

NOTES

- THE PLAT SHALL BE IN COMPLIANCE WITH THE CITY'S CURRENTLY ADOPTED ZONING, CONSTRUCTION STANDARDS, INFRASTRUCTURE DESIGN AND DEVELOPMENT STANDARDS MANUAL, DRAINAGE DESIGN MANUAL, THROUGHFARE PLAN, AND MASTER PLANS, EXCEPT AS OTHERWISE ALLOWED BY STATE LAW. IN ADDITION, THE BUILDING SETBACK LINES FOR THIS TRACT 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 HEREON.
- 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.
- THIS PROPERTY LIES WITHIN FEMA "ZONE AE" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, FEMA MAP 48027C0280E WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.
- ** FEMA "ZONE AE, OTHER AREAS" IS DEFINED AS AREAS DETERMINED TO HAVE BASE FLOOD ELEVATIONS **
- PARK DEVELOPMENT FEES ARE NOT REQUIRED IN ACCORDANCE WITH SEC. 26-129(B)(1).
- WATER SERVICE TO BE PROVIDED BY THE CITY OF KILLEEN WATER SUPPLY, CCN NO. 10041
- WATER-SEWER CROSSING SHALL MEET THE MINIMUM CURRENT REQUIREMENTS PER TCEQ AND COUNTY CODE.
- WATER IMPACT FEES ARE HEREBY ASSESSED AND ESTABLISHED 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.
- EASEMENT ABANDONMENT
PORTIONS OF THE EXISTING EASEMENTS SHOWN ON THE PLAT OF BAY SUBDIVISION, RECORDED IN CABINET B, SLIDE 167-A, TO BE ABANDONED PER THIS PLAT.
- THIS PROJECT IS REFERENCED TO THE TEXAS COORDINATE SYSTEM NAD 1983 STATE PLANE TEXAS CENTRAL FIPS 4903. ALL DISTANCES ARE GRID DISTANCES AND ALL BEARINGS ARE GRID BEARINGS. ALL COORDINATES ARE REFERENCED TO CITY MONUMENT BZ1231. THE REFERENCE TIE FROM CITY MONUMENT BZ1231 TO THE POINT OF BEGINNING OF THE 2.57 ACRE TRACT IS S 38° 59' 53" E 3,597.55 FEET. PUBLISHED CITY COORDINATES FOR PROJECT REFERENCE POINT BZ1231 ARE LATITUDE = 31 06 52.8 (N) LONGITUDE = 097 42 42.1 (W), ELEVATION 827.26 FEET.

LEGEND

--- (dashed line)	PROPERTY BOUNDARY	● (black dot)	3/8" IRON ROD FOUND
--- (dotted line)	UTILITY EASEMENT LINES	⊗ (circle with X)	"X" FOUND IN ROCK
--- (solid line)	ADJOINING TRACT PROPERTY LINES	△ (triangle)	MAG NAIL WITH WASHER STAMPED "OE" SET
--- (dashed line)	OFFSITE EASEMENT LINES	--- (dotted line)	100-YEAR FLOODPLAIN
--- (dotted line)	FEMA FLOODWAY LINES	--- (dotted line)	100-YEAR FLOODWAY
--- (dotted line)	FEMA FLOODPLAIN LINES	--- (dotted line)	PASSAGE EASEMENT
--- (dotted line)	FEMA BFE LINES		

UNLESS OTHERWISE NOTED

SURVEY: HENRY C MCCLUNG SURVEY, ABSTRACT NO. 570
 OWNER: BAYS REALTY INC, PO BOX 2362, HARKER HEIGHTS, TEXAS 76548
 NUMBER OF BLOCKS: 1
 SURVEYOR: QUINTERO ENGINEERING, LLC, 1501 W. STAN SCHLUETER LP, KILLEEN, TEXAS 76549 (254) 493-9962
 NUMBER OF LOTS: 3
 TOTAL ACREAGE: 3.12 AC
 DATE: JUNE 2025

