

DEDICATION STATEMENT:

State of Texas
County of Bell

Now therefore, know all men by these presents:

That Destiny World Outreach Center, Inc., the owner of the land shown on this plat and designated herein as the **DESTINY WORLD OUTREACH AND AVANTI LEGACY PARKVIEW ADDITION** as an addition to the City of Killeen, Bell County, Texas and hereby dedicates to said city all streets, avenues, roads, drives, and 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 for the installation and maintenance of any and all public utilities, which the city may install or permit to be installed or maintained.

BEING a total of 17.445 acres situated in the Henry C. McClung Survey, Abstract No. 570, Bell County, Texas and all Lot 1, 12.012 acres and Lot 2, 5.433 acres, Block 1 of Density World Outreach Addition, Phase Two according to the plat recorded in Cabinet D, Slide 376-A, Plat Records of Bell County, Texas.

BEGINNING at a 5/8" iron rod found for the southwest corner of said Lot 2, being on the north right-of-way line of B.N. & S.F. Railroad and being the southeast corner of Lot 6, Block 2 of Hillcrest Addition, Section 2, according to the plat recorded in Cabinet A, Slide 209-D, said Plat Records, having a Texas State Plane Coordinates of North: 10,378,866.77' and East: 3,116,211.08';

THENCE North 16°37'28" East, with the common line of said Lot 2 and said Hillcrest Addition, a distance 554.18 feet to a 3/8" iron rod found for corner;

THENCE North 73°07'23" West, a distance of 299.68 feet to a 3/8" iron rod found for corner;

THENCE North 16°52'35" East, a distance of 512.67 feet to a 5/8" iron rod with cap stamped "TBS" set for corner;

THENCE South 73°02'38" East, a distance of 874.96 feet to a 3/8" iron rod with plastic cap stamped "M&ASSOC KILLEEN" found for corner on the east line of said Lot 1 and the west line of an 8-foot-wide dedication to the City of Killeen for W.S. Young Drive as shown on said plat recorded in Cabinet D, Slide 376-A;

THENCE southerly along a curve to the left, having a radius of 868.29 feet, a chord bearing of South 16°43'14" West, a chord distance of 60.32 feet, through a central angle of 3°58'50" for an arc distance of 60.32 feet to a 60d nail found for corner;

THENCE, with the east line of said Lot 1 and west line of said W.S. Young Drive the following six (6) courses and distances:

1. South 16°52'29" West, 665.38 feet to a 3/8" iron rod with cap stamped "M & Assoc Killeen" found for corner;
2. South 35°10'24" West, 200.42 feet to a 3/8" iron rod with cap stamped "M & Assoc Killeen" found for corner;
3. South 16°51'38" West, 63.59 feet to a 3/8" iron rod with cap stamped "M & Assoc Killeen" found for corner;
4. South 13°22'56" East, 44.16 feet to a 3/8" iron rod with cap stamped "M & Assoc Killeen" found for corner;
5. South 43°02'26" East, 47.30 feet to a 3/8" iron rod with cap stamped "M & Assoc Killeen" found for corner;
6. South 16°35'56" West, 45.22 feet to a 3/8" iron rod with cap stamped "M & Assoc Killeen" found for corner;

THENCE North 71°01'35" West, with the south line of said Lot 2 and said north right-of-way line of B.N. & S.F. Railroad, a distance of 573.91 feet to the **POINT OF BEGINNING**, containing a total of 17.445 acres (759,919 square feet) of land.

For Destiny World Outreach Center, Inc.

Chad Rowe
Chad Rowe

8/18/2023
Date

State of Texas
County of Bell

Before me, the undersigned authority, on this day personally appeared Chad Rowe known to me to be the person(s) whose names are subscribed to the foregoing instrument, and acknowledged to me that he/she (they) executed the same for purposes and considerations therein stated.

