

FINAL PLAT OF MAYO MINI STORAGE

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

18.130 Acres, situated in the Robert Cunningham Survey, Abstract 199, Bell County, Texas, being an amending plat of a portion of Lot 4, Block 1, Sun Chase Estates Phase One, an addition within the City of Killeen, Bell County, Texas, according to the plat of record in Cabinet C, Slide 150-B, Plat Records of Bell County, Texas.

STATE OF TEXAS
COUNTY OF BELL

B50 MAYO REAL ESTATE HOLDINGS, LLC - 2401 E STAN SCHLUETER SERIES, A SEPARATE SERIES OF B50 MAYO REAL ESTATE HOLDINGS, LLC, A TEXAS SERIES LIMITED LIABILITY COMPANY, OWNER OF THE 18.130 ACRE TRACT OF LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS MAYO MINI STORAGE, 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.

B50 MAYO REAL ESTATE HOLDINGS, LLC - 2401 E STAN SCHLUETER SERIES, A SEPARATE SERIES OF B50 MAYO REAL ESTATE HOLDINGS, LLC, A TEXAS SERIES LIMITED LIABILITY COMPANY,
2300 East Stan Schlueter Loop, Killeen, Texas, 76542

BY: *[Signature]*
LUKE A. MAYO, TRUSTEE OF THE LUKE A. MAYO REVOCABLE TRUST

STATE OF TEXAS
COUNTY OF BELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, LUKE A. MAYO, 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 OWNER OF B50 MAYO REAL ESTATE HOLDINGS, LLC - 2401 E STAN SCHLUETER SERIES, A SEPARATE SERIES OF B50 MAYO REAL ESTATE HOLDINGS, LLC, A TEXAS SERIES LIMITED LIABILITY COMPANY, FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21st DAY OF November, 2023

[Signature]
DOMONIQUE SILVA
Notary Public, State of Texas
Comm. Expires 07-14-2027
Notary ID 134454767

Approved this 30 day of October, 2023, by the executive director of planning and development services or the city planner of the City of Killeen, Texas.

[Signature]
Executive Director of Planning and Development Services or the City Planner

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 6th day of November, 2023 A. D.

By: *[Signature]*
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



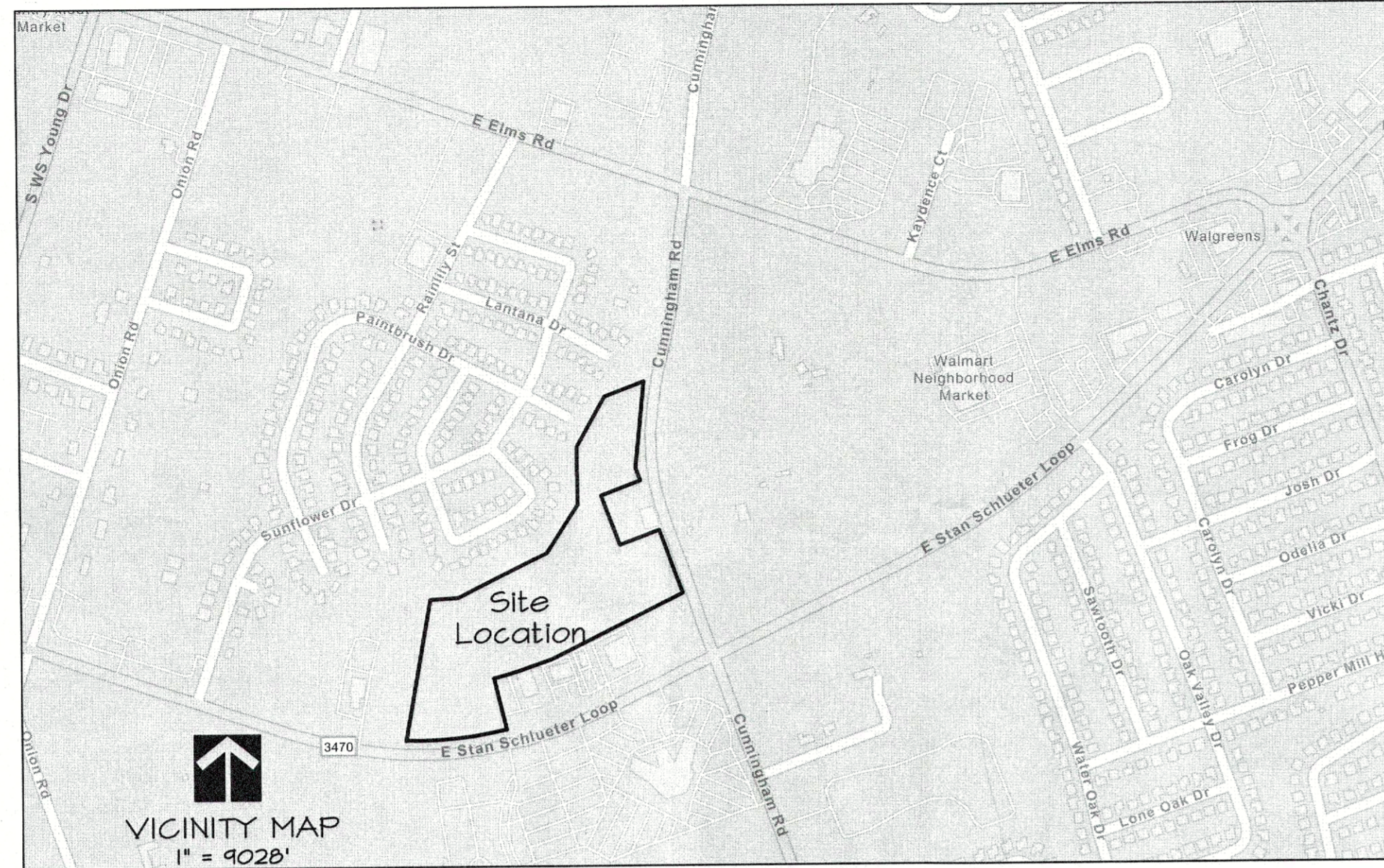
[Signature]
CHARLES C. LUCKO, R.P.L.S.
REGISTRATION NO. 4636

