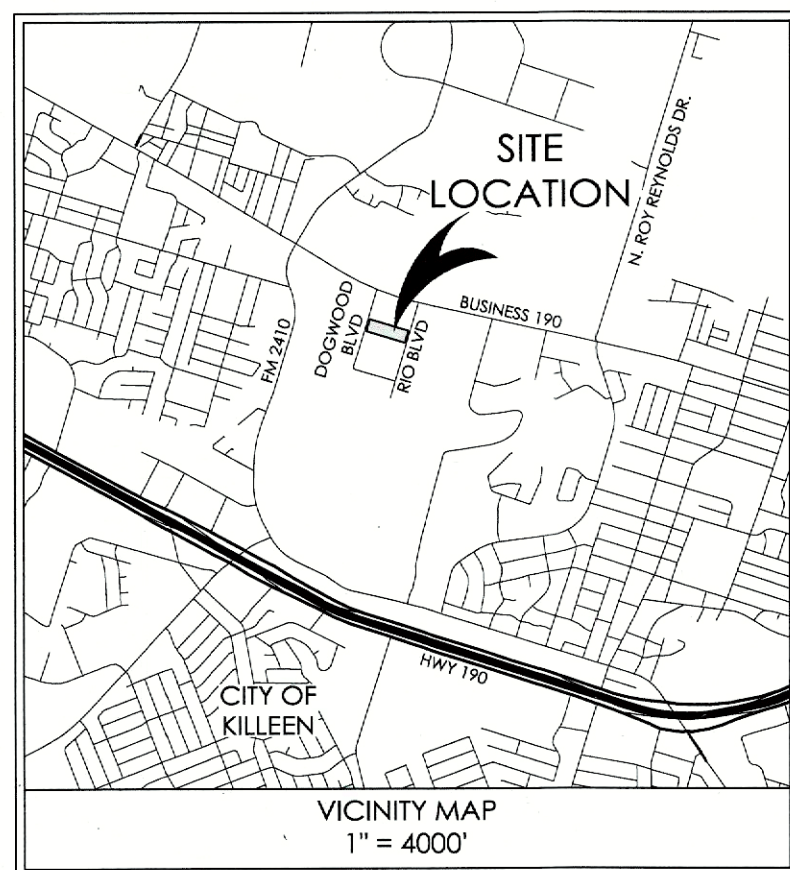
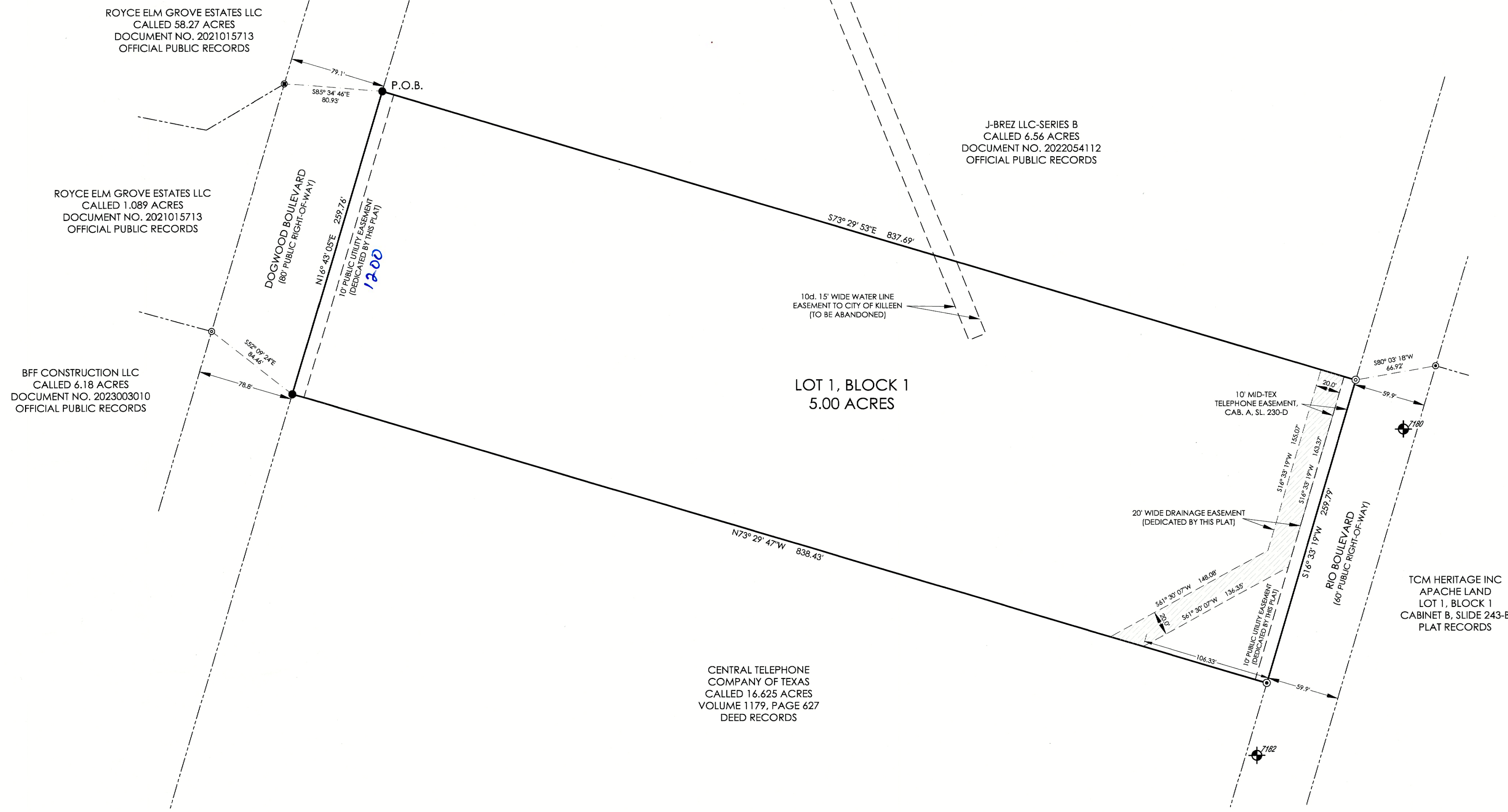


