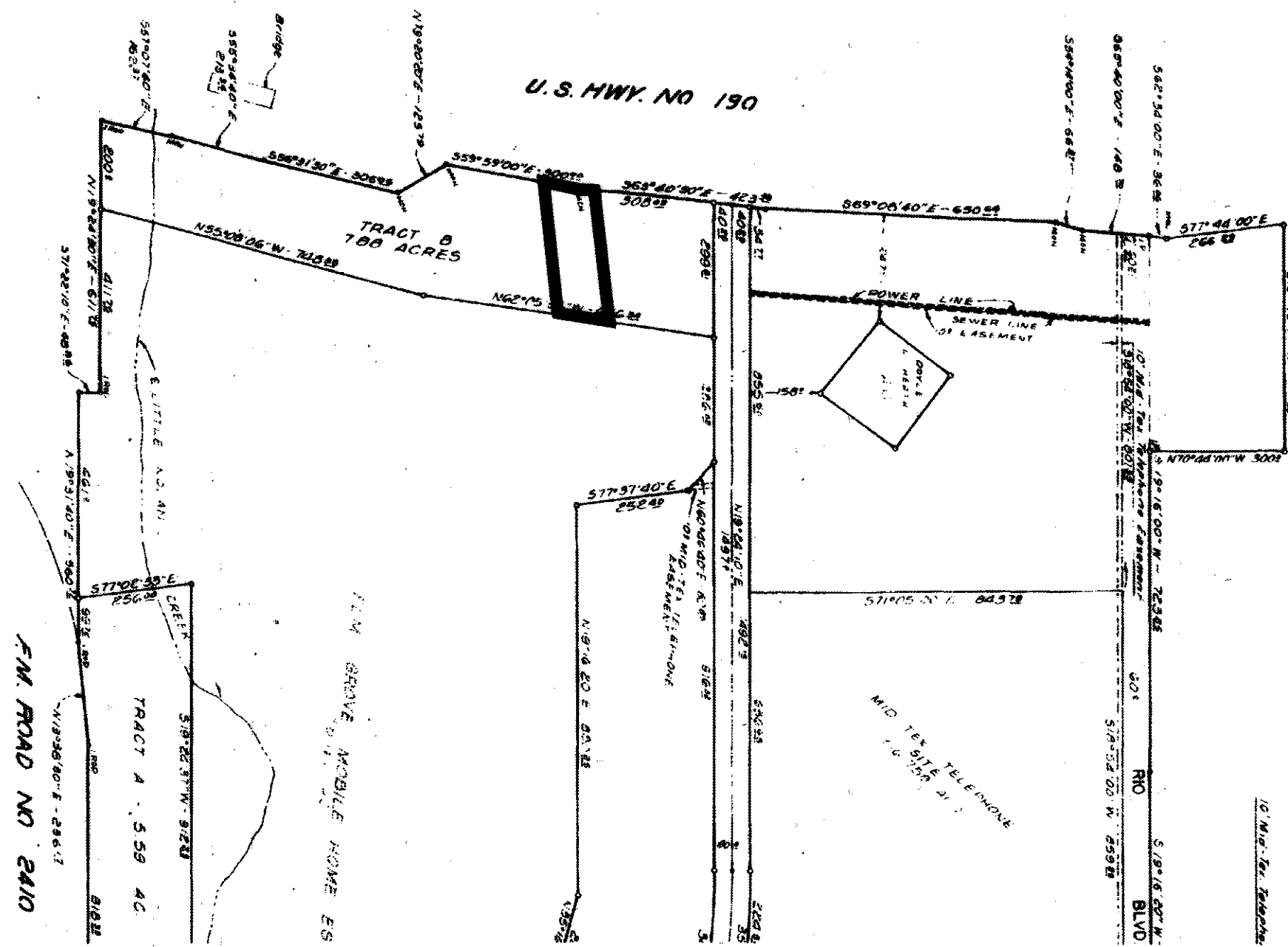


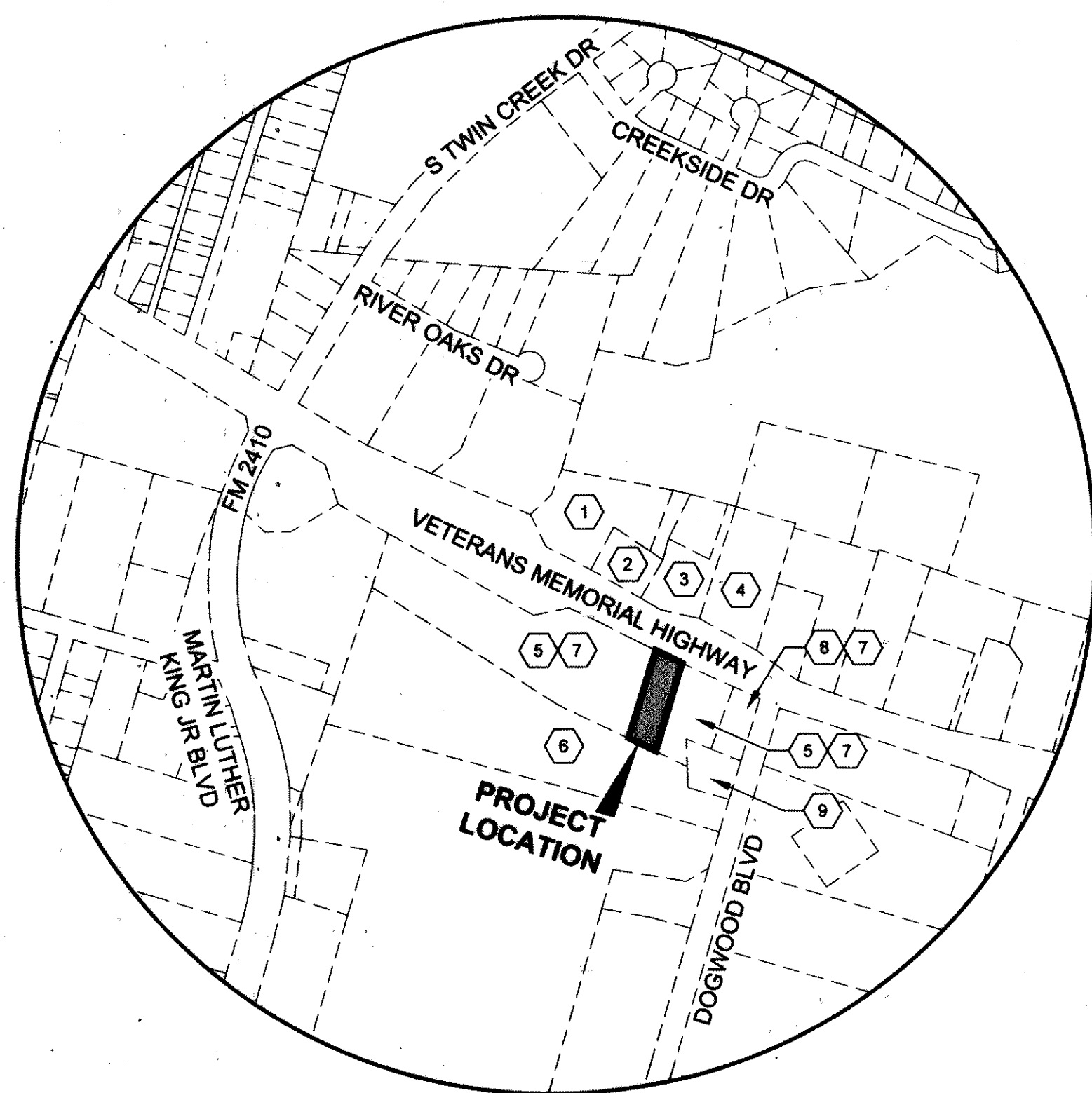
**FINAL PLAT
CHICAS COMMERCIAL ADDITION**
WITHIN THE CITY LIMITS OF THE CITY OF KILLEEN, BELL COUNTY, TEXAS



