

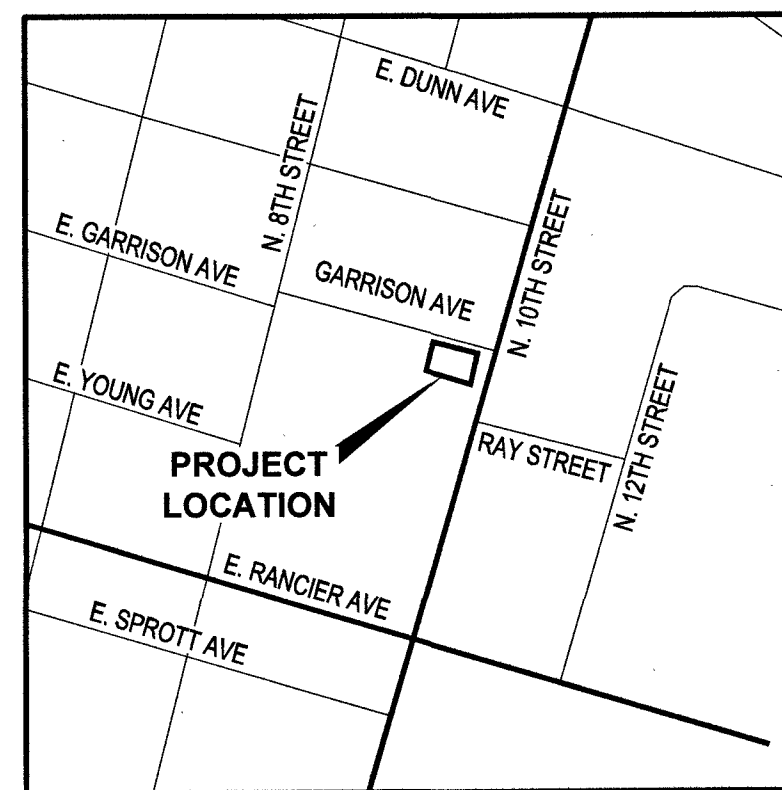
LEGEND

- PROPERTY BOUNDARY
- LOT LINES
- - - EASEMENT LINES
- - - BUILDING LINES
- - - ADJOINING TRACT PROPERTY LINES
- - - OFFSITE EASEMENTS
- 3/8" IRON ROD FOUND
- 3/4" IRON PIPE FOUND
- UNLESS OTHERWISE NOTED