KILLEEN AREA INVESTMENT CORP INDUSTRIAL TRACT, REPLAT NO. 2

A SUBDIVISION IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS.

SHOWING A 5.00 ACRE TRACT OF LAND, LOCATED IN THE J.J. ROBERTS SURVEY, ABSTRACT NO. 731, BELL COUNTY, TEXAS, SAID 5.00 ACRE TRACT, BEING ALL OF THAT CERTAIN 5.00 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2023011781, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS, ALSO BEING A PORTION OF TRACT D, OF KILLEEN AREA INVESTMENT CORP, INC. INDUSTRIAL TRACT, A SUBDIVISION IN THE CITY OF KILLEEN, ACCORDING TO THE PLAT OF RECORD IN CABINET A, SLIDE 230-D, PLAT RECORDS, BELL COUNTY, TEXAS.



SUBDIVISION SUMMARY:

- 1 LOT
- 1 BLOCK

PLAT NOTES:

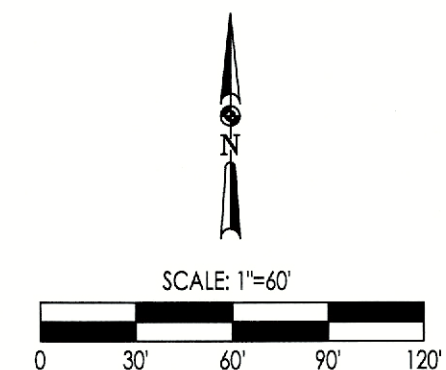
- THE PLAT SHALL BE IN COMPLIANCE WITH THE CITY'S CURRENTLY ADOPTED ZONING, CONSTRUCTION STANDARDS, INFRASTRUCTURE DESIGN AND DEVELOPMENT STANDARDS MANUAL, DRAINAGE DESIGN MANUAL, THOROUGHFARE PLAN, AND MASTER PLANS, EXCEPT AS OTHERWISE ALLOWED BY STATE LAW. IN ADDITION, THE BUILDING SETBACK LINES FOR THIS TRACT 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 HEREON.
- HORIZONTAL DATUM: TEXAS STATE PLANE, CENTRAL ZONE, NAD83, GRID
- VERTICAL DATUM: NAVD83
- ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BELL COUNTY, TEXAS, MAP NUMBER 48027C02806 & 48027C02856, EFFECTIVE DATE SEPTEMBER 26, 2008, THIS PROPERTY LIES IN ZONE "X", WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 100 YEAR FLOOD PLAIN, THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM; IT DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE, OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES LOCATED THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THE FLOOD HAZARD AREA IS SUBJECT TO CHANGE AS DETAILED STUDIES OCCUR AND/OR WATERSHED OR CHANNEL CONDITIONS CHANGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- 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.
- PARK DEVELOPMENT FEES ARE NOT REQUIRED IN ACCORDANCE WITH SEC. 26-129(B)(1).

