

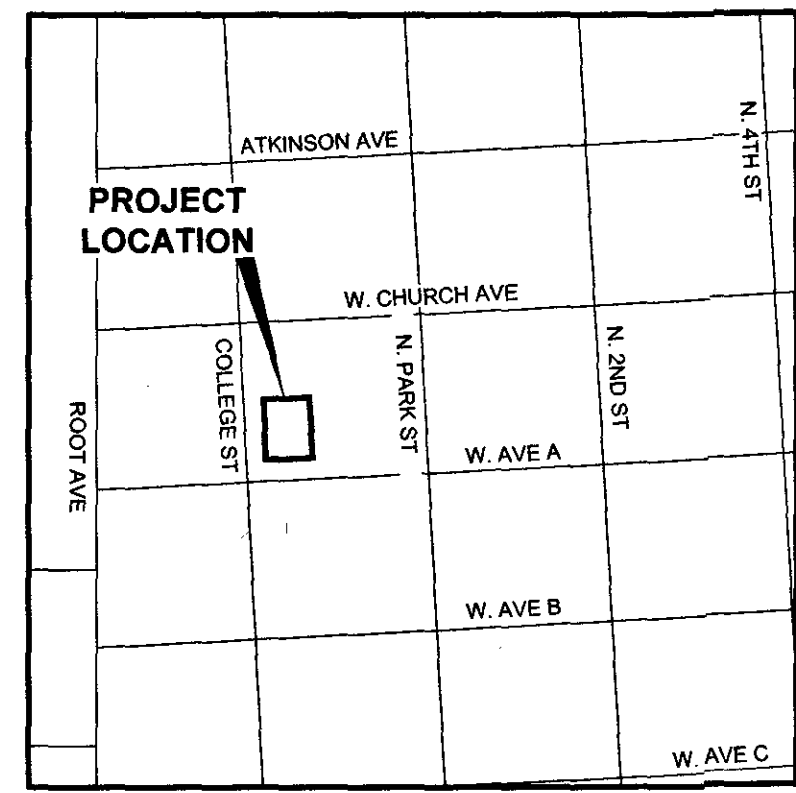
LOT 1, BLOCK 1  
SANCHEZ ADDITION  
(CAB. D, SLIDE 80-B)

**LEGEND**

- PROPERTY BOUNDARY
- LOT LINES
- EASEMENT LINES
- ADJOINING TRACT PROPERTY LINES
- OFFSITE EASEMENTS
- 1/2" IRON ROD SET W/ CAP STAMPED "QUINTERO 10194110"
- 60D NAIL FOUND

**NOTES**

1. 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.
  2. THE BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE TEXAS STATE PANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, PER LEICA SMART NET GPS OBSERVATION.
  3. ALL INTERIOR CORNERS ARE 1/2 IRON ROD SET W/ CAP STAMPED "QUINTERO 10194110", UNLESS OTHERWISE NOTED.
  4. A PORTION OF THIS PROPERTY LIES WITHIN FEMA "ZONE X, OTHER AREAS" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, FEMA MAP 48027C0280E, WHICH BEAR AN EFFECTIVE DATE OF SEPTEMBER 26, 2006.
- \*\*FEMA "ZONE X, OTHER AREAS" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN\*\*



**LOCATION MAP**  
SCALE: N.T.S.

LOT 1, BLOCK 1  
VILLARREAL ADDITION  
(CAB. D, SLIDE 166-D)

1/2" IRON ROD FOUND

W. CHURCH AVENUE

N. COLLEGE STREET

JOHN R. MEZA AND COURTNEY MEZA  
REMAINDER OF TRACT 2  
(INSTR. NO. 2020-00021389)  
W. 112' OF THE N. 1/2 OF LOT 1, BLOCK 47  
ORIGINAL TOWN OF KILLEEN  
(VOL. 49, PG. 58)

FACUNDO GAYTAN  
(VOL. 4754, PG. 692)  
PART OF LOT 1 & 2, BLOCK 47  
ORIGINAL TOWN OF KILLEEN  
(VOL. 49, PG. 58)

JOHN R. MEZA AND COURTNEY MEZA  
REMAINDER OF TRACT 1  
(INSTR. NO. 2020-00021389)  
S. 1/2 OF LOT 1, BLOCK 47  
ORIGINAL TOWN OF KILLEEN  
(VOL. 49, PG. 58)

FACUNDO GAYTAN  
CALLED 0.13 ACRES  
(UNRECORDED AT THIS TIME)  
PORTION OF THE N. 1/2 OF LOT 1, BLOCK 47  
ORIGINAL TOWN OF KILLEEN  
(VOL. 49, PG. 58)

H3 INVESTMENTS, LLC  
(INSTR. NO. 2014-00020495)  
E. 112' OF LOT 2, BLOCK 47  
ORIGINAL TOWN OF KILLEEN  
(VOL. 49, PG. 58)

(DEED W 80')  
S 76° 09' 54" E - 80.00'

