

**JOHN COWAN & ASSOCIATES, INC.**

10147 COUNTY ROAD 135, FLINT, TEXAS 75762  
 PH: (903) 581-2238 *csurveys.com*  
 FIRM REGISTRATION CERTIFICATION NO. 10025500

KNOW ALL MEN BY THESE PRESENTS, that Y & J INVESTMENT L.P., a Texas limited partnership, whose address is 5017 Lakeshore Dr. Killeen, Tx 76543 being the sole owner of that certain 1.486 acre tract in Bell County, Texas, being out of the Moses T. Martin Survey, Abstract No. 963, which is more fully described in the dedication of Killeen Tyrel Addition as shown by the plat hereof, attached hereto, and made a part hereof, and approved by the City of Killeen, Bell County, Texas, does hereby adopt said Killeen Tyrel 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 18 day of

March, 2022.

On Behalf of Y & J Investment L.P., a Texas limited partnership

By: James Y. Lee  
 James Y. Lee, General Partner

Before me, the undersigned authority, on this day personally appeared James Y. Lee, General Partner on behalf of Y&J Investment L.P., a Texas Limited Partnership, known to me to be the person whose name is subscribed to the foregoing Instrument. It has been acknowledged to me that she executed the foregoing Instrument as the owner of the property described hereon.

Jessica Nicole Webster  
 My Commission Expires 1/13/2026  
 Notary ID: 133535853

NOTARY PUBLIC OF THE STATE OF TEXAS

My Commission Expires: 1/13/2026

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  
3/15/2022

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 the 22nd day of March, 2022.

BELL COUNTY TAX APPRAISAL DISTRICT

By: Jennifer King

Approved this 24th day of March, 2022 by the  
 planning director of the City of Killeen, Texas.

Walter LeDor  
 Planning Director

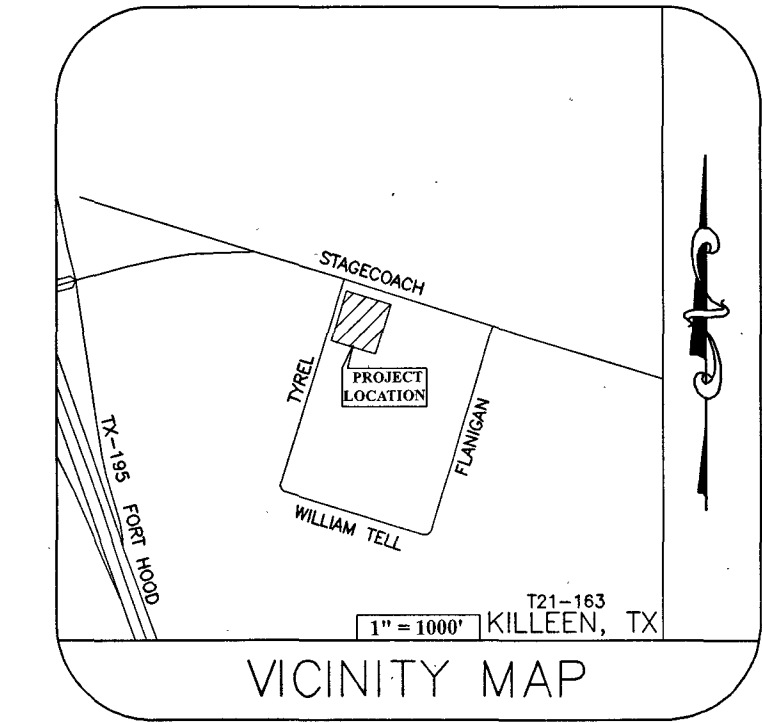
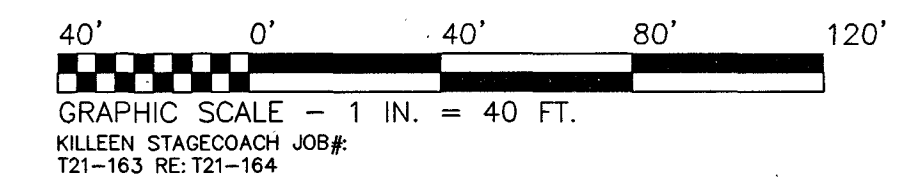
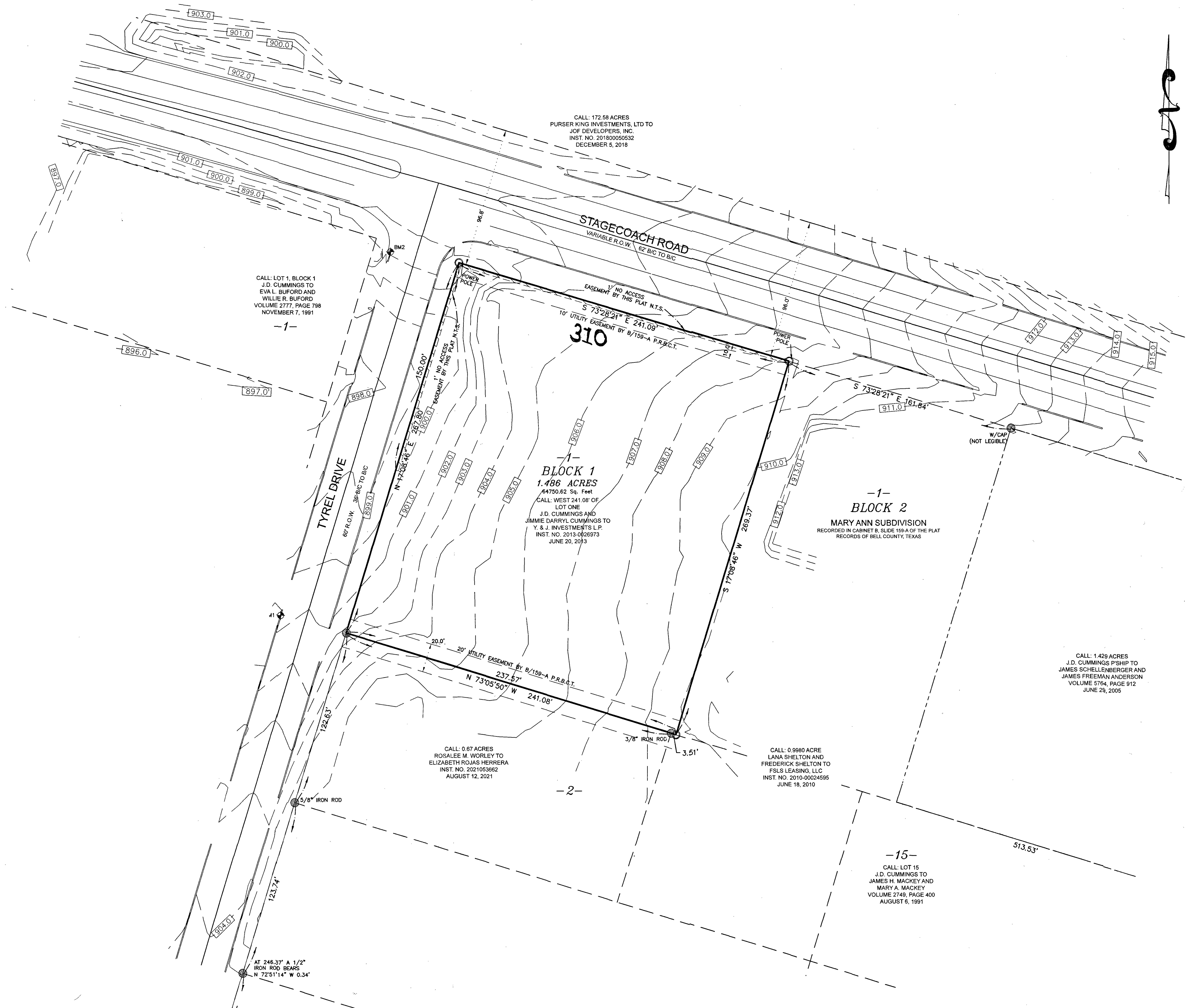
K. Stuckland  
 Planning Assistant

