

LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET
- DOC DOCUMENT
- INSTR INSTRUMENT
- DRBCT DEED RECORDS OF BELL COUNTY, TX
- PUE PUBLIC UTILITY EASEMENT

IMPACT FEE NOTE:
WATER IMPACT FEES ARE HEREBY ASSESSED & ESTABLISHED IN ACCORDANCE W/ CITY OF KILLEEN ORDINANCE NO. 21-015 AT A RATE OF \$1,161 PER SERVICE UNIT. WASTEWATER IMPACT FEES ARE HEREBY ASSESSED & ESTABLISHED IN ACCORDANCE W/ CITY OF KILLEEN ORDINANCE NO. 21-015 AT A RATE OF \$418 PER SERVICE UNIT. IMPACT FEES SHALL BE PAID AT THE TIME OF BUILDING PERMITS.

FEMA NOTE:
ALL OF THE SUBJECT TRACT LIES IN ZONE "X" AS PER FEMA MAP NUMBER 48027C0280E, EFFECTIVE 9/26/08.

BEING A 6.598 ACRE TRACT OF LAND SITUATED IN THE JOHN ESSARY SURVEY, ABSTRACT NO. 296, BEING COMPRISED OF THE FOLLOWING TRACTS OF LAND, A TRACT CALLED 5.380 ACRES (TRACT 2) CONVEYED TO FLORENCE HH MHP, LLC, RECORDED IN DOCUMENT NO. 0004813, DEED RECORDS BELL COUNTY, TEXAS, A TRACT CALLED 1.083 ACRES CONVEYED TO FLORENCE HH MHP, LLC, RECORDED IN DOCUMENT NO. 2021004379, DEED RECORDS BELL COUNTY, TEXAS, AND A TRACT CALLED 0.126 ACRES (TRACT 1) CONVEYED TO FLORENCE HH MHP, LLC, RECORDED IN DOCUMENT NO. 0004813, DEED RECORDS BELL COUNTY, TEXAS, SAID 6.598 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A 1/2" IRON ROD FOUND IN THE WESTERLY RIGHT-OF-WAY LINE OF FLORENCE ROAD, SAME BEING THE NORTHEASTERLY CORNER OF SAID 1.083 ACRE TRACT AND THE NORTHEASTERLY CORNER HEREOF;

THENCE, CONTINUING ALONG THE COMMON EASTERLY LINE OF SAID 1.083 ACRES AND THE WESTERLY RIGHT-OF-WAY OF FLORENCE ROAD S 15° 06' 04" W, A DISTANCE OF 225.39 FEET, TO A FOUND 3/4" IRON PIPE IN THE WESTERLY RIGHT-OF-WAY LINE OF FLORENCE ROAD, BEING THE SOUTHEASTERLY CORNER OF SAID 1.083 ACRES, SAME ALSO BEING THE NORTHEASTERLY CORNER OF SAID 0.126 ACRE TRACT;

THENCE, CONTINUING ALONG THE WESTERLY RIGHT-OF-WAY LINE OF FLORENCE ROAD, S 17° 14' 29" W, A DISTANCE OF 210.65 FEET, TO A FOUND NAIL MARKING THE COMMON SOUTHERLY CORNER OF SAID 5.380 ACRE TRACT SAME BEING THE NORTHEASTERLY CORNER OF LOT 3, LOMA VISTA ESTATES PHASE FOUR, RECORDED IN CABINET D, SLIDE 68-C, PLAT RECORDS OF BELL COUNTY, TEXAS, FOR THE SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING ALONG THE NORTHERLY LINE OF SAID LOMA VISTA ESTATES PHASE FOUR, N 72° 23' 08" W, A DISTANCE OF 525.04 FEET, TO A FOUND 1/2" IRON ROD, FOR THE COMMON CORNER OF LOT 18 AND LOT 19 OF LOMA VISTA ESTATES, RECORDED IN CABINET C, SLIDE 83-D, PLAT RECORDS OF BELL COUNTY, TEXAS;

THENCE, CONTINUING ALONG THE COMMON LINE OF LOMA VISTA ESTATES AND SAID 5.380 ACRE TRACT, N 20° 30' 23" E, A DISTANCE OF 204.19 FEET, TO A SET 1/2" IRON ROD WITH CAP STAMPED "SHERWOOD SURVEYING";

