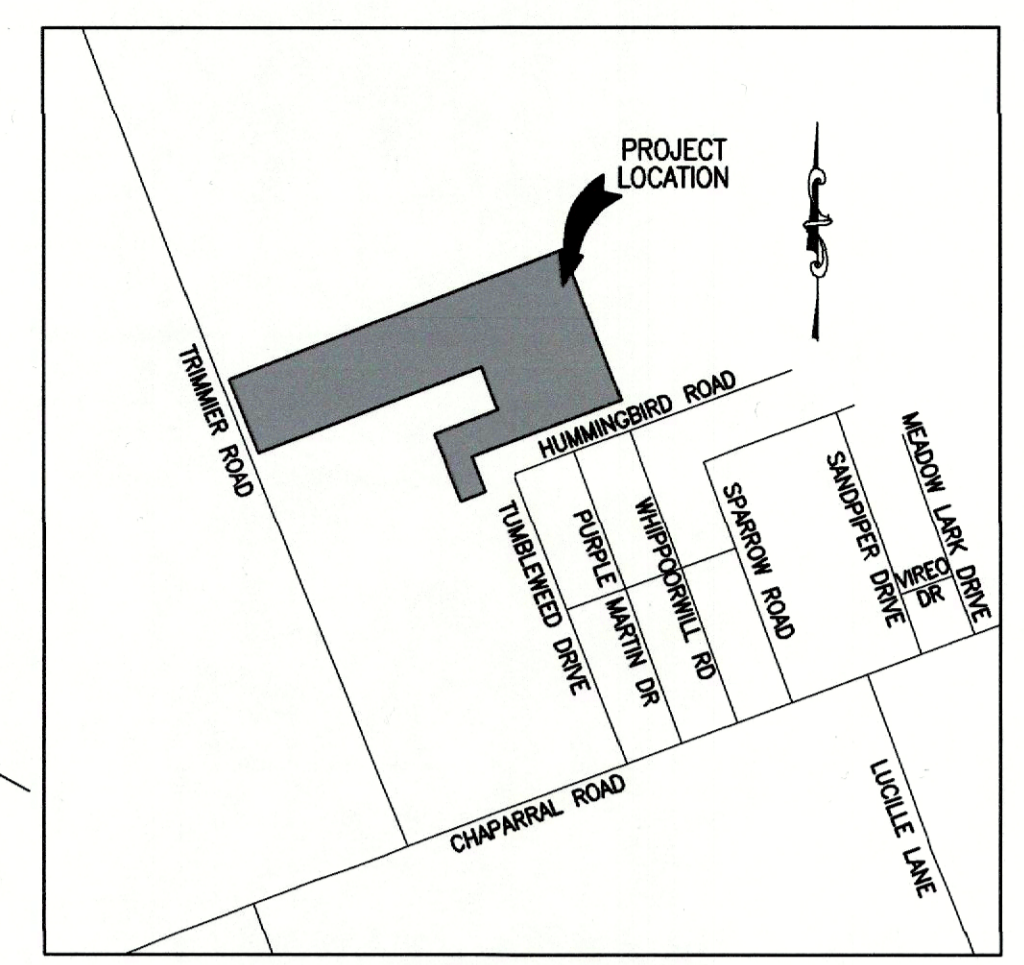
