

## NOTE:

- ACCESS TO A DEDICATED PUBLIC STREET IS GRANTED THROUGH PASSAGE EASEMENT AS DESCRIBED IN INSTRUMENT NO. 2023025914.
- BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD 83 PER LEICA SMARTNET GPS OBSERVATIONS.
- PARKLAND FEES ARE NOT REQUIRED IN ACCORDANCE WITH SEC. 26-129(B)(2)
- IN ACCORDANCE WITH KILLEEN CODE OF ORDINANCE SECTION 26-51(d)(8), ALL FEES OWED TO THE CITY OF KILLEEN ON THIS PARCEL OF LAND AND/OR BY THE PROPERTY OWNER ON ANY PRIOR PROJECTS HAVE BEEN PAID IN FULL AT THE TIME THE PLAT APPLICATION WAS FILED.
- 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.
- OSSE NOTE: ALL LOTS PROPOSED FOR COMMERCIAL USE MUST SHOW 2X'S THE PROPOSED DRAINFIELD AREA AS PER BELL COUNTY PUBLIC HEALTH DISTRICT'S LOCAL ORDER. THE SECONDARY DRAINFIELD AREA MUST MEET THE PROVISIONS OF TAC 30 CHAPTER 285
- WATER SERVICE TO BE PROVIDED BY WEST BELL COUNTY WATER SUPPLY.

## FEMA NOTE:

- THIS SUBDIVISION IS WITHIN ZONES A, AE (ELEV. 642) AS IDENTIFIED BY THE U.S. FEMA AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), MAP NO. 48027C0295E, EFFECTIVE DATE SEPTEMBER 28, 2008 FOR BELL COUNTY, TEXAS.  
ZONE A - 1% ANNUAL CHANCE OF FLOODING  
ZONE AE - 1% ANNUAL CHANCE OF FLOODING (BASE FLOOD ELEVATIONS DETERMINED)
- BASE FLOOD ELEVATION (BFE) FOR THIS LOT IS ELEVATION 671 PER FLOWAGE EASEMENT AS RECORDED IN VOLUME 928, PAGE 56, DEED RECORDS OF BELL COUNTY, TEXAS.
- FINISHED FLOOR ELEVATION (FFE) SHALL BE AT LEAST TWO FEET ABOVE THE BASE FLOOD ELEVATION (MINIMUM FFE = ELEVATION 673).

