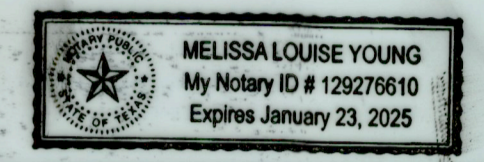


STATE OF TEXAS
COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS, THAT BIGE INC., A TEXAS CORPORATION, WHOSE ADDRESS IS P.O. BOX #578, KILLEEN, BELL COUNTY, TEXAS, 76540, BEING THE SOLE OWNER OF THE REMAINDER OF THAT 4.967 ACRE TRACT OF LAND SITUATED IN THE JOHN GOSLIN SURVEY, ABSTRACT NO. 344, BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF 440 ROGERS ADDITION, AS AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, AND HEREBY DEDICATES TO SAID CITY, ALL EASEMENTS 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 AND DRAINAGE EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO SAID CITY FOR INSTALLATION AND MAINTENANCE OF ANY AND ALL PUBLIC UTILITIES AND DRAINAGE UTILITIES, WHICH THE CITY MAY INSTALL OR PERMIT TO BE INSTALLED OR MAINTAINED.

BIGE INC., A TEXAS CORPORATION
Gene Williams
GENE WILLIAMS, REGISTERED AGENT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 5 DAY OF April 2022 BY GENE WILLIAMS, REGISTERED AGENT OF BIGE INC., A TEXAS CORPORATION.

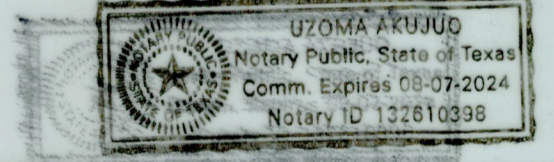


STATE OF TEXAS
COUNTY OF DALLAS

KNOW ALL MEN BY THESE PRESENTS, THAT TACO REALTY, LLC dba TACO BUENO RESTAURANTS & TURBO RESTAURANT MANAGEMENT, LLC dba ARBY'S RESTAURANTS, WHOSE ADDRESS IS 4515 LYNDON B. JOHNSON FREEWAY, FARMERS BRANCH, DALLAS COUNTY, TEXAS, 75244, BEING THE SOLE OWNER OF THAT CERTAIN 0.674 ACRE TRACT AND 0.704 ACRE TRACT OF LAND SITUATED IN THE JOHN GOSLIN SURVEY, ABSTRACT NO. 344, BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF 440 ROGERS ADDITION, AS AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, AND HEREBY DEDICATES TO SAID CITY, ALL EASEMENTS 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 AND DRAINAGE EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO SAID CITY FOR INSTALLATION AND MAINTENANCE OF ANY AND ALL PUBLIC UTILITIES AND DRAINAGE UTILITIES, WHICH THE CITY MAY INSTALL OR PERMIT TO BE INSTALLED OR MAINTAINED.

TACO REALTY, LLC dba TACO BUENO RESTAURANTS & TURBO RESTAURANT MANAGEMENT, LLC dba ARBY'S RESTAURANTS
Guillermo Perales
GUILLERMO PERALES, MANAGER

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 19TH DAY OF April 2022 BY GUILLERMO PERALES, MANAGER OF TACO REALTY, LLC dba TACO BUENO RESTAURANTS & TURBO RESTAURANT MANAGEMENT, LLC dba ARBY'S RESTAURANTS.



STATE OF TEXAS
COUNTY OF BELL

APPROVED THIS 20th DAY OF May 2022 BY THE PLANNING DIRECTOR OF THE CITY OF KILLEEN, TEXAS

Walter Negley
PLANNING DIRECTOR
K. Stuckland
PLANNING ASSISTANT

TAX CERTIFICATE

THE BELL COUNTY TAX APPRAISAL DISTRICT, THE TAXING AUTHORITY FOR ALL TAXING 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 28th DAY OF March 2022.
BELL COUNTY TAX APPRAISAL DISTRICT

BY: *Jennifer King*
FILED FOR RECORD THIS 20th DAY OF May 2022, IN YEAR 2022, PLAT NO. N/A
DEDICATION INSTRUMENT NO. 2022032589 OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS.

