

# FINAL PLAT OF BELL COUNTY ANNEX PRECINCT 4

a subdivision within the City of Killeen, Bell County, Texas.

1.722 Acres, situated in the Alex Thompson Survey, Abstract 813, Bell County, Texas, being a replat of a 20' alley and all of Block 2, Original Town of Killeen, an addition within Bell County, Texas, according to the plat of record in Volume 49, Pg. 58, Deed Records of Bell County, Texas.

STATE OF TEXAS  
COUNTY OF BELL

BELL COUNTY, TEXAS, OWNER OF THE 1.722 ACRE TRACT OF LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS BELL COUNTY ANNEX PRECINCT 4 A SUBDIVISION WITHIN THE CITY OF KILLEEN, BELL COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATES THE USE OF THE PUBLIC FOREVER ALL STREETS AND EASEMENTS, SHOWN HEREON WITHIN THE PLAT BOUNDARIES OF THIS SUBDIVISION.

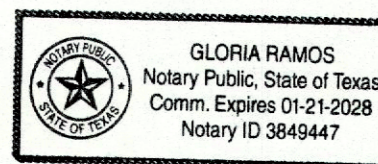
BELL COUNTY, TEXAS  
206 NORTH MAIN STREET  
BELTON, TEXAS 76513

BY: David Blackburn  
DAVID BLACKBURN, COUNTY JUDGE

STATE OF TEXAS  
COUNTY OF BELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, AND DAVID BLACKBURN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS, FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 27<sup>th</sup> DAY OF July, 2024.



Gloria Ramos  
NOTARY PUBLIC, STATE OF TEXAS

Approved this 22 day of July, 2024, by the planning director of the City of Killeen, Texas.

William New  
Executive Director of Planning and Development Services or the City Planner

Joann Londo  
Planning Secretary

### AFFIDAVIT:

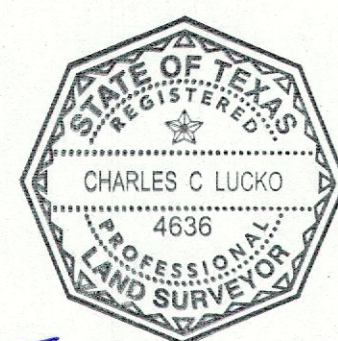
The Tax Appraisal District of Bell County does hereby certify there are currently no delinquent taxes due to the Tax Appraisal District of Bell County on the property described by this plat.

Dated this the 15 day of AUG, 2024 A. D.

By: Charles C. Lucko  
Bell County Tax Appraisal District

STATE OF TEXAS  
COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS:  
That I, Charles C. Lucko, 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.



