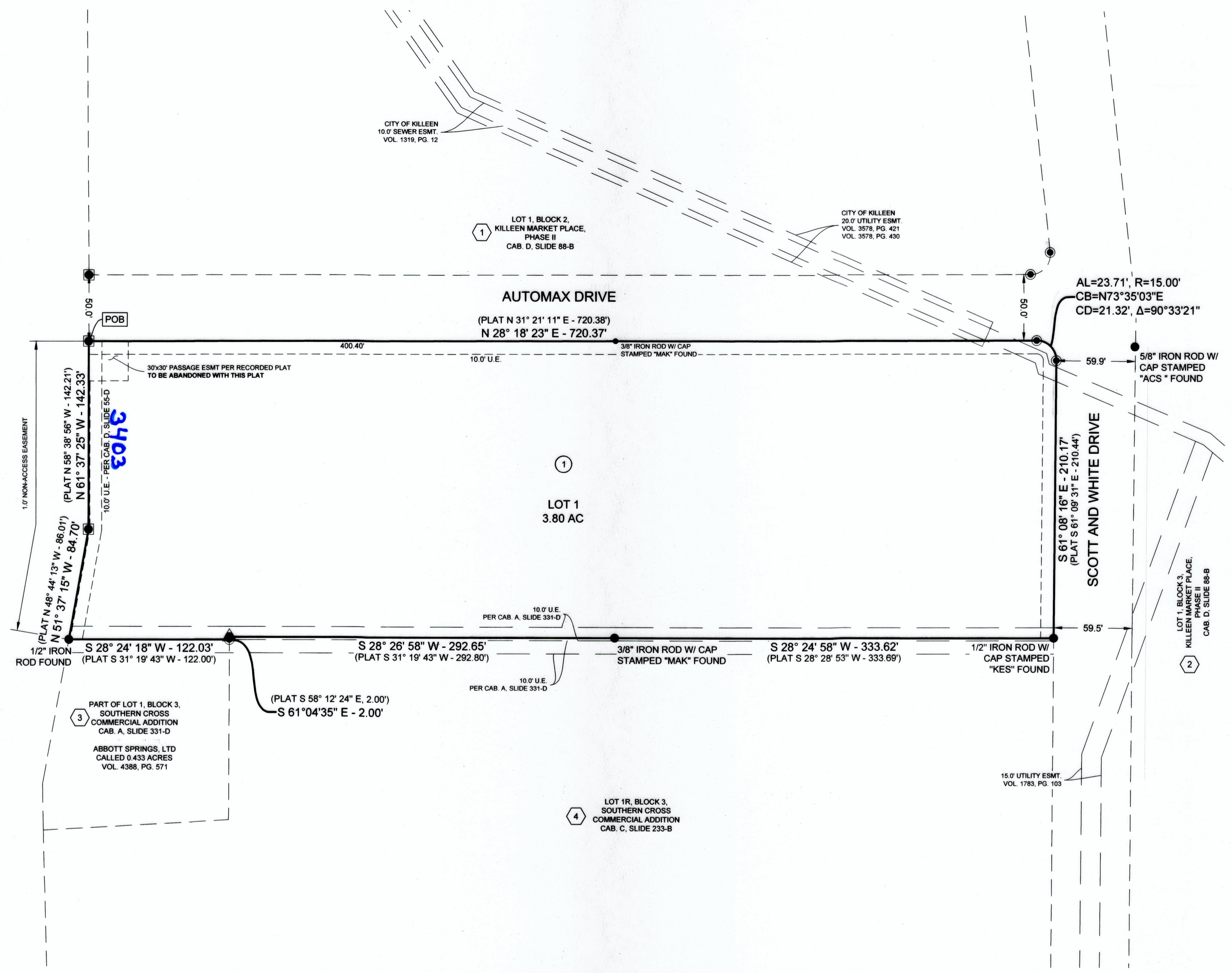


INTERSTATE 14
US HIGHWAY 190
(CENTRAL TEXAS EXPRESSWAY)



