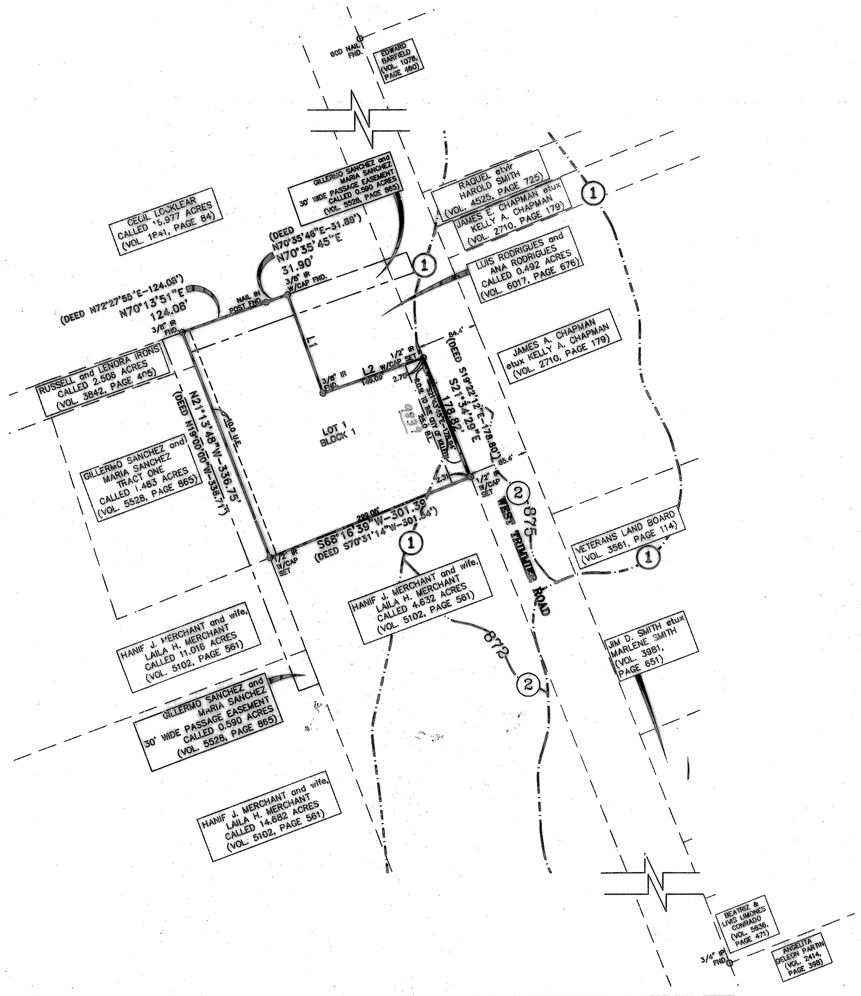
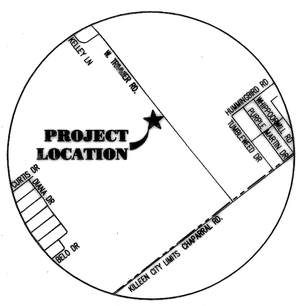
GRAPHIC SCALE

100 0 50 100 200 400

( IN FEET )

1 inch = 100 ft.




VICINITY MAP

SCALE: N.T.S.

NOTES:

1. THIS SUBDIVISION IS CURRENTLY SERVED BY ON SITE SEWERAGE FACILITIES.
2. A FLOODPLAIN DEVELOPMENT PERMIT SHALL BE OBTAINED PRIOR TO ANY DEVELOPMENT (INCLUDING FILL). IN ADDITION, A LETTER OF "NO RISE" SHALL BE SUBMITTED WITH THE FLOODPLAIN DEVELOPMENT PERMIT.

