

ORIGINAL CONFIGURATION OF ORIGINAL TOWN OF KILLEEN, AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS. SCALE: N.T.S.

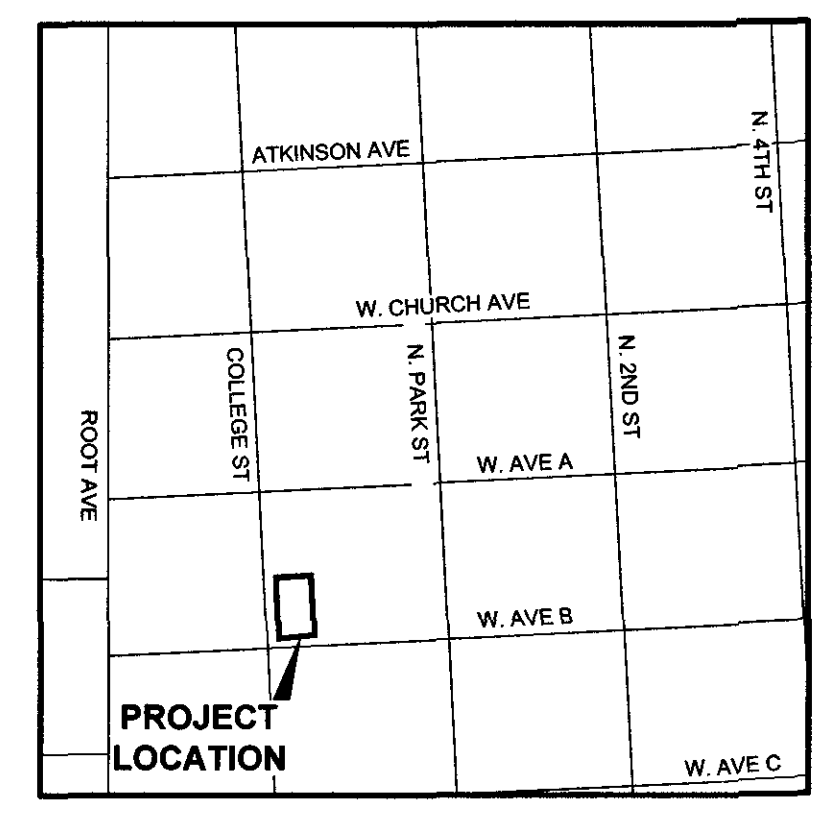
LEGEND

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

LEATRICE WILLIAMS
(INSTR. NO. 2016-00019463)
PART OF LOT 2, BLOCK 53
ORIGINAL TOWN OF KILLEEN
(VOL. 40, PG. 58)

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 PLANE 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, 2008.
- "FEMA "ZONE X, OTHER AREAS" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN"



LOCATION MAP
SCALE: NTS

ISMAEL CERDA RODRIGUEZ
(INSTR. NO. 2016-00016251)
PART OF LOT 2, BLOCK 53
ORIGINAL TOWN OF KILLEEN
(VOL. 40, PG. 58)

1" IRON PIPE FOUND

3/8" IRON ROD W/ CAP STAMPED "MAK" FOUND

N. COLLEGE STREET

(DEED W 80' OF LOT 3)
S 76° 09' 54" E - 80.00'

(DEED 125)
N 13° 49' 58" E - 126.89'

BLOCK 1

LOT 1

223
N 76° 34' 32" W - 80.00'
(DEED W 80' OF LOT 3)

JOSUE GUADALUPE ESCOBAR
(INSTR. NO. 2019-00016935)
PART OF LOT 3, BLOCK 54
ORIGINAL TOWN OF KILLEEN
(VOL. 40, PG. 58)

LOT 4, BLOCK 54
ORIGINAL TOWN OF KILLEEN
(VOL. 40, PG. 58)

LOT 1, BLOCK 54
ORIGINAL TOWN OF KILLEEN
(VOL. 40, PG. 58)

LOT 2, BLOCK 54
ORIGINAL TOWN OF KILLEEN
(VOL. 40, PG. 58)

W. AVENUE B

S 67° 57' 04" E
610.36'

P & B COMPANY INC.
(INSTR. NO. 2019-00016935)
PART OF LOT 1, BLOCK 57
ORIGINAL TOWN OF KILLEEN
(VOL. 40, PG. 58)