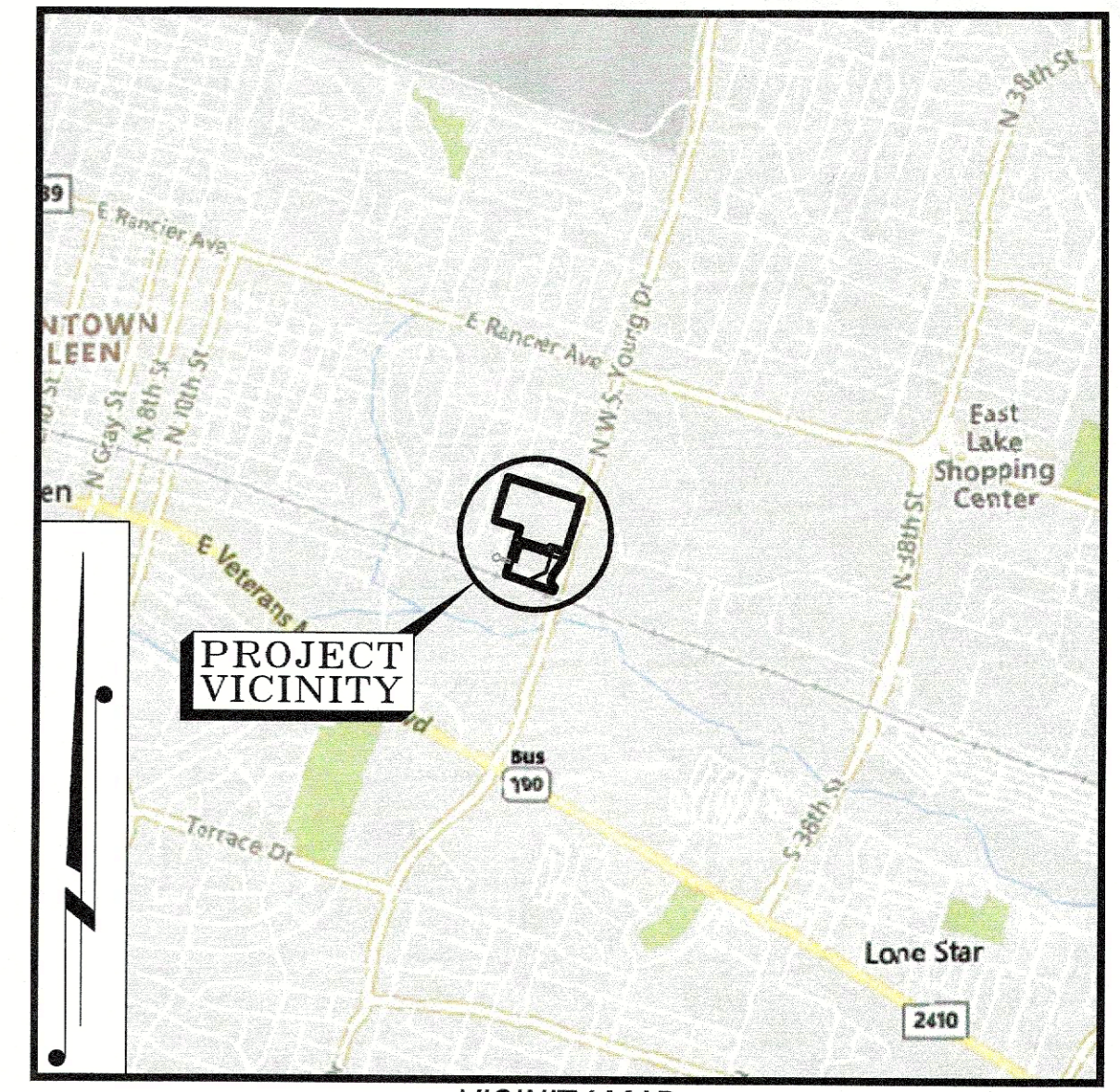
Given under my hand and seal of office this 18 day of August, 2023

Diane J. King
Notary Public

DIANE J. KING
My Notary ID # 4358233
Expires September 29, 2027

NOTES

1. Coordinates and bearings are based on NAD83 (2011), Texas Central Zone. All distances are U.S. Survey Feet (grid).
2. The subject property has a Zone "X" Rating according to the Federal Emergency Management Agency Community Panel No. 4802700280E, dated September 26, 2008.
3. A preliminary plat will expire five (5) years after the first application was filed. Each final plat, which is a phase of an approved preliminary plat, shall extend the expiration date of the preliminary plat an additional two (2) years from the date the final plat was approved by the planning and zoning commission. Nothing herein shall reduce the initial five-year permit period.
4. 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.
5. *Parkland dedication calculation is hereby assessed and established in accordance with the City of Killeen Ordinance No. 23-003 at 1.404 acres which is less than the minimum of three (3) acres required. Therefore, the fee-in-lieu amount is established at a rate of \$750.00 per single-family and two-family unit or \$650.00 per multi-family unit. Parkland development fee is hereby assessed and established in accordance with the City of Killeen Ordinance No. 23-003 at \$450.00 per single-family and two-family unit or \$250.00 per multi-family unit. Fee-in-lieu amount and parkland development fee shall be paid at the time of recordation.
6. This development will conform to the PUD documents per Ordinance No. 22-051.



