

KNOW ALL MEN BY THESE PRESENTS, THAT GENERATION III, LP BEING THE SOLE OWNER OF THAT CERTAIN 2.55 ACRES OF LAND IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS, SITUATED IN THE JJ ROBERTS SURVEY, ABSTRACT NO. 731, BEING A CALLED 2.537 ACRE TRACT DESCRIBED IN A DEED TO GENERATION III, LP, RECORDED IN INSTRUMENT NO. 2009-00046712, DEED RECORDS OF BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF KILLEEN AREA INVESTMENT CORP INDUSTRIAL TRACT, REPLAT NO. 1, AS SHOWN BY THE PLAT HEREOF, ATTACHED HERETO, AND MADE A PART HEREOF, AND APPROVED BY THE CITY OF KILLEEN, BELL COUNTY, TEXAS AND KILLEEN AREA INVESTMENT CORP INDUSTRIAL TRACT, REPLAT NO. 1, DOES HEREBY DEDICATE TO SAID CITY ALL STREETS, AVENUES, DRIVES, ALLEYS AND DRAINAGE TRACTS 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 DRAINAGE TRACTS, DRAINAGE AND UTILITY EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO SAID 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.

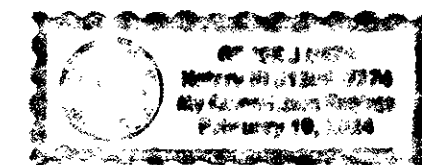
WITNESS THE EXECUTION HEREOF, ON THIS 16 DAY OF July, 2021.

FOR: KILLEEN AREA INVESTMENT CORP

BY: Elizabeth A. Blackstone
ELIZABETH A. BLACKSTONE
LIMITED PARTNER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY, PERSONALLY APPEARED ELIZABETH A. BLACKSTONE KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. IT HAS BEEN ACKNOWLEDGED TO ME THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS THE OWNERS OF THE PROPERTY DESCRIBED HEREOF.

Walter M. ...
NOTARY PUBLIC STATE OF TEXAS
MY COMMISSION EXPIRES: 2/19/24



CITY PLANNING AND DEVELOPMENT SERVICES

APPROVED THIS 4th DAY OF August, 2021, A.D. BY THE PLANNING DIRECTOR OF THE CITY OF KILLEEN, TEXAS.

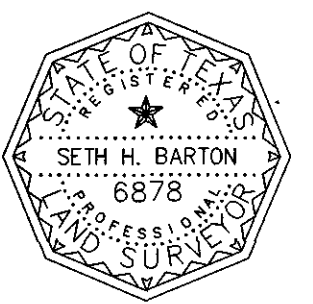
Walter M. ...
PLANNING DIRECTOR

Kristina Shuckland
PLANNING ASSISTANT

SURVEYOR'S CERTIFICATE

I, BRADLEY W. SARGENT, 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.

Bradley W. Sargent 07/16/2021
SETH H. BARTON
R.P.L.S. NO. 8878
1501 W. 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 27 DAY OF July, 2021 A.D.

By: [Signature]
BELL COUNTY TAX APPRAISAL DISTRICT

COUNTY CLERK INFORMATION

FILED FOR RECORD THIS 13th DAY OF Aug, 2021, IN YEAR 2021, PLAT # 2021-52535
PLAT RECORDS OF BELL COUNTY, TEXAS, AND DEDICATION INSTRUMENT # 2021-52535, OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

