

STATE OF TEXAS COUNTY OF BELL

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

PLANNING DIRECTOR

Joann Jomas 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

FILED FOR RECORD THIS 11 DAY OF September , 20 0 D39358 , PLAT RECORDS OF BELL COUNTY, TEXAS. _, 20<u>24,</u> in year 2024, plat no.

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

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

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

BRUCE LANE BRYAN

4249

LINA CHTAY

107211

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.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4249 BRYAN TECHNICAL SERVICES, INC. 911 NORTH MAIN

TRACT SURVEYED 07/27/2024

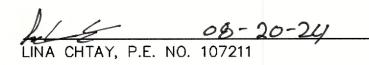
4.081 ACRES MORE FULLY DESCRIBED BY METES & BOUNDS BY SEPARATE FIELD NOTES PREPARED AND ATTACHED TO DEDICATION INSTRUMENT

STATE OF TEXAS COUNTY OF BELL

TAYLOR, TX 76574

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.



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

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 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 ORDNANCES 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'		

1	1
BLOCK NO.	# OF LOTS

IRS-CC 1/2" IRON ROD SET STAMPED "BRYAN TECHNICAL SERVICES" CALCULATED CORNER

POINT OF BEGINNING

IRON ROD FOUND WITH CAP

IRON ROD FOUND IRON PIPE FOUND

RIGHT-OF-WAY

UTILITY EASEMENT

DRAINAGE EASEMENT

DEED/PLAT CALLS

NLS-PK NAIL SET IN THE CONCRETE

FINAL PLAT



BRYAN TECHNICAL SERVICES, INC



FIRM No. 10128500 FAX: (512) 352-9091 TAYLOR, TX 76574 surveying@austin.rr.com

NO	D.TC	DE MOIONO	DV
NO.	DATE	REVISIONS	BI
DRAWN BY: MF		CHECKED BY: BLB	
SCALE: 1" = 50'		APPROVED BY: BLB	

DATE: MARCH 28, 2024 PROJECT NO. 22023