

KNOW ALL MEN BY THESE PRESENTS, THAT HEART OF TEXAS GOODWILL INDUSTRIES, INC. A TEXAS NON-PROFIT CORPORATION, WHOSE ADDRESS IS 1700 S. NEW ROAD, WACO, TEXAS, 76711, BEING THE SOLE OWNER OF THAT CERTAIN 4.000 ACRE TRACT OF LAND IN BELL COUNTY, TEXAS, PART OF THE THOMAS ROBINETT SURVEY, ABSTRACT NO. 686, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF THE "FINAL PLAT, HEART OF TEXAS GOODWILL ADDITION" LOT 1, BLOCK 1, AS SHOWN BY THE PLAT HEREOF, ATTACHED HERETO, AND MADE A PART HEREON, AND APPROVED BY THE CITY COUNCIL OF THE CITY OF KILLEEN, BELL COUNTY, TEXAS, AND THE HEART OF TEXAS GOODWILL INDUSTRIES, INC., DOES HEREBY ADOPT SAID "FINAL PLAT, HEART OF TEXAS GOODWILL ADDITION" LOT 1, BLOCK 1, AS AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, AND HERESY DEDICATES TO SAID CITY ALL STREETS, AVENUES, ROADS, DRIVES, AND ALLEYS SHOWN ON SAID PLAT, THE SAME TO BE USED AS PUBLIC THROUGHFARES 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 THE INSTALLATION AND MAINTENANCE OF ANY AND ALL PUBLIC UTILITIES, WHICH THE CITY MAY INSTALL OR PERMIT TO BE INSTALLED OR MAINTAINED.

HEART OF TEXAS GOODWILL INDUSTRIES, INC. A TEXAS NON-PROFIT CORPORATION

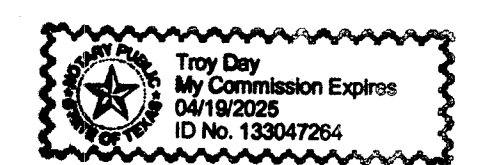
*Shannon Wittmer*  
 SHANNON WITTMER, PRESIDENT & CEO

THE STATE OF TEXAS:  
 COUNTY OF BELL:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED SHANNON WITTMER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND SHE ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 11<sup>TH</sup> DAY OF FEBRUARY, 2022.

*Troy Day*  
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



PLANNING DIRECTOR APPROVAL:

APPROVED THIS 9<sup>TH</sup> DAY OF MARCH, 2022, BY THE PLANNING DIRECTOR OF THE CITY OF KILLEEN, TEXAS.

*Shawn Kellin*  
 PLANNING DIRECTOR

*K. Sullivan*  
 PLANNING ASSISTANT

TAX APPRAISAL DISTRICT AFFIDAVIT:

THE TAX APPRAISAL DISTRICT OF BELL COUNTY DOES HEREBY CERTIFY THAT THERE ARE CURRENTLY NO DELINQUENT TAXES DUE TO THE TAX APPRAISAL DISTRICT OF BELL COUNTY ON THE PROPERTY DESCRIBED IN THIS PLAT.

DATED THIS 2<sup>ND</sup> DAY OF MARCH, 2022.

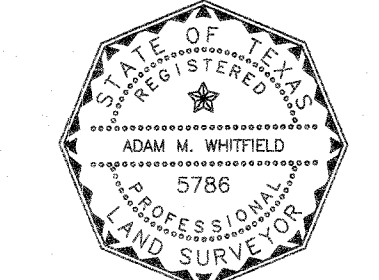
*Shawn Kellin*  
 BELL COUNTY TAX APPRAISAL DISTRICT

FILED FOR RECORD THIS 23 DAY OF MARCH, 2022, A.D., IN PLAT YEAR 2022 NUMBER 2022018754 OF THE PLAT RECORDS OF BELL COUNTY, TEXAS, DEDICATION INSTRUMENT NUMBER 2022018754

KNOW ALL MEN BY THESE PRESENTS:

THAT I, ADAM M. WHITFIELD, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON ARE PROPERLY MARKED ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY DIRECTION AND SUPERVISION AND IS IN ACCORDANCE WITH THE SUBDIVISION AND PROPERTY DEVELOPMENT REGULATIONS OF THE CITY OF KILLEEN, TEXAS, AND IN ACCORDANCE WITH STATE SURVEYING STANDARDS.

