

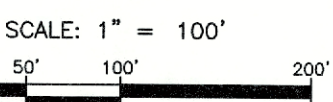
VICINITY MAP
N.T.S.

UTILITY EASEMENT NOTE

- 1. NO ABOVE GROUND APPURTENANCES FOR DRY UTILITIES WILL BE ALLOWED IN LOCATIONS WHERE THE UTILITY EASEMENTS CROSS A DRAINAGE EASEMENT (DE).

SURVEY NOTES:

- 1. ALL CORNERS SHOWN ARE 1/2" IRON ROD SET WITH KILLEEN ENGINEERING CAP UNLESS OTHERWISE NOTED.
- 2. BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD 83 PER LEICA SMARTNET GPS OBSERVATIONS.



LEGEND

| | |
|-------|-------------------------------|
| IRF | IRON ROD FOUND |
| IRS | IRON ROD SET |
| VOL | VOLUME |
| PG | PAGE |
| CAB | CABINET |
| SL | SLIDE |
| INST# | INSTRUMENT NUMBER |
| DE | DRAINAGE EASEMENT |
| UE | UTILITY EASEMENT |
| UUE | UNDERGROUND UTILITY EASEMENT |
| SDE | SWALE DRAINAGE EASEMENT |
| UDE | UNDERGROUND DRAINAGE EASEMENT |

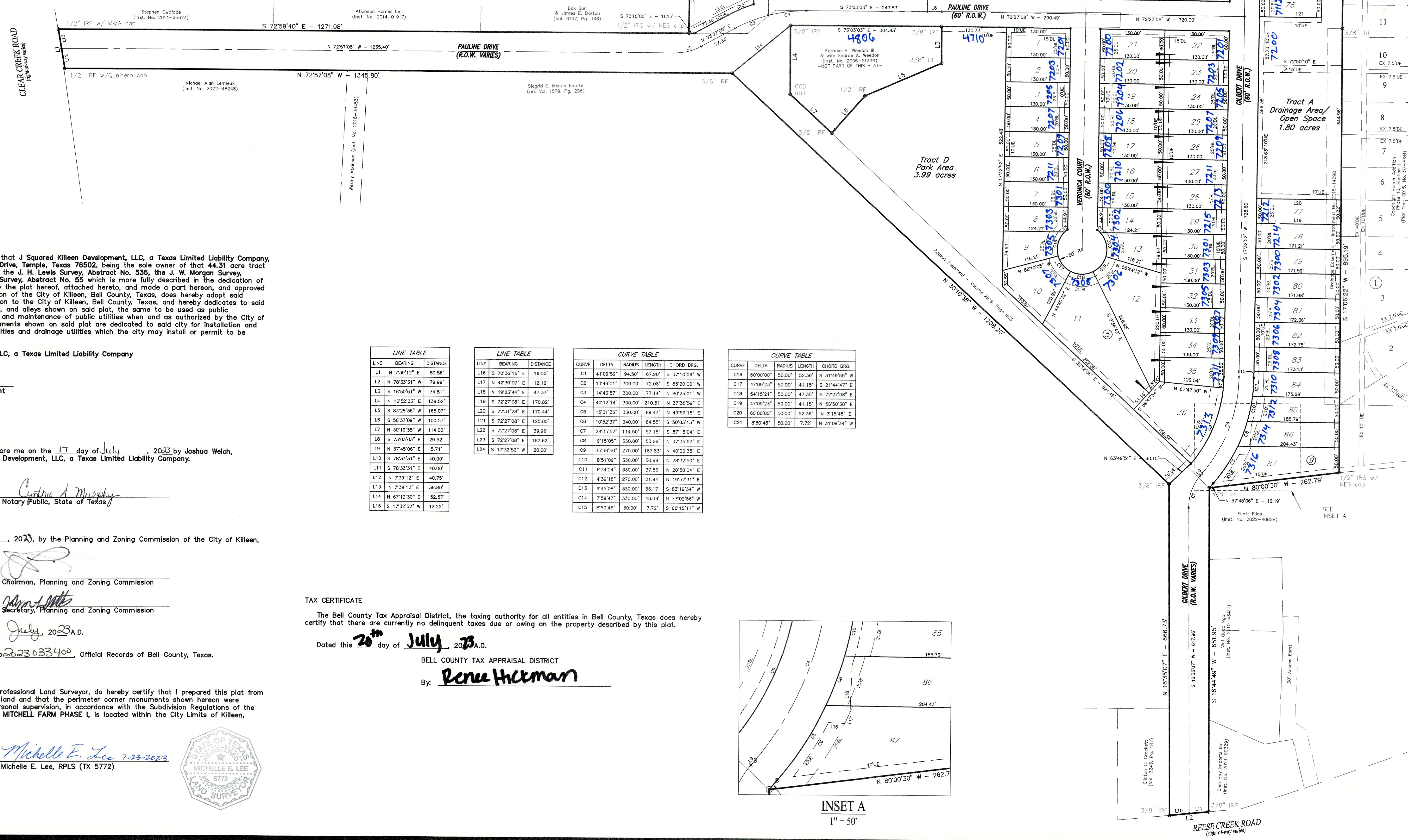
FEMA NOTE:

