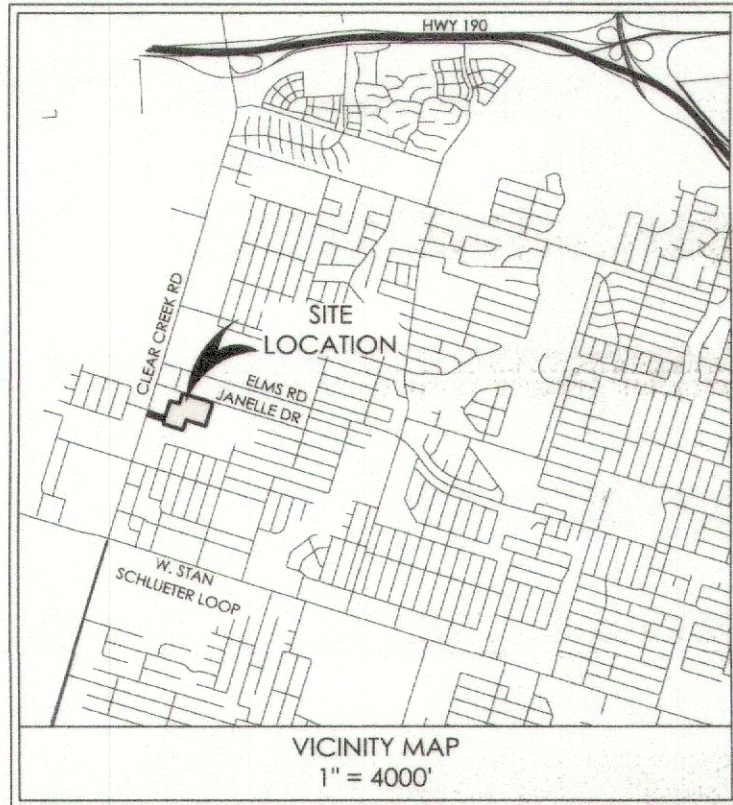
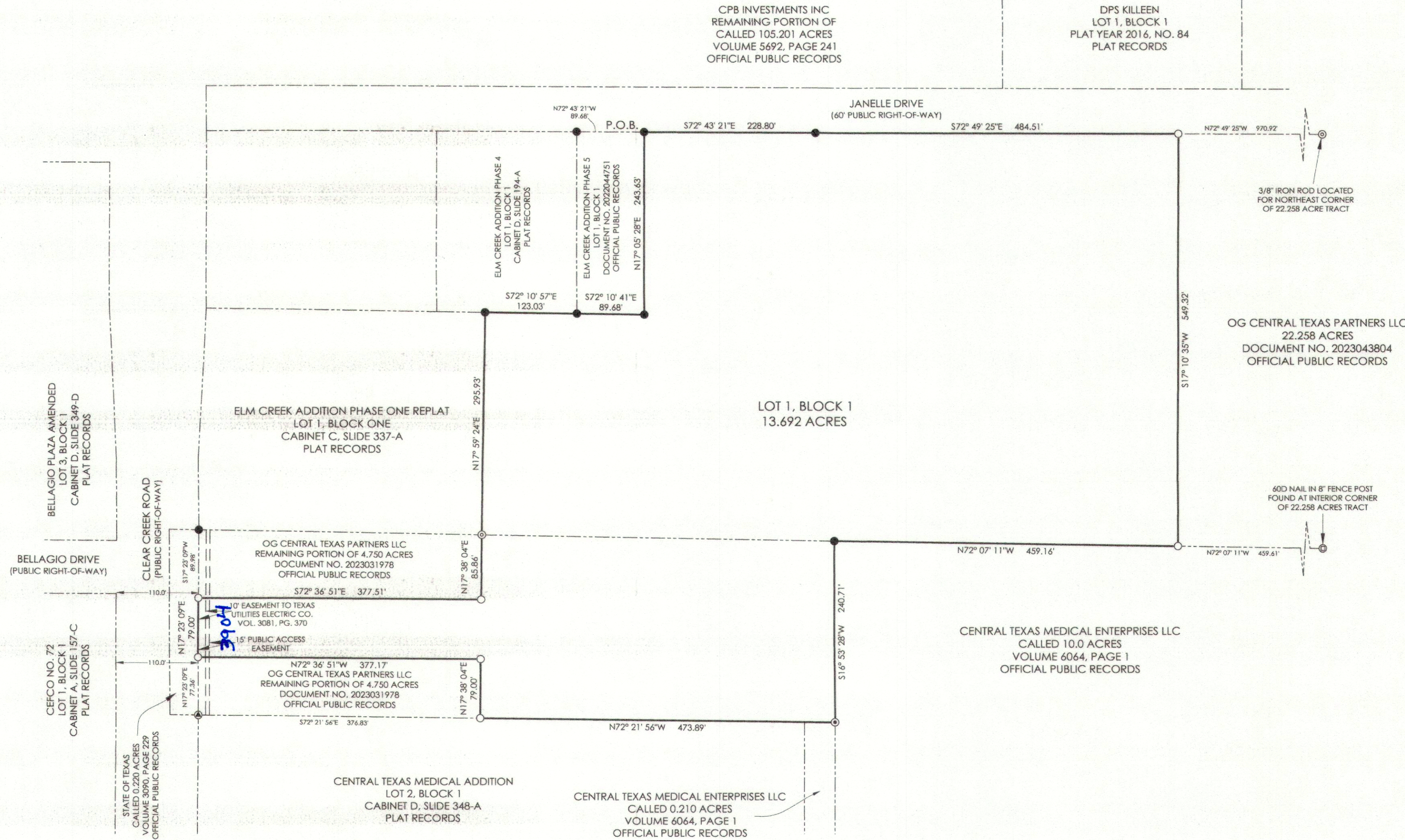