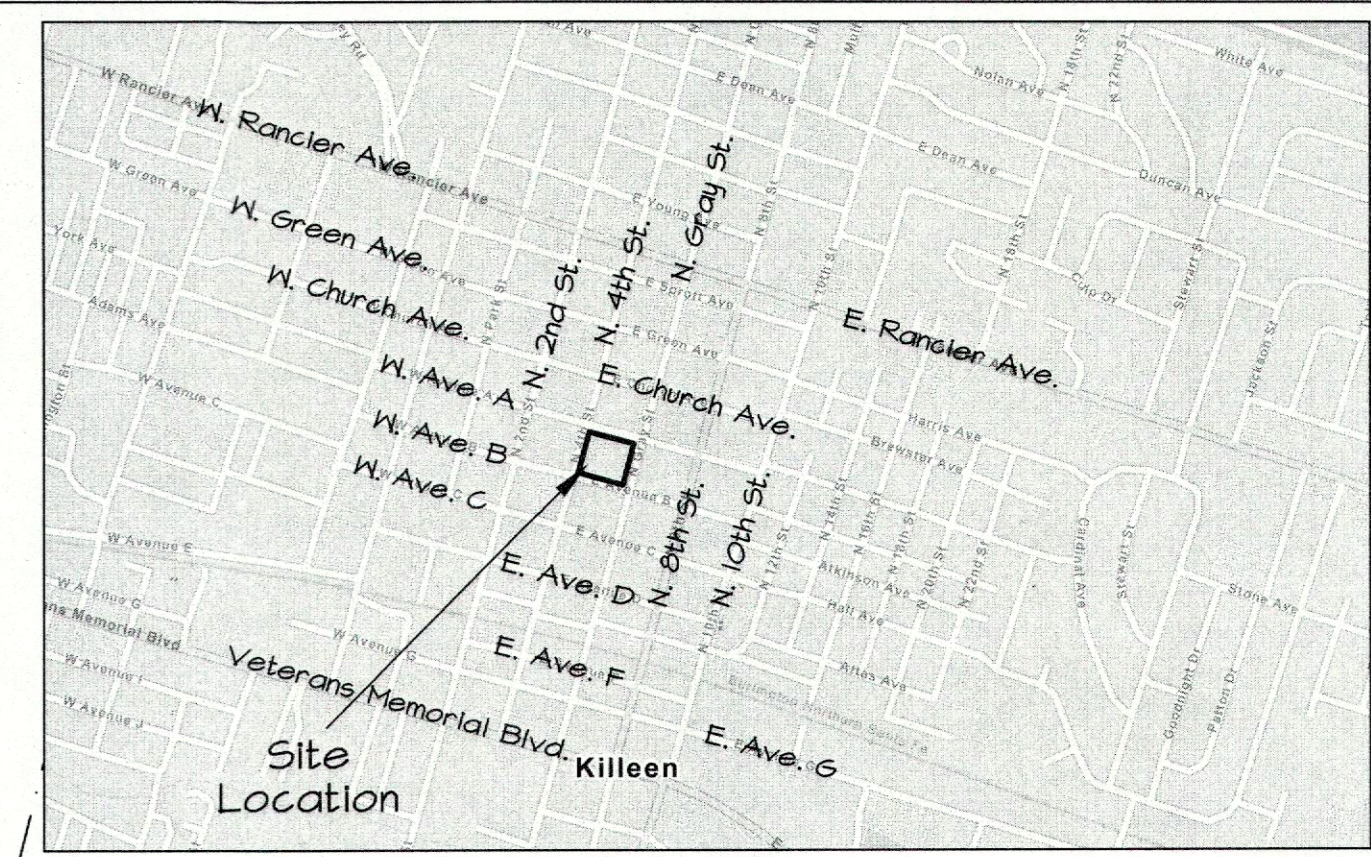
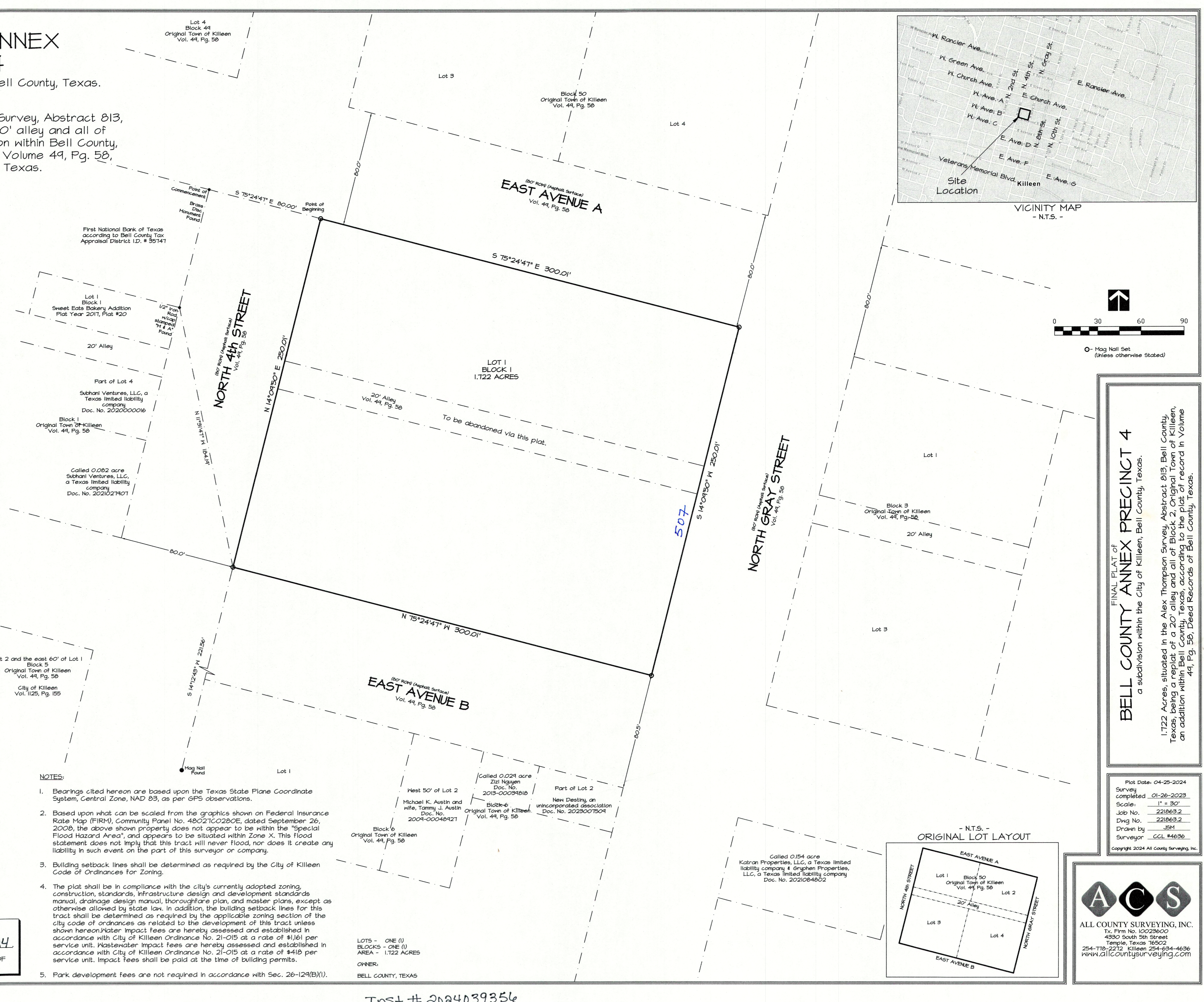
CHARLES C. LUCKO, R.P.L.S. DATE SURVEYED: JANUARY 26, 2023  
REGISTRATION NO. 4636