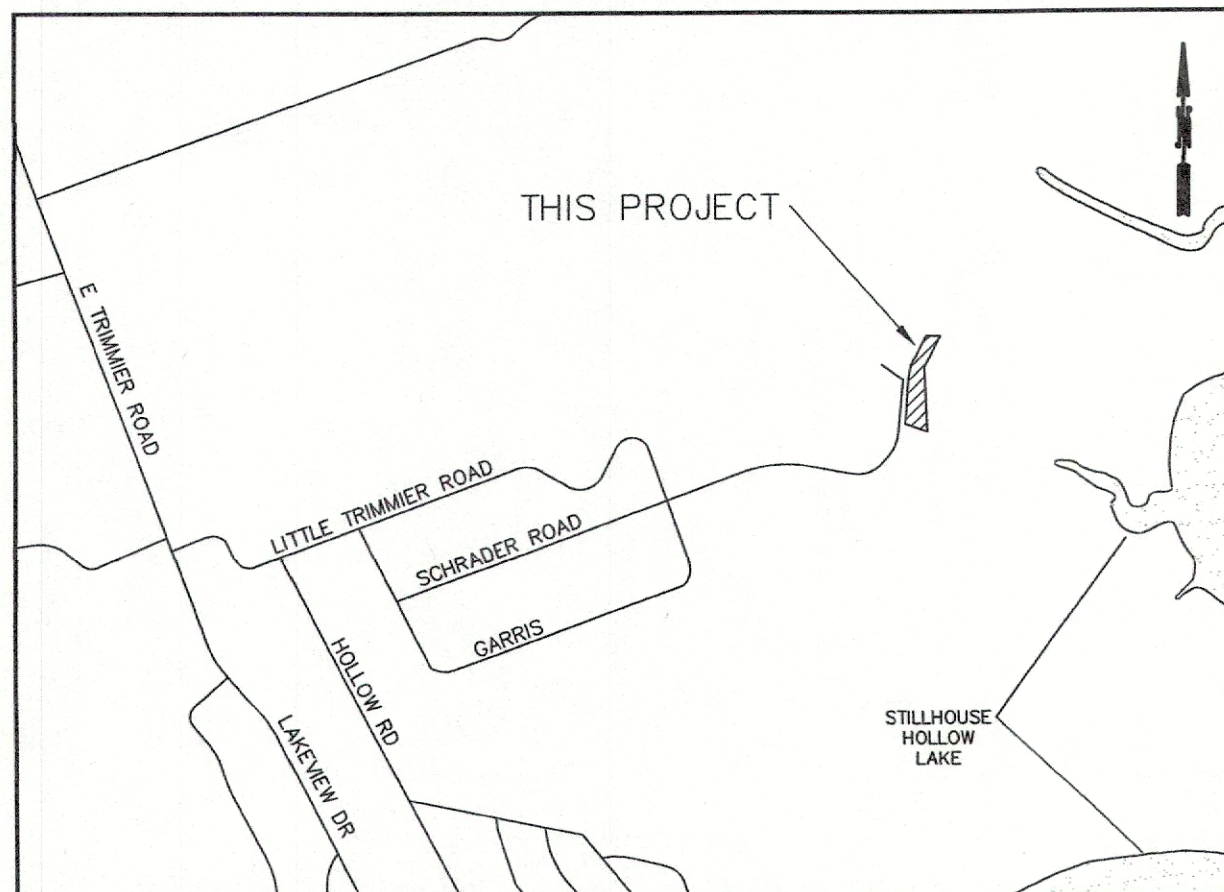
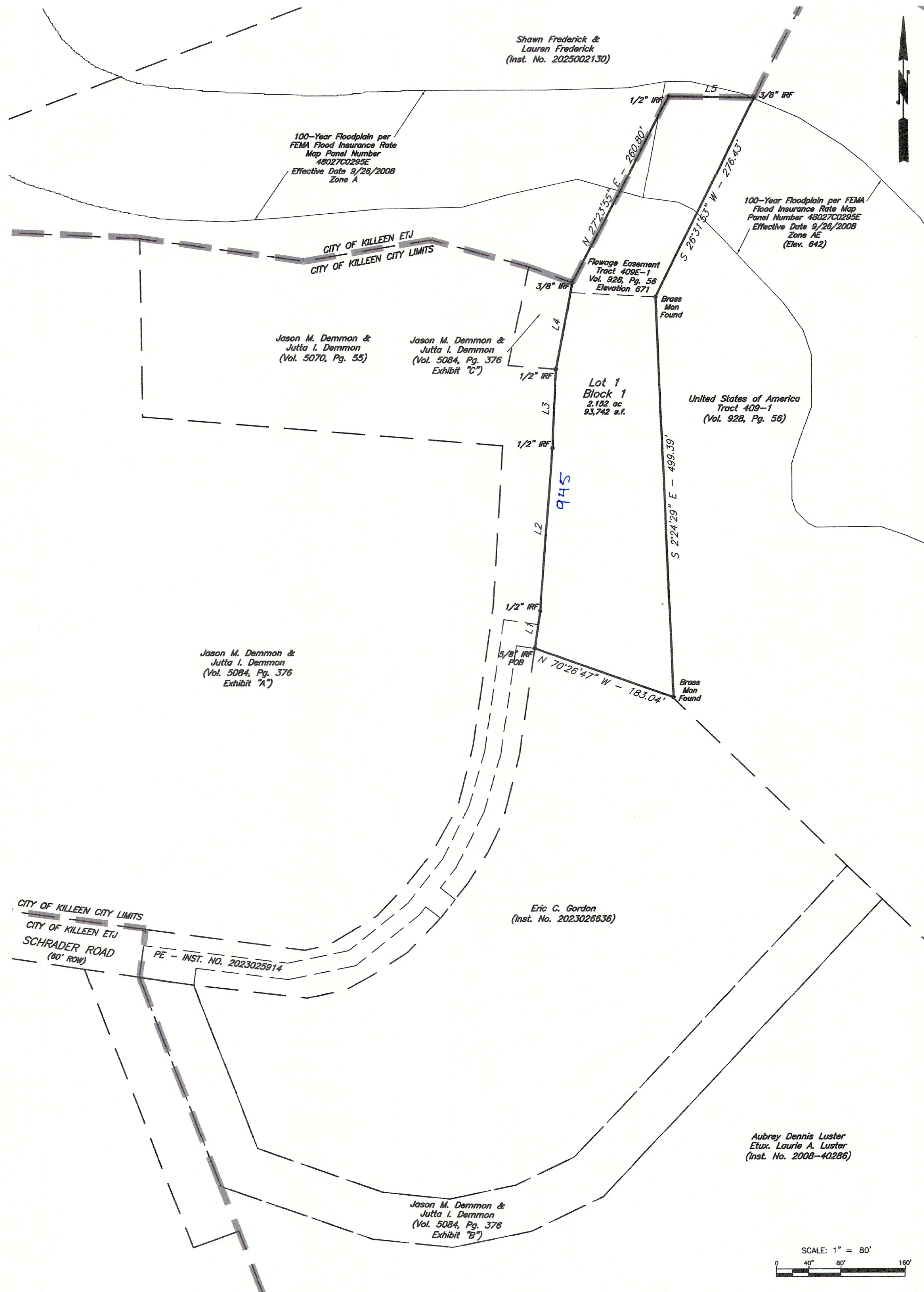
## CONTROL MONUMENTS NOTE:

