

KNOW ALL MEN BY THESE PRESENTS, that Paolo Pike and Christine Pike, whose address is 2112 Westcliff Road, Killeen, Texas, 76542 being the sole owners of that certain 1.857 acre tract of land in Bell County, Texas, being part of the E.W. Lawler Survey, Abstract No. 517, which is more fully described in the dedication of WESTCLIFF BRANCH 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 WESTCLIFF BRANCH 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 18<sup>th</sup> day of October, 2022

*Paolo Pike*  
Paolo Pike  
*Christine Pike*  
Christine Pike

Before me, the undersigned authority, on this day personally appeared Paolo Pike and Christine Pike known to me to be the persons whose names are subscribed to the foregoing instrument. It has been acknowledged to me that they executed the foregoing instrument as the owner of the property described hereon.



*Jennifer Henderson*  
NOTARY PUBLIC STATE OF TEXAS  
My Commission Expires 10/20/2024

APPROVED this the 27 day of September, 2022 by the planning director of the City of Killeen, Bell County, Texas.

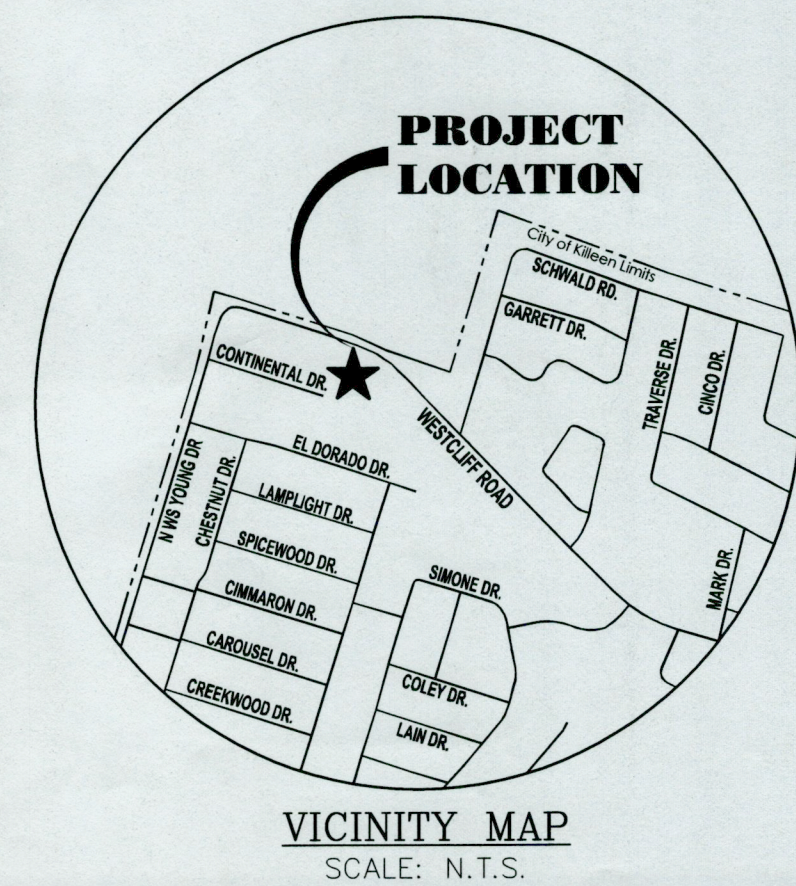
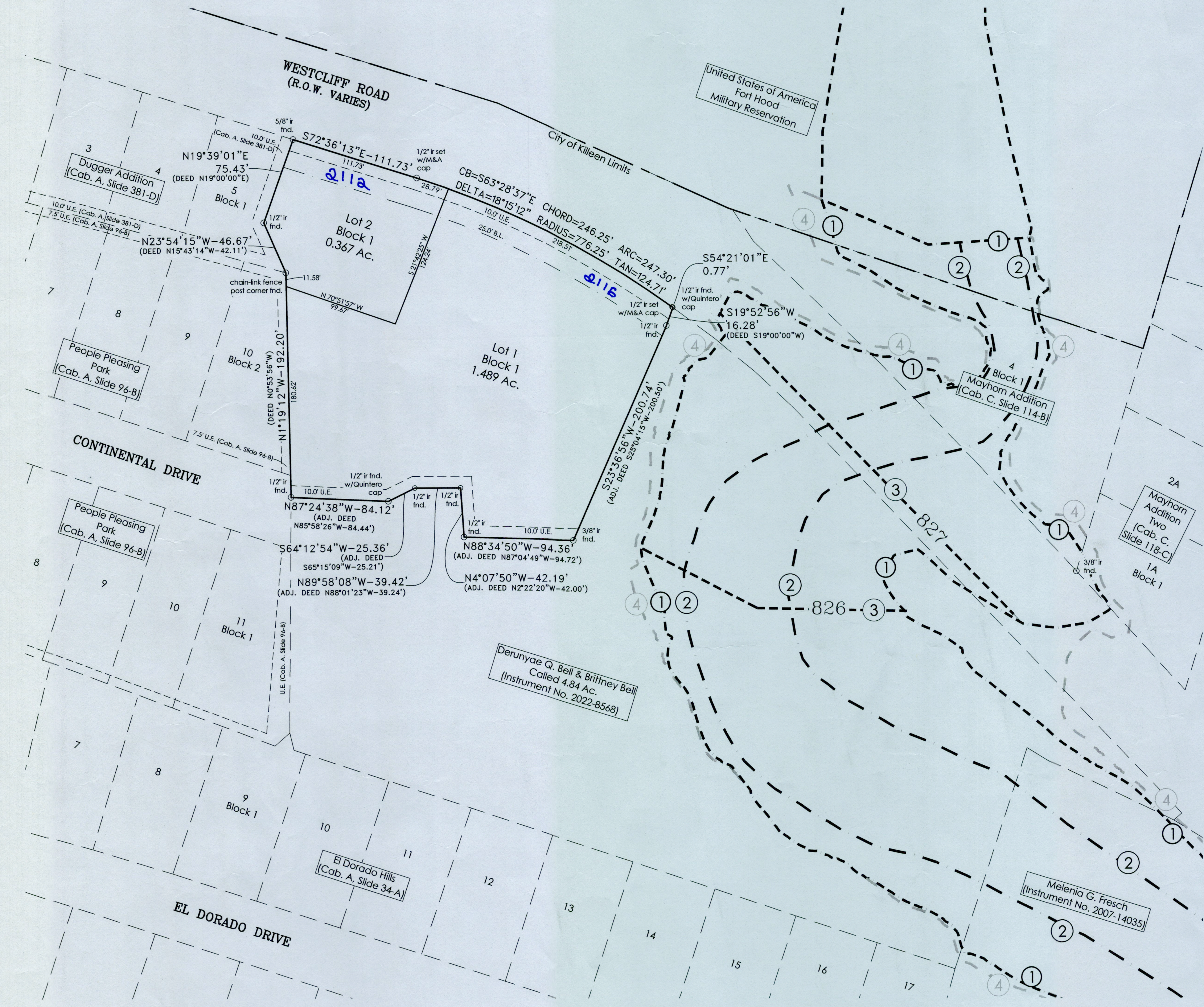
*Walter H. Green*  
PLANNING DIRECTOR  
*Maria Lopez*  
PLANNING ASSISTANT

