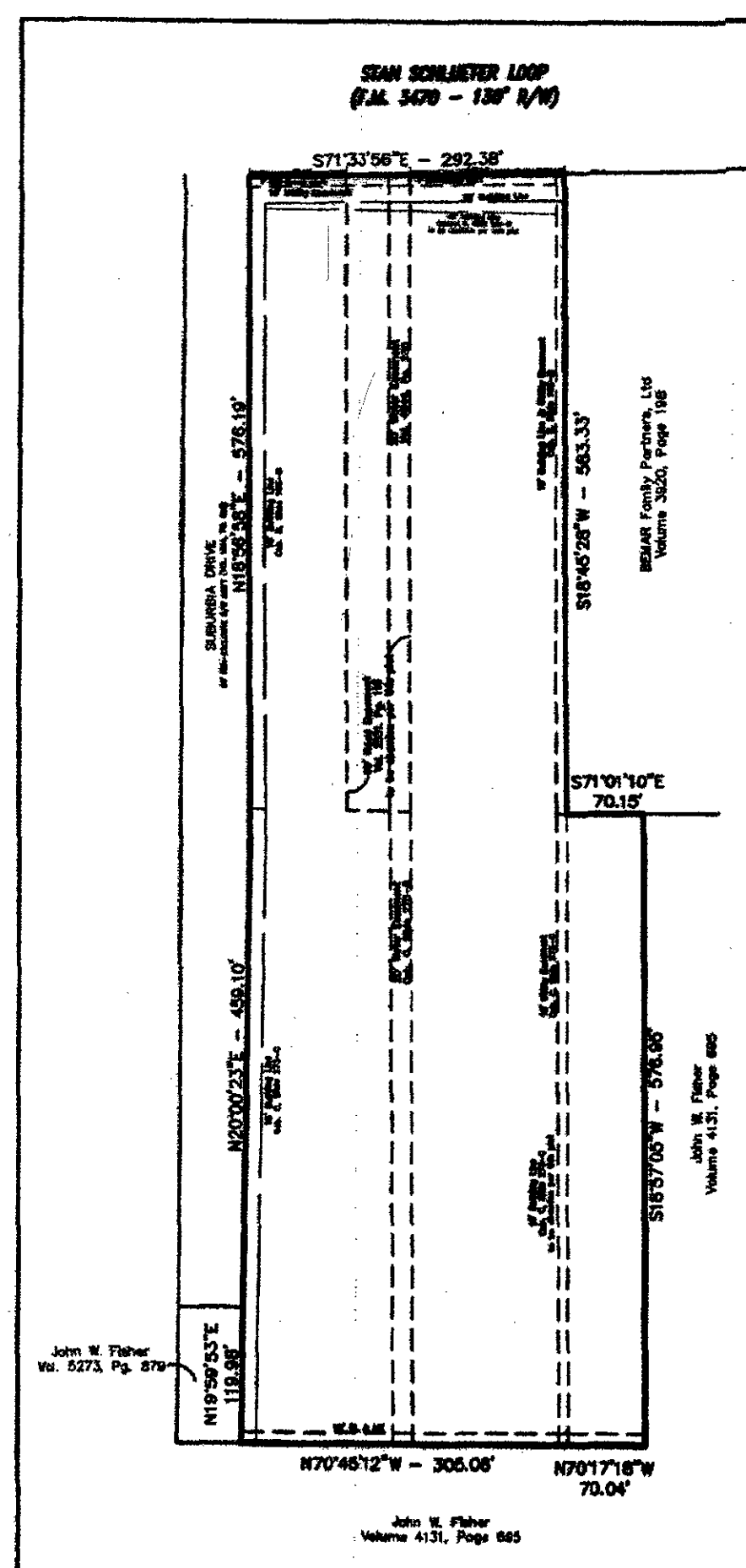
