

LEGEND

- PROPERTY BOUNDARY
- BUILDING LINES
- - - EASEMENT LINES
- - - ADJOINING TRACT PROPERTY LINES
- 1/2" IRON ROD W/ CAP STAMPED "KILLEEN ENG" FOUND
- TxDOT MONUMENT W/ BRASS CAP FOUND
- 3/8" IRON ROD FOUND
- UNLESS OTHERWISE NOTED

ABBREVIATIONS

- B.L. BUILDING LINE
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT

REFERENCE TIES

- 1 - 2 N 81° 07' 38" W, 133.14'
- 3 - 4 S 24° 59' 14" W, 61.09'
- 3 - 5 S 02° 02' 57" W, 614.91'
- 6 - 7 N 65° 59' 06" E, 238.39'

KEYNOTES

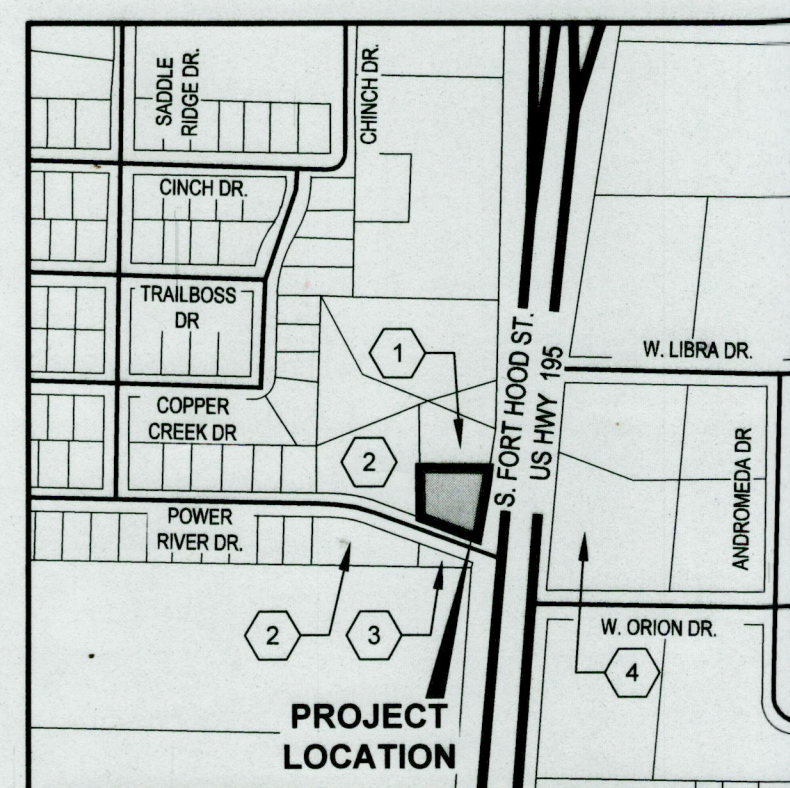
1. CALLED 0.864 ACRE FISHER BROS ELECTRIC, INC. (VOL. 1821, PG. 117)
2. PART OF CALLED 2.122 ACRES FISHER BROS ELECTRIC, INC. (VOL. 1890, PG. 661)
3. REMAINDER OF CALLED 0.418 ACRE HACIENDA TEXAS REALTY, LLC (INSTR. NO. 2021-0002863)
4. CALLED 2.06 ACRES 195 REALTY LTD VOLUME 5738, PAGE 537

