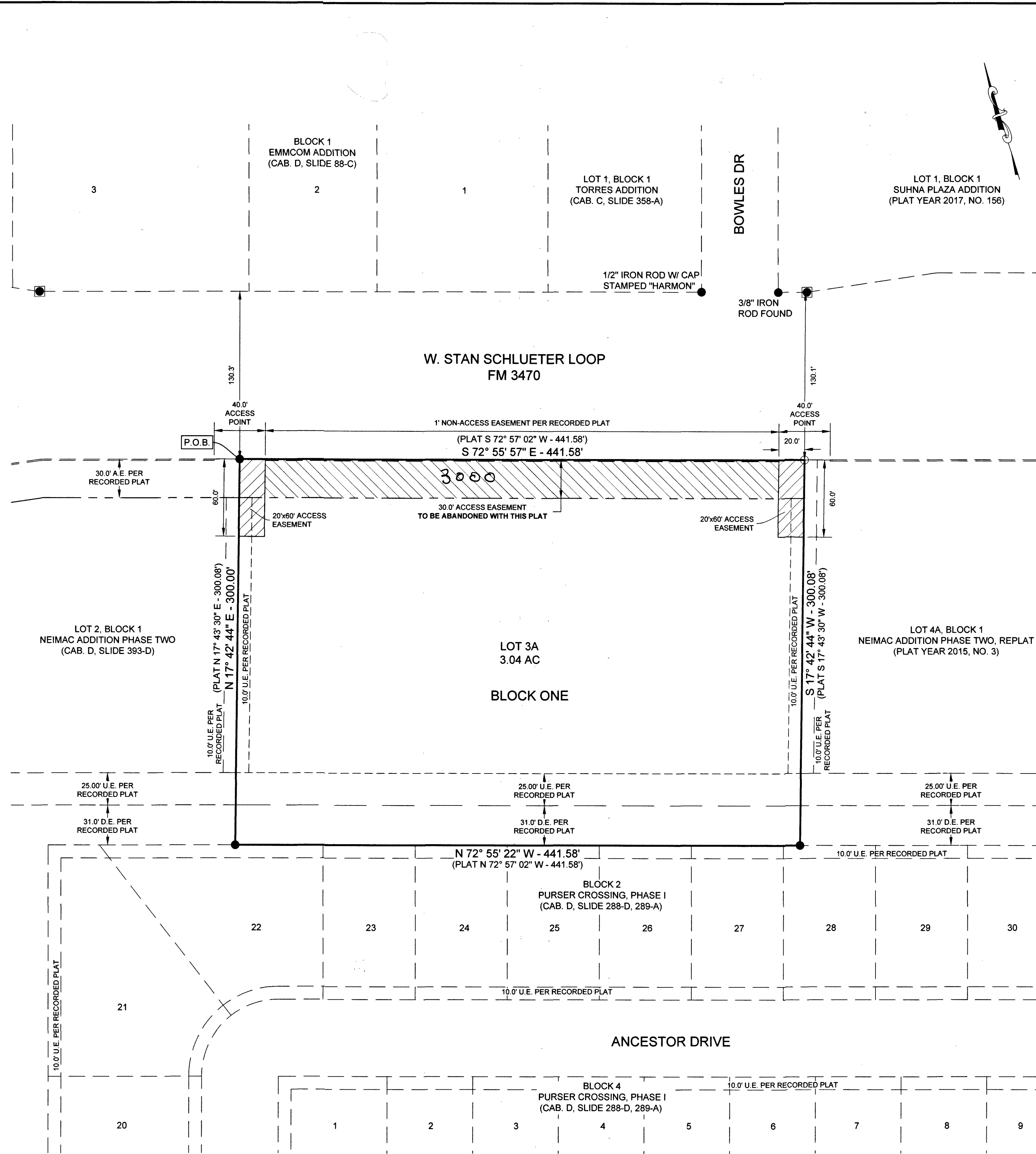
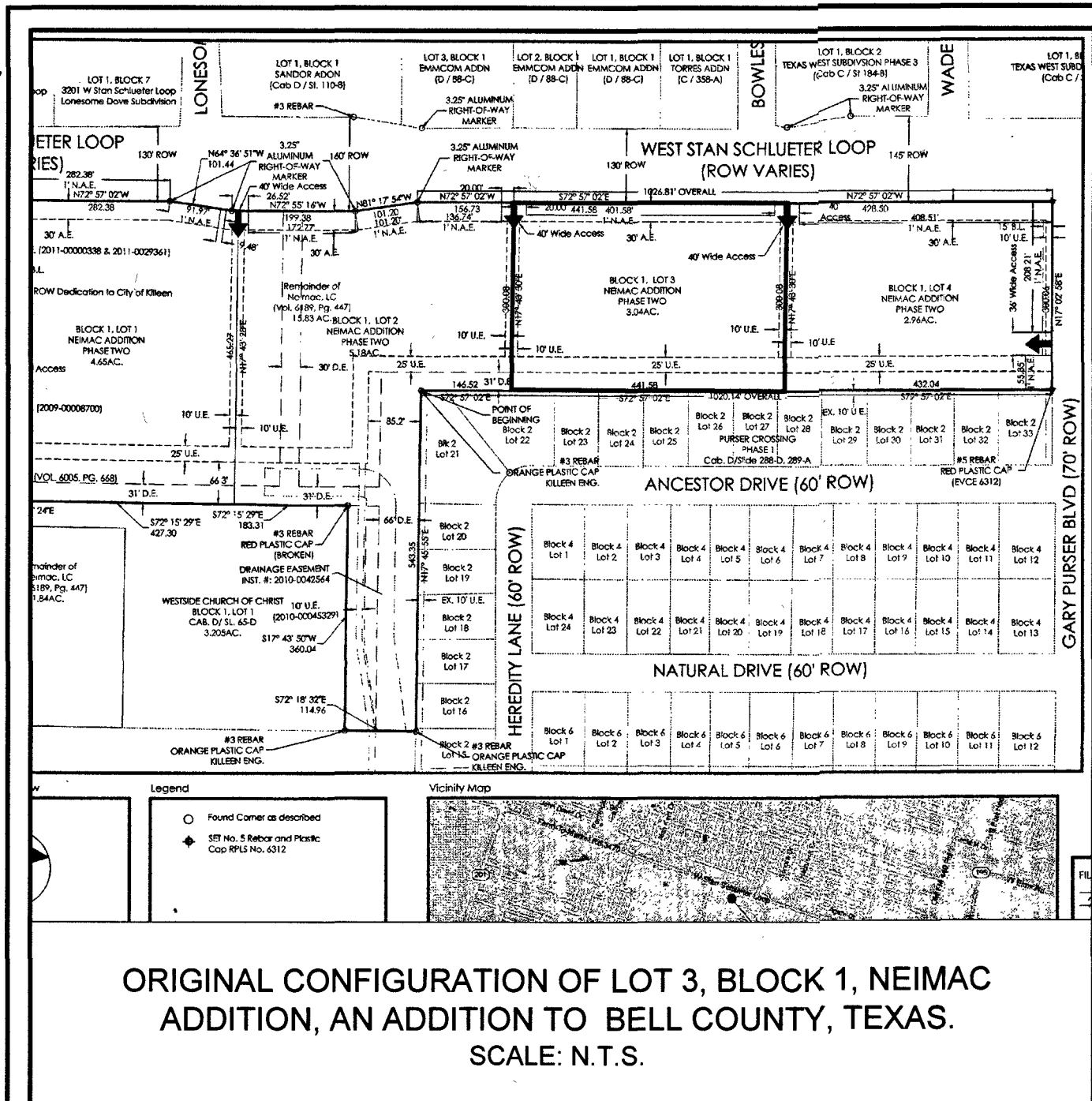


