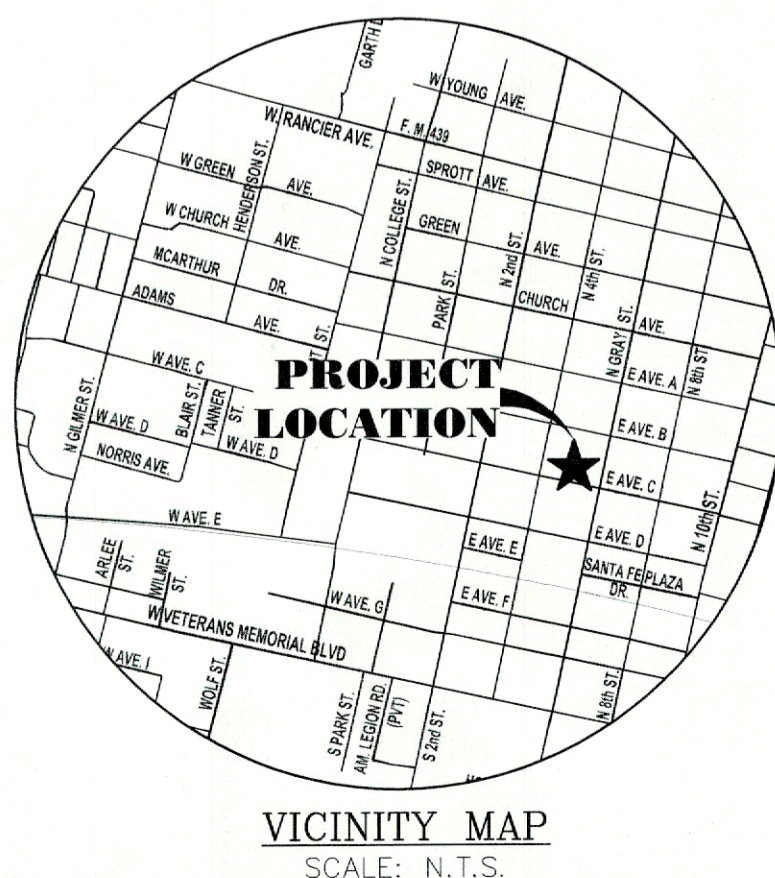
