

VICINITY MAP  
(not to scale)

CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	180.35	19.71	S 20°06'19" W	19.61
C2	25.00	19.27	S 61°31'29" W	35.36
C3	55.00	36.59	S 61°31'28" W	77.78
C4	5.00	16.57	S 53°56'31" W	6.03
C5	50.00	121.81	S 36°23'19" E	29.77
C6	50.00	143.27	S 08°36'41" W	99.05
C7	50.00	19.60	S 84°42'13" E	19.47
C8	50.00	19.60	S 84°42'13" E	19.47
C9	50.00	19.60	S 84°42'13" E	19.47
C10	50.00	19.60	S 84°42'13" E	19.47
C11	55.00	32.98	S 28°29'44" W	32.82
C12	55.00	32.98	S 28°29'44" W	32.82
C13	55.00	32.98	S 28°29'44" W	32.82
C14	55.00	32.98	S 28°29'44" W	32.82

PROJECT TOTALS:

LOTS = 30  
TRACTS = 1  
BLOCKS = 1  
R.O.W. LENGTH (at centerline) = 555.88'  
ACREAGE = 6.18

LEGEND:

R.O.W. = RIGHT OF WAY  
U.E. = UTILITY EASEMENT  
• = CORNER MONUMENT FOUND  
25' = LOT NUMBER  
1 = BLOCK NUMBER

NOTES:

- The bearings recited hereon are grid bearings derived from GPS observations based on the NAD83(2011) State Plane Coordinate System, Texas Central Zone No. 4203. All distances are horizontal ground distances. The City of Killeen Survey Monument #103 bears S 58°46'23" E, 5747.54 feet from the P.O.B.
- This tract is shown to be within Zone "X" (Area of Minimal Flood Hazard), per FEMA's Flood Insurance Rate Map (FIRM) for Bell County, Texas, panel number 48027C0280E, effective September 26, 2008.
- Building setback lines shall comply with the Code of Ordinances of the City of Killeen, Texas.
- Water and wastewater services for this tract will be provided by the City of Killeen, Texas.
- 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.
- 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.
- Parkland dedication calculation is hereby assessed and established in accordance with the City of Killeen Ordinance No. 23-003 at 0.45 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 multifamily unit. Fee-in-lieu amount and parkland development fee shall be paid at the time of recordation.
- Street trees shall be provided within the tree lawn on both sides of all local streets.
- This development shall be in accordance with Planned Unit Development, Ordinance 23-069.
- Site easements shown on this plat shall be kept free of any obstructions over 3' in height. Standard traffic signs may be placed within the easement. the purpose of the easement is to provide safe site lines for vehicles at the intersection.
- Tract A is to be dedicated to the Dogwood homeowner's and/or maintenance association for use as open space/drainage.

AVIGATION RELEASE

STATE OF TEXAS §  
COUNTY OF BELL §

WHEREAS, BFF CONSTRUCTION, LLC, hereinafter called OWNER (whether one or more), is the owner of a certain parcel of land situated in the City of Killeen, Bell County, Texas, being more particularly described as DOGWOOD ADDITION, an addition to the City of Killeen, Bell County, Texas.

OWNER does hereby waive, release, remise, quit claim and forever hold harmless the City of Killeen, Texas a municipal corporation, hereinafter called CITY, from any and all claims for damages of any kind that OWNER may now have or may hereinafter have in the future by reason of the passage of all aircraft (aircraft being defined for the purpose of this designed for navigation or flight in the air) by whomsoever owned and operated, in the air space above OWNER'S property. Such release shall include, but not be limited to, any damages to OWNER'S described property, such as noise, vibration, fumes, dust, fuel, and lubricant particles, and all other effects that may be caused by the operation of aircraft landing at or taking off from, or operating at any municipal or military airport within or adjacent to the CITY, whether such claim be for injury or death to person or persons or damages to or taking of property; and OWNER does hereby fully remise, and release any right or cause of action which it may now have or which it may in the future have against the CITY, whether such claims be for injury to person or damage to property due to noise, vibration, fumes, dust, fuel and lubricant particles, and all the other effects that may be caused or may have been caused by the operation and/or maintenance of aircraft or aircraft engine at or on said airports.

It is agreed that this Release shall be binding upon OWNER, his successors, heirs, executors, administrators and assigns, in interest with in (subdivision name), an addition to the City of Killeen, Texas, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed records of Bell County, Texas.

Executed this \_\_\_\_ day of \_\_\_\_\_, A.D., 202\_\_.