FINAL PLAT OF:
440 ROGERS ADDITION
4.967 ACRES 216,379.45 SQUARE FEET 3 LOTS, 1 BLOCK
OUT AND A PART OF THE J. GOSLIN SURVEY, ABSTRACT #344, BELL COUNTY, TEXAS
AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY TEXAS



- NOTES:
- THE BEARINGS SHOWN HEREON ARE ORIENTED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, 93 ADJUSTMENT.
 - THE PROPERTY DEPICTED HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE FLOOD AREA BEING IDENTIFIED ON F.I.R.M. PANEL NO. 48027C0280E, EFFECTIVE DATE SEPTEMBER 26, 2008, IN ZONE "X" (UNSHADED).
 - THIS PROJECT IS REFERENCED TO THE NORTH AMERICAN DATUM 1983 (NAD83) CENTRAL TEXAS STATE PLANE. ALL DISTANCES ARE HORIZONTAL SURFACE DISTANCES UNLESS NOTED OTHERWISE, AND ALL BEARINGS ARE GRID BEARINGS. COORDINATE VALUES ARE REFERENCED TO CITY MONUMENT NUMBER 1054. THETA ANGLE AT MONUMENT IS 01°30'53" COMBINED CORRECTION FACTOR (CCF) IS 0.999857 PUBLISHED CITY COORDINATES ARE N=10,353,132.79, E=3,217,452.93 THE TIE FROM THE POINT OF BEGINNING (POB) TO THE CITY MONUMENT NUMBER 1054 IS S70°49'46"W, 3989.91 FEET.
 - IMPERVIOUS COVER FOR EACH LOT SHALL NOT EXCEED 70% IF CONSTRUCTION PLANS FOR ANY LOT SHOWS GREATER THAN 70% ON-SITE STORM WATER DETENTION SHALL BE PROVIDED IN ACCORDANCE WITH THE CURRENT CITY OF KILLEEN DRAINAGE DESIGN MANUAL.
 - LOT 3 MUST ACCEPT SURFACE STORMWATER RUNOFF FROM LOTS 1 & 2 WITHOUT IMPEDIMENT OR DIVERSION. INDIVIDUAL LOT PLANS PRESENTED BY THE DEVELOPER OF EACH LOT MUST ALLOW STORMWATER TO PASS FROM UPSTREAM LOTS TO DOWNSTREAM LOTS WITHOUT IMPEDIMENT.
 - EACH LOT MUST SEPARATELY APPLY FOR A LAND DISTURBANCE PERMIT (LDP) BEFORE ANY LAND DISTURBANCE IS STARTED.
 - EACH LOT MUST SEPARATELY APPLY FOR A SWMSP & MECA BEFORE ANY BUILDING PERMITS CAN BE ISSUED.
 - WATER IMPACT FEES ARE HEREBY ASSESSED AND ESTABLISHED IN ACCORDANCE WITH THE 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.

STATE OF TEXAS
COUNTY OF BELL
KNOW ALL MEN BY THESE PRESENTS:

I, BRUCE LANE BRYAN, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND 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.