By: Shelley Coston by Eric Colan

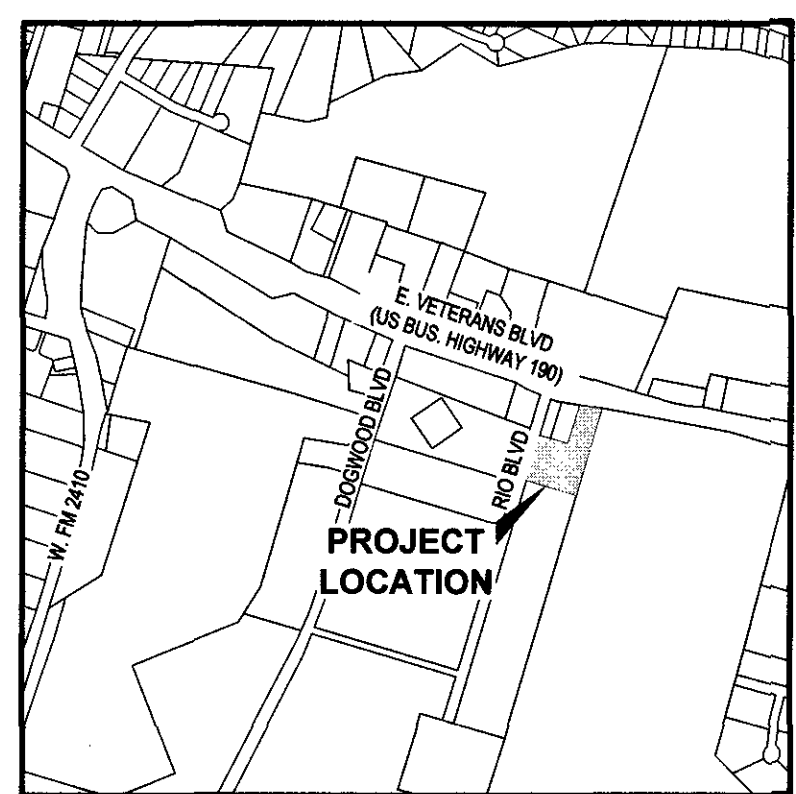
SURVEY:	JJ ROBERTS SURVEY, A-731	OWNER:	GENERATION III, LP PO BOX 996 KILLEEN, TEXAS 76540
NUMBER OF BLOCKS:	1	SURVEYOR:	QUINTERO ENGINEERING, LLC 1501 W. STAN SCHLUETER LP. KILLEEN, TEXAS 76549 (254) 493-9962
NUMBER OF LOTS:	2		
TOTAL ACREAGE:	2.55 AC		
DATE:	JUNE 2021		

LEGEND

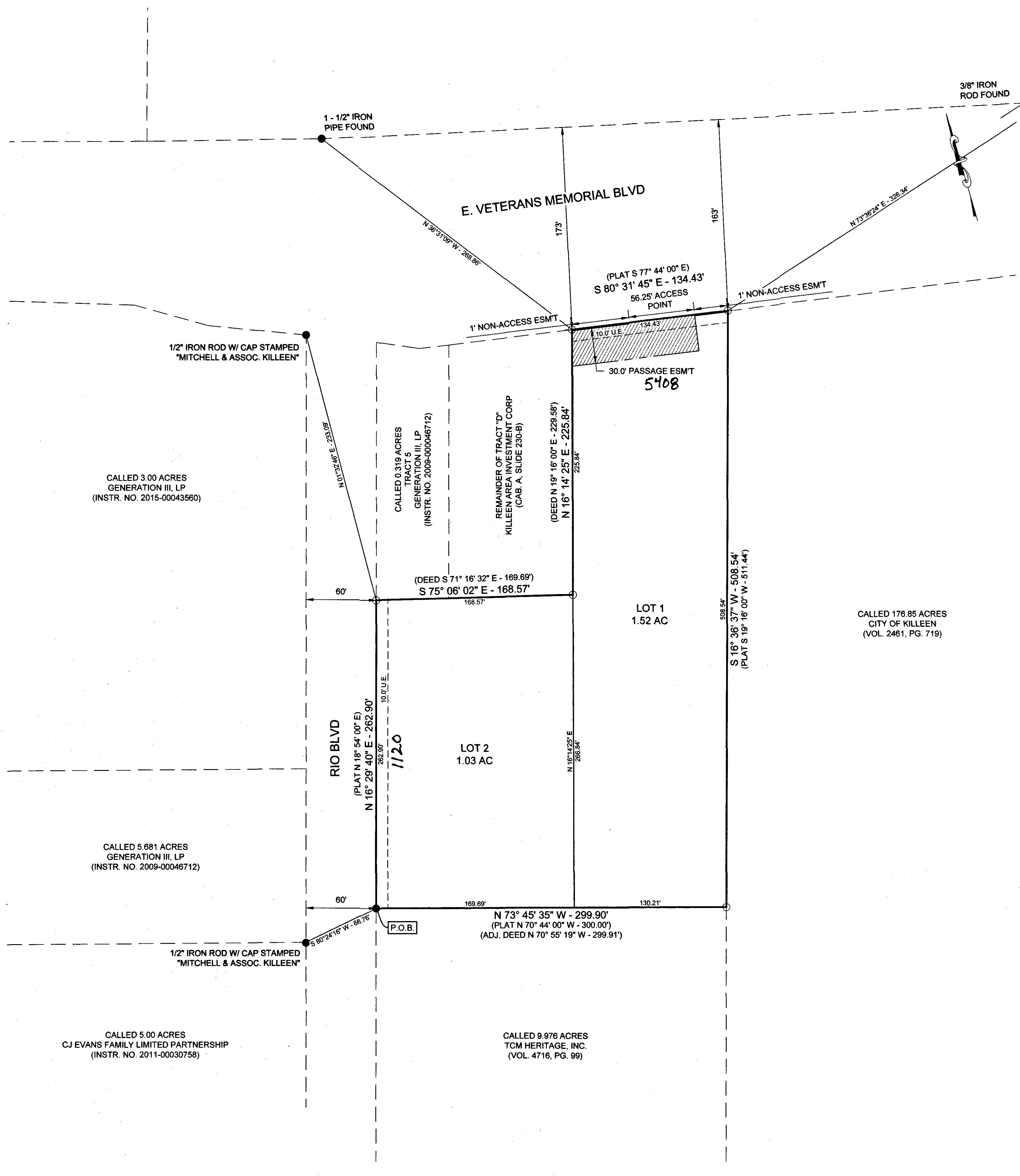
- PROPERTY BOUNDARY
- LOT LINES
- ADJOINING TRACT PROPERTY LINES
- 1 1/2" IRON PIPE FOUND
- 1/2" IRON ROD WITH A CAP STAMPED "QUINTERO 10194110" SET

