

# FINAL PLAT of LOT 1, BLOCK 1, FOX CREEK COMMERCIAL PHASE III REPLAT

a subdivision within the City of Killeen, Bell County, Texas.

1.4544 Acres, situated in the William H. Cole Survey, Abstract 150, Bell County, Texas, being a replat of a portion of Lot 1, Block 1, Fox Creek Commercial Phase Three, an addition within the City of Killeen, Bell County, Texas, according to the plat of record in Cabinet C, Slide 158-A, Plat Records of Bell County, Texas.

STATE OF TEXAS  
COUNTY OF BELL

KIL-TEX REALTY, A NEW JERSEY GENERAL PARTNERSHIP, OWNER OF THE 1.4544 ACRE TRACT OF LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOT 1, BLOCK 1, FOX CREEK COMMERCIAL PHASE III REPLAT, A SUBDIVISION WITHIN THE CITY OF KILLEEN, BELL COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATES THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON WITHIN THE PLAT BOUNDARIES OF THIS SUBDIVISION.

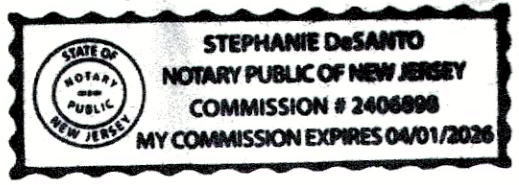
KIL-TEX REALTY, A NEW JERSEY GENERAL PARTNERSHIP

BY: Andre Shapiro  
ANDREW SHAPIRO, PARTNER

STATE OF TEXAS  
COUNTY OF BELL  
New Jersey

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, ANDREW SHAPIRO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS PARTNER OF KIL-TEX REALTY, A NEW JERSEY GENERAL PARTNERSHIP, FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 16 DAY OF October, 2023



Stephanie DuSanto  
NOTARY PUBLIC, STATE OF TEXAS

Approved this 26 day of September, 2023, by the planning director of the City of Killeen, Texas.

Walter Wilson  
Planning Director

Adria L. Matthe  
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 19th day of October, 2023 A. D.

By: Renee Hickman  
Bell County Tax Appraisal District

STATE OF TEXAS  
COUNTY OF BELL

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS PLAT IS TRUE AND CORRECT, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT ALL NECESSARY SURVEY MONUMENTS ARE CORRECTLY SHOWN THEREON.



Charles C. Lucko  
CHARLES C. LUCKO, R.P.L.S.  
REGISTRATION NO. 4636

DATE SURVEYED: MARCH 02, 2023

RECORDATION INFORMATION:  
FILED FOR RECORD THIS 27 DAY OF October, 2023.  
IN DOCUMENT NO. 2023048367, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