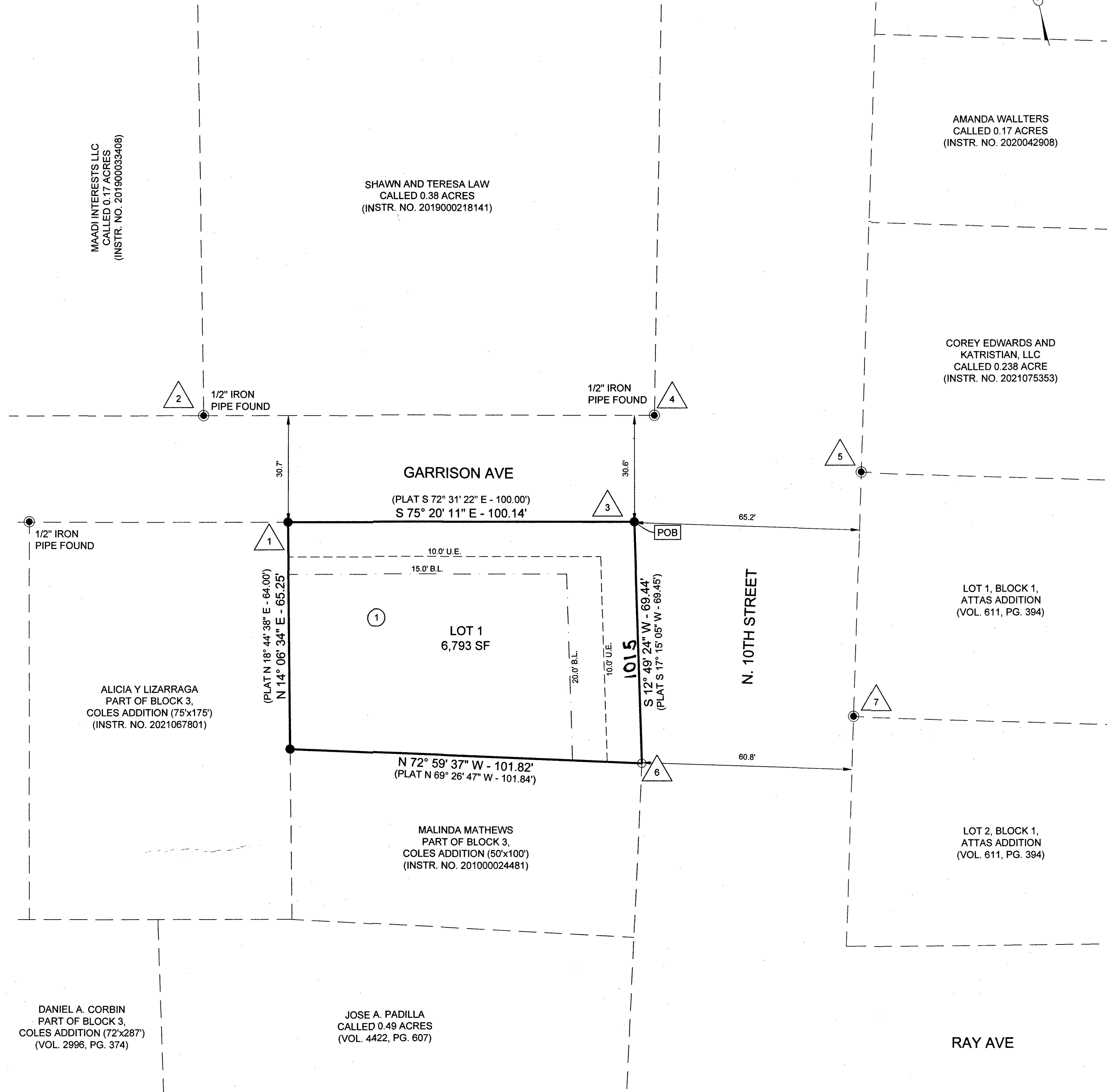
NOTES

- THE BUILDING SETBACK LINES FOR THIS TRACT SHALL BE DETERMINED AS REQUIRED BY THE NORTH KILLEEN REVITALIZATION PROGRAM AS RELATED TO THE DEVELOPMENT OF THIS TRACT UNLESS SHOWN HERON.
 - THE BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, PER LEICA SMART NET GPS OBSERVATION.
 - ALL CORNERS ARE 1/2 IRON ROD W/ CAP STAMPED "QUINTERO 10194110", UNLESS OTHERWISE NOTED.
 - THIS PROPERTY LIES WITHIN FEMA "ZONE X, OTHER AREAS" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, FEMA MAP 48027C0115E, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.
- **FEMA "ZONE X, OTHER AREAS" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN**
- 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.

1	REFERENCE TIES
1-2	N 23° 46' 47" W, 39.22'
3-4	N 25° 32' 28" E, 31.16'
3-5	S 87° 40' 39" E, 67.27'
6-7	S 87° 50' 49" E, 62.77'



LOCATION MAP
SCALE: NTS



KNOW ALL MEN BY THESE PRESENTS, THAT BFF CONSTRUCTION, LLC BEING THE SOLE OWNER OF THAT CERTAIN 0.16 ACRE OF LAND IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS, SITUATED IN THE JOHN R. SMITH SURVEY, ABSTRACT NO. 797, BELL COUNTY, TEXAS, BEING ALL OF THE CALLED 0.154 ACRE TRACT OF LAND DESCRIBED IN A DEED TO BFF CONSTRUCTION, LLC, RECORDED IN INSTRUMENT NO. 2021083083, DEED RECORDS OF BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF 10TH STREET DEVELOPMENT, AS SHOWN BY THE PLAT HEREOF, ATTACHED HERETO, AND MADE A PART HEREOF, AND APPROVED BY THE CITY OF KILLEEN, BELL COUNTY, TEXAS AND 10TH STREET DEVELOPMENT, DOES HEREBY DEDICATE TO SAID CITY ALL STREETS, AVENUES, 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.