THIS SUBDIVISION IS LOCATED IN ZONE X BY THE U.S. FEMA AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), MAP NO. 48027C0275E AND MAP NO. 48027C0260E, EFFECTIVE DATE SEPTEMBER 26, 2008 FOR BELL COUNTY, TEXAS.

NOTES:

- ALL STREET RIGHT OF WAYS ARE TO BE DEDICATED TO THE CITY OF KILLEEN FOR PUBLIC USE.
- TRACT A IS TO BE DEDICATED TO THE MITCHELL FARM HOME OWNERS ASSOCIATION FOR STORMWATER DETENTION AND OPEN SPACE.
- TRACT D IS TO BE DEDICATED TO THE MITCHELL FARM HOME OWNERS ASSOCIATION FOR USE AS A PARK AND TRAIL AREA.
- 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 \$4.18 PER SERVICE UNIT. IMPACT FEES SHALL BE PAID AT THE TIME OF BUILDING PERMITS.
- CONSTRUCTION PLANS WILL CONFORM TO THE MITCHELL FARM PLANNED UNIT DEVELOPMENT (ORDINANCE NO. 22-014).
- LOTS WILL ALTERNATE BUILDING SETBACKS OF 20-FT AND 25-FT. HOUSES WITH PROTRUDING GARAGE DOORS SHALL BE LIMITED TO ONLY THOSE LOTS WITH A 25-FT FRONT SETBACK.
- ARROW (→) INDICATES THAT THE STORM WATER RUNOFF FROM ONE LOT MUST FLOW DIRECTLY ONTO THE OTHER LOT, WITHOUT IMPEDIMENT OR DIVERSION TO OTHER LOTS. DRAINAGE PLANS PRESENTED BY THE HOMEOWNER FOR EACH INDIVIDUAL LOT MUST ALLOW STORM WATER TO PASS FROM UPSTREAM LOTS TO DOWNSTREAM LOTS WITHOUT IMPEDIMENT.
- ALL FENCES CONSTRUCTED WITHIN THE "SWALE DRAINAGE EASEMENTS" SHALL BE BUILT WITH THE BOTTOM PORTION 3 INCHES ABOVE THE FINISHED GRADE TO PERMIT UNRESTRICTED FLOW OF RUNOFF BETWEEN LOTS.