2 PART OF CALLED 2.122 ACRES FISHER BROS ELECTRIC, INC. (VOL. 1890, PAGE 661)

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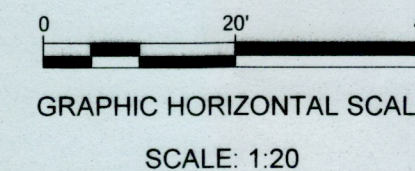
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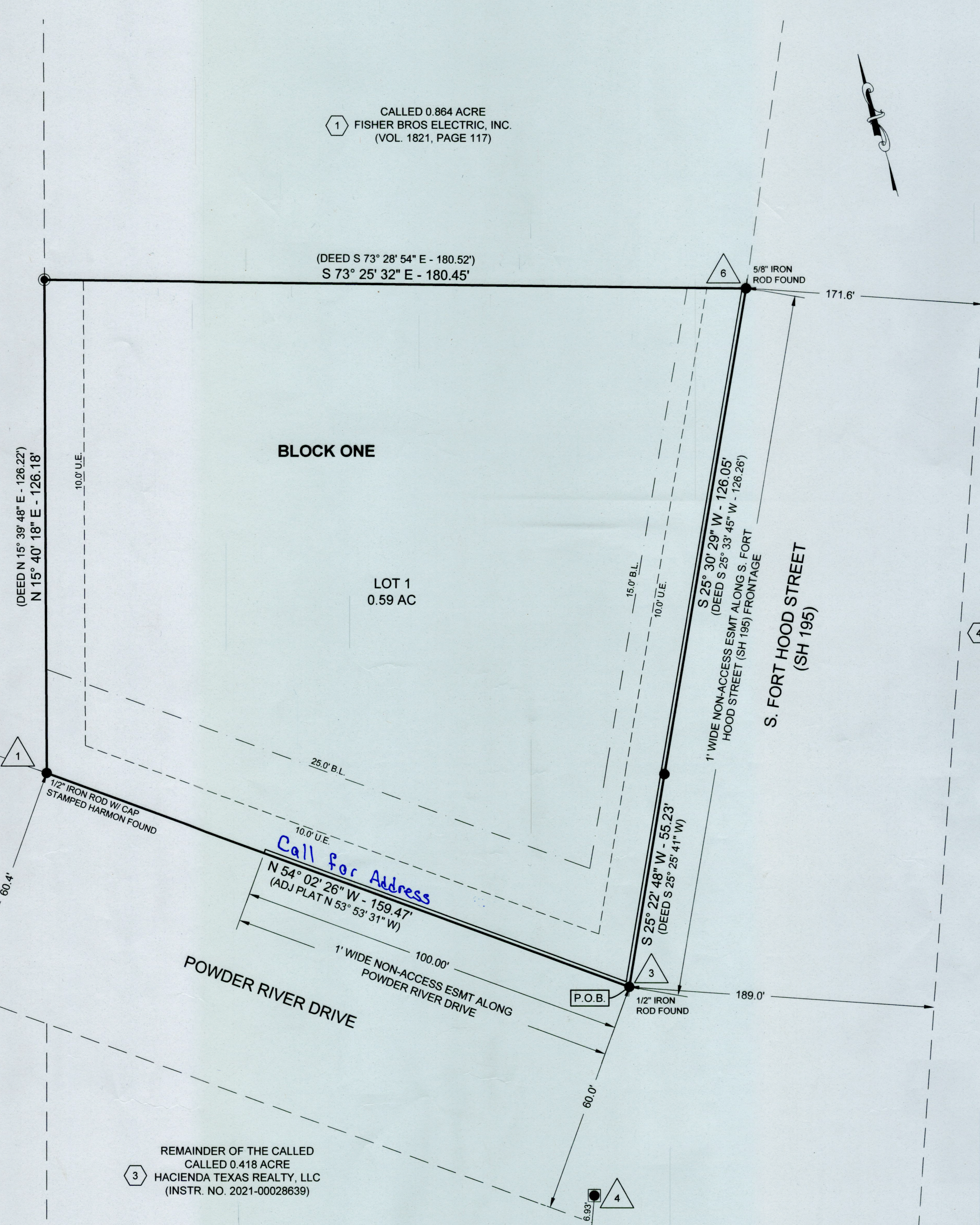
LOCATION MAP
SCALE: NTS

NOTES

1. THE BUILDING SETBACK LINES FOR THIS TRACT SHALL BE DETERMINED AS REQUIRED BY THE CODE OF ORDINANCES OF THE CITY OF KILLEEN AS RELATED TO THE DEVELOPMENT OF THIS TRACT UNLESS SHOWN HEREON.
2. THE BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, PER LEICA SMART NET GPS OBSERVATION.
3. THIS PROPERTY LIES WITHIN FEMA "ZONE X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, FEMA MAP 48027C0260E WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.
FEMA "ZONE X, OTHER AREAS" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
4. FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 1 FOOT ABOVE THE AVERAGE TOP OF CURB ELEVATION FRONTING THE LOT.
5. 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.



SCALE: 1:20



KNOW ALL MEN BY THESE PRESENTS, THAT HACIENDA TEXAS REALTY, LLC, BEING THE SOLE OWNER OF THAT CERTAIN 0.59 ACRE TRACT OF LAND IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS, SITUATED IN THE SP RR CO SURVEY, ABSTRACT NO. 795, BELL COUNTY, TEXAS, BEING ALL OF THE CALLED 0.488 ACRE TRACT OF LAND DESCRIBED IN A DEED TO HACIENDA TEXAS REALTY, LLC, RECORDED IN INSTRUMENT NO. 202100027351, DEED RECORDS OF BELL COUNTY, TEXAS, AND BEING A PORTION OF THE CALLED 0.418 ACRE TRACT OF LAND DESCRIBED IN A DEED TO HACIENDA TEXAS REALTY, LLC, RECORDED IN INSTRUMENT NO. 202100028639, DEED RECORDS OF BELL COUNTY, TEXAS WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF HACIENDA TEXAS COMMERCIAL, AS SHOWN BY THE PLAT HEREOF, ATTACHED HERETO, AND MADE A PART HEREON, AND APPROVED BY THE CITY OF KILLEEN, BELL COUNTY, TEXAS AND HACIENDA TEXAS COMMERCIAL, DOES HEREBY DEDICATE TO SAID CITY ALL STREETS, AVENUES, DRIVES, 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 EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO SAID 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.