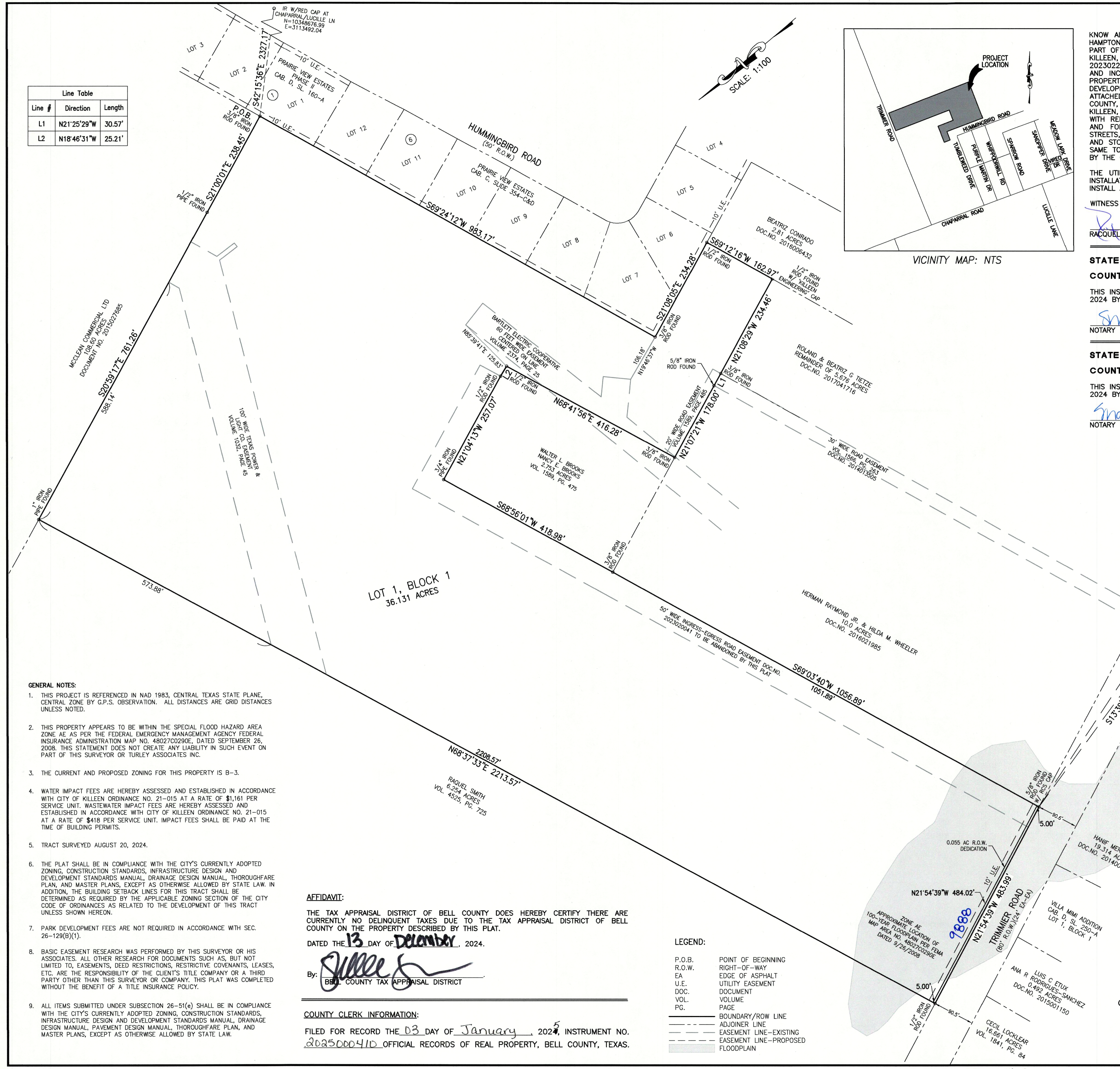


