

ORIGINAL LOT CONFIGURATION

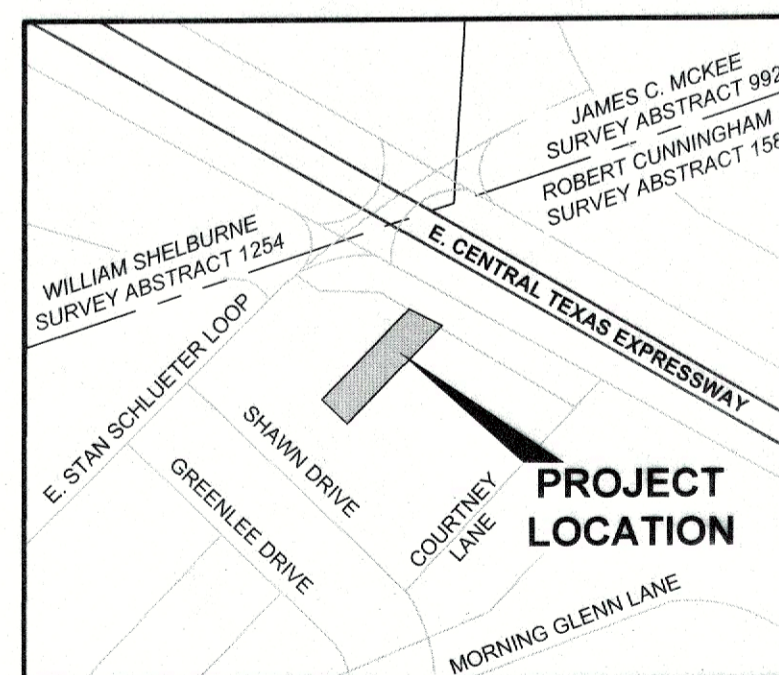
SCALE: NTS

REFERENCE TIES

1-2 N 64° 04' 21" W, 153.12'
3-4 S 64° 04' 21" E, 329.85'

NOTES

- THE BUILDING SETBACK LINES FOR THIS TRACT SHALL BE DETERMINED AS REQUIRED BY THE CODE OF ORDINANCES OF THE CITY OF KILLEEN AS RELATED TO THE DEVELOPMENT OF THIS TRACT UNLESS SHOWN HEREON.
- 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.
- THIS PROPERTY LIES WITHIN FEMA "ZONE X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, FEMA MAP 48027C0280E WHICH BEARS 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"
- WATER SERVICE TO BE PROVIDED BY THE CITY OF KILLEEN WATER SUPPLY. CCN NO. 10041
- SEWER SERVICE IS PROVIDED BY THE CITY OF KILLEEN. CCN NO. 20011
- WATER-SEWER CROSSING SHALL MEET THE MINIMUM CURRENT REQUIREMENTS PER TCEQ AND COUNTY CODE.
- 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.
- PARK DEVELOPMENT FEES ARE NOT REQUIRED IN ACCORDANCE WITH SEC. 26-129(B)(1)
- LOT 1 AND LOT 2 HAVE BEEN GRANTED A BLANKET ACCESS EASEMENT FROM KILLEEN M&L INVESTMENTS, LTD. TO YH-SH, LLC, RECORDED IN INSTRUMENT NUMBER 2013-00048681, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS, AND HAVING AN EFFECTIVE DATE OF NOVEMBER 1, 2013.



VICINITY MAP

SCALE: NTS

SURVEY: ROBERT CUNNINGHAM SURVEY, ABSTRACT NO. 158
 NUMBER OF BLOCKS: 1
 NUMBER OF LOTS: 2
 TOTAL ACREAGE: 1.33 AC
 DATE: OCTOBER 2023
 OWNER: YH-SH LLC, PO BOX 2397, KILLEEN, TEXAS 76548
 SURVEYOR: QUINTERO ENGINEERING, LLC, 1501 W. STAN SCHLUETER LP, KILLEEN, TEXAS 76549, (254) 493-9962

