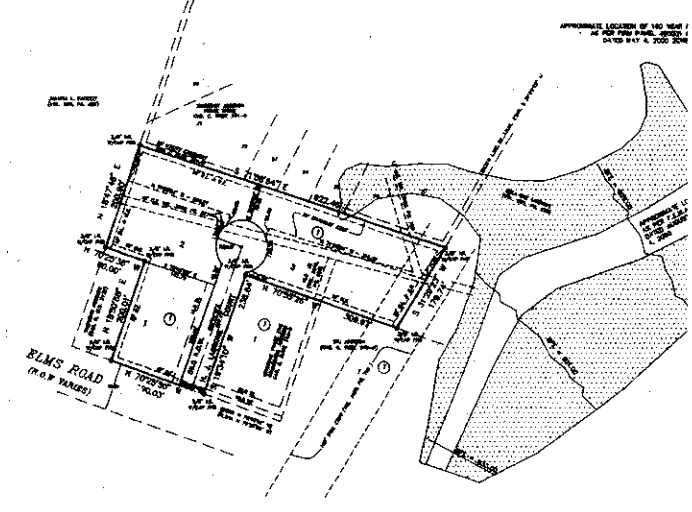
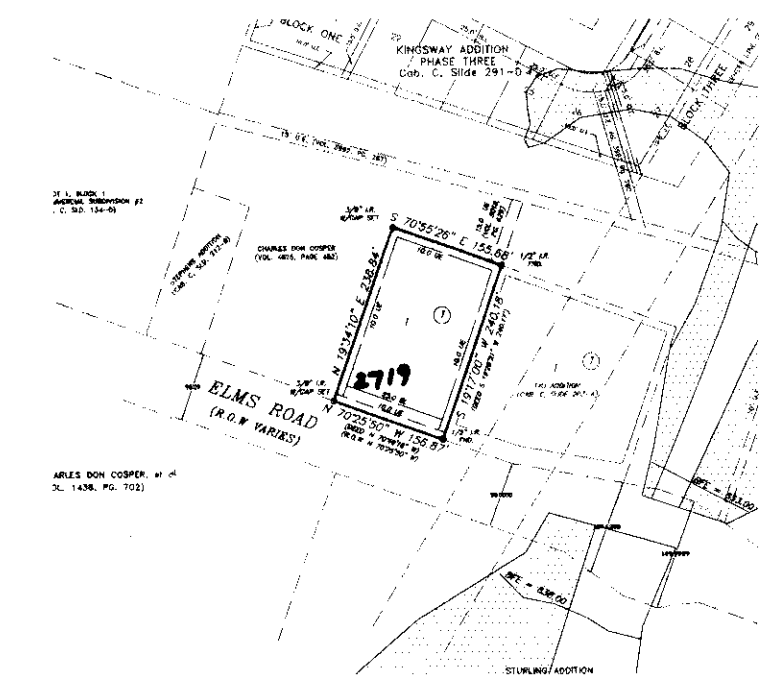