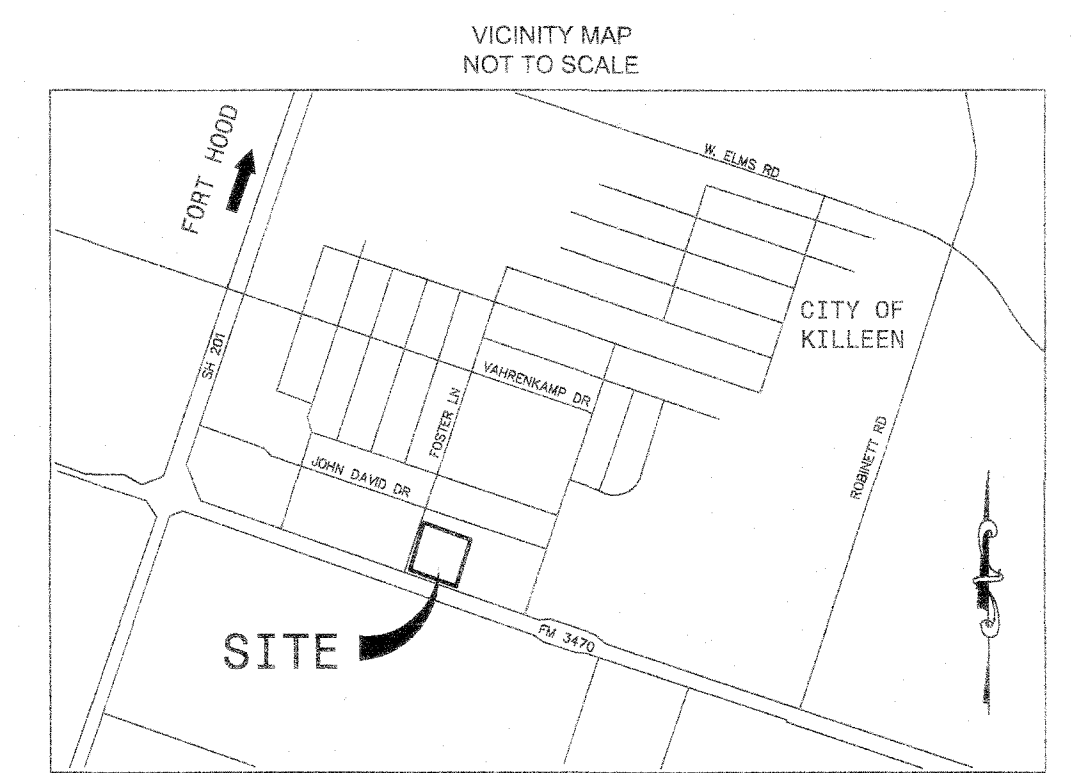
*Adam M. Whitfield*  
 Adam M. Whitfield  
 Registered Professional Land Surveyor  
 Texas Registration Number 5786



Date: FEBRUARY 02, 2022

NOTES:

1. BASIS OF BEARINGS: THE BEARINGS SHOWN HEREON ARE GRID BEARINGS AND ARE BASED ON GPS OBSERVATIONS, AND THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983. AN AVERAGE COMBINED SCALE FACTOR OF 1.00012 WAS APPLIED FOR THIS PROJECT OR LOCAL AREA. ALL DISTANCES AND AREAS SHOWN ARE BASED ON "SURFACE COORDINATES". TO OBTAIN GRID COORDINATES OR GRID DISTANCES, DIVIDE BY THE ABOVE REFERENCED AVERAGE COMBINED SCALE FACTOR.
2. FLOOD NOTE: ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 4802700200E, DATED SEPTEMBER 26, 2008, CITY OF KILLEEN, BELL COUNTY, STATE OF TEXAS, THE DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING THE DESIGNATION OF "ZONE "X" (UNSHADED) DESCRIBED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN," SAID PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.
3. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A CURRENT TITLE POLICY OR COMMITMENT. ANY UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON VISIBLE ABOVE GROUND LOCATION AND RESPONSE TO DJV TEST TICKET NUMBERS 2171411150 AND 2171411151. UNDERGROUND UTILITIES HAVE NOT BEEN FIELD VERIFIED. NEITHER ANY SUBSURFACE UTILITY ENGINEERING LEVELS A-D WERE PERFORMED BY CP&Y. THERE MAY BE ADDITIONAL UTILITIES THAT CP&Y HAS NOT BEEN ADVISED OF. THERE MAY BE EASEMENTS, (DEFINED OR UNDEFINED) AND/OR RIGHTS-OF-WAYS THAT AFFECT THE SUBJECT TRACT THAT CP&Y HAS NOT BEEN ADVISED OF.
4. IT IS THE SOLE RESPONSIBILITY OF THE OWNER TO CONTACT THE CITY OF KILLEEN, TEXAS FOR THE CITY'S INTERPRETATION OF THE ZONING ORDINANCES.
5. SEWER SERVICES TO BE PROVIDED BY CITY OF KILLEEN.
6. WATER TO BE SUPPLIED BY CITY OF KILLEEN.
7. ELECTRICITY TO BE SUPPLIED BY ONCOR.
8. 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.



**FINAL PLAT**  
**HEART OF TEXAS GOODWILL ADDITION**  
**LOT 1, BLOCK 1**

BEING ALL OF A CALLED 1.000 ACRE TRACT  
 VOLUME 5561, PAGE 565  
 AND ALL OF A CALLED 3.000 ACRE TRACT  
 VOLUME 5561, PAGE 570  
 DEED RECORDS OF BELL COUNTY, TEXAS  
 SITUATED IN THE  
 THOMAS ROBINETT SURVEY, ABSTRACT NO. 686  
 CITY OF KILLEEN  
 BELL COUNTY, TEXAS

OWNER:  
 HEART OF TEXAS  
 GOODWILL INDUSTRIES, INC.  
 1700 S. NEW ROAD  
 WACO, TEXAS 76711  
 (254) 772-9272  
 dmarek@cpyi.com

ENGINEER:  
 CP&Y INC.  
 200 W. HWY 6, SUITE 620  
 WACO, TEXAS 76712  
 (254) 772-9272  
 dmarek@cpyi.com

SURVEYOR:  
 CP&Y INC.  
 200 W. HWY 6, SUITE 620  
 WACO, TEXAS 76712  
 (254) 772-9272  
 awhitfield@cpyi.com

JOB NO.				FIELDBOOK NO.				DRAWN BY				FILE NAME			
NO.	DATE	REVISIONS	REMARKS	NO.	DATE	REVISIONS	REMARKS	NO.	DATE	REVISIONS	REMARKS	NO.	DATE	REVISIONS	REMARKS
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INSTR # 2022018754