NOTES

1. THE BUILDING SETBACK LINES FOR THIS TRACT SHALL BE DETERMINED AS REQUIRED BY CODE OF ORDINANCES OF THE CITY OF KILLEEN 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. A PORTION OF THIS PROPERTY LIES WITHIN FEMA "ZONE X, OTHER AREAS" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, FEMA MAP 48027C0285E, WHICH BEAR AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.
 4. LOT SHALL PROVIDE STORM WATER DETENTION IN ACCORDANCE WITH THE CITY OF KILLEEN DRAINAGE DESIGN MANUAL WHEN APPLICATION FOR BUILDING PERMITS ARE MADE.
- *FEMA "ZONE X, OTHER AREAS" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN**
5. WATER IMPACT FEES ARE HEREBY ASSESSED AND ESTABLISHED IN ACCORDANCE WITH CITY OF KILLEEN ORDINANCE 21-015 AT A RATE OF \$1,161 PER SERVICE UNIT. WASTE WATER 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.



LOCATION MAP
SCALE: NTS



CALLED 5.00 ACRES
CJ EVANS FAMILY LIMITED PARTNERSHIP
(INSTR. NO. 2011-00030758)

CALLED 9.976 ACRES
TCM HERITAGE, INC.
(VOL. 4716, PG. 99)

CALLED 176.85 ACRES
CITY OF KILLEEN
(VOL. 2461, PG. 719)

INSTR # 2021-52535

1501 W. STAN SCHLUETER
KILLEEN, TEXAS 76549
T.B.P.E. FIRM NO.: 14709 T.B.P.L.S. FIRM NO.: 10194110

FINAL PLAT FOR:
KILLEEN AREA INVESTMENT CORP INDUSTRIAL TRACT, REPLAT NO. 1
CITY OF KILLEEN, BELL COUNTY, TEXAS

KILLEEN AREA INVESTMENT CORP INDUSTRIAL TRACT, REPLAT NO. 1
IS A PLAT OF A CALLED 2.537 ACRE TRACT DESCRIBED IN A DEED TO GENERATION III, LP, RECORDED IN INSTRUMENT NO. 2009-00046712, DEED RECORDS OF BELL COUNTY, TEXAS.

PROJECT NO.: 037-21
DRAWING NO.: P1