

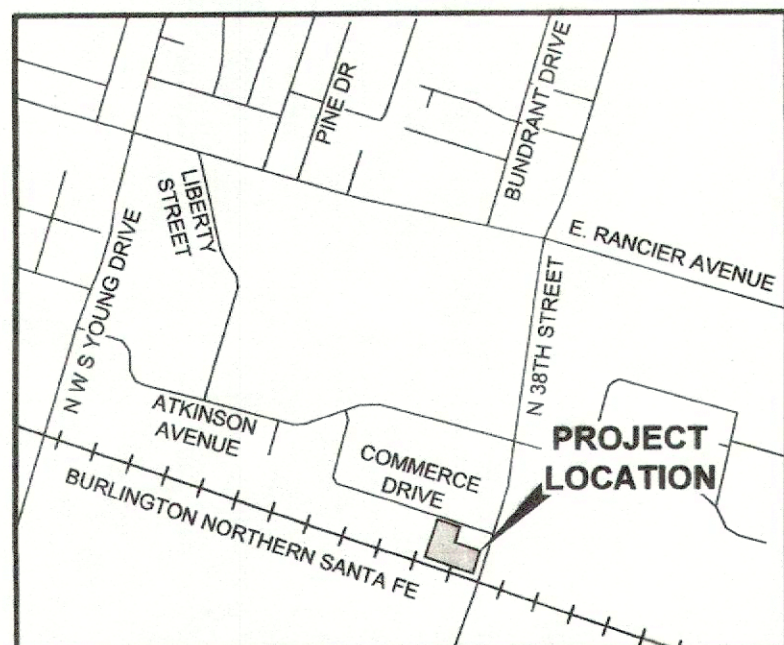
LEGEND

---	PROPERTY BOUNDARY
---	UTILITY EASEMENT LINES
---	ADJOINING TRACT PROPERTY LINES
---	ADJOINING TRACT EASEMENT LINES
---	ORIGINAL LOT LINE
---	FEMA FLOODWAY LINES
---	FEMA FLOODPLAIN LINES
●	3/8" IRON ROD FOUND
○	1/2" IRON ROD W/ CAP STAMPED
●	"OE" FOUND
●	1/2" IRON PIPE FOUND
▲	MAG NAIL FOUND
UNLESS OTHERWISE NOTED	

