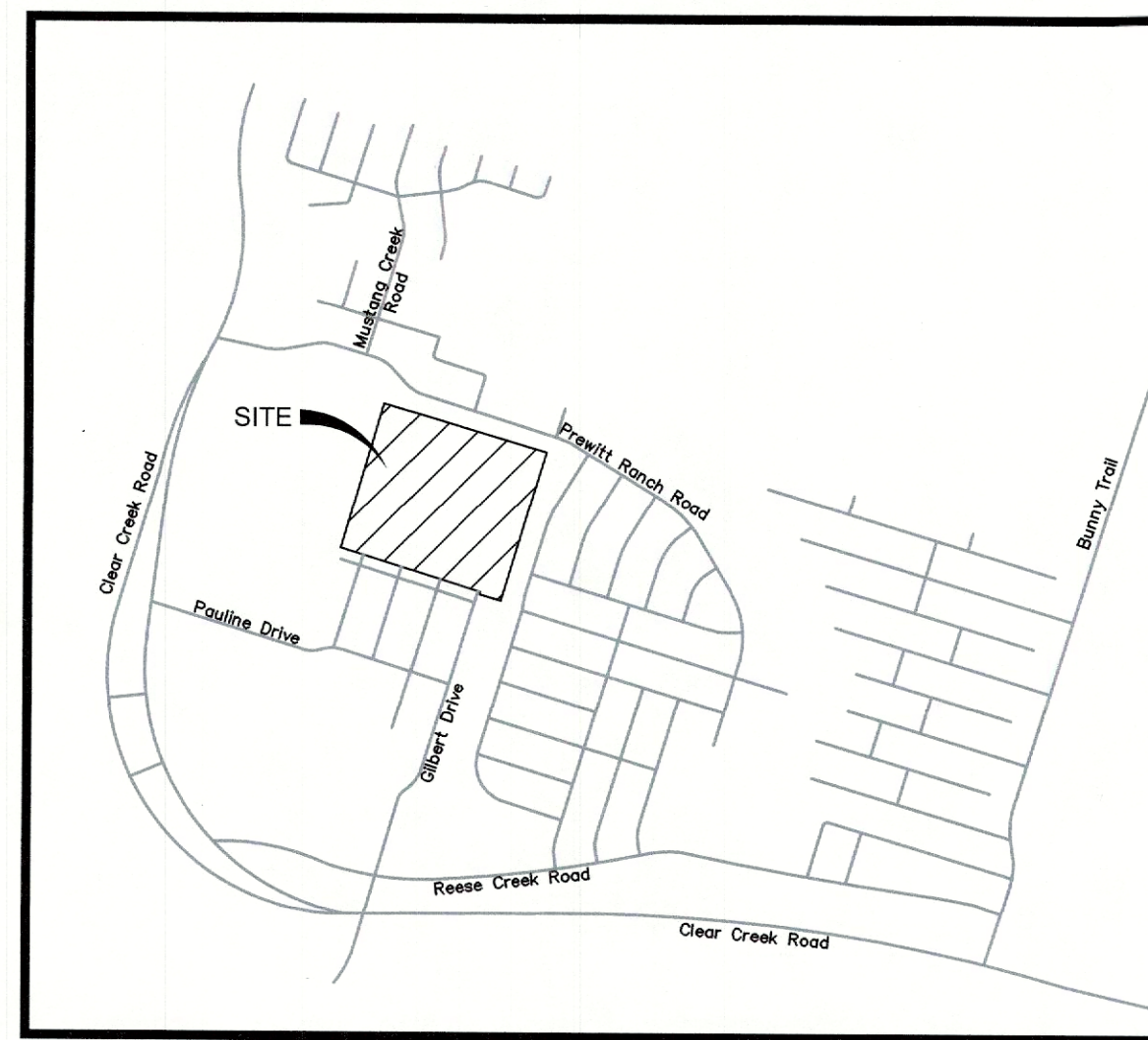




VICINITY MAP
N.T.S.

MITCHELL FARM PHASE II
CITY OF KILLEEN, BELL COUNTY, TEXAS

Mitchell Farm Phase II is a plat of 36.55 acre tract of land being the remainder of a tract of land conveyed to J Squared Killen Development, LLC as recorded in Instrument No. 2022-15435 and the remainder of a tract of land conveyed to J Squared Killen Development, LLC as recorded in Instrument No. 2022-15430, Official Property Records of Bell County, Texas