FINAL PLAT
KINGSWAY PHASE SEVEN COMMERCIAL ADDITION
 WITHIN THE CITY LIMITS OF THE CITY OF KILLEEN, BELL COUNTY, TEXAS



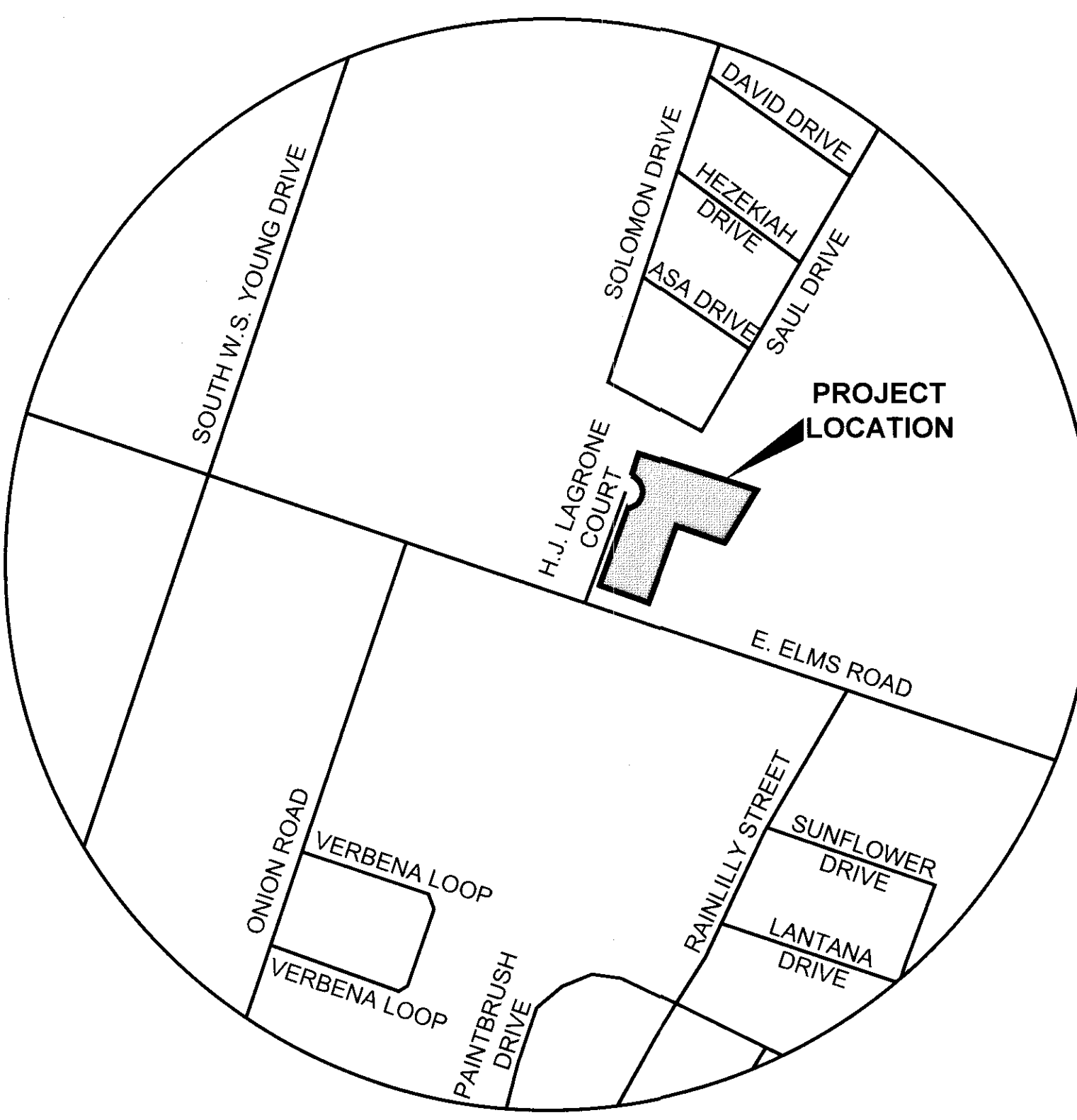
ORIGINAL CONFIGURATION OF LOT 3, BLOCK 1, KINGSWAY PHASE SIX COMMERCIAL ADDITION, AN ADDITION TO THE CITY OF KILLEEN, TEXAS, RECORDED IN CABINET C, SLIDE 357-D, PLAT RECORDS OF BELL COUNTY, TEXAS SCALE: N.T.S.



