

STATE OF TEXAS §
COUNTY OF BELL §

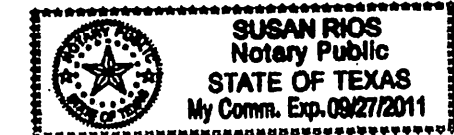
KNOW ALL MEN BY THESE PRESENTS, that **CHUCK K. LEE** and **SANDY K. LEE**, whose address is 405, Orchid Drive, Killeen, Texas, 76543, being the sole owners of that certain 1.00 acre tract of land in Bell County, Texas, part of the W. H. Cole Survey, Abstract No. 201, which is more fully described in the dedication of **KDS PLAZA ADDITION**, as shown by the plat hereof, attached hereto, and made a part hereon, and approved by the Executive Director of Planning and Development Services of the City of Killeen, Bell County, Texas and **CHUCK K. LEE** and **SANDY K. LEE**, does hereby adopt said **KDS PLAZA ADDITION**, as an addition to the City of Killeen, Bell County, Texas, and hereby dedicate to said city all easements shown on said plat, the same to be used and for the installation and maintenance of any and all public utilities, which the City may install or permit to be installed or maintained.

Chuck K. Lee, Owner

Sandy K. Lee, Owner

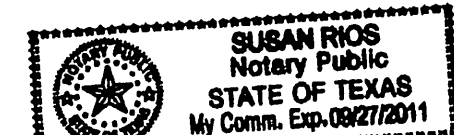
Sworn to and subscribed by Chuck K. Lee before me this 4th day of April, 2011, A.D.

Notary Public in and for the State of Texas
My Commission Expires: 9/27/2011



Sworn to and subscribed by Sandy K. Lee before me this 4th day of April, 2011, A.D.

Notary Public in and for the State of Texas
My Commission Expires: 9/27/2011



CITY PLANNING AND DEVELOPMENT SERVICES

APPROVED this 2nd day of May, 2011, A.D. by the Planning and Development Services Department of the City of Killeen, Bell County, Texas.

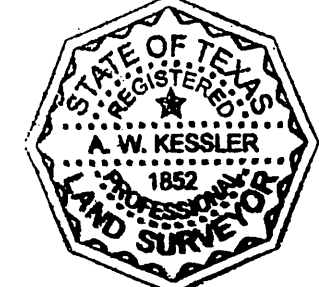
Ray Strama
Executive Director, Planning and Development Services

Ficki Rankin
Planning Secretary

SURVEYORS' CERTIFICATE:

I, A. W. Kessler, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from a made on the ground of the land and that all boundary corner monuments shown hereon were found or placed in accordance with the Subdivision and Property Development Regulations of the City of Killeen, Texas.

A. W. Kessler
Registered Professional Land Surveyor No. 1852
State of Texas



TAX CERTIFICATE:

The Bell County Tax Appraisal District, the taxing authority for all taxing entities in Bell County, Texas, does hereby certify that there are currently no delinquent taxes due or owing on the property described by this plat.

Dated this 9 day of August, A.D. 2011.

BELL COUNTY TAX APPRAISAL DISTRICT

By:

COUNTY CLERK INFORMATION:

FILED FOR RECORD this 30th day of August, 2011, A.D., in Cabinet D, Slide(s) 333-D
Plat Records, Bell County, Texas, and DEDICATION INSTRUMENT filed in DOC.# 2011-00029960
Official Records, Bell County, Texas.