THENCE, CONTINUING ALONG THE COMMON SOUTHERLY LINE OF SAID 5.380 ACRES AND THE NORTHERLY LINE OF LOMA VISTA ESTATES, N 72° 45' 02" W, A DISTANCE OF 290.93 FEET, TO A FOUND 1/2" IRON ROD MARKING THE WESTERLY CORNER OF SAID 5.380 ACRES AND THE WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING ALONG THE COMMON EASTERLY LINE OF A 4.57 ACRE TRACT CONVEYED TO CITY OF KILLEEN IN DOCUMENT NO. 201500028827, DEED RECORDS OF BELL COUNTY, TEXAS, AND THE WESTERLY LINE OF SAID 5.380 ACRE TRACT, N 15° 14' 01" E, A DISTANCE OF 220.84 FEET, TO A FOUND 1/2" IRON PIPE, MARKING THE NORTHWESTERLY CORNER OF SAID 5.380 ACRES, SAME BEING THE WESTERLY CORNER OF LOT 1, REDEEMED CHRISTIAN CHURCH OF GOD, RECORDED IN INSTRUMENT NO. 2019-17603 OFFICIAL RECORDS OF BELL COUNTY, TEXAS, FOR THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING ALONG THE COMMON SOUTHERLY LINE OF SAID LOT 1, AND THE NORTHERLY LINE OF SAID 5.380 ACRES, S 73° 19' 08" E, A DISTANCE OF 803.69 FEET, TO THE POINT OF BEGINNING, AND CONTAINING AN AREA OF 6.598 ACRES OF LAND, MORE OR LESS.

KNOW ALL MEN BY THESE PRESENTS

THAT FLORENCE HH MHP LLC, BEING THE SOLE OWNER OF THAT CERTAIN 6.598 ACRES OF LAND IN BELL COUNTY, TEXAS, SHOWN AND ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, DOES HEREBY SUBDIVIDE THE HEREIN DESCRIBED PROPERTY INTO ONE LOT AND BLOCK, ACCORDING TO THE PLAT HEREOF, TO BE KNOWN AS FLORENCE RV PARK TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, AS SHOWN BY THE PLAT HEREOF, ATTACHED HERETO, AND MADE A PART HEREOF, AND APPROVED BY THE CITY OF KILLEEN, BELL COUNTY, TEXAS; DOES HEREBY ADOPT SAID FLORENCE RV PARK AS AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, AND FOR THE PURPOSE OF SELLING LOTS AND BLOCKS OF LAND WITH REFERENCE TO AND FOR THE PROPERTY DEVELOPMENT OF SAID LAND AND BY ITS OWNERS AND FOR ALL OTHER PURPOSES; AND DOES HEREBY DEDICATE TO THE CITY OF KILLEEN ALL STREETS, AVENUES, ROADS, DRIVES, ALLEYS AND ASSOCIATED POTABLE WATER, SANITARY SEWER AND STORM SEWER SYSTEMS AS SHOWN ON SAID PLAT, AND FINAL CONSTRUCTION DRAWINGS THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND PUBLIC UTILITIES WHEN AND AS AUTHORIZED BY THE CITY OF KILLEEN, BELL COUNTY, TEXAS, THE UTILITY AND DRAINAGE EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO SAID CITY FOR THE INSTALLATION AND MAINTENANCE OF ANY AND ALL PUBLIC UTILITIES WHICH THE CITY MAY INSTALL OR PERMIT TO BE INSTALLED OR MAINTAINED.

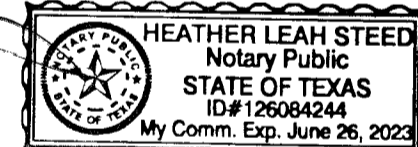
WITNESS THE EXECUTION HEREOF ON THIS 18th DAY OF April 2022, A.D.

(OWNER) FLORENCE HH MHP LLC

STATE OF TEXAS
COUNTY OF BELL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 18th DAY OF April 2022 BY Robert K. Lewis (OWNER)

NOTARY PUBLIC, STATE OF TEXAS



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 OWING ON THE PROPERTY DESCRIBED BY THIS PLAT.

DATED THIS 22nd DAY OF April 2022.

BELL COUNTY TAX APPRAISAL DISTRICT

BY: C. Summ

KNOW ALL MEN BY THESE REPRESENTS:

