

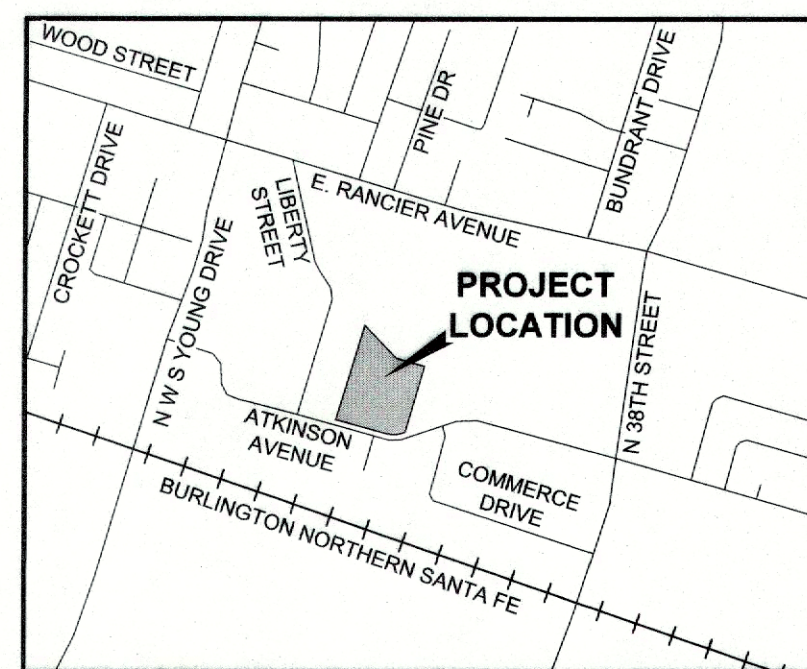
ORIGINAL LOT CONFIGURATION: JULIUS ALEXANDER INDUSTRIAL SUBDIVISION, RECORDED IN CABINET A, SLIDE 13-D, PLAT RECORDS OF BELL COUNTY, TEXAS. SCALE: NTS

NOTES:

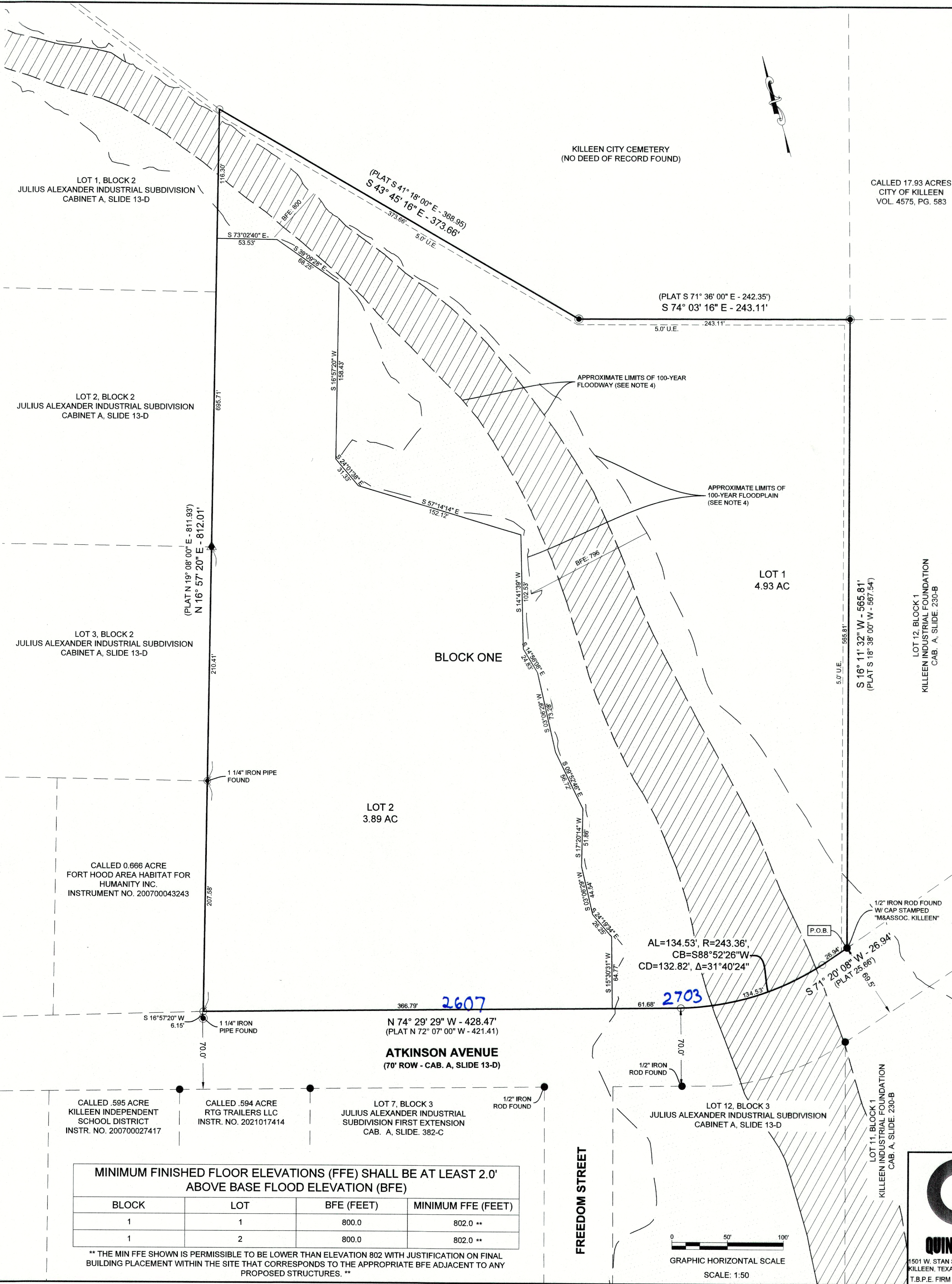
1. THE BUILDING SETBACK LINES FOR THESE LOTS SHALL BE DETERMINED AS REQUIRED BY THE APPLICABLE ZONING SECTION OF THE CITY CODE OF ORDINANCES AS RELATED TO THE DEVELOPMENT OF THIS TRACT UNLESS SHOWN HERON.
2. THE BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, PER LEICA SMART NET GPS OBSERVATION.
3. ALL INTERIOR CORNERS ARE 1/2" IRON ROD W/ CAP STAMPED "QE", UNLESS OTHERWISE NOTED.
4. A PORTION OF THIS PROPERTY LIES WITHIN FEMA "ZONE AE" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, FEMA MAP 48027C0280E, WHICH BEAR AN EFFECTIVE DATE OF SEPTEMBER 26, 2008. "FEMA "ZONE AE" IS DEFINED AS AREAS DETERMINED TO HAVE BASE FLOOD ELEVATIONS"
5. 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.
6. PARK DEVELOPMENT FEES ARE NOT REQUIRED IN ACCORDANCE WITH SEC. 26-129(B)(1)

LEGEND

- PROPERTY BOUNDARY
- EASEMENT LINES
- ADJOINING TRACT PROPERTY LINES
- LOT LINE
- 3/4" IRON PIPE FOUND
- MAG NAIL FOUND W/ WASHER STAMPED "M&ASSOC. KILLEEN"
- 3/8" IRON ROD FOUND
- 1/2" IRON ROD SET W/ CAP STAMPED "QE"
- **UNLESS OTHERWISE NOTED**



LOCATION MAP
SCALE: NTS



MINIMUM FINISHED FLOOR ELEVATIONS (FFE) SHALL BE AT LEAST 2.0' ABOVE BASE FLOOD ELEVATION (BFE)

BLOCK	LOT	BFE (FEET)	MINIMUM FFE (FEET)
1	1	800.0	802.0 **
1	2	800.0	802.0 **

** THE MIN FFE SHOWN IS PERMISSIBLE TO BE LOWER THAN ELEVATION 802 WITH JUSTIFICATION ON FINAL BUILDING PLACEMENT WITHIN THE SITE THAT CORRESPONDS TO THE APPROPRIATE BFE ADJACENT TO ANY PROPOSED STRUCTURES. **