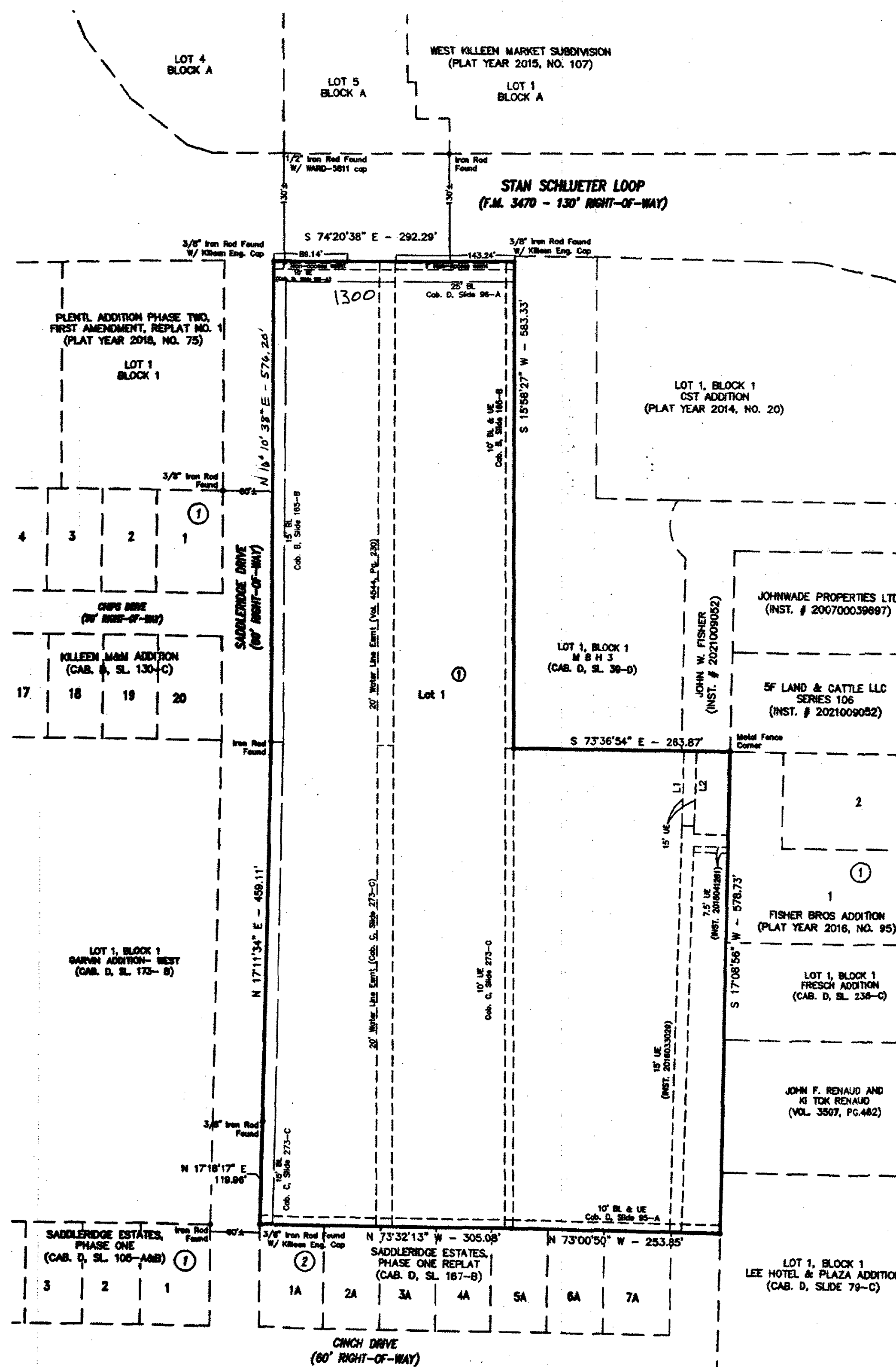