UTILITY EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO SAID CITY OF KILLEEN FOR INSTALLATION AND MAINTENANCE OF ANY AND ALL PUBLIC UTILITIES, WHICH THE CITY MAY ELECT TO INSTALL AND MAINTAIN OR PERMIT TO BE INSTALLED OR MAINTAINED.

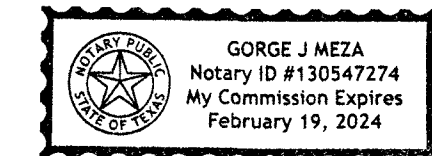
WITNESS THE EXECUTION HEREOF, ON THIS 6 DAY OF OCTOBER, 2022.

FOR: BFF CONSTRUCTION, LLC

BY: John R. Meza
JOHN R. MEZA
MANAGER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY, PERSONALLY APPEARED JOHN R. MEZA IN HIS CAPACITY FOR BFF CONSTRUCTION, LLC KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. IT HAS BEEN ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING INSTRUMENT AS THE OWNERS OF THE PROPERTY DESCRIBED HEREON.

Gorge J. Meza
NOTARY PUBLIC STATE OF TEXAS
MY COMMISSION EXPIRES: 2/19/24



CITY PLANNING AND DEVELOPMENT SERVICES

APPROVED THIS 14 DAY OF OCTOBER, 20 22, A.D. BY THE PLANNING DIRECTOR OF THE CITY OF KILLEEN, TEXAS.

William Meza PLANNING DIRECTOR
McLanner PLANNING ASSISTANT

SURVEYORS' CERTIFICATE:

I, SETH H. BARTON, DO HEREBY CERTIFY THAT AN ACTUAL AND ACCURATE SURVEY WAS MADE ON THE GROUND OF THE PLATTED LAND, AND THAT THE CORNER MONUMENTS SHOWN ON THE FOREGOING PLAT WERE FOUND OR PLACED, IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF KILLEEN, TEXAS.

Seth H. Barton 09/09/2022
SETH H. BARTON
R. P. L. S. NO. 6878
1501 W. STAN SCHLUETER LP.
KILLEEN, TX 76549



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 12th DAY OF OCTOBER, 20 22 A.D.

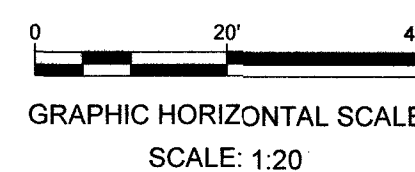
BY: Meagan Brown
BELL COUNTY TAX APPRAISAL DISTRICT

COUNTY CLERK INFORMATION:

FILED FOR RECORD THIS 14th DAY OF OCTOBER, 20 22, IN YEAR 2022, PLAT # 2022063065
PLAT RECORDS OF BELL COUNTY, TEXAS, AND DEDICATION INSTRUMENT # _____ OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

BY: Christy McCallister, Deputy

SURVEY:	JOHN R. SMITH SURVEY, ABSTRACT NO. 797	OWNER:	BFF CONSTRUCTION, LLC 105 CR 4775 KEMPNER, TEXAS 76539
NUMBER OF BLOCKS:	1	ENGINEER/SURVEYOR:	QUINTERO ENGINEERING, LLC 1501 W. STAN SCHLUETER LP. KILLEEN, TEXAS 76549 (254) 493-9962
NUMBER OF LOTS:	1		
TOTAL ACREAGE:	0.16 AC		
DATE:	SEPTEMBER 2022		



FINAL PLAT FOR:
10TH STREET DEVELOPMENT
CITY OF KILLEEN, BELL COUNTY, TEXAS

10TH STREET DEVELOPMENT,
IS A 0.154 ACRE TRACT OF LAND, SITUATED IN THE JOHN R. SMITH SURVEY, ABSTRACT NO. 797, BELL COUNTY, TEXAS, DESCRIBED IN A DEED TO BFF CONSTRUCTION, LLC, RECORDED IN INSTRUMENT NO. 2021083083, DEED RECORDS OF BELL COUNTY, TEXAS.

PROJECT NO.: **057-21**
DRAWING NO.: **P1**

INSTR # 2022063065