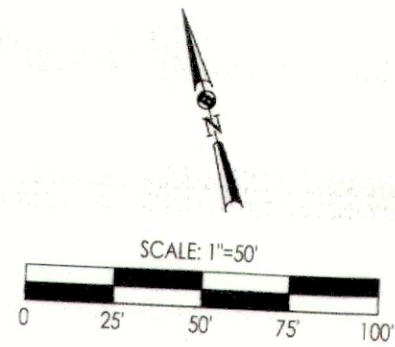
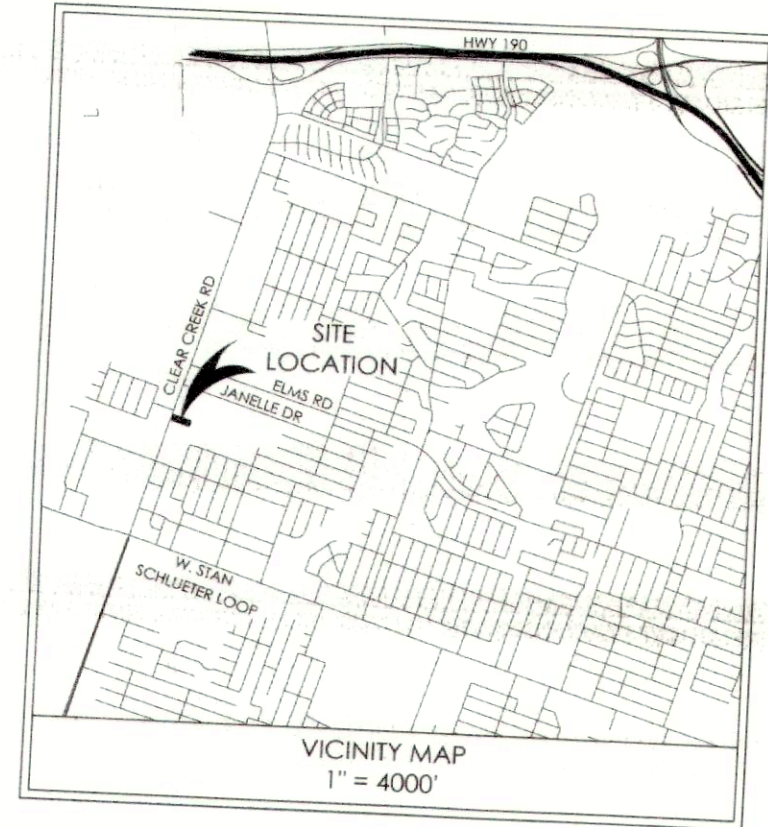


# FINAL PLAT OF 5100 JANELLE, PHASE 2B

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

SHOWING A 0.677 ACRE TRACT OF LAND, LOCATED IN THE THOMAS ROBINETT SURVEY, ABSTRACT NO. 686, BELL COUNTY, TEXAS, SAID 0.677 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**

- POINT OF BEGINNING
- 1/2" 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

## SUBDIVISION SUMMARY:

- 1 LOT

- 1 BLOCK

## PLAT NOTES:

- 1) 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 THE 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.
- 2) HORIZONTAL DATUM: TEXAS STATE PLANE, CENTRAL ZONE, NAD83, GRID
- 3) VERTICAL DATUM: NAVD83
- 4) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BELL COUNTY, TEXAS, MAP NUMBER 4807C0226E, 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 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.
- 5) PARK DEVELOPMENT FEES ARE NOT REQUIRED IN ACCORDANCE WITH SEC. 26-129(B)(1).
- 6) 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.
- 7) WATER IMPACT FEES ARE HEREBY ASSESSED AND ESTABLISHED IN ACCORDANCE WITH CITY OF KILLEEN ORDINANCE NO. 21-015 AT A RATE OF \$11.61 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.
- 8) STREET TREES SHALL BE PROVIDED WITHIN THE TREE LAWN ON BOTH SIDES OF ALL LOCAL STREETS.

