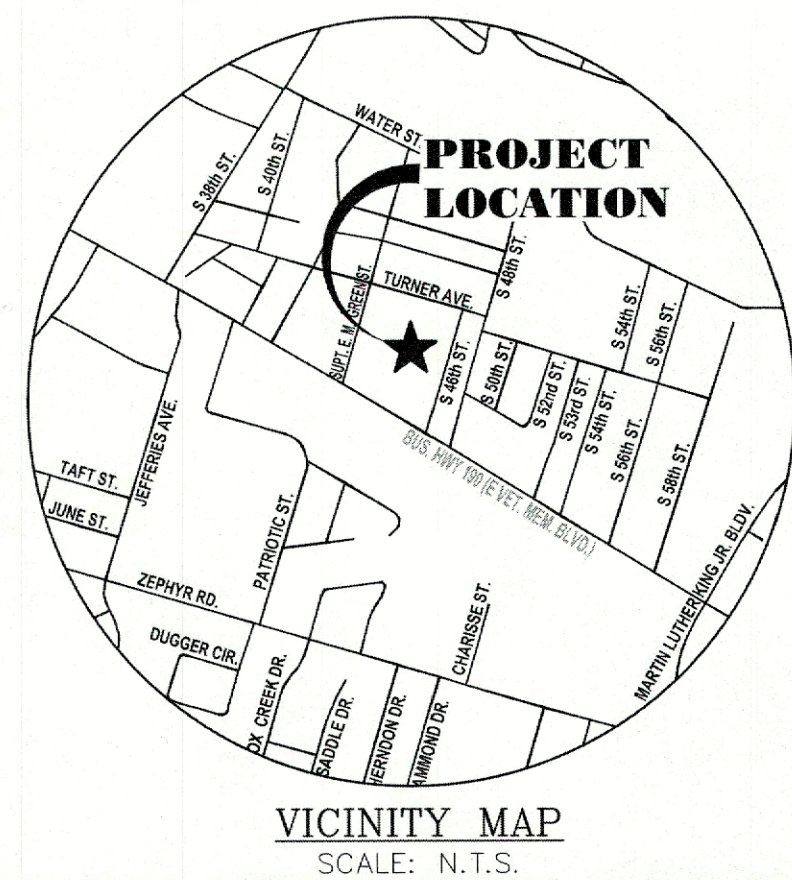


NOTES:

- Bearings are based on the Texas Coordinate System, Central Zone, NAD 83 (CORS 96), as determined by Leica Texas Smartnet GPS observations.
- All distances are grid distance. The scale factor is 0.99978989. ground distance = grid distance / scale factor.
- This subdivision is located in zone X, areas determined to be outside the 0.2% annual chance floodplain, as indicated on the U.S. FEMA Agency Boundary Map, (Flood Insurance Rate Map), Map No. 48027C0280E, effective date September 26, 2008 for Bell County, Texas.
- All interior lot corners marked with 1/2" ir & cap stamped "M&A" set after construction completed.
- Survey prepared without the benefit of a title commitment. Easements identified during the execution of this survey have been shown. Additional recorded or unrecorded easements may exist.
- Water impact fees are hereby assessed and established in accordance 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.
- 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. The property is zoned "M-1" (Manufacturing District) & "B-C-1" (General Business and Alcohol Sales District). Please refer to Sec. 31-416 & 31-351 for further details on zoning regulations.
- Park development fees are not required as per accordance with Sec. 26-129(B)(1).
- Unable to verify the right of way width of E. Veterans Memorial Boulevard (U.S. Business Highway 190). No existing monuments along the right of way were found.
- Right of Way width for E. Veterans Memorial Boulevard (U.S. Business Highway 190) has been established based on U.S. Highway 190, Texas State Highway Department, Right of Way Map, Bell County, RW 231-3-24 & RW 231-3-22, dated October 8, 1962.
- U.P.U.E. = Underground Public Utility Easement.
P.U.E. = Public Utility Easement.
U.E. = Utility Easement.
B.L. = Building Line
ip = iron pipe
ir = iron rod
fnd = found
esmt = easement
cab = cabinet
vol = volume
No = number
conc = concrete
mon = monument
hwy = highway
POB = point of beginning