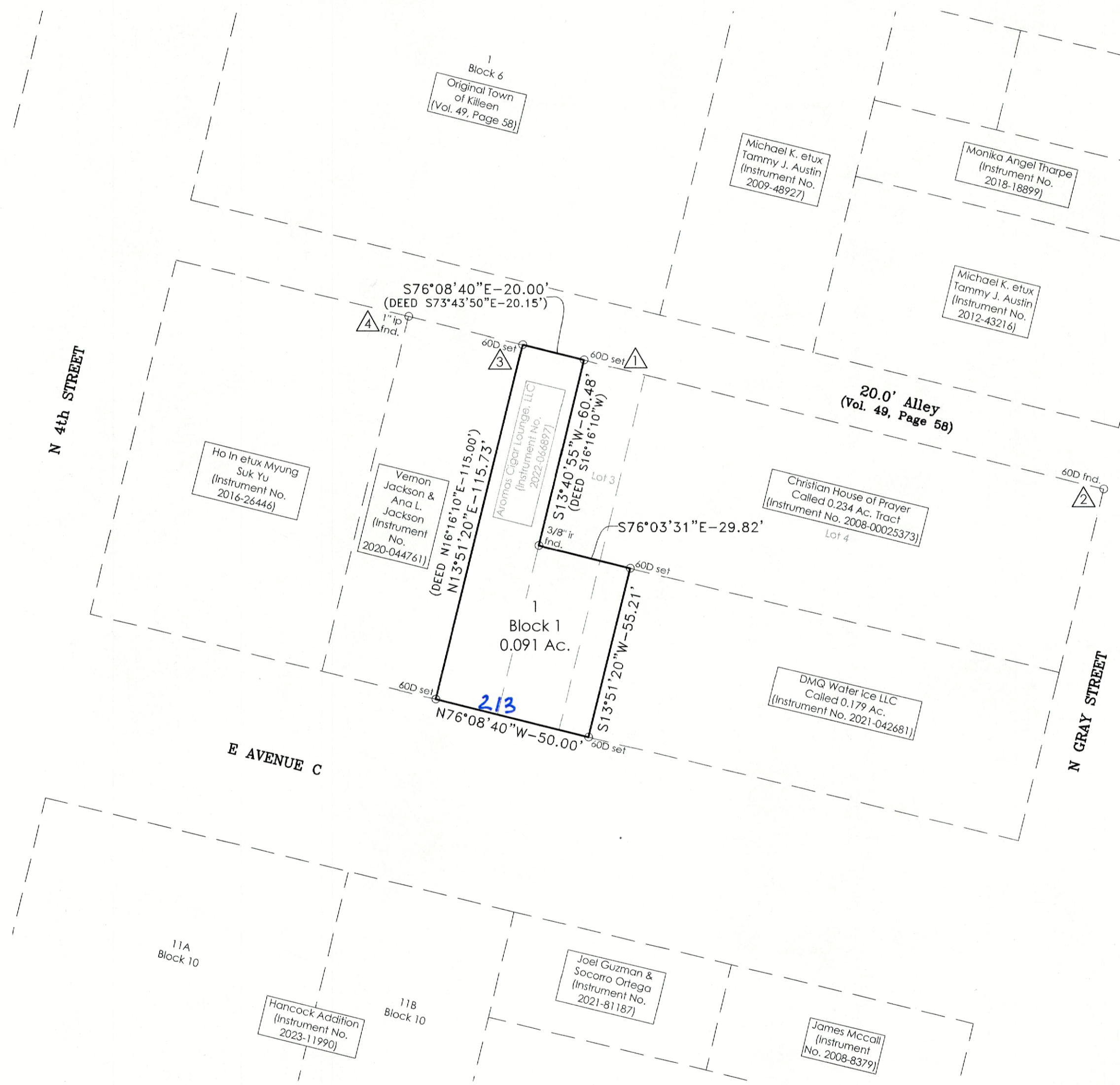


