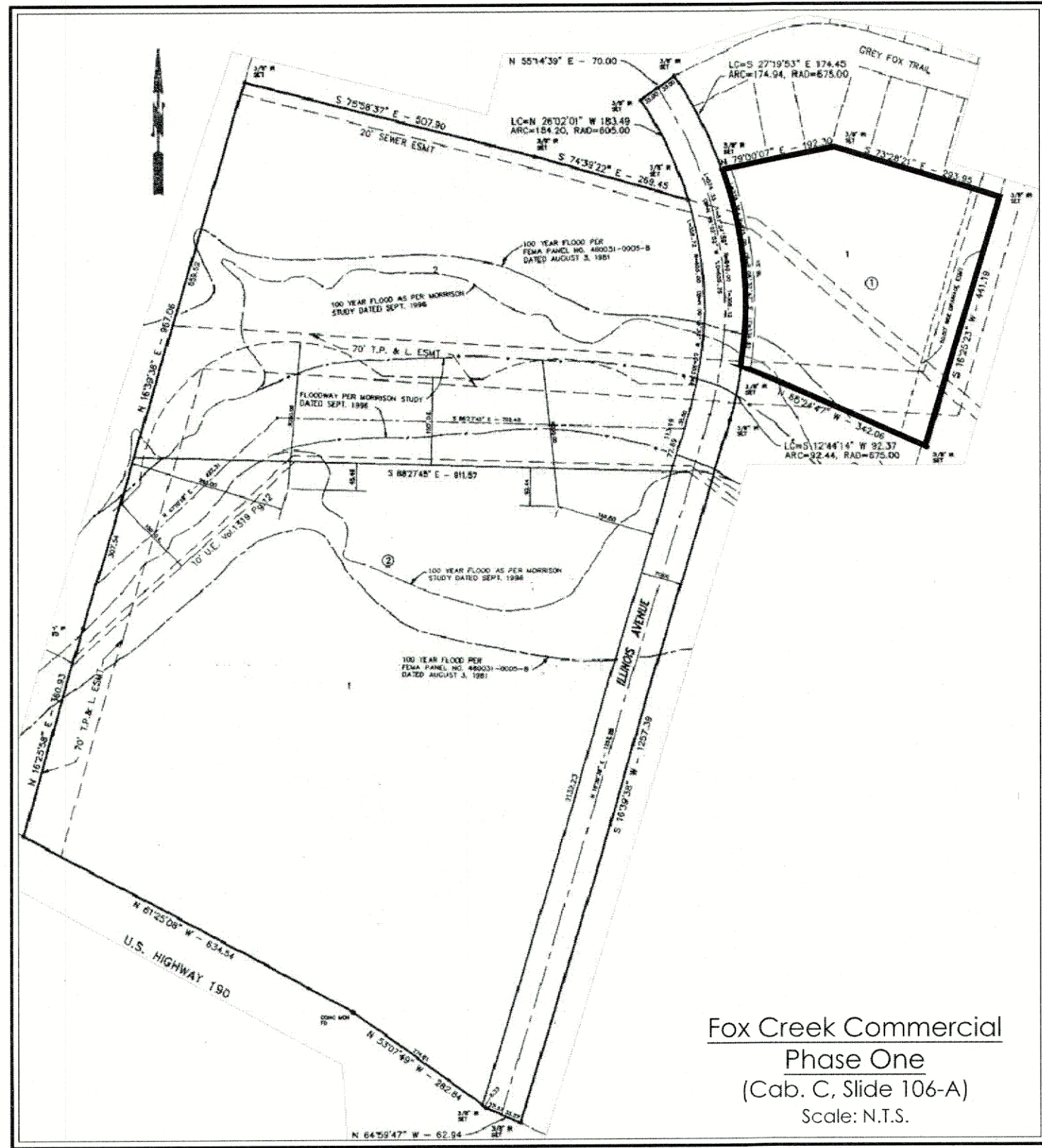




NOTES:

- Bearings are based on the Texas Coordinate System, Central Zone, NAD 83 (CORS 96), as determined by Leica Texas Smartnet GPS observations.
- All distances are grid distance. The scale factor is 0.99978700.
ground distance = grid distance / scale factor.
- This subdivision is located in zone X, as indicated on the U.S. FEMA Agency Boundary Map, (Flood Insurance Rate Map), Map No. 48027C0280E, effective date September 26, 2008 revised in LOMR 13-06-2244P, effective date October 7, 2013 for Bell County, Texas.
- Encumbrances identified during the research for this survey have been shown. Additional recorded or unrecorded encumbrances may exist.
- 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 \$418 per service unit. Impact fees shall be paid at the time of building permits.
- 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. The property is zoned "PUD, R-3A" (Planned Unit Development with Multifamily Apartment Residential Use). Please refer to Sec. 31-800 & 31-256 for further details on zoning regulations.
- Parkland dedication calculation is hereby assessed and established in accordance with the City of Killeen Ordinance No. 23-003 at 0.013 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 \$650.00 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 \$250.00 per multifamily unit. Fee-in-lieu amount and parkland development fee shall be paid at the time of recordation.
- All interior lot corners marked with 1/2" ir & cap stamped "M&A" set after construction completed.
- Phoenix Drive is a privately owned and maintained road.
- The tie to City Monument W 1475 (Observed Location) from the southeast corner (P.O.B.) of this 3.685 acre tract is N8°36'00"W-8988.73'.
a) Published Coordinates for City Monument W 1475: are N 10,378,779.82 and E 3,116,875.33.
b) Observed Coordinates for City Monument W 1475: are N 10,378,780.01 and E 3,116,863.72.

11. Abbreviations:					
U.E.	=	Utility Easement	vol	=	volume
D.E.	=	Drainage Easement	No	=	number
B.L.	=	Building Line	Ac	=	acres
ir	=	iron rod	Rd	=	road
fnd	=	found	Dr	=	drive
esmt	=	easement	sq.	=	square
cab	=	cabinet	ft.	=	feet
			R.O.W.	=	Right of Way
			N.T.S.	=	not to scale
			Co.	=	Company
			POB	=	point of beginning

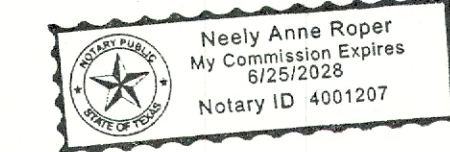


KNOW ALL MEN BY THESE PRESENTS, that **WB Whittis Investments, LTD, a Texas Limited partnership**, whose address is **109 W 2nd Street, Suite 201, Georgetown, TX 78626 & Madhouse Development, Inc., a Texas corporation**, whose address is **3933 Steck Avenue, Suite B120, Austin, TX 78759**, being the owners of that **3.685 acres tract of land** in Bell County, Texas, part of the W.H. Cole Survey, Abstract No. 150, being all of Lot 1, Block 1, Fox Creek Commercial, Phase One, recorded in Cabinet C, Slide 106-A, Plat Records of Bell County, Texas, which is more fully described in the dedication of **FOX CREEK COMMERCIAL, PHASE ONE, REPLAT No. ONE** as shown by the plat hereof, attached hereto, and made a part hereon, and approved by the Executive Director for the City of Killeen, Bell County, Texas, does hereby adopt said **FOX CREEK COMMERCIAL, PHASE ONE, REPLAT No. ONE** as an addition to the City of Killeen, Bell County, Texas and hereby dedicates to said city all streets, avenues, roads, drives, and alleys 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 utility and drainage easements shown on said plat are dedicated to said city for installation and maintenance of any and all public utilities and drainage utilities which the city may install or permit to be installed or maintained.

For: **WB Whittis Investments, LTD, a Texas limited partnership**

Bruce Whittis
Manager

This instrument was acknowledge before me on the 5th day of June, 2025 by **Bruce Whittis, Manager of WB Whittis Investments, LTD., a Texas limited partnership.**

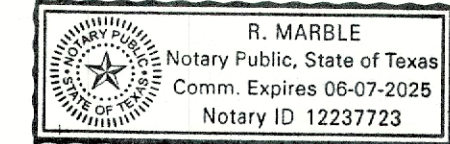


[Signature]
NOTARY PUBLIC STATE OF TEXAS

For: **Madhouse Development, Inc., a Texas corporation**

Enrique Flores, IV
President

This instrument was acknowledge before me on the 2nd day of June, 2025 by **Enrique Flores, IV, President of Madhouse Development, Inc., a Texas corporation.**