VICINITY MAP  
N.T.S.



B.A. EMMONS MINI STORAGE ADDITION  
(CAB. D, SL. 96-A)  
SCALE: 1"=150'



LINE	BEARING	DISTANCE
L1	N 17°41'48" E	91.15'
L2	N 17°41'48" E	91.40'

NOTES:

- THIS PROPERTY IS NOT WITHIN THE 100-YEAR FLOOD BOUNDARY PER F.E.M.A FEDERAL INSURANCE RATE MAP No. 48027C0260E, DATED SEPTEMBER 28, 2008.
- WATER IMPACT FEES ARE HEREBY ASSESSED AND ESTABLISHED IN ACCORDANCE WITH CITY OF KILLEEN ORDINANCE NO. 21-015 AT A RATE OF \$1,181 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.
- EACH LOT SHALL PROVIDE STORM WATER DETENTION AND POST CONSTRUCTION BMP'S IN ACCORDANCE WITH THE CITY OF KILLEEN DRAINAGE DESIGN MANUAL WHEN APPLICATION FOR BUILDING PERMITS ARE MADE.

LEGEND	
BL	BUILDING LINE
UE	UTILITY EASEMENT
CAB.	CABINET
SL	SLIDE
Easmt	EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that HBJ Storage, LLC, A Texas Limited Liability Company, whose address is 3402 Sinton Road, Colorado Springs, Colorado 80907, being the sole owner of that 11.307 acre tract of land in Bell County, Texas, part of the S.P.R.R. Company Survey, Abstract No. 794, which is more fully described in the dedication of B.A. EMMONS MINI STORAGE ADDITION REPLAT, BEING A REPLAT OF B.A. EMMONS MINI STORAGE ADDITION AND 2.50 ACRES OF THE S.P.R.R. COMPANY SURVEY, ABSTRACT NO. 794, as shown by the plat hereto, attached hereto, and made a part hereof, and approved by the Planning Director of the City of Killeen, Bell County, Texas, does hereby adopt said B.A. EMMONS MINI STORAGE ADDITION REPLAT, BEING A REPLAT OF B.A. EMMONS MINI STORAGE ADDITION AND 2.50 ACRES OF THE S.P.R.R. COMPANY SURVEY, ABSTRACT NO. 794, as an addition to the City of Killeen, Bell County, Texas, and hereby dedicates to said city all streets, avenues, roads, 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 for installation and maintenance of any and all public utilities which the city may install or permit to be installed or maintained.

For: HBJ STORAGE, LLC, A TEXAS LIMITED LIABILITY COMPANY  
By: HANUMANTHAL AND BHAGIRATHI KARUMERAI LIVING TRUST DATED AUGUST 25, 2014, Sole Member of HBJ Storage, LLC, a Texas Limited Liability Company.

*Hanumantahal Karumerali*  
Hanumantahal Karumerali, Trustee of Hanumantahal and Bhagirathi Karumerali Living Trust Dated August 25, 2014

STATE OF Colorado  
COUNTY OF El Paso

CHERRY OWENS  
NOTARY PUBLIC - STATE OF COLORADO  
NOTARY ID 20154042543  
MY COMMISSION EXPIRES OCT 29, 2021

This instrument was acknowledged before me on June 4, 2021, by Hanumantahal Karumerali, Trustee of Hanumantahal and Bhagirathi Karumerali Living Trust Dated August 25, 2014, Sole Member of HBJ Storage, LLC, a Texas Limited Liability Company.

*Cherry Owens*  
NOTARY PUBLIC STATE OF Colorado

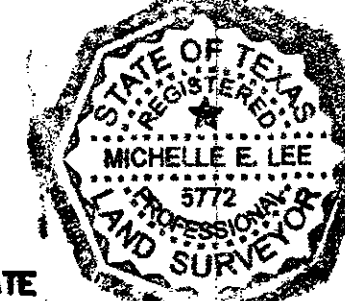
Approved this 09 day of Aug, 2021, by the Planning Director of the City of Killeen, Texas.

*Wally's sign*  
Planning Director  
*K. Sullivan*  
Planning Assistant

FILED FOR RECORD this 10<sup>th</sup> day of August, 2021 A.D.

Dedication Instrument in Instrument No. 2021-51339 Official Records of Bell County, Texas.

KNOW ALL MEN BY THESE PRESENTS:  
That I, Michelle E. Lee, a Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the perimeter corner monuments shown hereon were properly placed or found under my personal supervision, in accordance with the Subdivision Regulations of the City of Killeen, Texas. This subdivision, B.A. EMMONS MINI STORAGE ADDITION REPLAT, BEING A REPLAT OF B.A. EMMONS MINI STORAGE ADDITION AND 2.50 ACRES OF THE S.P.R.R. COMPANY SURVEY, ABSTRACT NO. 794, is located within the City Limits of Killeen, Texas.



*Michelle E. Lee* 6-3-2021  
Michelle E. Lee, RPLS (TX 5772)

TAX CERTIFICATE  
The Bell County Tax Appraisal District, the taxing authority for all 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 3 day of August, 2021 A.D.  
BELL COUNTY TAX APPRAISAL DISTRICT

By: *[Signature]*

FINAL PLAT

B.A. EMMONS MINI STORAGE ADDITION REPLAT  
BEING A REPLAT OF B.A. EMMONS MINI STORAGE ADDITION AND 2.50 ACRES OF THE S.P.R.R. COMPANY SURVEY, ABSTRACT 794

**KILLEEN ENGINEERING & SURVEYING, LTD**  
2901 E. Stan Schlueter Loop  
Killeen, Texas 76542  
OFFICE: (254) 526-3981 FAX: (254) 526-4351  
TBPE REGISTRATION NO. F-4200  
TBPLS REGISTRATION NO. 10194941

DATE	SHEETS

Project No.:	2021-013
Acres:	11.307
No. of Lots:	1
Scale:	1" = 100'
Date:	6/11/2021
Design By:	MEL/TSN
Sheet No.:	1 of 1