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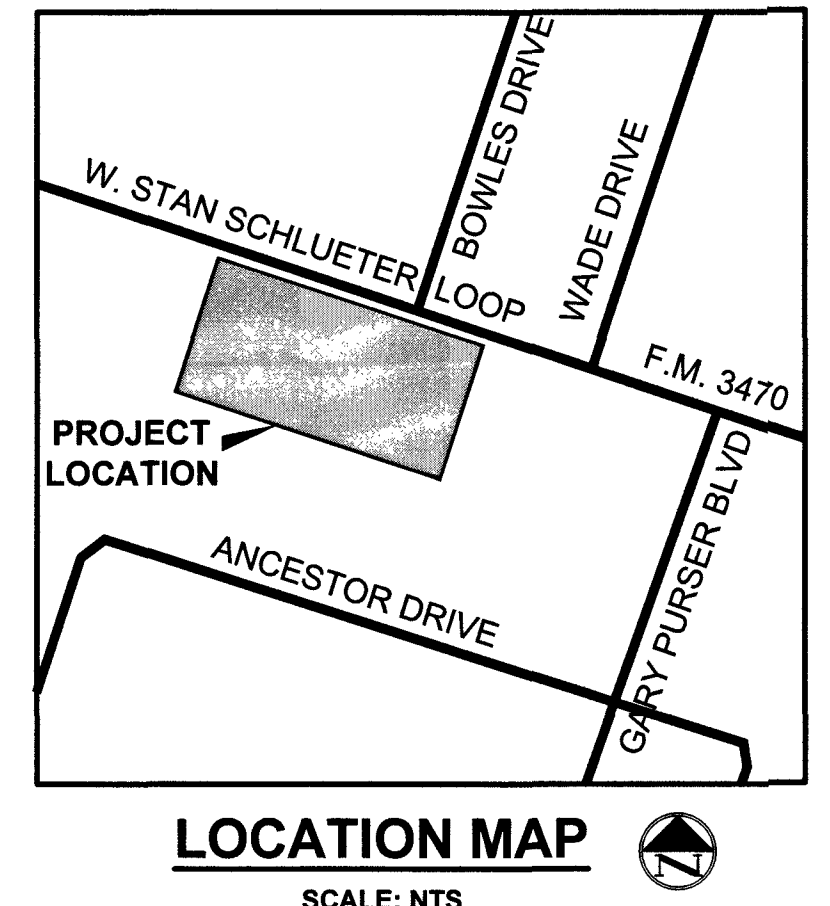


