

**FINAL PLAT of
J & L DAVIS ADDITION**

1.876 ACRE, situated in the Robert Cunningham survey, Abstract No. 74,
Bell County, Texas

Being a REPLAT of Tract 1, Tract 2 and Tract 3, described in deed to Joseph
Davis & Lota B. Davis, recorded in Instrument No. 2023049343 on
November 2, 2023, Official Public Records of Bell County, Texas.

COUNTY OF BELL
STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS, THAT JOSEPH DAVIS & LOTA B. DAVIS, BEING THE SOLE OWNERS OF 1.876 ACRES OF LAND
IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS, SITUATED IN THE ROBERT CUNNINGHAM SURVEY, ABSTRACT NO. 74, BEING
FURTHER DESCRIBED IN THREE TRACTS IN DEED TO JOSEPH DAVIS AND LOTA B. DAVIS, RECORDED IN INSTRUMENT NO.
2023049343, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS. SAID LAND IS MORE FULLY DESCRIBE IN THE DEDICATION OF J
& L DAVIS ADDITION, AS SHOWN BY THE PLAT HEREOF, ATTACHED HERETO, AND MADE A PART HEREON, AND APPROVED BY THE
CITY OF KILLEEN, BELL COUNTY, TEXAS AND J & L DAVIS ADDITION, 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.

Joseph Davis
JOSEPH DAVIS

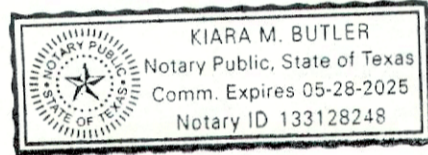
Lota B. Davis
LOTA B. DAVIS

COUNTY OF BELL
STATE OF TEXAS

BEFORE ME ON THIS DAY, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED JOSEPH DAVIS, KNOWN TO ME TO BE THE
PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED
THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 3rd DAY OF December, 2024

Kiara M. Butler
NOTARY PUBLIC, STATE OF TEXAS

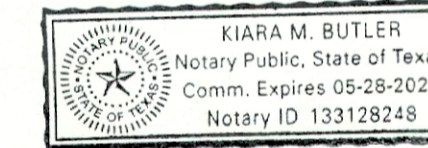


COUNTY OF BELL
STATE OF TEXAS

BEFORE ME ON THIS DAY, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED LOTA B. DAVIS, KNOWN TO ME TO BE THE
PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED
THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 3rd DAY OF December, 2024

Kiara M. Butler
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BELL COUNTY
PUBLIC HEALTH DISTRICT CERTIFICATE

THE BELL COUNTY PUBLIC HEALTH DISTRICT, THE PERMITTING AUTHORITY FOR ON-SITE SEWAGE FACILITIES (OSSF'S) IN BELL
COUNTY, TEXAS, HEREBY CERTIFIES THAT THE PLANNING MATERIALS THAT HAVE BEEN SUBMITTED MEET OR EXCEED THE
MINIMUM STANDARDS FOR OSSF'S ESTABLISHED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) AND BELL
COUNTY'S LOCAL ORDER. INDIVIDUAL LOTS WILL BE EVALUATED FOR SYSTEM SUITABILITY BY A LICENSED SITE EVALUATOR
PRIOR TO DEVELOPMENT. THIS OFFICE RESERVES THE RIGHT NOT TO ISSUE PERMITS FOR OSSF'S IF THEY FAIL TO MEET STATE
AND LOCAL RULES.

