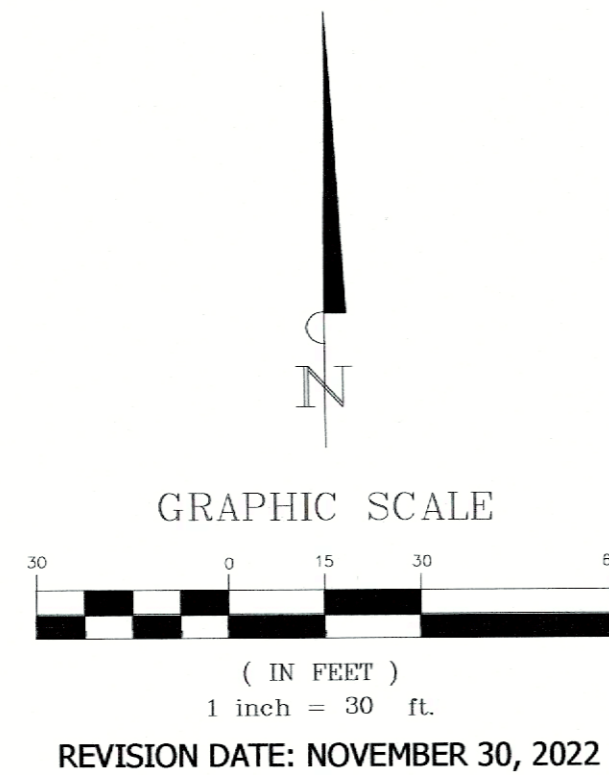


VICINITY MAP
NOT TO SCALE
KILLEEN, TEXAS



General Notes:

- All bearings shown herein are Texas State Plane Coordinate System, NAD83 (2011), Texas Central Zone (4203). All distances shown herein are surface distances.
- Notice: Selling a portion of any lot in this addition by metes and bounds is a violation of state law and City Ordinance and is subject to penalties imposed by law.
- According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Community Panel No. 48027C0260E, dated September 26, 2008. The property appears to lie within Zone "X" and the entire property lies within a "Areas determined to be outside the 0.2% annual chance floodplain" zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.
- The above referenced "FIRM" map is for use in administering the "NFIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as a part of the "NFIP".
- 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.
- 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 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.
- Each lot will maintain its own detention pond for storm drainage.
- A preliminary plat will expire five (5) years after the first application was filed. Each final plat, which is a phase of an approved preliminary plat, shall extend the expiration date of the preliminary plat an additional two (2) years from the date the final plat was approved by the planning and zoning commission. Nothing herein shall reduce the initial five-year permit period.

SPS INVESTMENTS, LLC
INSTRUMENT NUMBER 2019016699
O.P.R.B.C.T.

REMAINDER OF
KILLEEN MAYO REAL ESTATE
HOLDINGS, LLC -
7.75 CLEAR CREEK SERIES, A
SERIES OF KILLEEN REAL
ESTATE HOLDINGS, LLC
INSTRUMENT NUMBER
2022029026
O.P.R.B.C.T.

FOUND MAG NAIL
WITH SHINER

FOUND MAG NAIL WITH
SHINER STAMPED
WARD SURVEYING

JULIA STEPHENS SURVEY
ABSTRACT NUMBER 745

H.C.W. ADDITION
PHASE TWO
CABINET D, SLIDE 112-C
P.R.B.C.T.

LOT 1, BLOCK 1
KILLEEN HEALTH CARE FACILITY
YEAR 2013, NUMBER 29
P.R.B.C.T.

LOT 1, BLOCK 1
MICHENER ADDITION REPLAT NO.1
0.947 ACRES OR
36,913 SQUARE FEET
TOTAL AREA: 1.534 ACRES
OR 66,826 SQUARE FEET
GRAHAM DEVELOPMENT LLC
INSTRUMENT NUMBER 2023001143
O.P.R.B.C.T.

LOT 2, BLOCK 1
MICHENER ADDITION REPLAT NO.1
0.687 ACRES OR
29,914 SQUARE FEET

1' NON-ACCESS EASEMENT
YEAR 2013, NUMBER 29, P.R.B.C.T.

50' ACCESS EASEMENT
INSTRUMENT NUMBER 2012-033657
O.P.R.B.C.T.

