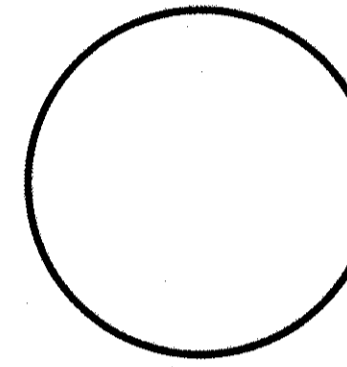
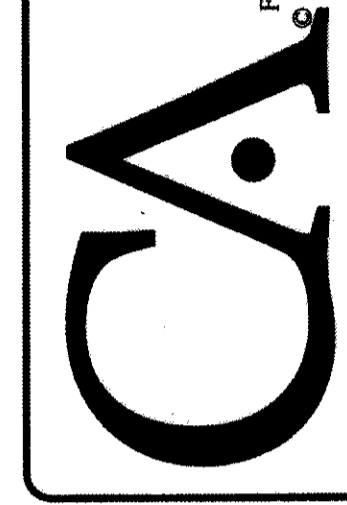
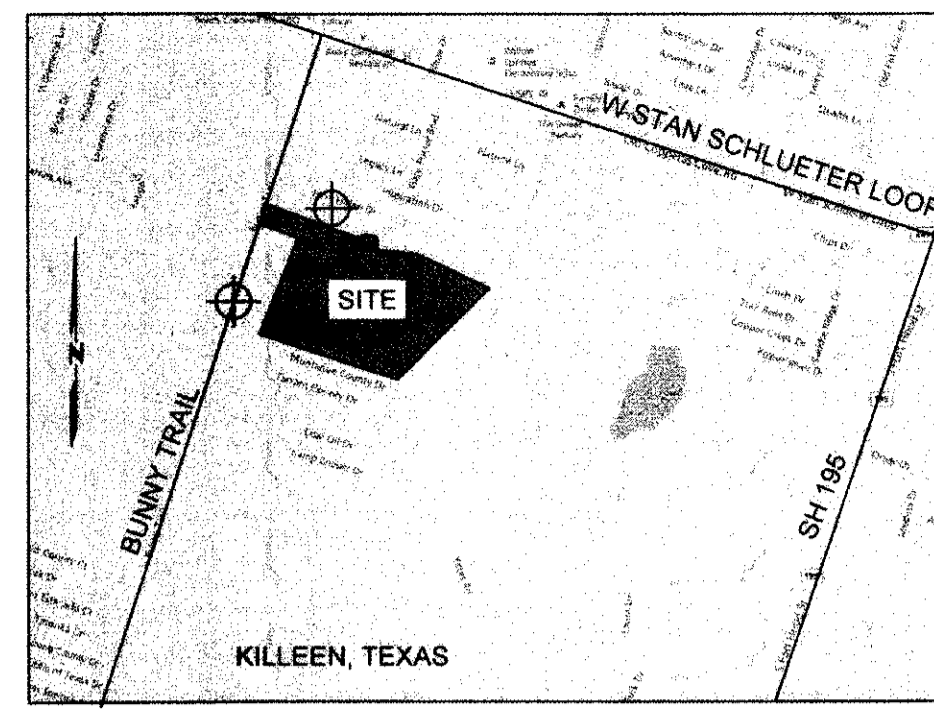


Cunningham | Allen, Inc.  
Engineers • Surveyors • Planners  
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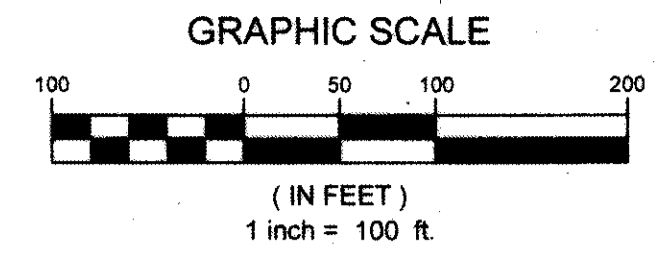
KILLEEN ISD MIDDLE SCHOOL 13  
A FINAL PLAT OF 32.757 ACRES OF LAND IN THE  
EUGENE LASERE SURVEY, A-527, BELL COUNTY, TEXAS