LINE TABLE

| LINE | BEARING | LENGTH | RECORD CALLS |
|---|---|---|---|
| L1 | S19°29'52"E | 146.42 | S17°17'54"E-146.58 |
| L2 | N70°37'07"E | 148.88 | N72°48'20"E-148.90 |

MINIMUM FFE ELEVATIONS SHALL BE AT LEAST 2' ABOVE BASE FLOOD ELEVATION

2008 FEMA CONDITIONS

| BLOCK | LOT | BASE FLOOD ELEVATION | MIN. FINISHED FLOOR ELEVATION |
|---|---|---|---|
| 1 | 1 | 875.00 | 877.00* |

* MINIMUM FINISHED FLOOR ELEVATION MAY CHANGE DUE TO FINAL LOCATION OF PROPOSED STRUCTURE.

FLOOD PLAIN DATA

APPROXIMATE LIMITS OF 100 YEAR FLOODPLAIN BOUNDARY, ZONE "AE", F.E.M.A PANEL 48027C0290E DATED SEPTEMBER 26, 2008.

BASE FLOOD ELEVATIONS PER F.E.M.A PANEL 48027C0290E DATED SEPTEMBER 26, 2008.

ALL BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE AS PER GPS OBSERVATIONS.

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 15th day of November A.D. 2008

BELL COUNTY TAX APPRAISAL DISTRICT

BY: _____

FILED FOR RECORD this 3rd day of December, 2008 in Cabinet D, Slide 250-A, Plat Records of Bell County, Texas. Dedication Instrument in Instrument # 2008-00047818, Deed Records of Bell County, Texas"

KNOW ALL MEN BY THESE PRESENTS, that Luis Carlos Rodriguez-Sanchez, whose address is 9709 West Trimmier, Killeen, Texas 76542 being the sole owner(s) of that certain 1.793 acre tract of land in Bell County, Texas, part of the W. H. Cole Survey, Abstract No. 200, which is more fully described in the dedication of **VILLA MIMI ADDITION** as shown by the plat hereof, attached hereto, and made a part hereon, and approved by the **Planning & Zoning Commission** of the City of Killeen, Bell County, Texas, and Luis Carlos Rodriguez-Sanchez does hereby adopt said **VILLA MIMI 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.

W I T N E S S the execution hereof, on this 3rd day of October, 2008.

For: Luis Carlos Rodriguez-Sanchez

Ana R. Rodriguez

Before me, the undersigned authority, on this day personally appeared Ana R. Rodriguez 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.

SHEILA R. MIKULEC NOTARY PUBLIC STATE OF TEXAS MY COMM. EXP. 09/04/2011

NOTARY PUBLIC STATE OF TEXAS
My Commission Expires: 9/04/2011

APPROVED this the 10th day of November, 2008, by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas.

CHAIRMAN, PLANNING COMMISSION

SECRETARY, PLANNING COMMISSION

KNOW ALL MEN BY THESE PRESENTS,

That I, Rex D. Haas, 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.

Rex D. Haas,
Registered Professional
Land Surveyor, No. 4378

STATE OF TEXAS REGISTERED REX D HAAS 4378 PROFESSIONAL LAND SURVEYOR

| No. | DATE | REMARKS | BY |
|---|---|---|---|
| 1 | 10/28/08 | CITY OF KILLEEN COMMENTS | FRB |

REVISIONS

VILLA MIMI ADDITION

KILLEEN, BELL COUNTY, TEXAS

FINAL PLAT

SHEET TITLE:


MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
102 N. COLLEGE STREET
KILLEEN, TEXAS 76541
PHONE: (254) 634-5541
FAX: (254) 634-2141


| DWG No. | DRAWN BY: | DATE: | SCALE: | FB/LB: | 1 LOT | AREA: |
|---|---|---|---|---|---|---|
| 08-447-D | MDH | OCT. 2008 | 1"=100' | 1593/92 | 1 BLOCK | 1.793 Ac. |

S:\Subdivisions\Villa Mimi 08-447-D\dwg\Villa Mimi 08-447-D.dwg, PLAT, 10/29/2008 3:25:34 PM.