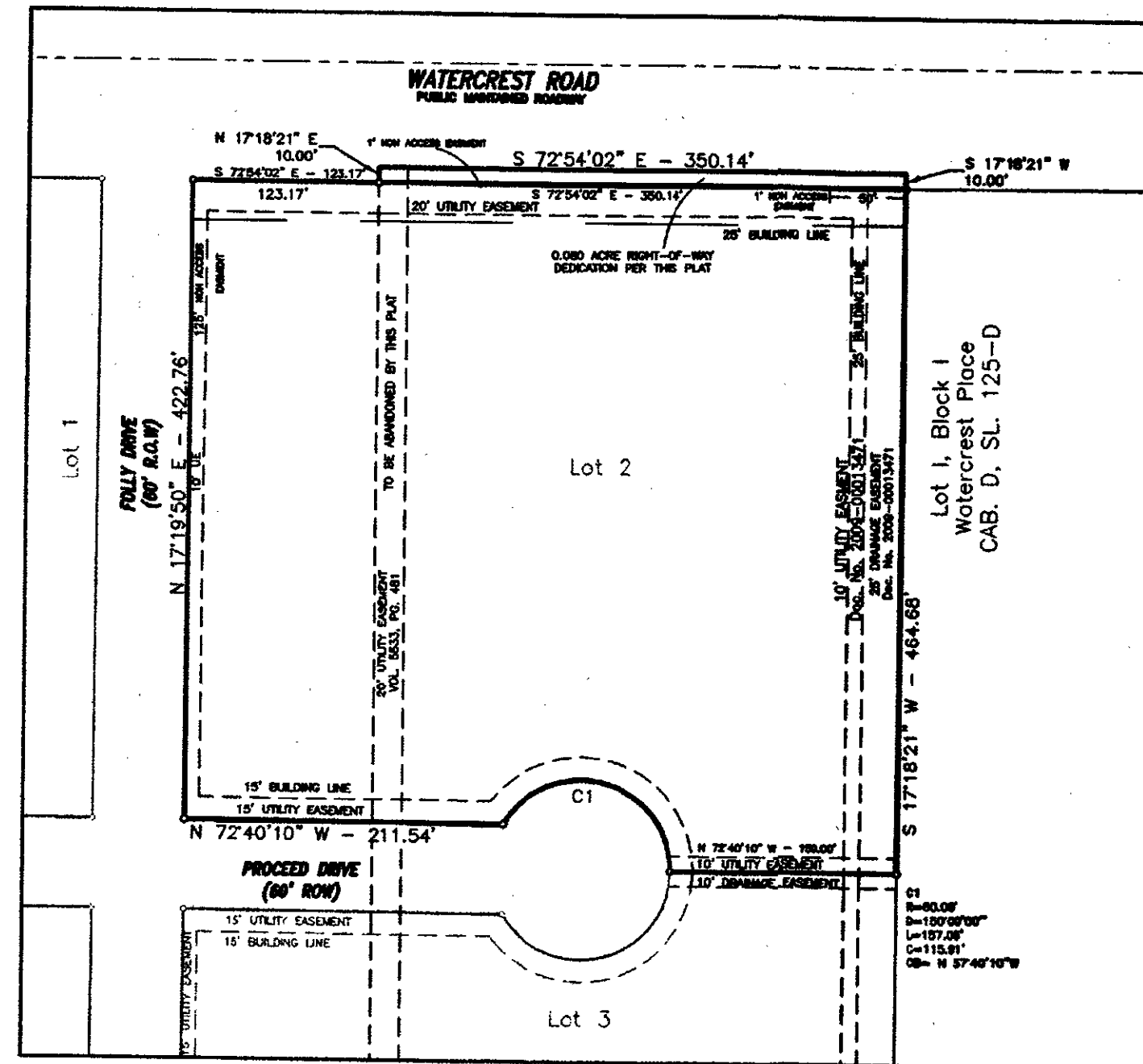


VICINITY MAP
N.T.S.