## GENERAL NOTES:

- 1) FIELD WORK PERFORMED ON: NOVEMBER 15, 2022
- 2) OWNER: OG CENTRAL TEXAS PARTNERS, LLC, A MISSOURI LIMITED LIABILITY COMPANY
- 3) THIS SURVEY IS BASED ON A TITLE COMMITMENT ISSUED BY TEXAS TITLE INSURANCE COMPANY, G.F. NUMBER 22-7000, ISSUED DATE OF DECEMBER 15, 2022, EFFECTIVE DATE OF DECEMBER 5, 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 DOES NOT COMPILE AN ABSTRACT OF TITLE.

## SCHEDULE E EXCEPTIONS:

- (a) 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)
- (b) 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)

BELAGIO PLAZA AMENDED LOT 3, BLOCK 1 CABINET D, SLIDE 349-D PLAT RECORDS

CEFCO NO. 72 LOT 1, BLOCK 1 CABINET C, SLIDE 349-C PLAT RECORDS

ELM CREEK ADDITION PHASE ONE REPLAT LOT 1, BLOCK ONE CABINET C, SLIDE 337-A PLAT RECORDS

OG CENTRAL TEXAS PARTNERS, LLC  
4.750 ACRES  
DOCUMENT NO. 2023031978  
OFFICIAL PUBLIC RECORDS

OG CENTRAL TEXAS PARTNERS, LLC  
22.258 ACRES  
DOCUMENT NO. 2023043804  
OFFICIAL PUBLIC RECORDS

CENTRAL TEXAS MEDICAL ADDITION LOT 2, BLOCK 1 CABINET D, SLIDE 348-A PLAT RECORDS

DEDICATION INSTRUMENT FOR  
FINAL PLAT OF 5100 JANELLE, PHASE 2B  
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 0.677 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:

THAT GRANTOR DOES HEREBY ADOPT THE PLAT OF FINAL PLAT OF 5100 JANELLE, PHASE 2B, 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 UTILITIES TO THE SUBDIVISION, HEREINAFTER COLLECTIVELY REFERRED TO AS "GRANTEE", 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 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 HEREBY BIND ITSELF, ITS SUCCESSORS AND ASSIGNS, TO WARRANT AND FOREVER DEFEND ALL AND SINGULAR THE SAID PREMISES OR TO CLAIM THE SAME OR ANY PART THEREOF.

OR TO CLAIM THE SAME OR ANY PART THEREOF.

EXECUTED THIS 20th DAY OF June, 2025

OG CENTRAL TEXAS PARTNERS, LLC

Joseph Cyr  
JOSEPH CYR

STATE OF ~~TEXAS~~ Missouri

COUNTY OF ~~BELL~~ St Louis

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 20th DAY OF June, 2025, BY JOSEPH CYR, OG CENTRAL TEXAS PARTNERS, LLC

Jacqueline C. Womack  
NOTARY SEAL

NOTARY SEAL

CITY OF KILLEEN

APPROVED THIS 18th DAY OF June, 2025

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  
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: *Nancy Ann*  
BELL COUNTY TAX APPRAISAL DISTRICT

## RECORDATION INFORMATION

FILED FOR RECORD THIS 8th DAY OF August, 2025

IN YEAR 2025 PLAT # 38773, PLAT RECORDS OF BELL COUNTY, TEXAS.

DEDICATION INSTRUMENT NO. 2025038773, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS.

OWNER:  
OG CENTRAL TEXAS PARTNERS, LLC  
A MISSOURI LIMITED LIABILITY COMPANY  
4440 W. MAIN STREET, SUITE 140  
SAINT LOUIS, MO 63117-1602

**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 2B  
A SUBDIVISION IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS.

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JOB NO.	22-0262.2
DATE	JUNE 24, 2025
DRAWN	MM
CHECKED	TLQ
SHEET	1 OF 1

INST # 2025038773