FINAL PLAT OF 5100 JANELLE, PHASE 1A

A SUBDIVISION IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS.

SHOWING A 13.692 ACRE TRACT OF LAND, LOCATED IN THE THOMAS ROBINETT SURVEY, ABSTRACT NO. 686, BELL COUNTY, TEXAS, SAID 13.692 ACRE TRACT, BEING A REMAINING PORTION OF THAT CALLED 105.201 ACRE TRACT OF LAND RECORDED IN VOLUME 5692, PAGE 241, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 4.750 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2023031978, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 22.258 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2023043804, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS.



SUBDIVISION SUMMARY:

- 1 LOT

- 1 BLOCK

PLAT NOTES:

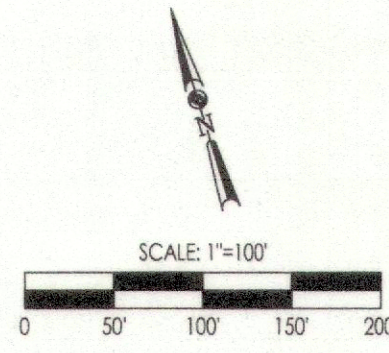
- THE PLAT SHALL BE IN COMPLIANCE WITH THE CITY'S CURRENTLY ADOPTED ZONING, CONSTRUCTION STANDARDS, INFRASTRUCTURE DESIGN AND DEVELOPMENT STANDARDS MANUAL, DRAINAGE DESIGN MANUAL, THOROUGHFARE PLAN, AND MASTER PLANS, EXCEPT AS OTHERWISE ALLOWED BY STATE LAW. IN ADDITION, THE BUILDING SETBACK LINES FOR 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.
- HORIZONTAL DATUM: TEXAS STATE PLANE, CENTRAL ZONE, NAD83, GRID.
- VERTICAL DATUM: NAVD83.
- ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BELL COUNTY, TEXAS, MAP NUMBER 48027102006, EFFECTIVE DATE SEPTEMBER 24, 2008, THIS PROPERTY LIES IN ZONE "X", WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 100 YEAR FLOOD PLAIN. THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM. IT DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE, OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES LOCATED THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THE FLOOD HAZARD AREA IS SUBJECT TO CHANGE AS DETAILED STUDIES OCCUR AND/OR WATERSHED OR CHANNEL CONDITIONS CHANGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- IN ACCORDANCE WITH KILLEEN CODE OF ORDINANCES SECTION 26-51 (F) ALL ITEMS SUBMITTED UNDER SUBSECTION 26-51 (E) 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.
- 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 \$4.8 PER SERVICE UNIT. IMPACT FEES SHALL BE PAID AT THE TIME OF BUILDING PERMITS.
- STREET TREES SHALL BE PROVIDED WITHIN THE TREE LAWN ON BOTH SIDES OF ALL LOCAL STREETS.
- PARKLAND DEDICATION CALCULATION IS HEREBY ASSESSED AND ESTABLISHED IN ACCORDANCE WITH THE CITY OF KILLEEN ORDINANCE NO. 23-003 AT 0.03 ACRES, WHICH IS LESS THAN THE MINIMUM OF THREE (3) ACRES REQUIRED. THEREFORE, THE FEE-IN-LIEU AMOUNT IS ESTABLISHED AT A RATE OF \$750.00 PER SINGLE-FAMILY AND TWO-FAMILY UNIT OR \$450.00 PER MULTI-FAMILY UNIT. PARKLAND DEVELOPMENT FEE IS HEREBY ASSESSED AND ESTABLISHED IN ACCORDANCE WITH THE CITY OF KILLEEN ORDINANCE NO. 23-003 AT \$450.00 PER SINGLE-FAMILY AND TWO-FAMILY UNIT OR \$225.00 PER MULTI-FAMILY UNIT. FEE-IN-LIEU AMOUNT AND PARKLAND DEVELOPMENT FEE SHALL BE PAID AT THE TIME OF RECORDATION.