PROJECT NO.  
316.6719  
CAD FILE  
FINAL PLAT  
CREW & F.B.  
FIELDBOOK 1915, 1917  
LJLJS/BW  
DRAWN  
TPW/JJ  
SHEET  
1 OF 2



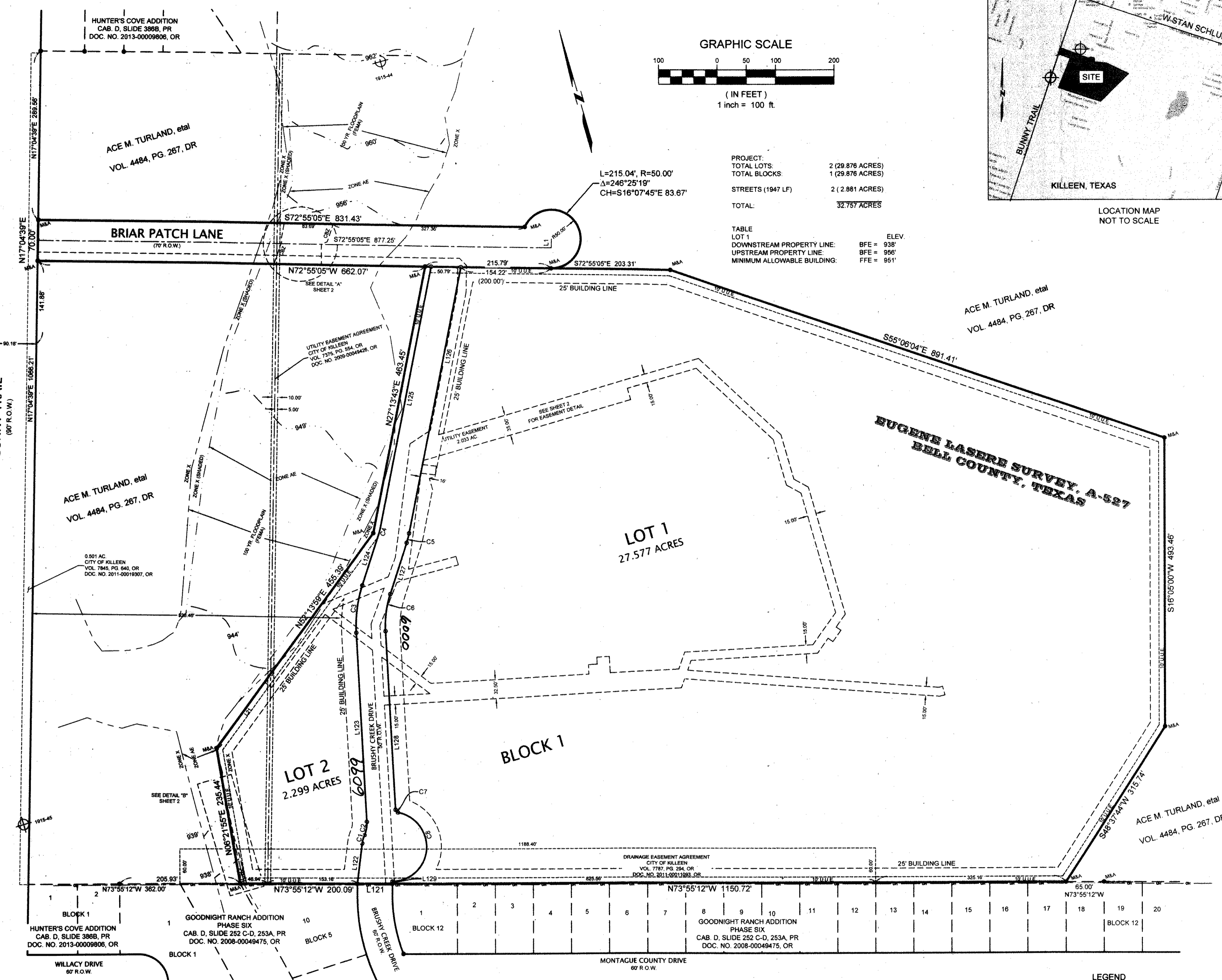
| CURVE TABLE |         |         |            |             |         |
|-------------|---------|---------|------------|-------------|---------|
| CURVE       | RADIUS  | LENGTH  | DELTA      | CHORD BRG.  | CHORD   |
| C1          | 50.50'  | 14.74'  | 16°43'41"  | N31°28'16"E | 14.69'  |
| C2          | 49.50'  | 23.18'  | 26°50'07"  | N26°25'03"E | 22.97'  |
| C3          | 225.50' | 82.36'  | 20°55'34"  | N23°27'47"E | 81.90'  |
| C4          | 90.50'  | 10.58'  | 6°41'51"   | N30°34'39"E | 10.57'  |
| C5          | 140.50' | 16.54'  | 6°44'41"   | S30°36'04"W | 16.53'  |
| C6          | 175.50' | 64.24'  | 20°58'24"  | S23°29'12"W | 63.88'  |
| C7          | 5.00'   | 6.67'   | 76°24'48"  | S25°12'24"E | 6.18'   |
| C8          | 60.00'  | 176.24' | 188°17'58" | S20°44'11"W | 119.37' |

