



VICINITY MAP

STATE OF TEXAS
 COUNTY OF BELL

APPROVED THIS 25 DAY OF March, 2024 BY THE PLANNING DIRECTOR OF THE CITY OF KILLEEN, TEXAS

Walter Nevin
 PLANNING DIRECTOR

Joanna Jones
 PLANNING ASSISTANT

TAX CERTIFICATE

THE BELL COUNTY TAX APPRAISAL DISTRICT, 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 21 DAY OF AUGUST, 2024

BELL COUNTY TAX APPRAISAL DISTRICT

BY: *Michael W.*

FILED FOR RECORD THIS 11th DAY OF September, 2024, IN YEAR 2024, PLAT NO. 039358

DEDICATION INSTRUMENT NO. 2024039358, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS.

STATE OF TEXAS
 COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS, THAT G3 JS INVESTMENT LLC, A TEXAS LIMITED LIABILITY COMPANY, WHOSE ADDRESS IS 714 SOUTH FORT HOOD STREET, KILLEEN, TEXAS, 76541, BELL COUNTY, BEING THE SOLE OWNER OF THAT 4.29 ACRE TRACT OF LAND, SITUATED IN THE A. THOMPSON SURVEY, ABSTRACT NO. 813, BELL COUNTY, TEXAS, AND THE J. GOSLINE SURVEY, ABSTRACT NO. 344, BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF HALLMARK AVENUE ADDITION, AS AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, AND HEREBY DEDICATES TO SAID CITY, ALL EASEMENTS 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.

G3 JS INVESTMENT LLC, A TEXAS LIMITED LIABILITY COMPANY

Rebecca Yu
 REBECCA YU, MANAGING MEMBER

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 12th DAY OF August, 2024 BY REBECCA YU, REGISTERED AGENT OF G3 JS INVESTMENT LLC, A TEXAS LIMITED LIABILITY COMPANY.

David N. Mojica
 NOTARY PUBLIC, STATE OF TEXAS

DAVID N. MOJICA
 MY COMMISSION EXPIRES 04/30/2027
 NOTARY ID: 13199418-1

STATE OF TEXAS
 COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS:

I, BRUCE LANE BRYAN, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND 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.

Bruce Lane Bryan
 BRUCE LANE BRYAN
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4249
 BRYAN TECHNICAL SERVICES, INC.
 911 NORTH MAIN
 TAYLOR, TX 76574

DATE: 08-02-24

TRACT SURVEYED 07/27/2024

4.081 ACRES MORE FULLY DESCRIBED BY METES & BOUNDS BY SEPARATE FIELD NOTES PREPARED AND ATTACHED TO DEDICATION INSTRUMENT

STATE OF TEXAS
 COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, 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.

Lina Chtay
 LINA CHTAY, P.E. NO. 107211

LINA CHTAY
 107211
 LICENSED PROFESSIONAL ENGINEER

FINAL PLAT OF:
HALLMARK AVENUE ADDITION
 4.081 TOTAL ACRES 177775.773 SQUARE FEET
 1 LOT, 1 BLOCK
 J GOSLINE SURVEY, ABS #344 & A THOMPSON, ABS #813, BELL COUNTY TEXAS
 AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY TEXAS

50 100 150

- NOTES:
1. THE BEARINGS SHOWN HEREON ARE ORIENTED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, 93 ADJUSTMENT.
 2. THE PROPERTY DEPICTED HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE FLOOD AREA BEING IDENTIFIED ON F.I.R.M. PANEL NO. 48027C0280E, EFFECTIVE DATE SEPTEMBER 26, 2008, IN ZONE "X" (UNSHADED).
 3. WATER IMPACT FEES ARE HEREBY ASSESSED AND ESTABLISHED IN ACCORDANCE WITH CITY OF KILLEEN ORDINANCE NO. 21-105 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.
 4. 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.
 5. PARK DEVELOPMENT FEES ARE NOT REQUIRED IN ACCORDANCE WITH SEC. 26-129(B)(1).

Line Table		
Line	Direction	Length
L1	S71°58'34"E	40.62'
L2	S70°00'06"E	15.69'
L3	N10°16'27"E	34.07'
L4	N71°24'02"W	23.89'
L5	N32°25'33"E	8.97'
L6	N21°17'03"E	1.79'

BLOCK NO.	# OF LOTS
1	1

- LEGEND:
- IRS-CC 1/2" IRON ROD SET STAMPED "BRYAN TECHNICAL SERVICES" CALCULATED CORNER
 - POB POINT OF BEGINNING
 - IRFC IRON ROD FOUND WITH CAP
 - IRF IRON ROD FOUND
 - IPF IRON PIPE FOUND
 - R.O.W. RIGHT-OF-WAY
 - U.E. UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - () DEED/PLAT CALLS
 - NLS-PK NAIL SET IN THE CONCRETE

FINAL PLAT

BRYAN TECHNICAL SERVICES, INC.

911 NORTH MAIN TAYLOR, TX 76574 FIRM No. 10128500 surveying@austin.rr.com
 PHONE: (512) 352-0090 FAX: (512) 352-0991

NO.	DATE	REVISIONS	BY

DRAWN BY: MF CHECKED BY: BLB
 SCALE: 1" = 50' APPROVED BY: BLB
 PROJECT NO. 22023 DATE: MARCH 28, 2024