Line #	Direction	Length
L1	N21°25'29"W	30.57'
L2	N18°46'31"W	25.21'



KNOW ALL MEN BY THESE PRESENTS, THAT RACQUEL MICHELLE GALLMAN AND MICHAEL EUGENE HAMPTON, BEING THE SOLE OWNERS OF THAT CERTAIN 36.186 ACRES OF LAND OUT OF AND A PART OF THE WILLIAM H. COLE SURVEY, ABSTRACT NO. 200, BELL COUNTY, TEXAS, IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS, ACCORDING TO DOCUMENT NO. 2023014607 AND DOCUMENT NO. 2023022189, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS SHOWN AND ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, DO HEREBY SUBDIVIDE THE HEREIN DESCRIBED PROPERTY INTO LOTS AND BLOCKS, ACCORDING TO THE PLAT HEREOF, TO BE KNOWN AS 3GEMS DEVELOPMENT, TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, AS SHOWN BY THE PLAT HEREOF, ATTACHED, HERETO, AND MADE A PART HEREOF, AND APPROVED BY THE CITY OF KILLEEN, BELL COUNTY, TEXAS, DO HEREBY ADOPT SAID 3GEMS DEVELOPMENT AS AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, AND FOR THE PURPOSE OF SELLING LOTS AND BLOCKS OF LAND WITH REFERENCE THERETO AND FOR THE PROPERTY DEVELOPMENT OF SAID LAND BY ITS OWNERS AND FOR ALL OTHER PURPOSES; AND DO HEREBY DEDICATE TO THE CITY OF KILLEEN, ALL STREETS, AVENUES, ROADS, DRIVES, ALLEYS AND ASSOCIATED POTABLE WATER, SANITARY SEWER, AND STORM SEWER SYSTEMS AS SHOWN ON SAID PLAT, AND FINAL CONSTRUCTION DRAWINGS THE SAME TO BE USED AS PUBLIC THROUGHFARES AND PUBLIC UTILITIES WHEN AND AS AUTHORIZED BY THE CITY OF KILLEEN, BELL COUNTY, TEXAS.

THE UTILITY EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO THE 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 THE 10 DAY OF December, 2024.

Racquel Michelle Gallman  
RACQUEL MICHELLE GALLMAN

Michael Eugene Hampton  
MICHAEL EUGENE HAMPTON

STATE OF TEXAS  
COUNTY OF Bell

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 10 DAY OF December, 2024 BY RACQUEL MICHELLE GALLMAN.

Shaila Butler  
NOTARY PUBLIC STATE OF TEXAS

SHAILA BUTLER  
Notary ID #11231516  
My Commission Expires July 26, 2026

STATE OF TEXAS  
COUNTY OF Bell

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 10 DAY OF December, 2024 BY MICHAEL EUGENE HAMPTON.

Shaila Butler  
NOTARY PUBLIC STATE OF TEXAS

SHAILA BUTLER  
Notary ID #11231516  
My Commission Expires July 26, 2026

- GENERAL NOTES:**
- THIS PROJECT IS REFERENCED IN NAD 1983, CENTRAL TEXAS STATE PLANE, CENTRAL ZONE BY G.P.S. OBSERVATION. ALL DISTANCES ARE GRID DISTANCES UNLESS NOTED.
  - THIS PROPERTY APPEARS TO BE WITHIN THE SPECIAL FLOOD HAZARD AREA ZONE AE AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION MAP NO. 4802702290E, DATED SEPTEMBER 26, 2008. THIS STATEMENT DOES NOT CREATE ANY LIABILITY IN SUCH EVENT ON PART OF THIS SURVEYOR OR TURLEY ASSOCIATES INC.
  - THE CURRENT AND PROPOSED ZONING FOR THIS PROPERTY IS B-3.
  - 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.
  - TRACT SURVEYED AUGUST 20, 2024.
  - THE PLAT SHALL BE IN COMPLIANCE WITH THE CITY'S CURRENTLY ADOPTED ZONING, CONSTRUCTION STANDARDS, INFRASTRUCTURE DESIGN AND DEVELOPMENT STANDARDS MANUAL, DRAINAGE DESIGN MANUAL, THOROUGHFARE PLAN, AND MASTER PLANS, EXCEPT AS OTHERWISE ALLOWED BY STATE LAW. IN ADDITION, THE BUILDING SETBACK LINES FOR THIS TRACT SHALL BE DETERMINED AS REQUIRED BY THE APPLICABLE ZONING SECTION OF THE CITY CODE OF ORDINANCES AS RELATED TO THE DEVELOPMENT OF THIS TRACT UNLESS SHOWN HEREOF.
  - PARK DEVELOPMENT FEES ARE NOT REQUIRED IN ACCORDANCE WITH SEC. 26-129(B)(1).
  - BASIC EASEMENT RESEARCH WAS PERFORMED BY THIS SURVEYOR OR HIS ASSOCIATES. ALL OTHER RESEARCH FOR DOCUMENTS SUCH AS, BUT NOT LIMITED TO, EASEMENTS, DEED RESTRICTIONS, RESTRICTIVE COVENANTS, LEASES, ETC. ARE THE RESPONSIBILITY OF THE CLIENT'S TITLE COMPANY OR A THIRD PARTY OTHER THAN THIS SURVEYOR OR COMPANY. THIS PLAT WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE INSURANCE POLICY.
  - ALL ITEMS SUBMITTED UNDER SUBSECTION 26-51(e) SHALL BE IN COMPLIANCE WITH THE CITY'S CURRENTLY ADOPTED ZONING, CONSTRUCTION STANDARDS, INFRASTRUCTURE DESIGN AND DEVELOPMENT STANDARDS MANUAL, DRAINAGE DESIGN MANUAL, PAVEMENT DESIGN MANUAL, THOROUGHFARE PLAN, AND MASTER PLANS, EXCEPT AS OTHERWISE ALLOWED BY STATE LAW.