| LINE TABLE |             |          |
|------------|-------------|----------|
| LINE       | BEARING     | DISTANCE |
| L1         | N17°04'55"E | 15.00'   |
| L121       | N73°55'12"W | 60.00'   |
| L122       | N23°06'26"E | 70.53'   |
| L123       | N13°00'00"E | 323.01'  |
| L124       | N33°55'34"E | 92.44'   |
| L125       | N27°13'43"E | 454.10'  |
| L126       | S27°13'43"W | 463.05'  |
| L127       | S33°58'24"W | 91.98'   |
| L128       | S13°00'00"W | 305.18'  |
| L129       | S16°04'48"W | 3.84'    |



PROJECT:  
TOTAL LOTS: 2 (29.876 ACRES)  
TOTAL BLOCKS: 1 (29.876 ACRES)  
STREETS (1947 LF): 2 (2.981 ACRES)  
TOTAL: 32.757 ACRES

TABLE  
LOT 1: ELEV. 938'  
DOWNSTREAM PROPERTY LINE: BFE = 938'  
UPSTREAM PROPERTY LINE: BFE = 956'  
MINIMUM ALLOWABLE BUILDING: FFE = 951'



FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X (NOT SHADED) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ZONE X (SHADED) - AREAS OF 0.2% ANNUAL CHANCE FLOOD, AND SPECIAL FLOOD HAZARD ZONE AE - BASE FLOOD ELEVATIONS DETERMINED AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48927C002E, THAT BEARS AN EFFECTIVE/REVISED DATE OF SEPTEMBER 28, 2008. A PORTION OF WHICH WAS REVISED TO REFLECT LOMR, EFFECTIVE AUGUST 1, 2012. THE SURVEYOR MAKES NO ASSURANCE AS TO THE ACCURACY OF THE DELINEATIONS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP. THIS STATEMENT IS NOT AN OPINION THAT THE PROPERTY WILL OR WILL NOT FLOOD. A FLOOD STUDY WAS NOT CONDUCTED ON THE PROPERTY.

