

KNOW ALL MEN BY THESE PRESENTS, THAT CURTIS EMMONS BEING THE SOLE OWNER OF THAT CERTAIN 1.29 ACRE TRACT OF LAND IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS, SITUATED IN THE MOSES T. MARTIN SURVEY, ABSTRACT NO. 963, BELL COUNTY, TEXAS, BEING ALL OF THE CALLED 1.112 ACRE TRACT OF LAND DESCRIBED IN A DEED TO CURTIS EMMONS, RECORDED IN INSTRUMENT NO. 2022021796, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS, AND ALL OF THE TRACT OF LAND DESCRIBED IN A DEED TO CURTIS EMMONS, RECORDED IN INSTRUMENT NO. 2022046689, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF EMMONS 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 EMMONS COMMERCIAL, DOES HEREBY DEDICATE TO SAID CITY ALL STREETS, AVENUES, 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.

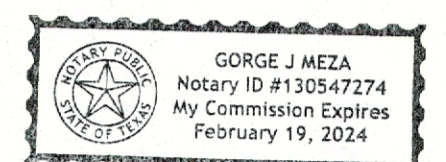
THE UTILITY EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO SAID CITY OF KILLEEN FOR INSTALLATION AND MAINTENANCE OF ANY AND ALL PUBLIC UTILITIES, WHICH THE CITY MAY ELECT TO INSTALL AND MAINTAIN OR PERMIT TO BE INSTALLED OR MAINTAINED.

WITNESS THE EXECUTION HEREOF, ON THIS 18 DAY OF August, 2023.

BY: Curtis Emmons
 CURTIS EMMONS
 OWNER

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

Gorge J. Meza
 NOTARY PUBLIC STATE OF TEXAS
 MY COMMISSION EXPIRES: 2/14/24



CITY PLANNING AND DEVELOPMENT SERVICES

APPROVED THIS 12 DAY OF July, 2023, A.D. BY THE PLANNING DIRECTOR OF THE CITY OF KILLEEN, TEXAS.

Walter Palmer
 PLANNING DIRECTOR

Adrian L. Potts
 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, TEXAS.

Seth H. Barton 08/14/2023
 SETH H. BARTON
 R. P. L. S. NO. 6878
 1501 W. STAN SCHLUETER LP.
 KILLEEN, TX 76549



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 19 DAY OF Aug, 2023, A.D.

By: Renee Hickman
 BELL COUNTY TAX APPRAISAL DISTRICT

COUNTY CLERK INFORMATION:

FILED FOR RECORD THIS 14th DAY OF September, 2023, IN YEAR 2023, PLAT # 2023041541, OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

BY: Christy W. Holland

SURVEY:	MOSES T MARTIN SURVEY, A-963	OWNER:	CURTIS EMMONS 4003 W. STAN SCHLUETER LP, SUITE 4 KILLEEN, TEXAS 76549
NUMBER OF BLOCKS:	1		
NUMBER OF LOTS:	1	SURVEYOR:	QUINTERO ENGINEERING, LLC 1501 W. STAN SCHLUETER LP. KILLEEN, TEXAS 76549 (254) 493-9962
TOTAL ACREAGE:	1.29 AC		
DATE:	AUGUST 2023		