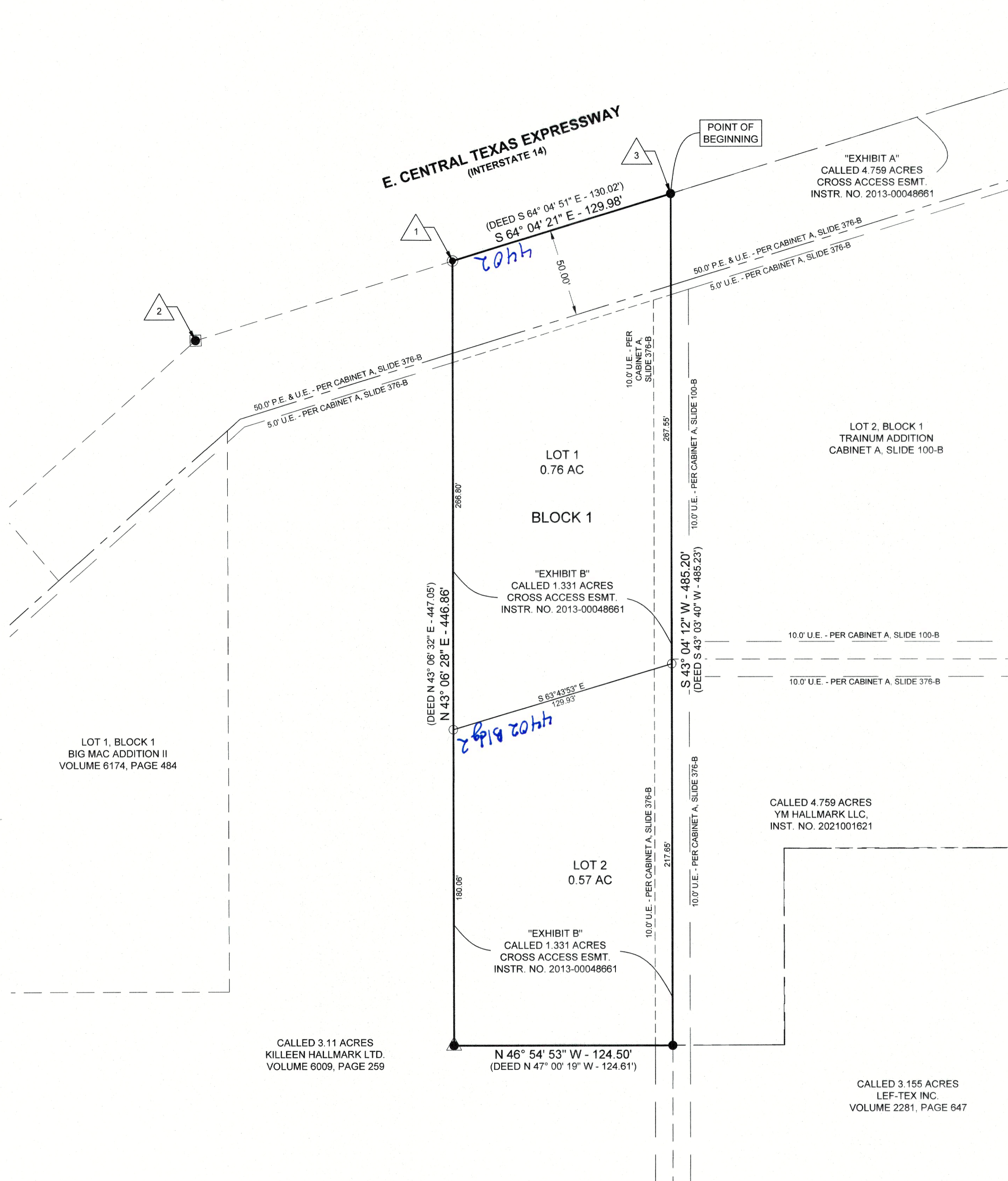
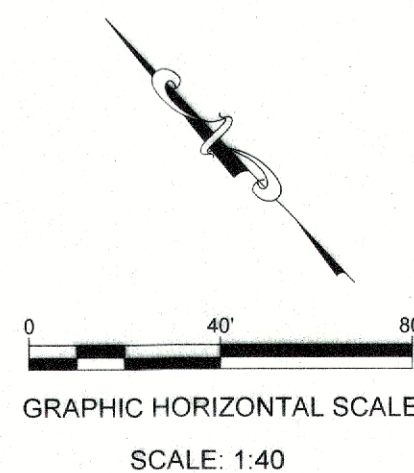
LEGEND