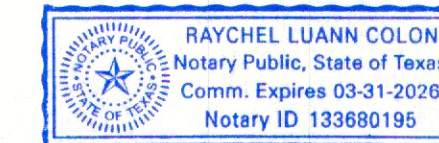
KNOW ALL MEN BY THESE PRESENTS, that **Excellent Covenant Power House Ministries, a Texas corporation**, whose address is **4103 Zephyr Rd., Killeen, TX 76543**, being the owner of a called 5.314 acres tract in Bell County, Texas, being part of the A. Dickenson Survey, Abstract No. 266, being all of a called 5.306 acres tract, described in a Warranty Deed with Vendor's Lien, Grantee: Excellent Covenant Power House Ministries, of record in Instrument No. 201400024171, of the Official Public Records of Real Property, Bell County, Texas. Also being all of Lot 1, Block 1, Bige Addition, recorded in Cabinet C, Slide 77-D, Plat Records of Bell County, Texas, and being all of Lots 12, 13, and part of Lot 14, Block 1, Simmonsville Subdivision, recorded in Volume 597, Page 515, Deed Records of Bell County, Texas, which is more fully described in the dedication of **BIGE ADDITION, REPLAT No. TWO** as shown by the plat hereof, attached hereto, and made a part hereon, and approved by the City of Killeen, Bell County, Texas, does hereby adopt said **BIGE ADDITION, REPLAT No. TWO** as an addition to the City of Killeen, Bell County, Texas. The utility and drainage easements shown on said plat are dedicated to said city for the installation and maintenance of any and all public utilities and drainage utilities, which the city may install or permit to be installed or maintained.

WITNESS the execution hereof, on this 29 day of August, 2024.

For: **Excellent Covenant Power House Ministries, a Texas corporation**

Kevin Nero
Kevin Nero (Pastor)

Before me, the undersigned authority, on this day personally appeared **Kevin Nero** known to me to be the person whose name is subscribed to the foregoing instrument. It has been acknowledged to me that he executed the foregoing instrument as the owner of the property described hereon.



Raychel Luann Colon
NOTARY PUBLIC STATE OF TEXAS

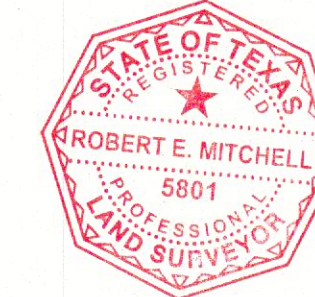
APPROVED this the 10 day of April, 2024, by the Planning Director of the City of Killeen, Bell County, Texas.

Walter Nelson
PLANNING DIRECTOR

Deann Jones
PLANNING ASSISTANT

KNOW ALL MEN BY THESE PRESENTS,

That I, **Robert E. Mitchell**, Registered Professional Land Surveyor, do hereby certify that I did prepare this plat from an actual and accurate survey of the land, that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Killeen, Texas, and this subdivision is within the City Limits of Killeen, Texas.



Robert E. Mitchell
Robert E. Mitchell,
Registered Professional
Land Surveyor, No. 5801

BIGE ADDITION, REPLAT No. TWO
BEING A REPLAT OF ALL OF LOT 1, BLOCK 1, BIGE ADDITION AND ALL OF
LOTS 12, 13 AND PART OF LOT 14, BLOCK 1, SIMMONSVILLE SUBDIVISION
KILLEEN, BELL COUNTY, TEXAS

FINAL PLAT

SHEET TITLE:

MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
102 N. COLLEGE
KILLEEN, TEXAS 76541
PHONE: (254) 634-5541
FAX: (254) 634-2141
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS REGISTRATION NO. 3241
T. B. P. U. S. FIRM REGISTRATION NO. 100204-00

DWG No.	DATE:	SCALE:	FB/LB:	3 LOTS	AREA:
24-011-D-5	MARCH 2024	AS SHOWN	2031/11-14	1 BLOCK	5.314 AC.

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 13th day of August, 2024 A.D.
By: *Stacey Bailey*
Bell County Tax Appraisal District

FILED FOR RECORD this 11th day of September, 2024
Plat Records of Bell County, Texas, and Dedication Instrument # 8024039357
Official Records of Real Property, Bell County, Texas

REFERENCE TIES

△ to △ S50°26'34"W-57.00'	△ 3/8" iron found w/M&A cap
△ to △ -	△ 3/8" iron found
△ 1/2" iron rod found	△ 3/8" iron found
△ 3/8" iron rod found	

INST# 8024039357