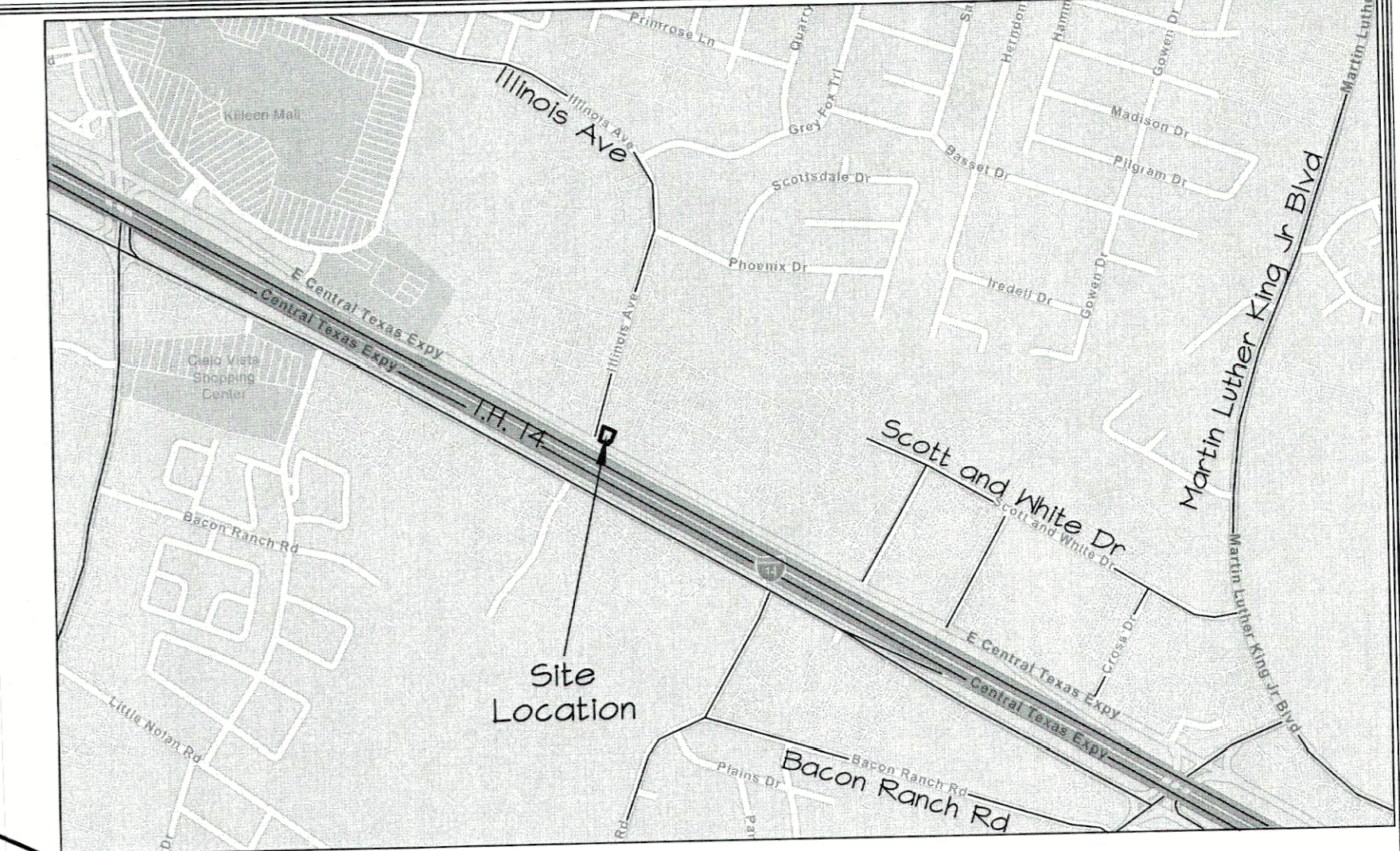
NOTES:

- Bearings cited hereon are based upon the Texas State Plane Coordinate System, Central Zone, NAD 83, as per GPS observations.
- Based upon what can be scaled from the graphics shown on Federal Insurance Rate Map (FIRM), Community Panel No. 48027C0280E, dated September 26, 2008, the above shown property does not appear to be within the "Special Flood Hazard Area", and appears to be situated within Zone X. This Flood statement does not imply that this tract will never flood, nor does it create any liability in such event on the part of this surveyor or company.
- Building setback lines shall be determined as required by the City of Killeen Code of Ordinances for Zoning.
- Reciprocal Easement and Operating Agreement recorded in Volume 4068, Page 440 and amended in Volume 4444, Page T11 affects the subject property.
- Water impact fees are hereby assessed and established in accordance with City of Killeen Ordinance No. 21-015 at a rate of \$1161 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.
- The plat shall be in compliance with the city's currently adopted zoning, construction, standards, infrastructure design and development standards manual, drainage design manual, thoroughfare plan, and master plans, except as otherwise allowed by state law. In addition, 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.
- Park development fees are not required in accordance with Sec. 26-129(B)(1).

EAST CENTRAL TEXAS EXPRESSWAY  
INTERSTATE HIGHWAY 14  
US HIGHWAY 190  
(Service Road)

LOTS - ONE (1)  
BLOCKS - ONE (1)  
AREA - 1.4544 ACRES  
OWNER:  
KIL-TEX REALTY, A NEW JERSEY GENERAL PARTNERSHIP

Inst# 2023048367



VICINITY MAP  
- N.T.S. -



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PHASE III REPLAT**  
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Plot Date: 04-24-2023  
Survey completed: 03-02-2023  
Scale: 1" = 20'  
Job No.: 230013.1  
Dwg No.: 230013.1  
Drawn by: JSM  
Surveyor: CCL #4636  
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