MATCHLINE SEE SHEET 2



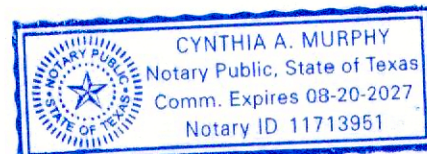
KNOW ALL MEN BY THESE PRESENTS, that J Squared Killeen Development, LLC, a Texas Limited Liability Company, whose address is 2002 Rustic Manor Drive, Temple, Texas 76502, being the sole owner of that 44.31 acre tract of land in Bell County, Texas, part of the J. H. Lewis Survey, Abstract No. 539, the J. W. Morgan Survey, Abstract No. 587, and the T. Arnold Survey, Abstract No. 85 which is more fully described in the dedication of MITCHELL FARM PHASE I, as shown by the plat hereof, attached hereto, and made a part hereon, and approved by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas, does hereby adopt said MITCHELL FARM PHASE I, 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.

For: J Squared Killeen Development, LLC, a Texas Limited Liability Company

By: Joshua Welch, Authorized Agent

STATE OF TEXAS
COUNTY OF BELL

This instrument was acknowledged before me on the 17 day of July, 2023 by Joshua Welch, Authorized Agent of J Squared Killeen Development, LLC, a Texas Limited Liability Company.



Cynthia A. Murphy
Notary Public, State of Texas

Approved this 17 day of July, 2023, by the Planning and Zoning Commission of the City of Killeen, Texas.

Chairman, Planning and Zoning Commission
Secretary, Planning and Zoning Commission

FILED FOR RECORD this 27 day of July, 2023 A.D.

Dedication Instrument in Instrument No. 2023033400, 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, MITCHELL FARM PHASE I, is located within the City Limits of Killeen, Texas.

Michelle E. Lee 7-23-2023
Michelle E. Lee, RPLS (TX 5772)



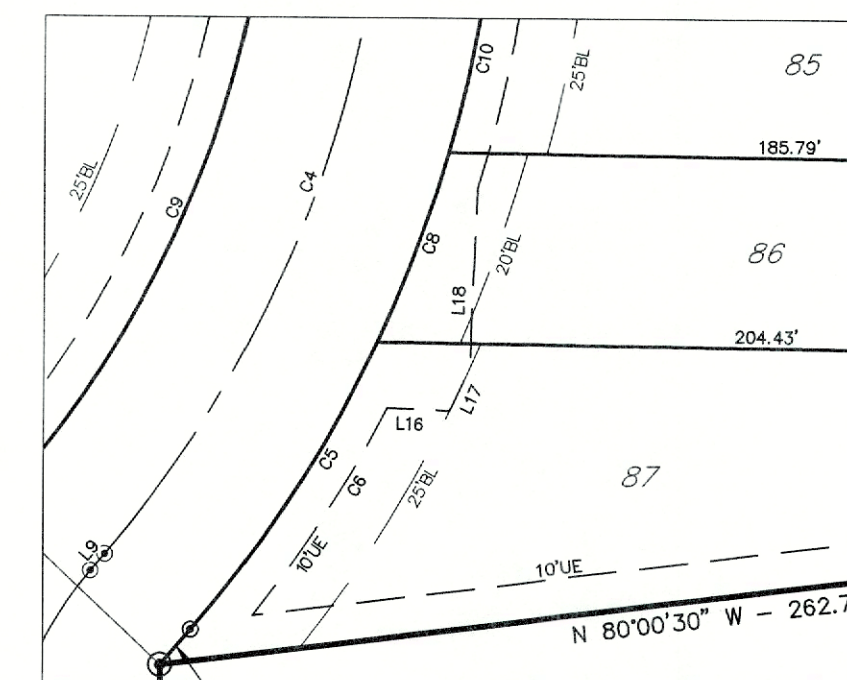
TAX CERTIFICATE

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 20th day of July, 2023 A.D.