ABBREVIATIONS

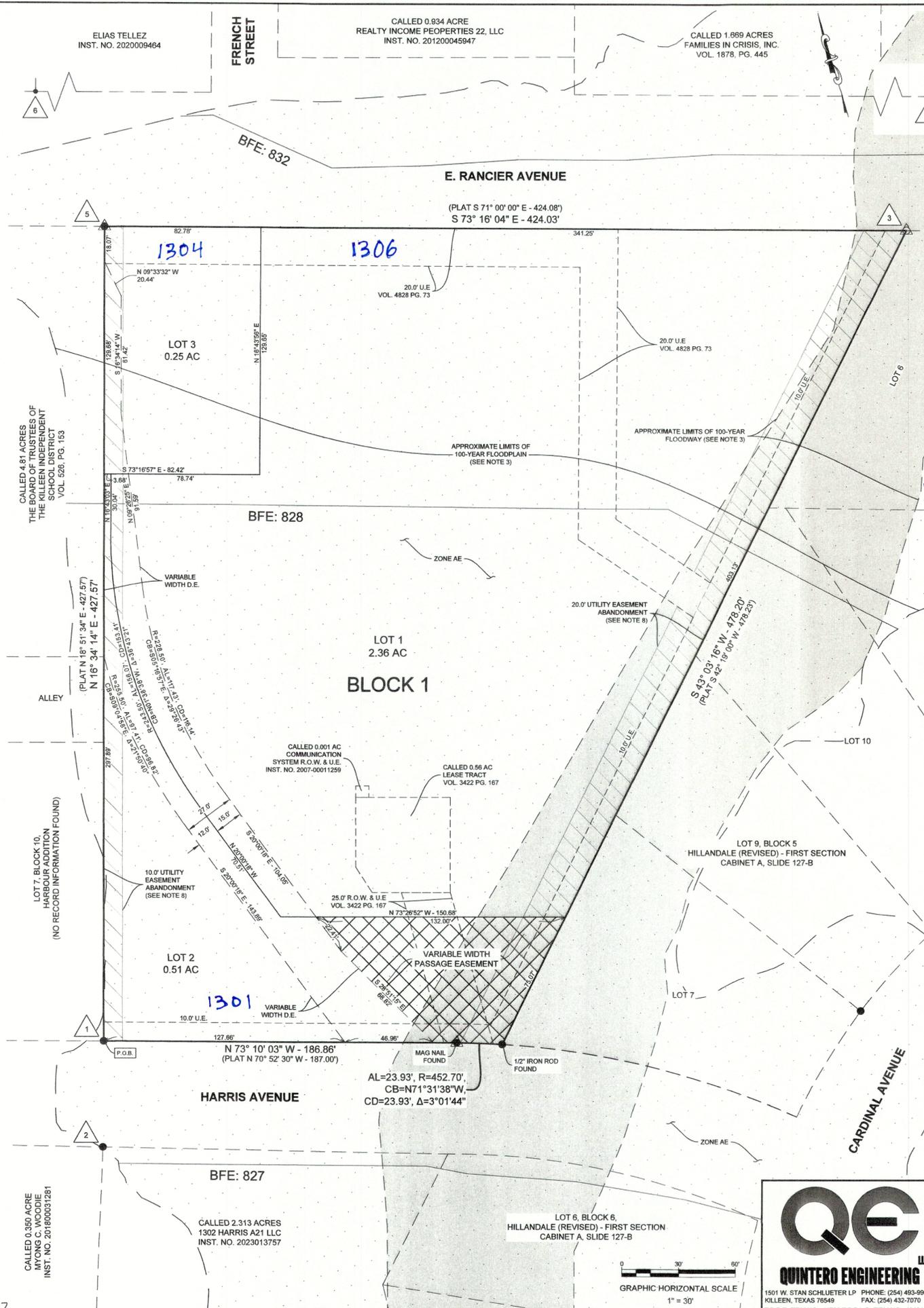
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
R.O.W.	RIGHT OF WAY

REFERENCE TIES

1-2	S 16° 52' 33" W, 55.82'
3-4	N 78° 56' 43" E, 709.67'
5-6	N 68° 18' 06" W, 823.67'



Inst# 2025041972



WHEREAS, BAYS REALTY INC, HEREINAFTER REFERRED TO AS GRANTOR, IS THE SOLE OWNER OF THAT CERTAIN TRACT OF LAND CONTAINING 3.12 ACRES OUT OF AND A PART OF THE HENRY C. MCCLUNG SURVEY, ABSTRACT NO. 570, BELL COUNTY, TEXAS AND BEING ALL OF LOT 1, BLOCK 1, BAY SUBDIVISION, RECORDED IN CABINET B, SLIDE 167-A, PLAT RECORDS OF BELL COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN FIELD NOTES ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES FOR A COMPLETE LEGAL DESCRIPTION.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT GRANTOR DOES HEREBY ADOPT THE PLAT OF BAY SUBDIVISION REPLAT (THE "PROPERTY"), A SUBDIVISION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS AND DOES HEREBY ADOPT THE ATTACHED PLAT THEREOF AND DOES HEREBY AGREE THAT ALL FUTURE SALES AND CONVEYANCES OF SAID PROPERTY SHALL BE BY REFERENCE TO SAID PLAT AND DEDICATIONS. GRANTOR DOES HEREBY DEDICATE, GIVE, GRANT, AND CONVEY TO THE CITY OF KILLEEN, TEXAS, TOGETHER WITH ITS ASSIGNS AND FRANCHISEES FURNISHING PUBLIC UTILITIES TO THE SUBDIVISION, HEREINAFTER COLLECTIVELY REFERRED TO AS "GRANTEE" FOR PUBLIC USE FOREVER, THE UTILITY AND DRAINAGE EASEMENTS AS SHOWN ON THE PLAT, UPON, OVER, AND THROUGH THE SAID PROPERTY FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, USE, EASEMENT INGRESS AND EGRESS, AND REPLACEMENT OF ALL PUBLIC DRAINAGE INFRASTRUCTURE AND PUBLIC UTILITY LINES, INCLUDING ELECTRIC POWER, WATER, SEWER, GAS, AND TELECOMMUNICATION, WHICH THE CITY MAY ELECT TO INSTALL AND MAINTAIN OR PERMIT TO BE INSTALLED OR MAINTAINED, AND REFERENCE IS HEREBY MADE TO SUCH PLAT FOR THE LOCATION OF SUCH EASEMENTS.