WEST VIEW REPLAT, PHASE II
(CAB. D, SL. 347-A)
SCALE: 1"=100'

KNOW ALL MEN BY THESE PRESENTS, that CCWC, LP, whose address is 701 W Elme Road STE 320, Killeen, Texas 76542, being the sole owner of that 4.656 acre tract of land in Bell County, Texas, part of the Thomas Robnett Survey, Abstract No. 686, which is more fully described in the dedication of WEST VIEW REPLAT, PHASE V, BEING A REPLAT OF LOT 2, WEST VIEW REPLAT, PHASE II, as shown by the plat hereof, attached hereto, and made a part hereof, and approved by the Planning Director of the City of Killeen, Bell County, Texas, does hereby adopt said WEST VIEW REPLAT, PHASE V, BEING A REPLAT OF LOT 2, WEST VIEW REPLAT, PHASE II, 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 installation and maintenance of any and all public utilities which the city may install or permit to be installed or maintained.

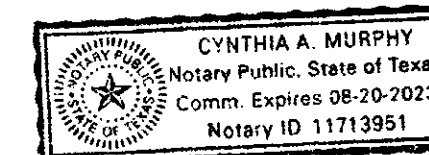
For: CCWC, LP

By: CCWC GP, LLC, General Partner

Richard Assed, Manager

STATE OF TEXAS
COUNTY OF BELL

This instrument was acknowledged before me on the 3 day of April, 2021 by Richard Assed, in his capacity as Manager of CCWC GP, LLC, in its capacity as General Partner of CCWC, LP.



Cynthia A. Murphy
Notary Public, State of Texas

Approved this 3rd day of May, 2021 by the Planning Director of the City of Killeen, Texas.

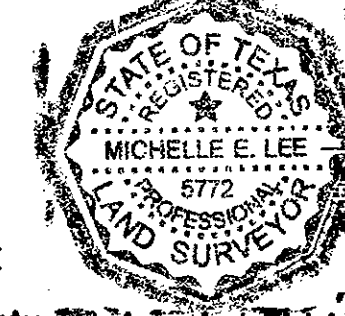
Tom D. Meek
Planning Director
K. Stuckland
Planning Assistant

FILED FOR RECORD this 5th day of May, 2021 A.D.

Dedication Instrument in Instrument No. 2021-28030, Official Records of Bell County, Texas.

KNOW ALL MEN BY THESE PRESENTS:

That I, Michelle E. Lee, a Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the perimeter corner monuments shown hereon were properly placed or found under my personal supervision, in accordance with the Subdivision Regulations of the City of Killeen, Texas. This subdivision, WEST VIEW REPLAT, PHASE V, BEING A REPLAT OF LOT 2, WEST VIEW REPLAT, PHASE II, is located within the City Limits of Killeen, Texas.



Michelle E. Lee 4-7-2021
Michelle E. Lee, RPLS (TX 5772)

TAX CERTIFICATE

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.