John R. Meza, Manager  
BFF Construction, LLC

CITY OF KILLEEN CASE # 25-006FS

TRACT TWO - CALLED 58.27 ACRES  
ROYCE ELM GROVE ESTATES, LLC  
80 S. LAKE AVE., STE 719  
PASADENA, CA 91101  
DOC. #2021-015713

CALLED 1.089 ACRES - TRACT ONE  
ROYCE ELM GROVE ESTATES, LLC  
80 S. LAKE AVE., STE 719  
PASADENA, CA 91101  
DOC. #2021-015713

CALLED 5.00 ACRES  
YORGURE PROPERTIES LLC  
PO BOX 1148  
SALADO, TX 76571  
DOC. #2023-011781

Point of Beginning  
1/2" iron rod found  
N 107°12'13" E  
S 12°13'06" E

0 50' 100'  
SCALE: 1" = 50'

BENCHMARK:

CITY OF KILLEEN SURVEY MONUMENT #103  
Bears S 58°46'23" E, 5747.54 feet from the P.O.B.  
Published GPS coordinates based on the NAD83  
State Plane Coordinate System.  
N = 10368233.36  
E = 3128811.13  
Z = 814.75

CALLED 16.625 ACRES  
MID TEXAS TELEPHONE COMPANY  
(NKA CENTRAL TELEPHONE COMPANY OF TEXAS)  
PO BOX 2629  
ADDISON, TX 75001  
VOL. 1179, PG. 627

DOGWOOD BLVD.  
(Variable R.O.W. Width)

TRACT A  
OPEN SPACE/DRAINAGE  
2.131 ac

CALLED 72.411 ACRES  
CSW KILLEEN LP  
1703 W. 5TH ST., STE 850  
AUSTIN, TX 78703  
DOC. #2022-037281

## FINAL PLAT DOGWOOD ADDITION

An addition to the City of Killeen, and being  
6.18 acres of land out of the J.J. Roberts Survey, Abstract No. 731,  
Bell County, Texas

STATE OF TEXAS §  
COUNTY OF BELL §

WHEREAS, BFF CONSTRUCTION, LLC, A TEXAS LIMITED LIABILITY COMPANY, hereinafter referred to as Grantor, is the sole owner of that certain tract of land containing 6.18 acres out of and a part of the J.J. Roberts Survey, Abstract No. 611, 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 Grantor does hereby adopt the plat of DOGWOOD ADDITION (the "Property"), a subdivision to the City of Killeen, Bell County, Texas, and does hereby adopt the attached plat thereof and does hereby agree that all future sales and conveyances of said property shall be by reference to said plat and dedications. Grantor does 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.

Grantor does 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 Grantor does 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.

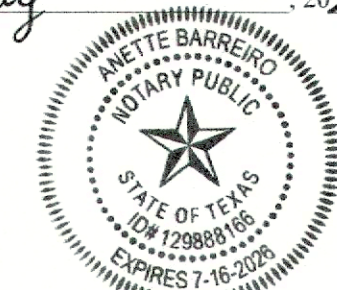
WITNESS the execution hereof, on this 2 day of May, 2025 A.D.

By: J.R. Meza  
John R. Meza, Manager  
BFF Construction, LLC

STATE OF TEXAS §  
COUNTY OF BELL §

This instrument was acknowledged before me on the 2 day of May, 2025 by John R. Meza.

Anette Barreiro  
Notary Public for the State of Texas  
My Commission Expires: 7-16-2026



CITY OF KILLEEN

Approved this 11 day of April, 2025, by the Executive Director of Development Services or designee.

Walter Mesher  
Executive Director, OR Designee

Joanna Gomez  
Planning Assistant

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 25th DAY OF April, A.D. 2025

BELL COUNTY TAX APPRAISAL DISTRICT

BY: [Signature]

SURVEYOR'S CERTIFICATE

KNOW ALL BY THESE MEN PRESENTS:

That I, Luther E. Frobish, 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 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.

Ramiro Lopez 5/1/25  
Luther E. Frobish  
Registered Professional Land Surveyor  
State of Texas No. 6200



FILED FOR RECORD THIS 22 DAY OF May, 2025, IN DOCUMENT NUMBER  
2025024758, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.



DATE PRINTED: 04/02/2025

REPUBLIC ENGINEERING & DEVELOPMENT SERVICES, PO Box 3121, Harter Heights, TX 76248, TRPLS Form No. 21603  
FROBISH LAND SURVEYING, LLC, PO Box 4411, Belton, TX 76511, (254) 624-7088, TRPLS Registration No. 10194062

Inst # 2025024758