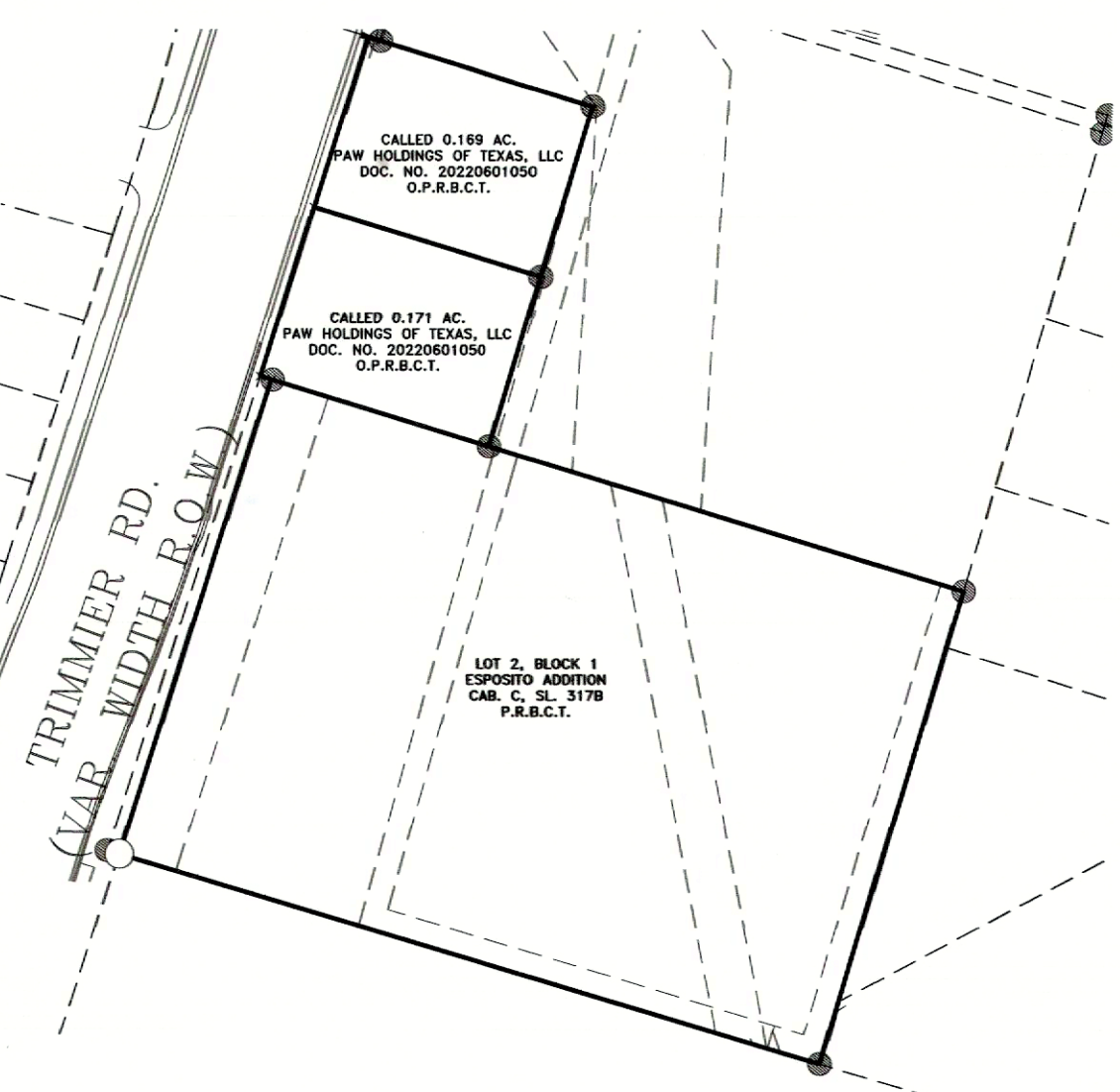


VICINITY MAP
N.T.S.



AREA BEING REPLATTED NOT TO SCALE

VERTICAL DATUM:
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

SITE BENCHMARKS AND CONTROL POINTS:

CP 1: 1" IRON ROD W/ ATWELL LLC CAP
NORTHING: 10369193.84 (NAD83)
EASTING: 3109979.20 (NAD83)
ELEVATION: 896.02 (NAVD88)

BM 2: 2"x3" CUT W/ NAIL IN CENTER CURB INLET
NORTHING: 10369322.89 (NAD83)
EASTING: 3110002.70 (NAD83)
ELEVATION: 893.76 (NAVD88)

STATE OF TEXAS
COUNTY OF BELL

APPROVED THIS 14 DAY OF April, 2023 BY THE EXECUTIVE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES OR THE CITY PLANNER OF THE CITY OF KILLEEN, TEXAS.

