GRAPHIC SCALE

(IN FEET)
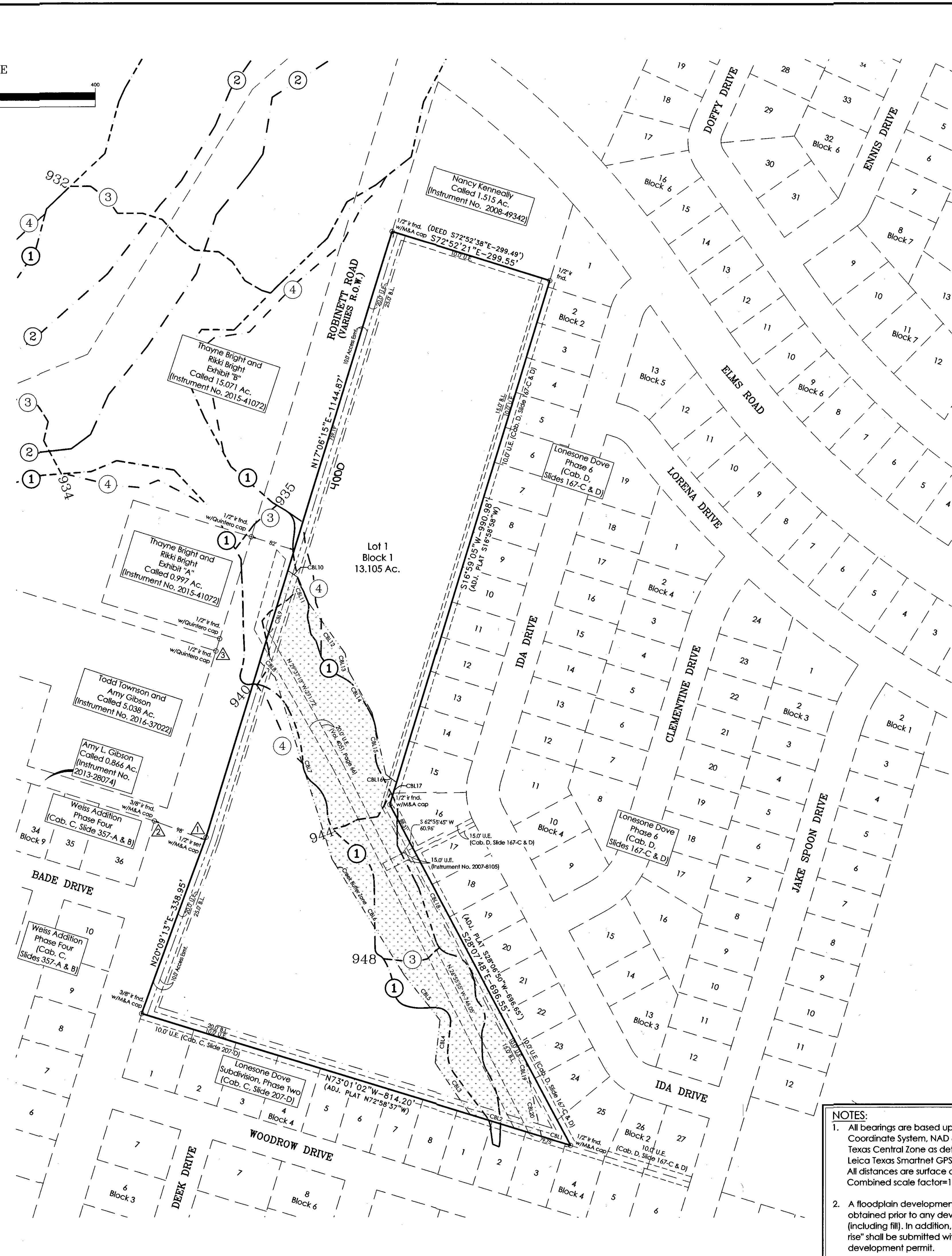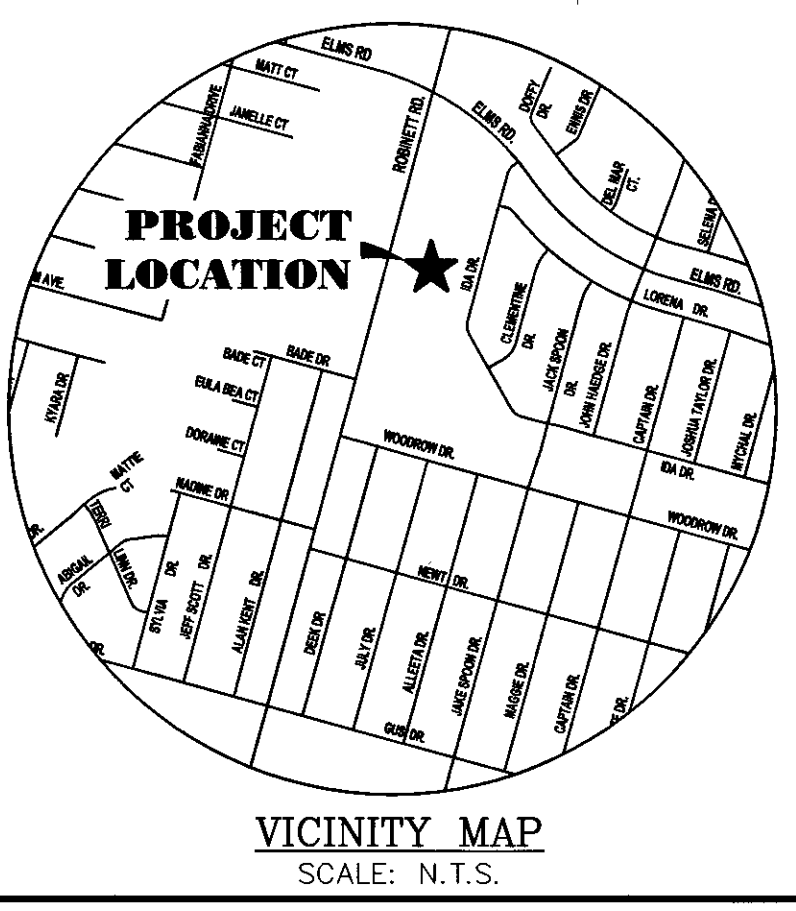1 inch = 100 ft.