KNOW ALL MEN BY THESE PRESENTS, THAT THE CITY OF KILLEEN, A MUNICIPAL CORPORATION, WHOSE ADDRESS IS 101 N COLLEGE ST, KILLEEN, TX 76541, BEING THE SOLE OWNER OF THE 8.82 ACRE TRACT OF LAND SITUATED IN THE A DICKSON SURVEY, ABSTRACT NO. 266, BELL COUNTY, TEXAS, AND THE LAND HEREIN DESCRIBED BEING ALL OF LOTS 5 AND 6, BLOCK 2, JULIUS ALEXANDER INDUSTRIAL SUBDIVISION, RECORDED IN CABINET A, SLIDE 13-D, PLAT RECORDS OF BELL COUNTY, TEXAS, DESCRIBED IN A DEED TO THE CITY OF KILLEEN, A MUNICIPAL CORPORATION, RECORDED IN VOLUME 3086, PAGE 787, DEED RECORDS OF BELL COUNTY, TEXAS, DOES HEREBY DEDICATE TO SAID CITY ALL STREETS, AVENUES, DRIVES, 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.

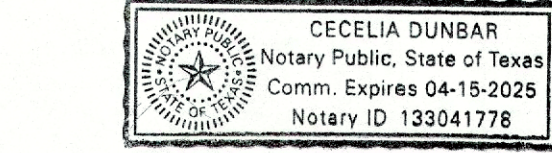
THE UTILITY EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO THE CITY OF KILLEEN, FOR INSTALLATION AND MAINTENANCE OF ANY AND ALL PUBLIC UTILITIES, WHICH THE CITY MAY ELECT TO INSTALL AND MAINTAIN OR PERMIT TO BE INSTALLED OR MAINTAINED.

FOR THE CITY OF KILLEEN, A MUNICIPAL CORPORATION

KENT CAGLE - CITY MANAGER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY, PERSONALLY APPEARED KENT CAGLE, IN HIS CAPACITY AS CITY MANAGER, FOR THE CITY OF KILLEEN, A MUNICIPAL CORPORATION, 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.

CECELIA DUNBAR
NOTARY PUBLIC STATE OF TEXAS
COMM. EXPIRES 04-15-2025
NOTARY ID: 133041778



CITY PLANNING AND DEVELOPMENT SERVICES

APPROVED THIS 25 DAY OF April, 2023, A.D. BY THE PLANNING DIRECTOR OF THE CITY OF THE CITY OF KILLEEN, TEXAS.

Walter S. ...
PLANNING DIRECTOR

Jolana Mathis
PLANNING ASSISTANT

SURVEYORS' CERTIFICATE:

I, SETH BARTON, DO HEREBY CERTIFY THAT AN ACTUAL AND ACCURATE SURVEY WAS MADE ON THE GROUND OF THE PLATTED LAND, AND THAT THE CORNER MONUMENTS SHOWN ON THE FOREGOING PLAT WERE FOUND OR PLACED, IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF KILLEEN, TEXAS.

SETH BARTON
R. P. L. S. NO. 6878
1501 STAN SCHLUETER LP.
KILLEEN, TX 76549



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 19 DAY OF June, 2023, A.D.

By: [Signature]
BELL COUNTY TAX APPRAISAL DISTRICT

COUNTY CLERK INFORMATION:

FILED FOR RECORD THIS 17th DAY OF July, 2023, IN YEAR 2023, PLAT # 202303017, OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

By: [Signature] Deputy Clerk

SURVEY:	A DICKSON, ABSTRACT NO. 266	OWNER:	THE CITY OF KILLEEN, A MUNICIPAL CORPORATION 101 N. COLLEGE ST, KILLEEN, TX 76541
NUMBER OF BLOCKS:	1	SURVEYOR:	QUINTERO ENGINEERING, LLC 1501 W STAN SCHLUETER LOOP KILLEEN, TEXAS 76549 (254) 493-9962
NUMBER OF LOTS:	2		
TOTAL ACREAGE:	8.82 AC.		
DATE:	JUNE 2023		



FINAL PLAT
JULIUS ALEXANDER INDUSTRIAL SUBDIVISION
REPLAT #2
CITY OF KILLEEN, BELL COUNTY, TEXAS

JULIUS ALEXANDER INDUSTRIAL SUBDIVISION REPLAT #2 IS A REPLAT OF LOTS 5 AND 6, BLOCK 2, JULIUS ALEXANDER INDUSTRIAL SUBDIVISION, RECORDED IN CABINET A, SLIDE 13D, PLAT RECORDS OF BELL COUNTY, TEXAS

PROJECT NO: 003-23
DATE: JUNE 2023

Inst# 202303017