- POB BEARS N 60°30'43" E, 3650.69 FEET FROM CITY OF KILLEEN PUBLISHED MONUMENT 121.
- POB BEARS S 54°41'48" W, 3771.73 FEET FROM CITY OF KILLEEN PUBLISHED MONUMENT 119.

LINE	BEARING	DISTANCE
L1	N 8°27'42" E	47.12'
L2	N 4°30'48" E	203.74'
L3	N 2°50'20" E	98.08'
L4	N 10°53'56" E	109.50'
L5	S 89°04'00" E	106.45'

## LEGEND

Vol.	VOLUME
Pg.	PAGE
INST. NO.	INSTRUMENT NUMBER
IRF	IRON ROD FOUND
IRS	IRON ROD SET
POB	POINT OF BEGINNING
SF	SQUARE FEET
ROW	RIGHT-OF-WAY
UE	UTILITY EASEMENT
PE	PASSAGE EASEMENT
---	PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	EASEMENT LINE

VICINITY MAP  
N.T.S.SCALE: 1" = 80'  
0 40' 80' 160'DEDICATION INSTRUMENT FOR  
DADAMO RANCH  
CITY OF KILLEEN  
BELL COUNTY, TEXAS

STATE OF TEXAS §

COUNTY OF BELL §

WHEREAS, RICHARD DADAMO and CATHRYN DADAMO, hereinafter referred to as Grantors, are the sole owners of that certain tract of land containing 2.152 ACRES, out of and a part of the John Gosline Survey, Abstract No. 343, Bell County, Texas, and more particularly described by metes and bounds in field notes attached hereto and incorporated herein for all purposes for a complete legal description.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Grantors do hereby adopt the plat of DADAMO RANCH (the "Property"), a subdivision to the City of Killeen, Bell County, Texas, and do hereby adopt the attached plat thereof and do hereby agree that all future sales and conveyances of said property shall be by reference to said plat and dedications. Grantors do hereby dedicate, give, grant, and convey to the City of Killeen, Texas, together with its assigns and franchisees furnishing public utilities to the subdivision, hereinafter collectively referred to as "Grantee", for public use forever, the utility and drainage easements as shown on the plat, upon, over, and through the said Property for the installation, operation, maintenance, repair, use, easement ingress and egress, and replacement of all public drainage infrastructure and public utility lines, including electric power, water, sewer, gas, and telecommunication, which the city may elect to install and maintain or permit to be installed or maintained, and reference is hereby made to such plat for the location of such easements.

