

LEGEND

- PROPERTY BOUNDARY
 - - - EASEMENT LINES
 - - - ADJOINING TRACT PROPERTY LINES
 - LOT LINE
 - - - OFFSITE EASEMENT LINES
 - - - RAILROAD TRACKS
 - - - RAILROAD SPUR EASEMENT LINES
 - 3/8" IRON ROD FOUND
 - 1/2" IRON ROD FOUND
 - W/ CAP STAMPED "QE"
 - CALCULATED POINT
- **UNLESS OTHERWISE NOTED**

LINE #	BEARING	DISTANCE	RECORD BEARING	RECORD DISTANCE
L1	S70° 50' 16"E	82.18	S 70° 50' 16" E	82.18'
L2	S71° 07' 48"E	76.70	S 71° 07' 10" E	76.71'
L3	S16° 58' 18"W	143.47	S 16° 58' 54" W	143.46'
L4	N70° 56' 35"W	82.55	N 70° 56' 35" W	82.55'

REMAINDER OF LOT 1, BLOCK 1
 KILLEEN BUSINESS PARK
 SUBDIVISION PHASE IX FIRST
 AMENDMENT
 INSTR. NO. 201700052008

LOT 2, BLOCK 1
 KILLEEN BUSINESS PARK SUBDIVISION PHASE IV
 V 5895, PG 757

LOT 1, BLOCK 1
 KILLEEN BUSINESS PARK SUBDIVISION PHASE IV
 V 5895, PG 757

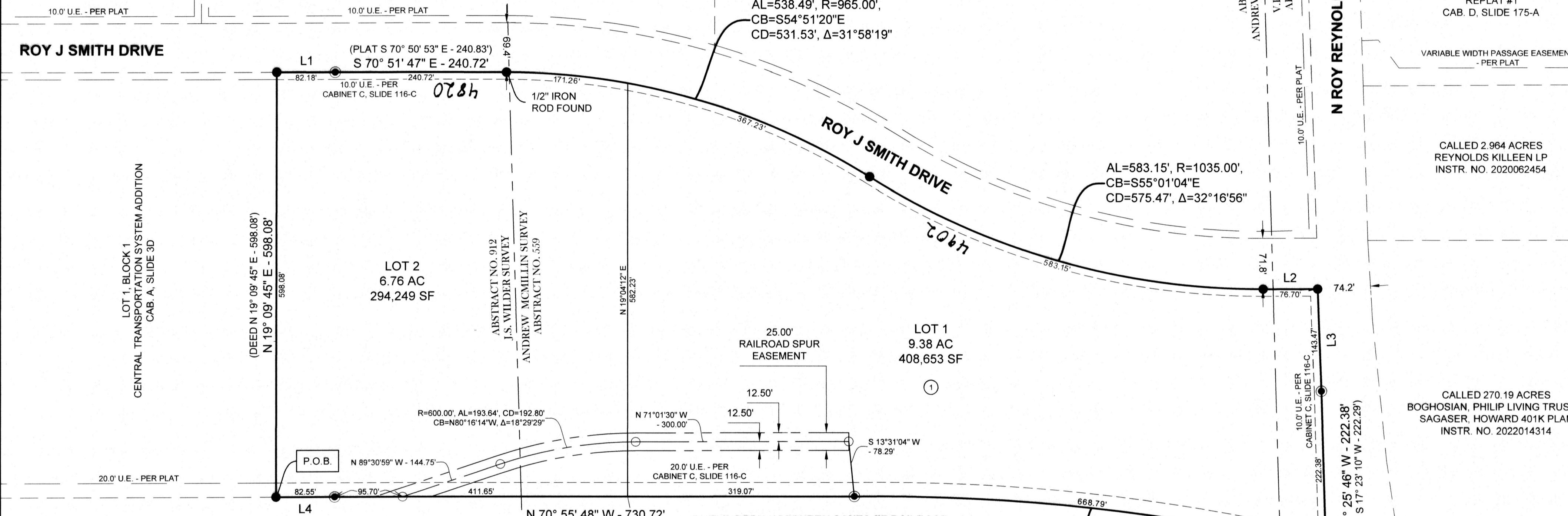
LOT 1, BLOCK 1
 BELL INDUSTRIAL SUBDIVISION
 VOL. 3291, PG. 526