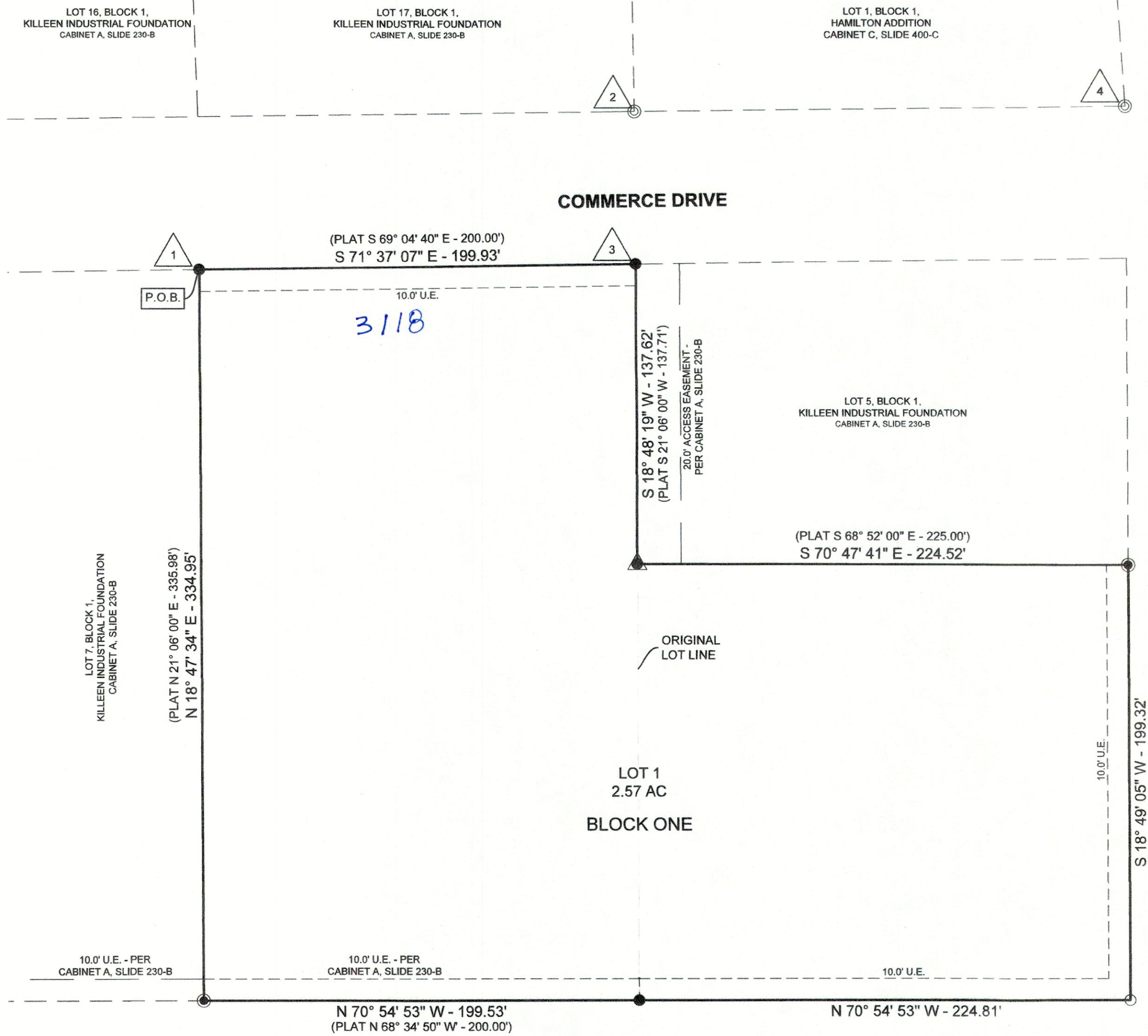
SURVEYS:	A DICKSON SURVEY, ABSTRACT NO. 266	OWNER:	CITY OF KILLEEN PO BOX 1329, KILLEEN, TEXAS 76540
NUMBER OF BLOCKS:	1	SURVEYOR:	QUINTERO ENGINEERING, LLC 1501 W. STAN SCHLUETER LP KILLEEN, TEXAS 76549 (254) 493-9962
NUMBER OF LOTS:	1		
TOTAL ACREAGE:	2.57 AC		
DATE:	JUNE 2025		

REFERENCE TIES

1 - 2	N 89° 05' 25" E, 212.19'
3 - 4	S 88° 50' 48" E, 235.34'



LOCATION MAP
SCALE: NTS

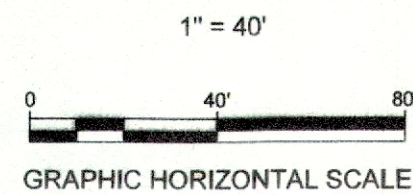


BURLINGTON NORTHERN SANTA FE RAILROAD

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.
- 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.
- THIS PROPERTY LIES WITHIN FEMA "ZONE X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, FEMA MAP 48027C0280E WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.

FEMA "ZONE X, OTHER AREAS" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
- PARK DEVELOPMENT FEES ARE NOT REQUIRED PER SEC. 26-129 (B)(1).
- WATER SERVICE TO BE PROVIDED BY THE CITY OF KILLEEN, CCN NO. 10041.
- WATER-SEWER CROSSING SHALL MEET THE MINIMUM CURRENT REQUIREMENTS PER TCEQ AND COUNTY CODE.
- 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.
- THIS PROJECT IS REFERENCED TO THE TEXAS COORDINATE SYSTEM NAD 1983 STATE PLANE TEXAS CENTRAL FIPS 4203. ALL DISTANCES ARE GRID DISTANCES AND ALL BEARINGS ARE GRID BEARINGS. ALL COORDINATES ARE REFERENCED TO CITY MONUMENT BZ1231. THE REFERENCE TIE FROM CITY MONUMENT BZ1231 TO THE POINT OF BEGINNING OF THE 2.57 ACRE TRACT IS N 74° 32' 22" W 3,280.92 FEET. PUBLISHED CITY COORDINATES FOR PROJECT REFERENCE POINT BZ1231 ARE LATITUDE = 31 06 52.6 (N) LONGITUDE = 097 42 42.1 (W), ELEVATION 827.28 FEET.