BELL COUNTY TAX APPRAISAL DISTRICT

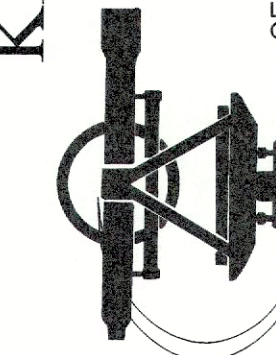
By: Renee Hickman



INSET A
1" = 50'

Inst# 2023033400-A

KILLEEN ENGINEERING & SURVEYING, LTD



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

| DATE | SHEETS |
|------|--------|
| | |

FINAL PLAT
MITCHELL FARM PHASE I
KILLEEN, BELL COUNTY, TEXAS

| | |
|--------------|-----------|
| Project No.: | 2021-024 |
| Acres: | 44.31 |
| No. of Lots: | 153 |
| Scale: | 1" = 100' |
| Date: | 7/5/2023 |
| Design By: | MEL/SMM |
| Sheet No.: | 1 OF 2 |

| Parcel Table | | |
|--------------|--------|-----------|
| Parcel# | Block# | Area (SF) |
| 1 | 1 | 14645.59 |
| 2 | 1 | 8500.00 |
| 3 | 1 | 8500.00 |
| 4 | 1 | 8500.00 |
| 5 | 1 | 8500.00 |
| 6 | 1 | 8500.00 |
| 7 | 1 | 8500.00 |
| 8 | 1 | 8500.00 |
| 9 | 1 | 8500.00 |
| 10 | 1 | 8500.00 |
| 11 | 1 | 8500.00 |
| 12 | 1 | 7800.00 |

| Parcel Table | | |
|--------------|--------|-----------|
| Parcel# | Block# | Area (SF) |
| 1 | 2 | 8194.30 |
| 2 | 2 | 8500.00 |
| 3 | 2 | 8500.00 |
| 4 | 2 | 8500.00 |
| 5 | 2 | 8500.00 |
| 6 | 2 | 8500.00 |
| 7 | 2 | 8500.00 |
| 8 | 2 | 8500.00 |
| 9 | 2 | 8500.00 |
| 10 | 2 | 8500.00 |
| 11 | 2 | 8500.00 |
| 12 | 2 | 7800.00 |
| 13 | 2 | 7800.00 |
| 14 | 2 | 8500.00 |
| 15 | 2 | 8500.00 |
| 16 | 2 | 8500.00 |
| 17 | 2 | 8500.00 |
| 18 | 2 | 8500.00 |
| 19 | 2 | 8500.00 |
| 20 | 2 | 8500.00 |
| 21 | 2 | 8500.00 |
| 22 | 2 | 8500.00 |
| 23 | 2 | 8500.00 |
| 24 | 2 | 7968.84 |

| Parcel Table | | |
|--------------|--------|-----------|
| Parcel# | Block# | Area (SF) |
| 1 | 3 | 7800.00 |
| 2 | 3 | 8500.00 |
| 3 | 3 | 8500.00 |
| 4 | 3 | 8500.00 |
| 5 | 3 | 8500.00 |
| 6 | 3 | 8500.00 |
| 7 | 3 | 8500.00 |
| 8 | 3 | 8500.00 |
| 9 | 3 | 8500.00 |
| 10 | 3 | 8500.00 |
| 11 | 3 | 8500.00 |
| 12 | 3 | 7800.00 |
| 13 | 3 | 7800.00 |
| 14 | 3 | 8500.00 |
| 15 | 3 | 8500.00 |
| 16 | 3 | 8500.00 |
| 17 | 3 | 8500.00 |
| 18 | 3 | 8500.00 |
| 19 | 3 | 8500.00 |
| 20 | 3 | 8500.00 |
| 21 | 3 | 8500.00 |
| 22 | 3 | 8500.00 |
| 23 | 3 | 8500.00 |
| 24 | 3 | 7800.00 |

| Parcel Table | | |
|--------------|--------|-----------|
| Parcel# | Block# | Area (SF) |
| 1 | 4 | 7800.00 |
| 2 | 4 | 8500.00 |
| 3 | 4 | 8500.00 |
| 4 | 4 | 8500.00 |
| 5 | 4 | 8500.00 |
| 6 | 4 | 8500.00 |
| 7 | 4 | 8500.00 |
| 8 | 4 | 8500.00 |
| 9 | 4 | 8500.00 |
| 10 | 4 | 8500.00 |
| 11 | 4 | 8500.00 |
| 12 | 4 | 7800.00 |
| 13 | 4 | 7800.00 |
| 14 | 4 | 8500.00 |
| 15 | 4 | 8500.00 |
| 16 | 4 | 8500.00 |
| 17 | 4 | 8500.00 |
| 18 | 4 | 8500.00 |
| 19 | 4 | 8500.00 |
| 20 | 4 | 8500.00 |
| 21 | 4 | 8500.00 |
| 22 | 4 | 8500.00 |
| 23 | 4 | 8500.00 |
| 24 | 4 | 7800.00 |

