

LEGEND

- PROPERTY BOUNDARY
- - - UTILITY EASEMENT LINES
- - - ADJOINING TRACT PROPERTY LINES
- - - OFFSITE EASEMENT LINES
- - - ABSTRACT LINES
- 1/2" IRON ROD FOUND W/ CAP STAMPED "QE"

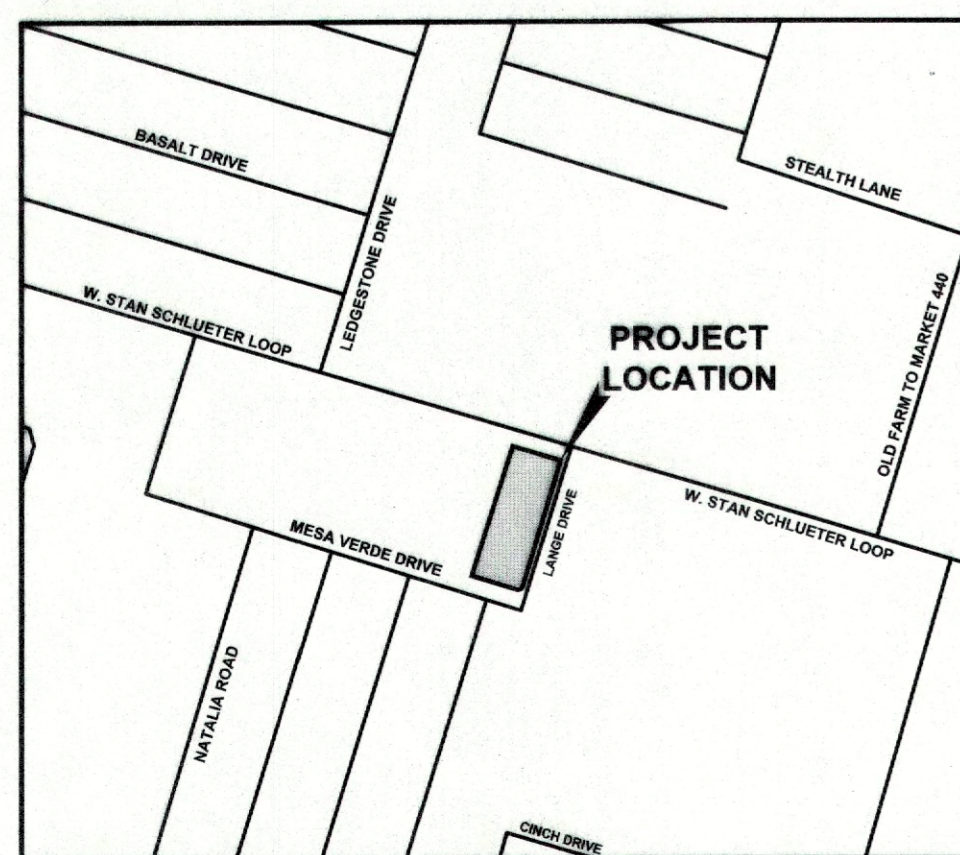
UNLESS OTHERWISE NOTED

REFERENCE TIES

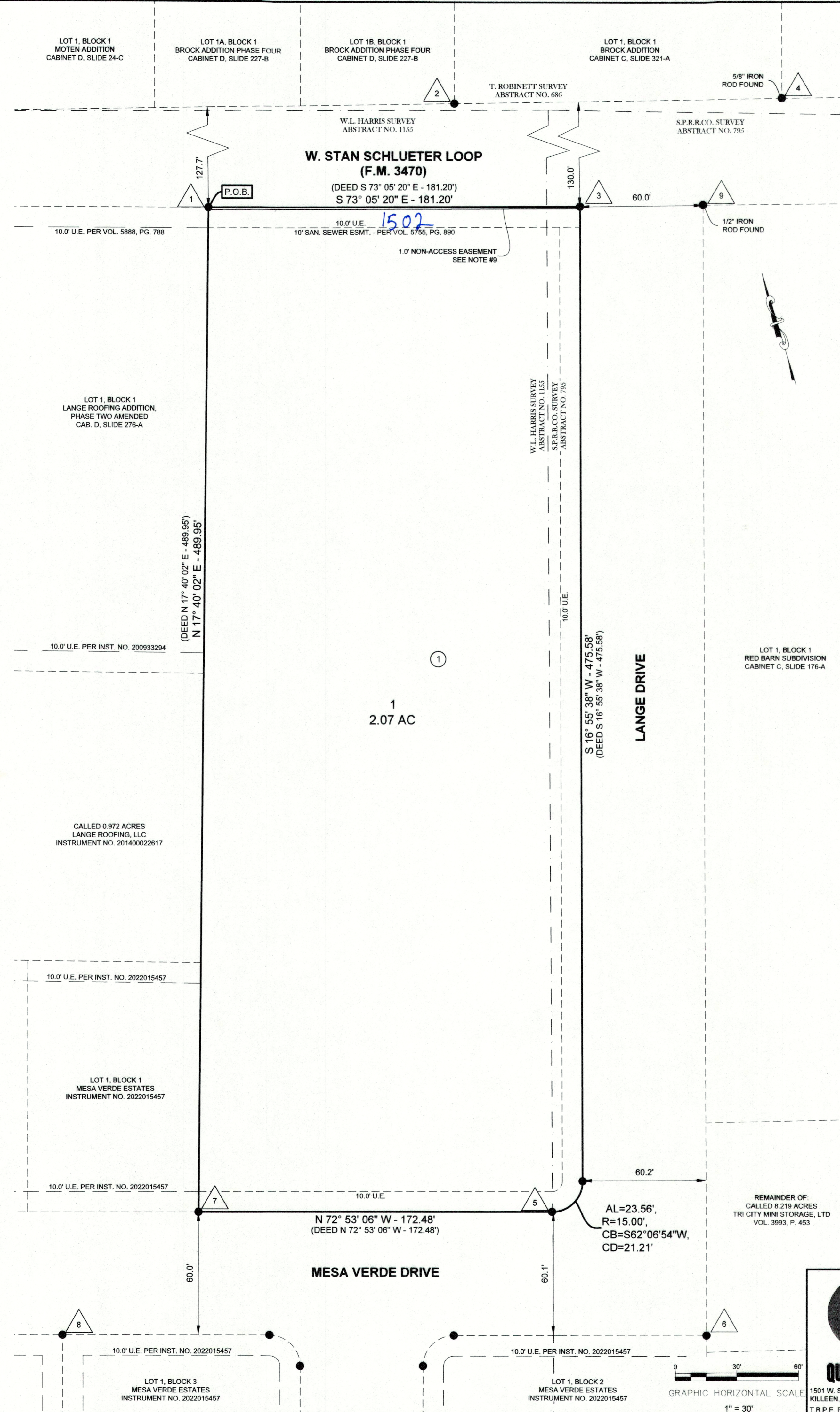
- 1-2 N 59° 31' 31" E, 175.57'
- 3-4 N 57° 27' 42" E, 163.40'
- 5-6 S 34° 18' 39" E, 96.51'
- 7-8 S 65° 02' 29" W, 89.47'
- 3-9 S 73° 40' 35" E, 60.00'

NOTES

1. 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.
2. 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.
3. THIS PROPERTY LIES WITHIN FEMA "ZONE X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, FEMA MAP 48027C0260E WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.
FEMA "ZONE X, OTHER AREAS" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
4. WATER SERVICE TO BE PROVIDED BY THE CITY OF KILLEEN WATER SUPPLY. CCN NO. 10041
5. SEWER SERVICE IS PROVIDED BY THE CITY OF KILLEEN
6. WATER-SEWER CROSSING SHALL MEET THE MINIMUM CURRENT REQUIREMENTS PER TCEQ AND CITY CODE.
7. PARK DEVELOPMENT FEES ARE NOT REQUIRED IN ACCORDANCE WITH SEC. 26-129(B)(1).
8. 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.
9. NO ACCESS SHALL BE GRANTED TO FM 3470. INGRESS/EGRESS WILL BE FROM LANGE DRIVE OR MESA VERDE DRIVE.