- NOTES:**
- Bearings are based on the Texas Coordinate System, Central Zone, NAD 83 (CORS 96), as determined by Leica Texas SmartNet GPS observations.
  - All distances are horizontal grid distance, unless noted. The combined scale factor (CSF) is 1.0001168. Surface distance = Grid distance x CSF.
  - This subdivision is located in zone X, areas determined to be outside the 0.2% annual chance floodplain, as indicated on the U.S. FEMA Agency Boundary Map, (Flood Insurance Rate Map), Map No. 48027C0280E, effective date September 26, 2008 for Bell County, 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. The property is zoned "B-3" (Local Business District). Please refer to Sec. 31-306 for further details on zoning regulations.
  - Park development fees are not required in accordance with Sec. 26-129(B)(1).
  - Existing deed restrictions shall remain in place.
  - Unable to verify the right of way width of E Avenue C. No existing monuments along the right of way were found.
  - Unable to verify the width of the existing alley. No existing monuments along the alley were found.

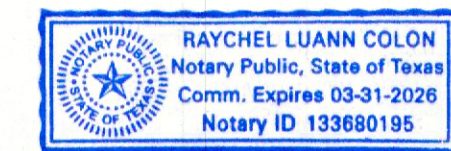


KNOW ALL MEN BY THESE PRESENTS, that **Aroma Cigar Lounge LLC, a Texas Limited Liability Company**, whose address is **5401 Fiesta Oak Dr., Killeen, TX 76542**, & **James Berry, Jr.**, whose address is **1932 Fall Creek, Harker Heights, TX 76548**, being the owners of a called 0.091 acre tract, part of the Alex Thompson Abstract Number 813, Bell County, Texas. Being all of that certain 0.053 acre tract described in General Warranty Deed, executed on November 1, 2022, Grantee: Aromas Cigar Lounge, LLC, recorded in Document Number 2022066897, Real Property Records in Bell County, Texas. Also being all of that certain tract described in a Special Warranty Deed, Effective date September 22, 2021, Grantee: James Berry, Jr., recorded in Document Number 2021062242, Real Property Records in Bell County, Texas. Also being part of Lot 3 and part of Lot 4, Block 6, Original Town of Killeen, an addition to the City of Killeen, Bell County, Texas, recorded in Volume 49, Page 58, Deed Records of Bell County, Texas, which is more fully described in the dedication of **EAST AVENUE C ADDITION** as shown by the plat hereof, attached hereto, and made a part hereon, and approved by the City of Killeen, Bell County, Texas, does hereby adopt said **EAST AVENUE C 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 and drainage easements shown on said plat are dedicated to said city for the installation and maintenance of any and all public utilities and drainage utilities, which the city may install or permit to be installed or maintained.

WITNESS the execution hereof, on this 3<sup>rd</sup> day of April, 2024

For **Aroma Cigar Lounge LLC, a Texas Limited Liability Company**  
**James Berry, Jr. (Member)**

Before me, the undersigned authority, on this day personally appeared **James Berry, Jr.**, 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 representative of the property described hereon.

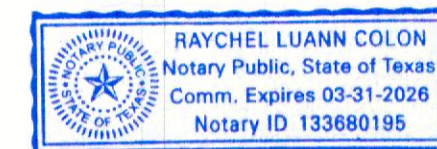


*Raychel Luann Colon*  
NOTARY PUBLIC STATE OF TEXAS

WITNESS the execution hereof, on this 3<sup>rd</sup> day of April, 2024

**James Berry, Jr.**

Before me, the undersigned authority, on this day personally appeared **James Berry, Jr.**, 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 representative of the property described hereon.



*Raychel Luann Colon*  
NOTARY PUBLIC STATE OF TEXAS

APPROVED this the 11 day of November, 2023, by the Planning Director of the City of Killeen, Bell County, Texas.

*Walter J. ...*  
PLANNING DIRECTOR

*...*  
PLANNING ASSISTANT

KNOW ALL MEN BY THESE PRESENTS,

That I, Robert E. Mitchell, Registered Professional Land Surveyor, do hereby certify that I did prepare this plat from an actual and accurate survey of the land, that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Killeen, Texas, and this subdivision is within the City Limits of Killeen, Texas.



*Robert E. Mitchell*  
Robert E. Mitchell,  
Registered Professional  
Land Surveyor, No. 5801

**REFERENCE TIES**

△ to △	S76°08'40"E-169.90'
△ to △	N76°08'40"W-37.41'
△ 60D set	△ 60D set
△ 60D found	△ 1" iron pipe found

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 30<sup>th</sup> day of November, 2023 A.D.  
By: *Benee Hickman*  
Bell County Tax Appraisal District

FILED FOR RECORD this 11 day of April, 2024  
Plat Records of Bell County, Texas, and Dedication Instrument # 2024015245.  
Official Records of Real Property, Bell County, Texas

No.	DATE	REMARKS	BY
2	11/17/2023	VICINITY MAP UPDATE	FRB
1	11/29/2023	CITY OF KILLEEN COMMENTS	FRB

**EAST AVENUE C ADDITION**  
BEING A REPLAT OF PART OF LOTS 3 & 4, BLOCK 6,  
ORIGINAL TOWN OF KILLEEN  
KILLEEN, BELL COUNTY, TEXAS

**FINAL PLAT**

SHEET TITLE:

**MITCHELL & ASSOCIATES, INC.**  
ENGINEERING & SURVEYING  
102 N. COLLEGE  
KILLEEN, TEXAS 76541  
PHONE: (254) 634-5541  
FAX: (254) 634-2141  
U. S. L. S. FIRM REGISTRATION NO. 100304-00  
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS NO. 3241

DWG. No. 23-001-D-S  
DATE: OCT. 2023  
SCALE: AS SHOWN  
DRAWN BY: FRB  
DATE: 2022/6/7  
1 LOT  
1 BLOCK  
AREA: 0.091 AC.