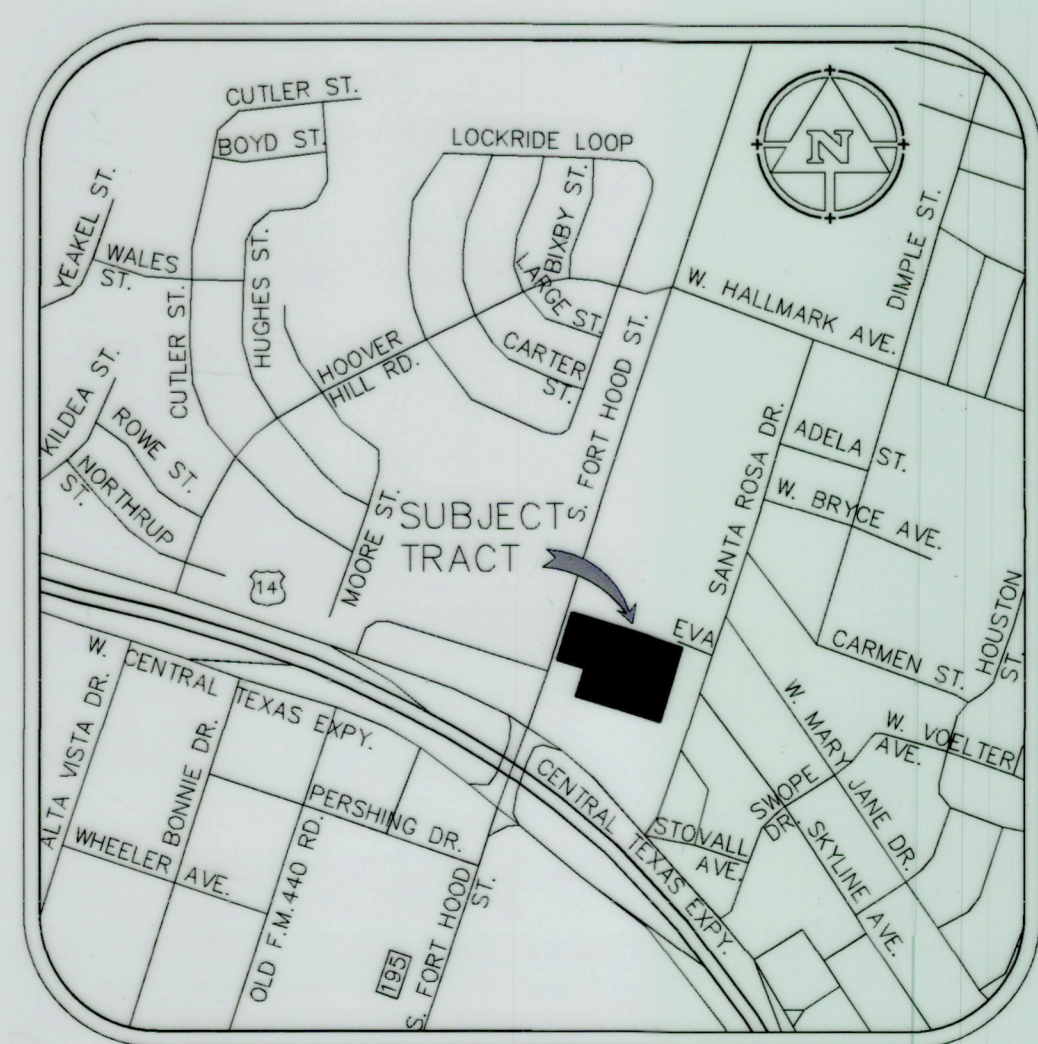
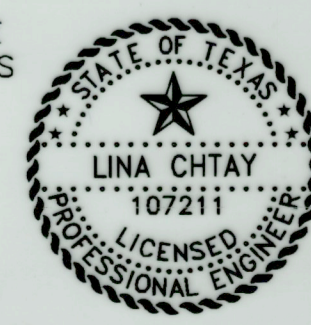
B. L. Bryan
MARCH 15, 2022
DATE
BRUCE LANE BRYAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4249
BRYAN TECHNICAL SERVICES, INC.
911 NORTH MAIN
TAYLOR, TX 76574
TRACT SURVEYED OCTOBER 21, 2020
4.967 ACRES MORE FULLY DESCRIBED BY METES & BOUNDS BY SEPARATE FIELD NOTES PREPARED AND ATTACHED TO DEDICATION INSTRUMENT



STATE OF TEXAS
COUNTY OF BELL
KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT. FURTHERMORE, THE DRAINAGE SHALL NOT BE MODIFIED.

Lina Chtay
LINA CHTAY, P.E. NO. 107211
DATE



- LEGEND:
- IPF IRON PIPE FOUND
 - IRF IRON ROD FOUND
 - IRFC IRON ROD FOUND WITH A CAP
 - D.E. DRAINAGE EASEMENT
 - U.E. UTILITY EASEMENT
 - B.L. BUILDING LINE
 - R.O.W. RIGHT-OF-WAY
 - B.D.M. BRASS DISK MONUMENT

FINAL PLAT

BELTON ENGINEERING, INC. Engineering • Design/Build • Planning 106 EAST STREET, BELTON, TEXAS 76513 BELTONENGINEERINGINC@GMAIL.COM WWW.BELTONENGINEERS.COM	
DATE	REVISIONS
2/22/2021	PLAT NOTES, ACCESS EASEMENT
12/29/2021	LOT LAYOUT
02/09/2022	PLAT NOTES
03/07/2022	SURVEYOR NOTE REGARDING MONUMENTS
DRAWN BY: RR	APPROVED BY: BLB
SCALE: 1" = 50'	DATE: MARCH 15, 2022
PROJECT NO. 20032 DRAWING: 20032-FP	SHEET 1 OF 1

instr # 2022032589