

VICINITY MAP
NTS

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 the the 28th day of June, 2022 (A.D.)
 By: C. J. Smith
 Bell County Tax Appraisal District

Dedication:
 STATE OF TEXAS §
 COUNTY OF BELL §
 WHEREAS, 3201 Veterans Memorial LLC, a Texas limited liability company, being the sole owner of all that certain 1.046 acre tract, parcel, or lot of land located in Bell County, Texas, being all of the tract of land described in the deed to 3201 Veterans Memorial LLC, recorded in County Clerk's Instrument No. 2021051259, Deed Records, Bell County, Texas, which is more fully described in the dedication of Lot 1, Block 1, JACK IN THE BOX ADDITION, as shown by the plat hereof, attached hereto, and made a part hereof, and approved by the City of Killeen, Bell County, Texas, does hereby adopt said JACK IN THE BOX ADDITION, as an addition to the City of Killeen, Bell County, Texas, and does hereby dedicate to said city all streets, avenues, roads, drives, and 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. 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 and drainage utilities, which the city may install or permit to be installed or maintained.
 WITNESS MY HAND AT Dallas County, Texas, this the 5th day of November, 2021.

3201 VETERANS MEMORIAL LLC
 By: UMAR IBRAHIM
 3201 Veterans Memorial LLC
 a Texas limited liability company

STATE OF TEXAS §
 COUNTY OF DALLAS §
 BEFORE ME, the undersigned authority, on this day personally appeared Umar Ibrahim, for, 3201 VETERANS MEMORIAL LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 9th day of November, 2021.

Sheila M. Sorber
 NOTARY PUBLIC STATE OF TEXAS



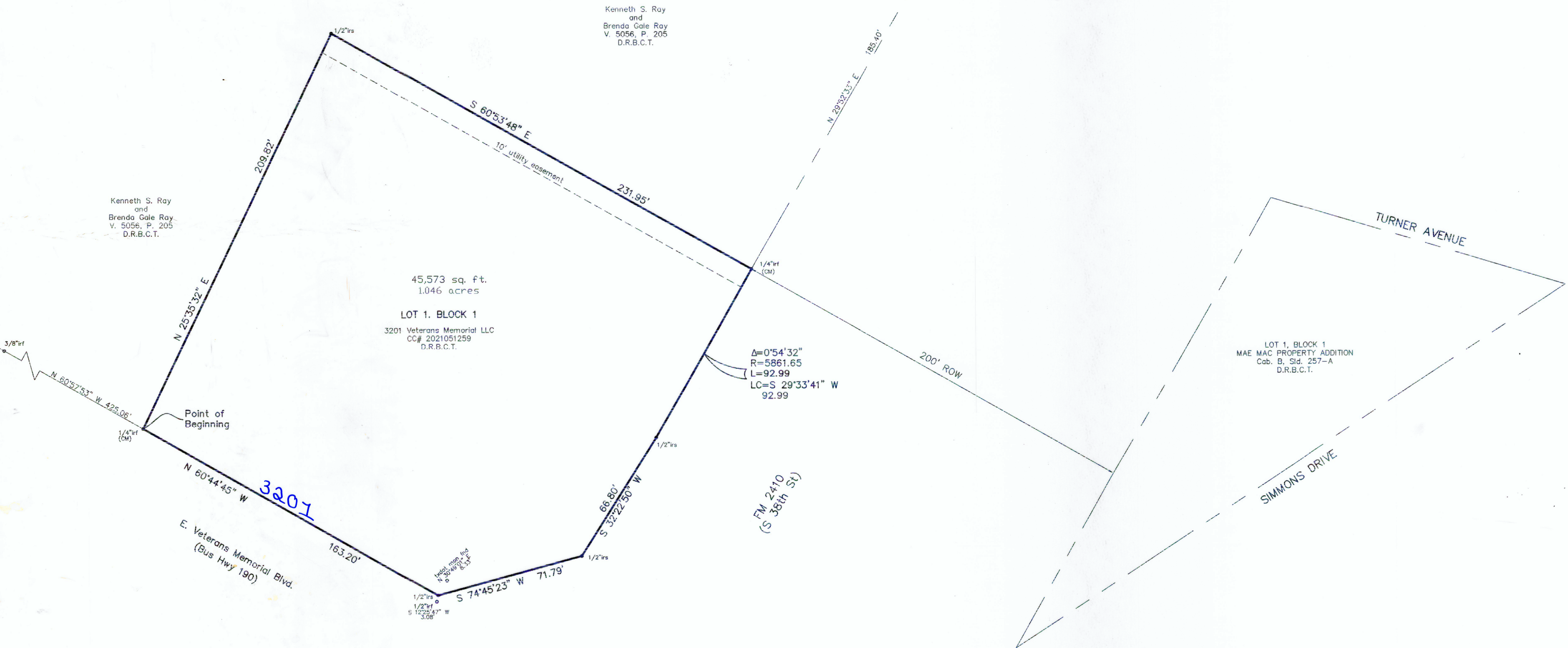
APPROVED the the 1 day of July, 2022, by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas.

