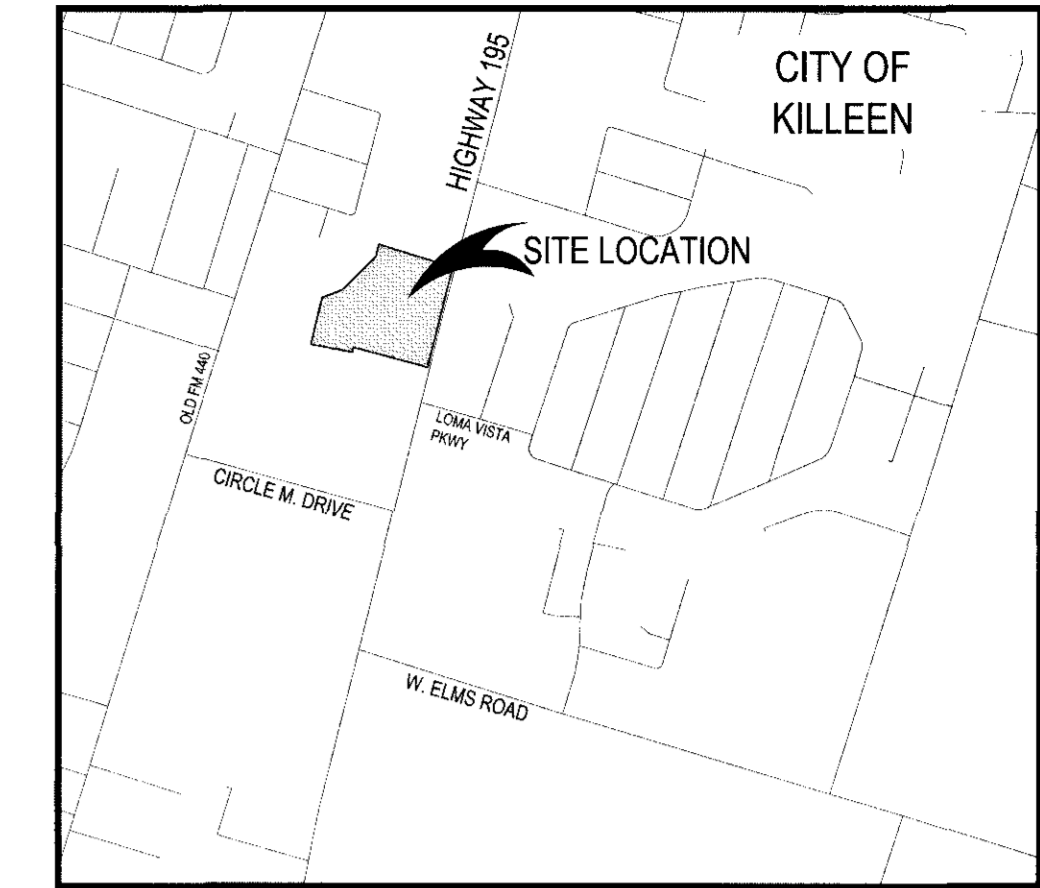


MINOR PLAT
LOT 1, BLOCK 1, BALDWIN 195 ADDITION

A SUBDIVISION LOCATED IN CITY OF KILLEEN, BELL COUNTY, TEXAS.

BEING A 6.765 ACRE TRACT OF LAND LOCATED IN THE JOHN ESSARY SURVEY, ABSTRACT NO. 296, SAID
6.765 ACRE TRACT BEING ALL OF THAT CERTAIN 6.779 ACRE TRACT RECORDED IN VOLUME 5471, PAGE
687, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS.



LOCATION MAP
1" = 100'

STATE OF TEXAS
COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS, THAT BOK SUK BALDWIN, BEING THE SOLE OWNER OF THAT CERTAIN 6.779 ACRE TRACT RECORDED IN VOLUME 5471, PAGE 687, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS, DOES HEREBY ADOPT THIS PLAT AS BALDWIN 195 ADDITION, AS AN ADDITION IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS, AND HEREBY DEDICATES TO THE PUBLIC, ALL STREETS, AVENUES, ROADS, DRIVES AND ALLEYS SHOWN ON SAID PLAT, THE SAME TO BE USED AS PUBLIC THROUGHFARES AND FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES; THE UTILITY EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION AND MAINTENANCE OF ANY AND ALL PUBLIC UTILITIES.

WITNESS MY HAND, THIS 22nd DAY OF January, 2018

Bok Suk Baldwin
BY: BOK SUK BALDWIN

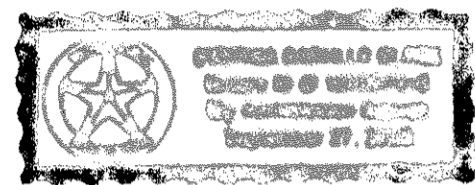
STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED Bok Suk Baldwin, OWNER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 22nd DAY OF January, 2018

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: 07-27-2020



CITY OF KILLEEN

APPROVED THIS THE 10th DAY OF Jan., 2018, BY THE EXECUTIVE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES OR THE CITY PLANNER OF THE CITY OF KILLEEN, TEXAS.

