

**JOHN COWAN & ASSOCIATES, INC.**  
 10147 COUNTY ROAD 135, FLINT, TEXAS 75762  
 PH: (903) 581-2238 [jcsurveys.com](http://jcsurveys.com)  
 FIRM REGISTRATION CERTIFICATION NO. 10025500

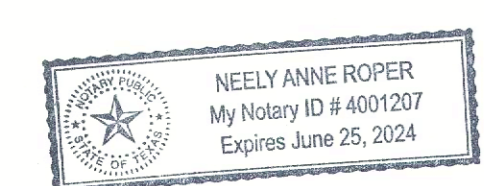
KNOW ALL MEN BY THESE PRESENTS, that WHITIS INVESTMENTS LTD., whose address is 3000 ILLINOIS AVE STE 100, KILLEEN, TX 76543 being the sole owner of that certain 3.875 acre tract in Bell County, Texas, being out of the C.T. Bourland Survey, Abstract No. 137, which is more fully described in the dedication of Killeen ETR 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 ETR 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 7th day of September, 2023.

On Behalf of Whitis Investments LTD.  
 By: Bruce Whitis  
 Bruce Whitis, President

Before me, the undersigned authority, on this day personally appeared Bruce Whitis, 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.

Neely Anne Roper  
 NOTARY PUBLIC OF THE STATE OF TEXAS  
 My Commission Expires: 06-25-2024



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.

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 14th day of Sept, 2023.