GRANTOR DOES HEREBY GIVE, GRANT, AND CONVEY TO THE CITY OF KILLEEN, TEXAS, AND TO THE GENERAL PUBLIC, FOR PUBLIC USE AND FOR PUBLIC PURPOSES THE STREETS, AVENUES, AND ROADWAYS AS SHOWN ON SAID PLAT.

GRANTEE SHALL HAVE ALL OTHER RIGHTS AND BENEFITS NECESSARY OR CONVENIENT FOR THE FULL ENJOYMENT OR USE OF THE RIGHTS HEREIN GRANTED, INCLUDED BUT NOT LIMITED TO, THE FREE RIGHT OF INGRESS OR EGRESS OVER AND ACROSS THE ROADS, STREETS, EASEMENTS, AND RIGHTS-OF-WAYS TO CONSTRUCT, RECONSTRUCT AND MAINTAIN SAME.

TO HAVE AND TO HOLD THE SAID EASEMENTS AND RIGHTS-OF-WAY, TOGETHER WITH ALL AND SINGULAR THE RIGHTS AND PRIVILEGES THEREIN IN ANY MANNER BELONGING UNTO THE SAID GRANTEE, ITS SUCCESSORS, AND ASSIGNS FOREVER, AND GRANTOR DOES HEREBY BIND ITSELF, ITS SUCCESSORS AND ASSIGNS, TO WARRANT AND FOREVER DEFEND ALL AND SINGULAR THE SAID PREMISES UNTO THE SAID CITY OF KILLEEN, TEXAS, ITS SUCCESSORS AND ASSIGNS, AGAINST EVERY PERSON WHOMSOEVER LAWFULLY CLAIMING, OR TO CLAIM THE SAME OR ANY PART THEREOF.

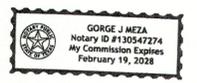
EXECUTED THIS THE 22nd DAY OF July, 2025

BAYS REALTY INC.

RICHARD S. YOUNG, MANAGER

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 22nd DAY OF July, 2025, BY RICHARD S. YOUNG, MANAGER.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



CITY PLANNING AND DEVELOPMENT SERVICES

APPROVED THIS 16th DAY OF July, 2025, BY THE EXECUTIVE DIRECTOR OF DEVELOPMENT SERVICES OR DESIGNEE.

EXECUTIVE DIRECTOR, OR DESIGNEE

SURVEYOR'S CERTIFICATE

THAT I, SETH H. BARTON, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND 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, AND IN ACCORDANCE WITH STATE SURVEYING STANDARDS.

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



COUNTY CLERK INFORMATION:

FILED FOR RECORD THIS 28th DAY OF August, 2025, IN YEAR 2025, PLAT # 041972
 PLAT RECORDS OF BELL COUNTY, TEXAS, AND DEDICATION INSTRUMENT # 2025041972, OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

BY: [Signature]

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 24th DAY OF July, 2025 A.D.

By: [Signature]
 BELL COUNTY TAX APPRAISAL DISTRICT

MINIMUM FINISHED FLOOR ELEVATIONS (FFE) SHALL BE AT LEAST 2.0' ABOVE BASE FLOOD ELEVATION (BFE)			
BLOCK	LOT	BFE (FEET)	MINIMUM FFE (FEET)
1	3	831.4	833.4
1	2	828.3	830.3
1	1	828.5	830.5

** BASE FLOOD ELEVATIONS (BFE) AND MINIMUM FINISHED FLOOR ELEVATIONS (FFE) ARE TO BE VERIFIED AND ALL BFE'S AND FFE'S ARE TO BE BASED ON FINAL SITE DEVELOPMENT **

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

FINAL PLAT
BAY SUBDIVISION REPLAT
 CITY OF KILLEEN, BELL COUNTY, TEXAS

BAY SUBDIVISION REPLAT, IS A PLAT OF ALL OF LOT 1, BLOCK 1, BAY SUBDIVISION, RECORDED IN CABINET B, SLIDE 167-A, PLAT RECORDS OF BELL COUNTY, TEXAS.

PROJECT NO.: 051-24
 DRAWING NO.: P1