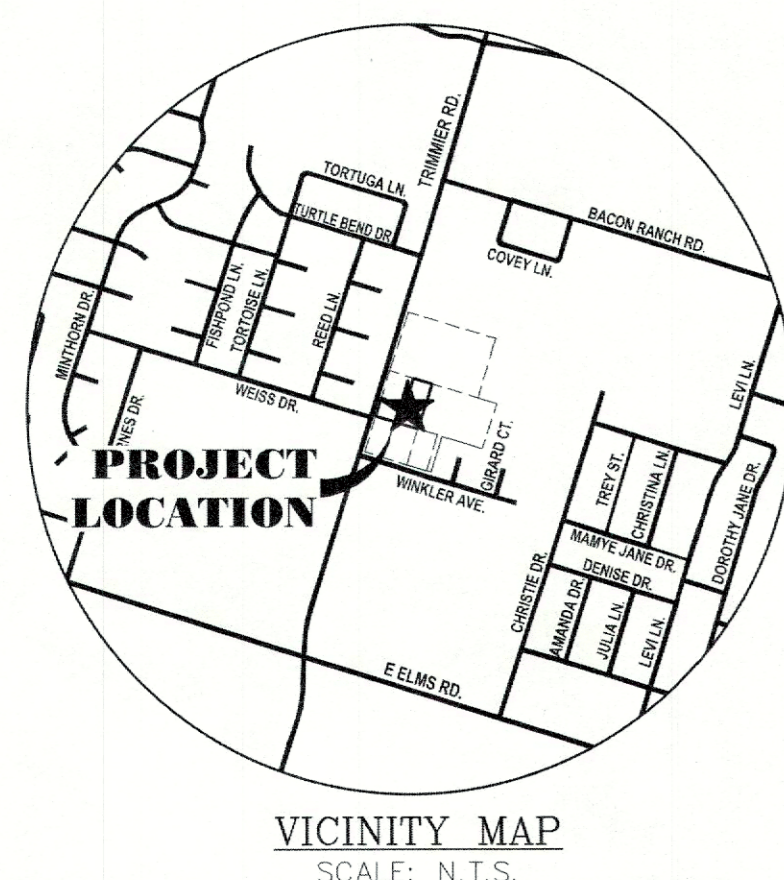


- NOTES:**
- Bearings are based on the Texas Coordinate System, Central Zone, NAD 83 (CORS 96), as determined by Leica Texas Smartnet GPS observations.
 - All distances are grid distance. The scale factor is 0.99988282. ground distance = grid distance / scale factor.
 - This subdivision is located in zone X, areas determined to be outside the 0.2% annual chance floodplain, as indicated on the U.S. FEMA Agency Boundary Map, (Flood Insurance Rate Map), Map No. 48027C0280E, effective date September 26, 2008 for Bell County, Texas.
 - All interior lot corners marked with 1/2" ir & cap stamped "M&A" set after construction completed.
 - Encumbrances identified during the execution of this survey have been shown. Additional recorded or unrecorded encumbrances may exist.
 - 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.
 - 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. The property is zoned "B-2" (Local Retail District) & CUP (Conditional Use Permit). Please refer to Sec. 31.291 & Ordinance 21-032, Case No. 21-09 for further details on zoning regulations.
 - Park development fees are not required in accordance with Sec. 26-129(B)(1).
 - Easements may be used for utility and/or drainage purposes as per Isdale Addition Extension, recorded in Cabinet B, Slide 226-A).
 - Survey & Abstract boundary line & location is based on Railroad Commission of Texas, dated March 1, 2024.
 - U.E. = utility easement
P.E. = passage easement
B.L. = Building Line
ip = iron pipe
ir = iron rod
fnd = found
esmt = easement
cab = cabinet
vol = volume
No = number
POB = point of beginning



LINE TABLE

LINE	LENGTH	BEARING
P.E. L1	19.05'	N17°53'30"E
P.E. L2	15.00'	S72°10'03"E
P.E. L3	41.93'	S17°53'08"W

PASSAGE EASEMENT CURVE TABLE

CURVE	BEARING	CHORD	LENGTH	RADIUS	DELTA	TANGENT
P.E. C1	N78°23'41"E	24.51'	25.62'	25.00'	58°42'34"	14.06'
P.E. C2	N33°23'14"E	13.49'	13.66'	25.00'	31°18'21"	7.01'
P.E. C3	N27°15'29"W	35.36'	39.28'	24.99'	90°04'00"	25.02'

- REFERENCE TIES**
- △ to △ N13°00'24"W-160.44'
 - △ to △ S17°28'03"W-249.90'
 - △ 3/8" iron rod found w/M&A cap
 - △ 1/2" iron rod found w/M&A cap
 - △ 1" iron pipe found
 - △ 1/2" iron rod found w/M&A cap