SURVEY: W. H. COLE SURVEY, A-201

NUMBER OF BLOCKS: 1

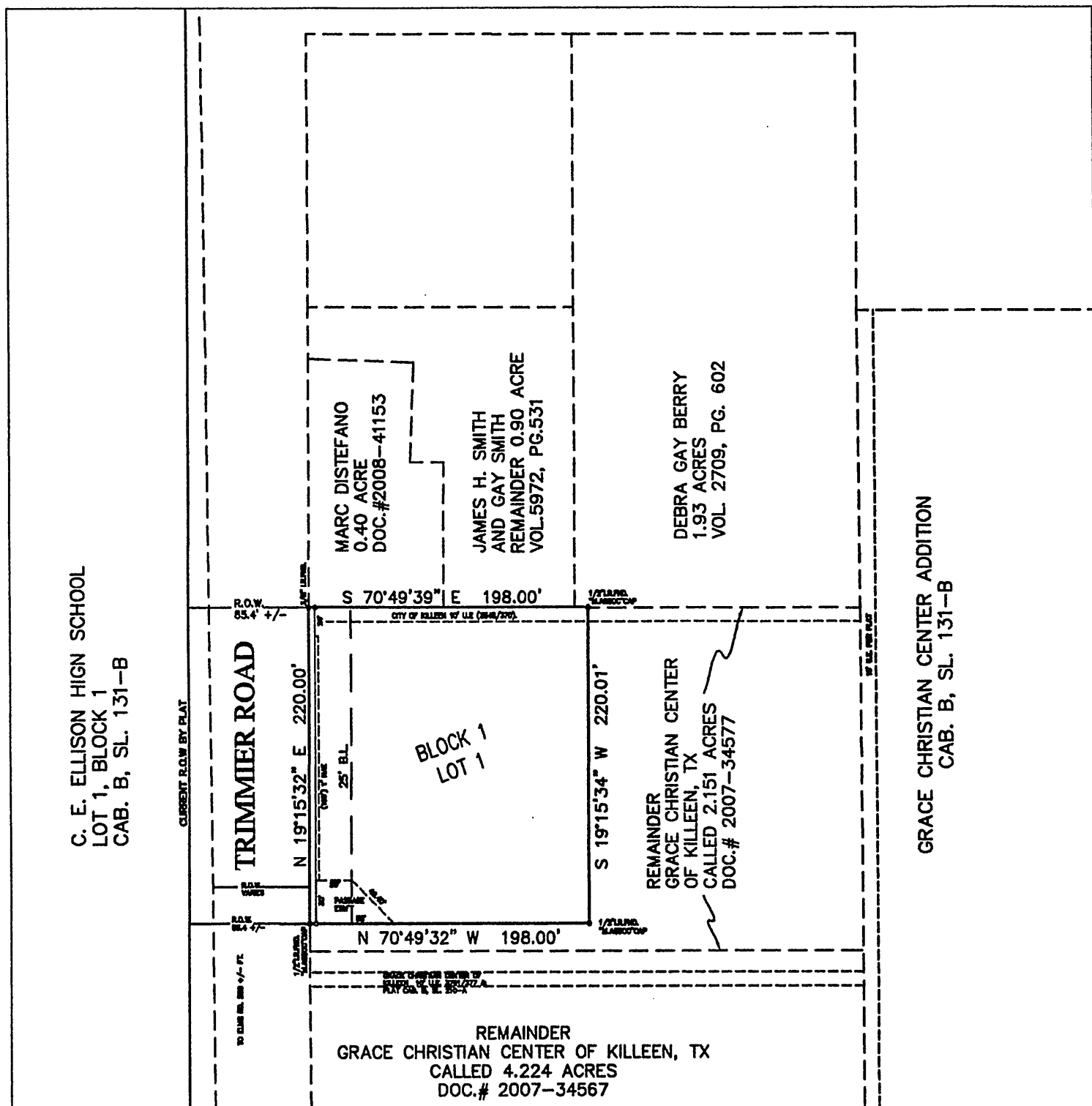
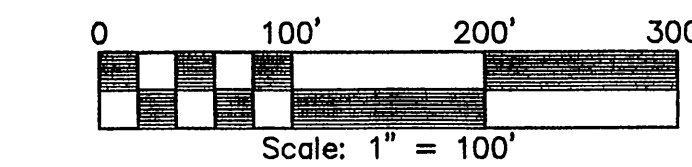
NUMBER OF LOTS: 1

