

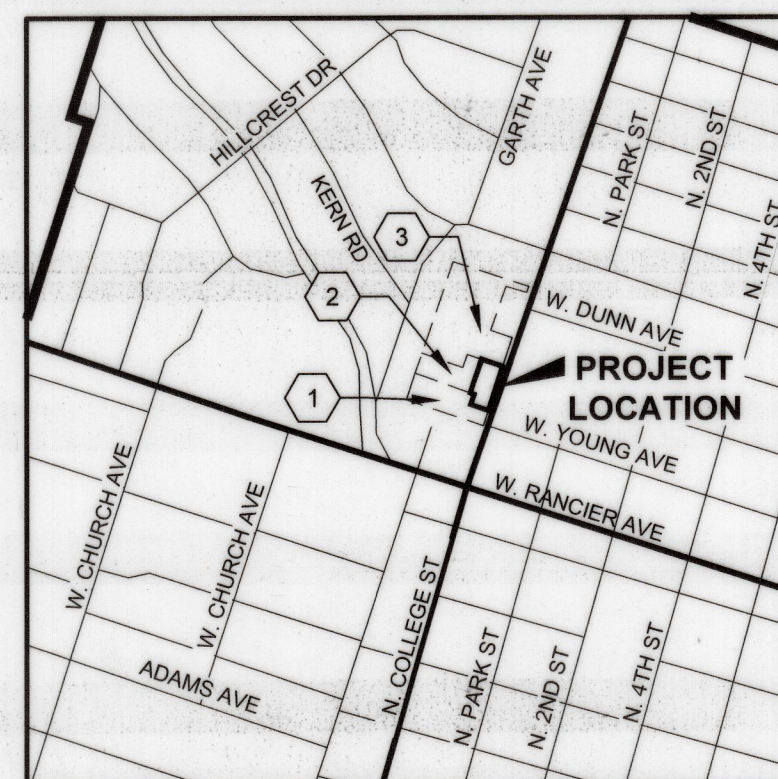
**LEGEND**

- PROPERTY BOUNDARY
- LOT LINES
- - - EASEMENT LINES
- - - ADJOINING TRACT PROPERTY LINES
- - - OFFSITE EASEMENTS
- 1/2" IRON ROD SET W/ CAP STAMPED "QUINTERO 10194110"
- IRON PIPE FOUND
- 1/2" IRON ROD FOUND
- UNLESS OTHERWISE NOTED