KNOW ALL MEN BY THESE PRESENTS, THAT BKCK, LTD, BEING THE SOLE OWNER OF THAT CERTAIN 3.80 ACRE TRACT OF LAND IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS, SITUATED IN THE WILLIAM H. COLE SURVEY, ABSTRACT NO. 150, BEING ALL OF LOT 1, BLOCK 1, KILLEEN MARKET PLACE, PHASE II, RECORDED IN CABINET D, SLIDE 88-B, PLAT RECORDS OF BELL COUNTY, TEXAS, AND ALL OF LOT 1, BLOCK 1, TX.C.C. INC. SUBDIVISION, RECORDED IN CABINET D, SLIDE 55-D, PLAT RECORDS OF BELL COUNTY, TEXAS, AND BEING THE SAME LOTS CONVEYED IN A DEED TO BKCK, LTD., RECORDED IN INSTRUMENT NO. 2021080428, DEED RECORDS OF BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF KILLEEN MARKET PLACE, PHASE II, REPLAT NO. 2, AS SHOWN BY THE PLAT HEREOF, ATTACHED HERETO, AND MADE A PART HEREOF, AND APPROVED BY THE CITY OF KILLEEN, BELL COUNTY, TEXAS AND KILLEEN MARKET PLACE, PHASE II, REPLAT NO. 2, DOES HEREBY DEDICATE TO SAID CITY ALL STREETS, AVENUES, DRIVES, 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 DRAINAGE AND 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.

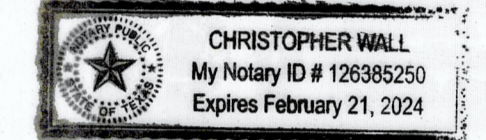
WITNESS THE EXECUTION HEREOF, ON THIS 24th DAY OF MAY, 2022.

FOR: BKCK LTD'S GENERAL PARTNER

BY: Benjamin E. Keating
BENJAMIN E. KEATING,
MANAGING PARTNER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY, PERSONALLY APPEARED BENJAMIN E. KEATING FOR BKCK LTD, GENERAL PARTNER, KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. IT HAS BEEN ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING INSTRUMENT AS THE OWNERS OF THE PROPERTY DESCRIBED HEREOF.

NOTARY PUBLIC STATE OF TEXAS
MY COMMISSION EXPIRES: 4/30/2024



SURVEYORS' CERTIFICATE:

I, SETH H. BARTON, DO HEREBY CERTIFY THAT AN ACTUAL AND ACCURATE SURVEY WAS MADE ON THE GROUND OF THE PLATTED LAND, AND THAT THE CORNER MONUMENTS SHOWN ON THE FOREGOING PLAT WERE FOUND OR PLACED, IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF KILLEEN, TEXAS.

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

04/27/2022



CITY OF KILLEEN

APPROVED THIS 8th DAY OF June, 2022, A.D. BY THE DIRECTOR OF THE CITY OF KILLEEN, TEXAS.

Walter Miller
PLANNING DIRECTOR

K. Stuckland
PLANNING ASSISTANT

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 25th DAY OF May, 2022, A.D.

By: C. Jimm
BELL COUNTY TAX APPRAISAL DISTRICT

COUNTY CLERK INFORMATION:

FILED FOR RECORD THIS 15th DAY OF June, 2022, IN YEAR 2022, PLAT # 202205389
PLAT RECORDS OF BELL COUNTY, TEXAS, AND DEDICATION INSTRUMENT # OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

BY: Paul Depette, Clerk

KEYNOTES

- 1. LOT 1, BLOCK 1, KILLEEN MARKET PLACE, PHASE II (CAB. D, SLIDE 88-B)
- 2. LOT 1, BLOCK 3, KILLEEN MARKET PLACE, PHASE II (CAB. D, SLIDE 88-B)
- 3. ABBOTT SPRINGS, LTD CALLED 0.433 ACRES (VOL. 4388, PG. 571)
- 4. LOT 1R, BLOCK 3, SOUTHERN CROSS COMMERCIAL ADDITION (CAB. C, SLIDE 233-B)

LEGEND

- PROPERTY BOUNDARY
- EASEMENT LINES
- ADJOINING TRACT PROPERTY LINES
- OFFSITE EASEMENTS
- 1/2" IRON ROD W/ CAP STAMPED "QUINTERO 10194110" FOUND
- TXDOT CONCRETE MONUMENT W/ ALUMINUM CAP FOUND
- "X" FOUND IN CONCRETE
- IRON ROD FOUND (AS ANNOTATED)
- UNLESS OTHERWISE NOTED

NOTES

- 1. 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 HERON.
- 2. 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.
- 3. THIS PROPERTY LIES WITHIN FEMA "ZONE X, OTHER AREAS" 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**
- 4. 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.