BY: *[Signature]*
EXECUTIVE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES OR THE CITY PLANNER

BY: *[Signature]*
ATTEST: PLANNING SECRETARY

KNOW ALL MEN BY THESE PRESENTS:

THAT I, TRAVIS L. QUICKSALL, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION AND PROPERTY DEVELOPMENT REGULATIONS OF THE CITY OF KILLEEN, TEXAS.



[Signature]
TRAVIS L. QUICKSALL
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 6447

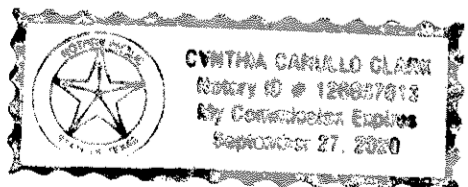
STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED Travis L. Quicksall, REGISTERED PROFESSIONAL LAND SURVEYOR, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 22nd DAY OF January, 2018

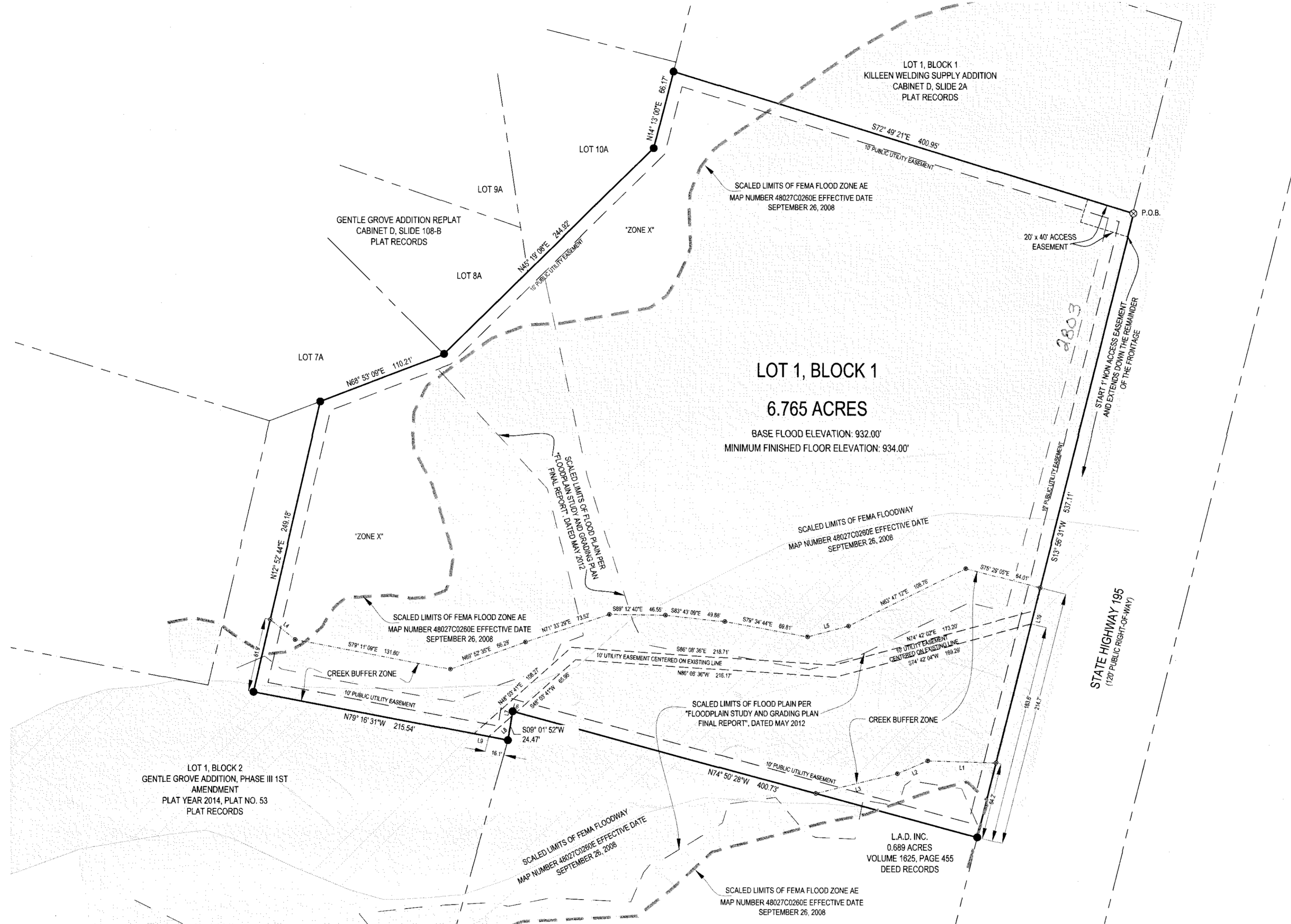
[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: 07-27-2020



