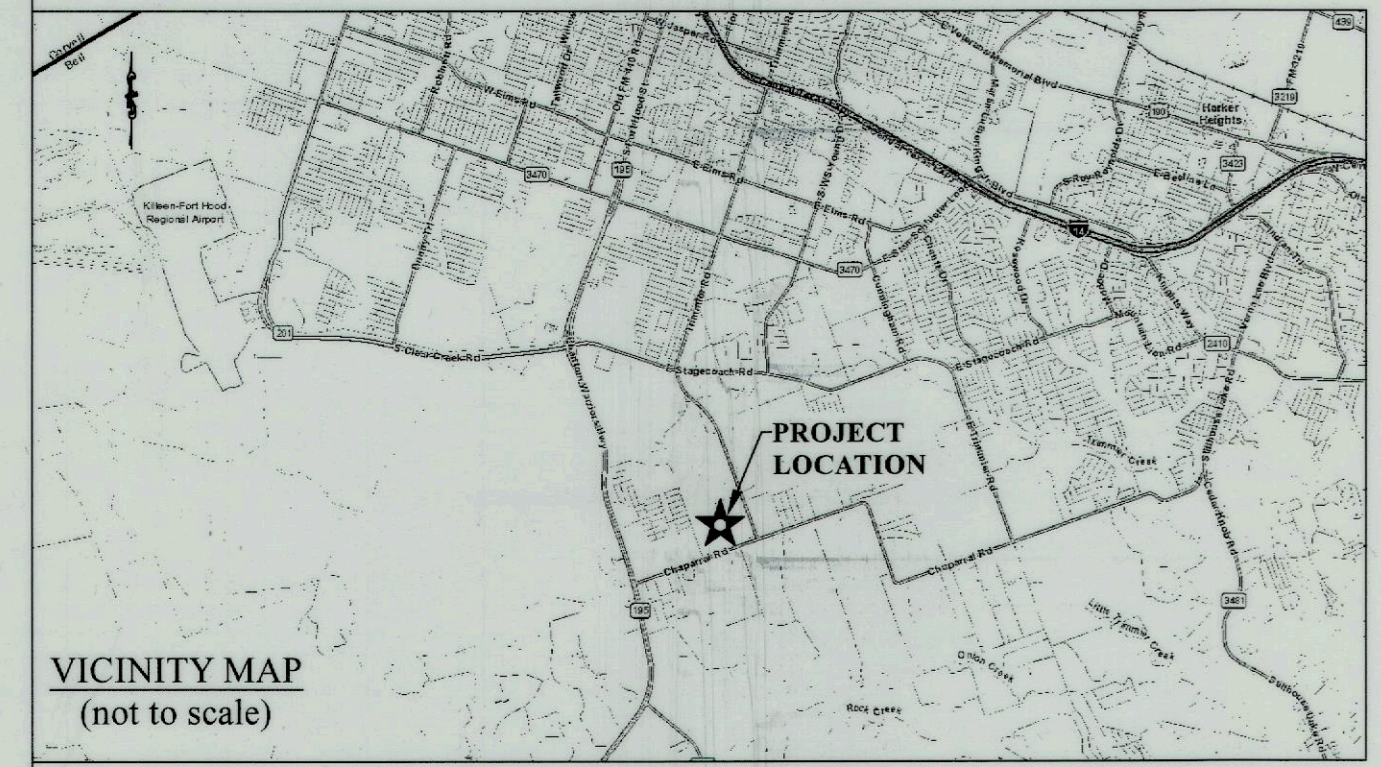
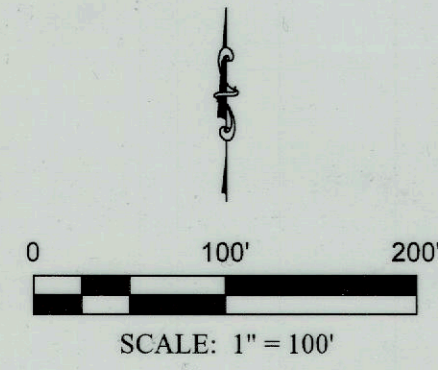