WHEREAS, THE CITY OF KILLEEN, HEREINAFTER REFERRED TO AS GRANTOR, IS THE SOLE OWNER OF THAT CERTAIN TRACT OF LAND CONTAINING 2.57 ACRES OUT OF AND A PART OF THE A. DICKSON SURVEY, ABSTRACT NO. 266, BELL COUNTY, TEXAS, BEING ALL OF LOT 6, BLOCK 1, KILLEEN INDUSTRIAL FOUNDATION, RECORDED IN CABINET A, SLIDE 230-B, PLAT RECORDS OF BELL COUNTY, TEXAS, BEING THE SAME LAND DESCRIBED IN VOLUME 3072, PAGE 25, AND VOLUME 2613, PAGE 590, DEED RECORDS OF BELL COUNTY, TEXAS, AND A 1.03 ACRE TRACT SHOWN AS BEING A PART OF THE CITY OF KILLEEN, PER PLAT OF KILLEEN INDUSTRIAL FOUNDATION (NO RECORD INFORMATION FOUND), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN FIELD NOTES ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES FOR A COMPLETE LEGAL DESCRIPTION.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT GRANTOR DOES HEREBY ADOPT THE PLAT OF KILLEEN INDUSTRIAL FOUNDATION REPLAT #3 (THE "PROPERTY"), A SUBDIVISION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, AND DOES HEREBY ADOPT THE ATTACHED PLAT THEREOF AND DOES HEREBY AGREE THAT ALL FUTURE SALES AND CONVEYANCES OF SAID PROPERTY SHALL BE BY REFERENCE TO SAID PLAT AND DEDICATIONS. GRANTOR DOES HEREBY DEDICATE, GIVE, GRANT, AND CONVEY TO THE CITY OF KILLEEN, TEXAS, TOGETHER WITH ITS ASSIGNS AND FRANCHISES FURNISHING PUBLIC UTILITIES TO THE SUBDIVISION, HEREINAFTER COLLECTIVELY REFERRED TO AS "GRANTEE", FOR PUBLIC USE FOREVER, THE UTILITY AND DRAINAGE EASEMENTS AS SHOWN ON THE PLAT, UPON, OVER, AND THROUGH THE SAID PROPERTY FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, USE, EASEMENT INGRESS AND EGRESS, AND REPLACEMENT OF ALL PUBLIC DRAINAGE INFRASTRUCTURE AND PUBLIC UTILITY LINES, INCLUDING ELECTRIC POWER, WATER, SEWER, GAS, AND TELECOMMUNICATION, WHICH THE CITY MAY ELECT TO INSTALL AND MAINTAIN OR PERMIT TO BE INSTALLED OR MAINTAINED, AND REFERENCE IS HEREBY MADE TO SUCH PLAT FOR THE LOCATION OF SUCH EASEMENTS.

GRANTOR DOES HEREBY GIVE, GRANT, AND CONVEY TO THE CITY OF KILLEEN, TEXAS, AND TO THE GENERAL PUBLIC, FOR PUBLIC USE AND FOR PUBLIC PURPOSES THE STREETS, AVENUES, AND ROADWAYS AS SHOWN ON SAID PLAT.