[Signature]
NOTARY PUBLIC STATE OF TEXAS

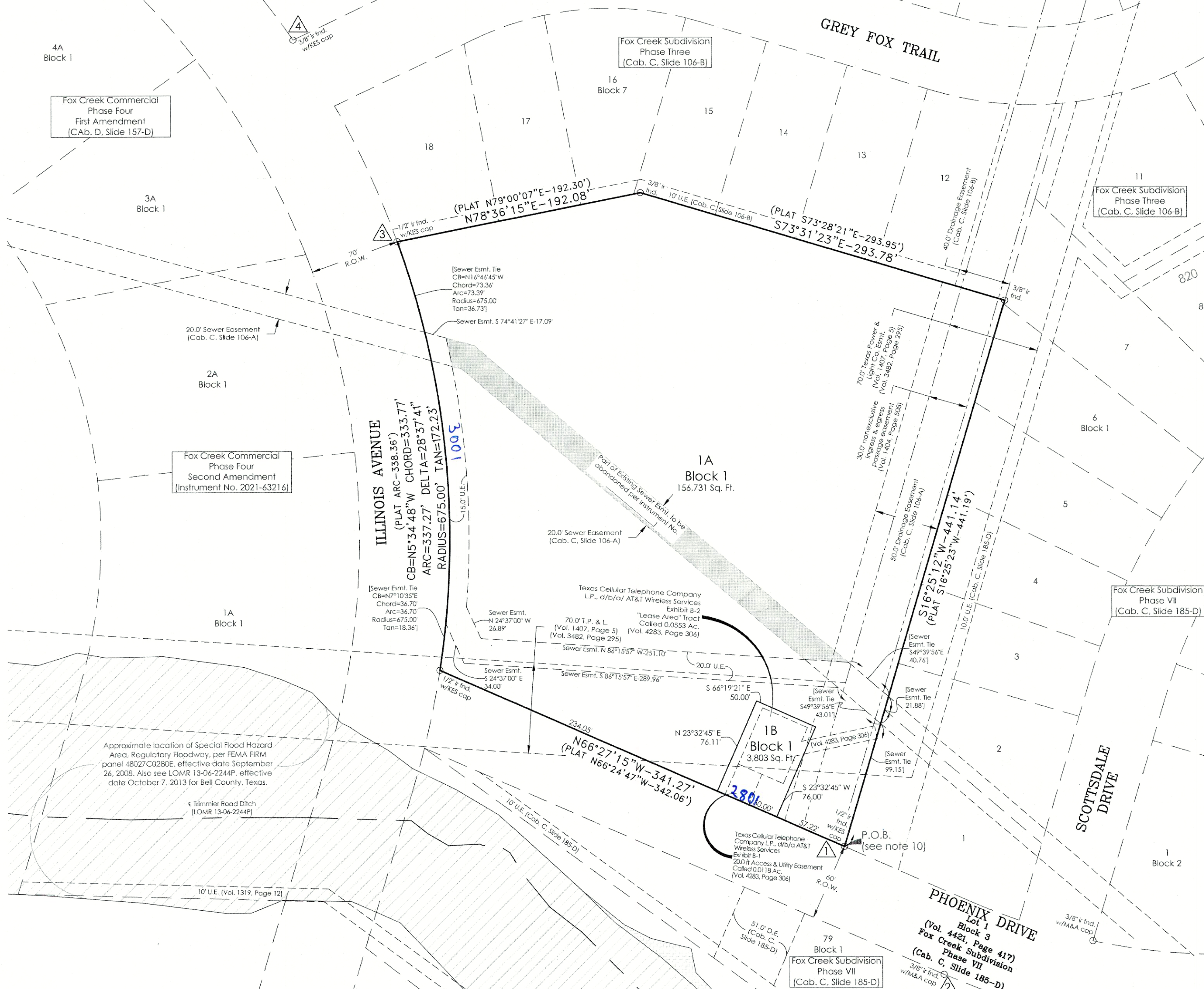
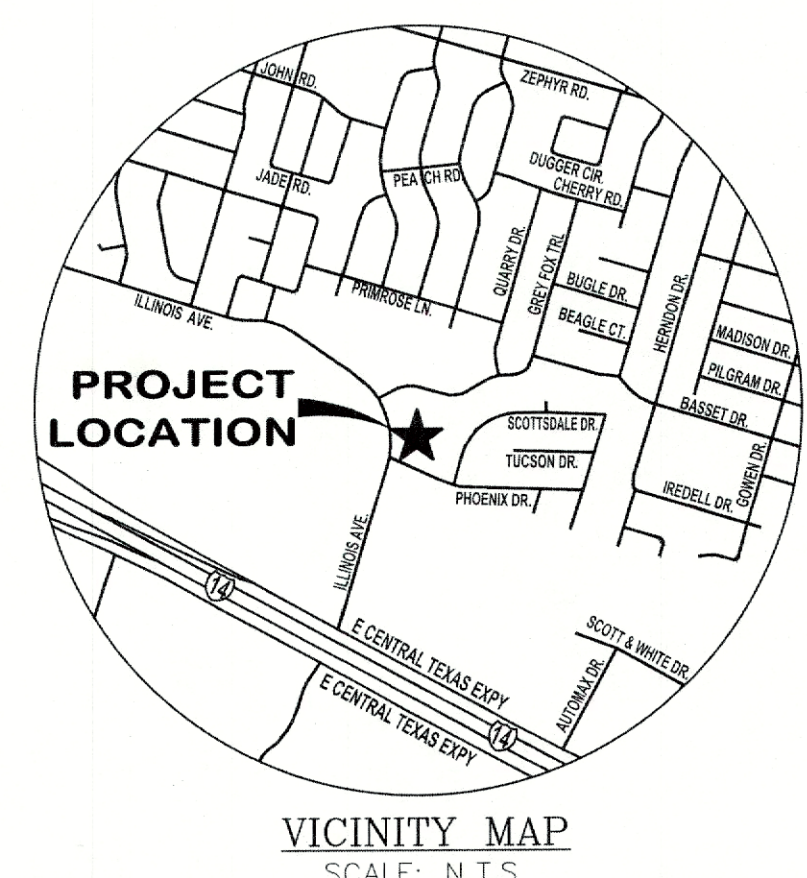
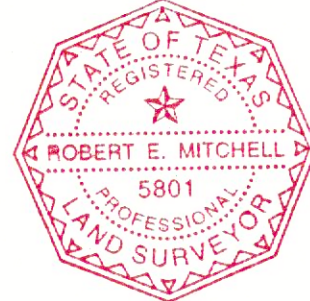
APPROVED this the 22 day of April, 2025 by the Executive Director of Development Services, or designee.