- PROPERTY BOUNDARY
- LOT LINES
- EASEMENT LINES
- PASSAGE EASEMENT LINES
- ADJOINING TRACT PROPERTY LINES
- ORIGINAL ABSTRACT LINE
- OFFSITE EASEMENTS
- 1/2" IRON ROD W/ CAP STAMPED "M&ASSOC KILLEEN" FOUND
- 3/8" IRON ROD FOUND
- PASSAGE EASEMENT FOUND
- CONCRETE MONUMENT FOUND
- 5/8" IRON ROD FOUND W/ CAP STAMPED "ACS"
- 1/2" IRON ROD SET W/ CAP STAMPED "QE"

UNLESS OTHERWISE NOTED

ABBREVIATIONS

- U.E. UTILITY EASEMENT
- P.E. PASSAGE EASEMENT



KNOW ALL MEN BY THESE PRESENTS, THAT YH-SH, LLC, BEING THE SOLE OWNER OF THAT CERTAIN 1.33 ACRE TRACT OF LAND IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS, SITUATED IN THE ROBERT CUNNINGHAM SURVEY, ABSTRACT NO. 158, BELL COUNTY, TEXAS, BEING ALL OF THE CALLED 1.331 ACRE TRACT OF LAND DESCRIBED IN A DEED TO YH-SH, LLC, RECORDED IN INSTRUMENT NO. 201300047766, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF DE ANN REPLAT NO. 1, AS SHOWN BY THE PLAT HEREOF, ATTACHED HERETO, AND MADE A PART HEREON, AND APPROVED BY THE CITY OF KILLEEN, BELL COUNTY, TEXAS AND DE ANN REPLAT NO. 1, DOES HEREBY DEDICATE TO SAID CITY ALL STREETS, AVENUES, DRIVES, 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 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.

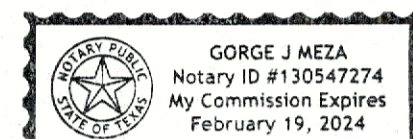
WITNESS THE EXECUTION HEREOF, ON THIS 7 DAY OF November, 2023.

FOR: YH-SH LLC

BY: SAMIR HALABI, Member-Manager

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY, PERSONALLY APPEARED SAMIR HALABI, 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 HEREON.

NOTARY PUBLIC STATE OF TEXAS
 MY COMMISSION EXPIRES: 2/19/24



SURVEYORS' CERTIFICATE

I, SETH H. BARTON, 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 AND BELL COUNTY, TEXAS.

SETH H. BARTON
 R. P. L. S. NO. 6878
 1501 W. STAN SCHLUETER LP,
 KILLEEN, TX 76549



COUNTY CLERK INFORMATION:

FILED FOR RECORD THIS 07 DAY OF December, 2023, IN YEAR 2023, PLAT # 053959, PLAT RECORDS OF BELL COUNTY, TEXAS, AND DEDICATION INSTRUMENT # 2023053959, OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

BY: K Foster

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 14th DAY OF November, 2023, A.D.

BY: Renee Hickman, BELL COUNTY TAX APPRAISAL DISTRICT

CITY PLANNING AND DEVELOPMENT SERVICES

APPROVED THIS 27 DAY OF October, 2023, A.D. BY THE PLANNING DIRECTOR OF THE CITY OF KILLEEN, TEXAS.

Walter Nozler, PLANNING DIRECTOR
 [Signature], PLANNING ASSISTANT



FINAL PLAT FOR:
DE ANN REPLAT NO. 1
 CITY OF KILLEEN, BELL COUNTY, TEXAS

DE ANN REPLAT NO. 1 IS A REPLAT OF A CALLED 1.331 ACRE TRACT BEING A PART OF LOT 1 AND LOT 2, BLOCK 1, DE ANN SUBDIVISION, RECORDED IN CABINET A, SLIDE 376-B, PLAT RECORDS OF BELL COUNTY, TEXAS, AND PART OF LOT 2, BLOCK 1, TRAINUM ADDITION, RECORDED IN CABINET A, SLIDE 100-B, PLAT RECORD OF BELL COUNTY, TEXAS, SAID 1.331 ACRE TRACT OF LAND FURTHER DESCRIBED IN A DEED TO YH-SH, LLC, RECORDED IN 201300047766, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS.

PROJECT NO. 035-23
 DATE: OCTOBER 2023
 P1

Inst # 2023053959