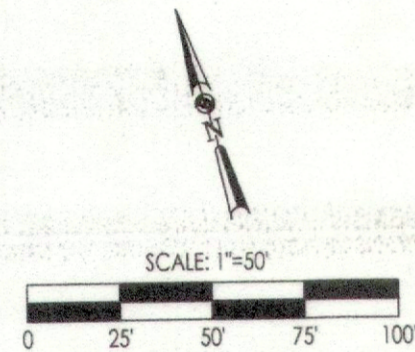
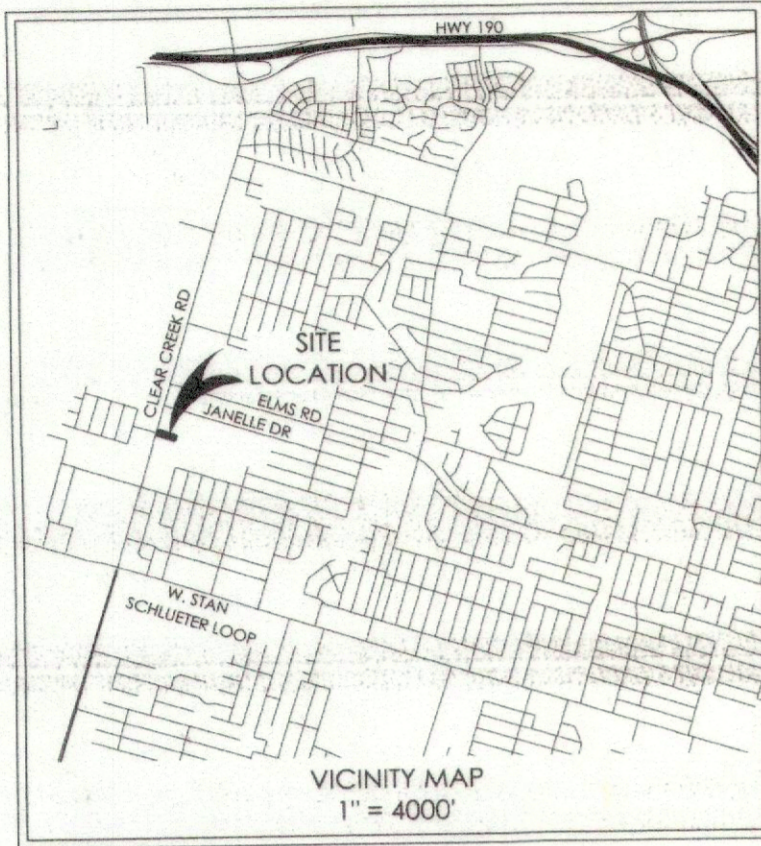


FINAL PLAT OF 5100 JANELLE, PHASE 2A

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

SHOWING A 0.762 ACRE TRACT OF LAND, LOCATED IN THE THOMAS ROBINETT SURVEY, ABSTRACT NO. 686, BELL COUNTY, TEXAS, SAID 0.762 ACRE TRACT, BEING A PORTION OF THAT CERTAIN 4.750 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2023031978, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS.



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

SUBDIVISION SUMMARY:

- 1 LOT

- 1 BLOCK

PLAT NOTES:

