

**LEGEND**

- PROPERTY BOUNDARY
- - - EASEMENT LINES
- - - ADJOINING TRACT PROPERTY LINES
- 3/4" IRON PIPE FOUND
- 3/8" IRON ROD FOUND
- UNLESS OTHERWISE NOTED

**ABBREVIATIONS**

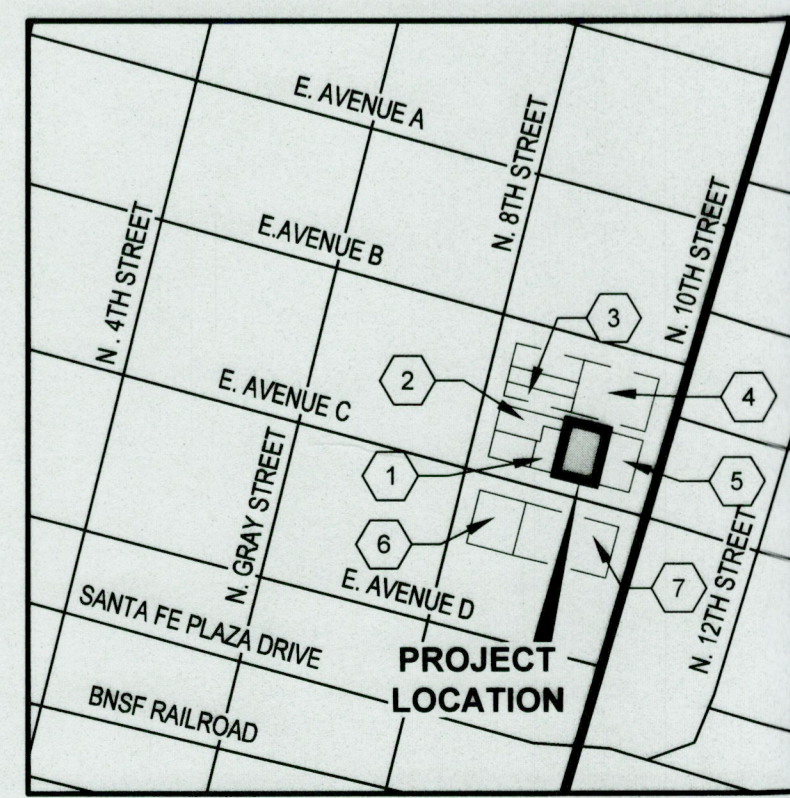
- B.L. BUILDING LINE
- U.E. UTILITY EASEMENT

**REFERENCE TIES**

- 1 - 2 N 86° 34' 44" W, 428.57'
- 3 - 4 S 30° 02' 23" E, 110.13'

**KEYNOTES**

1. PART OF LOT 3, BLOCK 8, ORIGINAL TOWN OF KILLEEN (VOL. 49, PG. 58)  
CALLED 0.116 ACRE GARY EDWARD DOWNING (INSTR. NO. 2017-00052931)
2. PART OF LOT 3, BLOCK 8, ORIGINAL TOWN OF KILLEEN (VOL. 49, PG. 58)  
CALLED 0.157 ACRE MARCELLUS WILLIAMS & ZIMMERRETTE WILLIAMS (INSTR. NO. 2014-00015562)
3. PART OF LOT 1, BLOCK 8, ORIGINAL TOWN OF KILLEEN (VOL. 49, PG. 58)  
CALLED S. 30' OF LOT 1, BLOCK 8, MOST WORSHIPFUL PRINCE HALL GRAND LODGE OF TEXAS (INSTR. NO. 2011-00038008)
4. LOT 2, BLOCK 8, ORIGINAL TOWN OF KILLEEN (VOL. 49, PG. 58)
5. CALLED E. 1/2 OF LOT 4, BLOCK 8 CHUN OK PADILLA (VOL. 3245, PG. 519)
6. CALLED W. 110' OF LOT 11, BLOCK 12 CHRISTIAN FELLOWSHIP CHURCH OF HARKER HEIGHTS INC. (VOL. 5138, PG. 806)
7. CALLED E. 50' OF LOT 11 & ALL OF LOT 12, BLOCK 12 CHRISTIAN FELLOWSHIP CHURCH OF HARKER HEIGHTS INC. (VOL. 5138, PG. 806)



