

John F. and Ki Tok Renaud
(Vol. 3507, Page 462)

Gary W. Purser, Jr.
2000 Trust Etal
(Inst. No. 2016-21951)

195 Realty, Ltd.
(Vol. 5738, Pg. 537)

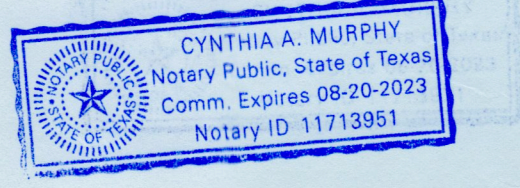
KNOW ALL MEN BY THESE PRESENTS, that Yeon Ok Choi Lee, whose address is 310 North Fort Hood Street, Killeen, Texas 76541, being the sole owner of that 4.23 acre tract of land shown hereon, which is more fully described in the dedication of LEE HOTEL & PLAZA ADDITION REPLAT, BEING A REPLAT OF THE REMAINDER OF LOT 1, BLOCK 1, LEE HOTEL & PLAZA ADDITION, as shown by the plat hereof, attached hereto, and made a part hereon, and approved by the Planning Director of the City of Killeen, Bell County, Texas, does hereby adopt said LEE HOTEL & PLAZA ADDITION REPLAT, BEING A REPLAT OF THE REMAINDER OF LOT 1, BLOCK 1, LEE HOTEL & PLAZA 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 utility and drainage easements shown on said plat are dedicated to said city for installation and maintenance of any and all public utilities and drainage utilities which the city may install or permit to be installed or maintained.

Yeon Ok Choi Lee
Yeon Ok Choi Lee

STATE OF TEXAS
COUNTY OF BELL

This instrument was acknowledged before me on the 11 day of May, 2023 by Yeon Ok Choi Lee.

Cynthia A. Murphy
Cynthia A. Murphy
Notary Public, State of Texas



Approved this 19 day of May, 2023, by the Planning Director of the City of Killeen, Texas.

William Purser
William Purser
Planning Director

John A. Mattis
John A. Mattis
Planning Assistant

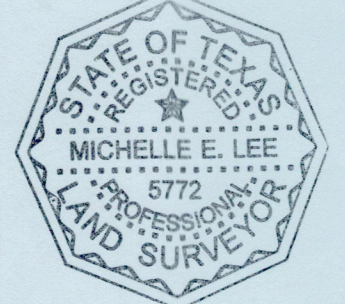
FILED FOR RECORD this 22nd day of May, 2023 A.D.

Dedication Instrument in Instrument No. 2023-022025, Official Records of Bell County, Texas.

KNOW ALL MEN BY THESE PRESENTS:

That I, Michelle E. Lee, a Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the perimeter corner monuments shown hereon were properly placed or found under my personal supervision, in accordance with the Subdivision Regulations of the City of Killeen, Texas. This subdivision, LEE HOTEL & PLAZA ADDITION REPLAT, BEING A REPLAT OF THE REMAINDER OF LOT 1, BLOCK 1, LEE HOTEL & PLAZA ADDITION, is located within the City Limits of Killeen, Texas.

Michelle E. Lee 5-11-2023
Michelle E. Lee, RPLS (TX 5772)

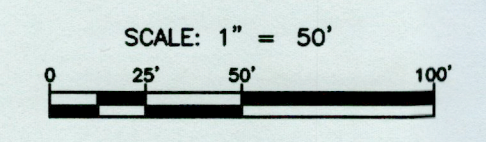


TAX CERTIFICATE

The Bell County Tax Appraisal District, the taxing authority for all 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 17 day of May, 2023.
BELL COUNTY TAX APPRAISAL DISTRICT
By: *C. Lynn*

LEGEND	
BL	BUILDING LINE
CAB.	CABINET
SL	SLIDE
VOL	VOLUME
PG.	PAGE
ROW	RIGHT-OF-WAY
UE	UTILITY EASEMENT
NAE	NON-ACCESS EASEMENT
PE	PASSAGE EASEMENT
IRS	IRON ROD SET
IRF	IRON ROD FOUND

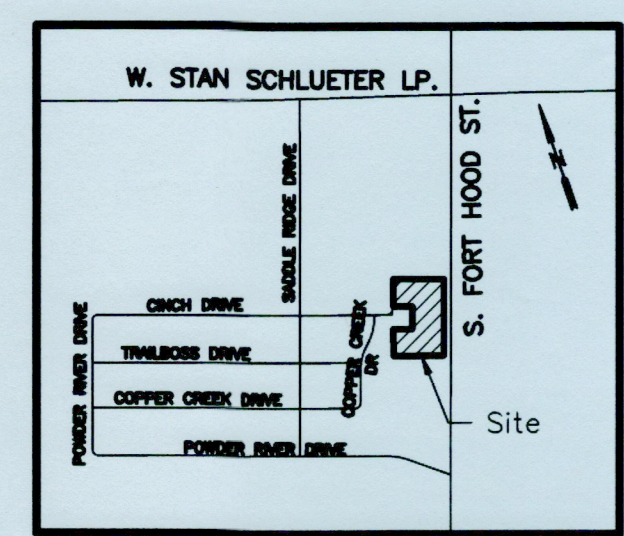


NOTES:

- BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD 83. AS PER LEICA SMARTNET GPS OBSERVATIONS.
- THIS SUBDIVISION IS LOCATED IN ZONE X, BY THE U.S. FEMA AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), MAP NO. 48027C0260E, EFFECTIVE DATE SEPTEMBER 26, 2008 FOR BELL COUNTY, TEXAS.
- 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 THE 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.
- 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 HEREON.



LEE HOTEL & PLAZA ADDITION
Cab. D, Sl. 79-C
N.T.S.



VICINITY MAP
N.T.S.

FINAL PLAT

LEE HOTEL & PLAZA ADDITION REPLAT
BEING A REPLAT OF THE REMAINDER OF LOT 1, BLOCK 1,
LEE HOTEL & PLAZA ADDITION
KILLEEN, BELL COUNTY, TEXAS

KILLEEN ENGINEERING & SURVEYING, LTD
2901 E. Stan Schlueter Loop
Killeen, Texas 76542
OFFICE: (254) 526-3981 FAX: (254) 526-4351
TBPE REGISTRATION NO. F-4200
TBPLS REGISTRATION NO. 10194541

Δ	DATE	SHEETS

Project No.:	2023-009
Acres:	4.23
No. of Lots:	1
Scale:	1" = 50'
Date:	4/17/2023
Design By:	MEL/GMH/AEN
Sheet No.:	1 OF 1