GENERAL NOTES:

- FIELD WORK PERFORMED ON: NOVEMBER 15, 2023.
- OWNER: OG CENTRAL TEXAS PARTNERS, LLC, A MISSOURI LIMITED LIABILITY COMPANY.
- THIS SURVEY IS BASED ON A TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE GUARANTY COMPANY, G.F. NUMBER 22-6707, ISSUED DATE OF DECEMBER 1, 2022, EFFECTIVE DATE OF NOVEMBER 21, 2022 AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN. THERE MAY BE OTHER EASEMENTS, RESTRICTIONS, OR ENCUMBRANCES NOT SHOWN. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.

SCHEDULE B EXCEPTIONS:

- EASEMENT TO TEXAS UTILITIES ELECTRIC COMPANY - RECORDED IN VOLUME 3081, PAGE 334, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS. (DOES NOT APPLY, LOCATED WEST OF SUBJECT PROPERTY).
- UTILITY EASEMENT TO CITY OF KILLEEN - RECORDED IN VOLUME 6090, PAGE 68, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS. (DOES NOT APPLY, LOCATED NORTHEAST OF SUBJECT PROPERTY).
- DEDICATED PUBLIC ROW TO CITY OF KILLEEN - RECORDED IN VOLUME 6889, PAGE 284 (DOES NOT APPLY, LOCATED NORTH OF SUBJECT PROPERTY). OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS. RATIFICATION AND CONSENT OF RECORD IN DOCUMENT NO. 2016-00022778, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.
- UTILITY EASEMENT TO CITY OF KILLEEN - RECORDED IN DOCUMENT NO. 2007-00020201 (DOES NOT APPLY, LOCATED NORTH OF SUBJECT PROPERTY). OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS. RATIFICATION AND CONSENT - RECORDED IN DOCUMENT NO. 2016-00022778, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.
- RECIPROCAL EASEMENT AGREEMENT BY AND BETWEEN CPB INVESTMENTS, INC., AND HERITAGE RIDGE BEAUMONT HOLDINGS, LLC - RECORDED IN DOCUMENT NO. 2010-00001850, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS. (DOES NOT APPLY, LOCATED NORTHWEST OF SUBJECT PROPERTY).
- EASEMENT TO ONCOR ELECTRIC DELIVERY COMPANY, LLC - RECORDED IN DOCUMENT NO. 2012-00043712, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS. (3' WIDE EASEMENT, TO BE ADDED TO EXISTING 7' EASEMENT, BEING A TOTAL OF A 10' EASEMENT. DOES NOT APPLY, LOCATED WEST OF SUBJECT PROPERTY, SHOWN ON SURVEY).
- UTILITY EASEMENT TO CITY OF KILLEEN - RECORDED IN DOCUMENT NO. 2016-00033457, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS. (DOES NOT APPLY, LOCATED NORTHEAST OF SUBJECT PROPERTY).