RECORDING INFORMATION

Plat and Dedication Recorded in Document No. 22-020994, of the  
 Official Public Records Bell County, Texas.

Filed this the 1st day of April, 2022.

Shelley Coston  
 County Clerk



- PLAT NOTES:
- LEGAL DESCRIPTION SHOWN HEREON
  - BEARINGS ARE ORIENTED TO GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE 4203, SURVEY FEET.
  - SITE ELEVATION DATUM IS NAVD 88.
  - CONTOUR INTERVAL = 1.0'
  - SITE BENCHMARK 1  
 TOP OF "X" CUT IN CONCRETE CURB  
 BEING N 75°07'11" W 47.71' FROM  
 THE NORTH WEST CORNER OF TRACT  
 ELEVATION = 901.15'
  - SITE BENCHMARK 2  
 TOP OF "X" CUT IN CONCRETE CURB  
 BEING N 81°02'51" W 48.49' FROM  
 THE SOUTH WEST CORNER OF TRACT  
 ELEVATION = 901.44'
  - PROPERTY ZONED UD: UNIVERSITY DISTRICT AND B-3, LC BUSINESS DISTRICT
  - THE SUBJECT TRACT LIES IN 70'± "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP NO. 48027C0275E WITH AN EFFECTIVE DATE OF SEPTEMBER 28, 2008
  - WATER IMPACT FEES ARE HEREBY ASSESSED AND ESTABLISHED IN ACCORDANCE WITH CITY OF KILLEEN ORDINANCE NO. 21-015 AT A RATE OF \$1,181 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.

LEGEND

- 1/2" IR FOUND (SURVEYOR)
- 1/2" IR SET (SURVEYOR)
- W/CAP J. COWAN & ASSOC.
- BENCHMARK
- ROW RIGHT-OF-WAY
- BSL BUILDING SETBACK
- B/C BACK OF CURB
- PCB POINT OF BEGINNING
- N.T.S. NOT TO SCALE

FINAL PLAT OF  
**KILLEEN TYREL ADDITION**  
 BEING A PARTIAL RE-PLAT OF LOT 1 IN BLOCK 2, PART OF THE MARY ANN SUBDIVISION RECORDED IN CABINET B, SLIDE 159-A, OF THE PLAT RECORDS OF BELL COUNTY, TEXAS, CONTAINING 1.486 ACRES, SHOWING PART OF THE MOSES T. MARTIN SURVEY, ABSTRACT NO. 963, BELL COUNTY, TEXAS

1 LOT 1 BLOCK  
 PLAT DATE: JANUARY 31, 2022

instr # 22020994