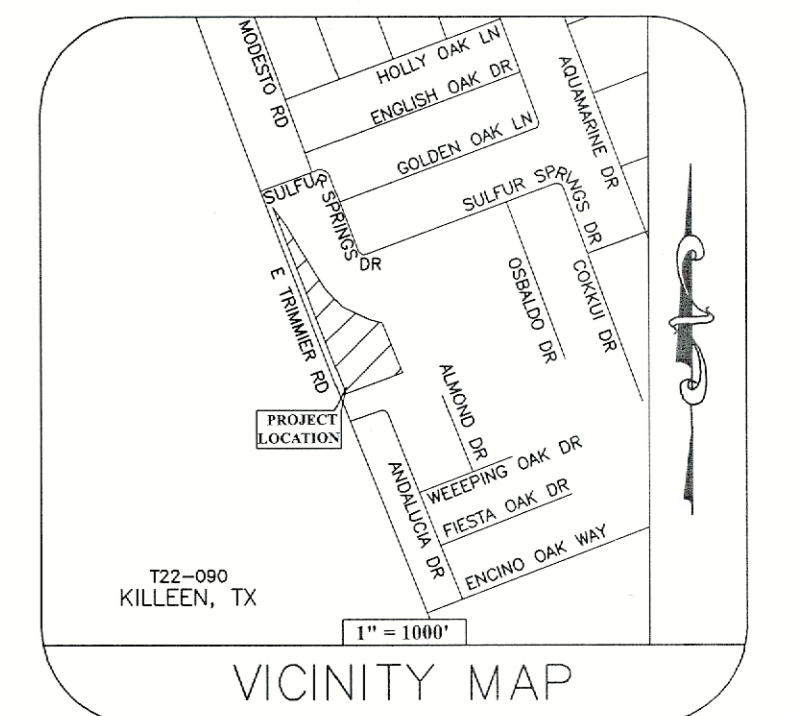
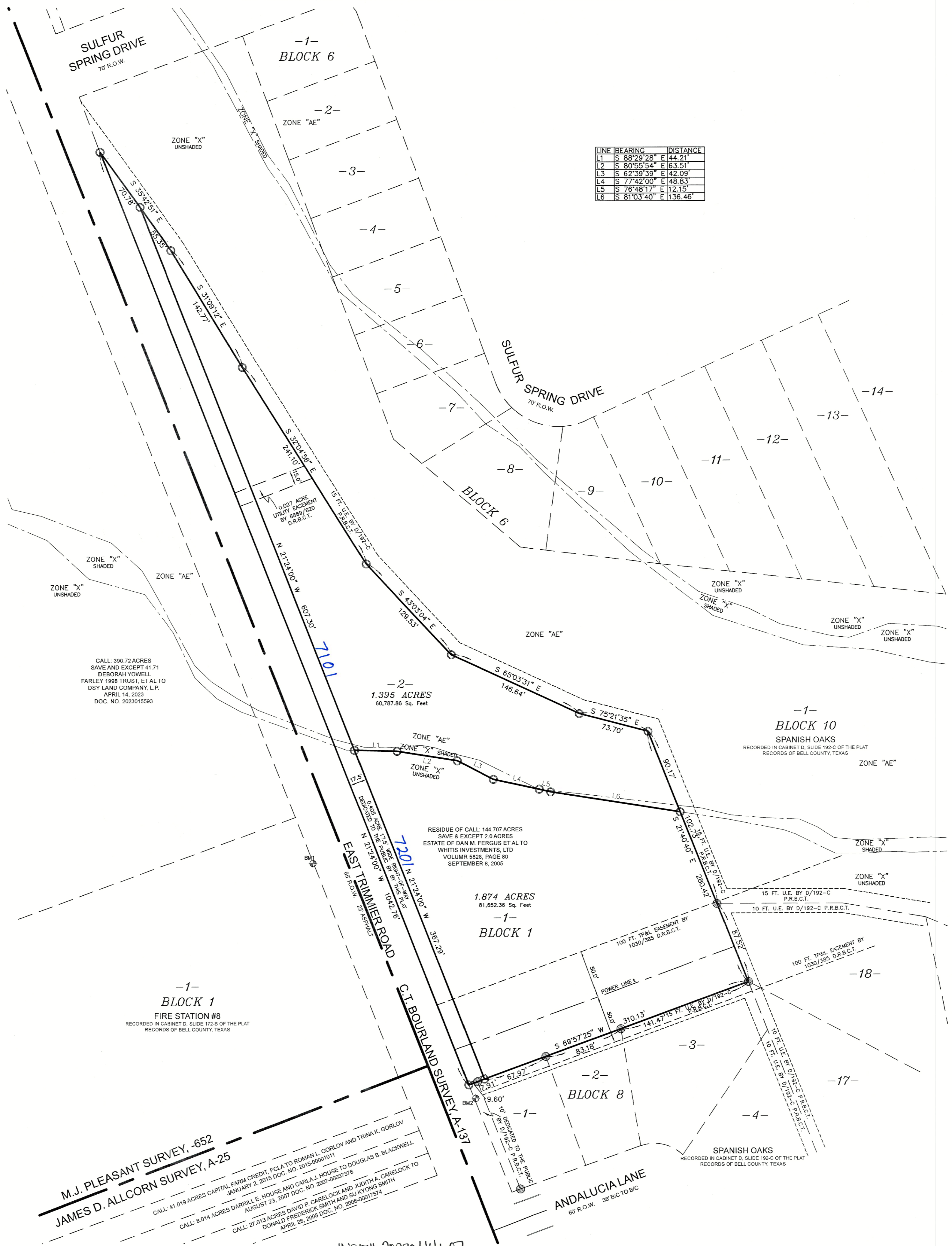
BELL COUNTY TAX APPRAISAL DISTRICT  
 By: Renee Hickman

Approved this 21 day of August, 2023, by the Planning and Zoning Commission of the City of Killeen, Texas.

John L. Prater  
 Chairman, Planning and Zoning Commission  
Shelley Coston  
 Secretary, Planning and Zoning Commission

RECORDING INFORMATION  
 Plat and Dedication Recorded in Document No. 230-44607 of the Official Public Records Bell County, Texas.  
 Filed this 4th day of October, 2023.