P & B COMPANY INC.
(VOL. 4431, PG. 430)
PART OF LOT 1 & 2, BLOCK 57
ORIGINAL TOWN OF KILLEEN
(VOL. 40, PG. 58)

TOBE SWEENEY JR. ETUX
MICHELLE G. SWEENEY
(VOL. 3360, PG. 112)
PART OF LOT 2, BLOCK 57
ORIGINAL TOWN OF KILLEEN
(VOL. 40, PG. 58)

PUNCH HOLE FOUND

KNOW ALL MEN BY THESE PRESENTS, THAT JOHN R. MEZA, COURTNEY MEZA AND CHARLES AMUNDSON BEING THE SOLE OWNERS OF THAT CERTAIN 0.23 ACRE TRACT OF LAND IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS, SITUATED IN THE A. THOMPSON SURVEY, A-813, BEING THE WEST 80 FEET OF LOT 3, BLOCK 54, 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 IN A SPECIAL WARRANTY DEED TO JOHN R. MEZA, COURTNEY MEZA AND CHARLES AMUNDSON, RECORDED IN INSTRUMENT NO. 2020-020731, DEED RECORDS OF BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF AVENUE B 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 B 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 13 DAY OF July, 2020.

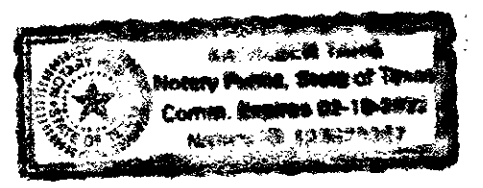
John R. Meza
JOHN R. MEZA
OWNER

Courtney Meza
COURTNEY MEZA
OWNER

Charles Amundson
CHARLES AMUNDSON
OWNER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY, PERSONALLY APPEARED JOHN R. MEZA, COURTNEY MEZA AND CHARLES AMUNDSON KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. IT HAS BEEN ACKNOWLEDGED TO ME THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS THE OWNERS OF THE PROPERTY DESCRIBED HEREOF.

Kathleen King
NOTARY PUBLIC STATE OF TEXAS
MY COMMISSION EXPIRES: 2-18-22



PLANNING AND ZONING COMMISSION

THIS PLAT HAS BEEN SUBMITTED AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KILLEEN, TEXAS. APPROVED THIS 20th DAY OF July, 20 20, A.D. BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KILLEEN, TEXAS

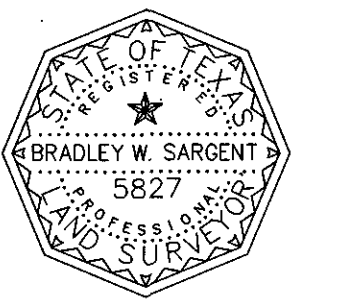
Mark Latta
CHAIRMAN, PLANNING AND ZONING COMMISSION

Maria Lopez
SECRETARY, PLANNING AND ZONING COMMISSION

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 7-14-20
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 17th DAY OF July, 20 20, A.D.

By: *Jennifer King*
BELL COUNTY TAX APPRAISAL DISTRICT

COUNTY CLERK INFORMATION:

FILED FOR RECORD THIS 28th DAY OF July, 20 20, PLAT RECORDS OF BELL COUNTY, TEXAS, AND DEDICATION INSTRUMENT # 2020038233, OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

By: *Debbie Gordon*
Deputy Clerk

SURVEY:	A. THOMPSON, A-813	OWNER:	JOHN R. MEZA & COURTNEY MEZA 105 CR 4775 KEMPNER, TEXAS 76539
NUMBER OF BLOCKS:	1		
NUMBER OF LOTS:	1		CHARLES AMUNDSON 205 PEACH HOLLOW COVE KILLEEN, TEXAS 76543
TOTAL ACREAGE:	0.23 AC		
DATE:	JUNE 2020	SURVEYOR:	QUINTERO ENGINEERING, LLC 1501 W. STAN SCHLUETER LP. KILLEEN, TEXAS 76549 (254) 493-9962



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

IS A REPLAT OF A PORTION OF LOT 3, BLOCK 54, AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, RECORDED IN VOLUME 49, PAGE 58, DEED RECORDS OF BELL COUNTY, TEXAS.

PROJECT NO.: 021-20
DRAWING NO.: P1



Inst # 2020038233