GRANTEE SHALL HAVE ALL OTHER RIGHTS AND BENEFITS NECESSARY OR CONVENIENT FOR THE FULL ENJOYMENT OR USE OF THE RIGHTS HEREIN GRANTED, INCLUDED BUT NOT LIMITED TO, THE FREE RIGHT OF INGRESS OR EGRESS OVER AND ACROSS THE ROADS, STREETS, EASEMENTS, AND RIGHTS-OF-WAYS TO CONSTRUCT, RECONSTRUCT AND MAINTAIN SAME.

TO HAVE AND TO HOLD THE SAID EASEMENTS AND RIGHTS-OF-WAY, TOGETHER WITH ALL AND SINGULAR THE RIGHTS AND PRIVILEGES THERETO IN ANY MANNER BELONGING UNTO THE SAID GRANTEE, ITS SUCCESSORS, AND ASSIGNS FOREVER, AND GRANTOR DOES HEREBY BIND ITSELF, ITS SUCCESSORS AND ASSIGNS, TO **WARRANT AND FOREVER DEFEND** ALL AND SINGULAR THE SAID PREMISES UNTO THE SAID CITY OF KILLEEN, TEXAS, ITS SUCCESSORS AND ASSIGNS, AGAINST EVERY PERSON WHOMSOEVER LAWFULLY CLAIMING, OR TO CLAIM THE SAME OR ANY PART THEREOF.

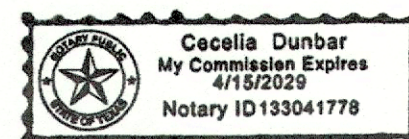
EXECUTED THIS 20 DAY OF August, 2025

CITY OF KILLEEN

Kent Cagle
KENT CAGLE, CITY MANAGER

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 20 DAY OF August, 2025 BY KENT CAGLE, CITY MANAGER.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



Cecelia Dunbar

CITY PLANNING AND DEVELOPMENT SERVICES

APPROVED THIS 16 DAY OF July, 2025, BY THE EXECUTIVE DIRECTOR OF DEVELOPMENT SERVICES OR DESIGNEE.

William Noplin
EXECUTIVE DIRECTOR, OR DESIGNEE

Dawn Thomas
PLANNING ASSISTANT

SURVEYORS' CERTIFICATE

THAT I, SETH H. BARTON, 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, AND IN ACCORDANCE WITH STATE SURVEYING STANDARDS.

Seth H. Barton
SETH H. BARTON
R. P. L. S. NO. 6878
1501 W STAN SCHLUETER LP.
KILLEEN, TX 76549

01/12/2015



COUNTY CLERK INFORMATION

FILED FOR RECORD THIS 28 DAY OF August, 2025, IN YEAR 2025, PLAT # 2025041970, OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

By: *M. Tolgann - deputy*

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 24th DAY OF July, 2025 A.D.

By: *Nanessa Peltier*
BELL COUNTY TAX APPRAISAL DISTRICT



1501 W. STAN SCHLUETER LP. PHONE: (254) 493-9962
KILLEEN, TEXAS 76549 FAX: (254) 432-7070
T.B.P.E. FIRM NO.: 14709 T.B.P.L.S. FIRM NO.: 101941110

FINAL PLAT

KILLEEN INDUSTRIAL FOUNDATION REPLAT #3 CITY OF KILLEEN, BELL COUNTY, TEXAS

KILLEEN INDUSTRIAL FOUNDATION REPLAT #3 IS A REPLAT OF ALL OF LOT 6, BLOCK 1, KILLEEN INDUSTRIAL FOUNDATION, RECORDED IN CABINET A, SLIDE 230-B, PLAT RECORDS OF BELL COUNTY, TEXAS, BEING THE SAME LAND DESCRIBED IN VOLUME 3072, PAGE 25, AND VOLUME 2613, PAGE 590, DEED RECORDS OF BELL COUNTY, TEXAS, AND A 1.03 ACRE TRACT SHOWN AS BEING A PART OF THE CITY OF KILLEEN, PER PLAT OF KILLEEN INDUSTRIAL FOUNDATION (NO RECORD INFORMATION FOUND)

PROJECT NO.:

030-25

DRAWING NO.:

P1