SHARED ACCESS EASEMENT
(BY THIS PLAT)

1' NON-ACCESS EASEMENT
YEAR 2017, NUMBER 117, P.R.B.C.T.

10' UTILITY EASEMENT
CABINET D, SLIDE 112-C
P.R.B.C.T.
1' NON-ACCESS EASEMENT
CABINET D, SLIDE 112-C
P.R.B.C.T.

CLEAR CREEK ROAD
ALSO KNOWN AS STATE HIGHWAY 201
(BY USE AND OCCUPATION)

PARCEL 85
VOLUME 3070, PAGE 461, D.A.B.C.T.

LOT 1, BLOCK 1
CLEAR CREEK COMMERCIAL II AMENDED
CABINET D, SLIDE 234-C, P.R.B.C.T.

JOHN DAVID DRIVE
50' RIGHT-OF-WAY
CABINET D, SLIDE 84-D, P.R.B.C.T.

LOT 1, BLOCK 1
CLEAR CREEK COMMERCIAL
CABINET D, SLIDE 84-D, P.R.B.C.T.

KNOW ALL MEN BY THESE PRESENTS:

THAT **GRAHAM DEVELOPMENT LLC**, BEING the sole owner of that certain 1.534 Acres of land in the City of Killeen, Bell County, Texas, situated in the Julia Stephens Survey, Abstract Number 745, BEING all of Lot 1, Block 1, Michener Addition, as recorded in Year 2017, Page 117, Plat Records, Bell County, Texas, and being the same lot conveyed in a Special Warranty Deed to **GRAHAM DEVELOPMENT LLC**, as recorded in Instrument Number 2023001143, Official Public Records, Bell County, Texas. Which is more fully described in the Dedication of **MICHENER ADDITION REPLAT NO. 1**, as shown by the plat thereof, attached hereto, and made a part hereon, and approved by the City of Killeen, Bell County, Texas, and **MICHENER ADDITION REPLAT NO. 1**, 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 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 25 day of July, 2023

GRAHAM DEVELOPMENT LLC

By: Jason Graham, President

STATE OF MISSISSIPPI §
COUNTY OF LAMAR §

BEFORE ME, the undersigned authority, on this day personally appeared **Jason Graham**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said Partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 25 day of July, 2023.

Vicki Smith Williams
Notary Public, The State of Mississippi



CITY OF KILLEEN

Approved this 11th day of July, 2023, by the Planning and Zoning Commission of the City of Killeen, Texas

Adrian M. Smith
Chairman, Planning and Zoning Commission

Adrian M. Smith
Secretary, Planning and Zoning Commission

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 31 day of JULY, 2023, A.D.

Shirley J. ...
Bell County Tax Appraisal District

COUNTY CLERK INFORMATION:

FILED FOR RECORD THIS 14 DAY OF August, 2023, IN YEAR 2023, PLAT # 036386, PLAT RECORDS OF BELL COUNTY, TEXAS, AND DEDICATION INSTRUMENT # 2023036386, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS.

By: K. Fata Deputy Clerk

SURVEYOR'S CERTIFICATION:

I, Michael Dan Davis, a Registered Professional Land Surveyor of the State of Texas, 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.

Michael Dan Davis DATE: 07/19/23
Registered Professional Land Surveyor No. 4838
BANNISTER ENGINEERING, LLC
T.B.P.L.S. REGISTRATION NO. 10193823



PLAT CASE #23-007FS

Preparation Date: February 2023
Revision Date: June 28, 2023
SHEET 1 OF 1

ENGINEER / SURVEYOR:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
CONTACT: MICHAEL DAVIS, RPLS
PHONE: 817-842-2094
Mike@bannistereng.com

OWNER / DEVELOPER:
GRAHAM DEVELOPMENT LLC
40 DEEP SOUTH LANE
PURVIS, MISSISSIPPI 39475
PHONE: 601-794-2253
Jason@thegrahambuilding.com

BANNISTER ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
TBPLS REGISTRATION NO. 10193823 PROJECT NO.: 245-22-015

Inst # 2023036386

B:\Clients\245 (Golden Operating Corporation)\245-22-015 (Golden) - Killeen\245-22-015 Survey Base.dwg 7/19/2023 1:08:17 PM