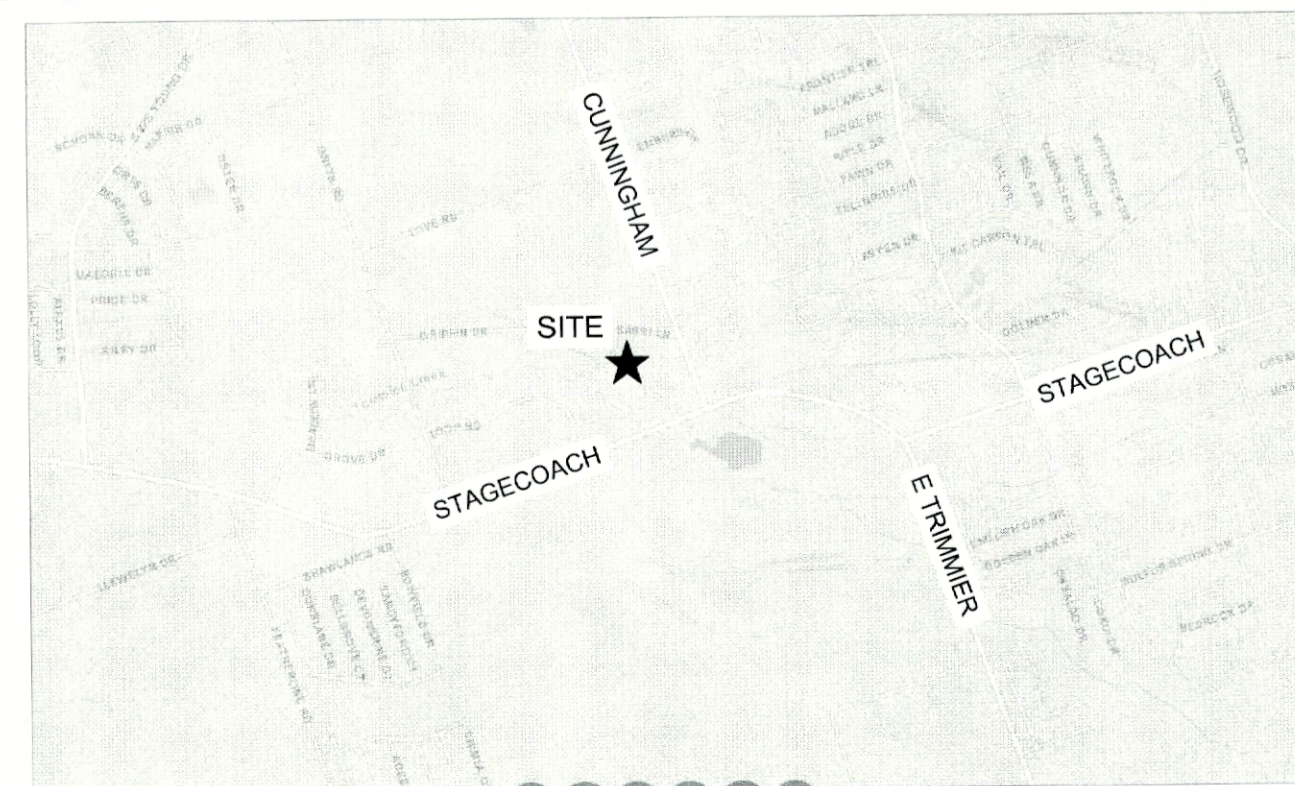
SIGNATURE: *Jarrod R. Schnell* DATE: 12-3-2024

STATE OF TEXAS
COUNTY OF BELL

I, JARROD R. SCHNELL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY, TO THE
BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS PLAT IS TRUE AND CORRECT, THAT IT WAS PREPARED FROM AN ACTUAL
SURVEY OF THE PROPERTY MADE BY ME ON THE GROUND, AND THAT ALL NECESSARY SURVEY MONUMENTS ARE CORRECTLY
SHOWN THEREON AND IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF KILLEEN AND BELL COUNTY, TEXAS.



JARROD RICHARD SCHNELL, RPLS NO. 6869
DATE OF SURVEY: SEPTEMBER 29, 2023
PLAT REVISED: August 5, 2024; October 23, 2024; November 18, 2024



VICINITY MAP
N.T.S.

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 13 DAY OF December, 2024

BY: *Wally Heggin*
BELL COUNTY TAX APPRAISAL DISTRICT

CITY PLANNING AND DEVELOPMENT SERVICES

APPROVED THIS 23 DAY OF October, 2024, BY THE PLANNING DIRECTOR OF THE CITY OF KILLEEN,
TEXAS.

Wally Heggin
PLANNING DIRECTOR

Jana Torres
PLANNING ASSISTANT

COUNTY CLERK INFORMATION

FILED FOR RECORD THIS 27th DAY OF December, 2024, IN YEAR 2024, PLAT # 2024051399

PLAT RECORDS OF BELL COUNTY, TEXAS, AND DEDICATION INSTRUMENT # 2024051399, OFFICIAL RECORDS OF
REAL PROPERTY, BELL COUNTY, TEXAS.

BY: *Jamie Langley* DEPUTY

NOTES:

1. 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.

2. THE CITY OF KILLEEN DOES NOT REGULATE LOT-TO-LOT DRAINAGE.

3. THIS LOT DOES NOT APPEAR TO BE WITHIN THE SPECIAL FLOOD HAZARD
AREA AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD
INSURANCE RATE MAP 48027C0290E DATED 9/26/2008. THIS FLOOD STATEMENT
DOES NOT IMPLY THAT THIS TRACT WILL NEVER FLOOD, NOR DOES IT CREATE
ANY LIABILITY IN SUCH EVENT ON THE PART OF THIS SURVEYOR OR COMPANY.