**LOCATION MAP**  
SCALE: NTS

PART OF LOT 1, BLOCK 8, ORIGINAL TOWN OF KILLEEN (VOL. 49, PG. 58)

CALLED N. 50' LOT 1, BLOCK 8, RICHARD T. LOWERY AND CHONG S. LOWERY (INSTR. NO. 2012-00019521)

PART OF LOT 1, BLOCK 8, ORIGINAL TOWN OF KILLEEN (VOL. 49, PG. 58)

CALLED S. 35' OF THE N. 85' OF LOT 1, BLOCK 8, EUNJA STEVENS (INSTR. NO. 2011-00005258)

PART OF LOT 1, BLOCK 8, ORIGINAL TOWN OF KILLEEN (VOL. 49, PG. 58)

CALLED S. 30' LOT 1, BLOCK 8, MOST WORSHIPFUL PRINCE HALL GRAND LODGE OF TEXAS (INSTR. NO. 2011-00038008)

LOT 2, BLOCK 8, ORIGINAL TOWN OF KILLEEN (VOL. 49, PG. 58)

20' ALLEY ORIGINAL TOWN OF KILLEEN (VOL. 49, PG. 58)  
(DEED W 1/2 OF LOT 4, BLOCK 8)  
S 76° 00' 49" E - 86.09'

PART OF LOT 3, BLOCK 8, ORIGINAL TOWN OF KILLEEN (VOL. 49, PG. 58)

CALLED 0.157 ACRE MARCELLUS WILLIAMS & ZIMMERRETTE WILLIAMS (INSTR. NO. 2014-00015562)

PART OF LOT 3, BLOCK 8, ORIGINAL TOWN OF KILLEEN (VOL. 49, PG. 58)

CALLED 0.116 ACRE GARY EDWARD DOWNING (INSTR. NO. 2017-00052931)

PART OF LOT 3, BLOCK 8, ORIGINAL TOWN OF KILLEEN (VOL. 49, PG. 58)

CALLED 0.122 ACRE JAMES L. KIRK (VOL. 2432, PG. 647)

PART OF LOT 4, BLOCK 8, ORIGINAL TOWN OF KILLEEN (VOL. 49, PG. 58)

CALLED E. 1/2 OF LOT 4, BLOCK 8, CHUN OK PADILLA (VOL. 3245, PG. 519)

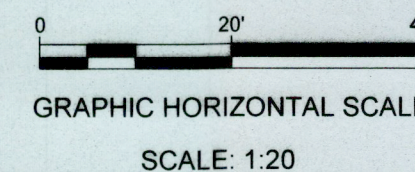
10.0' U.E.  
N 75° 57' 39" W - 86.30'  
(DEED W 1/2 OF LOT 4, BLOCK 8)

ALL OF LOT 12 & PART OF LOT 11, BLOCK 12, ORIGINAL TOWN OF KILLEEN (VOL. 49, PG. 58)

CALLED E. 50' OF LOT 11 & ALL OF LOT 12, BLOCK 12, CHRISTIAN FELLOWSHIP CHURCH OF HARKER HEIGHTS INC. (VOL. 5138, PG. 806)

**NOTES**

1. 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.
2. 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.
3. 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\*\*
4. FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 1 FOOT ABOVE THE AVERAGE TOP OF CURB ELEVATION FRONTING THE LOT.
5. 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.



