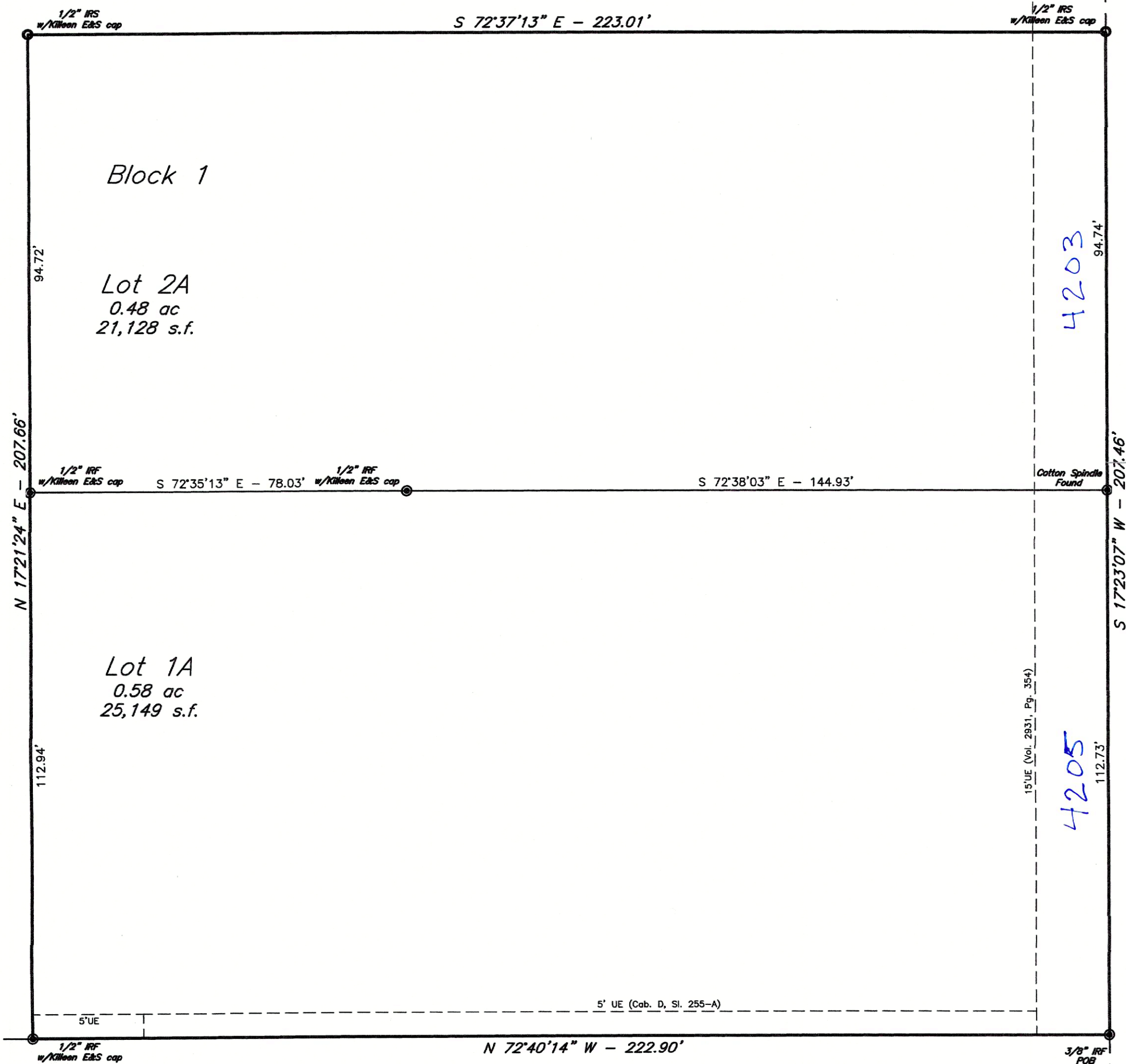


Charles D. Cosper &  
Linda Cosper  
(Vol. 1297, Pg. 117)



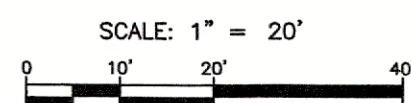
V Bar Properties, LP  
(Inst. No. 2017-00036747)

Lot 8, Block 2  
Sun Chase Estates  
Phase Four  
(Cab. C, Slide 251-D)

VERBENA LOOP  
(60' ROW)