DATE SURVEYED: MAY 08, 2023

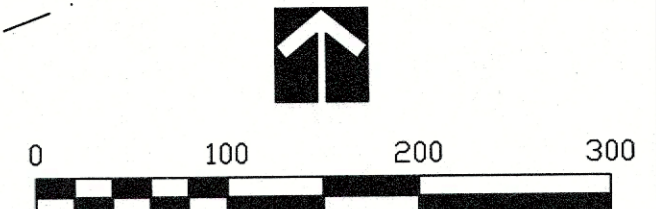
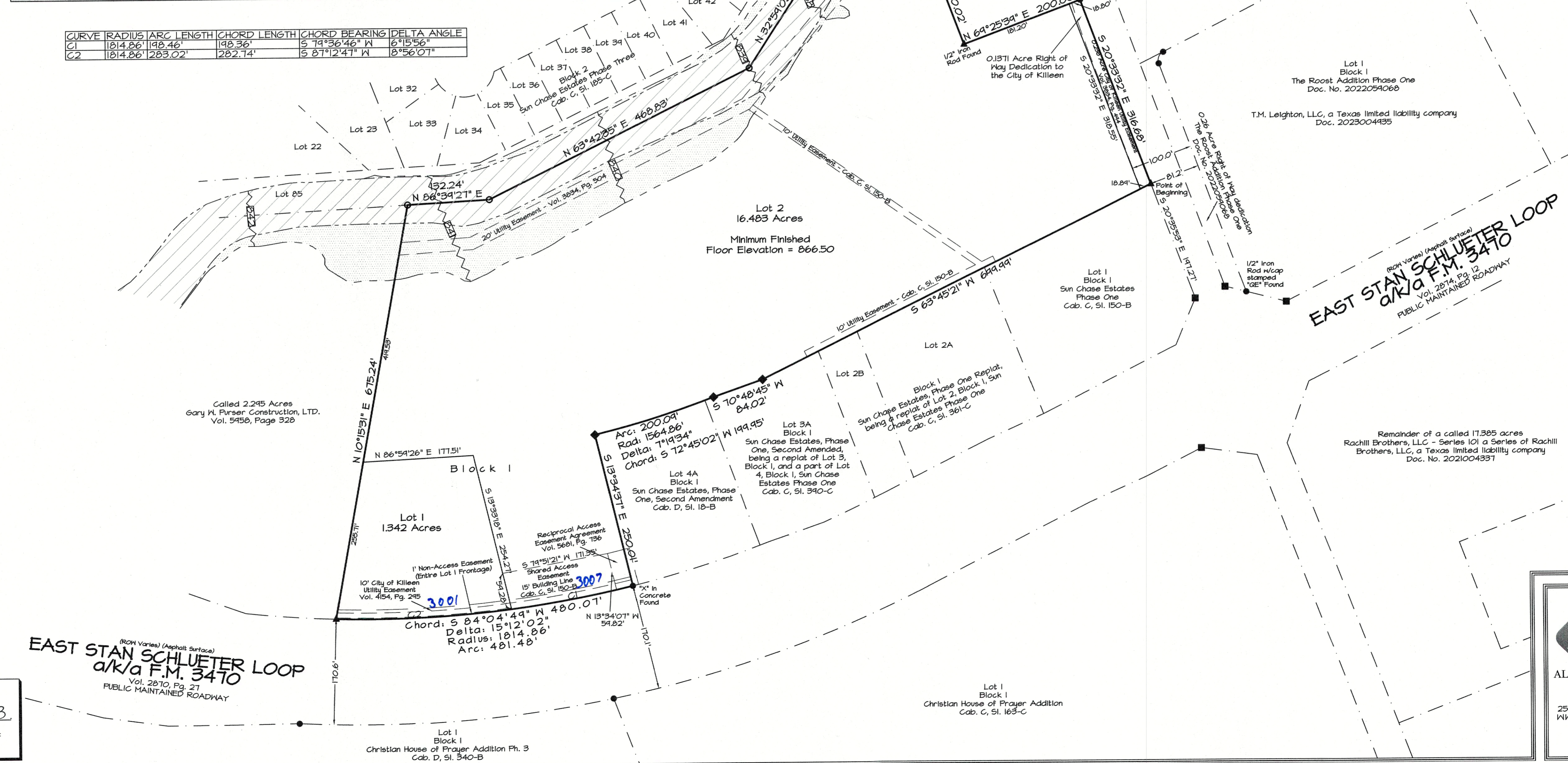
RECORDATION INFORMATION:
FILED FOR RECORD THIS 17 DAY OF November, 2023.
IN DOCUMENT NO. 2023051466, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

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. 48021C0280E, dated September 26, 2008, the above shown property does appear to be within the "Special Flood Hazard Area", and appears to be situated within Zone AE and 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.
- 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.
- Park development fees are not required in accordance with Sec. 26-129(B)(1).



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	184.86'	198.46'	198.36'	S 74°36'46" W	6°15'56"
C2	184.86'	283.02'	282.14'	S 87°12'47" W	8°56'07"



- ▲ 3/8" Iron Rod w/cap stamped "KILLEEN ENG." Found (Unless otherwise Stated)
- 3/8" Iron Rod w/cap Stamped "H.A." Found (Unless otherwise Stated)
- 5/8" Iron Rod w/cap Stamped "XDOT" Found (Unless otherwise Stated)
- ◆ 3/8" Iron Rod Found (Unless otherwise Stated)
- Calculated Point in the approximate center line of a creek (Unless otherwise Stated)

Approximate Limits of FEMA Flood Hazard Zone AE as per FIRM Map Number 48021C0280E, Effective Date September 26, 2008.

Approximate Limits of FEMA Regulatory Floodway as per FIRM Map Number 48021C0280E, Effective Date September 26, 2008.

Approximate Location of FEMA Base Flood Elevation Line (BFE) as per FIRM Map Number 48021C0280E, Effective Date September 26, 2008.

LOTS - TWO (2)
BLOCKS - ONE (1)
AREA - 18.130 ACRES

OWNER:
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Plot Date: 11-01-2023
Survey completed: 05-08-2023
Scale: 1" = 100'
Job No. 230514
Dwg No. 230514
Drawn by JSM
Surveyor CCL #4636
Copyright 2023 All County Surveying, Inc.

ALL COUNTY SURVEYING, INC.
Tx. Firm No. 10023600
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Inst # 2023051466