LOT 1, BLOCK 1
 HICAR-ROY RENOLDS ADDITION
 REPLAT #1
 CAB. D, SLIDE 175-A

VARIABLE WIDTH PASSAGE EASEMENT
 - PER PLAT

CALLED 2.964 ACRES
 REYNOLDS KILLEEN LP
 INSTR. NO. 2020062454

CALLED 270.19 ACRES
 BOGHOSIAN, PHILIP LIVING TRUST &
 SAGASER, HOWARD 401K PLAN
 INSTR. NO. 2022014314



MINIMUM FINISHED FLOOR ELEVATIONS (FFE) SHALL BE AT LEAST 2.0' ABOVE BASE FLOOD ELEVATION (BFE)

BLOCK	LOT	BFE (FEET)	MINIMUM FFE (FEET)
1	1	750.91	752.91
1	2	754.11	756.11

** BASE FLOOD ELEVATIONS (BFE) AND MINIMUM FINISHED FLOOR ELEVATIONS (FFE) ARE TO BE VERIFIED AND ALL BFE'S AND FFE'S ARE TO BE BASED ON FINAL SITE DEVELOPMENT**

NOTES:

- THE BUILDING SETBACK LINES FOR THESE LOTS 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 HEREON.
- 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 INTERIOR CORNERS ARE 1/2" IRON ROD W/ CAP STAMPED "QE", UNLESS OTHERWISE NOTED.
- THIS PROPERTY IS LOCATED IN THE FEMA "OTHER AREAS, ZONE X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, FEMA MAP 48027C0285E, WHICH BEAR AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.
- 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 \$415 PER SERVICE UNIT. IMPACT FEES SHALL BE PAID AT THE TIME OF BUILDING PERMITS.
- PARK DEVELOPMENT FEES ARE NOT REQUIRED IN ACCORDANCE WITH SEC. 28-129(8)(1)

SURVEY: J.S. WILDER SURVEY, ABSTRACT NO. 912, ANDREW MCMILLIN SURVEY, ABSTRACT NO. 559 AND VINCENT L EVANS SURVEY, ABSTRACT NO. 288

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 2

TOTAL ACREAGE: 16.14 AC

DATE: MARCH 2023

OWNERS: LARSON COMMERCIAL LLC
 PO BOX 249 LEANDER, TEXAS 78646

SURVEYOR: QUINTERO ENGINEERING, LLC
 1501 W. STAN SCHLUETER LP,
 KILLEEN, TEXAS 76541 (254) 493-9962

KNOW ALL MEN BY THESE PRESENTS, THAT LARSON COMMERCIAL LLC, WHOSE ADDRESS IS PO BOX 249, LEANDER, TEXAS 78646, BEING THE SOLE OWNER OF A 16.14 ACRE TRACT OF LAND SITUATED IN THE J.S. WILDER SURVEY, ABSTRACT NO. 912, THE ANDREW MCMILLIN SURVEY, ABSTRACT NO. 559, AND THE V.L. EVANS SURVEY, ABSTRACT NO. 288, BELL COUNTY, TEXAS, BEING ALL OF LOT 1, BLOCK 1, 84 LUMBER SUBDIVISION, RECORDED IN CABINET D, SLIDE 84-A, PLAT RECORDS OF BELL COUNTY, TEXAS AND ALL OF THE CALLED 1.13 ACRE TRACT OF LAND DESCRIBED IN A DEED TO LARSON COMMERCIAL LLC, RECORDED IN INSTRUMENT NO. 2023-014254, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS, DOES HEREBY ADOPT SAID 84 LUMBER SUBDIVISION REPLAT #2, AS AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS AND 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.

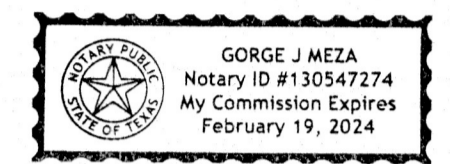
THE DRAINAGE AND UTILITY EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO THE SAID CITY FOR INSTALLATION AND MAINTENANCE OF ANY AND ALL PUBLIC UTILITIES, WHICH THE SAID CITY MAY ELECT TO INSTALL AND MAINTAIN OR PERMIT TO BE INSTALLED OR MAINTAINED.

WITNESS THE EXECUTION HEREOF, ON THIS 25 DAY OF April, 2023.

FOR: LARSON COMMERCIAL LLC
 BY: Noel Simon Larson
 NOEL SIMON LARSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY, PERSONALLY APPEARED NOEL SIMON LARSON, IN HIS CAPACITY AS MANAGER KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT. IT HAS BEEN ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING INSTRUMENT AS THE OWNER OF THE PROPERTY DESCRIBED HEREON.