KNOW ALL MEN BY THESE PRESENTS, that **Isdale Development, a Texas General Partnership and Isdale, Isdale, Isdale, a Texas General Partnership**, whose addresses are **1201 Winkler Ave., Killeen, TX 76542 & 2904 Trimmer Rd., Killeen, TX 76542** respectively, being the owners of a called 1.460 acres tract in Bell County, Texas, being part of the W. H. Cole Survey, Abstract No. 201, and being all of called 0.387 acre tract, described in a Warranty Deed, dated January 4, 1996, Grantee: Sidney E. Isdale and wife, Doris J. Isdale, Scott E. Isdale and wife, Colleen L. Isdale, and Shawn E. Isdale and wife, Martina A. Isdale, of record in Volume 3409, Page 283, Deed Records of Bell County, Texas, being part of a called 0.476 acre tract, described in a Special Warranty Deed, dated December 6, 2021, Grantee: Isdale, Isdale, Isdale, a Texas General Partnership, of record in Document No. 201200051193, Official Public Records of Real Property of Bell County, Texas, being part of called 3.93 acres tract, described in a Special Warranty Deed, dated November 24, 1999, Grantee: Sidney Earle Isdale and Doris Jean Isdale as Trustees for The Isdale Family Revocable Trust, recorded in Volume 4116, Page 392, Deed Records of Bell County, Texas. Also being all of Lot 2, Block 1, and part of Lot 1, Block 1, Isdale Addition Extension, recorded in Cabinet B, Slide 226-A, Plat Records of Bell County, Texas, which is more fully described in the dedication of **ISDALE TRIMMIER ADDITION** as shown by the plat hereof, attached hereto, and made a part hereon, and approved by the City of Killeen, Bell County, Texas, does hereby adopt said **ISDALE TRIMMIER ADDITION** as an addition to the City of Killeen, Bell County, Texas. The utility 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.

WITNESS the execution hereof, on this 11 day of June, 2024

For: Isdale Development, a Texas General Partnership

Scott Isdale
Scott Isdale (Partner)

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

RAYCHEL LUANN COLON
Notary Public, State of Texas
Comm. Expires 03-31-2028
Notary ID 133680195

For: Isdale, Isdale, Isdale, a Texas General Partnership

Scott Isdale
Scott Isdale (Partner)

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

RAYCHEL LUANN COLON
Notary Public, State of Texas
Comm. Expires 03-31-2028
Notary ID 133680195

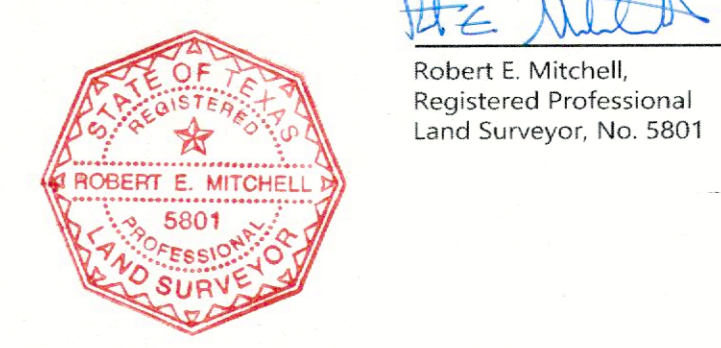
APPROVED this the 13 day of May, 2024 by the Planning Director of the City of Killeen, Bell County, Texas.

Walter M. J. ...
PLANNING DIRECTOR

Robert E. Mitchell
PLANNING ASSISTANT

KNOW ALL MEN BY THESE PRESENTS,

That I, Robert E. Mitchell, Registered Professional Land Surveyor, do hereby certify that I did prepare this plat from an actual and accurate survey of the land, that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Killeen, Texas, and this subdivision is within the City Limits of Killeen, Texas.



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 28 day of May, 2024 A.D.

By: *Zella J. ...*
Bell County Tax Appraisal District

FILED FOR RECORD this 28th day of June, 2024
Plat Records of Bell County, Texas, and Dedication Instrument # 2024021196
Official Records of Real Property, Bell County, Texas

MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
KILLEEN, TEXAS 76541
PHONE: (254) 634-5541
FAX: (254) 634-2141
T. B. P. L. S. FROM REGISTRATION NO. 10024-00

TEXAS BOARD OF PROFESSIONAL ENGINEERING REGISTRATION NO. 3241

DWG No. 74-021-D-S
DATE: APRIL 2024
SCALE: AS SHOWN
SHEET: 1 OF 1
BLOCK: 1
AREA: 1.460 AC.

ISDALE TRIMMIER ADDITION
BEING A REPLAT OF PART OF LOT 1 & ALL OF LOT 2, BLOCK 1,
ISDALE ADDITION EXTENSION
KILLEEN, BELL COUNTY, TEXAS

FINAL PLAT

SHEET P1