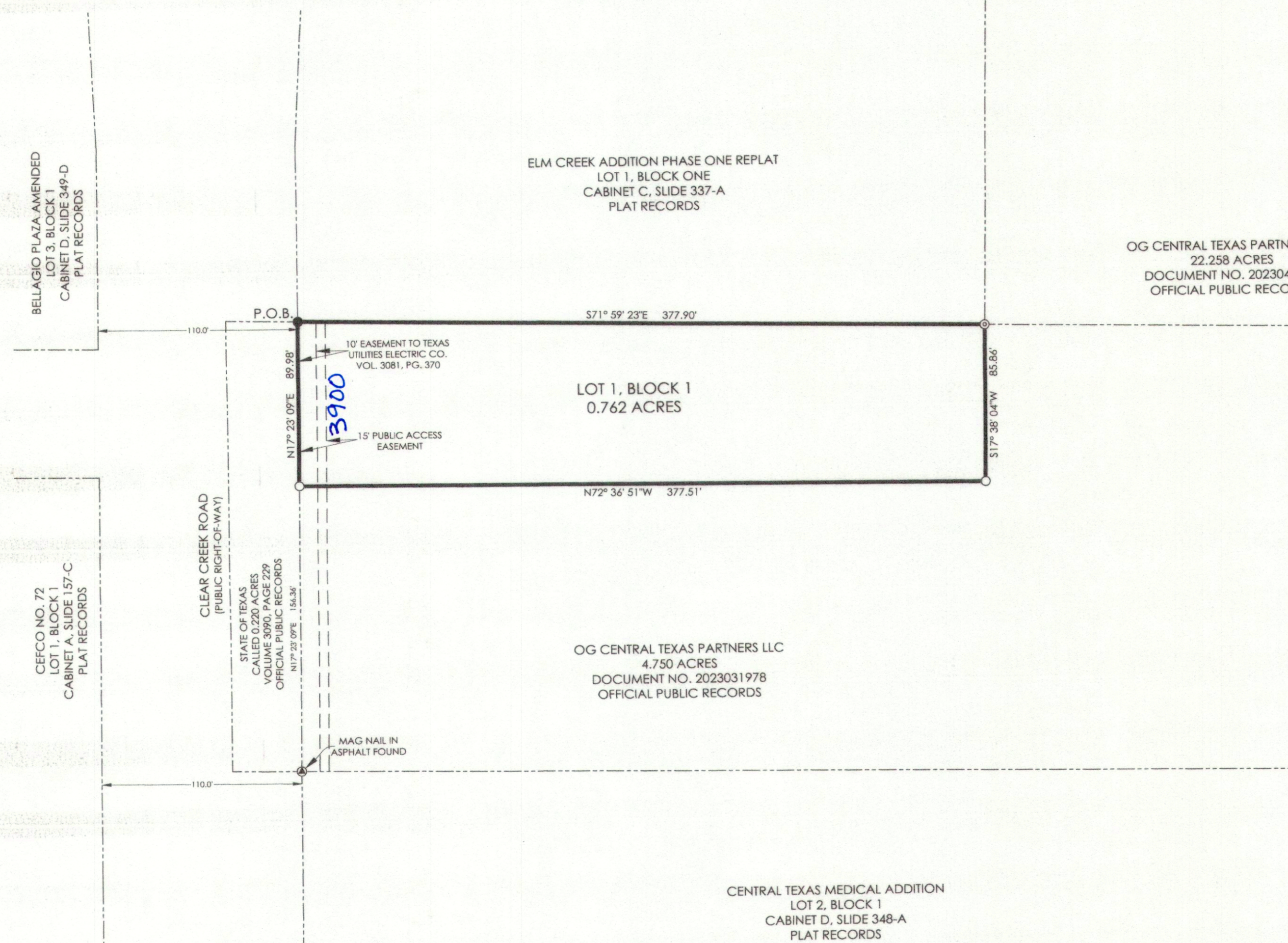
- THE PLAT SHALL BE IN COMPLIANCE WITH THE CITY'S CURRENTLY ADOPTED ZONING, CONSTRUCTION STANDARDS, INFRASTRUCTURE DESIGN AND DEVELOPMENT STANDARDS MANUAL, DRAINAGE DESIGN MANUAL, THOROUGHFARE PLAN, AND MASTER PLANS, EXCEPT AS OTHERWISE ALLOWED BY STATE LAW. IN ADDITION, THE BUILDING SETBACK LINES FOR 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 48027C0260E, EFFECTIVE DATE SEPTEMBER 26, 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 PLANNETRIC 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.
- PARK DEVELOPMENT FEES ARE NOT REQUIRED IN ACCORDANCE WITH SEC. 26-129(B)(1).
- IN ACCORDANCE WITH KILBY CODE OF ORDINANCES SECTION 26-51(F) ALL ITEMS SUBMITTED UNDER SUBSECTION 26-51(B) 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 \$1.14 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.
- STREET TREES SHALL BE PROVIDED WITHIN THE TREE LAWN ON BOTH SIDES OF ALL LOCAL STREETS.

