

LEGEND

- PROPERTY BOUNDARY
- LOT LINES
- - - EASEMENT LINES
- - - ADJOINING TRACT PROPERTY LINES
- - - OFFSITE EASEMENTS

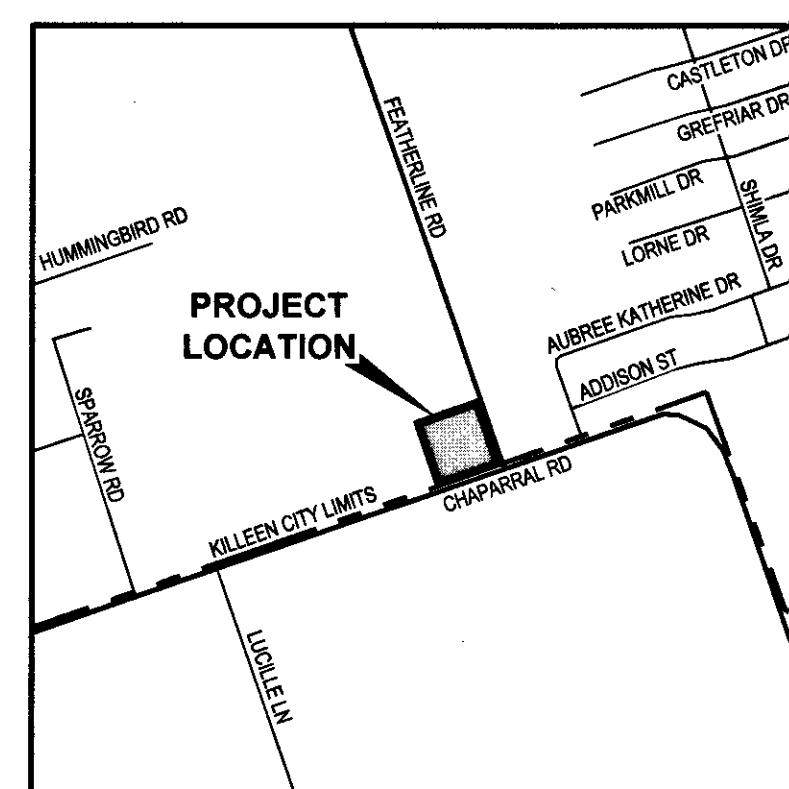
- 1/2" IRON ROD W/ CAP STAMP
"QUINTERO 10194110" FOUND
- 1/2" IRON ROD FOUND
- 3/8" IRON ROD FOUND

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 HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, PER LEICA SMART NET GPS OBSERVATION.
3. A PORTION OF THIS PROPERTY LIES WITHIN FEMA "ZONE X, OTHER AREAS" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, FEMA MAP 48027C0290E, WHICH BEAR AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.
4. LOT SHALL PROVIDE STORM WATER DETENTION IN ACCORDANCE WITH THE CITY OF KILLEEN DRAINAGE DESIGN MANUAL WHEN APPLICATION FOR BUILDING PERMITS ARE MADE.