SCALE: 1:20

KNOW ALL MEN BY THESE PRESENTS, THAT HALORY GORDON, BEING THE SOLE OWNER OF THAT CERTAIN 0.23 ACRE TRACT OF LAND IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS, SITUATED IN THE A THOMPSON SURVEY, ABSTRACT NO. 813, BELL COUNTY, TEXAS, BEING A PORTION OF LOT 4, BLOCK 8, ORIGINAL TOWN OF KILLEEN, RECORDED IN VOLUME 49, PAGE 58, PLAT RECORDS OF BELL COUNTY, TEXAS, BEING FURTHER DESCRIBED AS THE W. 1/2 OF LOT 4, BLOCK 8, IN A DEED TO HALORY GORDON, RECORDED IN INSTRUMENT NO. 20210084300, DEED RECORDS OF BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF DONERITE COMMERCIAL, AS SHOWN BY THE PLAT HEREOF, ATTACHED HERETO, AND MADE A PART HEREOF, AND APPROVED BY THE CITY OF KILLEEN, BELL COUNTY, TEXAS AND DONERITE COMMERCIAL, 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.

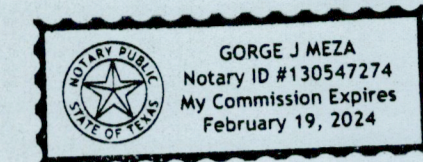
THE UTILITY EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO SAID CITY OF KILLEEN FOR INSTALLATION AND MAINTENANCE OF ANY AND ALL PUBLIC UTILITIES, WHICH THE CITY MAY ELECT TO INSTALL AND MAINTAIN OR PERMIT TO BE INSTALLED OR MAINTAINED.

WITNESS THE EXECUTION HEREOF, ON THIS 15<sup>th</sup> DAY OF July, 2022.

BY: Halory Gordon  
HALORY GORDON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY, PERSONALLY APPEARED HALORY GORDON, KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. IT HAS BEEN ACKNOWLEDGED TO ME THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS THE OWNERS OF THE PROPERTY DESCRIBED HEREOF.

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



**CITY PLANNING AND DEVELOPMENT SERVICES**

APPROVED THIS 2<sup>nd</sup> DAY OF September, 20 22, A.D. BY THE PLANNING DIRECTOR OF THE CITY OF THE CITY OF KILLEEN, TEXAS.

Walter Austin PLANNING DIRECTOR  
K. Shuckland PLANNING ASSISTANT

**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 07/15/2022  
SETH H. BARTON  
R. P. L. S. NO. 6878  
1501 W. STAN SCHLUETER LP  
KILLEEN, TX 76549



**COUNTY CLERK INFORMATION:**

FILED FOR RECORD THIS 21<sup>st</sup> DAY OF September, 20 22, IN YEAR 2022  
PLAT # N/A PLAT RECORDS OF BELL COUNTY, TEXAS, AND DEDICATION INSTRUMENT # 2022-059061  
OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

BY: A. Zhanek, Deputy Clerk

**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 20<sup>th</sup> DAY OF July, 20 22, A.D.

By: Alexis Hall  
BELL COUNTY TAX APPRAISAL DISTRICT

SURVEY:	A THOMPSON SURVEY, ABSTRACT NO. 813	OWNER:	HALORY GORDON 4400 ETHEL AVENUE KILLEEN, TEXAS 76549
NUMBER OF BLOCKS:	1	SURVEYOR:	QUINTERO ENGINEERING, LLC 1501 W. STAN SCHLUETER LP KILLEEN, TEXAS 76549 (254) 493-9962
NUMBER OF LOTS:	1		
TOTAL ACREAGE:	0.23 AC		
DATE:	JUNE 2022		

**FINAL PLAT FOR:**

**DONERITE COMMERCIAL**  
CITY OF KILLEEN, BELL COUNTY, TEXAS

DONERITE COMMERCIAL, IS A PLAT OF THE W. 1/2 OF LOT 4, BLOCK 8, ORIGINAL TOWN OF KILLEEN, RECORDED IN VOLUME 49, PAGE 58, PLAT RECORDS OF BELL COUNTY, BEING FURTHER DESCRIBED IN A DEED TO HALORY GORDON, RECORDED INSTRUMENT NO. 2021084300, DEED RECORDS OF BELL COUNTY, TEXAS.

PROJECT NO.: 032-22

DRAWING NO.: P1



Inst # 2022-059061