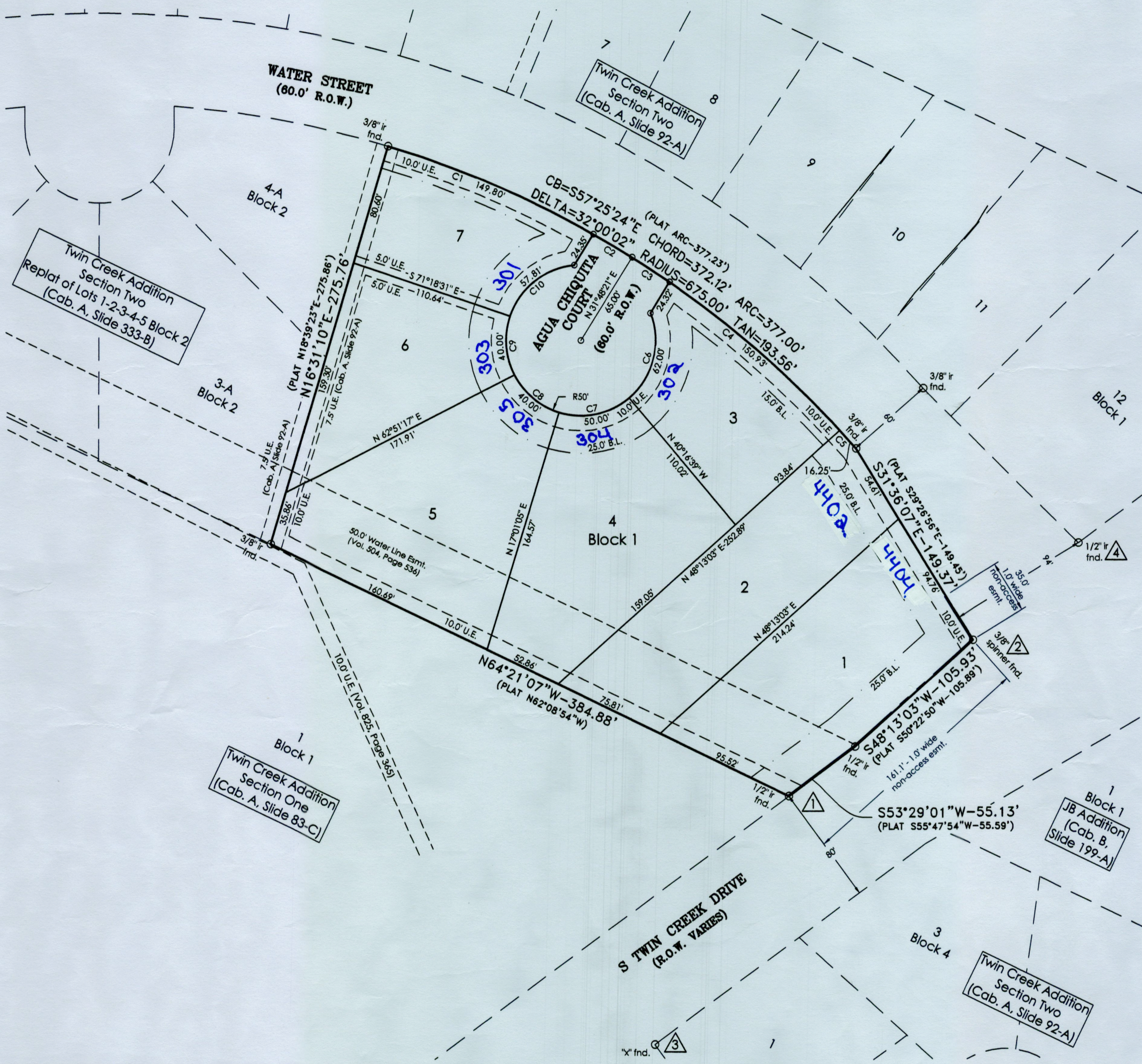
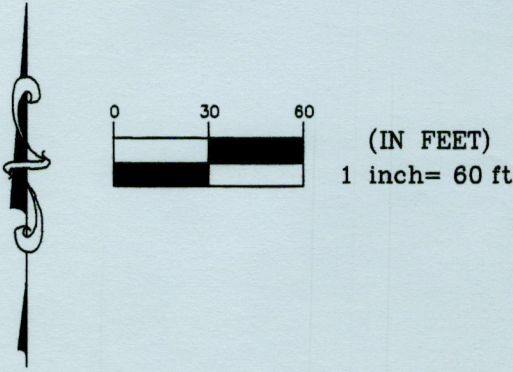


**FLOOD PLAIN DATA**

- Approximate limits of 100 year flood plain, zone AE, as per FEMA FIRM panels 48027C0280E, dated September 26, 2008.
- Approximate limits of 100 year floodway, as per FEMA FIRM panel 48027C0280E, dated September 26, 2008.
- Base Flood Elevations per FEMA FIRM panels 48027C0280E dated September 26, 2008.



**LOT AREAS**

Lot	Block	Area
1	Block 1	17258 Sq. Ft.
2	Block 1	16431 Sq. Ft.
3	Block 1	11151 Sq. Ft.
4	Block 1	17078 Sq. Ft.
5	Block 1	18923 Sq. Ft.
6	Block 1	11786 Sq. Ft.
7	Block 1	10171 Sq. Ft.