Grantors do hereby give, grant, and convey to the City of Killeen, Texas, and to the general public, for public use and for public purposes the streets, avenues, and roadways as shown on said plat.

Grantee shall have all other rights and benefits necessary or convenient for the full enjoyment or use of the rights herein granted, included but not limited to, the free right of ingress or egress over and across the roads, streets, easements, and rights-of-ways to construct, reconstruct and maintain same.

TO HAVE AND TO HOLD the said easements and rights-of-way, together with all and singular the rights and privileges thereto in any manner belonging unto the said Grantee, its successors, and assigns forever, and Grantors do hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said City of Killeen, Texas, its successors and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

EXECUTED this the 20 day of June, 2025.

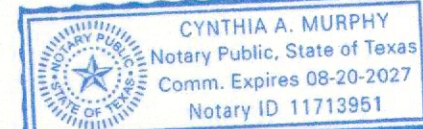
Richard Dadamo  
Richard Dadamo

STATE OF TEXAS §

COUNTY OF BELL §

This instrument was acknowledged before me on the 20 day of June, 2025, by RICHARD DADAMO AND CATHRYN DADAMO.

Cynthia A. Murphy  
Notary Public in and for the State of Texas

Approved this 13 day of June, 2025, by the Executive Director of Development Services or Designee.

Walter Hopkins  
Executive Director, OR Designee

James Thomas  
Planning Assistant

FILED FOR RECORD this 13 day of August, 2025 A.D.Dedication Instrument in Instrument No. 2025039374, Official Records of Bell County, Texas.

KNOW ALL MEN BY THESE PRESENTS:

That I, Michelle E. Lee, 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 corner monuments shown thereon were properly placed or found under my personal supervision, in accordance with the Subdivision and Property Development Regulations of the City of Killeen, Texas and in accordance with State surveying standards.

Michelle E. Lee 6-17-2025  
Michelle E. Lee, RPLS (TX 5772)



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 delinquent taxes due or owing on the property described by this plat.

Dated this 24 day of June, 2025 A.D.

BELL COUNTY TAX APPRAISAL DISTRICT

By: [Signature]

THE BELL COUNTY PUBLIC HEALTH DISTRICT, THE PERMITTING AUTHORITY FOR ON-SITE SEWAGE FACILITIES IN BELL COUNTY, TEXAS, HEREBY CERTIFIES THAT THE PLANNING MATERIALS THAT HAVE BEEN SUBMITTED MEET OR EXCEED THE MINIMUM STANDARDS FOR OSSFS ESTABLISHED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) AND BELL COUNTY'S LOCAL ORDER. INDIVIDUAL LOTS WILL BE EVALUATED FOR SYSTEM SUITABILITY BY A LICENSED SITE EVALUATOR PRIOR TO DEVELOPMENT. THIS OFFICE RESERVES THE RIGHT NOT TO ISSUE PERMITS FOR OSSFS IF THEY FAIL TO MEET STATE AND LOCAL RULES.

SIGNATURE: [Signature]  
BELL COUNTY PUBLIC HEALTH DISTRICT

DADAMO RANCH  
CITY OF KILLEEN, BELL COUNTY, TEXAS

Dadamo Ranch is a plat of 2.152 acres of the John Gosline Survey, Abstract No. 343, Bell County, Texas and is the same tract as conveyed to Richard Dadamo and Cathryn Dadamo recorded in Instrument No. 2024044551, Official Public Records of Bell County, Texas

CENTRAL TEXAS LAND  
DEVELOPMENT SERVICES

TBPE REGISTRATION NO. 26913 TBPLS REGISTRATION NO. 10194932

2901 E. Stan Schlueter Loop  
Killeen, Texas 76542  
(254) 526-3981 (254) 526-4351 Fax

FINAL PLAT

DADAMO RANCH

KILLEEN, BELL COUNTY, TEXAS

Project No.:	2025-009
Acres:	2.152
No. of Lots:	1
Scale:	1" = 80'
Date:	05/12/2025
Design By:	GMH/MEL
Sheet No.:	1 of 1

Inst # 2025039374