GENERAL NOTES:

- FIELD WORK PERFORMED ON: MAY 26, 2023
- OWNER: YORGURE PROPERTIES LLC, A TEXAS LIMITED LIABILITY COMPANY
- THIS SURVEY IS BASED ON A TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY, C.F. NUMBER 23-0291, ISSUED DATE OF FEBRUARY 21, 2023, EFFECTIVE DATE OF FEBRUARY 13, 2023 AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN. THERE MAY BE OTHER EASEMENTS, RESTRICTIONS, OR ENCUMBRANCES NOT SHOWN. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.

SCHEDULE B EXCEPTIONS:

- BUILDING SETBACK LINES AND UTILITY EASEMENTS AS REFLECTED BY THE RECORDED PLAT OF SAID SUBDIVISION.
- EASEMENT TO THE CITY OF KILLEEN - RECORDED IN VOLUME 1439, PAGE 151, DEED RECORDS, BELL COUNTY, TEXAS. (15' WATER LINE EASEMENT, SHOWN ON SURVEY)



LEGEND

●	POINT OF BEGINNING
○	RECORD CALL PER DOCUMENT NO. 2023011781
⊙	1/2" IRON PIPE FOUND
⊙	3/8" IRON ROD FOUND
⊙	1-1/2" IRON PIPE FOUND

TBM TABLE

POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
7180	10371131.659	3124879.988	818.17	MAG NAIL SET IN CONCRETE
7182	10370863.577	3124758.525	819.76	MAG NAIL SET IN CONCRETE

STATE OF TEXAS
COUNTY OF BELL

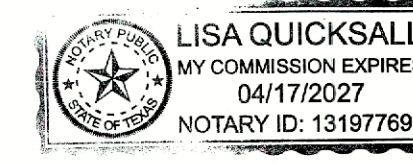
KNOWN ALL MEN BY THESE PRESENTS, THAT YORGURE PROPERTIES LLC, BEING THE SOLE OWNER OF THAT CERTAIN 5.00 ACRE TRACT OF LAND IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS, SITUATED IN THE J.J. ROBERTS SURVEY, ABSTRACT NO. 731, BEING THAT CERTAIN 5.00 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NO. 2023011781, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS, SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS KILLEEN AREA INVESTMENT CORP INDUSTRIAL, REPLAT NO. 2, WITHIN THE CITY OF KILLEEN, BELL COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, 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 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 11th DAY OF April, 2024

FOR: YORGURE PROPERTIES LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: *[Signature]*



STATE OF TEXAS

COUNTY OF BELL
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY, PERSONALLY APPEARED Denise Yorgure, 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 HEREON.

[Signature]
NOTARY PUBLIC, STATE OF TEXAS 4-17-27
MY COMMISSION EXPIRES:

CITY OF KILLEEN
CITY PLANNING AND DEVELOPMENT SERVICES

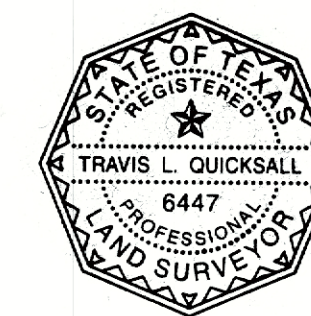
APPROVED THIS 26 DAY OF February, 2024 A.D. BY THE PLANNING DIRECTOR OF THE CITY OF KILLEEN, TEXAS.

[Signature]
PLANNING DIRECTOR

[Signature]
PLANNING ASSISTANT

KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF KILLEEN, TEXAS.



[Signature]
TRAVIS L. QUICKSALL
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 6447
DATE: 04/10/2024

AFFIDAVIT:

THE BELL COUNTY TAX OFFICE, 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 THE 12 DAY OF April, 2024

BELL COUNTY TAX OFFICE

BY: *[Signature]*
BELL COUNTY TAX APPRAISAL DISTRICT

RECORDATION INFORMATION:

FILED FOR RECORD THIS THE 1st DAY OF May, 2024

IN YEAR 2024 PLAT # 08546, PLAT RECORDS OF BELL COUNTY, TEXAS.

DEDICATION INSTRUMENT NO. 2024018546, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS.

OWNER:
YORGURE PROPERTIES LLC, A TEXAS
LIMITED LIABILITY COMPANY
P.O. BOX 76571
SALADO, TEXAS 76571

Quick Inc.
Land Surveying, Development.
Firm: 10194104 • 512-915-4950
Physical Address: 831 N. Main Street, Salado, 76571
Mailing Address: P.O. Box 798, Salado, 76571

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JOB NO. 23-0059
DATE FEBRUARY 22, 2024
DRAWN DH
CHECKED TLQ
SHEET 1 OF 1

INST# 2024018546