VICINITY MAP
NOT TO SCALE

Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L1	35.00	N17° 02' 48"E	L42	20.00	N72° 55' 34"W	L120	140.21	S71° 01' 35"E
L2	183.16	S72° 57' 14"E	L43	5.00	S17° 04' 28"W	L122	15.00	N16° 36' 36"E
L3	106.58	S16° 52' 29"W	L44	241.00	N72° 55' 34"W	L140	83.44	S72° 57' 14"E
L4	200.42	S35° 10' 24"W	L45	71.45	S16° 36' 36"W	L142	120.01	S72° 59' 49"E
L5	63.59	S16° 51' 38"W	L46	171.99	N16° 36' 36"E	L143	118.64	S72° 53' 16"E
L6	44.16	S13° 22' 56"E	L47	98.70	S72° 57' 14"E			
L7	47.30	S43° 02' 26"E	L48	140.21	S71° 01' 35"E			
L8	45.22	S16° 35' 56"W	L49	22.03	S16° 52' 29"W			
L9	62.73	S72° 57' 14"E	L50	15.00	N16° 36' 36"E			
L10	178.74	N17° 02' 48"E	L51	500.38	S73° 10' 50"E			
L11	9.00	S72° 57' 14"E	L52	41.94	N61° 52' 48"E			
L12	6.09	S17° 02' 46"W	L53	278.42	N16° 58' 08"E			
L13	10.00	S72° 57' 14"E	L54	288.84	N16° 58' 08"E			
L14	6.09	N17° 02' 48"E	L55	248.02	N28° 03' 54"W			
L15	203.92	S72° 57' 14"E	L56	260.48	N28° 03' 54"W			
L16	5.00	S17° 02' 46"W	L57	54.35	N61° 52' 48"E			
L17	12.94	S72° 57' 14"E	L58	327.00	S73° 10' 50"E			
L18	5.00	N17° 02' 48"E	L59	203.19	N73° 07' 31"W			
L19	63.28	S72° 57' 14"E	L60	203.17	N73° 07' 31"W			
L20	6.09	S17° 02' 46"W	L61	64.90	S16° 52' 29"W			
L21	10.00	S72° 57' 14"E	L62	193.51	N17° 02' 50"E			
L22	6.09	N17° 02' 46"E	L63	178.51	N17° 02' 50"E			
L23	179.48	S72° 57' 14"E	L64	87.98	N6° 28' 02"E			
L24	47.84	S72° 57' 14"E	L65	171.10	S6° 28' 02"W			
L25	178.74	N17° 02' 48"E	L66	15.00	S72° 57' 10"E			
L26	496.51	S72° 57' 14"E	L67	81.70	N17° 02' 49"E			
L27	9.94	N62° 02' 46"E	L68	83.44	S72° 57' 14"E			
L28	15.00	N17° 02' 50"E	L70	6.79	N16° 58' 08"E			
L29	144.85	S72° 57' 14"E	L72	120.01	S72° 59' 49"E			
L30	232.45	S17° 02' 46"W	L73	118.64	S72° 53' 16"E			
L31	240.39	S64° 52' 14"W	L74	35.00	N17° 02' 48"E			
L32	140.21	N71° 01' 35"W	L75	183.16	S72° 57' 14"E			
L33	12.48	S16° 58' 25"W	L76	106.58	S16° 52' 29"W			
L34	45.00	S72° 57' 14"E	L77	200.42	S35° 10' 24"W			
L35	254.10	S17° 02' 46"W	L78	63.59	S16° 51' 38"W			
L36	249.48	S64° 52' 14"W	L79	44.15	S13° 22' 56"E			
L38	225.92	S72° 55' 34"E	L80	47.30	S43° 02' 26"E			
L39	5.00	S17° 04' 28"W	L81	45.22	S16° 35' 56"W			
L40	20.00	S72° 55' 34"E	L118	171.99	N16° 36' 36"E			
L41	20.00	N17° 04' 28"E	L119	98.70	S72° 57' 14"E			

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	60.32'	868.29'	3°58'50"	S16° 43' 14"W	60.31'

FINAL PLAT OF

DESTINY WORLD OUTREACH AND AVANTI LEGACY PARKVIEW ADDITION

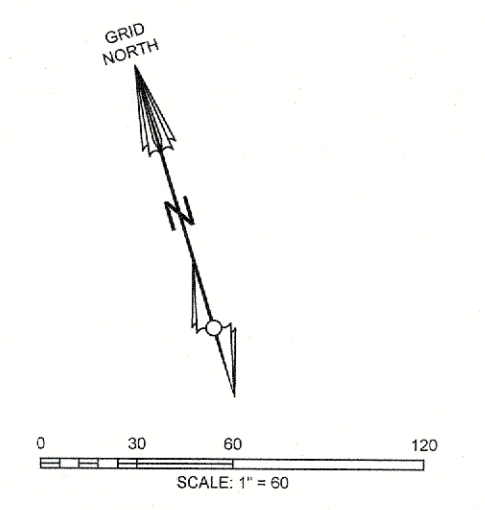
17.445 Acres / 759,919 Square Feet

Out of
Henry C. McClung Survey, Abstract No. 570, Bell County, Texas and being a Replat of Lot 1A, Block 1, Destiny World Outreach Addition, Phase Two according to the plat recorded in Cabinet D, Slide 376-A, Plat Records of Bell County, Texas (P.R.B.C.T.).

T. BAKER SMITH
A CENTURY OF SOLUTIONS
3854 FM 1069
Aransas Pass, TX 78336
(361)334-5719 - tbsmith.com
TBPLS #10194575

- LEGEND**
- 3/8" IRON ROD WITH CAP STAMPED "M & A ASSOC KILLEEN" OTHERWISE NOTED
 - SET 5/8" IRON ROD WITH CAP STAMPED "TBS"
 - I.R.F. IRON ROD FOUND
 - I.P.F. IRON PIPE FOUND
 - XXX TO BE ABANDONED

City of Killeen
Remainder of
called 139.41 Ac.
(Vol. 1185, Page 348)



Inst # 2024003199