COSPER CREEK ADDITION REPLAT #2

BEING A REPLAT OF LOTS 3 & 7, BLOCK 1 OF COSPER CREEK ADDITION
CITY OF KILLEEN, BELL COUNTY, TEXAS
24.20 ACRES TOTAL, 1 BLOCK, 2 LOTS



STATE OF TEXAS
COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS, that MICHAEL JUNG and RHONDA JUNG, whose address is 3288 Chaparral Road, Killeen, Bell County, Texas 76542, being the owners of the land shown on this plat designated as the **COSPER CREEK ADDITION REPLAT #2, BEING A REPLAT OF LOTS 3 & 7, BLOCK 1 OF COSPER CREEK ADDITION**, an addition to the City of Killeen, recorded in Cabinet B, Slide 331-B, Plat Records of Bell County, Texas, and being a 24.20 acre tract of land out of the William H. Cole Survey, Abstract No. 200, Bell County, Texas, being all of the called 10,000 acre tract of land described by a deed to said owners, recorded in Document No. 2006-059390, Real Property Records in Bell County, Texas, and all of the remainder of Lot Seven (7) in Block One (1) of Cosper Creek Addition, described in a deed to said owners, recorded in Volume 3157, Page 621, Deed Records of Bell County, Texas, do hereby join, approve, and consent to all dedications and plat note requirements shown hereon. I do hereby approve the recordation of this subdivision plat and dedicate to the public use forever any easements and roads that are shown hereon.

By: Michael Jung
Michael Jung

By: Rhonda Jung
Rhonda Jung

STATE OF TEXAS
COUNTY OF BELL

This instrument was acknowledged before me on the 19 day of Jan, 2024, by Michael Jung and Rhonda Jung.

R. Lee
Notary Public for the State of Texas
My Commission Expires: 04-11-2026



Approved this 1 day of June, 2024, A.D. by the planning director of the City of Killeen, Texas.

Walter Medina
Planning Director

[Signature]
Assistant Planner

SURVEYOR'S CERTIFICATE

KNOW ALL BY THESE MEN PRESENTS:

I, the undersigned, Registered Professional Land Surveyor, in the State of Texas, do hereby certify to the best of my knowledge and belief, that this map is true and correct, that it was prepared from an actual survey of the property made on the ground, and that all boundary survey monuments are correctly shown thereon.

Luther E. Frobish 1/18/24
Luther E. Frobish
Registered Professional Land Surveyor
State of Texas No. 6200

TAX CERTIFICATION:

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 11 DAY OF JANUARY, A.D. 2024

BELL COUNTY TAX APPRAISAL DISTRICT

By: [Signature]

FILED FOR RECORD THIS 29 DAY OF JANUARY, 2024, IN DOCUMENT NUMBER 2024003653
OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

- NOTES:**
- The bearings and distances recited hereon are grid values derived from GPS observations based on the NAD83(2011) State Plane Coordinate System, Texas Central Zone No. 4203. The Combined Correction Factor (CCF) is 0.9998437.
 - A portion of this tract is shown to be within Zone "AE" (100-Year Flood Zone), per FEMA's Flood Insurance Rate Map (FIRM) for Bell County, Texas, panel number 48027C0290E, effective 09/26/2008. This does not imply that this tract will, or will not flood, nor does it create any liability in such event on the part of this surveyor.
 - Record deed calls are noted in Field Notes accompanying this plat.
 - Building setback lines shall comply with the City of Killeen zoning ordinance.
 - 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.
 - A "blanket" type easement granted to Bartlett Electric Cooperative, Inc., a Texas non-profit electric cooperative corporation, recorded in Document No. 2023-034366, Real Property Records in Bell County, Texas, affects this tract, and is intended for the installation of new power lines.
 - 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.
 - Park development fees are not required in accordance with Section 26-129(b)(1).
 - Street trees shall be provided within the tree lawn on both sides of all local streets.

- LEGEND:**
- P.O.B. = POINT OF BEGINNING
 - U.E. = UTILITY EASEMENT
 - = 1" IRON ROD FOUND (unless otherwise noted)
 - = OVERHEAD ELECTRIC LINE