RECORDATION INFORMATION:  
FILED FOR RECORD THIS 11 DAY OF September, 2024.  
IN DOCUMENT NO. 2024089356, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

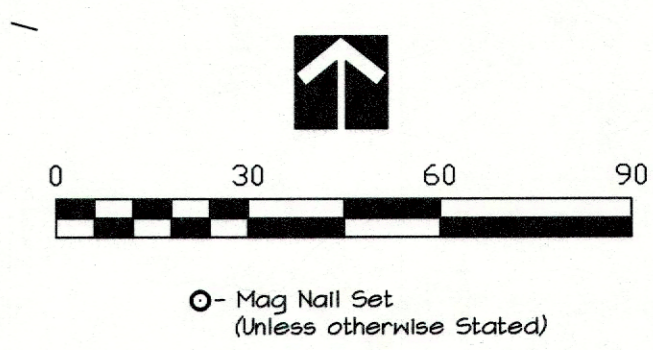
### NOTES:

- Bearings cited hereon are based upon the Texas State Plane Coordinate System, Central Zone, NAD 83, as per GPS observations.
- Based upon what can be scaled from the graphics shown on Federal Insurance Rate Map (FIRM), Community Panel No. 4802TC02B0E, dated September 26, 2008, the above shown property does not appear to be within the "Special Flood Hazard Area", and appears to be situated within Zone X. This Flood statement does not imply that this tract will never flood, nor does it create any liability in such event on the part of this surveyor or company.
- Building setback lines shall be determined as required by the City of Killeen Code of Ordinances for Zoning.
- The plat shall be in compliance with the city's currently adopted zoning, construction, standards, infrastructure design and development standards manual, drainage design manual, thoroughfare 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. Water impact fees are hereby assessed and established in accordance with City of Killeen Ordinance No. 21-015 at a rate of \$1161 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.
- Park development fees are not required in accordance with Sec. 26-129(B)(1).

LOTS - ONE (1)  
BLOCKS - ONE (1)  
AREA - 1.722 ACRES  
OWNER:  
BELL COUNTY, TEXAS



VICINITY MAP  
- N.T.S. -

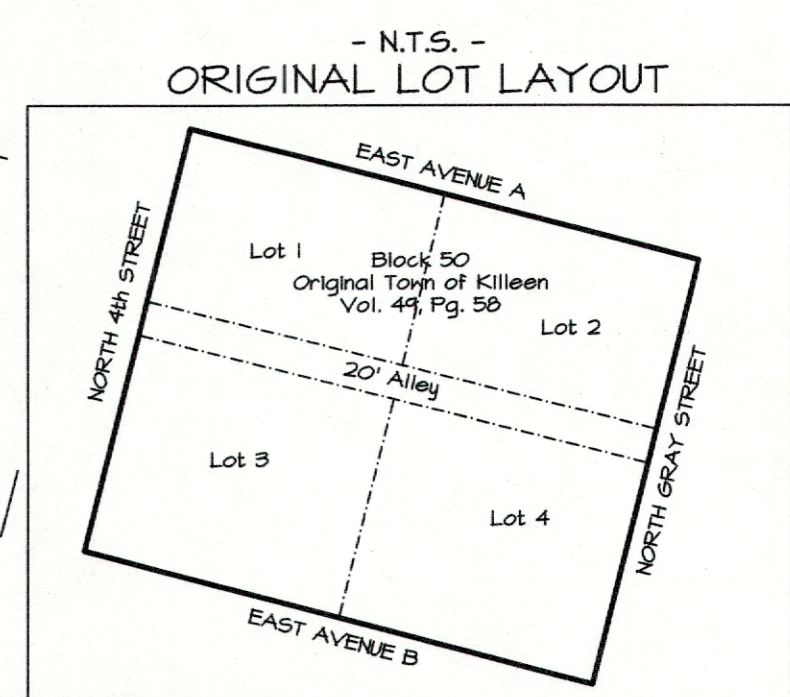


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(Unless otherwise Stated)

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Plot Date: 04-25-2024  
Survey completed: 01-26-2023  
Scale: 1" = 30'  
Job No.: 221063.2  
Dwg No.: 221063.2  
Drawn by: JSJ  
Surveyor: CCL #4636  
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Inst # 2024089356