Lot 17, Block 1  
Sun Chase Estates  
Phase Four  
(Cab. C, Slide 251-D)

Christian Omar Gonzaga  
(Inst. No. 2025023088)



NOTE:

- THIS SUBDIVISION IS WITHIN ZONE AE AS IDENTIFIED BY THE U.S. FEMA AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), MAP NO. 48027C0280E, EFFECTIVE DATE SEPTEMBER 26, 2008 FOR BELL COUNTY, TEXAS. ZONE X - LESS THAN 1% ANNUAL CHANCE OF FLOODING
- BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD 83 PER LEICA SMARTNET GPS OBSERVATIONS.
- PARKLAND FEES ARE NOT REQUIRED IN ACCORDANCE WITH SEC. 26-129(B)(2)
- 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 \$11.01 PER SERVICE UNIT. WASTEWATER IMPACT FEES ARE HEREBY ASSESSED AND ESTABLISHED IN ACCORDANCE WITH THE 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.
- 5-FOOT UTILITY EASEMENTS, 10-FOOT UTILITY EASEMENTS, AND 50-FOOT BUILDING LINE PER PREVIOUS PLAT RECORDED IN CABINET D, SLIDE 255-A ARE HEREBY ABANDONED WITH THIS PLAT.

CONTROL MONUMENTS NOTE:

- POB BEARS N 17°27'54" E, 255.92 FEET FROM CITY OF KILLEEN PUBLISHED MONUMENT 105.
- POB BEARS S 87°14'27" W, 4094.95 FEET FROM CITY OF KILLEEN PUBLISHED MONUMENT K16.

DEDICATION INSTRUMENT FOR  
BRAEDON CREEK ADDITION SECOND EXTENSION REPLAT NO. 1  
CITY OF KILLEEN  
BELL COUNTY, TEXAS

STATE OF TEXAS § COUNTY OF BELL §

Linda L. Cosper, individually and as Independent Executor of the Estate of Charles Don Cosper (deceased), whose address is 4203 Onion Road, Killeen, Texas 76542, (as to Lot 2A) and Braedon Lee Avants and Shelby Iyone Avants, whose address is 4205 Onion Road, Killeen, Texas 76542, (as to Lot 1A) hereinafter referred to as Grantors, are the sole owners of that certain tract of land containing 1.06 ACRES out of and a part of the Eugene LaSere Survey, Abstract No. 528, Bell County, Texas, being a replat of Braedon Creek Addition Second Extension, 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 Grantors do hereby adopt the plat of BRAEDON CREEK ADDITION SECOND EXTENSION REPLAT NO. 1 (the "Property"), a subdivision to the City of Killeen, Bell County, Texas, and do hereby adopt the attached plat thereof and do hereby agree that all future sales and conveyances of said property shall be by reference to said plat and dedications. Grantors do 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.

Grantors do 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 thereto in any manner belonging unto the said Grantee, its successors, and assigns forever, and Grantors do 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 26 day of August, 2025

Linda L. Cosper, individually and as Independent  
Executor of the Estate of Charles Don Cosper (deceased)

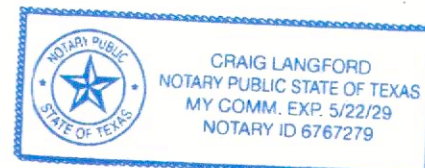
Braedon Lee Avants  
Shelby Iyone Avants

STATE OF TEXAS §

COUNTY OF BELL §

This instrument was acknowledged before me on the 26 day of August, 2025 by LINDA L. COSPER, BRAEDON LEE AVANTS and SHELBY IYONE AVANTS.

Notary Public in and for the State of Texas



Approved this 15 day of August, 2025, by the Executive Director of Development Services or Designee.

Michelle E. Lee  
Executive Director, OR Designee

FILED FOR RECORD this 23 day of September, 2025 A.D.

Dedication Instrument in Instrument No. 2025046722, 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 and Property Development Regulations of the City of Killeen, Texas, and in accordance with State surveying standards.



Michelle E. Lee 8-27-2025  
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 2nd day of Sept, 2025 A.D.