LINE	BEARING	DISTANCE
L1	S 72°27'08" E	133.43'
L2	N 69°50'50" E	10.87'
L3	S 72°27'08" E	23.94'
L4	S 17°32'52" W	23.94'
L5	N 72°27'08" W	162.62'
L6	N 17°32'52" E	20.00'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD BRG.
C1	19°28'16"	60.00'	20.39'	S 27°17'00" W
C2	89°59'58"	30.00'	47.12'	S 62°32'53" W
C3	43°11'55"	60.00'	45.24'	S 58°37'06" W
C4	27°19'49"	60.00'	28.62'	N 86°07'03" W
C5	89°59'29"	30.00'	47.12'	N 27°27'24" W
C6	27°13'45"	60.00'	28.51'	N 58°50'16" W
C7	43°17'59"	60.00'	45.34'	N 23°34'24" W
C8	19°28'16"	60.00'	20.39'	N 74°48'43" E

Parcel#	Block#	Area (SF)
2	6	6500.00
3	6	6500.00
4	6	6500.00
5	6	6500.00
6	6	6500.00
7	6	6500.00
8	6	6500.00
9	6	6500.00
10	6	6500.00
11	6	6500.00
12	6	6500.00
13	6	6500.00
14	6	6500.00
15	6	6500.00
16	6	6500.00
17	6	6500.00
18	6	6500.00
19	6	6500.00
20	6	6500.00
21	6	7800.00
22	6	7800.00
23	6	6500.00
24	6	6500.00
25	6	6500.00

Parcel#	Block#	Area (SF)
26	6	6500.00
27	6	6500.00
28	6	6500.00
29	6	6500.00
30	6	6500.00
31	6	6500.00
32	6	6500.00
33	6	6500.00
34	6	6500.00
35	6	6500.00
36	6	6500.00
37	6	6500.00
38	6	6500.00
39	6	6500.00
40	6	6500.00
41	6	6500.00

Parcel#	Block#	Area (SF)
2	7	6500.00
3	7	6500.00
4	7	6500.00
5	7	6500.00
6	7	6500.00
7	7	6500.00
8	7	6500.00
9	7	6500.00
10	7	6500.00
11	7	6500.00
12	7	6500.00
13	7	6500.00
14	7	6500.00
15	7	6500.00
16	7	6500.00
17	7	6500.00
18	7	6500.00
19	7	6500.00
20	7	8500.00
21	7	7800.00
22	7	7800.00
23	7	6500.00
24	7	6500.00
25	7	6500.00

Parcel#	Block#	Area (Sq
26	7	6500.00
27	7	6500.00
28	7	6500.00
29	7	6500.00
30	7	6500.00
31	7	6500.00
32	7	6500.00
33	7	6500.00
34	7	6500.00
35	7	6500.00
36	7	6500.00
37	7	6500.00
38	7	6500.00
39	7	6500.00
40	7	6500.00
41	7	6500.00

Parcel#	Block#	Area (S)
2	8	6500.00
3	8	6500.00
4	8	6500.00
5	8	6500.00
6	8	6500.00
7	8	6500.00
8	8	6500.00
9	8	6500.00
10	8	6500.00
11	8	6500.00
12	8	6500.00
13	8	6500.00
14	8	6500.00
15	8	6500.00
16	8	6500.00
17	8	6500.00
18	8	6500.00
19	8	6500.00
20	8	6500.00
21	8	7800.00
22	8	7800.00
23	8	6500.00
24	8	6500.00
25	9	6500.00

Parcel Table		
Parcel#	Block#	Area (S)
26	8	6500.00
27	8	6500.00
28	8	6500.00
29	8	6500.00
30	8	6500.00
31	8	6500.00
32	8	6500.00
33	8	6500.00
34	8	6500.00
35	8	6500.00
36	8	6500.00
37	8	6500.00
38	8	6500.00
39	8	6500.00
40	8	6500.00
41	8	6500.00

Parcel Table		
Parcel#	Block#	Area (S)
2	9	6500.00
3	9	6500.00
4	9	6500.00
5	9	6500.00
6	9	6500.00
7	9	6500.00
8	9	6500.00
9	9	6500.00
10	9	6500.00
11	9	6500.00
12	9	6500.00
13	9	6500.00
14	9	6500.00
15	9	6500.00
16	9	6500.00
17	9	7800.00
18	9	7800.00
19	9	7800.00
20	9	6500.00
21	9	6522.61
22	9	7200.74
23	9	7150.40
24	9	7100.00
25	9	7100.00

Parcel Table		
Parcel#	Block#	Area (c)
26	9	7179.5
27	9	7189.2
28	9	7198.9
29	9	7208.7
30	9	7218.4
31	9	7228.1
32	9	7237.8
33	9	7247.5
34	9	7262.4
35	9	7631.1
36	9	7277.7
37	9	7287.4
38	9	7297.1
39	9	7306.8
40	9	7376.0
41	9	7745.1
42	9	7749.0
43	9	7775.5
44	9	7802.0
45	9	7828.5
46	9	7855.1
47	9	7881.6
48	9	7905.4

Parcel Table		
Parcel#	Block#	Area
50	9	7939.
51	9	7955.
52	9	7972.
53	9	7989.
54	9	8005.
55	9	8022.
56	9	8039.
57	9	8056.
58	9	8072.
59	9	8089.
60	9	8106.
61	9	8122.
Tract B	9	34082.
Tract C	9	29023.

