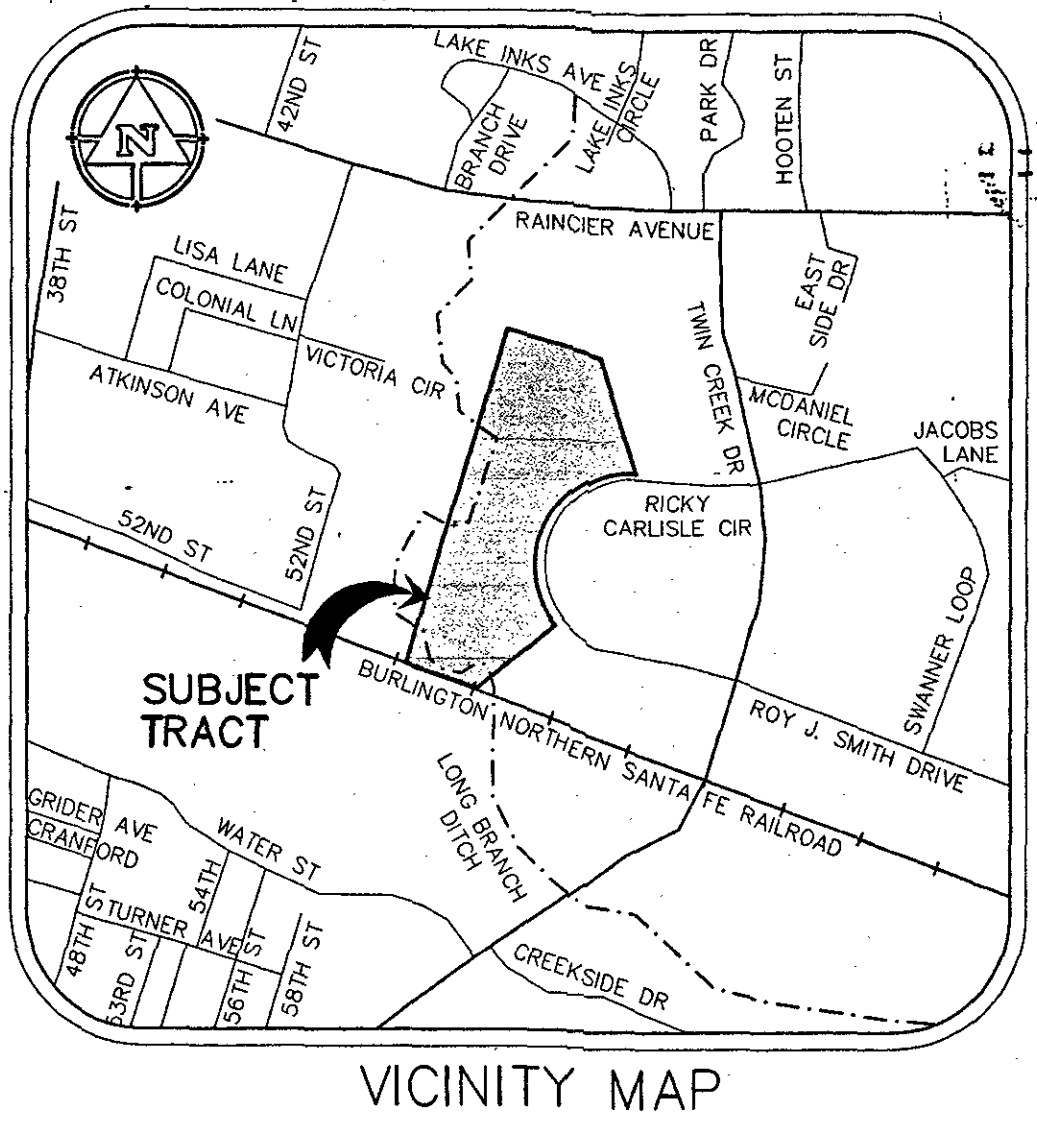


Curve Table			
Curve #	Length	Radius	Chord
C1	156.36'	160.00'	S58°09'39"E 150.21'
C2	124.13'	190.00'	S52°08'19"E 121.94'
C3	238.63'	400.00'	N12°52'43"E 235.11'
C4	217.04'	1000.00'	S23°45'06"W 216.62'
C5	64.97'	155.00'	N29°32'35"E 64.50'
C6	117.72'	120.00'	N70°15'12"E 113.06'