BEARING BASIS: TEXAS COORDINATE SYSTEM OF 1983 (NAD 83 (2011)), CENTRAL ZONE, GRID NORTH, ALL DISTANCES WERE ADJUSTED TO THE SURFACE USING A SURFACE ADJUSTMENT FACTOR OF 1.00015853. (SURFACE = GRID X SURFACE ADJUSTMENT FACTOR)

ELEVATION REFERENCE: VERTICAL POSITIONS WERE DETERMINED USING GPS STATIC SURVEY METHODS AND ONLINE POSITIONING USER SERVICE (OPUS), PROVIDED BY THE NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION OFFICE OF NATIONAL GEODETIC SURVEY AND ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM (NAVD) 88, USING GEOID 12A.

BENCHMARKS:  
TBM #1915-44 - SQUARE CUT ON THE NORTHEAST CORNER OF A CONCRETE DRAINAGE STRUCTURE LOCATED APPROXIMATELY +/- 800' EAST OF THE CENTERLINE OF BUNNY TRAIL ROAD, APPROXIMATELY +/- 200' NORTH OF PROPOSED DRIVE ENTRANCE FOR SCHOOL.  
ELEVATION = 961.30' LAT. 31°04'40.70" N LONG. 97°47'08.79" W  
TBM #1915-45 - SQUARE CUT ON SOUTHEAST CORNER OF A DRIVEWAY LOCATED APPROXIMATELY +/- 40' EAST OF CENTERLINE OF BUNNY TRAIL ROAD AND APPROXIMATELY +/- 200' NORTH OF INTERSECTION OF BUNNY TRAIL AND WILLACY DRIVE.  
ELEVATION = 947.10' LAT. 31°04'30.40" N LONG. 97°47'20.20" W

STATE OF TEXAS §  
COUNTY OF BELL §

KNOWN ALL MEN BY THESE PRESENTS, THAT KILLEEN INDEPENDENT SCHOOL DISTRICT, WHOSE ADDRESS IS 110 N WS YOUNG DRIVE, KILLEEN, TEXAS, 76543, BEING THE SOLE OWNER OF TWO TRACTS OF LAND (32.756 ACRES) IN BELL COUNTY, TEXAS, AS PART OF THE EUGENE LASERE SURVEY, ABSTRACT NO. 527, CONVEYED TO KILLEEN INDEPENDENT SCHOOL DISTRICT OF RECORD IN DOCUMENT NUMBER 2015-1632, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF KILLEEN ISD MIDDLE SCHOOL 13 AS SHOWN BY THE PLAT HEREOF, ATTACHED HERETO, AND MADE A PART HEREOF, AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KILLEEN, BELL COUNTY, TEXAS, AND KILLEEN INDEPENDENT SCHOOL DISTRICT DOES HEREBY ADOPT SAID KILLEEN ISD MIDDLE SCHOOL 13 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 UTILITY EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO SAID CITY FOR THE INSTALLATION AND MAINTENANCE OF ANY AND ALL PUBLIC UTILITIES, WHICH THE CITY MAY INSTALL A PERMIT TO BE INSTALLED ARE MAINTAINED.

WITNESS THE EXECUTION HEREOF, ON THIS 29th DAY OF March, 2016

FOR KILLEEN INDEPENDENT SCHOOL DISTRICT

Terry Delano  
PRESIDENT, BOARD OF TRUSTEES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TERRY DELANO, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, IT HAS BEEN ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE FOREGOING INSTRUMENT AS THE OWNER OF THE PROPERTY DESCRIBED HERON.



James R. Kaye  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES 7/17/2014

APPROVED THIS 18th DAY OF February, 2016, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KILLEEN, TEXAS.

James Ball  
CHAIRMAN, PLANNING AND ZONING COMMISSION

Maria Lopez  
SECRETARY, PLANNING AND ZONING COMMISSION

FILED FOR RECORD THIS 30th DAY OF June, 2016.

IN YEAR 2016, PLAT # 77A18, PLAT RECORDS OF BELL COUNTY, TEXAS.