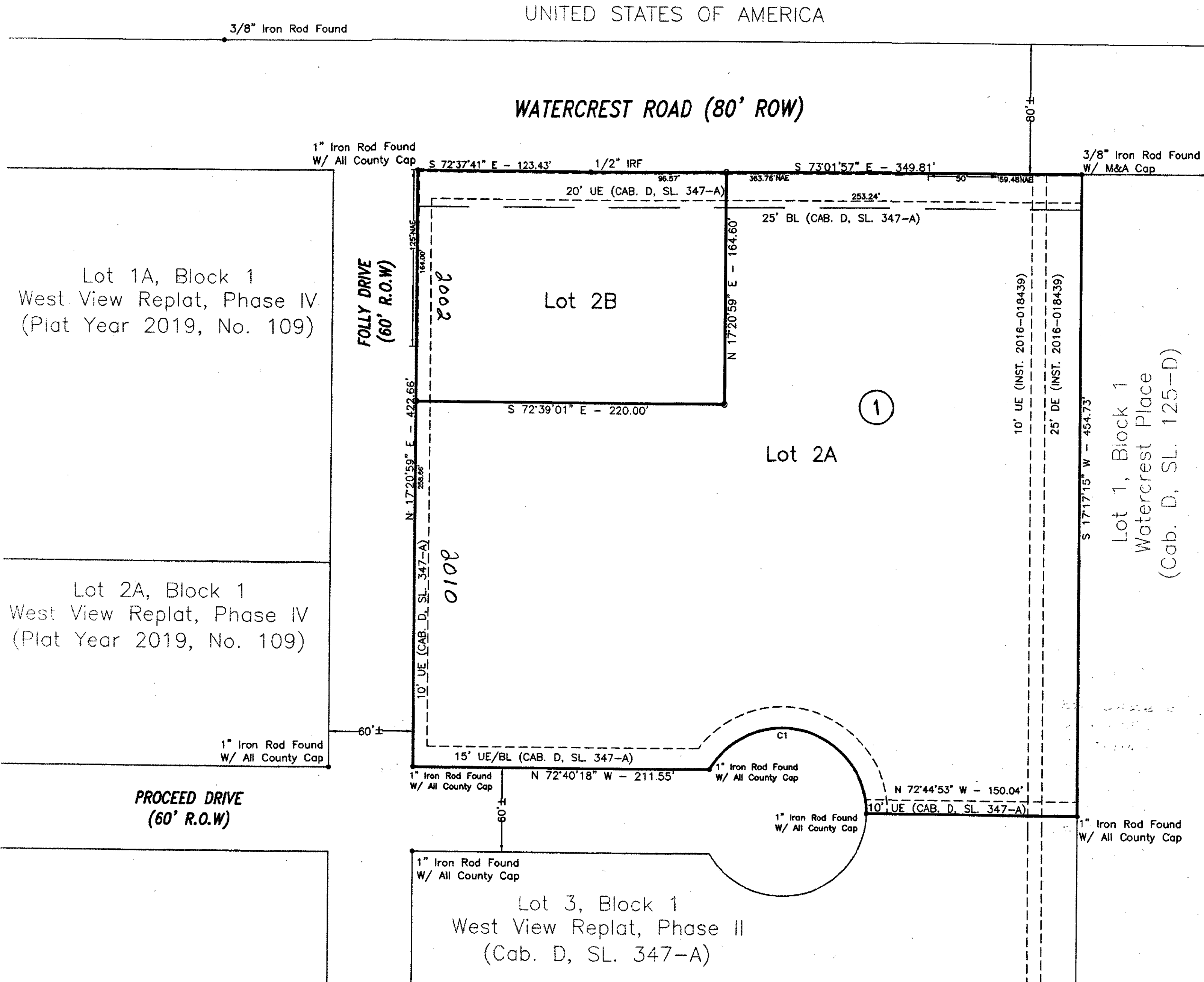
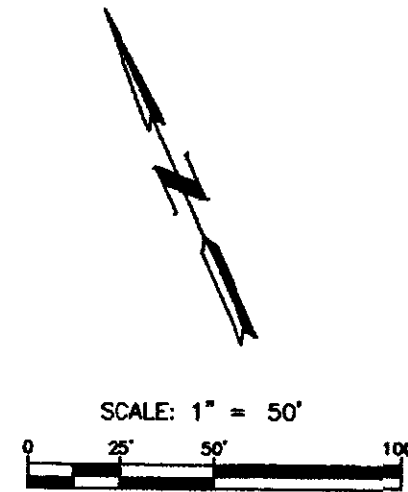
Dated this 29 day of April, 2021 A.D.

BELL COUNTY TAX APPRAISAL DISTRICT

By: *[Signature]*

NOTES:

- Each lot shall provide storm water detention and post construction BMP's in accordance with the City of Killeen Drainage Design Manual when application for building permits are made.
- 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.



CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	150°44'28"	60.00'	157.86'	229.86'	N 57°36'56" W	116.11'

LEGEND	
BL	BUILDING LINE
UE	UTILITY EASEMENT
NAE	NON ACCESS EASEMENT
CAB.	CABINET
SL	SLIDE
DE	DRAINAGE EASEMENT

DATE	SHEETS

FINAL PLAT
WEST VIEW REPLAT, PHASE V
BEING A REPLAT OF LOT 2,
WEST VIEW REPLAT, PHASE II
KILLEEN, BELL COUNTY, TEXAS

Project No.:	2021-001
Acres:	4.656
No. of Lots:	2
Scale:	1" = 50'
Date:	4/09/2021
Design By:	MEL/TSN
Sheet No.:	1 of 1

INST # 2021-28030

KILLEEN ENGINEERING & SURVEYING, LTD
2901 E. Stan Schlueter Loop
Killeen, Texas 76542
OFFICE: (254) 526-3981 FAX: (254) 526-4351
TBPE REGISTRATION NO. F-4200
TBPLS REGISTRATION NO. 10194541