

ORIGINAL CONFIGURATION OF KILLEEN VETERINARY CLINIC, AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS. SCALE: N.T.S.

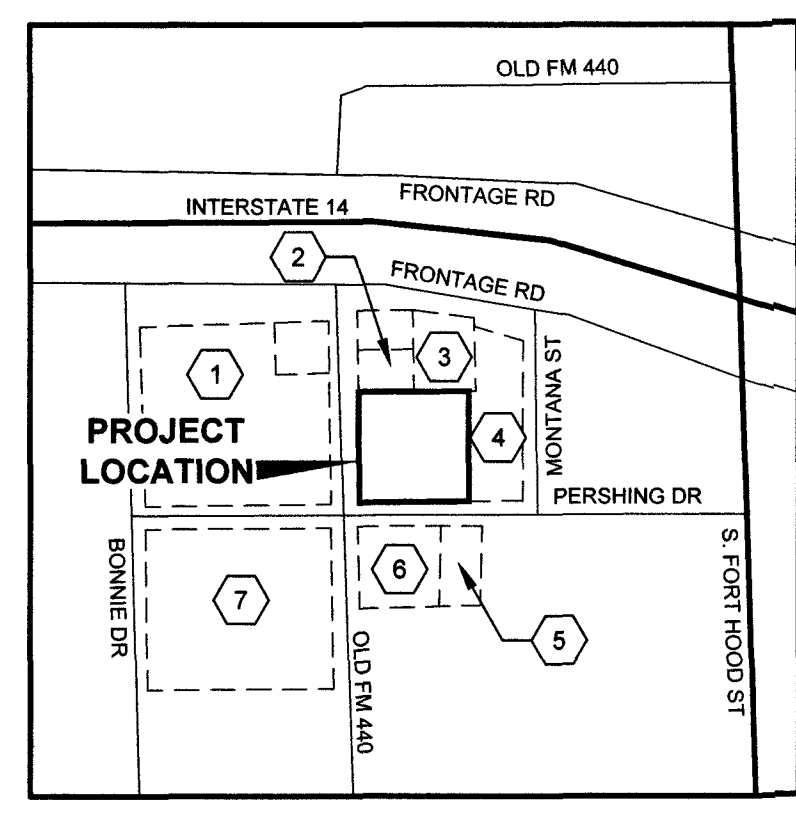
LAD INC. (VOL. 1928, PG. 791)  
PART OF LOT 1, BLOCK 1 PERSHING PARK CENTER (CAB. A, SLIDE 268-C)

**LEGEND**

- PROPERTY BOUNDARY
- LOT LINES
- - - EASEMENT LINES
- - - ADJOINING TRACT PROPERTY LINES
- - - OFFSITE EASEMENTS
- ALUMINUM MONUMENT FOUND
- 1/2" IRON ROD FOUND
- ▲ MAG NAIL FOUND
- UNLESS OTHERWISE NOTED

**NOTES**

1. THE BUILDING SETBACK LINES FOR THIS TRACT SHALL BE DETERMINED AS REQUIRED BY THE NORTH KILLEEN REVITALIZATION PROGRAM 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. ALL INTERIOR CORNERS ARE 1/2 IRON ROD SET W/ CAP STAMPED "QUINTERO 10194110", UNLESS OTHERWISE NOTED.
  4. A PORTION OF THIS PROPERTY LIES WITHIN FEMA "ZONE X, OTHER AREAS" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, FEMA MAP 48027C0280E, WHICH BEAR 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\*\*