EXECUTIVE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES OF THE CITY PLANNER

PLANNING SECRETARY

FILED FOR RECORD THIS 02 DAY OF MAY, 2025
YEAR 2025 NUMBER 080930

DEDICATION INSTRUMENT IN INSTRUMENT NO. 2025080930 OFFICIAL RECORDS OF BELL COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BELL

TAX CERTIFICATE
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 OWED ON THE PROPERTY DESCRIBED BY THIS PLAT.

DATED THIS 1 DAY OF April, 2025 A.D.
BELL COUNTY TAX APPRAISAL DISTRICT

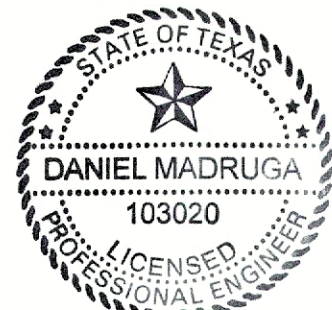
BY: Shirley Smith

ENGINEER'S CERTIFICATE:

THIS IS TO CERTIFY THAT:
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS:
ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM IN REVIEWING AND APPROVING THESE PLANS. THE CITY OF KILLEEN MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER. IN ADDITION, ENGINEER CERTIFIES THAT TO THE BEST OF THEIR KNOWLEDGE THESE PLANS MEET ALL ENGINEERING AND CODE REQUIREMENTS OF THE CITY OF KILLEEN.

WITNESS MY HAND THIS 11 DAY OF March, 2025

DANIEL MADRUGA
REGISTERED PROFESSIONAL ENGINEER NO. 103020
ATWELL LLC
805 LAS CIMAS PARKWAY, STE. 310
AUSTIN, TX 78746
512-904-0505



SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT:
I, ROBERT J. GERTSON, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE PERIMETER CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED OR FOUND UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF KILLEEN, TEXAS. THIS REPLAT OF LOT 2, BLK. 1, ESPOSITO ADDITION, CAB. C, SL. 317B, A CALLED 0.171 AC., AND A CALLED 0.169 AC., DOC. 20220601050, O.P.R., SITUATED IN THE W.H. COLE SURVEY, ABSTRACT NO. 201, BELL COUNTY, TEXAS, IS LOCATED WITHIN THE CITY LIMITS OF KILLEEN, TEXAS.

WITNESS MY HAND THIS 14 DAY OF FEB, 2025

ROBERT J. GERTSON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6367
ATWELL LLC
805 LAS CIMAS PARKWAY, STE. 310
AUSTIN, TX 78746
512-904-0505



BEARING BASIS NOTE

THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS STATE PLANE COORDINATE SYSTEM NAD 83 (2011 ADJUSTMENT), CENTRAL ZONE (4203).

STATE OF TEXAS
COUNTY OF BELL

THAT PAW HOLDINGS OF TEXAS, LLC, WHOSE ADDRESS IS 207 E BELLEVUE AVE, SCOTT CITY, KS 67871, BEING THE SOLE OWNER OF THAT 1.802 ACRE TRACT OF LAND SITUATED IN THE WILLIAM H COLE SURVEY, ABSTRACT NO. 201, BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF ESPOSITO ADDITION PHASE THREE, BEING A REPLAT OF LOT 2, BLOCK 1, ESPOSITO ADDITION, CABINET C, SLIDE 317B, A CALLED 0.171 ACRE TRACT, AND A CALLED 0.169 ACRE TRACT, RECORDED UNDER DOCUMENT NO. 20220601050, OFFICIAL PUBLIC RECORDS, CITY OF KILLEEN, BELL COUNTY, TEXAS AS SHOWN BY THE PLAT HEREOF, ATTACHED HERETO, AND MADE A PART HEREON, AND APPROVED BY THE EXECUTIVE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES OR CITY PLANNER OF THE CITY OF KILLEEN, BELL COUNTY, TEXAS, DOES HEREBY ADOPT SAID ESPOSITO ADDITION PHASE THREE, 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 INSTALLATION AND MAINTENANCE OF ANY AND ALL PUBLIC UTILITIES WHICH THE CITY MAY INSTALL OR PERMIT TO BE INSTALLED OR MAINTAINED.

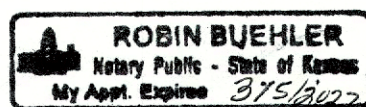
FOR: PAW HOLDINGS OF TEXAS, LLC

BY: Greg Guanz
GREG GUANZ, AGENT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 19 DAY OF February, 2025 A.D., BY Greg Guanz AGENT OF PAW HOLDINGS OF TEXAS, LLC, ON BEHALF OF SAID COMPANY AND SAID PARTNERSHIP.

