

KNOW ALL MEN BY THESE PRESENTS, THAT **KILLEEN MAYO REAL ESTATE HOLDINGS, LLC - HWY 195 SERIES**, BEING THE SOLE OWNER OF THAT CERTAIN 3.58 ACRE TRACT OF LAND IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS, SITUATED IN THE RICHARD A. MCGEE SURVEY, ABSTRACT NO. 561 OF BELL COUNTY, TEXAS, BEING ALL OF THE CALLED 1.581 ACRE TRACT OF LAND AND ALL OF THE CALLED 2.002 ACRE TRACT OF LAND DESCRIBED IN A DEED TO KILLEEN MAYO REAL ESTATE HOLDINGS, LLC - HWY 195 SERIES, RECORDED IN INSTRUMENT NO. 2023020910, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF LUKE MAYO 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 LUKE MAYO ADDITION, DOES HEREBY DEDICATE TO SAID CITY ALL STREETS, AVENUES, DRIVES, 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 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 26 DAY OF August, 2024.

FOR: KILLEEN MAYO REAL ESTATE HOLDINGS
 BY: [Signature]
 LUKE MAYO
 MANAGER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY, PERSONALLY APPEARED LUKE MAYO, IN HIS CAPACITY AS MANAGER FOR KILLEEN MAYO REAL ESTATE HOLDINGS - HWY 195 SERIES, 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 OWNER OF THE PROPERTY DESCRIBED HEREOF.

[Signature]
 KATHLEEN TANG
 Notary Public State of Texas
 My Commission Expires February 10, 2026

CITY PLANNING AND DEVELOPMENT SERVICES
 APPROVED THIS 19 DAY OF August, 20 24, A.D. BY THE PLANNING DIRECTOR OF THE CITY OF THE CITY OF KILLEEN, TEXAS.

[Signature] PLANNING DIRECTOR
[Signature] PLANNING ASSISTANT

SURVEYORS' CERTIFICATE:
 I, SETH H. BARTON, 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 AND BELL COUNTY, TEXAS.

[Signature] 08/22/2024
 SETH H. BARTON
 R.P.L.S. NO. 8878
 1501 W. STAN SCHLUETER LP.
 KILLEEN, TX 76549

COUNTY CLERK INFORMATION:
 FILED FOR RECORD THIS 25th DAY OF October, 20 24, IN YEAR 2024, PLAT #
2024047257, OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

BY: [Signature] - Deputy

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 29 DAY OF August, 20 24 A.D.
 BY: [Signature]
 BELL COUNTY TAX APPRAISAL DISTRICT

BELL COUNTY PUBLIC HEALTH DISTRICT
 THE BELL COUNTY PUBLIC HEALTH DISTRICT, THE PERMITTING AUTHORITY FOR ON-SITE SEWAGE FACILITIES (OSSF'S) IN BELL COUNTY, TEXAS, HEREBY CERTIFIES THAT THE PLANNING MATERIALS THAT HAVE BEEN SUBMITTED MEET OR EXCEED THE MINIMUM STANDARDS FOR OSSF'S ESTABLISHED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) AND BELL COUNTY'S LOCAL ORDER. INDIVIDUAL LOTS WILL BE EVALUATED FOR SYSTEM SUITABILITY BY A LICENSED SITE EVALUATOR PRIOR TO DEVELOPMENT. THIS OFFICE RESERVES THE RIGHT NOT TO ISSUE PERMITS FOR OSSF'S IF THEY FAIL TO MEET STATE AND LOCAL RULES.

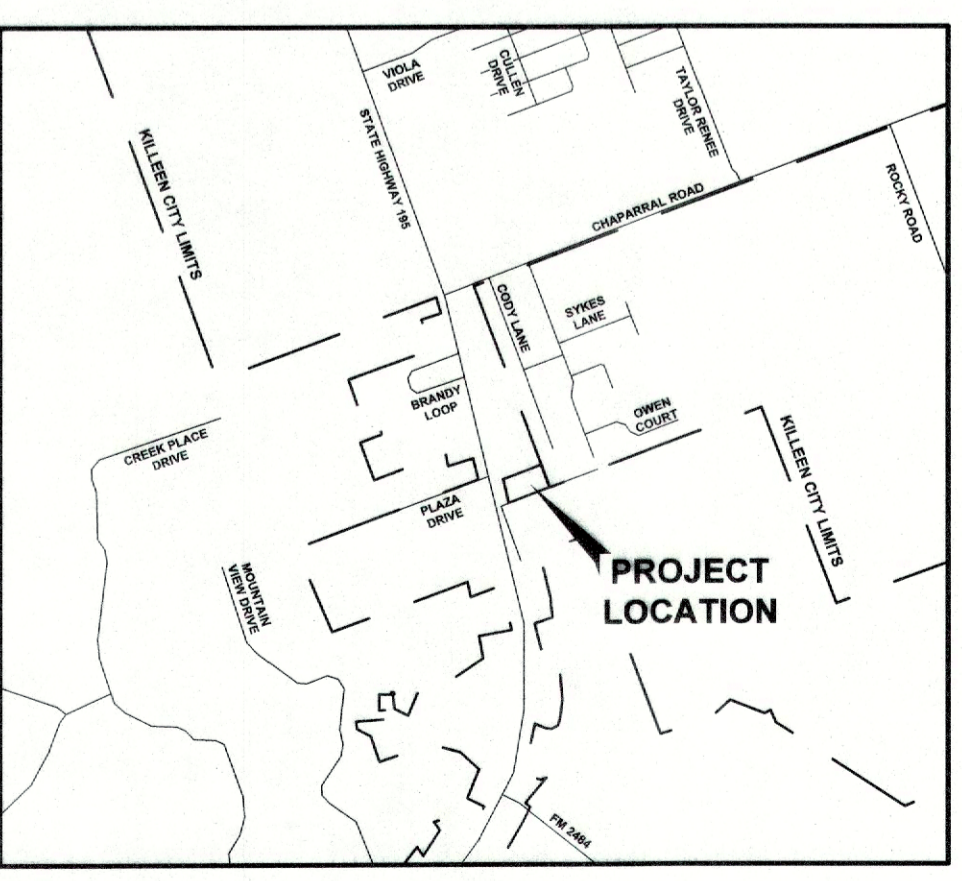
BY: [Signature]
 BELL COUNTY PUBLIC HEALTH DISTRICT