NOTES

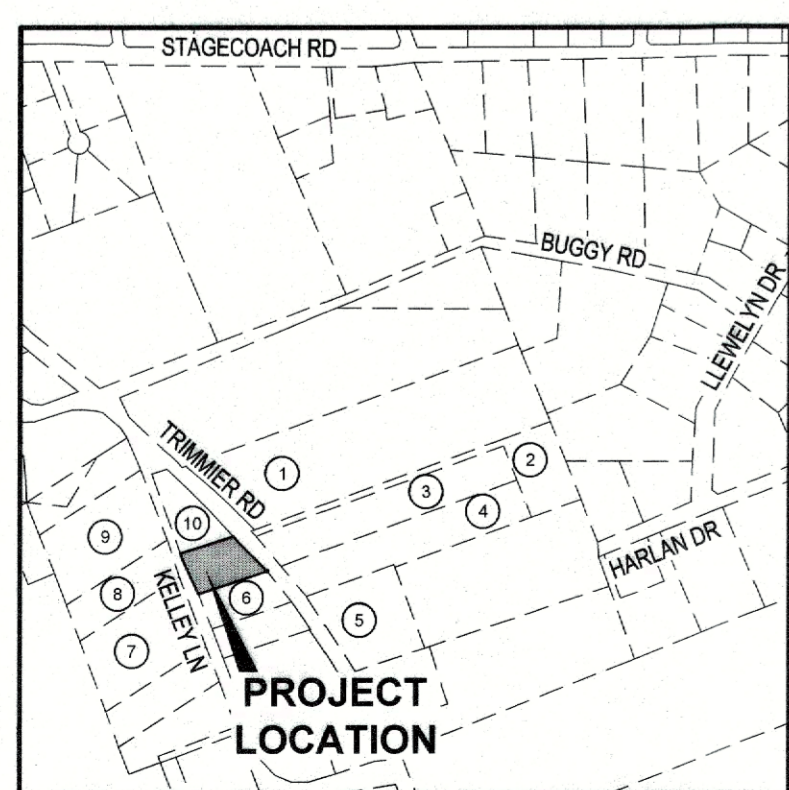
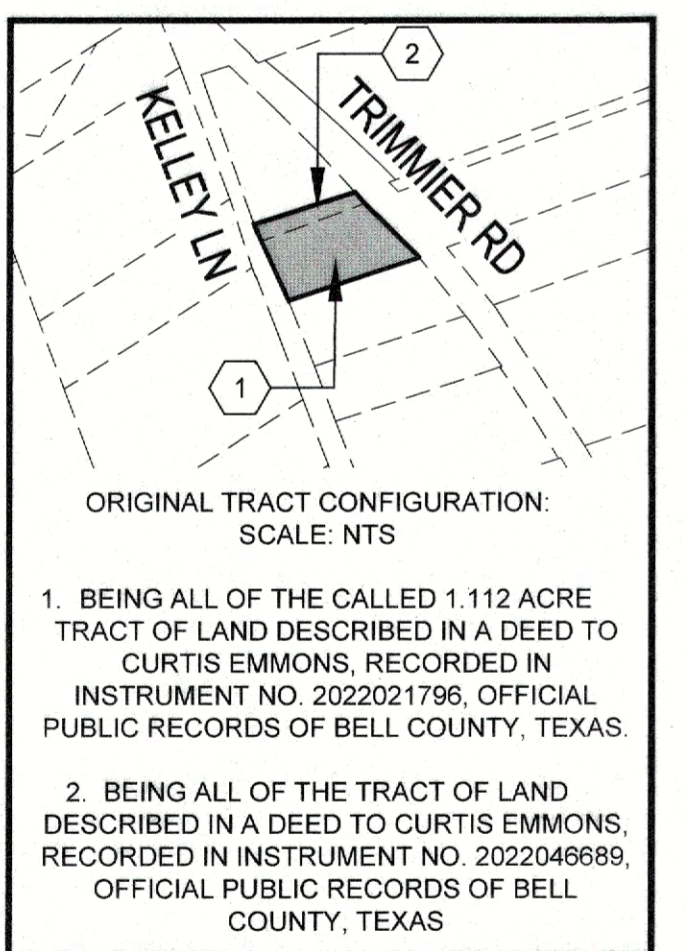
1. THE BUILDING SETBACK LINES FOR THIS TRACT SHALL BE DETERMINED AS REQUIRED BY CODE OF ORDINANCES OF THE CITY OF KILLEEN AS RELATED TO THE DEVELOPMENT OF THIS TRACT UNLESS SHOWN HERON.
2. THE BEARINGS AND DISTANCES SHOWN HEREOF ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, PER LEICA SMART NET GPS OBSERVATION.
3. THIS PROPERTY LIES WITHIN FEMA "ZONE X, OTHER AREAS" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, FEMA MAP 48027C0290E, 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. WATER IMPACT FEES ARE HEREBY ASSESSED AND ESTABLISHED IN ACCORDANCE WITH CITY OF KILLEEN ORDINANCE 21-015 AT A RATE OF \$1,161 PER SERVICE UNIT. WASTE WATER 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. PARK DEVELOPMENT FEES ARE NOT REQUIRED IN ACCORDANCE WITH SEC. 26-129(B)(1)
6. THE PROPOSED LOT SHALL CONNECT TO THE PROPOSED GRAVITY SEWER LINE. THE OWNER/DEVELOPER SHALL COORDINATE CONNECTION DURING THE BUILDING PERMIT PROCESS OF THE DEVELOPMENT OF THIS LOT.

LEGEND

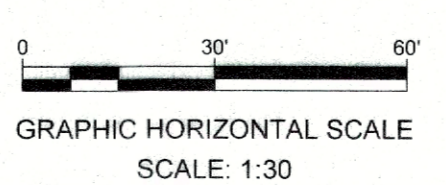
- PROPERTY BOUNDARY
- - - UTILITY EASEMENT
- - - ADJOINING TRACT PROPERTY LINES
- - - OFFSITE EASEMENT LINE
- 1/2" IRON ROD FOUND
- 3/8" IRON ROD FOUND
- UNLESS OTHERWISE NOTED

KEYNOTES

1. LOT 1, BLOCK 1, CHRISTIAN FELLOWSHIP CHURCH OF KILLEEN ADDITION (PLAT YEAR 2018, NO. 116)
2. LOT 1, BLOCK 1, READE ADDITION (PLAT YEAR 2016, NO. 119)
3. LOT 1, BLOCK 1, EMMONS-MINTZ ADDITION (INST. NO. 2022038388)
4. LOT 2, BLOCK 1, EMMONS-MINTZ ADDITION (INST. NO. 2022038388)
5. CALLED 4.247 ACRE BOBBY J. CUMMINGS AND PATRICIA E. CUMMINGS (VOL. 4369, PG. 221)
6. CALLED 1.330 ACRE WALTER PALMER KITCHENS (VOL. 3748, PG. 505)
7. CALLED 4.00 ACRES THE SANABRIA FAMILY REVOCABLE TRUST (INST. NO. 201000036301)
8. CALLED 2.00 ACRES ENRIQUE LUIS SANABRIA AND GLICELDA SANABRIA (VOL. 5605, PG. 277)
9. LOT 1, BLOCK 1, CHARITY BAPTIST CHURCH ADDITION (CAB. D. SLIDE 195-C)
10. CALLED 1.39 ACRE SON CHU TORRES, VALERIE K. MCINTOSH, IN-SUK CATALA AND HYEWON YANG (INST. NO. 2021024005)



LOCATION MAP
 SCALE: NTS



INST # 2023041541



FINAL PLAT

EMMONS COMMERCIAL
 CITY OF KILLEEN, BELL COUNTY, TEXAS

EMMONS COMMERCIAL IS A PLAT OF ALL OF THE CALLED 1.112 ACRE TRACT OF LAND DESCRIBED IN A DEED TO CURTIS EMMONS, RECORDED IN INSTRUMENT NO. 2022021796, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS, AND ALL OF THE TRACT OF LAND DESCRIBED IN A DEED TO CURTIS EMMONS, RECORDED IN INSTRUMENT NO. 2022046689, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS.

PROJECT NO.: 010-23
 DATE: AUGUST 2023

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