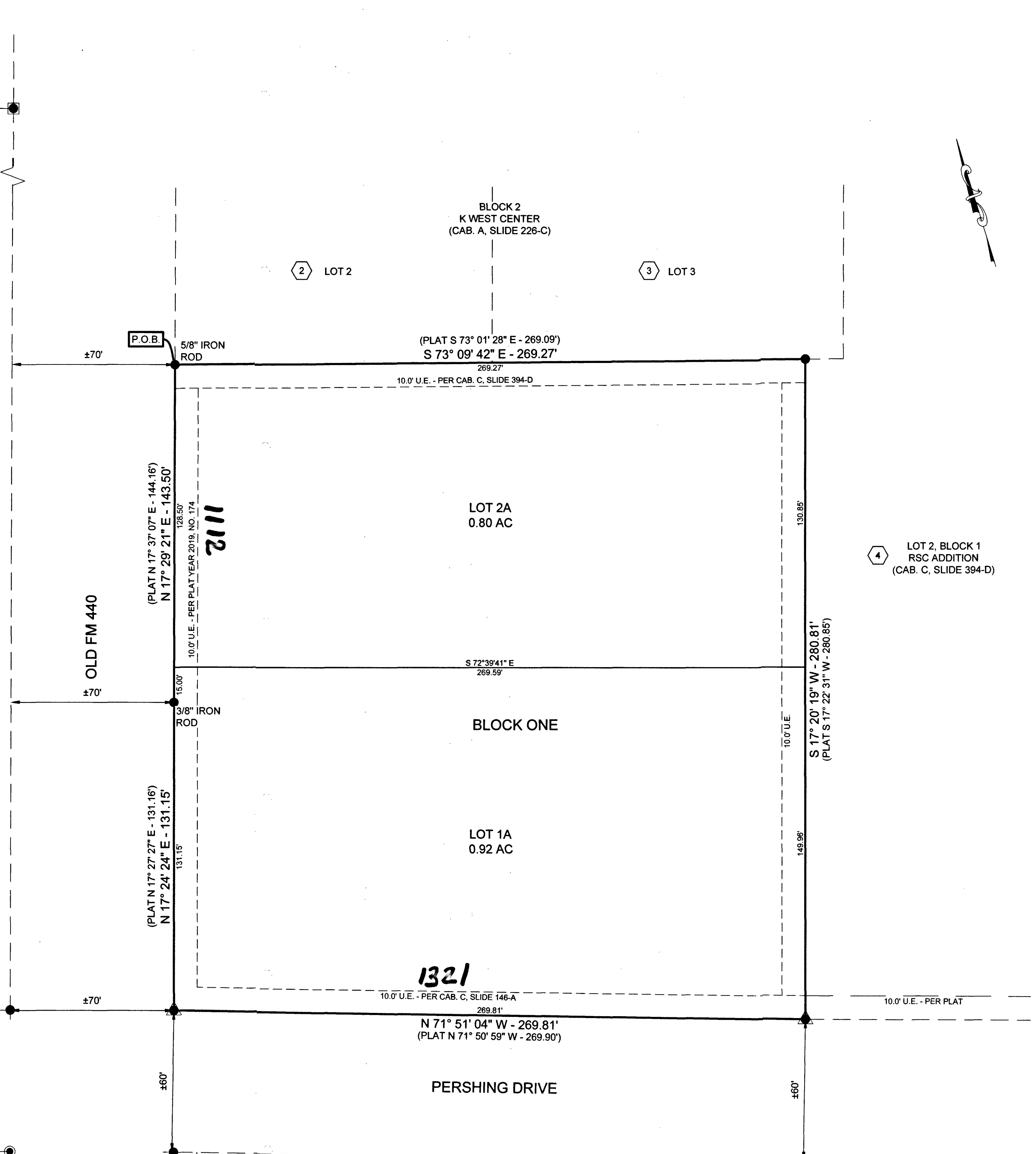
**LOCATION MAP**  
SCALE: N.T.S.

CAROWILL ASHTON LLC (INSTR. NO. 2017-00050003)  
PART OF LOT 1, BLOCK 2 PERSHING PARK CENTER (CAB. A, SLIDE 268-C)

KILLEEN CENTRAL BAPTIST CHURCH (VOL. 2912, PG. 606)  
PART OF LOT 1, BLOCK 1 HEEMER ADDITION (CAB. B, SLIDE 222-A)

LINWOOD BLOUNT ETUX GAIL BLOUNT (VOL. 6147, PG. 700)  
PART OF LOT 1, BLOCK 1 HEEMER ADDITION (CAB. B, SLIDE 222-A)

BELL COUNTY AREA MGT. INC. CALLED 0.36 ACRES (INSTR. NO. 2011-00011551)



KNOW ALL MEN BY THESE PRESENTS, THAT KVC HOLDINGS, LLC BEING THE SOLE OWNER OF THAT CERTAIN 1.72 ACRES OF LAND IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS, SITUATED IN THE JOHN GOSLINE SURVEY, A-344, BEING ALL OF LOT 1, BLOCK 1, KILLEEN VETERINARY CLINIC, AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, RECORDED IN PLAT YEAR 2019, NO. 174, PLAT RECORDS OF BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF KILLEEN VETERINARY CLINIC REPLAT, 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 VETERINARY CLINIC REPLAT, DOES HEREBY DEDICATE TO SAID CITY ALL STREETS, AVENUES, DRIVES, ALLEYS AND DRAINAGE TRACTS 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 TRACTS, 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.