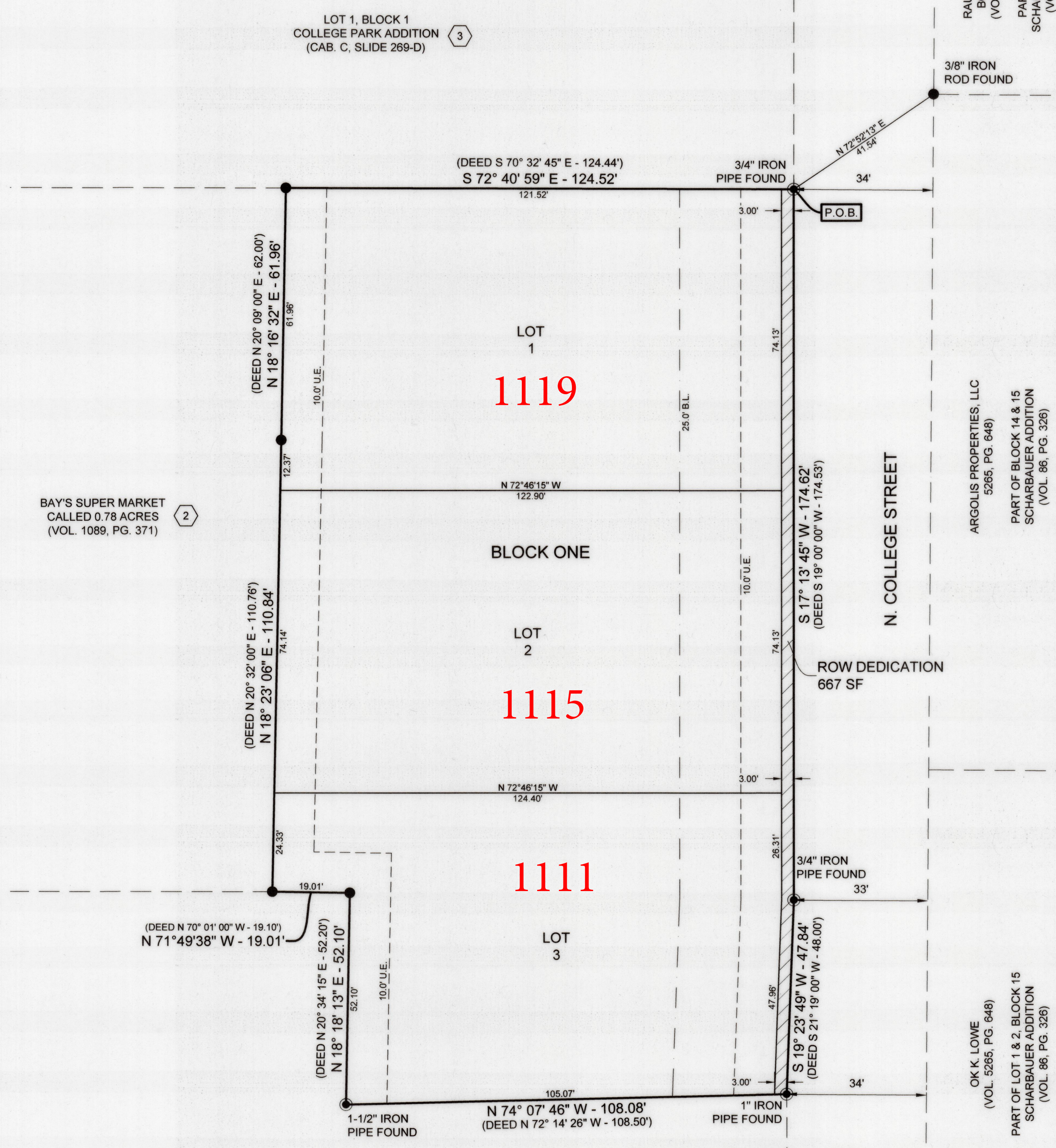
**NOTES**

1. THE BUILDING SETBACK LINES FOR THIS TRACT SHALL BE DETERMINED AS REQUIRED BY THE NORTH KILLEEN REVITALIZATION PROGRAM AS RELATED TO THE DEVELOPMENT OF THIS TRACT UNLESS SHOWN HERON.
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. ALL INTERIOR CORNERS ARE 1/2 IRON ROD SET W/ CAP STAMPED "QUINTERO 10194110", UNLESS OTHERWISE NOTED.
4. A PORTION OF THIS PROPERTY LIES WITHIN FEMA "ZONE X, OTHER AREAS" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, FEMA MAP 48027C0115E, WHICH BEAR AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.

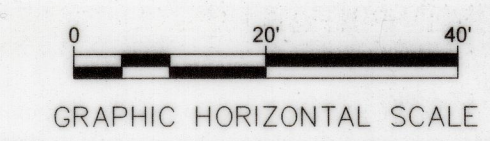
"FEMA "ZONE X, OTHER AREAS" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN"



**LOCATION MAP**  
SCALE: NTS



JOHN GORSKE  
CALLED 1.073 ACRES  
(INSTR. NO. 2019-00060783)



KNOW ALL MEN BY THESE PRESENTS, THAT FRANKLIN HOUSE BEING THE SOLE OWNER OF THAT CERTAIN 0.68 ACRE TRACT OF LAND IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS, SITUATED IN THE JOHN R. SMITH SURVEY, A-797, BEING ALL OF THE CALLED 0.63 ACRE TRACT OF LAND DESCRIBED IN A DEED TO FRANKLIN HOUSE, RECORDED IN VOLUME 1779, PAGE 615, DEED RECORDS OF BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF COLLEGE DUPLEX, AS SHOWN BY THE PLAT HEREOF, ATTACHED HERETO, AND MADE A PART HEREOF, AND APPROVED BY THE CITY OF KILLEEN, BELL COUNTY, TEXAS AND COLLEGE DUPLEX, DOES HEREBY DEDICATE TO SAID CITY ALL STREETS, AVENUES, DRIVES, ALLEYS AND DRAINAGE TRACTS 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.