LEGEND

- PROPERTY BOUNDARY
 - - - UTILITY EASEMENT LINES
 - - - ADJOINING TRACT PROPERTY LINES
 - - - OFFSITE EASEMENT LINES
 - CITY LIMIT LINE
 - 3/8" IRON ROD FOUND W/ CAP STAMPED "MAK"
 - 1/2" IRON ROD FOUND
- UNLESS OTHERWISE NOTED

NOTES

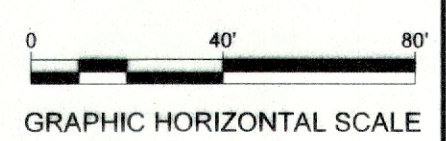
1. THE PLAT SHALL BE IN COMPLIANCE WITH THE CITY'S CURRENTLY ADOPTED ZONING, CONSTRUCTION STANDARDS, INFRASTRUCTURE DESIGN AND DEVELOPMENT STANDARDS MANUAL, DRAINAGE DESIGN MANUAL, THOROUGHFARE PLAN, AND MASTER PLANS, EXCEPT AS OTHERWISE ALLOWED BY STATE LAW. IN ADDITION, THE BUILDING SETBACK LINES FOR 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 HEREOF.
2. 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.
3. THIS PROPERTY LIES WITHIN FEMA "ZONE X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, FEMA MAP 48027C0275E WHICH BEARS 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**
4. WATER SERVICE TO BE PROVIDED BY WEST BELL COUNTY WATER SUPPLY, CCN NO. 10045
5. WATER-SEWER CROSSING SHALL MEET THE MINIMUM CURRENT REQUIREMENTS PER TCEQ AND CITY CODE.
6. PER ORDINANCE NO. 23-030, PARK DEVELOPMENT FEES ARE NOT REQUIRED IN ACCORDANCE WITH SEC. 26-129(B)(1).
7. ON-SITE SEWAGE FACILITY (OSSF) NOTE:
 7.1. THE LOT WILL BE SERVED BY ON-SITE SEWAGE FACILITIES (OSSF). ALL PROPOSED OSSF SHALL BE IN ACCORDANCE WITH THE POLICIES AND LAWS OF BELL COUNTY, THE BELL COUNTY HEALTH DISTRICT IS HEREBY DESIGNATED AS THE FINAL AUTHORITY REGARDING THE USE OF PRIVATE SEWAGE SYSTEMS.
 7.2. ALL LOTS PROPOSED FOR COMMERCIAL USE MUST SHOW 2X'S THE PROPOSED DRAINFIELD AREA AS PER BELL COUNTY HEALTH DISTRICT'S LOCAL ORDER. THE SECONDARY DRAINFIELD AREA MUST MEET THE PROVISIONS OF TAC 30 CHAPTER 285



LOCATION MAP
 SCALE: NTS

REFERENCE TIES

- 1 - 2 S 77° 14' 15" W, 295.81'
- 3 - 4 S 56° 25' 16" W, 321.49'



QE
QUINTERO ENGINEERING
 1501 W. STAN SCHLUETER LP. PHONE: (254) 493-9962
 KILLEEN, TEXAS 76549 FAX: (254) 432-7070
 T.B.P.E. FIRM NO.: 14709 T.B.P.L.S. FIRM NO.: 10194110

FINAL PLAT
LUKE MAYO ADDITION
 CITY OF KILLEEN, BELL COUNTY, TEXAS

LUKE MAYO ADDITION, SITUATED IN THE RICHARD A. MCGEE SURVEY, ABSTRACT NO. 561 OF BELL COUNTY, TEXAS, BEING ALL OF THE CALLED 1.581 ACRE TRACT OF LAND AND ALL OF THE CALLED 2.002 ACRE TRACT OF LAND DESCRIBED IN A DEED TO KILLEEN MAYO REAL ESTATE HOLDINGS, LLC - HWY 195 SERIES, RECORDED IN INSTRUMENT NO. 2023020910, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS.

PROJECT NO.: 012-24
 DRAWING NO.: P1

Inst #2024047257