Shelley Coston  
 County Clerk



GRAPHIC SCALE - FEET  
 1" = 60 FT.  
 KILLEEN (ETR) JOB#122-090  
 RE:122-091

- LEGEND**
- 1/2" IR FOUND (SURVEYOR)
  - 1/2" IR SET W/CAP (J. Cowan & Assoc.)
  - 60# NAIL FOUND
  - ▲ RAIL ROAD SPIKE FOUND
  - ⊕ BENCHMARK
  - ⊙ POINT OF BEGINNING
  - PRBCT PLAT RECORDS
  - CMP CORRUGATED METAL PIPE
  - ROW RIGHT-OF-WAY

- PLAT NOTES:**
- BEARINGS ARE ORIENTED TO GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS NORTH CENTRAL ZONE 4203, SURVEY FEET.
  - SITE ELEVATION DATUM IS NAVD 88.
  - CONTOUR INTERVAL = 1.0'
  - SITE BENCHMARK 1  
TOP OF MAG NAIL (SET) IN CONCRETE SIDEWALK BEING N 34°58'51" W 281.30' FROM THE SOUTH CORNER OF TRACT ELEVATION = 773.87'  
SITE BENCHMARK 2  
TOP OF RAILROAD SPIKE (FOUND) IN POWER POLE BEING S 27°04'55" E 15.89' FROM THE SOUTH CORNER OF TRACT ELEVATION = 777.79'
  - 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 HEREOF.
  - THE SUBJECT TRACT PARTIALLY LIES IN ZONE "AE". BASE FLOOD ELEVATIONS DETERMINED; ZONE "X" SHADED AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ZONE "X" UNSHADED AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP NO. 48027C0200E WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008, COUNTY OF BELL, TEXAS.
  - 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. 21-05AT A RATE OF \$418 PER SERVICE UNIT. IMPACT FEES SHALL BE PAID AT THE TIME OF BUILDING PERMITS.
  - LOT 2 SHALL BE DEDICATED TO THE CITY OF KILLEEN FOR PARKS AND OPEN SPACE.

LOT 1, BLOCK 1 BFE AND FFE:  
 BFE: 767 FT. FFE: 772 FT.

**RECORD TITLE OWNER:**  
 WHITIS INVESTMENT LTD.  
 BY: WHITIS INVESTMENT MANAGEMENT, L.C., GENERAL PARTNER  
 BRUCE WHITIS, PRESIDENT  
 3000 ILLINOIS AVE STE 100,  
 KILLEEN, TX 76543  
 BRUCE@WBDEVELOPMENT.COM

**APPLICANT / SURVEYOR:**  
 JOHN COWAN & ASSOCIATES INC.  
 10147 CR 135  
 FLINT, TX 75762  
 903-581-2238

**ENGINEER:**  
 GRESHAM SMITH  
 222 SECOND AVENUE SOUTH, SUITE 1400  
 NASHVILLE, TN 37201-2308  
 615-770-8204

**FINAL PLAT**  
**KILLEEN ETR DTP ADDITION**

BEING A SUBDIVISION ESTABLISHING TWO LOTS AND ONE BLOCK, CONTAINING 3.675 ACRES, SHOWING PART OF THE C.T. BOURLAND SURVEY, ABSTRACT NO. 137, BELL COUNTY, TEXAS

2 LOTS 1 BLOCK  
 PLAT DATE: AUGUST 03, 2023

INST # 2023044607

M.J. PLEASANT SURVEY, -652  
 JAMES D. ALLCORN SURVEY, A-25  
 CALL: 41.019 ACRES CAPITAL FARM CREDIT, FOLA TO ROMAN J. GORLOV AND TRANK K. GORLOV  
 JANUARY 2, 2015 DOC. NO. 2015-06001011  
 CALL: 4.014 ACRES DARRILLE E. HOUSE AND CARLA J. HOUSE TO DOUGLAS B. BLACKWELL  
 AUGUST 23, 2007 DOC. NO. 2007-05007579  
 CALL: 8.014 ACRES DAVO P. CARRELOCK AND JUDITH A. CARRELOCK TO  
 DONALD FREDERICK SMITH AND SU KYONG SMITH  
 APRIL 28, 2008 DOC. NO. 2008-00073754

KILLEEN (ETR) JOB#122-090 RE:122-091