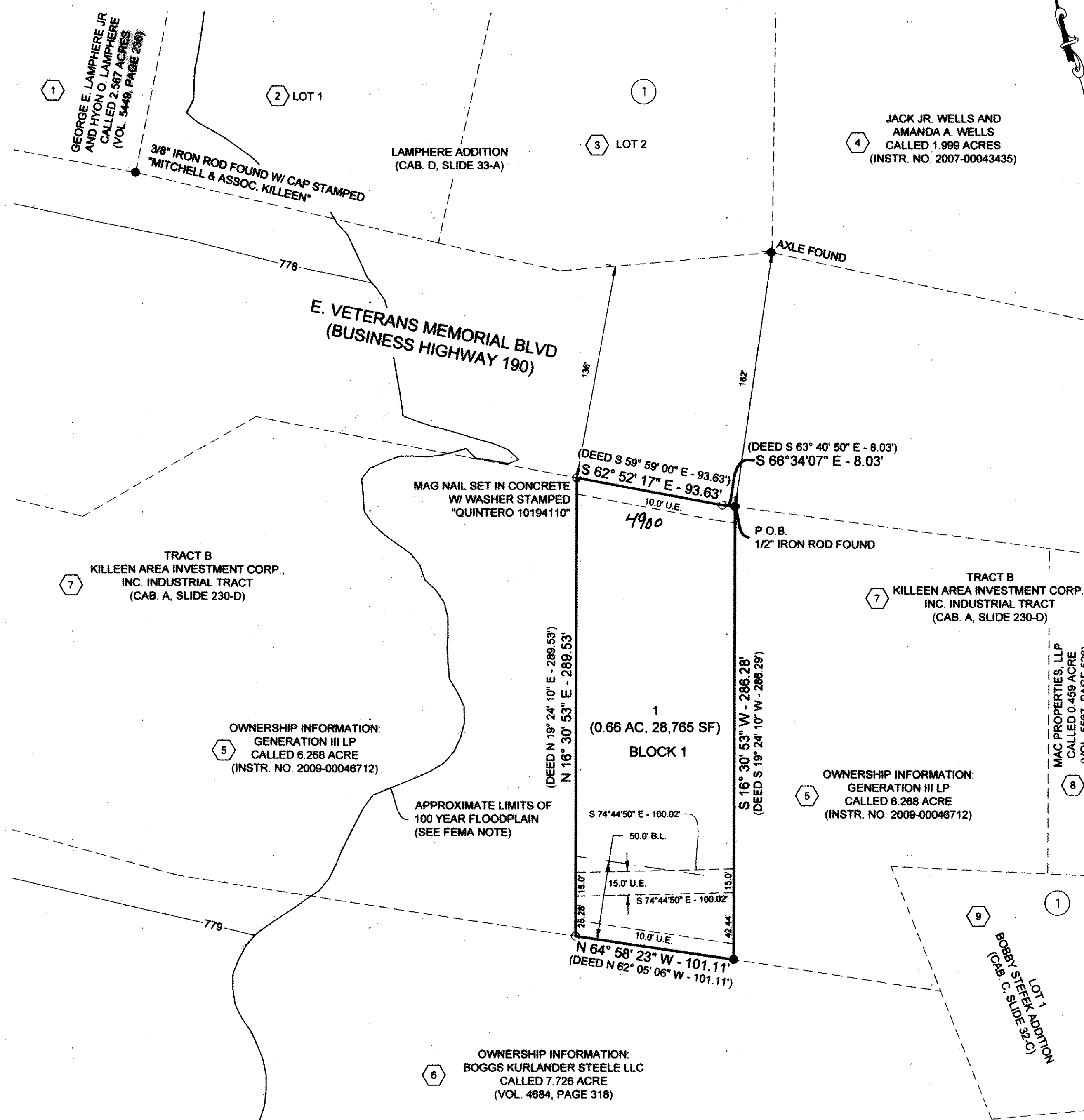
KILLEEN AREA INVESTMENT CORP., INC. INDUSTRIAL TRACT
- AN ADDITION TO THE CITY OF KILLEEN, TEXAS, RECORDED IN CABINET A, SLIDE
230-D, PLAT RECORDS OF BELL COUNTY, TEXAS
SCALE: N.T.S.