TOTAL ACREAGE: 1.00 ACRES

DATE: FEBRUARY 22, 2011

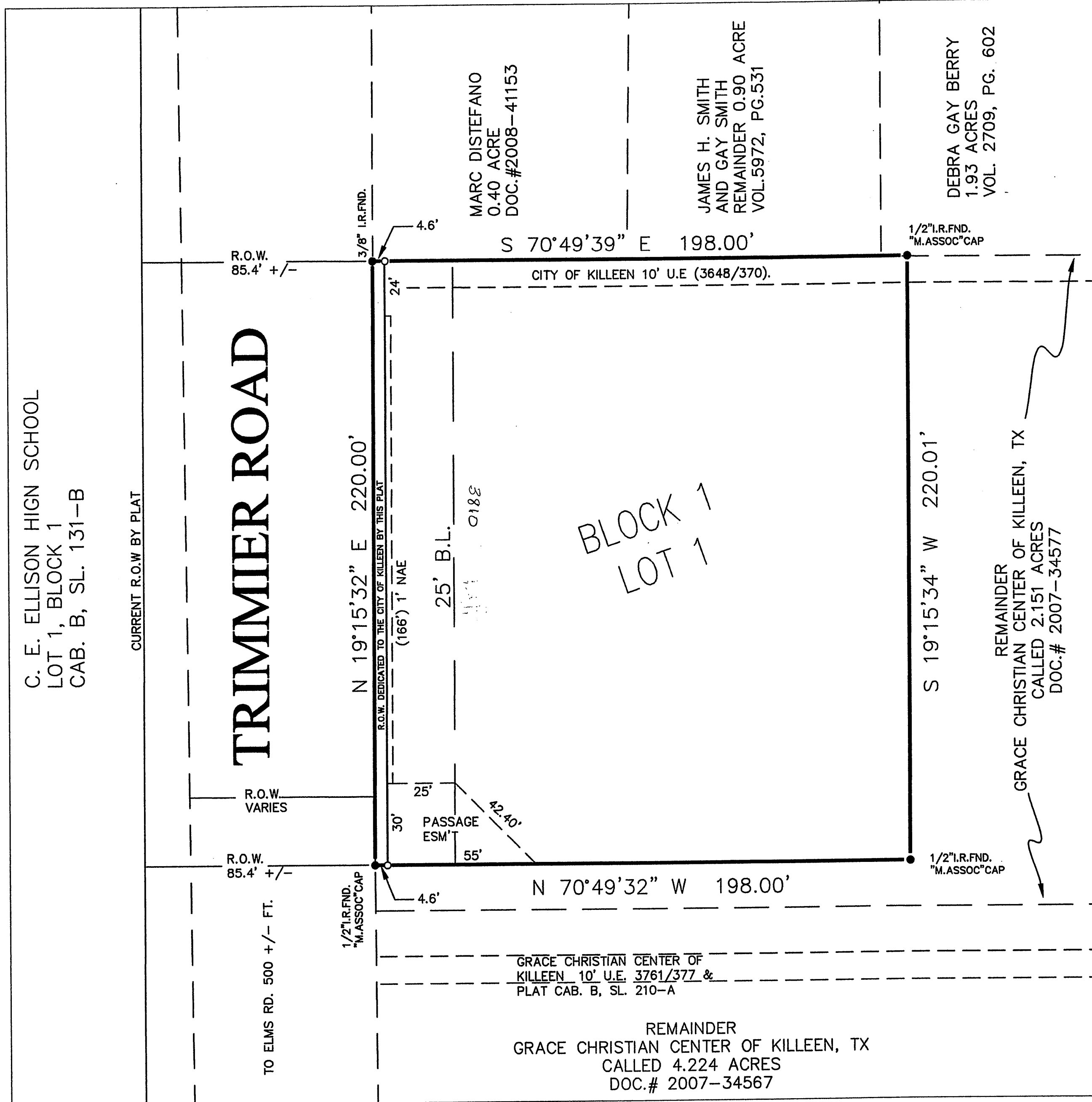
SURVEYOR: VERA & ASSOCIATES, L.C.
3707 SIERRA DRIVE
GEORGETOWN, TEXAS 78628
(512) 864-9804/(512) 864-7650 fax

FINAL PLAT
of
KDS PLAZA ADDITION
City of Killeen, Bell County, Texas



KDS PLAZA ADDITION

SCALE: 1"=100'



