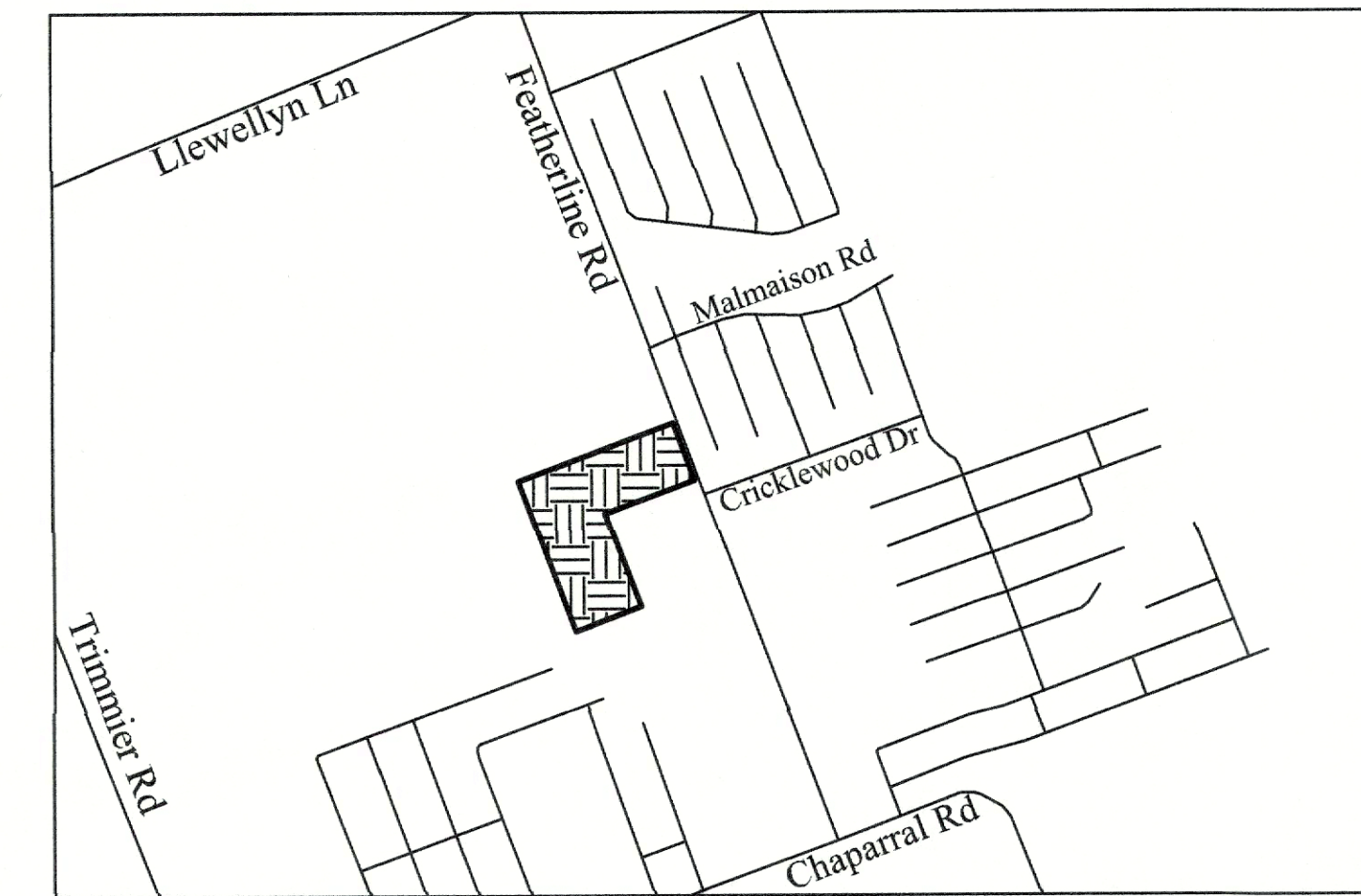
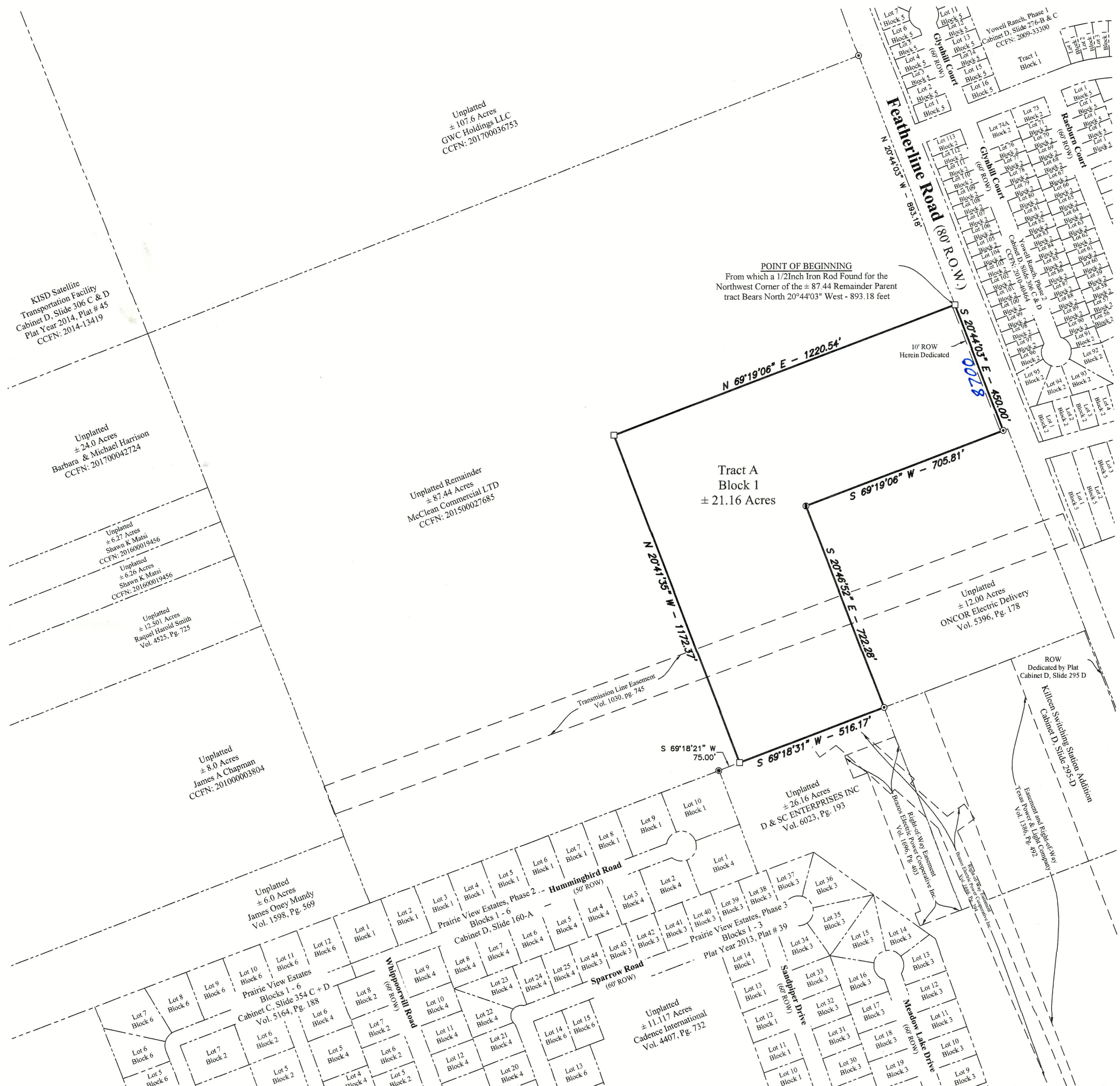