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



**FLOOD PLAIN DATA**

- Approximate limits of 100 year flood plain, zone AE, as per FEMA FIRM panels 48027C0115E, dated September 26, 2008.
- Approximate limits of 100 year floodway, as per FEMA FIRM panel 48027C0115E, dated September 26, 2008.
- Base Flood Elevations per FEMA FIRM panels 48027C0115E dated September 26, 2008.
- Approximate limits of 500 year flood plain, as per FEMA FIRM panels 48027C0115E, dated September 26, 2008.

- 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. 48027C0115E, 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.
  - Unable to verify right of way width of Westcliff Road. Not enough existing monuments were found on the north side of this road to accurately determine width.

**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 24<sup>th</sup> day of October, 2022, D.  
By: *Meygan Bauer*  
Bell County Tax Appraisal District

FILED FOR RECORD this 16 day of November, 2022  
Plat Records of Bell County, Texas, and Dedication Instrument # 2022069464  
Official Records of Real Property, Bell County, Texas

No.	DATE	REMARKS/REVISIONS

WESTCLIFF BRANCH ADDITION  
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. B. P. L. S. FIRM REGISTRATION NO. 100204-01

DWG No.	DRAWN BY	DATE	SCALE	AS SHOWN	FE/LB	2 LOTS	1 BLOCK	AREA
22-071-D-S		SPT. 2022			2007/21			1.856 AC.

STATE OF TEXAS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
ROBERT E. MITCHELL  
5801

Inst # 2022069464