**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 THE 13 DAY OF December, 2024.

By: [Signature]  
BELL COUNTY TAX APPRAISAL DISTRICT

**COUNTY CLERK INFORMATION:**

FILED FOR RECORD THE 03 DAY OF January, 2024, INSTRUMENT NO. 2025000410 OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

**LEGEND:**

P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
EA	EDGE OF ASPHALT
U.E.	UTILITY EASEMENT
DOC.	DOCUMENT
VOL.	VOLUME
PAGE.	PAGE
---	BOUNDARY/ROW LINE
---	ADJOINER LINE
---	EASEMENT LINE-EXISTING
---	EASEMENT LINE-PROPOSED
---	FLOODPLAIN

CITY OF KILLEEN:

APPROVED THIS 20 DAY OF November, 2024, BY THE PLANNING DIRECTOR OF THE CITY OF KILLEEN, TEXAS.

Wally Neff  
PLANNING DIRECTOR

Jeanne Thomas  
PLANNING ASSISTANT

**SURVEYORS CERTIFICATE:**

KNOW ALL MEN BY THESE PRESENTS:

THAT I, VICTOR D. TURLEY, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION AND PROPERTY DEVELOPMENT REGULATIONS OF THE CITY OF KILLEEN, TEXAS AND IN ACCORDANCE WITH STATE SURVEYING STANDARDS.

Victor D. Turley  
VICTOR D. TURLEY  
R.P.L.S. No. 2475

STATE OF TEXAS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
2475  
12/21/24

FINAL PLAT:  
**3GEMS DEVELOPMENT**  
1 LOT, 1 BLOCK - 36.186 ACRES

OUT OF AND A PART OF THE WILLIAM H COLE SURVEY, ABSTRACT NO. 200 A SUBDIVISION WITHIN THE CITY OF KILLEEN, BELL COUNTY, TEXAS

36.186 ACRES MORE FULLY DESCRIBED BY METES AND BOUNDS BY SEPARATE FIELD NOTES AND ATTACHED TO DEDICATION INSTRUMENT

FINAL PLAT:  
**3GEMS DEVELOPMENT**  
OUT OF AND A PART OF THE WILLIAM H. COLE SURVEY, ABSTRACT NO. 200 WITHIN THE CITY OF KILLEEN, BELL COUNTY, TEXAS

OWNER:  
RACQUEL GALLMAN & MICHAEL HAMPTON  
9888 TRIMMER RD  
KILLEEN, TX 76542

**REVISIONS**

DATE	DESCRIPTION	DFTR
11/13	11/5 COMMENTS	KLF
11/21	11/21 COMMENTS	KLF

DRAFTSMAN:  
KFRAMER  
DATE:  
AUGUST 26, 2024  
COMPUTER FILE NAME:  
24-2313 FINAL PLAT  
REFERENCE DRAWING NUMBERS:  
23-633  
JOB NUMBER:

24-2313  
PAGE#  
**01**

**TURLEY**  
ENGINEERING & SURVEYING

TURLEY ASSOCIATES, INC.  
ENGINEERING FIRM NO. 1668  
SURVEYING FIRM NO. 10194869  
301 N. 3RD ST.  
TEMPLE, TEXAS 76501  
WWW.TURLEY-INC.COM  
254-773-2400