Goldeneye Addition, Tract A, Block 1, an addition to the City of Killeen, Bell County, Texas

VICINITY MAP



- GENERAL SURVEYOR NOTES:
1. Heavy Lines indicate plat limits.
 2. All streets, alleys and easements within plat limits are herein dedicated, unless noted otherwise.
 3. Any relocation or revision of existing facilities shall be at the subdivider's expense. Compensation shall be made prior to the recording of this final plat.
 4. All existing or proposed utility services to and on tracts indicated by this plat shall be contained in the public right-of-way and public or private utility easements. Utility service installation requested at a future date and not within an easement indicated by this plat, shall be within a proper utility easement granted by the owner of said property by separate recorded instrument prior to the provision of such service. Such easements shall be at the expense of the entity requesting such installation.
 5. All easements herein granted shall entitle the city or the utility company using such easements to the right to remove, repair or replace any lines, pipes, conduits, or poles within such easements as may be determined by the city or utility company without the city or utility company being responsible or liable for the replacement of improvements, paving, or surfacing of the easement necessitated by such repair, removal, or replacement. Easements designated or intended for vehicular passage (utility and emergency) or pedestrian access shall not be fenced or otherwise obstructed.
 6. Any easements or rights-of-way shown as 'to be dedicated by separate instrument' are shown on the plat for information purposes only. This plat does not dedicate said easements.
 7. The survey information shown hereon was prepared from the result of an on the ground survey of the property shown hereon, and has been completed substantially in compliance with the Professional and Technical Standards promulgated by the Texas Board of Professional Land Surveying Practices Act, Section 663.13.
 8. Bearings and Coordinate values shown hereon are based upon the Texas Coordinate System, Central Zone, NAD83 Datum.
 9. Distances and areas shown hereon are based on horizontal surface measurements in U.S. feet.
 10. Property is located in Zone X as according to the Flood Insurance Rate Map Panel 48027C0290E with an effective date 09/26/2008.
 11. 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.
 12. 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.
 13. Park development fees are not required in accordance with Sec. 26-129(8)(1).