LOCATION MAP
SCALE: NTS



KNOW ALL MEN BY THESE PRESENTS, THAT CE & JTL, LLC, BEING THE SOLE OWNER OF THAT CERTAIN 2.07 ACRE TRACT OF LAND IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS, SITUATED IN THE W.L. HARRIS SURVEY, ABSTRACT NO. 1155, AND S.P.R.R.CO. SURVEY, ABSTRACT NO. 795, BOTH OF BELL COUNTY, TEXAS, BEING ALL OF THE CALLED 2.07 ACRE TRACT OF LAND DESCRIBED IN A DEED TO CE & JTL, LLC, RECORDED IN INSTRUMENT NO. 2023055442, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF CE & JTL COMMERCIAL, AS SHOWN BY THE PLAT HEREOF, ATTACHED HERETO, AND MADE A PART HEREOF, AND APPROVED BY THE CITY OF KILLEEN, BELL COUNTY, TEXAS AND CE & JTL COMMERCIAL, DOES HEREBY DEDICATE TO SAID CITY ALL STREETS, AVENUES, DRIVES, ALLEYS SHOWN ON SAID PLAT, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES WHEN AND AS AUTHORIZED BY THE CITY OF KILLEEN.

THE UTILITY EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO SAID CITY OF KILLEEN FOR INSTALLATION AND MAINTENANCE OF ANY AND ALL PUBLIC UTILITIES, WHICH THE CITY MAY ELECT TO INSTALL AND MAINTAIN OR PERMIT TO BE INSTALLED OR MAINTAINED.

WITNESS THE EXECUTION HEREOF, ON THIS 13 DAY OF June, 2024.

BY: Jaysen Lange
JAYSEN LANGE
PRESIDENT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY, PERSONALLY APPEARED JAYSEN LANGE, PRESIDENT, KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. IT HAS BEEN ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING INSTRUMENT AS THE OWNERS OF THE PROPERTY DESCRIBED HEREON.

NOTARY PUBLIC STATE OF TEXAS
MY COMMISSION EXPIRES: 2/14/28
GORGE J MEZA
Notary ID #130547274
My Commission Expires February 15, 2028

CITY PLANNING AND DEVELOPMENT SERVICES

APPROVED THIS 10 DAY OF June, 2024, A.D. BY THE PLANNING DIRECTOR OF THE CITY OF THE CITY OF KILLEEN, TEXAS.

Walter Davis
PLANNING DIRECTOR
Joanna Torres
PLANNING ASSISTANT

SURVEYORS' CERTIFICATE:

I, SETH H. BARTON, DO HEREBY CERTIFY THAT AN ACTUAL AND ACCURATE SURVEY WAS MADE ON THE GROUND OF THE PLATTED LAND, AND THAT THE CORNER MONUMENTS SHOWN ON THE FOREGOING PLAT WERE FOUND, OR PLACED, IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF KILLEEN AND BELL COUNTY, TEXAS.

Seth H. Barton 06/13/2024
SETH H. BARTON
R. P. L. S. NO. 6878
1501 W. STAN SCHLUETER LP.
KILLEEN, TX 76549



COUNTY CLERK INFORMATION:

FILED FOR RECORD THIS 17 DAY OF July, 2024, IN YEAR 2024, PLAT # 030590
PLAT RECORDS OF BELL COUNTY, TEXAS, AND DEDICATION INSTRUMENT # 2024030590, OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

BY: K. Foster

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 25th DAY OF June, 2024, A.D.

By: Debra Bailey
BELL COUNTY TAX APPRAISAL DISTRICT

SURVEY:	W.L. HARRIS SURVEY, ABSTRACT NO. 1155 & S.P.R.R.CO. SURVEY, ABSTRACT NO. 795	OWNER:	CE & JTL, LLC 1502 W. STAN SCHLUETER LOOP, KILLEEN, TEXAS 76549
NUMBER OF BLOCKS:	1	SURVEYOR:	QUINTERO ENGINEERING, LLC 1501 W. STAN SCHLUETER LP KILLEEN, TEXAS 76549 (254) 493-9962
NUMBER OF LOTS:	1		
TOTAL ACREAGE:	2.07 AC		
DATE:	MAY 2024		

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.L.S. FIRM NO.: 10194110

FINAL PLAT
CE & JTL COMMERCIAL
CITY OF KILLEEN, BELL COUNTY, TEXAS

CE & JTL COMMERCIAL, IS A PLAT OF ALL OF THE CALLED 2.07 ACRE TRACT OF LAND DESCRIBED IN A DEED TO CE & JTL, LLC, RECORDED IN INSTRUMENT NO. 2023055442, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS.

PROJECT NO.: 023-24
DRAWING NO.: P1

Inst # 2024030590