NOTARY PUBLIC STATE OF TEXAS
 MY COMMISSION EXPIRES: 2/19/24



CITY PLANNING AND DEVELOPMENT SERVICES

APPROVED THIS 18 DAY OF April, 2023, A.D. BY THE PLANNING DIRECTOR OF THE CITY OF THE CITY OF KILLEEN, TEXAS.

Walter Medina
 PLANNING DIRECTOR

Planning Assistant

SURVEYORS' CERTIFICATE

I, SETH 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 BARTON
 R. P. L. S. NO. 6878
 1501 STAN SCHLUETER LP,
 KILLEEN, TX 76549



AFFIDAVIT

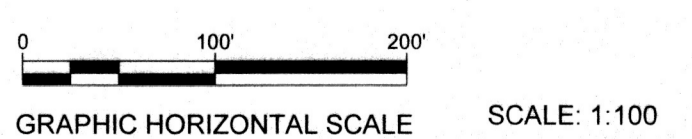
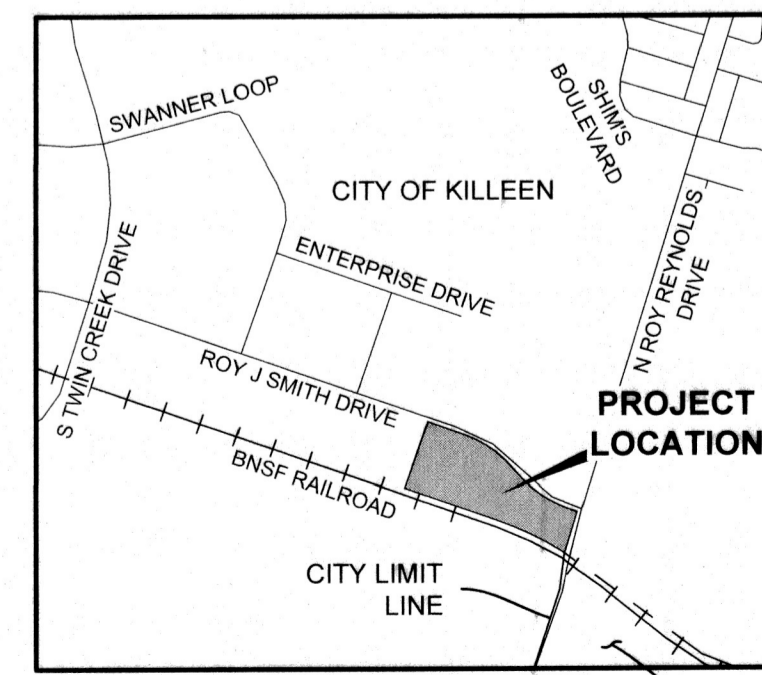
THE TAX APPRAISAL DISTRICT OF BELL COUNTY DOES HEREBY CERTIFY THERE ARE CURRENTLY NO DELINQUENT TAXES DUE TO THE TAX APPRAISAL DISTRICT OF BELL COUNTY ON THE PROPERTY DESCRIBED BY THIS PLAT.
 DATED THIS THE 2nd DAY OF May, 2023 A.D.

By: [Signature]
 BELL COUNTY TAX APPRAISAL DISTRICT

COUNTY CLERK INFORMATION

FILED FOR RECORD THIS 10th DAY OF June, 2023, IN YEAR 2023, PLAT # N/A
 PLAT RECORDS OF BELL COUNTY, TEXAS, AND DEDICATION INSTRUMENT # 2023-024655, OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

By: [Signature], Deputy Clerk



FINAL PLAT
 84 LUMBER SUBDIVISION REPLAT #2
 CITY OF KILLEEN, BELL COUNTY, TEXAS

84 LUMBER SUBDIVISION REPLAT #2 IS A REPLAT OF LOT 1, BLOCK 1, 84 LUMBER SUBDIVISION, RECORDED IN CABINET D, SLIDE 84-A, PLAT RECORDS OF BELL COUNTY, TEXAS AND ALL OF THE CALLED 1.13 ACRE TRACT OF LAND DESCRIBED IN A DEED TO LARSON COMMERCIAL LLC, RECORDED IN INSTRUMENT NO. 2023-014254, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS.

Inst# 2023-024655