BELL COUNTY TAX APPRAISAL DISTRICT

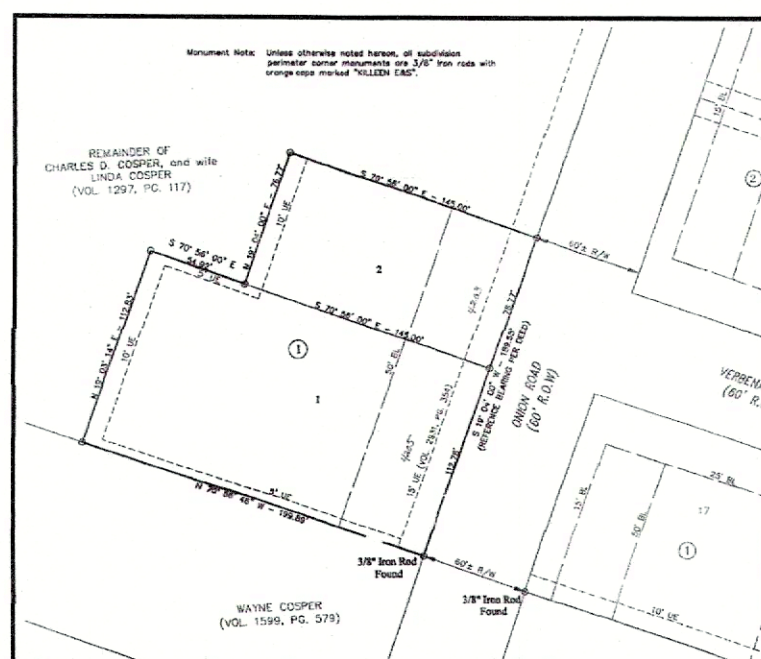
By: Madeline Ha

CENTRAL TEXAS LAND  
DEVELOPMENT SERVICES

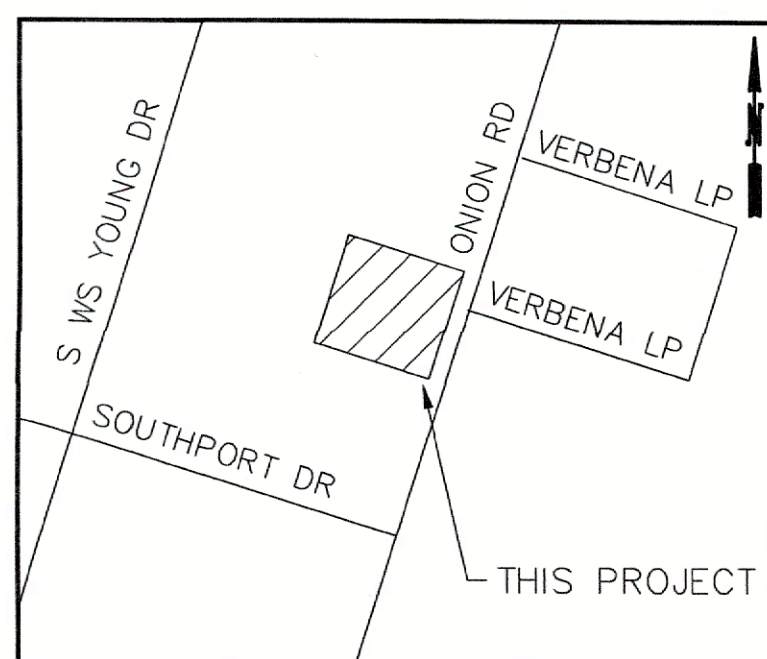
TBPE REGISTRATION NO. 26913 TBPLS REGISTRATION NO. 10194932  
2901 E. Stan Schlueter Loop  
Killeen, Texas 76542  
(254) 526-3981 (254) 526-4351 Fax  
www.kesltd.com

BRAEDON CREEK ADDITION  
SECOND EXTENSION REPLAT NO. 1  
BEING A REPLAT OF BRAEDON CREEK ADDITION, SECOND EXTENSION  
AND 0.29 ACRES OF THE EUGENE LaSERE SURVEY, ABSTRACT NO. 528  
KILLEEN, BELL COUNTY, TEXAS

FINAL PLAT



INSET  
BRAEDON CREEK ADDITION  
SECOND EXTENSION  
(CAB. D, SL. 255-A)  
N.T.S.



VICINITY MAP  
N.T.S.

LEGEND

Vol.	VOLUME
Pg.	PAGE
Inst. No.	INSTRUMENT NUMBER
Cab. Sl.	CABINET & SLIDE
IRS	IRON ROD FOUND
IRS	IRON ROD SET
SF	SQUARE FEET
ROW	RIGHT-OF-WAY
UE	UTILITY EASEMENT
BL	BUILDING LINE
POB	POINT OF BEGINNING
---	PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	EASEMENT LINE

Inst# 2025046722