DEDICATION INSTRUMENT # 2016 000 25010 OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

COUNTY CLERK

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 18th DAY OF May, 2016

Melissa Rodriguez  
BELL COUNTY TAX APPRAISAL DISTRICT

- NOTES:
- SIDEWALKS AND ALL PEDESTRIAN APPURTENANCES WILL BE REQUIRED ALONG ALL STREET FRONTS OF TRACTS, DRAINAGE EASEMENTS AND/OR ANY PUBLICLY DEDICATED IMPROVEMENTS.
  - APPURTENANCES FOR DRY UTILITIES MAY BE PLACED ABOVE GROUND IN UNDERGROUND UTILITY EASEMENTS.
  - NO ABOVE GROUND OBJECTS INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, UTILITY APPURTENANCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS.
  - BASE FLOOD ELEVATIONS (BFE) CONTOURS SHOWN HEREON ARE BASED ON LOMR, ISSUE DATE MARCH 20, 2012, EFFECTIVE DATE: AUGUST 1, 2012, CASE NO. 11-06-4177P FEMA FIRM MAP NO. 48027C0290E.
  - MINIMUM FINISHED FLOOR ELEVATION FOR BUILDINGS CONSTRUCTED ON LOT 1, BLOCK 1, IS 951.0 FEET.
  - FOR ALL LOCATIONS WHERE NEW UTILITY EASEMENTS CROSS PROPOSED DRAINAGE INFRASTRUCTURE, THE PLATTED UTILITY EASEMENT SHALL BE LIMITED TO "UNDERGROUND UTILITIES ONLY".

STATE OF TEXAS §  
COUNTY OF BELL §

KNOW ALL MEN BY THESE PRESENTS:

THAT I, TOMMY P. WATKINS, 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 LOCATED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION AND PROPERTY DEVELOPMENT REGULATIONS OF THE CITY OF KILLEEN, TEXAS.

TOMMY P. WATKINS, R.P.L.S.  
TEXAS REGISTRATION NO. 4549  
CUNNINGHAM-ALLEN, INC.

*Tommy P. Watkins*  
09/23/2016

KNOW ALL MEN BY THESE PRESENTS:

THAT I, SEAN FRIEND, P.E., DO HEREBY CERTIFY THAT I PREPARED ALL DRAINAGE CALCULATIONS AND DESIGNED ALL DRAINS, STREETS/ROADS AND APPURTENANCES IN ACCORDANCE WITH THE BELL COUNTY SUBDIVISION REGULATIONS.

SEAN FRIEND, P.E. NO. 99671  
CUNNINGHAM-ALLEN, INC.

*Sean Friend*  
09/23/2016

- LEGEND
- 1/2" IRON ROD W/ CAP SET "CUNNINGHAM-ALLEN INC"
  - 1/2" IRON ROD FOUND (AS NOTED)
  - ⊕ FIRE HYDRANT
  - ⊕ WATER MANHOLE
  - ⊕ SANITARY SEWER MANHOLE
  - ⊕ STORMSEWER MANHOLE
  - ⊕ WATER VALVE
  - ⊕ LIGHT POLE
  - ⊕ UTILITY POLE
  - ⊕ ELECTRIC JUNCTION BOX
  - ⊕ TELEPHONE JUNCTION BOX
  - ⊕ OVERHEAD UTILITY
  - ⊕ WOOD PRIVACY FENCE
  - ⊕ BARBED WIRE FENCE
  - SW SIDEWALK
  - C&G CURB AND GUTTER
  - CONC. CONCRETE
  - M&A MITCHELL & ASSOCIATES
  - OR OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BELL COUNTY, TEXAS
  - PR PLAT RECORDS OF BELL COUNTY, TEXAS
  - RECORD INFORMATION
  - BENCHMARK
  - CREEK BUFFER ZONE
  - BASE FLOOD ELEVATION (BFE)
  - U.U.E. UNDERGROUND UTILITY EASEMENT

| REV. # | DATE     | DESCRIPTION                    | DRAWN |
|--------|----------|--------------------------------|-------|
| 1      | 03/16/16 | REVISED NOTES / BUILDING LINES | TPW   |