BLOCK 1

LOT 1

EDWARD C. SMEN ETAL  
(INSTR. NO. 2019-00011169)  
E 70' OF LOT 3, BLOCK 47  
ORIGINAL TOWN OF KILLEEN  
(VOL. 49, PG. 58)

MARIA DIAZ  
(VOL. 6172, PG. 375)  
LOT 4, BLOCK 47  
ORIGINAL TOWN OF KILLEEN  
(VOL. 49, PG. 58)

N 76° 09' 54" W - 80.00'  
(DEED W 80')

W. AVENUE A

LOT 1, BLOCK 54  
ORIGINAL TOWN OF KILLEEN  
(VOL. 49, PG. 58)

KNOW ALL MEN BY THESE PRESENTS, THAT BFF CONSTRUCTION, LLC - 217 W. AVE A SERIES BEING THE SOLE OWNER OF THAT CERTAIN 0.23 ACRES OF LAND IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS, SITUATED IN THE A. THOMPSON SURVEY, A-813, BEING A PORTION OF LOT 3, BLOCK 47, ORIGINAL TOWN OF KILLEEN, AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, RECORDED IN VOLUME 49, PAGE 58, DEED RECORDS OF BELL COUNTY, TEXAS, BEING CONVEYED TO BFF CONSTRUCTION, LLC - 217 W. AVE A SERIES, RECORDED IN INSTRUMENT NO. 2020-025233, DEED RECORDS OF BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF AVENUE A 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 AVENUE A DEVELOPMENT, DOES HEREBY DEDICATE TO SAID CITY ALL STREETS, AVENUES, DRIVES, ALLEYS AND DRAINAGE TRACTS 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 TRACTS, DRAINAGE AND 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.

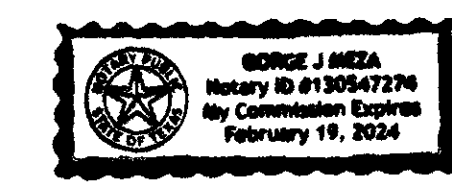
WITNESS THE EXECUTION HEREOF, ON THIS 21 DAY OF September, 2020.

FOR: BFF CONSTRUCTION, LLC - 217 W. AVE A SERIES

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 - 217 W. AVE A SERIES 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.

John R. Meza  
NOTARY PUBLIC STATE OF TEXAS  
MY COMMISSION EXPIRES: 2119124



CITY PLANNING AND DEVELOPMENT SERVICES

APPROVED THIS 14th DAY OF September, 2020, A.D. BY THE EXECUTIVE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES OR THE CITY PLANNER OF THE CITY OF KILLEEN, TEXAS.

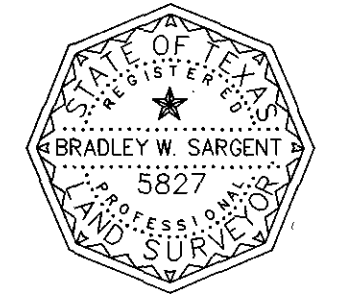
Tony D. McEl  
EXECUTIVE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES OR THE CITY PLANNER

Lari Lorenz  
PLANNING SECRETARY

SURVEYORS' CERTIFICATE:

I, BRADLEY W. SARGENT, 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.

Bradley W. Sargent 09/21/20  
BRADLEY W. SARGENT  
R. P. L. S. NO. 5827  
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 28th DAY OF September, 2020 A.D.

BY: James J. King  
BELL COUNTY TAX APPRAISAL DISTRICT

COUNTY CLERK INFORMATION:

FILED FOR RECORD THIS 5th DAY OF October, 2020, IN YEAR 2020, PLAT # 2020053023, OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

BY:

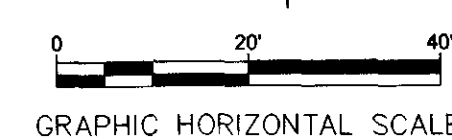
SURVEY:	A. THOMPSON, A-813	OWNER:	BFF CONSTRUCTION, LLC - 217 W. AVE A SERIES 105 CR 4775 KEMPNER, TEXAS 76539
NUMBER OF BLOCKS:	1		
NUMBER OF LOTS:	1	SURVEYOR:	QUINTERO ENGINEERING, LLC 1501 W. STAN SCHLUETER LP. KILLEEN, TEXAS 76549 (254) 493-9962
TOTAL ACREAGE:	0.23 AC		
DATE:	AUGUST 2020		



**FINAL PLAT FOR:**  
**AVENUE A DEVELOPMENT**  
CITY OF KILLEEN, BELL COUNTY, TEXAS

AVENUE A DEVELOPMENT,  
IS A REPLAT OF A PORTION OF LOT 3, BLOCK 47, AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, RECORDED IN VOLUME 49, PAGE 58, DEED RECORDS OF BELL COUNTY, TEXAS.

PROJECT NO.:  
**033-20**  
DRAWING NO.:  
**P1**



1501 W. STAN SCHLUETER PHONE: (254) 493-9962  
LP KILLEEN, TEXAS 76549 FAX: (254) 432-7070  
T.B.P.E. FIRM NO.: 14709 T.B.P.L.S. FIRM NO.: 10194110