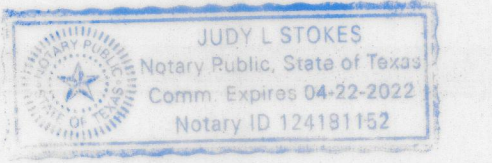
THE DRAINAGE TRACTS, DRAINAGE AND UTILITY EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO SAID CITY OF KILLEEN FOR INSTALLATION AND MAINTENANCE OF ANY AND ALL PUBLIC UTILITIES, WHICH THE CITY MAY ELECT TO INSTALL AND MAINTAIN OR PERMIT TO BE INSTALLED OR MAINTAINED.

WITNESS THE EXECUTION HEREOF, ON THIS 20th DAY OF July, 2020.

*Franklin House*  
FRANKLIN HOUSE  
OWNER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY, PERSONALLY APPEARED FRANKLIN HOUSE 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 OWNERS OF THE PROPERTY DESCRIBED HEREOF.

*Judy L. Stokes*  
NOTARY PUBLIC STATE OF TEXAS  
MY COMMISSION EXPIRES: 4/22/2022



**CITY PLANNING AND DEVELOPMENT SERVICES**

APPROVED THIS 6th DAY OF July, 2020, A.D. BY THE EXECUTIVE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES OR THE CITY PLANNER OF THE CITY OF KILLEEN, TEXAS.

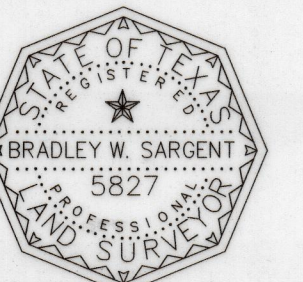
*Tommy D. McEl*  
EXECUTIVE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES OR THE CITY PLANNER

*Maria Lopez*  
PLANNING SECRETARY

**SURVEYORS' CERTIFICATE**

I, BRADLEY W. SARGENT, 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.

*Bradley W. Sargent*  
BRADLEY W. SARGENT  
R. P. L. S. NO. 5827  
1501 W. STAN SCHLUETER LP.  
KILLEEN, TX 76549



**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 4th DAY OF August, 2020 A.D.

By: *Travis Jenkins*  
BELL COUNTY TAX APPRAISAL DISTRICT

**COUNTY CLERK INFORMATION**

FILED FOR RECORD THIS 5th DAY OF August, 2020, PLAT RECORDS OF BELL COUNTY, TEXAS, AND DEDICATION INSTRUMENT # 2020040202 OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

By: *Shelby Cotton by Hannah Sander*  
County Clerk

SURVEY:	JOHN R. SMITH, A-797	OWNER:	FRANKLIN HOUSE P.O. BOX 2407 ALPINE, TEXAS 79831
NUMBER OF BLOCKS:	1	SURVEYOR:	QUINTERO ENGINEERING, LLC 1501 W. STAN SCHLUETER LP. KILLEEN, TEXAS 76549 (254) 493-9962
NUMBER OF LOTS:	3		
TOTAL ACREAGE:	0.68 AC		
DATE:	JUNE 2020		

**QE**  
QUINTERO ENGINEERING, LLC  
1501 W. STAN SCHLUETER LP. KILLEEN, TEXAS 76549  
PHONE: (254) 493-9962  
FAX: (254) 432-7070  
T.B.P.E. FIRM NO.: 14709 T.B.P.L.S. FIRM NO.: 10194110

**FINAL PLAT FOR:**  
**COLLEGE DUPLEX**  
CITY OF KILLEEN, BELL COUNTY, TEXAS

IS A PLAT OF ALL OF THE CALLED 0.63 ACRES DESCRIBED IN A DEED TO FRANKLIN HOUSE, RECORDED IN VOLUME 1779, PAGE 615, DEED RECORDS OF BELL COUNTY, TEXAS.

PROJECT NO.: 023-20  
DRAWING NO.: P1

Inst# 2020040202