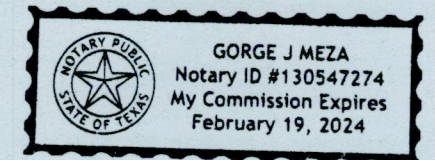
WITNESS THE EXECUTION HEREOF, ON THIS 2nd DAY OF August, 2022.

FOR: HACIENDA TEXAS REALTY, LLC

BY: [Signature]
ANDRES A. LOPEZ
MAIN MANAGER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY, PERSONALLY APPEARED ANDRES A. LOPEZ, IN THEIR CAPACITY FOR HACIENDA TEXAS REALTY, LLC, KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. IT HAS BEEN ACKNOWLEDGED TO ME THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS THE OWNERS OF THE PROPERTY DESCRIBED HEREON.

[Signature]
NOTARY PUBLIC STATE OF TEXAS
MY COMMISSION EXPIRES: 2/19/24



CITY PLANNING AND DEVELOPMENT SERVICES

APPROVED THIS 19th DAY OF August, 2022, A.D. BY THE PLANNING DIRECTOR OF THE CITY OF THE CITY OF KILLEEN, TEXAS.

[Signature]
PLANNING DIRECTOR

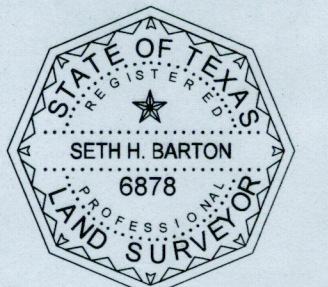
[Signature]
PLANNING ASSISTANT

SURVEYORS' CERTIFICATE

I, SETH H. BARTON, DO HEREBY CERTIFY THAT AN ACTUAL AND ACCURATE SURVEY WAS MADE ON THE GROUND OF THE PLATTED LAND, AND THAT THE CORNER MONUMENTS SHOWN ON THE FOREGOING PLAT WERE FOUND, OR PLACED, IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF KILLEEN AND BELL COUNTY, TEXAS.

[Signature]
SETH H. BARTON
R. P. L. S. NO. 6878
1501 W. STAN SCHLUETER LP.
KILLEEN, TX 76549

07/15/2022



COUNTY CLERK INFORMATION

FILED FOR RECORD THIS 19th DAY OF August, 2022, IN YEAR 2022
PLAT # 2022052836 PLAT RECORDS OF BELL COUNTY, TEXAS, AND DEDICATION INSTRUMENT # 2022052836
OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

BY: [Signature]
Deputy Clerk

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 5th DAY OF August, 2022 A.D.

By: [Signature]
BELL COUNTY TAX APPRAISAL DISTRICT

SURVEY:	SP RR CO SURVEY, ABSTRACT NO. 795	OWNER:	HACIENDA TEXAS REALTY, LLC 211 E. AVENUE D KILLEEN, TEXAS 76541
NUMBER OF BLOCKS:	1	SURVEYOR:	QUINTERO ENGINEERING, LLC 1501 W. STAN SCHLUETER LP KILLEEN, TEXAS 76549 (254) 493-9962
NUMBER OF LOTS:	1		
TOTAL ACREAGE:	0.59 AC		
DATE:	JUNE 2022		



FINAL PLAT FOR:
HACIENDA TEXAS COMMERCIAL
CITY OF KILLEEN, BELL COUNTY, TEXAS

HACIENDA TEXAS COMMERCIAL, IS A PLAT OF A ALL OF THE CALLED 0.488 ACRE TRACT OF LAND DESCRIBED IN A DEED TO HACIENDA TEXAS REALTY, LLC, RECORDED IN INSTRUMENT NO. 202100027351, DEED RECORDS OF BELL COUNTY, TEXAS, AND A PORTION OF THE CALLED 0.418 ACRE TRACT OF LAND DESCRIBED IN A DEED TO HACIENDA TEXAS REALTY, LLC, RECORDED IN INSTRUMENT NO. 202100028639, DEED RECORDS OF BELL COUNTY, TEXAS.

PROJECT NO.: **030-22**
DRAWING NO.: **P1**

instr # 2022052836