

FINAL PLAT OF CHA ADDITION PHASE TWO

BEING A REPLAT OF LOT 1A, CHA ADDITION AMENDED SUBDIVISION CITY OF KILLEEN, COUNTY OF BELL, STATE OF TEXAS

DEDICATION

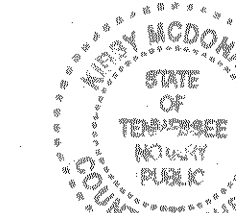
KNOW ALL MEN BY THESE PRESENTS, THAT AUTOZONE PARTS, INC. AND CHA D. PARK AND SON H. PARK, BEING THE SOLE OWNERS OF THAT 3.810 ACRE TRACT OF LAND IN BELL COUNTY, TEXAS, BEING ALL OF LOT 1A, BLOCK 1 OF THE CHA ADDITION AMENDED SUBDIVISION, FILED IN INSTRUMENT NO. 201400024291, PLAT YEAR 2014, NUMBER 92, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF FINAL PLAT OF LOT 1A1 AND LOT 1A2, AS SHOWN BY THE PLAT HEREOF, ATTACHED HERETO, AND MADE A PART HEREOF, AND APPROVED BY THE CITY COUNCIL OF THE CITY OF KILLEEN, BELL COUNTY, STATE OF TEXAS, DOES HEREBY ADOPT SAID FINAL PLAT OF LOT 1A1 AND LOT 1A2, AS AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, AND HEREBY DEDICATES TO SAID CITY ALL STREETS, AVENUES, ROADS, DRIVES AND 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 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 2nd DAY OF June, 2017

FOR: AUTOZONE PARTS, INC., A NEVADA CORPORATION
Anthony Adams (NAME OF REPRESENTATIVE), (TITLE) *JC Bell* (NAME OF REPRESENTATIVE), (TITLE)

STATE OF Tennessee §
 COUNTY OF Smith §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Thomas J. Eddard (REPRESENTATIVE) AND Rau C. Pehlman (REPRESENTATIVE) KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. IT HAS BEEN ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE FOREGOING INSTRUMENT AS THE OWNERS OF THE PROPERTY DESCRIBED HEREOF.

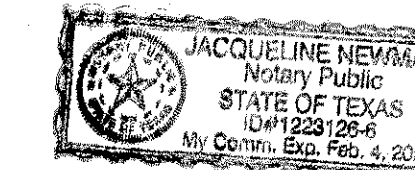


King McDonald
 NOTARY PUBLIC STATE OF Tennessee
 MY COMMISSIONER EXPIRES: 07-14-20

FOR: CHA D. PARK AND SON H. PARK
CHA D. Park (NAME OF REPRESENTATIVE), (TITLE) *Son H. Park* (NAME OF REPRESENTATIVE), (TITLE)

STATE OF TEXAS §
 COUNTY OF BELL §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHA D. PARK AND SON H. PARK KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. IT HAS BEEN ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE FOREGOING INSTRUMENT AS THE OWNERS OF THE PROPERTY DESCRIBED HEREOF.



Jacqueline Newman
 NOTARY PUBLIC STATE OF TEXAS
 MY COMMISSIONER EXPIRES: 2-4-21

APPROVED THIS _____ DAY OF _____, 20____ BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KILLEEN, TEXAS.

Blay G. Smith
 CHAIRMAN, PLANNING AND ZONING COMMISSION

SECRETARY, PLANNING

KNOW ALL MEN BY THESE PRESENTS:

THAT I, DAVID C. HOLMES, 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 HEREOF WERE PROPERLY PLACED OR FOUND UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF KILLEEN, TEXAS, AND THIS SUBDIVISION IS LOCATED WITHIN THE CITY LIMITS OF KILLEEN, TEXAS.

David C. Holmes 05/31/2017

DAVID C. HOLMES
 TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6595
 FOR AND ON BEHALF OF BOUNDARY BOYS, LLC
 FIRM REGISTRATION NO. 10194189

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 DILINQUENT TAXES DUE OR OWING ON THE PROPERTY DESCRIBED BY THIS PLAT.

DATED THIS 30 DAY OF June, 2017 A.D.