LEGEND

- P.O.B. POINT OF BEGINNING
- 1/2" IRON PIPE FOUND
- 3/8" IRON ROD FOUND
- 5/8" IRON ROD FOUND
- MAG NAIL IN ASPHALT FOUND
- SET 1/2" IRON ROD WITH A BLUE QUICK INC. RPLS 6447 PLASTIC CAP
- 600 NAIL IN 8" FENCE POST FOUND

STATE OF TEXAS & COUNTY OF BELL §

WHEREAS, OG CENTRAL TEXAS PARTNERS, LLC, HEREINAFTER REFERRED TO AS GRANTOR, IS THE SOLE OWNER OF THAT CERTAIN TRACT OF LAND CONTAINING 13.692 ACRES OUT OF AND A PART OF THE THOMAS ROBINETT SURVEY, ABSTRACT NO. 686, BEING A REMAINING PORTION OF THAT CALLED 105.201 ACRE TRACT OF LAND RECORDED IN VOLUME 5692, PAGE 241, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 4.750 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2023031978, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 22.258 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2023043804, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN FIELD NOTES ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES FOR A COMPLETE LEGAL DESCRIPTION.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT GRANTOR DOES HEREBY ADOPT THE PLAT OF FINAL PLAT OF 5100 JANELLE, PHASE 1A, A SUBDIVISION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, AND DOES HEREBY ADOPT THE ATTACHED PLAT THEREOF AND DOES HEREBY AGREE THAT ALL FUTURE SALES AND CONVEYANCES OF SAID PROPERTY SHALL BE BY REFERENCE TO SAID PLAT AND DEDICATIONS. GRANTOR DOES HEREBY DEDICATE, GIVE, GRANT, AND CONVEY TO THE CITY OF KILLEEN, TEXAS, TOGETHER WITH ITS ASSIGNS AND FRANCHISES FURNISHING PUBLIC UTILITIES TO THE SUBDIVISION, HEREINAFTER COLLECTIVELY REFERRED TO AS "GRANTEES": FOR PUBLIC USE FOREVER, THE UTILITY AND DRAINAGE EASEMENTS AS SHOWN ON THE PLAT, UPON, OVER, AND THROUGH THE SAID PROPERTY FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, USE, EASEMENT INGRESS AND EGRESS, AND REPLACEMENT OF ALL PUBLIC DRAINAGE INFRASTRUCTURE AND PUBLIC UTILITY LINES, INCLUDING ELECTRIC POWER, WATER, SEWER, GAS, AND TELECOMMUNICATION, WHICH THE CITY MAY ELECT TO INSTALL AND MAINTAIN OR PERMIT TO BE INSTALLED OR MAINTAINED, AND REFERENCE IS HEREBY MADE TO SUCH PLAT FOR THE LOCATION OF SUCH EASEMENTS.

GRANTOR DOES HEREBY GIVE, GRANT, AND CONVEY TO THE CITY OF KILLEEN, TEXAS, AND TO THE GENERAL PUBLIC, FOR PUBLIC USE AND FOR PUBLIC PURPOSES THE STREETS, AVENUES, AND ROADWAYS AS SHOWN ON SAID PLAT.

GRANTEE SHALL HAVE ALL OTHER RIGHTS AND BENEFITS NECESSARY OR CONVENIENT FOR THE FULL ENJOYMENT OR USE OF THE RIGHTS HEREIN GRANTED, INCLUDED BUT NOT LIMITED TO, THE FREE RIGHT OF INGRESS OR EGRESS OVER AND ACROSS THE ROADS, STREETS, EASEMENTS, AND RIGHTS-OF-WAYS TO CONSTRUCT, RECONSTRUCT AND MAINTAIN SAME.

