

**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 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 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 INTERIOR CORNERS ARE 1/2 IRON ROD SET W/ CAP STAMPED "QE", 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.
- "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."

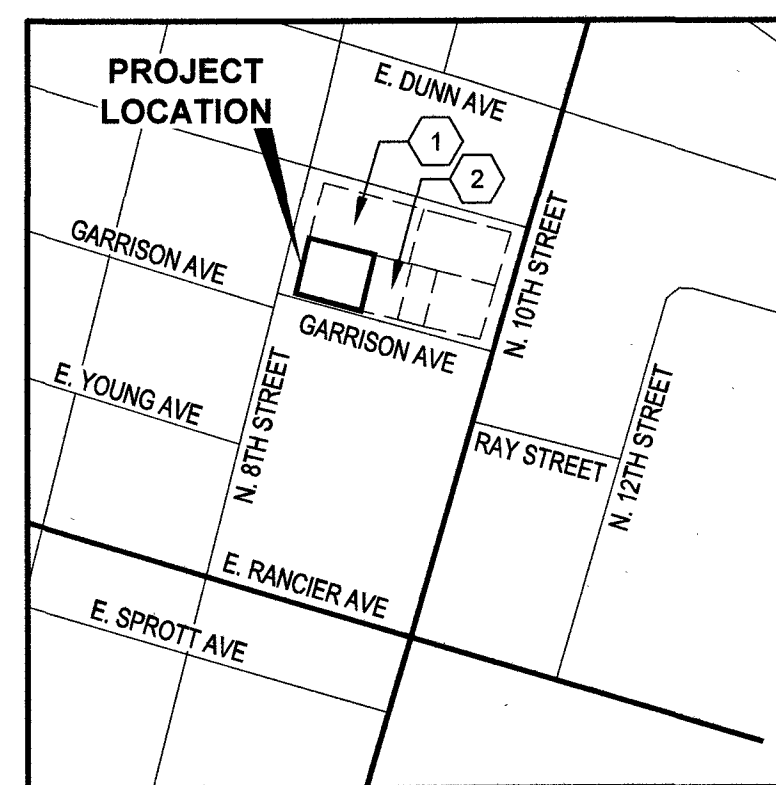
\*\*FEMA "ZONE X, OTHER AREAS" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN\*\*

**REFERENCE TIES**

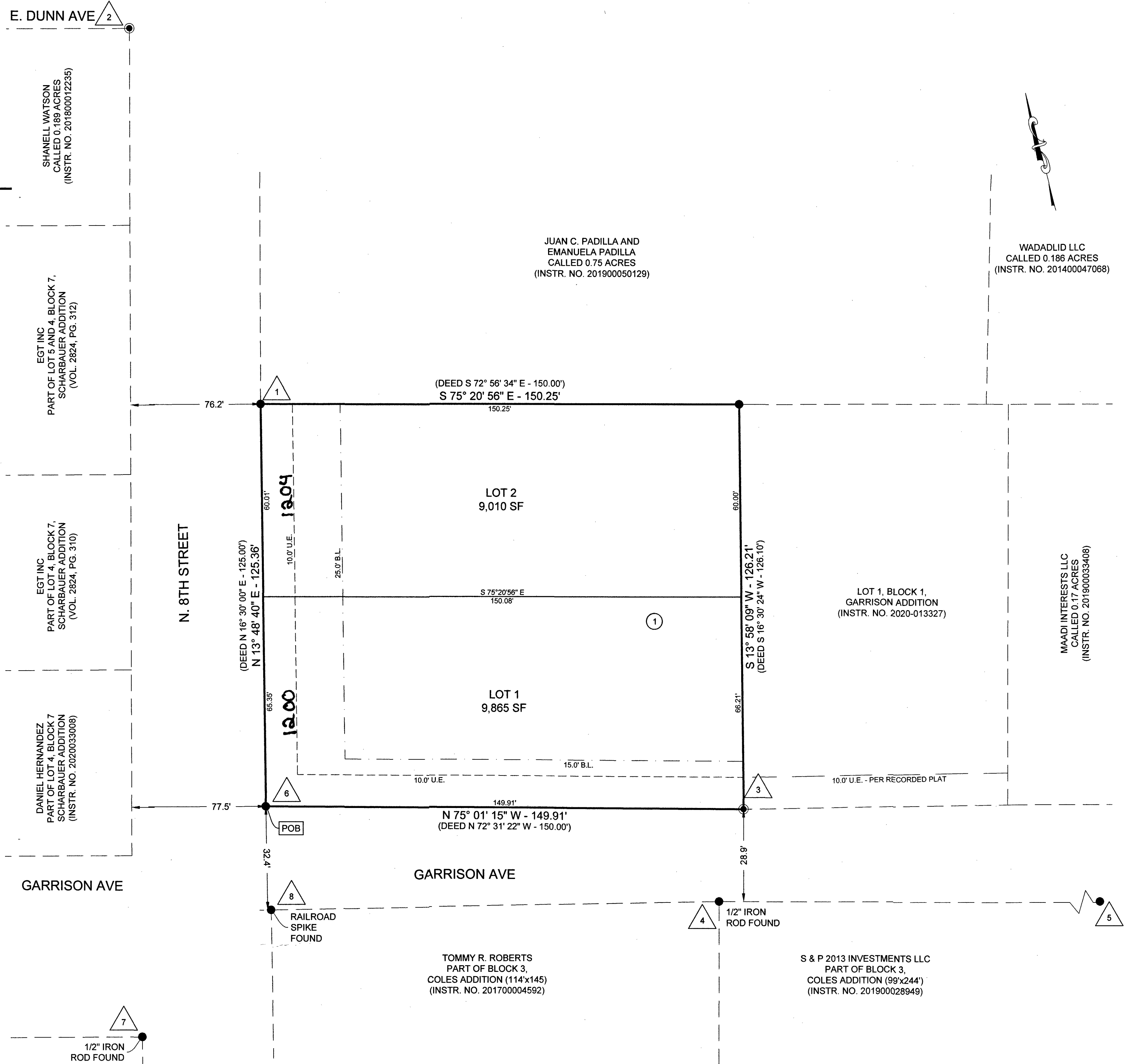
1-2	N 18° 36' 09" W, 139.91'
3-4	S 29° 34' 02" W, 29.94'
3-5	S 65° 31' 03" E, 169.64'
6-7	S 60° 31' 44" W, 103.25'
6-8	S 11° 43' 21" W, 32.39'