4. ALL LOTS PROPOSED FOR COMMERCIAL USE MUST SHOW 2X'S THE
PROPOSED DRAINFIELD AREA AS PER BELL COUNTY PUBLIC HEALTH DISTRICT'S
LOCAL ORDER. THE SECONDARY DRAINFIELD AREA MUST MEET THE
PROVISIONS OF TAC 30 CHAPTER 285.

5. WATER PROVIDED BY THE CITY OF KILLEEN WATER SUPPLY.

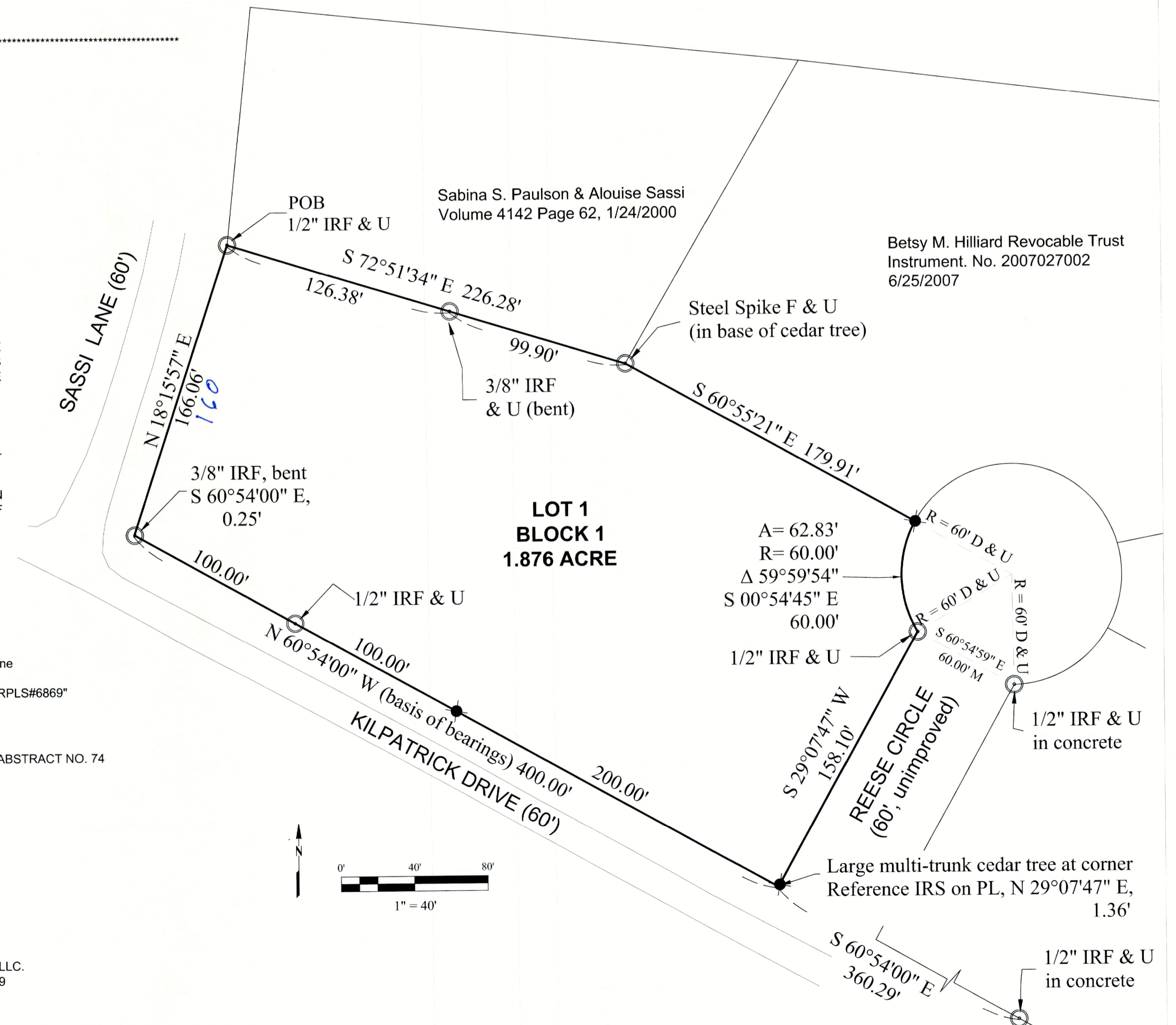
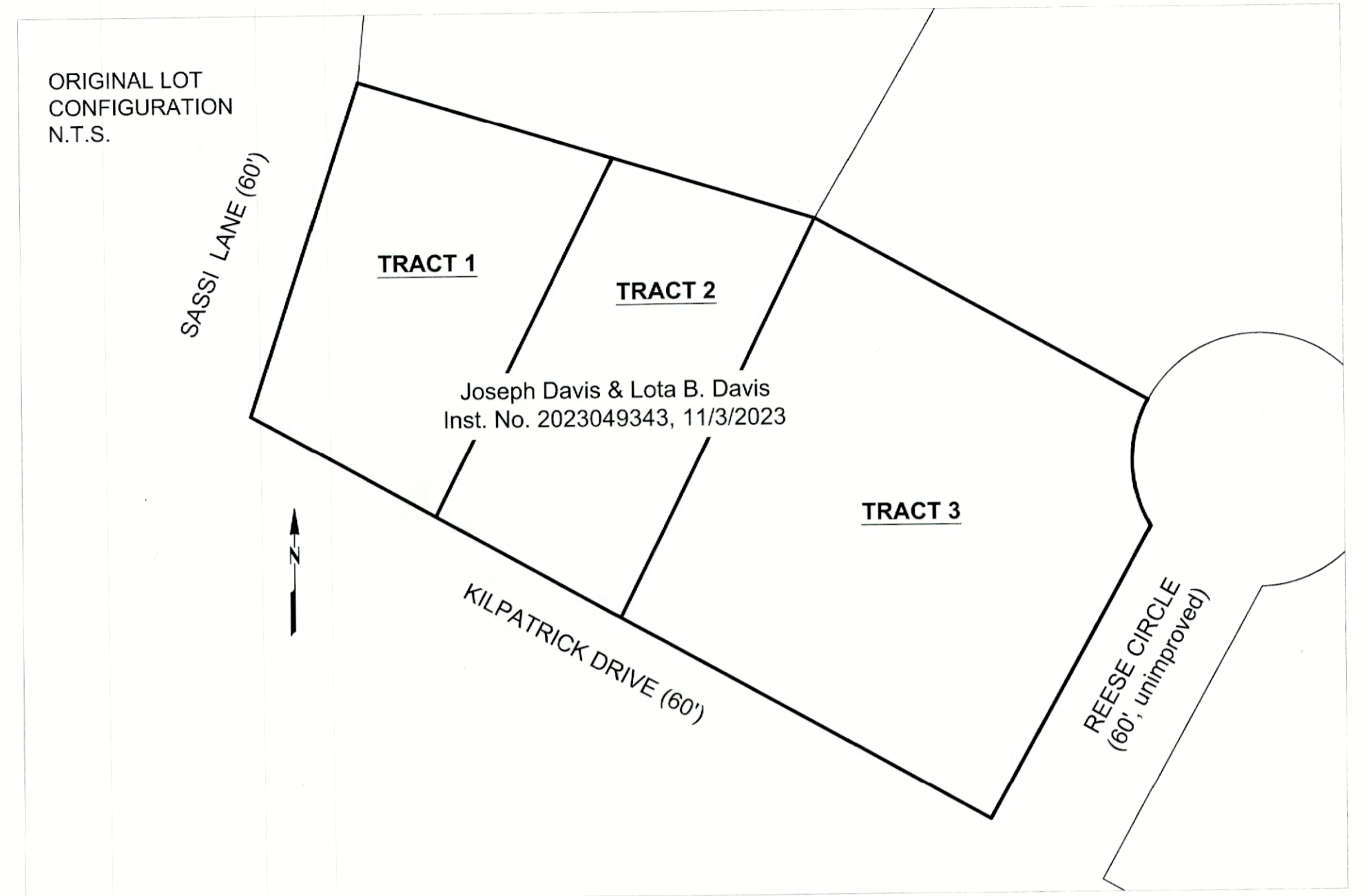
6. PARK DEVELOPMENT FEES ARE NOT REQUIRED IN ACCORDANCE WITH SEC.
26-129(B)(2).

7. 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.

LEGEND

U - Used F - Found IRF - Iron Rod Found PL - Property Line
POB - Point of Beginning O - Survey Monument F as noted
● 1/2" Iron Rod Set (IRS) with cap inscribed "JARROD SCHNELL RPLS#6869"

SURVEY: ROBERT CUNNINGHAM SURVEY, ABSTRACT NO. 74
NUMBER OF BLOCKS: 1
NUMBER OF LOTS: 1
TOTAL ACREAGE: 1.876 ACRE
DATE: AUGUST 2024
OWNER: JOSEPH DAVIS & LOTA B. DAVIS
817 OLD WORLD DRIVE
HARKER HEIGHTS, TEXAS 76548
SURVEYOR: TRUE NORTH LAND SURVEYING, LLC.
JARROD R. SCHNELL, RPLS # 6869
4801 CINNAMON STONE DRIVE
KILLEEN, TEXAS 76542



Inst # 2024051399