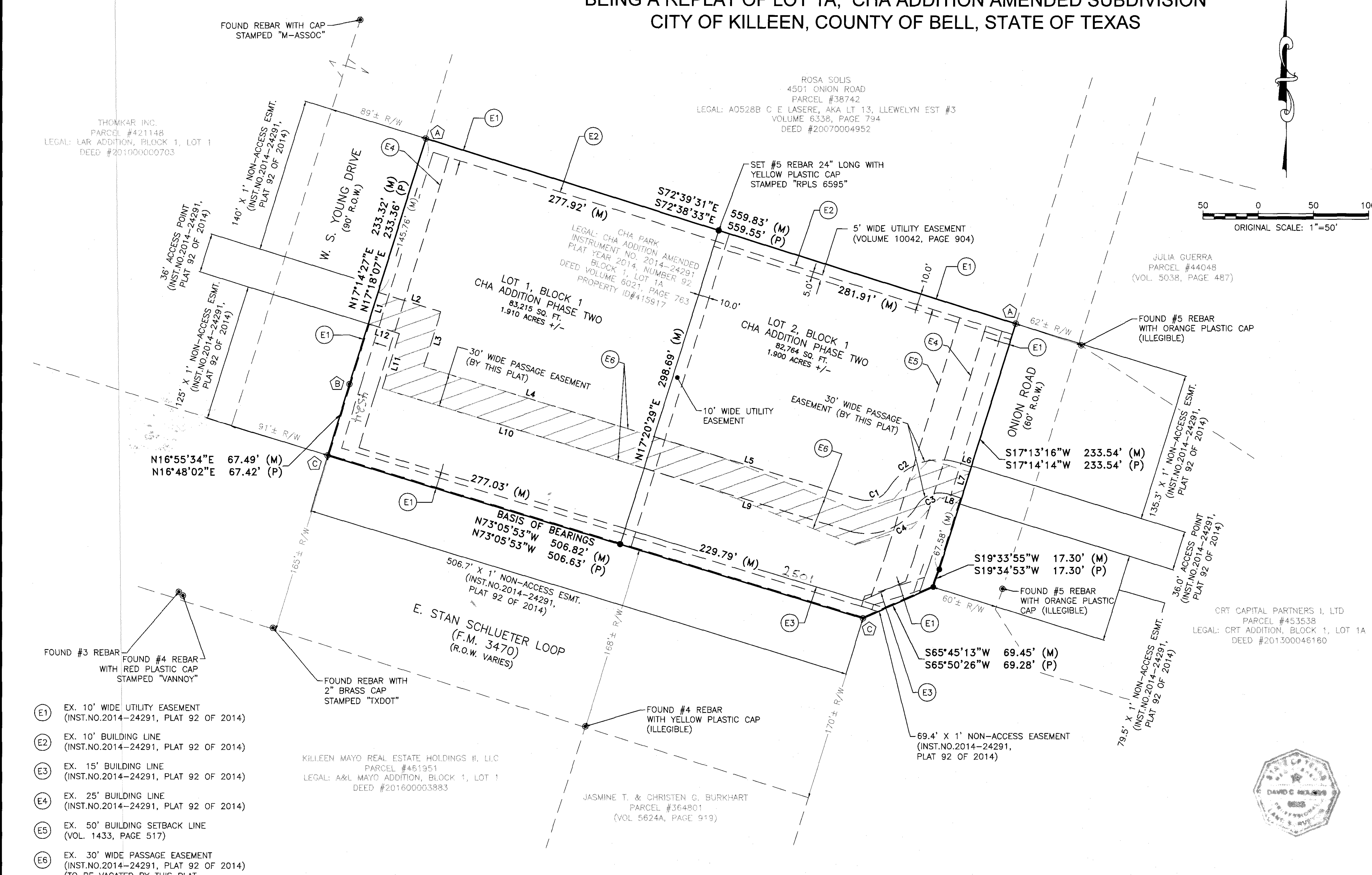
BELL COUNTY TAX APPRAISAL DISTRICT

By: Megan Bowers

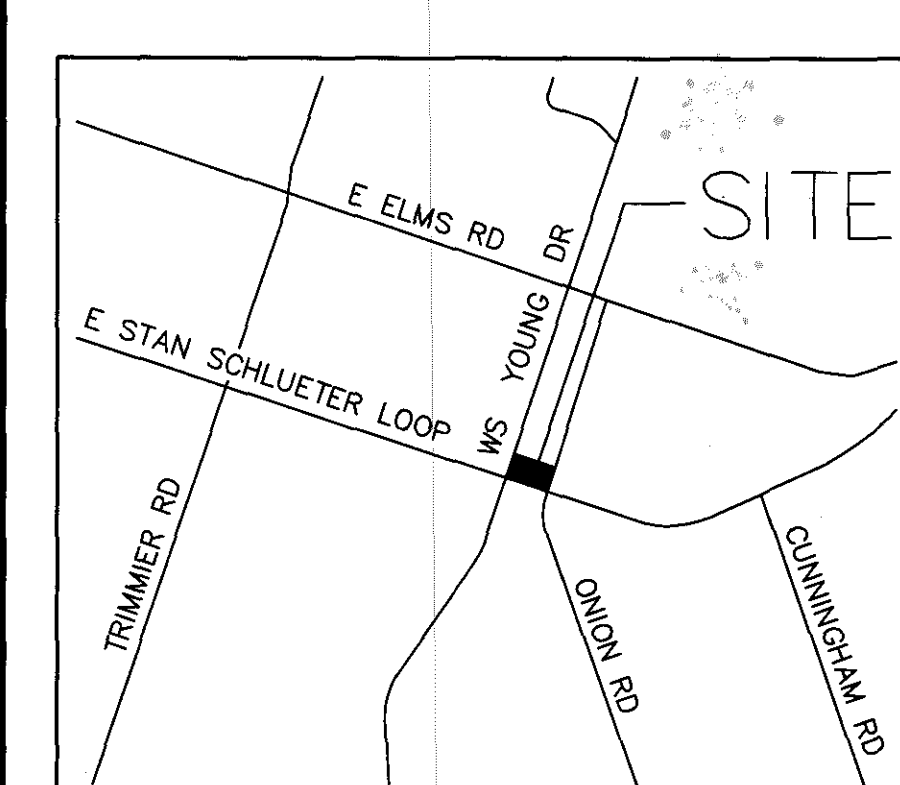
FILED FOR RECORD THIS 21st DAY OF July, 2017 A.D.

