

JOHN COWAN & ASSOCIATES, INC.

10147 COUNTY ROAD 135, FLINT, TEXAS 75762
 PH: (903) 581-2238 tssurveys.com
 FIRM REGISTRATION CERTIFICATION NO. 10025500

KNOW ALL MEN BY THESE PRESENTS, that Catstrong, LLC, whose address is 900 Ranch Rd S Ste. C101, Lakeway, TX 78734 being the sole owner of that certain 2.386 acre tract in Bell County, Texas, being out of the B.S. Hoover Survey, Abstract No. 463, which is more fully described in the dedication of Killeen 195 DTP 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 Killeen 195 DTP Addition as an addition to the City of Killeen, Bell County, Texas, and hereby dedicates 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 utilities and drainage easement 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.

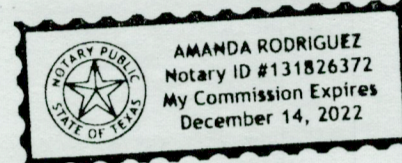
WITNESS the execution hereof, on this 26th day of October, 2022.

On Behalf of Catstrong, LLC

By: [Signature]
 Eric Suss, Manager

Before me, the undersigned authority, on this day personally appeared Eric Suss, Manager on behalf of Catstrong, LLC, known to me to be the person whose name is subscribed to the foregoing Instrument. It has been acknowledged to me that she executed for the foregoing Instrument as the owner of the property described hereon.

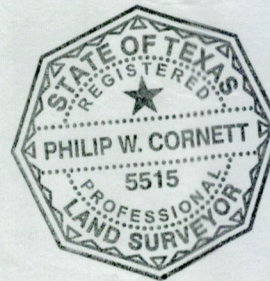
[Signature]
 NOTARY PUBLIC OF THE STATE OF TEXAS



My Commission Expires: 12/14/22

KNOW ALL MEN BY THESE PRESENTS:

That I, Philip W. Cornett, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision and Property Development Regulations of the City of Killeen, Texas.



[Signature] 10/24/2022
 Philip W. Cornett
 Registered Professional
 Land Surveyor, No. 5515

STATE OF TEXAS
 COUNTY OF BELL

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 22 day of February, 2022.

BELL COUNTY TAX APPRAISAL DISTRICT

By: [Signature]

Approved this 12th day of October, 2022, by the planning director of the City of Killeen, Texas.

[Signature]
 Wallis Meshier, CNU-A, Planning Director
[Signature]
 Planning Assistant

RECORDING INFORMATION

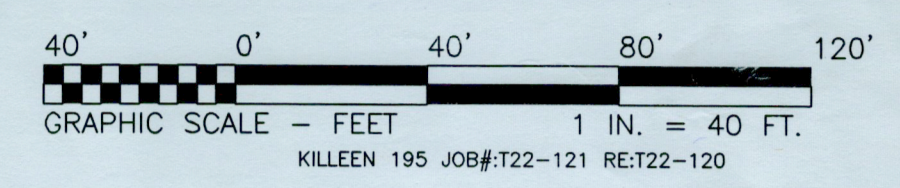
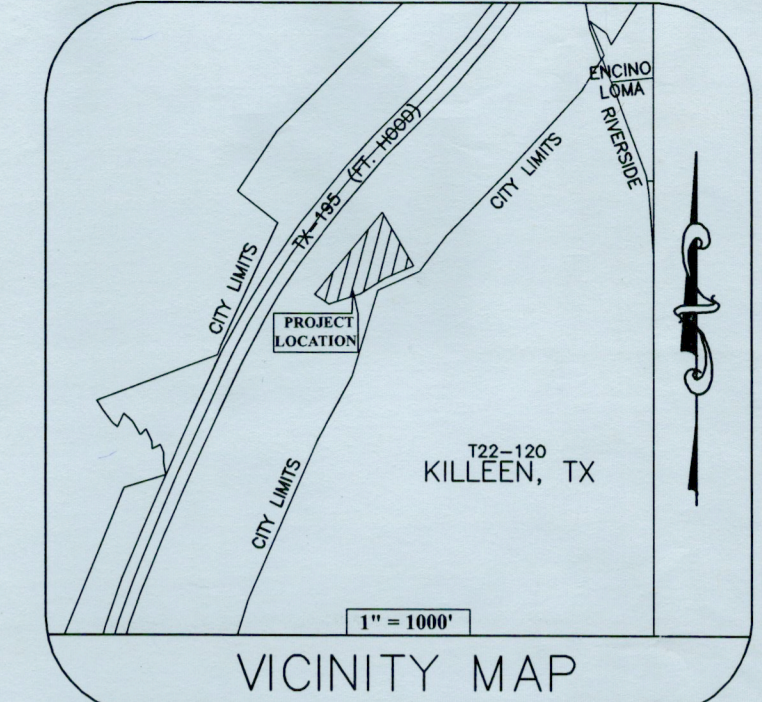
Plat and Dedication Recorded in Document No. 23-011993 of the Official Public Records Bell County, Texas.