**CURVE TABLE**

CURVE	BEARING	CHORD	LENGTH	RADIUS	DELTA	TANGENT
C1	N67°03'57"W	149.80'	149.80'	675.00'	12°42'55"	75.21'
C2	N59°26'05"W	30.01'	30.01'	675.00'	2°32'50"	15.01'
C3	N56°53'15"W	30.01'	30.01'	675.00'	2°32'50"	15.01'
C4	N49°12'29"W	150.62'	150.93'	675.00'	12°48'42"	75.78'
C5	N42°06'45"W	16.25'	16.25'	675.00'	1°22'45"	8.12'
C6	N14°11'56"E	58.10'	62.00'	50.00'	71°02'48"	35.70'
C7	N78°22'13"E	47.94'	50.00'	50.00'	57°17'45"	27.32'
C8	S50°03'49"E	38.94'	40.00'	50.00'	45°50'12"	21.14'
C9	S4°13'37"E	38.94'	40.00'	50.00'	45°50'12"	21.14'
C10	S51°48'49"W	54.64'	57.81'	50.00'	66°14'40"	32.62'

**REFERENCE TIES**

△ to △	S28°29'35"W-187.61'		
△ to △	N47°39'22"E-95.57'		
△	1/2" iron rod found	△	* found
△	3/8" spinner found	△	1/2" iron rod found

KNOW ALL MEN BY THESE PRESENTS, that C. A. Doose & Company, whose address is 105 E FM 2410 Rd., Harker Heights, Texas, 76548 being the owner of that certain 2.565 acre tract of land in Bell County, Texas, being part of the J.S. Wilder Survey, Abstract No. 912, which is more fully described in the dedication of WATER STREET ADDITION as shown by the plat hereof, attached hereto, and made a part hereof, and approved by the City of Killeen, Bell County, Texas, does hereby adopt said WATER STREET 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.

WITNESSE the execution hereof, on this 25<sup>th</sup> day of August, 2022

*Christopher A. Doose, IV*  
Christopher A. Doose, IV  
(President of C. A. Doose & Company)

Before me, the undersigned authority, on this day personally appeared Christopher A. Doose, IV 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.



*Michael Brandon Carubelli*  
NOTARY PUBLIC STATE OF TEXAS  
My Commission Expires: 01/16/2028

APPROVED this the 21 day of March, 2022 by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas.

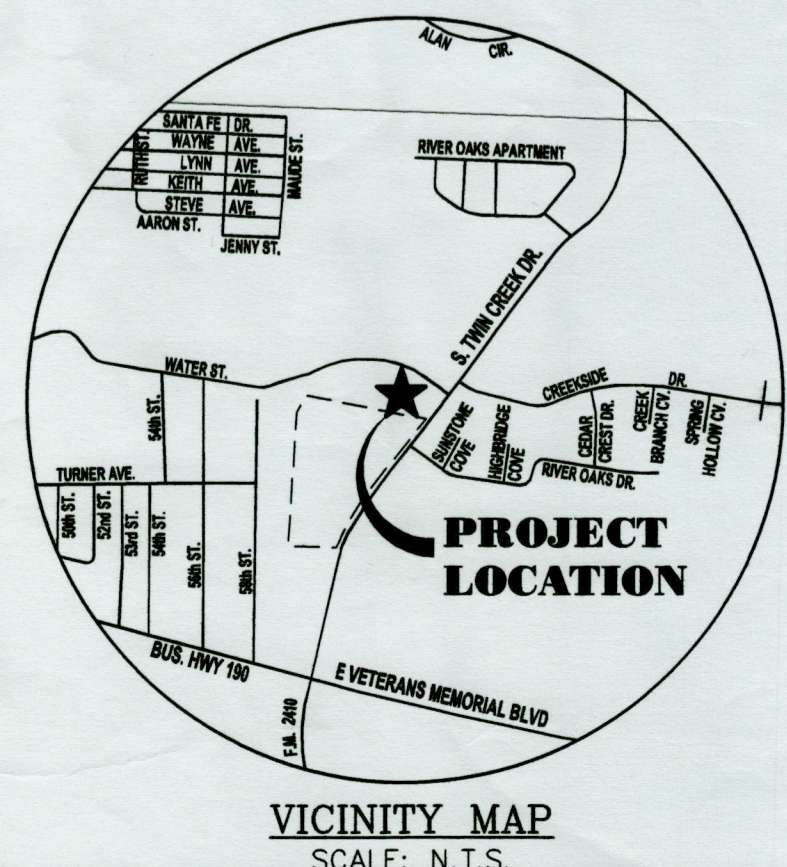
*Chairman*  
CHAIRMAN, Planning and Zoning Commission  
*Secretary*  
SECRETARY, Planning and Zoning Commission

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



**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. 48027C0280E, 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.

**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 21<sup>st</sup> day of August, 2022 A.D.

By: *Alexis Hall*  
Bell County Tax Appraisal District

FILED FOR RECORD this 14<sup>th</sup> day of October, 2022  
Plat Records of Bell County, Texas, and Dedication Instrument # 202203053  
Official Records of Real Property, Bell County, Texas

NO.	DATE	REVISIONS
2	8/16/2022	INCORPORATE SCHEDULE BLOCK
1	11/24/2021	CITY COMMENTS
		BY

WATER STREET ADDITION  
BEING A REPLAT OF ALL OF LOT 6, BLOCK 2  
TWIN CREEK ADDITION, SECTION TWO  
KILLEEN, BELL COUNTY, TEXAS

FINAL PLAT

**MITCHELL & ASSOCIATES, INC.**  
ENGINEERING & SURVEYING  
KILLEEN, TEXAS 76541  
PHONE: (254) 634-5541  
FAX: (254) 634-2141  
TEXAS BOARD OF PROFESSIONAL ENGINEERS' P.M. REGISTRATION NO. 3541  
P. E. L. S. TIME REGISTRATION NO. 16284-00



DWG NO.	DATE	SCALE	FE/LB.	7 LOTS	AREA:
21-015-D-5	NOVEMBER 2021	AS SHOWN	1885/42	1 BLOCK	2,565 AC.