LEGEND

- PROPERTY BOUNDARY
- - - EASEMENT LINES
- - - ADJOINING TRACT PROPERTY LINES
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET W/ CAP STAMPED "QUINTERO 10194110"
- **UNLESS OTHERWISE NOTED**
- ① BLOCK NUMBER



LOCATION MAP
SCALE: N.T.S.



MINIMUM FINISHED FLOOR ELEVATIONS (FFE) SHALL BE AT LEAST 2.0' ABOVE
BASE FLOOD ELEVATION (BFE)

BLOCK	LOT	BFE (FEET)	MINIMUM FFE (FEET)
1	1	778.80	780.80

NOTES:

- 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 HERON.
- THE BEARINGS SHOWN HERON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, PER LEICANET GPS OBSERVATION. ALL DISTANCES ARE SURFACE DISTANCE.
- PERMANENT PROPERTY CORNERS TO BE SET WILL BE A 1/2 IRON ROD WITH A CAP STAMPED "QUINTERO 10194110".
- ALTERATIONS TO THE EXISTING DRIVEWAY ACCESS FRONTING TRIMMIER SHALL COMPLY WITH THE KILLEEN CODE OF ORDINANCE, TEXAS DEPARTMENT OF TRANSPORTATION ACCESS MANAGEMENT POLICIES, AASHTO DESIGN CRITERIA, AND SOUND ENGINEERING PRACTICES.

FEMA NOTE:

- NO PORTION OF THIS PROPERTY LIES WITHIN THE FEMA 100 YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP, FEMA MAP 48027C0280E WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008. THE SURVEYOR DOES NOT CERTIFY AS TO THE ACCURACY OR INACCURACY OF SAID INFORMATION AND DOES NOT WARRANT OR IMPLY THAT STRUCTURES PLACED WITHIN ANY OF THE PLATTED AREAS WILL BE FREE FROM FLOODING OR FLOOD DAMAGE.

KEY NOTES:

- GEORGE E. LAMPHERE JR AND HYON O. LAMPHERE CALLED 2.567 ACRES (VOL. 5449, PAGE 236)
- LOT 1, BLOCK 1 LAMPHERE ADDITION (CAB. D, SLIDE 33-A)
- LOT 2, BLOCK 1 LAMPHERE ADDITION (CAB. D, SLIDE 33-A)
- JACK JR. WELLS AND AMANDA A. WELLS CALLED 1.999 ACRES (INSTR. NO. 2007-00043435)
- GENERATION III, LP CALLED 6.268 ACRES (INSTR. NO. 2009-00046712)
- BOGGS KURLANDER STEELE LLC CALLED 7.726 ACRES (VOL. 4684, PAGE 318)
- TRACT B KILLEEN AREA INVESTMENT CORP., INC. INDUSTRIAL TRACT (CAB. A, SLIDE 230-D)
- MAC PROPERTIES, LLP CALLED 0.459 ACRES (VOL. 5567, PAGE 526)
- LOT 1, BLOCK 1 BOBBY STEFEK ADDITION (CAB. C, SLIDE 32-C)

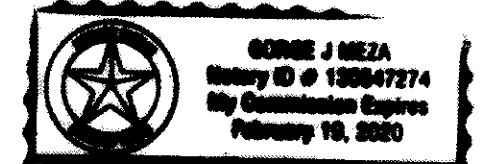
KNOW ALL MEN BY THESE PRESENTS, THAT JOSE C. CHICAS PALOMO AND BERSABE R. CHICAS, BEING THE SOLE OWNERS OF THAT CERTAIN 0.66 ACRE TRACT IN BELL COUNTY, TEXAS, BEING PART OF TRACT B, OF KILLEEN AREA INVESTMENT CORP., INC. INDUSTRIAL TRACT, IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN CABINET A, SLIDE 230-D OF THE PLAT RECORDS OF BELL COUNTY, TEXAS, SHOWN AND ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, DOES HEREBY SUBDIVIDE THE HEREIN DESCRIBED PROPERTY INTO LOTS AND BLOCKS, ACCORDING TO THE PLAT HEREOF, TO BE KNOWN AS CHICAS COMMERCIAL ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, AS SHOWN BY THE PLAT HEREOF, ATTACHED HERETO, AND MADE A PART HEREOF, AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KILLEEN, BELL COUNTY, TEXAS, DOES HEREBY ADOPT SAID CHICAS COMMERCIAL ADDITION AS AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, AND FOR THE PURPOSE OF SELLING LOTS AND BLOCKS OF LAND WITH REFERENCE THERETO AND FOR THE PROPERTY DEVELOPMENT OF SAID LAND BY ITS OWNERS AND FOR ALL OTHER PURPOSES, AND DOES HEREBY DEDICATE TO THE CITY OF KILLEEN, ALL STREETS, AVENUES, ROADS, DRIVES, ALLEYS AND ASSOCIATED POTABLE WATER, SANITARY SEWER, AND STORM SEWER SYSTEMS AS SHOWN ON SAID PLAT, AND FINAL CONSTRUCTION DRAWINGS THE SAME TO BE USED AS PUBLIC THROUGHFARES AND PUBLIC UTILITIES WHEN AND AS AUTHORIZED BY THE CITY OF KILLEEN, BELL COUNTY, TEXAS.