KDS PLAZA ADDITION

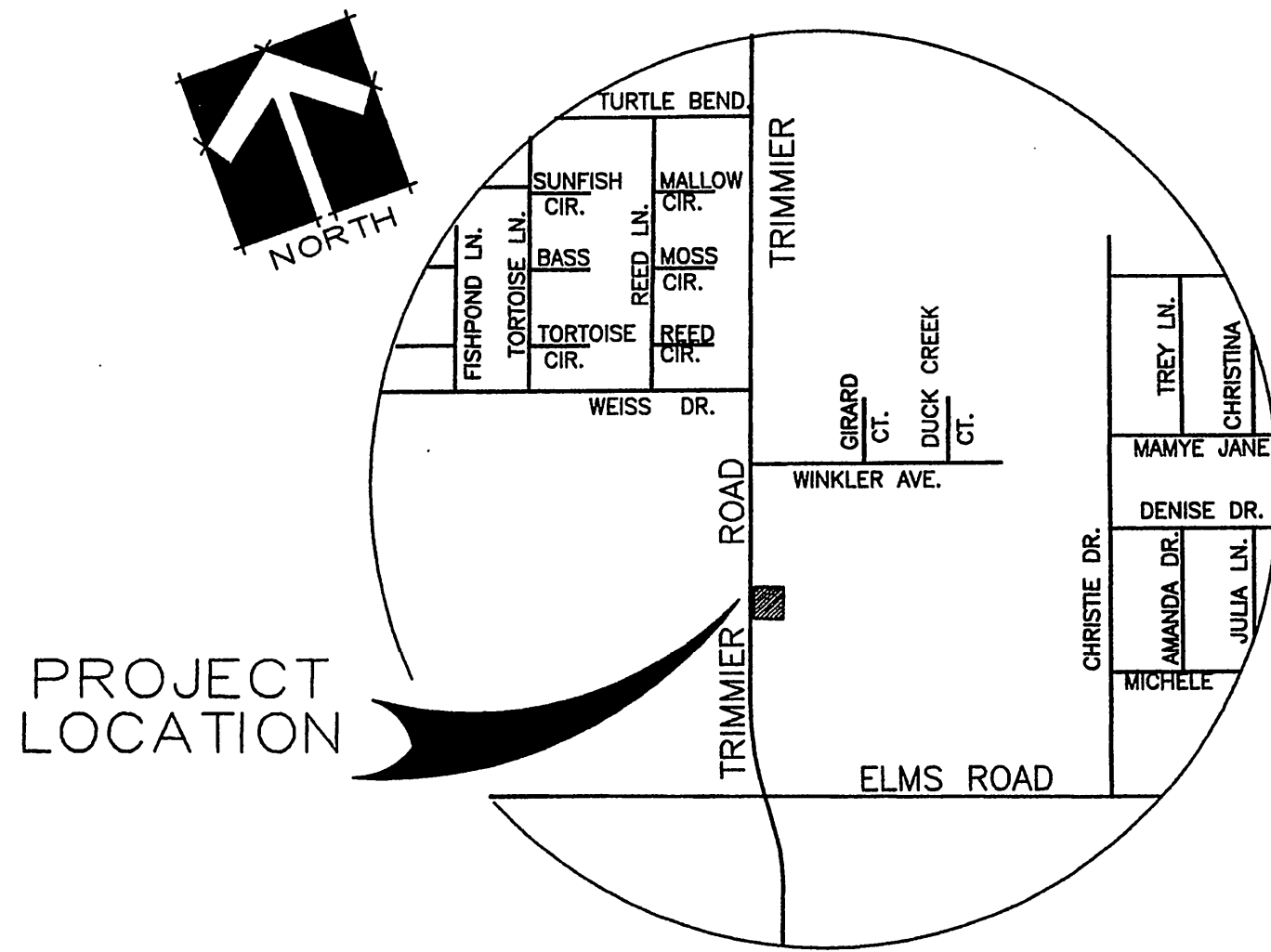
SCALE: 1"=30'

LEGEND

●	I.R.FND, P.K.FND, ETC. - MONUMENT FOUND
○	I.R.SET W/CAP MARKED "CORNER-1852"
BL	BUILDING SETBACK LINE
DE	DRAINAGE EASEMENT
UE	UTILITY EASEMENT
NAE	NON-ACCESS EASEMENT

NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF DEED OF RECORD, SAME BEING S 70°49'39" E.
2. NO PORTION OF THIS TRACT LIES WITHIN A FLOOD HAZARD BOUNDARY LIMITS AS SHOWN ON THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) FOR THE CITY OF KILLEEN, TEXAS, EFFECTIVE SEPTEMBER, 2009.
3. BUILDING SETBACK LINES FOR THIS TRACT AND NOT SHOWN HEREON SHALL BE IN CONFORMANCE WITH CHAPTER 31 (ZONING) OF THE CITY OF KILLEEN CODE OF ORDINANCES AND/OR APPLICABLE BUILDING RULES AND REGULATIONS.
4. ACCESS TO THIS TRACT SHALL BE VIA TRIMMIER ROAD, IN CONFORMANCE WITH CITY OF KILLEEN CONSTRUCTION STANDARDS, AND AS APPROVED BY THE CITY ENGINEER.
5. SINCE ALL ADJOINERS HAVE UTILITY SERVICE AVAILABILITY VIA EXISTING EASEMENTS, NO UTILITY EASEMENT NECESSARY ALONG THE REAR LOT LINE.



VICINITY LOCATION MAP

N.T.S.