Filed this 23 day of March, 2022.

[Signature]
 Shelley Coston, County Clerk

CALL 4.594 ACRES
 JDS INVESTMENTS, INC TO
 CATSTRONG, LLC
 VOLUME 10550, PAGE 334
 MAY 8, 2017

CALL 18.197 ACRES
 PAUL EUGENE BLUM TO
 BRAD BENNETT
 VOLUME 10187, PAGE 719
 AUGUST 31, 2017



LEGEND

- 3/8" IR FOUND (SURVEYOR)
- TEMPORARY BENCHMARK
- DOC. NO. DOCUMENT NUMBER
- R.O.W. RIGHT-OF-WAY
- N.T.S. NOT TO SCALE

PLAT NOTES:

1. LEGAL DESCRIPTION SHOWN HEREON.
2. BEARINGS ARE ORIENTED TO GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE 4203, SURVEY FEET.
3. SITE ELEVATION DATUM IS NAVD 88.
4. CONTOUR INTERVAL = 1.0'
5. SITE BENCHMARK 1
 TOP OF MAG NAIL SET
 BEING N 15°04'48" W 178.94' FROM
 THE NORTH WEST CORNER OF TRACT
 ELEVATION = 745.87'
6. SITE BENCHMARK 2
 TOP OF 60# NAIL SET
 BEING N 11°40'08" W 174.06' FROM
 THE SOUTH WEST CORNER OF TRACT
 ELEVATION = 757.40'
7. PROPERTY ZONED: A - AGRICULTURE DISTRICT.
8. THE SUBJECT TRACT LIES IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP NO. 48027C0475E WITH A EFFECTIVE DATE OF SEPTEMBER 26, 2008.
9. A PRELIMINARY PLAT WILL EXPIRE FIVE (5) YEARS AFTER THE FIRST APPLICATION WAS FILED. EACH FINAL PLAT, WHICH IS A PHASE OF AN APPROVED PRELIMINARY PLAT, SHALL EXTEND THE EXPIRATION DATE OF THE PRELIMINARY PLAT AN ADDITIONAL TWO (2) YEARS FROM THE DATE THE FINAL PLAT WAS APPROVED BY THE PLANNING AND ZONING COMMISSION. NOTHING HEREIN SHALL REDUCE THE INITIAL FIVE-YEAR PERMIT PERIOD.
10. *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.*
11. WATER SERVICE WILL BE BY PRIVATE WELL AND WASTEWATER SERVICE WILL BE BY O.S.S.F.

MINOR PLAT OF
**KILLEEN 195 DTP
 ADDITION**
 BEING A SUBDIVISION ESTABLISHING LOT 1,
 BLOCK 1, CONTAINING 2.386 ACRES,
 SHOWING PART OF THE B.S. HOVER SURVEY,
 A-463, BELL COUNTY, TEXAS

1 LOT 1 BLOCK
 PLAT DATE: SEPTEMBER 29, 2022

T22-121 RE:T22-121
 KILLEEN 195