THE UTILITY AND DRAINAGE EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO THE 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 27 DAY OF March 2017

Jose C. Chicas Palomo
JOSE C. CHICAS PALOMO, OWNER

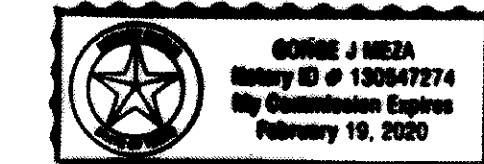
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOSE C. CHICAS PALOMO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. IT HAS BEEN ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING INSTRUMENT AS THE OWNER OF THE PROPERTY DESCRIBED HEREOF.



WITNESS THE EXECUTION HEREOF, ON THIS 29 DAY OF March 2017

Bersabe R. Chicas
BERSABE R. CHICAS, OWNER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BERSABE R. CHICAS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. IT HAS BEEN ACKNOWLEDGED TO ME THAT SHE EXECUTED THE FOREGOING INSTRUMENT AS THE OWNER OF THE PROPERTY DESCRIBED HEREOF.



PLANNING AND ZONING COMMISSION

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KILLEEN, TEXAS.
APPROVED THIS 30th DAY OF April 2017, A.D. BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KILLEEN, TEXAS.

Alisa J. Felt CHAIRMAN, PLANNING AND ZONING COMMISSION
Maria M. SECRETARY, PLANNING AND ZONING COMMISSION

SURVEYORS' CERTIFICATE

I, A. W. KESSLER, 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, TEXAS.

A. W. Kessler 3-30-2017
A. W. KESSLER
R.P.L.S. NO. 1852
415 E. AVENUE D
KILLEEN, TX 76541



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 30th DAY OF April 2017, A.D.

Neegan Brown
BELL COUNTY TAX APPRAISAL DISTRICT

COUNTY CLERK INFORMATION

FILED FOR RECORD THIS 16th DAY OF April 2017, IN YEAR 2017, PLAT # 48
PLAT RECORDS OF BELL COUNTY, TEXAS, AND DEDICATION INSTRUMENT # 2017-00015316 OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

SURVEY:	J.J. ROBERTS SURVEY, A-731	OWNER:	JOSE C. CHICAS PALOMO AND BERSABE R. CHICAS 2309 ZINNA CIR. KILLEEN, TEXAS 76542
NUMBER OF BLOCKS:	1	SURVEYOR:	QUINTERO ENGINEERING, LLC 415 E. AVENUE D KILLEEN, TEXAS 76541 (254) 493-9962
NUMBER OF LOTS:	1		
TOTAL ACREAGE:	0.66 AC.		
DATE:	APRIL 2017		



FINAL PLAT
CHICAS COMMERCIAL ADDITION
KILLEEN, BELL COUNTY, TEXAS
CHICAS COMMERCIAL ADDITION, IS A REPLAT OF PART
OF TRACT B, KILLEEN AREA INVESTMENT CORP., INC.
INDUSTRIAL TRACT, AN ADDITION IN THE
CITY OF KILLEEN, BELL COUNTY, TEXAS

DRAWING NO.:
P1