**NOTES:**

- THE BEARINGS SHOWN HEREON ARE ORIENTED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, 93 ADJUSTMENT.
- THE PROPERTY DEPICTED HEREON IS WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE FLOOD AREA BEING IDENTIFIED ON F.I.R.M. PANEL NO. 48027C0280E, EFFECTIVE DATE SEPTEMBER 26, 2008, IN ZONE "AE".
- SETBACK/BUILDING LINES ARE BASED ON RESTRICTIVE COVENANTS FOR KILLEEN INDUSTRIAL FOUNDATION PARK RECORDED IN VOLUME 2005, PAGE 121, DEED RECORDS OF BELL COUNTY, TEXAS.
- IMPACT FEE NOTE: 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.



BUILDABLE AREA CALCULATIONS (ac)	
FLOODPLAIN AREA	9.862
NET BUILDABLE AREA	32.000

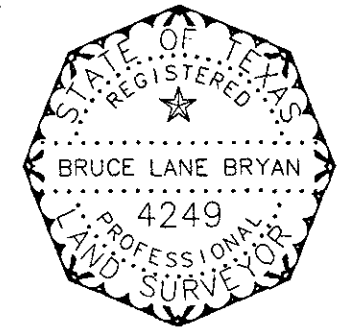
BLOCK NO.	# OF LOTS
1	1

- LEGEND:**
- IRS-CC 1/2" IRON ROD SET STAMPED "BRYAN TECHNICAL SERVICES" - CALCULATED CORNER
  - POB POINT OF BEGINNING
  - IRFC IRON ROD FOUND WITH CAP
  - IRF IRON ROD FOUND
  - IPF IRON PIPE FOUND
  - R.O.W. RIGHT-OF-WAY
  - U.E. UTILITY EASEMENT
  - D.E. DRAINAGE EASEMENT
  - ( ) DEED/PLAT CALLS

STATE OF TEXAS  
COUNTY OF BELL  
KNOW ALL MEN BY THESE PRESENTS:

I, BRUCE LANE BRYAN, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND 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.

*Bryan*  
BRUCE LANE BRYAN  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4249  
BRYAN TECHNICAL SERVICES, INC.  
911 NORTH MAIN  
TAYLOR, TX 76754

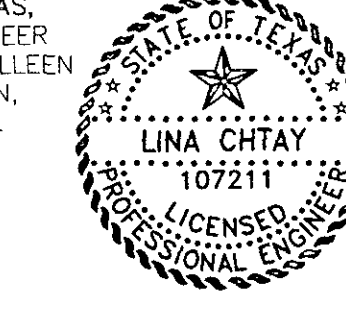


TRACT SURVEYED SEPTEMBER 09, 2022  
41.862 ACRES MORE FULLY DESCRIBED BY METES & BOUNDS BY SEPARATE FIELD NOTES PREPARED AND ATTACHED TO DEDICATION INSTRUMENT

STATE OF TEXAS  
COUNTY OF BELL  
KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING AND APPROVING THESE PLANS, THE CITY OF KILLEEN MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER. IN ADDITION, ENGINEER CERTIFIES THAT TO THE BEST OF HIS KNOWLEDGE THESE PLANS MEET ALL ENGINEERING AND CODE REQUIREMENTS OF THE CITY OF KILLEEN.