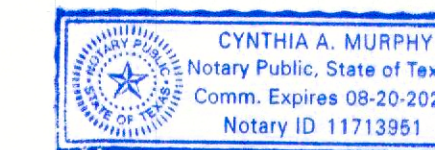
KNOW ALL MEN BY THESE PRESENTS, that J Squared Killean Development, LLC, a Texas Limited Liability Company, whose address is 2002 Rustic Manor Drive, Temple, Texas 76702, being the sole owner of that 36.55 acre tract of land in Bell County, Texas, part of the J. H. Lewis Survey, Abstract No. 536, the J. W. Morgan Survey, Abstract No. 587, and the Arnold Survey, Abstract No. 55 which is more fully described in the dedication to the MITCHELL FARM PHASE II, located in Bell County, Texas, and made by the said part hereon, and approved by the Executive Director for the City of Killean, Bell County, Texas, does hereby adopt said MITCHELL FARM PHASE II, as an addition to the City of Killean, 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 all public utilities and is authorized by the City of Killean. The utility and drainage easements shown on said plat, dedicated to the 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 7 day of March, 2025 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 4th day of March, 205, by the Executive Director of Development Services, or designee.

Executive Director, OR Designee

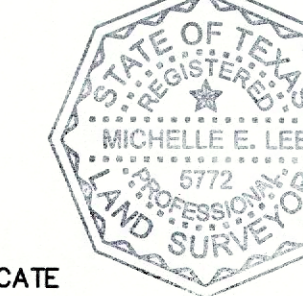
Planning Assistant

FILED FOR RECORD this 1st day of April, 2025 A.D.

Dedication Instrument in Instrument No. 2025015218, 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 Killen, Texas. This subdivision, MITCHELL FARM PHASE II, is located within the City Limits of Killen, Texas.



Michelle E. Lee 3-7-2025
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 13th day of MARCH, 2025 A.D.

BELL COUNTY TAX APPRAISAL DISTRICT

By: [Signature]

NOTES:

1. ALL STREET RIGHT OF WAYS ARE TO BE DEDICATED TO THE CITY OF KILLEEN FOR PUBLIC USE.
2. TRACTS B & C ARE TO BE DEDICATED TO THE MITCHELL FARM HOME OWNERS ASSOCIATION FOR STORMWATER DETENTION AND OPEN SPACE.
3. 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 \$418 PER SERVICE UNIT. IMPACT FEES SHALL BE PAID AT THE TIME OF BUILDING PERMITS.
4. CONSTRUCTION PLANS WILL CONFORM TO THE MITCHELL FARM PLANNED UNIT DEVELOPMENT (ORDINANCE NO. 22-014).
5. 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.
6. 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 HOMEBUILDER FOR EACH INDIVIDUAL LOT MUST ALLOW STORM WATER TO PASS FROM UPSTREAM LOTS TO DOWNSTREAM LOTS WITHOUT IMPEDIMENT.
7. ALL FENCES CONSTRUCTED WITHIN THE "SWALE DRAINAGE EASEMENTS" SHALL BE BUILT WITH THE BOTTOM PORTION 3 INCHES ABOVE THE FINISHED GRADE TO PERMIT UNDERSTORY GROWTH OF RUNOFF BETWEEN THE LOTS.
8. STREET TREES SHALL BE PROVIDED WITHIN THE TREE LAWN ON BOTH SIDES OF ALL LOCAL STREETS.

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).

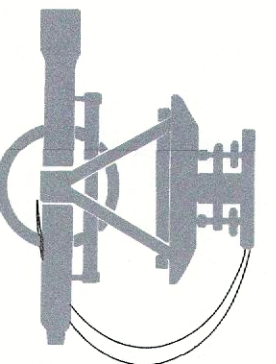
SURVEY NOTES:

1. BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD 83 PER LEICA SMARTNET GPS OBSERVATIONS.
2. POINT OF BEGINNING IS LOCATED N 41° 44' 16" E, 3328.75 FEET FROM CITY OF KILLEEN PUBLISHED MONUMENT 108.

FEMA NOTE:

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

**CENTRAL TEXAS LAND
DEVELOPMENT SERVICES**



MITCHELL FARM PHASE II
KILLEEN, BELL COUNTY, TEXAS

FINAL PLAT

[illegible]

Project No.:	2021-024
Acres:	36.55
No. of Lots:	180
Scale:	1" = 100'
Date:	2/5/2024
Design By:	MEL/SMM
Sheet No.:	1 of 1