SURVEY: WILLIAM H. COLE SURVEY, ABSTRACT NO. 150

NUMBER OF BLOCKS: 1

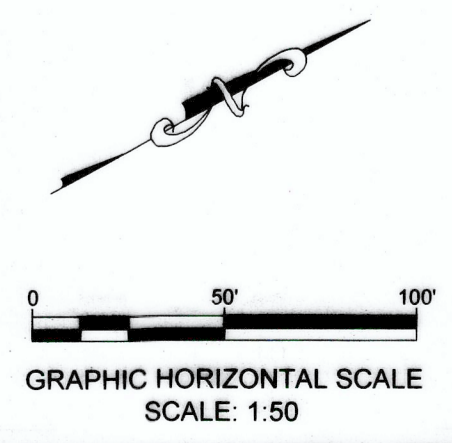
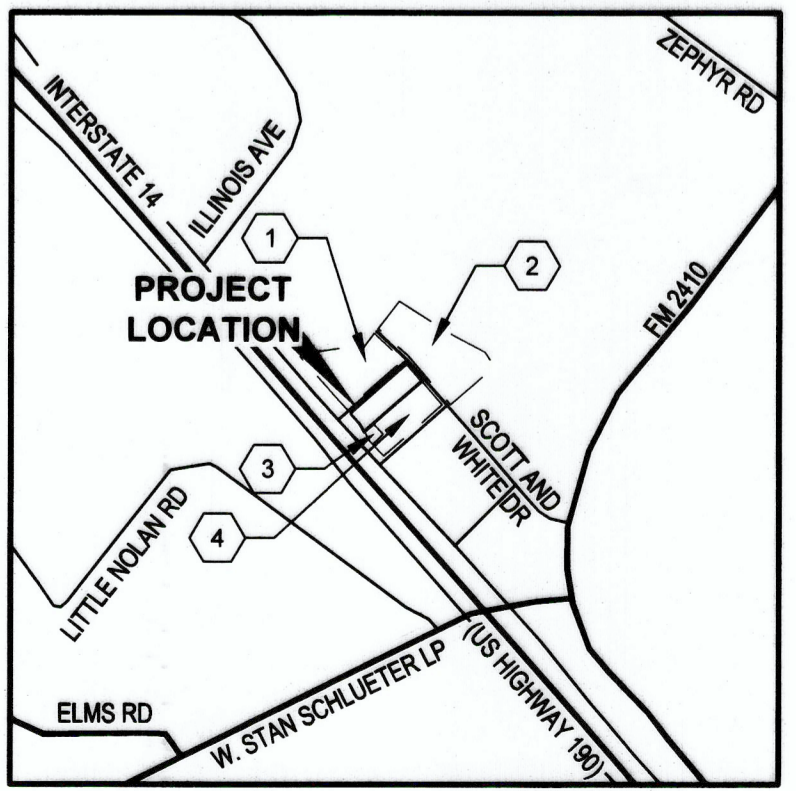
NUMBER OF LOTS: 1

TOTAL ACREAGE: 3.80 AC

DATE: FEBRUARY 2022

OWNER: BKCK LTD
5802 N. NAVARRO STREET
VICTORIA, TX 77904

ENGINEER / SURVEYOR: QUINTERO ENGINEERING, LLC
1501 W. STAN SCHLUETER LP.
KILLEEN, TEXAS 76549
(254) 493-9962



FINAL PLAT FOR:
KILLEEN MARKET PLACE, PHASE II, REPLAT NO. 2
CITY OF KILLEEN, BELL COUNTY, TEXAS

KILLEEN MARKET PLACE, PHASE II, REPLAT NO. 2, IS REPLAT OF ALL OF LOT 1, BLOCK 1, KILLEEN MARKET PLACE, PHASE II, RECORDED IN CABINET D, SLIDE 88-B, PLAT RECORDS OF BELL COUNTY, TEXAS, AND ALL OF LOT 1, BLOCK 1, TX.C.C. INC. SUBDIVISION, RECORDED IN CABINET D, SLIDE 55-D, PLAT RECORDS OF BELL COUNTY, TEXAS.

PROJECT NO.: 004-22
DRAWING NO.: P1

imatr# 2022039389