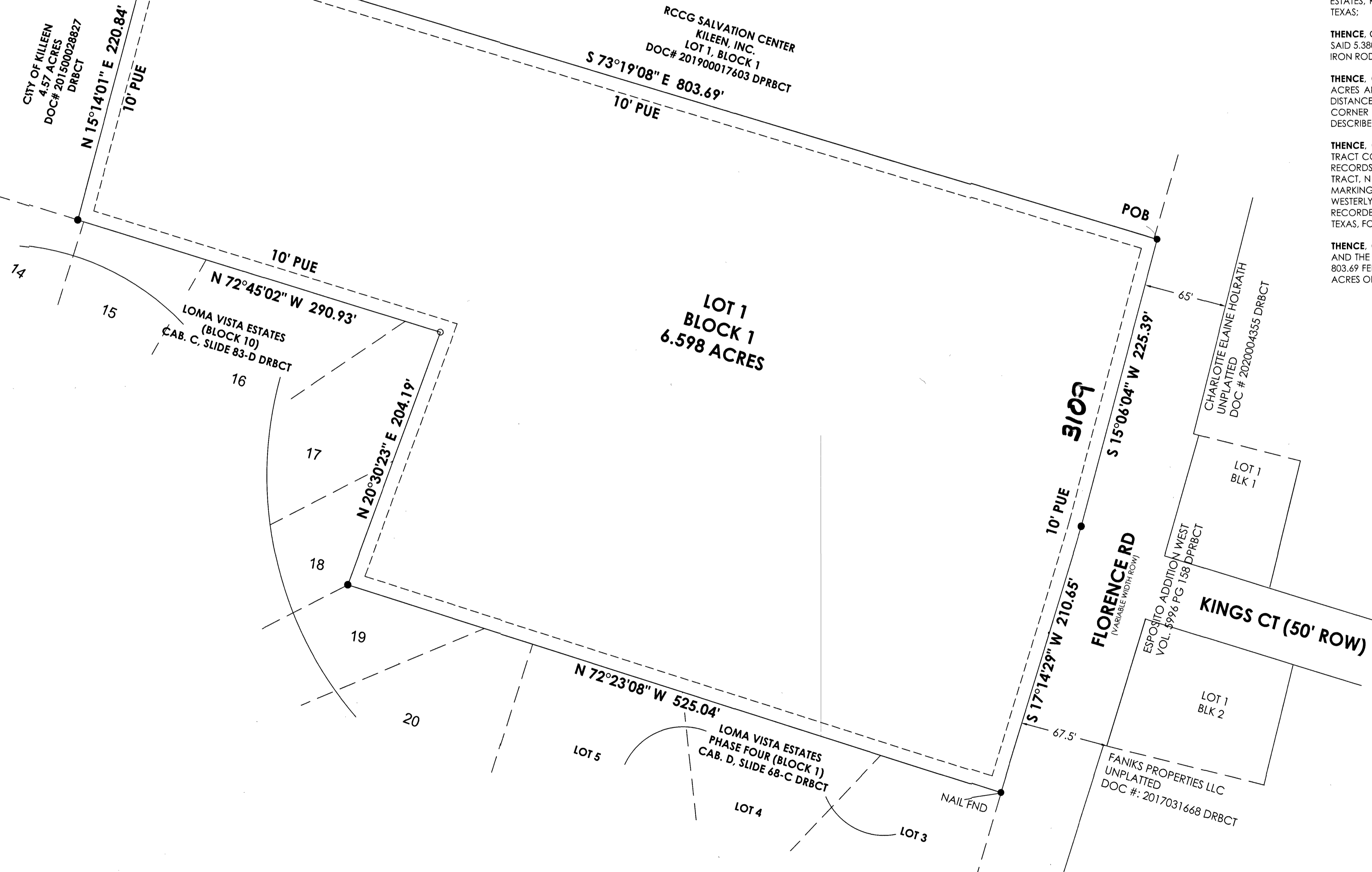
THAT I, RICHARD A. GOODWIN, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE PERIMETER CORNER MONUMENTS SHOWN HEREOF WERE PROPERTY PLACED OR FOUND UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF KILLEEN, TEXAS. THIS SUBDIVISION, FLORENCE RV PARK, IS LOCATED WITHIN THE CITY LIMITS OF KILLEEN, TEXAS.

RICHARD A. GOODWIN, #4069
REGISTERED PROFESSIONAL LAND SURVEYOR



APPROVED THIS 12 DAY OF May 2022 BY THE PLANNING DIRECTOR OF THE CITY OF KILLEEN, TEXAS.

Wally McNew
PLANNING DIRECTOR
K. Stuckland
ASSISTANT PLANNER



STATE OF TEXAS
COUNTY OF BELL
I, Shelley Boston, CLERK OF BELL COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 3rd DAY OF June 2022, A.D. AT 2:08 O'CLOCK P.M. DJULY RECORDED ON THE 3rd DAY OF June 2022, AT 2:03 O'CLOCK P.M. PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. 2022035504, PLAT RECORDS OF BELL COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS THE 3rd DAY OF June 2022, A.D.

Shelley Boston
NAME, COUNTY CLERK
BELL COUNTY, TEXAS

A. Busch
DEPUTY



**FINAL PLAT
FLORENCE RV PARK
KILLEEN, BELL COUNTY, TEXAS**

**VICKERY & ASSOCIATES
EDDIE BOGARD, PE
3600 W. PARKER LN., SUITE 175
AUSTIN, TX 78727
P: 512.494.8014 / TBPE FIRM# 159**

instr # 2022035504