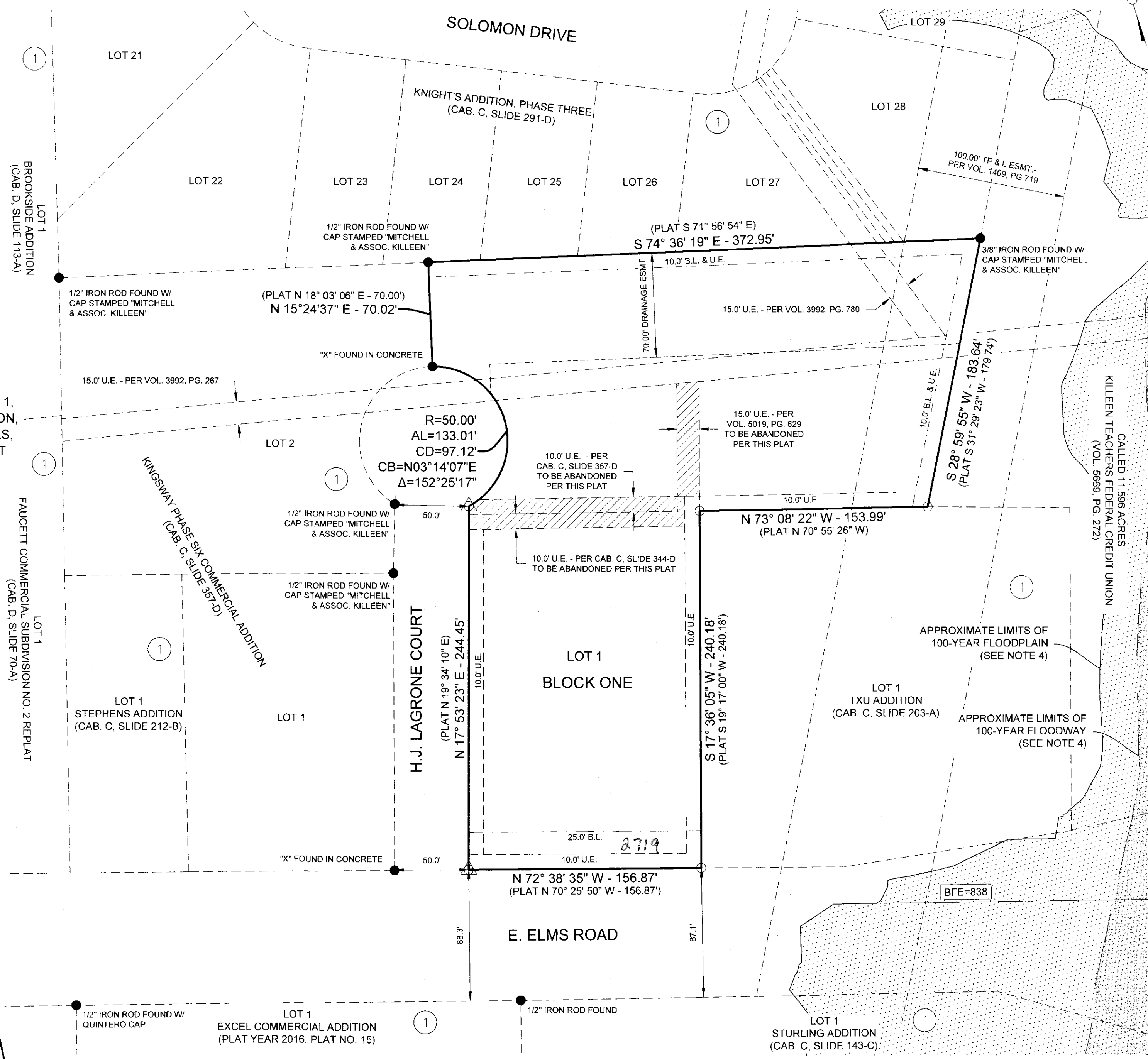
ORIGINAL CONFIGURATION OF LOT 1, BLOCK 1, KINGSWAY PHASE FIVE COMMERCIAL ADDITION, AN ADDITION TO THE CITY OF KILLEEN, TEXAS, RECORDED IN CABINET C, SLIDE 344-D, PLAT RECORDS OF BELL COUNTY, TEXAS SCALE: N.T.S.

LEGEND

- PROPERTY BOUNDARY
- BUILDING LINES
- BUILDING AND EASEMENT LINES
- DRAINAGE EASEMENT
- EASEMENT LINES
- ADJOINING TRACT PROPERTY LINES
- IRON ROD FOUND
- IRON ROD SET W/ CAP STAMPED "QUINTERO 10194110"
- △ MAG NAIL SET W/ WASHER STAMPED "QUINTERO 10194110"
- **UNLESS OTHERWISE NOTED**
- ① BLOCK NUMBER



LOCATION MAP
SCALE: N.T.S.



NOTES:

- 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.
- THE BEARINGS AND DISTANCES SHOWN HERON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, PER LEICA SMART NET GPS OBSERVATION.
- ALL CORNERS ARE 1/2 IRON ROD SET W/ QUINTERO CAP, UNLESS OTHERWISE NOTED.
- NO PORTION OF THIS PROPERTY LIES WITHIN THE FEMA 100 YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP, FEMA MAP 48027C0280E WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.