| Parcel Table | | |
|--------------|--------|-----------|
| Parcel# | Block# | Area (SF) |
| 1 | 5 | 7800.00 |
| 2 | 5 | 8500.00 |
| 3 | 5 | 8500.00 |
| 4 | 5 | 8500.00 |
| 5 | 5 | 8500.00 |
| 6 | 5 | 8500.00 |
| 7 | 5 | 8500.00 |
| 8 | 5 | 8484.48 |
| 9 | 5 | 7253.67 |
| 10 | 5 | 10721.78 |
| 11 | 5 | 27528.39 |
| 12 | 5 | 19987.87 |
| 13 | 5 | 7253.67 |
| 14 | 5 | 6484.48 |
| 15 | 5 | 8500.00 |
| 16 | 5 | 8500.00 |
| 17 | 5 | 8500.00 |
| 18 | 5 | 8500.00 |
| 19 | 5 | 8500.00 |
| 20 | 5 | 8500.00 |
| 21 | 5 | 7800.00 |
| 22 | 5 | 7800.00 |
| 23 | 5 | 8500.00 |
| 24 | 5 | 8500.00 |

| Parcel Table | | |
|--------------|--------|-----------|
| Parcel# | Block# | Area (SF) |
| 25 | 5 | 8500.00 |
| 26 | 5 | 8500.00 |
| 27 | 5 | 8500.00 |
| 28 | 5 | 8500.00 |
| 29 | 5 | 8500.00 |
| 30 | 5 | 8500.00 |
| 31 | 5 | 8500.00 |
| 32 | 5 | 8500.00 |
| 33 | 5 | 8500.00 |
| 34 | 5 | 8500.00 |
| 35 | 5 | 7181.50 |
| 36 | 5 | 17467.33 |
| Tract G | 5 | 173708.20 |

| Parcel Table | | |
|--------------|--------|-----------|
| Parcel# | Block# | Area (SF) |
| 1 | 6 | 7800.00 |
| 42 | 6 | 7800.00 |

| Parcel Table | | |
|--------------|--------|-----------|
| Parcel# | Block# | Area (SF) |
| 1 | 7 | 7800.00 |
| 42 | 7 | 7800.00 |

| Parcel Table | | |
|--------------|--------|-----------|
| Parcel# | Block# | Area (SF) |
| 1 | 8 | 7800.00 |
| 42 | 8 | 7800.00 |