*Lina Chitay*  
LINA CHITAY, P.E. NO. 107211



STATE OF TEXAS  
COUNTY OF BELL  
APPROVED THIS 18<sup>th</sup> DAY OF October, 2022 BY THE PLANNING DIRECTOR OF THE CITY OF KILLEEN, TEXAS

*Walter W. Linn*  
PLANNING DIRECTOR  
*Maria Lopez*  
PLANNING ASSISTANT

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 3<sup>rd</sup> DAY OF December, 2022  
BELL COUNTY TAX APPRAISAL DISTRICT

BY: *Meagan Bowers*

FILED FOR RECORD THIS 12<sup>th</sup> DAY OF January, 2023 IN YEAR 2023 PLAT NO. 2023-1550  
DEDICATION INSTRUMENT NO. 2023.001550 OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS.

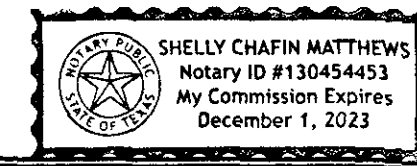
STATE OF TEXAS  
COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS, THAT DONGJIN SEMICHEM TEXAS, INC., A TEXAS CORPORATION, WHOSE ADDRESS IS 232 EAST CIMARRON HILLS TRAIL, GEORGETOWN, TEXAS, 78628, BEING THE SOLE OWNER OF THE REMAINDER OF THAT 41.862 ACRE TRACT OF LAND SITUATED IN THE DEDICATION SURVEY, ABSTRACT NO. 912, BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF KILLEEN BUSINESS PARK SUBDIVISION, PHASE X, AS AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, AND HEREBY DEDICATES TO SAID CITY, ALL EASEMENTS 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 AND DRAINAGE EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO SAID CITY FOR INSTALLATION AND MAINTENANCE OF ANY AND ALL PUBLIC UTILITIES AND DRAINAGE UTILITIES, WHICH THE CITY MAY INSTALL OR PERMIT TO BE INSTALLED OR MAINTAINED.

DONGJIN SEMICHEM TEXAS, INC., A TEXAS CORPORATION  
*Kim Sangseung*  
REGISTERED AGENT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 27<sup>th</sup> DAY OF October, 2022 BY Kim Sangseung REGISTERED AGENT OF DONGJIN SEMICHEM TEXAS, INC., A TEXAS CORPORATION.

*Shelly Matthews*  
NOTARY PUBLIC, STATE OF TEXAS

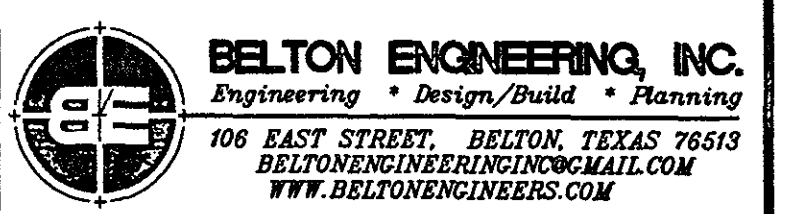


FINAL PLAT OF:  
**KILLEEN BUSINESS PARK SUBDIVISION, PHASE X**

41.862 ACRES 1823500.00 SQUARE FEET 1 LOT, 1 BLOCK  
OUT AND A PART OF THE J.S. WILDER SURVEY, ABSTRACT #912, BELL COUNTY, TEXAS  
AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY TEXAS



**FINAL PLAT**



**BELTON ENGINEERING, INC.**  
Engineering • Design • Build • Planning

106 EAST STREET, BELTON, TEXAS 76513  
BELTONENGINEERING@GMAIL.COM  
WWW.BELTONENGINEERS.COM

DATE	REVISIONS
10/07/2022	ROAD NAME, CBZ EASEMENT, ENG. SIG BLOCK

DRAWN BY: RR APPROVED BY: BLB  
SCALE: 1" = 100' DATE: OCTOBER 26, 2022  
PROJECT NO. 22019 DRAWING: 22019-PP SHEET 1 OF 1

inset # 2023.001550