KNOW ALL MEN BY THESE PRESENTS, THAT D AND SC ENTERPRISES, INC. BEING THE SOLE OWNER OF THAT CERTAIN 2.179 ACRE TRACT OF LAND IN BELL COUNTY, TEXAS, PART OF THE W.H. COLE SURVEY, ABSTRACT NUMBER 201, SAME BEING ALL OF LOT 1, BLOCK 1, KINGSWAY PHASE FIVE COMMERCIAL ADDITION, AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, RECORDED IN CABINET C, SLIDE 344-D, OFFICIAL PLAT RECORDS OF BELL COUNTY, TEXAS, AND ALL OF LOT 3, BLOCK 1, KINGSWAY PHASE SIX COMMERCIAL ADDITION, AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, RECORDED IN CABINET C, SLIDE 357-D, OFFICIAL PLAT RECORDS OF BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF KINGSWAY PHASE SEVEN COMMERCIAL ADDITION, AS SHOWN BY THE PLAT HEREOF, ATTACHED HERETO, AND MADE A PART HEREOF, AND APPROVED BY THE CITY OF KILLEEN, BELL COUNTY, TEXAS AND KINGSWAY PHASE SEVEN COMMERCIAL ADDITION, DOES HEREBY DEDICATE TO SAID CITY ALL STREETS, AVENUES, 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.

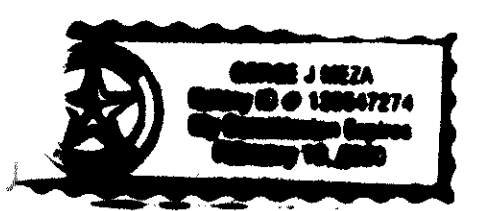
THE DRAINAGE AND UTILITY EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO SAID CITY OF KILLEEN FOR INSTALLATION AND MAINTENANCE OF ANY AND ALL PUBLIC UTILITIES, WHICH THE CITY MAY ELECT TO INSTALL AND MAINTAIN OR PERMIT TO BE INSTALLED OR MAINTAINED.

WITNESS THE EXECUTION HEREOF, ON THIS 5 DAY OF December, 2017.

FOR: D AND SC ENTERPRISES, INC.

 RODNEY SCOTT COSPER, PRESIDENT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY, PERSONALLY APPEARED RODNEY SCOTT COSPER KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. IT HAS BEEN ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING INSTRUMENT AS THE OWNER OF THE PROPERTY DESCRIBED HEREOF.



NOTARY PUBLIC STATE OF TEXAS
 MY COMMISSION EXPIRES: 2/19/2022

CITY PLANNING AND DEVELOPMENT SERVICES

APPROVED THIS 13th DAY OF November, 2017, A.D. BY THE EXECUTIVE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES OR THE CITY PLANNER OF THE CITY OF KILLEEN, TEXAS.

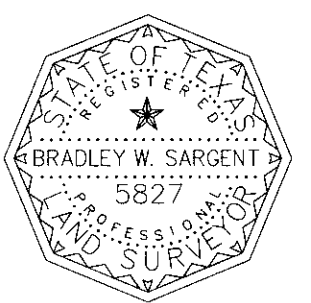
EXECUTIVE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES OR THE CITY PLANNER

PLANNING SECRETARY

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
 R. P. L. S. NO. 5827
 415 E. AVENUE D
 KILLEEN, TX 76541



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 6th DAY OF December, 2017, A.D.

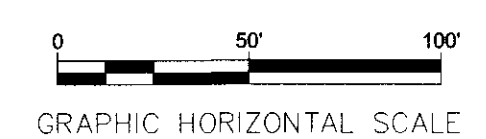
By
 BELL COUNTY TAX APPRAISAL DISTRICT

COUNTY CLERK INFORMATION

FILED FOR RECORD THIS 11th DAY OF December, 2017, IN YEAR 2017, PLAT # 167
 PLAT RECORDS OF BELL COUNTY, TEXAS, AND DEDICATION INSTRUMENT # 2017-00051647 OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

BY: _____

SURVEY:	W.H. COLE SURVEY, A-201	OWNER:	D AND SC ENTERPRISES, INC. 2110 SOUTHPORT DR. KILLEEN, TEXAS
NUMBER OF BLOCKS:	1		
NUMBER OF LOTS:	1	SURVEYOR:	QUINTERO ENGINEERING, LLC 415 E. AVENUE D KILLEEN, TEXAS 76541 (254) 493-9962
TOTAL ACREAGE:	2.179 AC		
DATE:	DECEMBER 2017		



FINAL PLAT
KINGSWAY PHASE SEVEN COMMERCIAL ADDITION
 KILLEEN, BELL COUNTY, TEXAS

KINGSWAY PHASE SEVEN COMMERCIAL ADDITION,
 IS AN AMENDING PLAT OF ALL OF LOT 3, BLOCK 1 OF KINGSWAY PHASE SIX COMMERCIAL ADDITION AND ALL OF LOT 1, BLOCK 1 OF KINGSWAY PHASE FIVE COMMERCIAL ADDITION, ADDITIONS TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS.

DRAWING NO.:
P1