DEDICATION

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF

That MCLCAN COMMERCIAL LTD, whose address is PO Box 10759, Killeen, TX 76547, being the sole owner of that certain 21.16 Acres tract of land situated in the WILLIAM H. COLE SURVEY, ABSTRACT NO. 200, BELL COUNTY, TEXAS, and the land herein described being part of that certain 108.60 ACRES TRACT, AS DESCRIBED IN A DEED RECORDED IN VOLUME 9147, PAGE 80, DEED RECORDS OF BELL COUNTY, TEXAS, does hereby dedicate to the City of Killeen, all streets, easements, drives, alleys shown on the 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, Bell County, Texas.

The utility and drainage easements shown on said plat are dedicated to the City of Killeen for installation and maintenance of any and all public utilities, which the City may elect to install and maintain or permit to be installed or maintained.

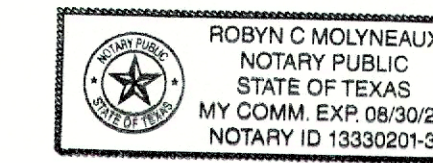
WITNESS the execution hereof, on this 8TH day of JUNE, 2023

FOR: MCLCAN Commercial LTD

[Signature]
Owner: MCLCAN Commercial LTD

Before me, the undersigned authority, on this day personally appeared MCLCAN Commercial LTD, known to me to be the person whose name is subscribed to the foregoing instrument. It has been acknowledged to me that they executed the foregoing instrument as the owner of the property described hereon.

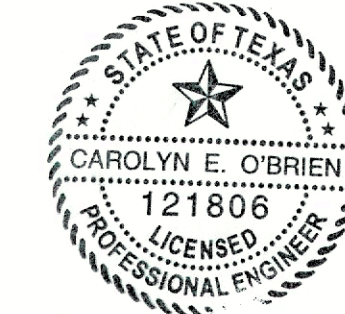
[Signature]
NOTARY PUBLIC, STATE OF TEXAS
My Commission Expires: 02/17/25



ENGINEER'S RESPONSIBILITY & CERTIFICATION STATEMENT

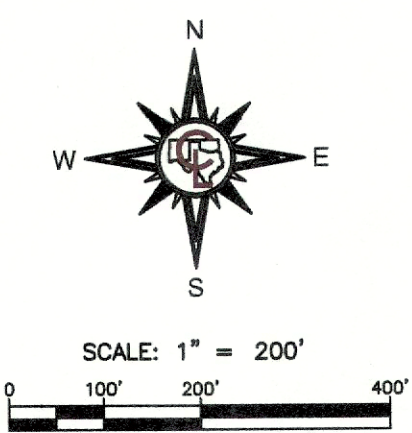
All responsibility for the adequacy of these plans remains with the engineer who prepared them. In reviewing and approving these plans, the City of Killeen must rely on the adequacy of the work of the design engineer. In addition, Engineer certifies that to the best of his knowledge these plans meet all engineering and code requirements of the City of Killeen.

[Signature]
CAROLYN E. O'BRIEN
Date: June 7, 2023



LEGEND

- - Set 1/2" Iron Rod with Cap - "CEC 10194378"
- - Found 1/2" Iron Rod - As Described
- - Found 5/8" Iron Rod - As Described
- - Fence Corner Post
- - Plat Limits
- - Lot Line
- - - - - Adjoiner Lot Line
- - - - - Easement Line - As Described
- - - - - Right-of-Way Line
- - - - - Right-of-Way
- - - - - County Clerk File No.



Approved this 2 day of June, 2023, by the executive director of Planning and Development Services or the City Planner of the City of Killeen, Texas.

[Signature]
Executive Director of Planning and Development Services of the City Planner

[Signature]
Planning Secretary

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 in this Plat

Dated this 14 day of June, 2023

[Signature]
Bell County Tax Appraisal District

FILED FOR RECORD this 7th day of July, 2023, in Cabinet NA, Slide Plat Records of Bell County, Texas and Instrument No. 2023030191 Official Public Records of Bell County, Texas.

[Signature]
Deputy Clerk

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Justin Cantwell, 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.

[Signature]
Justin Cantwell RPLS 6331
Date: June 5th, 2023



MINOR PLAT

**Goldeneye Addition,
Tract A, Block 1,
William H Cole Survey, Abstract 200
Killeen, Bell County, Texas**

Total ± 21.16 Acres May 19, 2023

Property Owner: MCLCAN Commercial LTD
Owner Address: PO Box 10759, Killeen, TX 76547

Surveyor: Justin Cantwell
Surveyor Address: 8312 Upland Ave, Lubbock, TX 79424

Engineer: Carolyn E. O'Brien
Engineer Address: 20329 State Highway 249, #350, Houston, TX 77070

CENTERLINE
ENGINEERING &
CONSULTING, L.L.C.

(800) 470-8008
1875 S. Loop West, P.O. Box 14713
Dallas, TX 75241

Inst # 2023030191