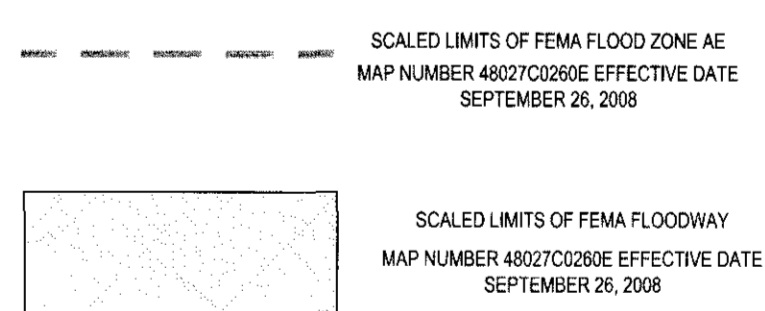
LEGEND
FOUR POINT OF BEGINNING
1/2" IRON ROD FOUND
FOUND COTTON SPINDLE

LINE	BEARING	DISTANCE
L1	N89°22'04"W	56.75
L2	S82°05'11"W	37.90
L3	S71°11'04"W	73.28
L4	S51°38'24"E	28.52
L5	N74°51'06"E	35.21
L6	N74°51'06"W	3.97
L7	S89°11'52"W	4.51
L8	S47°52'41"W	25.58
L9	N79°16'31"W	19.96
L10	S12°58'21"W	11.88



SURVEY NOTES:
1) FIELD WORK PERFORMED ON: SEPTEMBER 2017
2) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, THEREFORE ALL SETBACKS, EASEMENTS, ENCUMBRANCES AND RESTRICTIONS MAY NOT BE SHOWN HEREON. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.
3) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BELL COUNTY, TEXAS, MAP NUMBER 48027C0208E EFFECTIVE DATE SEPTEMBER 26, 2008, A PORTION OF THIS PROPERTY LIES IN ZONE AE, WHICH IS DEFINED AS AREAS DETERMINED TO BE WITHIN THE 100 YEAR FLOOD PLAIN, THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM; IT DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE, OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES LOCATED THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THE FLOOD HAZARD AREA IS SUBJECT TO CHANGE AS DETAILED STUDIES OCCUR AND/OR WATERSHED OR CHANNEL CONDITIONS CHANGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
4) BASE FLOOD ELEVATIONS WERE PROVIDED BY CLARK AND FULLER ENGINEERING.
5) THE MINIMUM FINISHED FLOOR ELEVATION WAS ESTABLISHED PER THE CITY OF KILLEEN ORDINANCE WHICH REQUIRES THE FINISHED FLOOR TO BE AT A MINIMUM OF 2 FEET ABOVE THE BASE FLOOD ELEVATION.

ALL UTILITY PROVIDERS HAVE BEEN PROVIDED THE OPPORTUNITY TO REVIEW AND COMMENT ON THE PROPOSED SUBDIVISION.
DATUM:
HORIZONTAL: CITY OF KILLEEN COORDINATE SYSTEM AN EXTENSION OF THE TEXAS COORDINATE SYSTEM OF 1983. CENTRAL ZONE. ALL DISTANCES ARE HORIZONTAL SURFACE DISTANCES AND ALL BEARING ARE GRID. ALL COORDINATES ARE REFERENCED TO CITY MONUMENT NO. 6. THE COMBINED CORRECTION FACTOR (CCF) IS 0.9886833. PUBLISHED CITY COORDINATES FOR CITY MONUMENT NO. 6 ARE N: 1037248.288, E: 3104584.041. REFERENCE TO FROM CITY MONUMENT NO. 6 TO THE NORTHWEST CORNER OF THIS TRACT IS (S 25° 05' 57" W, 2131.15').
VERTICAL DATUM: NAVD83



TAX CERTIFICATE
THE BELL COUNTY TAX OFFICE, 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 22nd DAY OF January, 2018
BELL COUNTY TAX OFFICE
BY: *[Signature]*

RECORDATION INFORMATION:
FILED FOR RECORD THIS 29th DAY OF January, 2018.
IN YEAR 2018 PLAT # 15, PLAT RECORDS OF BELL COUNTY, TEXAS.
DEDICATION INSTRUMENT NO. 2018-00003306, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS.

MINOR PLAT
LOT 1, BLOCK 1, BALDWIN 195 ADDITION
A SUBDIVISION LOCATED IN CITY OF KILLEEN, BELL COUNTY, TEXAS.

BEING A 6.765 ACRE TRACT OF LAND LOCATED IN THE JOHN ESSARY SURVEY, ABSTRACT NO. 296, SAID
6.765 ACRE TRACT BEING ALL OF THAT CERTAIN 6.779 ACRE TRACT RECORDED IN VOLUME 5471, PAGE
687, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS.

DATE: NOVEMBER 29, 2017
OWNER/DEVELOPER
BOK SUK BALDWIN
2403 SOUTHPOW DRIVE
KILLEEN, TX 76542