WITNESS MY HAND AND SEAL OF OFFICE, THIS 19 DAY OF February, 2025, A.D.

NOTARY PUBLIC IN AND FOR Bell COUNTY, TEXAS Kansas



AREA AFTER BEING REPLATTED

BUILDING SETBACK NOTE:

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.

FLOOD ZONE CLASSIFICATION INFORMATION:

FLOOD ZONE DESIGNATION ZONE: "X" PER F.E.M.A.
FLOOD INSURANCE RATE MAP, MAP NUMBER 48027C0280C, EFFECTIVE DATE: SEPTEMBER 26, 2008.

UNHATCHED ZONE "X" OTHER AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

(THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THE SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP OR THE LOCATION OF THE FLOOD ZONE BOUNDARY. IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THE SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.)

WATER IMPACT FEE NOTE:

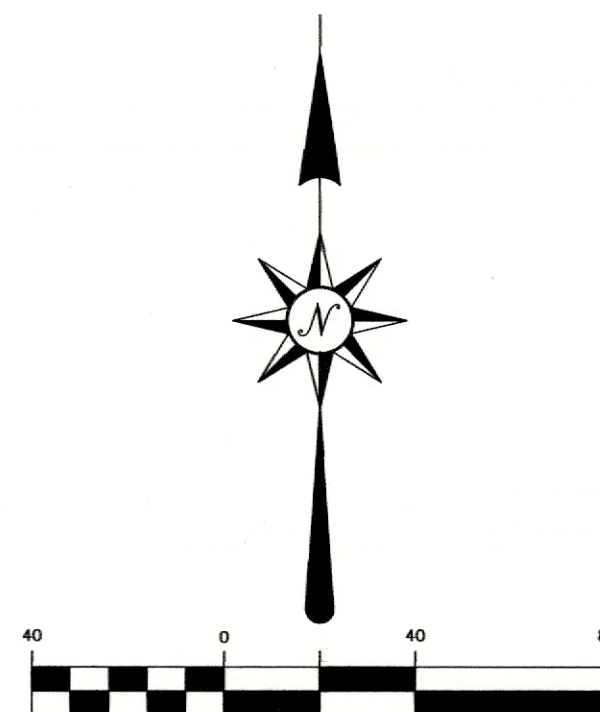
WATER IMPACT FEES ARE HEREBY ASSESSED AND ESTABLISHED IN ACCORDANCE WITH CITY OF KILLEEN ORDINANCE NO. 21-015 AT A RATE OF \$1.161 PER SERVICE UNIT. WASTEWATER IMPACT FEES ARE HEREBY ASSESSED AND ESTABLISHED IN ACCORDANCE WITH CITY OF KILLEEN ORDINANCE NO. 21-015 AT A RATE OF \$4.18 PER SERVICE UNIT. IMPACT FEES SHALL BE PAID AT THE TIME OF BUILDING PERMITS.

LINE DATA TABLE		
LINE #	DIRECTION	LENGTH
L1	N73°01'08"W	5.00'
L2	S72°59'31"E	5.00'

DR.	AAM	CH.	RG	DATE
P.M.	RG			JAN. 2023
CAD FILE:				FEB. 06, 2023
				FEB. 08, 2023
				FEB. 13, 2023
JOB	22003549			MARCH 10, 2023
SHEET NO.				MARCH 15, 2023
	1 OF 1			REVISIONS

PROJECT:

FINAL PLAT
ESPOSITO ADDITION PHASE THREE
BEING A REPLAT OF LOT 2, BLK. 1, ESPOSITO ADDITION, CAB. C, SL. 317B, A CALLED 0.171 AC., AND A CALLED 0.169 AC., DOC. 20220601050, O.P.R., SITUATED IN THE W.H. COLE SURVEY, ABSTRACT NO. 201, CITY OF KILLEEN, BELL COUNTY, TEXAS



LEGEND

- 1" IRON ROD W/ ATWELL LLC CAP SET
- PROPERTY CORNER FOUND AS NOTED
- SIGN
- OFFICIAL PUBLIC RECORDS BELL COUNTY, TEXAS
- PLAT RECORDS BELL COUNTY, TEXAS
- POINT-OF-BEGINNING
- POINT-OF-COMMENCEMENT
- REINFORCED CONC. PIPE
- RIGHT-OF-WAY
- VARIABLE
- CORRUGATED METAL PIPE

Inst # 2025020930