TO HAVE AND TO HOLD THE SAID EASEMENTS AND RIGHTS-OF-WAY, TOGETHER WITH ALL AND SINGULAR THE RIGHTS AND PRIVILEGES HERETO IN ANY MANNER BELONGING UNTO THE SAID GRANTEE, ITS SUCCESSORS, AND ASSIGNS FOREVER, AND GRANTOR DOES HEREBY BIND ITSELF, ITS SUCCESSORS AND ASSIGNS, TO WARRANT AND FOREVER DEFEND ALL AND SINGULAR SAID PREMISES UNTO THE SAID CITY OF KILLEEN, TEXAS, ITS SUCCESSORS AND ASSIGNS, AGAINST EVERY PERSON WHOMSOEVER LAWFULLY CLAIMING, OR TO CLAIM THE SAME OR ANY PART THEREOF.

EXECUTED THIS 30th DAY OF June, 2025

OG CENTRAL TEXAS PARTNERS, LLC

Joseph Cyr
JOSEPH CYR

STATE OF ~~MISSOURI~~

COUNTY OF ~~ST LOUIS~~

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 30th DAY OF June, 2025, BY JOSEPH CYR, OG CENTRAL TEXAS PARTNERS, LLC

Jacqueline C. Womack
JACQUELINE C. WOMACK
Notary Public - Notary Seal
St. Louis County - State of Missouri
Commission Number 15-078119
My Commission Expires Feb. 5, 2027

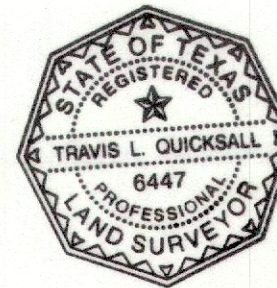
NOTARY SEAL

CITY OF KILLEEN

APPROVED THIS 18th DAY OF June, 2025 BY THE EXECUTIVE DIRECTOR OF DEVELOPMENT SERVICES OR DESIGNEE.
Wally Neffner
EXECUTIVE DIRECTOR OR DESIGNEE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Travis L. Quicksall, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION AND PROPERTY DEVELOPMENT REGULATIONS OF THE CITY OF KILLEEN, TEXAS, AND IN ACCORDANCE WITH STATE SURVEYING STANDARDS.



Travis L. Quicksall
TRAVIS L. QUICKSALL
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 6447

6/27/2025
DATE

AFFIDAVIT:

THE BELL COUNTY TAX OFFICE, THE TAXING AUTHORITY FOR ALL TAXING ENTITIES IN BELL COUNTY, TEXAS, DOES HEREBY CERTIFY THAT THERE ARE CURRENTLY NO DELINQUENT TAXES DUE OR OWING ON THE PROPERTY DESCRIBED BY THIS PLAT.

DATED THIS 2nd DAY OF July, 2025
BELL COUNTY TAX OFFICE

BY: *Nanessa Ricks*
BELL COUNTY TAX APPRAISAL DISTRICT

RECORDATION INFORMATION:

FILED FOR RECORD THIS THE 8 DAY OF August, 2025

IN YEAR 2025 PLAT # 038774 PLAT RECORDS OF BELL COUNTY, TEXAS.

DEDICATION INSTRUMENT NO. 2025038774, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS.

OWNER:
OG CENTRAL TEXAS PARTNERS, LLC
A MISSOURI LIMITED LIABILITY COMPANY
6442 CLAYTON ROAD, UNIT 140
SAINT LOUIS, MO 63117-1002

Quick Inc.
Land Surveying, Development.
Firm: 10194104 • 512-915-4950
Physical Address: 831 N. Main Street, Salado 76571
Mailing Address: P.O. Box 798, Salado 76571

FINAL PLAT OF
5100 JANELLE, PHASE 1A
A SUBDIVISION IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS.

SHOWING A 13.692 ACRE TRACT OF LAND, LOCATED IN THE THOMAS ROBINETT SURVEY, ABSTRACT NO. 486, BELL COUNTY, TEXAS, SAID 13.692 ACRE TRACT BEING A REMAINING PORTION OF THAT CALLED 105.201 ACRE TRACT OF LAND RECORDED IN VOLUME 5692, PAGE 241, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 4.750 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2023031978, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 22.258 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2023043804, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS.

JOB NO.	22-0262.3
DATE	JUNE 24, 2025
DRAWN	MM
CHECKED	TLQ
SHEET	1 OF 1

INST: 2025038774