GENERAL NOTES:

- FIELD WORK PERFORMED ON: NOVEMBER 15, 2022
- OWNER: OG CENTRAL TEXAS PARTNERS, LLC, A MISSOURI LIMITED LIABILITY COMPANY, G.F. NUMBER
- THIS SURVEY IS BASED ON A TITLE COMMITMENT ISSUED BY TEXAN TITLE INSURANCE COMPANY, G.F. NUMBER 22-7000, ISSUED DATE OF DECEMBER 13, 2022, EFFECTIVE DATE OF DECEMBER 5, 2022 AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES TITULATED 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 POWER & LIGHT COMPANY - RECORDED IN VOLUME 835, PAGE 31, DEED RECORDS, BELL COUNTY, TEXAS, INSUFFICIENT EVIDENCE TO DETERMINE EXACT LOCATION, WIDTH OF EASEMENT NOT SPECIFIED
- EASEMENT AND RIGHT-OF-WAY TO TEXAS UTILITIES ELECTRIC COMPANY - RECORDED IN VOLUME 3081, PAGE 370, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS, (10' UTILITY EASEMENT ALONG FRONT PROPERTY LINE, SHOWN ON PLAT)



DEDICATION INSTRUMENT FOR
FINAL PLAT OF 5100 JANELLE, PHASE 2A
CITY OF KILLEEN
BELL COUNTY, TEXAS

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 0.762 ACRES OUT OF AND A PART OF THE THOMAS ROBINETT SURVEY, ABSTRACT NO. 686, 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 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:

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 THEREIN 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 THE 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.

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 THEREIN 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 THE 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

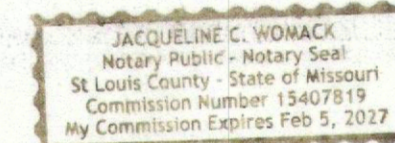
STATE OF Missouri

COUNTY OF St. Louis

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

Jacqueline C. Womack
NOTARY PUBLIC IN AND FOR THE STATE OF Missouri

NOTARY SEAL



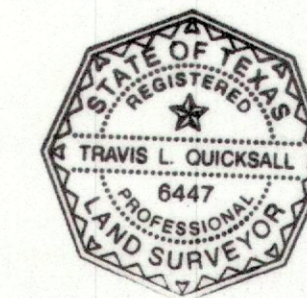
CITY OF KILLEEN

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

Wanda Newman
EXECUTIVE DIRECTOR FOR DESIGNEE

KNOW ALL MEN BY THESE PRESENTS:

THAT 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

6/21/2025
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: *Wanda Newman*
BELL COUNTY TAX APPRAISAL DISTRICT

RECORDATION INFORMATION.

FILED FOR RECORD THIS 8th DAY OF August, 2025

IN YEAR 2025 PLAT # 038775, PLAT RECORDS OF BELL COUNTY, TEXAS.

DEDICATION INSTRUMENT NO. 2025038775, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS.

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 2A

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

SHOWING A 0.762 ACRE TRACT OF LAND, LOCATED IN THE THOMAS ROBINETT SURVEY, ABSTRACT NO. 686, BELL COUNTY, TEXAS, SAID 0.762 ACRE TRACT, BEING A PORTION OF THAT CERTAIN 4.750 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2023031978, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS.

JOB NO.	22-0262.1
DATE	JUNE 24, 2025
DRAWN	MM
CHECKED	TLQ
SHEET	1 OF 1

Inst # 2025038775