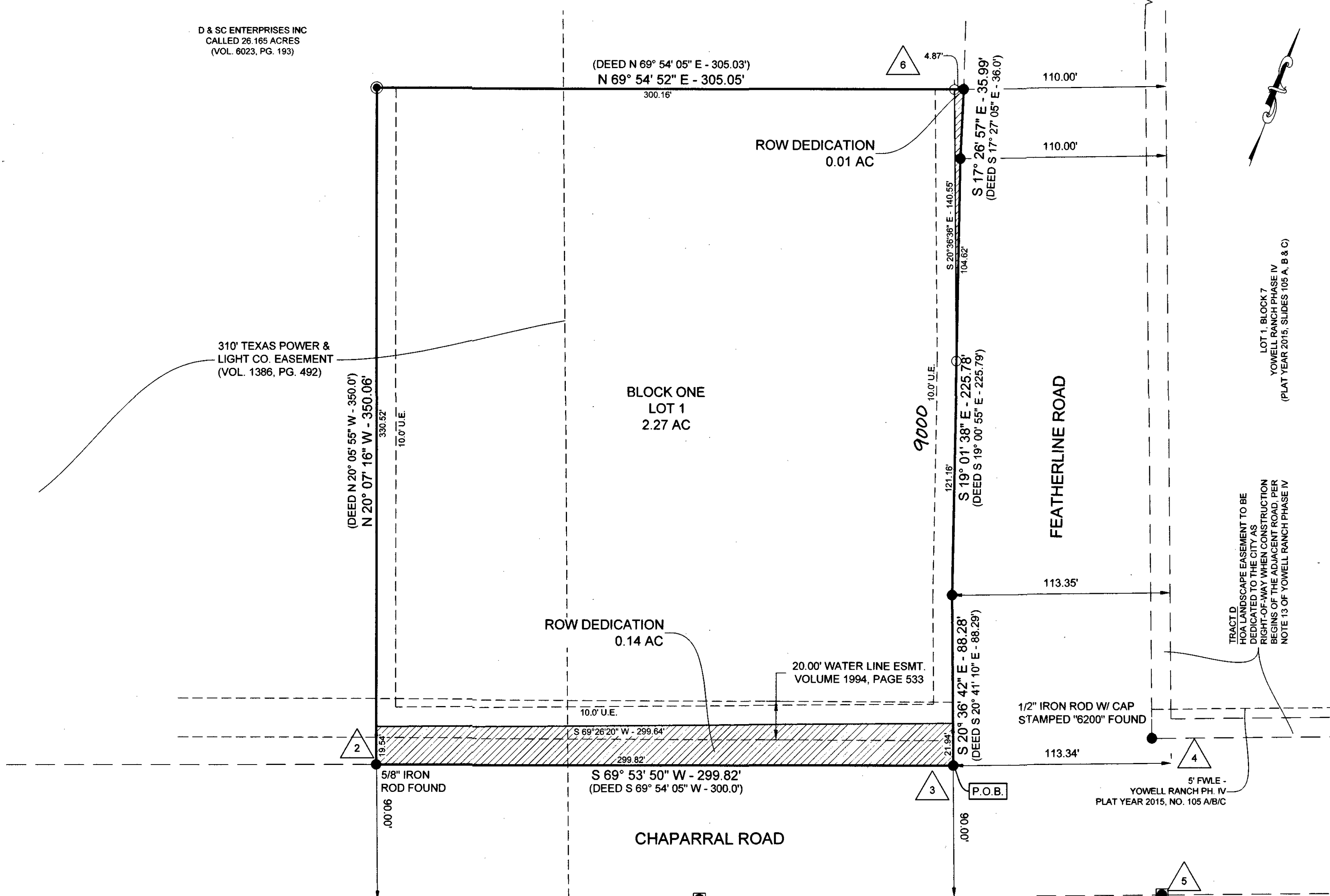
"FEMA "ZONE X, OTHER AREAS" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN"

REFERENCE TIES	
1-2	N 38° 31' 09" E, 137.19'
3-4	N 62° 18' 08" E, 104.18'
3-5	S 78° 21' 33" E, 127.80'
5-6	N 18° 00' 27" E, 2007.12'



LOCATION MAP
SCALE: NTS

D & SC ENTERPRISES INC
CALLED 26.165 ACRES
(VOL. 8023, PG. 193)

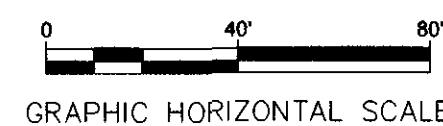


LAMONT WHITFIELD ETUX
DELL WHITFIELD
CALLED 15.458 ACRES
(INSTR. NO. 2017-00041123)

JUAN D. MARQUES ETUX
MELISSA Y. MARQUEZ
CALLED 3.0 ACRES
(VOL. 4882, PG. 347)

WEST BELL COUNTY WATER SUPPLY CORP
CALLED 15.458 ACRES
(VOL. 2548, PG. 517)

LAMONT WHITFIELD ETUX
DELL WHITFIELD
CALLED 15.458 ACRES
(INSTR. NO. 2017-00041123)