PLAT NO. 2017-001305-1e NUMBER 99 PLAT RECORDS OF BELL COUNTY, TEXAS.

DEDICATED INSTRUMENT IN INSTRUMENT NO. 2017-001305-1e DEED RECORDS OF BELL COUNTY, TEXAS.



- (E1) EX. 10' WIDE UTILITY EASEMENT (INST.NO.2014-24291, PLAT 92 OF 2014)
- (E2) EX. 10' BUILDING LINE (INST.NO.2014-24291, PLAT 92 OF 2014)
- (E3) EX. 15' BUILDING LINE (INST.NO.2014-24291, PLAT 92 OF 2014)
- (E4) EX. 25' BUILDING LINE (INST.NO.2014-24291, PLAT 92 OF 2014)
- (E5) EX. 50' BUILDING SETBACK LINE (VOL. 1433, PAGE 517)
- (E6) EX. 30' WIDE PASSAGE EASEMENT (INST.NO.2014-24291, PLAT 92 OF 2014) (TO BE VACATED BY THIS PLAT)



NOTES:

- (1) THE BEARINGS ARE BASED ON THE SOUTHERLY LINE OF LOT 1, BLOCK 1, CHA ADDITION, SITUATED IN THE CITY OF KILLEEN, COUNTY OF BELL, STATE OF TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET "D", SLIDE 266-"A" INSTRUMENT NO. 20090019118, RECORDS OF BELL COUNTY, SAID LINE BEING MONUMENTED AS SHOWN HEREOF AND BEARING N73°05'53"W.
- (2) THIS SUBDIVISION IS LOCATED IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48027C290E EFFECTIVE DATE SEPTEMBER 26, 2008 FOR BELL COUNTY, TEXAS.
- (3) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY BOUNDARY BOYS, LLC TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, RIGHTS OF WAY OR TITLE OF RECORD. BOUNDARY BOYS, LLC RELIED UPON FIDELITY NATIONAL TITLE INSURANCE COMPANY'S COMMITMENT NO. 2810009643, EFFECTIVE DATE MARCH 21, 2016, ISSUED APRIL 1, 2016.
- (4) IT IS THE INTENTION OF THIS PLAT TO DIVIDE INTO TWO LOTS LOT 1-A, BLOCK 1, OF CHA ADDITION AMENDED, BEING AN AMENDING PLAT OF LOT 1, BLOCK 1, CHA ADDITION, IN THE CITY OF KILLEEN, BELL COUNTY, STATE OF TEXAS, DEDICATION RECORDED IN INSTRUMENT NO. 2014-24291, PLAT 92 OF 2014, PLAT RECORDS OF BELL COUNTY, AND ALSO TO VACATE AND RE-PLAT THE 30.0' PASSAGE EASEMENT AS ORIGINALLY GRANTED ON SAID CHA ADDITION AMENDED PLAT AND WITH THE NEW CONFIGURATION OF THE 30.0' PASSAGE EASEMENT AS SHOWN HEREOF.

LEGEND:

- (A) FOUND 3" REBAR
- (B) FOUND #4 REBAR WITH YELLOW PLASTIC CAP (ILLEGIBLE MARKING)
- (C) FOUND 2" BRASS CAP STAMPED "TXDOT"
- SET NAIL & DISK STAMPED "RPLS 6595" (UNLESS OTHERWISE NOTED)
- (M) MEASURED
- (P) PLATTED
- (D) DEEDED
- ▨ EASEMENT TO BE VACATED

Line Table

Line #	Direction	Length
L1	N17°14'27"E	30.00
L2	S72°45'41"E	59.58
L3	S17°14'53"W	52.26
L4	S73°05'53"E	218.00
L5	S73°05'53"E	193.91
L6	S73°05'53"E	13.32
L7	S17°13'16"W	30.00
L8	N73°05'53"W	13.15
L9	N73°05'53"W	194.14
L10	N73°05'53"W	247.95
L11	N17°14'53"E	52.44
L12	N72°45'41"W	29.58

Curve Table

Curve #	Delta	Radius	Length
C1	75°14'04"	24.00	31.51
C2	75°14'04"	54.00	70.91
C3	75°14'04"	24.00	31.51
C4	75°14'04"	54.00	70.91

BOUNDARY BOYS, LLC
 PO BOX 2441
 HARKER HEIGHTS, TX 76548
 Phone: (303) 709-7899