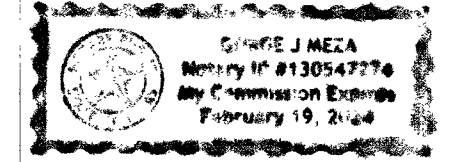
WITNESS THE EXECUTION HEREOF, ON THIS 19 DAY OF June 2020.

FOR: KVC HOLDINGS, LLC

BY: *Keri Jones*  
KERI JONES  
MEMBER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY, PERSONALLY APPEARED KERI JONES IN HIS CAPACITY FOR KVC HOLDINGS, LLC 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 HEREON.

*Notary Signature*  
NOTARY PUBLIC STATE OF TEXAS  
MY COMMISSION EXPIRES: 2/19/24



**PLANNING AND ZONING COMMISSION**

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KILLEEN, TEXAS.

APPROVED THIS 15<sup>th</sup> DAY OF June 20 20 A.D. BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KILLEEN, TEXAS.

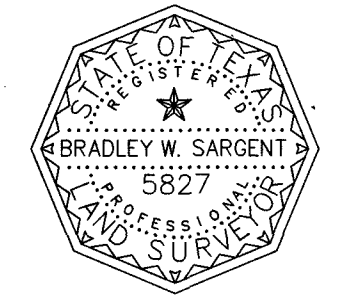
*Chairman Signature*  
CHAIRMAN, PLANNING AND ZONING COMMISSION

*Secretary Signature*  
SECRETARY, PLANNING AND ZONING COMMISSION

**SURVEYORS' CERTIFICATE**

I, BRADLEY W. SARGENT, 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.

*Bradley W. Sargent Signature* 6-21-20  
BRADLEY W. SARGENT  
R.P.L.S. NO. 5827  
1501 W. STAN SCHLUETER LP.  
KILLEEN, TX 76549



**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 25<sup>th</sup> DAY OF June 20 20 A.D.

BY: *Sherry King*  
BELL COUNTY TAX APPRAISAL DISTRICT

**COUNTY CLERK INFORMATION:**

FILED FOR RECORD THIS 1st DAY OF July 20 20 IN YEAR 2020 PLAT # 2020032177  
PLAT RECORDS OF BELL COUNTY, TEXAS, AND DEDICATION INSTRUMENT # 2020032177 OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

BY: *Shelley Gordon*  
BELL COUNTY CLERK

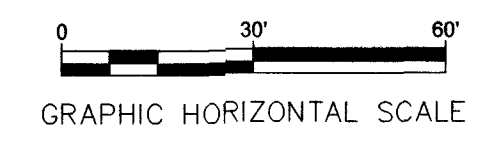
SURVEY:	JOHN GOSLINE SURVEY, A-344	OWNER:	KVC HOLDINGS, LLC 1321 PERSHING DRIVE KILLEEN, TEXAS 76542
NUMBER OF BLOCKS:	1	SURVEYOR:	QUINTERO ENGINEERING, LLC 1501 W. STAN SCHLUETER LP. KILLEEN, TEXAS 76549 (254) 493-9962
NUMBER OF LOTS:	2		
TOTAL ACREAGE:	1.72 AC		
DATE:	MAY 2020		



**FINAL PLAT FOR:**  
**KILLEEN VETERINARY CLINIC REPLAT**  
CITY OF KILLEEN, BELL COUNTY, TEXAS

KILLEEN VETERINARY CLINIC REPLAT, IS A REPLAT OF ALL OF LOT 1, BLOCK 1, KILLEEN VETERINARY CLINIC, AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, RECORDED IN PLAT YEAR 2019, NO. 174, PLAT RECORDS OF BELL COUNTY, TEXAS.

PROJECT NO.: 016-20  
DRAWING NO.: P1



Inst # 2020032177