KNOW ALL MEN BY THESE PRESENTS, THAT KILLEEN MAYO REAL ESTATE HOLDING, LLC - CHAPARRAL & FEATHERLINE SERIES BEING THE SOLE OWNER OF THAT CERTAIN 2.42 ACRES OF LAND IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS, SITUATED IN THE WILLIAM H. COLE SURVEY, ABSTRACT NO. 200, BEING A CALLED 2.42 ACRE TRACT DESCRIBED IN A DEED TO KILLEEN MAYO REAL ESTATE HOLDING, LLC - CHAPARRAL & FEATHERLINE SERIES, RECORDED IN INSTRUMENT NO. 201900057800, DEED RECORDS OF BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF FEATHERLINE COMMERCIAL, AS SHOWN BY THE PLAT HEREOF, ATTACHED HERETO, AND APPROVED BY THE CITY OF KILLEEN, BELL COUNTY, TEXAS AND FEATHERLINE COMMERCIAL, DOES HEREBY DEDICATE TO SAID CITY ALL STREETS, AVENUES, DRIVES, ALLEYS AND DRAINAGE TRACTS 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 DRAINAGE TRACTS, DRAINAGE AND 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.

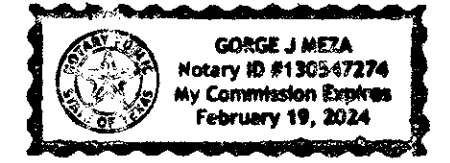
WITNESS THE EXECUTION HEREOF, ON THIS 6 DAY OF APRIL, 2021

FOR: KILLEEN MAYO REAL ESTATE HOLDING, LLC - CHAPARRAL & FEATHERLINE SERIES

BY: [Signature]
LUKE A. MAYO
MANAGING MEMBER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY, PERSONALLY APPEARED LUKE A. MAYO 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 12th DAY OF April, 2021, A.D. BY THE EXECUTIVE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES OR THE CITY PLANNER OF THE CITY OF KILLEEN, TEXAS.

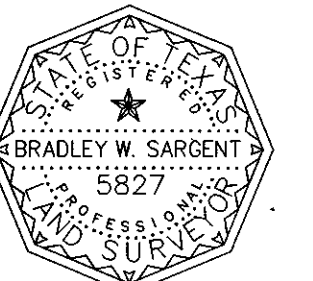
[Signature]
EXECUTIVE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES OR THE CITY PLANNER

[Signature]
PLANNING SECRETARY

SURVEYORS' CERTIFICATE

I, BRADLEY W. SARGENT, 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.

[Signature] 04/06/2021
BRADLEY W. SARGENT
R. P. L. S. NO. 5827
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 12th DAY OF April, 2021, A.D.

By: [Signature]
BELL COUNTY TAX APPRAISAL DISTRICT

COUNTY CLERK INFORMATION

FILED FOR RECORD THIS 14th DAY OF April, 2021, IN YEAR 2021, PLAT # N/A
PLAT RECORDS OF BELL COUNTY, TEXAS, AND DEDICATION INSTRUMENT # 2021-22818, OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

By: [Signature]

SURVEY:	WILLIAM H. COLE SURVEY, A-200	OWNER:	KILLEEN MAYO REAL ESTATE HOLDING, LLC - CHAPARRAL & FEATHERLINE SERIES 3828 W. STAN SCHLUETER LP. KILLEEN, TEXAS 76549
NUMBER OF BLOCKS:	1		
NUMBER OF LOTS:	1		
TOTAL ACREAGE:	2.42 AC	SURVEYOR:	QUINTERO ENGINEERING, LLC 1501 W. STAN SCHLUETER LP. KILLEEN, TEXAS 76549 (254) 493-9962
DATE:	JANUARY 2021		



FINAL PLAT FOR:
FEATHERLINE COMMERCIAL
CITY OF KILLEEN, BELL COUNTY, TEXAS

FEATHERLINE COMMERCIAL
IS A PLAT OF A CALLED 2.42 ACRE TRACT DESCRIBED IN A DEED TO KILLEEN MAYO REAL ESTATE HOLDING, LLC - CHAPARRAL & FEATHERLINE SERIES, RECORDED IN INSTRUMENT NO. 201900057800, DEED RECORDS OF BELL COUNTY, TEXAS.

PROJECT NO.:
001-21
DRAWING NO.:
P1

INST# 2021-22818