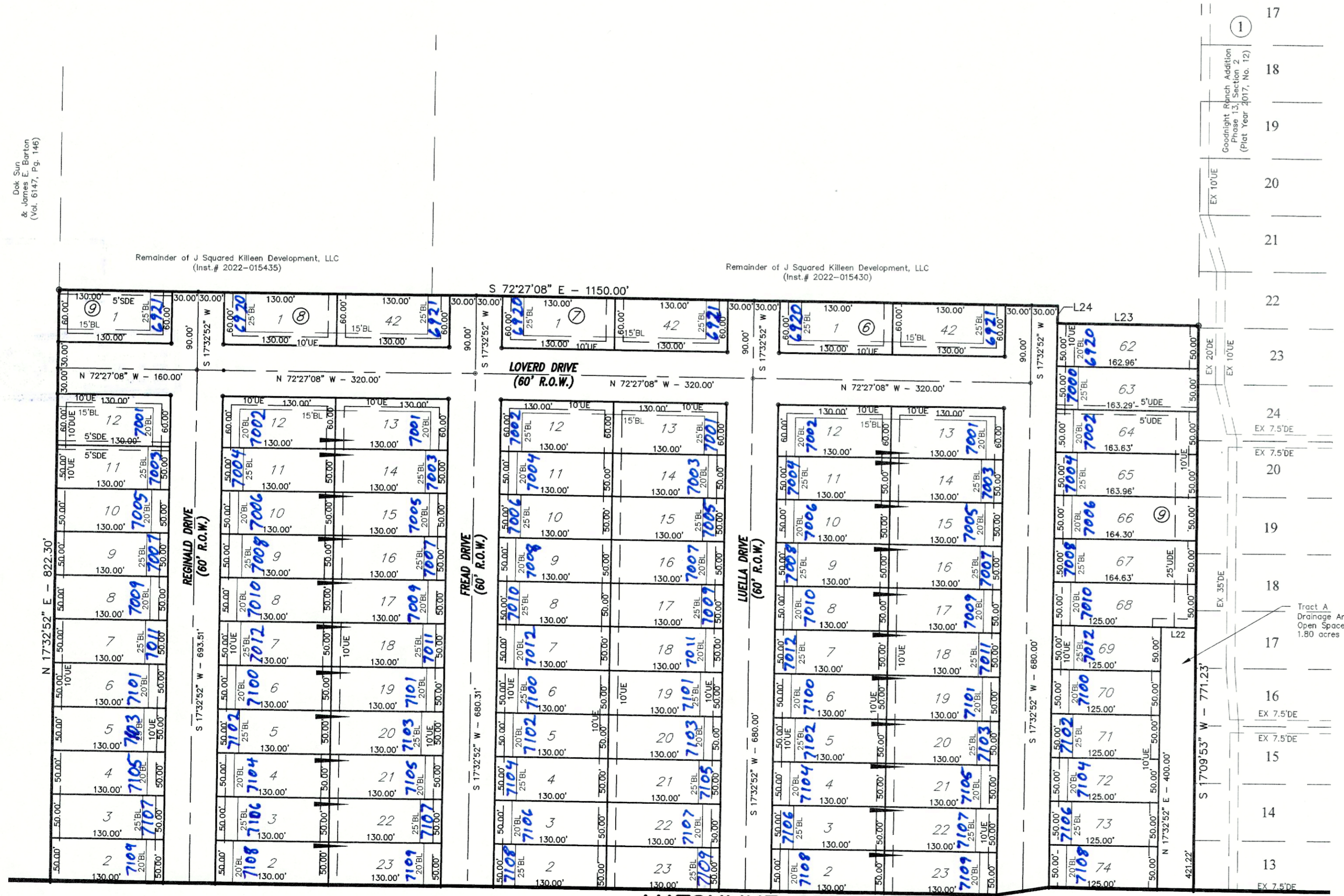
| Parcel Table | | |
|--------------|--------|-----------|
| Parcel# | Block# | Area (SF) |
| 1 | 9 | 7800.00 |
| 62 | 9 | 8139.60 |
| 63 | 9 | 8156.30 |
| 64 | 9 | 8173.01 |
| 65 | 9 | 8189.71 |
| 66 | 9 | 8206.42 |
| 67 | 9 | 8223.13 |
| 68 | 9 | 8239.83 |
| 69 | 9 | 8256.54 |
| 70 | 9 | 8273.24 |
| 71 | 9 | 8289.95 |
| 72 | 9 | 8306.65 |
| 73 | 9 | 8323.36 |
| 74 | 9 | 8340.06 |
| 75 | 9 | 8356.77 |
| 76 | 9 | 8373.47 |
| 77 | 9 | 8390.18 |
| 78 | 9 | 8406.88 |
| 79 | 9 | 8423.59 |
| 80 | 9 | 8440.29 |
| 81 | 9 | 8457.00 |
| 82 | 9 | 8473.70 |
| 83 | 9 | 8490.41 |
| 84 | 9 | 8507.11 |

| Parcel Table | | |
|--------------|--------|-----------|
| Parcel# | Block# | Area (SF) |
| 85 | 9 | 9003.63 |
| 86 | 9 | 9717.37 |
| 87 | 9 | 14908.38 |
| Tract A | 9 | 78429.43 |