Kirk Latt
 CHAIRMAN, PLANNING COMMISSION

K. Stuckland
 SECRETARY, PLANNING COMMISSION

This is to Certify that I, Dick S. Jones, a Registered professional Land Surveyor of the State of Texas, have surveyed the above described property on the ground, and that all lot corners, angle points, and points of curve shall be set after construction and will be 1/2" iron rods capped and stamped "BEASLEY RPLS 6066". Irons that are damaged, disturbed, or not so marked are not original.

Dick S. Jones
 Dick S. Jones R.P.L.S.
 Texas Registration No. 5524



Kenneth S. Ray and Brenda Gale Ray
 V. 5056, P. 205
 D.R.B.C.T.

45,573 sq. ft.
 1.046 acres
 LOT 1, BLOCK 1
 3201 Veterans Memorial LLC
 C.C.# 2021051259
 D.R.B.C.T.

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 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.

CM - Control Monument
 IRF - Iron Rod Found
 IRS - Iron Rod Set
 CC# - County Clerk Instrument Number
 Basis of Bearing - NAD 83 (2011)(Epoch:2010.0000)
 Cenid 12A, Texas Central Zone Grid bearings.
 Grid Scale Factor = 0.99984755382
 SCALE 1"=30'

The subject property is not graphically depicted in the 100 year flood zone A, AE, AH, AO, AR, A99, V, VE, or X (other flood areas), according to the Federal Emergency Management Agency Flood Insurance Rate Map of Bell County, Texas and incorporated areas, Map No. 48027C0280 E revised September 26, 2008. The property being located in Zone X (Areas determined to be outside the 0.2% annual chance flood plain), according to said map.

DEVELOPER:
 3201 VETERANS MEMORIAL LLC
 1915 WESTRIDGE DRIVE
 IRVING, TEXAS 75038

ENGINEER:
 DCG ENGINEERING
 1668 KELLER PARKWAY, STE: 100
 KELLER, TEXAS 76248
 PH: (817) 874-2911
 CONTACT: David Gregory, P.E.
 EMAIL: david@dcgengineering.com

SURVEYOR:
 HERBERT S. BEASLEY LAND SURVEYORS L.P.
 P.O. BOX 8873
 FORT WORTH, TEXAS, 76124
 PH: 817-429-0194
 CONTACT: Dick Jones
 EMAIL: hsbeasley@msn.com

REGISTERED PROFESSIONAL SURVEYORS
HERBERT S. BEASLEY
 LAND SURVEYORS L.P.
 • LAND • TOPOGRAPHIC
 • CONSTRUCTION SURVEYING
 FIRM NO. 10094900
 METRO 817-429-0194
 FAX 817-446-5488
 hsbeasley@msn.com
 P. O. BOX 8873
 FORT WORTH, TEXAS 76124

FINAL PLAT
 LOT 1, BLOCK 1,
 JACK IN THE BOX ADDITION
 Being 1.046 Acres of Land Located in the
 A. Dickson Survey, Abstract No. 266
 City of Killeen, Bell County, Texas

FILED FOR RECORD this 7th day of July, 2022 In Year 2022
 Plat # 2022043463 Plat Records of Bell County, Texas. Dedication instrument
 # 2022043463, Official Public Records of Real Property, Bell County, Texas.

instr # 2022043463