CREEK BUFFER ZONE LINE TABLE

LINE	LENGTH	BEARING
CBL1	55.31'	S73°01'02"E
CBL2	135.35'	N73°01'02"W
CBL3	112.37'	N34°23'00"W
CBL4	78.61'	N6°09'18"E
CBL5	102.46'	N39°00'51"W
CBL6	247.45'	N32°03'37"W
CBL7	344.61'	N17°29'37"W
CBL8	39.57'	N44°09'47"W
CBL9	171.97'	N17°06'15"E
CBL10	21.98'	S55°31'17"E
CBL11	50.04'	S22°52'12"E
CBL12	112.81'	S55°57'44"E
CBL13	33.51'	S11°49'09"E
CBL14	85.72'	S29°39'41"E
CBL15	114.17'	S12°36'38"E
CBL16	24.36'	S53°37'34"E
CBL17	41.88'	S16°59'05"W
CBL18	525.50'	S28°07'48"E
CBL19	35.75'	S9°56'24"E
CBL20	101.79'	S12°14'15"E

REFERENCE TIES

①1 to ②2	N72°52'06"W-98.14'
②1 to ③3	N3°00'23"E-336.24'

△1 1/2" iron rod set w/M&Assoc cap
△2 3/8" iron rod found w/M&Assoc cap
△3 1/2" iron rod found w/Quintero cap

FLOOD PLAIN DATA

① Approximate limits of 100 year flood plain, zone AE, as per FEMA FIRM panels 48027C0260E, dated September 26, 2008.

② Approximate limits of 100 year floodway, as per FEMA FIRM panel 48027C0260E, dated September 26, 2008.

③ Base Flood Elevations per FEMA FIRM panels 48027C0260E dated September 26, 2008.

④ Approximate limits of 500 year flood plain, as per FEMA FIRM panels 48027C0260E, dated September 26, 2008.

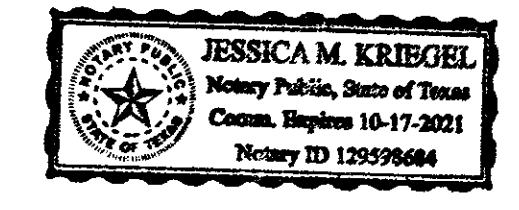### PROJECT LOCATION

VICINITY MAP
SCALE: N.T.S.

KNOW ALL MEN BY THESE PRESENTS, that **Reeces Creek Developers, Ltd.,** whose address is PO Box 1183, Killeen, TX, 76540 being the sole owner of that certain **13.105** acre tract of land in Bell County, Texas, part of the **Thomas Robinett** Survey, Abstract No. **686,** which is more fully described in the dedication of **VILLAS AT ROBINETT** 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 **VILLAS AT ROBINETT** 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 maintained.

WITNESS the execution hereof, on this 24th day of February, 2020.

For: Reeces Creek Developers, Ltd.

William E. Hickman

Before me, the undersigned authority, on this day personally appeared William E. Hickman 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.

JESSICA M. KRIEGEL
Notary Public, State of Texas
Comm. Expires 10-17-2021
Notary ID 129598684

NOTARY PUBLIC STATE OF TEXAS
My Commission Expires: 10/17/21

APPROVED this the 18th day of November, 2019 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, 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

NOTES:

1. 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.

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.

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 February, 2020 A.D.

By _____
Bell County Tax Appraisal District

FILED FOR RECORD this 7th day of April, 20 20. In Year n/a. Plat # n/a Plat Records of Bell County, Texas. Dedication Instrument # 2020016858, Official Public Records of Real Property, Bell County, Texas.

VILLAS AT ROBINETT
KILLEEN, BELL COUNTY, TEXAS

FINAL PLAT

Lot 1
Block 1
13.105 Ac.

SHEET P1