[Signature]
Executive Director of Development Services

KNOW ALL MEN BY THESE PRESENTS,

That I, Robert E. Mitchell, Registered Professional Land Surveyor, do hereby certify that I did prepare this plat from an actual and accurate survey of the land, that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Killeen, Texas, and this subdivision is within the City Limits of Killeen, Texas.

[Signature]
Robert E. Mitchell,
Registered Professional
Land Surveyor, No. 5801



REFERENCE TIES			
△ to △	S38°02'54"E-125.38'		
△ to △	N27°16'58"W-175.29'		
△	1/2" iron rod found with KES cap	△	1/2" iron rod found with KES cap
△	3/8" iron rod found with M&A cap	△	3/8" iron rod found with KES cap

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 the 22nd day of MAY, 2025 A.D.
By: *[Signature]*
Bell County Tax Appraisal District

FILED FOR RECORD this 18 day of June, 2025, Plat Records of Bell County, Texas, and Dedication Instrument # 2025029664, Official Records of Real Property, Bell County, Texas

FOX CREEK COMMERCIAL, PHASE ONE
REPLAT NO. ONE
BEING A REPLAT OF ALL OF LOT 1, BLOCK 1,
FOX CREEK COMMERCIAL, PHASE ONE
KILLEEN, BELL COUNTY, TEXAS

FINAL PLAT

PROPERTY OWNER:
WB Whittis Investments, LTD.
Madhouse Development, Inc.
3933 Steck Avenue, Suite B120
Austin, TX 78759
SHEET TITLE:
Michael A. Mitchell, Inc.
P.O. Box 1088
Killeen, TX 76540

MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
1001 N. COLLEGE
KILLEEN, TEXAS 76541
PHONE: (254) 634-5541
FAX: (254) 634-2141
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION NO. 3241
T. E. MITCHELL, P.E., FIRM REGISTRATION NO. 00834-00