**KEYNOTES**

- JUAN C. PADILLA AND EMANUELA PADILLA CALLED 0.75 ACRES (INSTR. NO. 201900050129)
- LOT 1, BLOCK 1, GARRISON ADDITION (INSTR. NO. 2020-013327)



**LOCATION MAP**  
SCALE: NTS



KNOW ALL MEN BY THESE PRESENTS, THAT **BFF CONSTRUCTION, LLC** BEING THE SOLE OWNER OF THAT CERTAIN **0.43 ACRE TRACT** 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 0.432 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 **8TH 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 **8TH 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.

THE 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.

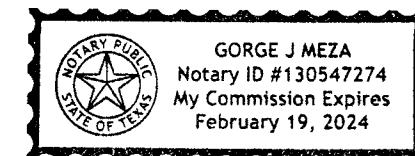
WITNESS THE EXECUTION HEREOF, ON THIS 6 DAY OF OCTOBER, 2022.

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 HEREOF.

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, 2022, A.D. BY THE PLANNING DIRECTOR OF THE CITY OF KILLEEN, TEXAS.

Walter Legier  
PLANNING DIRECTOR

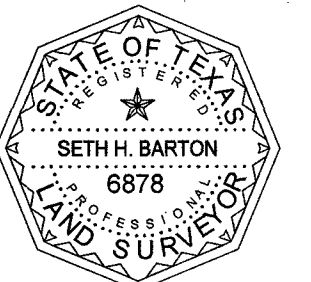
W. L. Carlen  
PLANNING ASSISTANT

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

09/21/2022



**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 12<sup>th</sup> DAY OF October, 2022 A.D.

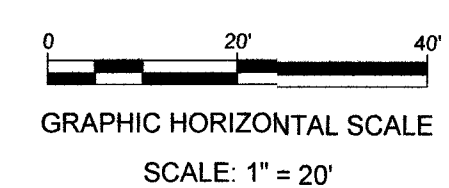
By: Meagan Brown  
BELL COUNTY TAX APPRAISAL DISTRICT

**COUNTY CLERK INFORMATION:**

FILED FOR RECORD THIS 14<sup>th</sup> DAY OF October, 2022, IN YEAR 2022, PLAT # 2022013657  
PLAT RECORDS OF BELL COUNTY, TEXAS, AND DEDICATION INSTRUMENT # 2022013657, OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

By: Walter Legier

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:	2		
TOTAL ACREAGE:	0.43 AC		
DATE:	SEPTEMBER 2022		



**FINAL PLAT FOR:**  
**8TH STREET DEVELOPMENT**  
CITY OF KILLEEN, BELL COUNTY, TEXAS

**8TH STREET DEVELOPMENT,**  
IS A 0.43 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.:	056-21
DRAWING NO.:	P1

INSTR # 2022013657