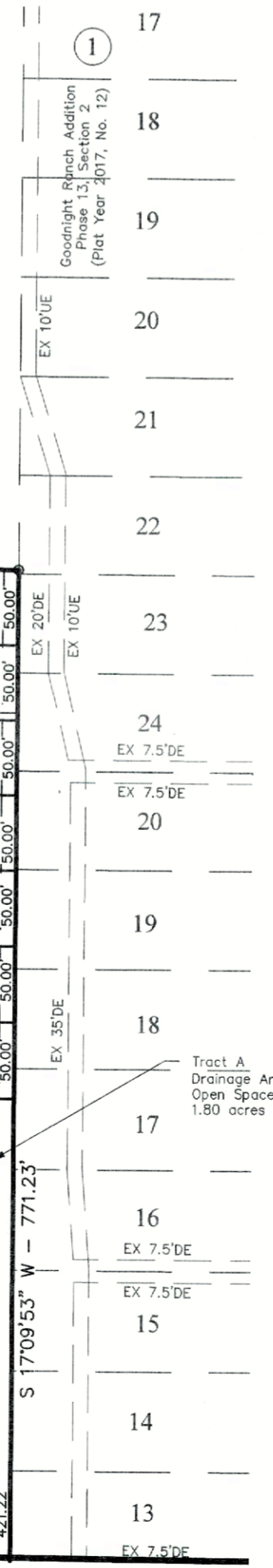
Doc. No. 2023033400-B
(Vol. 6147, Pg. 148)

Remainder of J Squared Killen Development, LLC
(Inst. # 2022-015435)

Remainder of J Squared Killen Development, LLC
(Inst. # 2022-015430)



MATCHLINE SEE SHEET 1

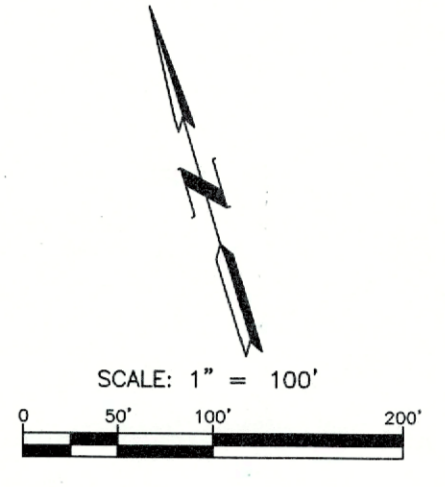


NOTES:

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LEGEND

| | |
|-------|-------------------------------|
| IRF | IRON ROD FOUND |
| IRS | IRON ROD SET |
| VOL | VOLUME |
| PG. | PAGE |
| CAB. | CABINET |
| SL. | SLIDE |
| INST# | INSTRUMENT NUMBER |
| DE | DRAINAGE EASEMENT |
| UE | UTILITY EASEMENT |
| DUE | DRAINAGE & UTILITY EASEMENT |
| UUE | UNDERGROUND UTILITY EASEMENT |
| SWE | SWALE DRAINAGE EASEMENT |
| UDE | UNDERGROUND DRAINAGE EASEMENT |



UTILITY EASEMENT NOTE

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SURVEY NOTES:

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

| DATE | SHEETS |
|------|--------|
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| | |

FINAL PLAT
MITCHELL FARM PHASE I
KILLEEN, BELL COUNTY, TEXAS

| | |
|--------------|-----------|
| Project No.: | 2021-024 |
| Acres: | 44.31 |
| No. of Lots: | 153 |
| Scale: | 1" = 100' |
| Date: | 7/5/2023 |
| Design By: | MEL/SMM |
| Sheet No.: | 2 OF 2 |

Inst # 2023033400-B