK 19, ORIGINAL TOWN OF KILLEEN & ALL OF LOT 1-A REPLAT OF LOTS 1-5, BLK 19, ORIGINAL TOWN OF KILLEEN
KILLEEN, BELL COUNTY, TEXAS

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. 3241
I. E. F. L. S. FIRM REGISTRATION NO. 100204-00

DWG No. 22-076-D-S
DATE: 10/14/2022
DRAWN BY: F.P./FRB
SCALE: AS SHOWN
DATE: 10/14/2022
AREA: 0.794 AC.
BLOCK: 19
LOT: 1

instr# 2022063660