**LEGEND**

PROPERTY BOUNDARY  
ADJOINING TRACT PROPERTY LINES  
UTILITY EASEMENT  
DRAINAGE EASEMENT  
OFFSITE EASEMENTS  
ACCESS EASEMENT

1/2" IRON ROD FOUND  
W/ CAP STAMPED "MA"  
MAG NAIL SET W/ WASHER  
STAMPED "QUINTERO 10194110"  
BRASS CAP CONCRETE  
MONUMENT FOUND

UNLESS OTHERWISE NOTED



- NOTES:**
- 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.
  - 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.
  - THIS PROPERTY LIES WITHIN THE FEMA "ZONE X, OTHER AREAS" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, FEMA MAP 48027C0260E, 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.

KNOW ALL MEN BY THESE PRESENTS, THAT KERRY PROPERTY, LLC, BEING THE SOLE OWNER OF THE CALLED 3.04 ACRES OF LAND IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS, SITUATED IN THE JG FURGESON SURVEY, A-326, BELL COUNTY, TEXAS, BEING ALL OF THE CALLED LOT 3, BLOCK 1, NEIMAC ADDITION, PHASE TWO, AN ADDITION TO THE CITY OF KILLEEN, RECORDED IN CABINET D, SLIDE 393-D, PLAT RECORDS OF BELL COUNTY, TEXAS, BEING THE SAME LOT CONVEYED TO KERRY PROPERTY, LLC IN INSTRUMENT NO. 2019-00030181, DEED RECORDS OF BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF NEIMAC ADDITION, PHASE TWO AMENDING, AS SHOWN BY THE PLAT HEREOF, ATTACHED HERETO, AND MADE A PART HEREOF, AND APPROVED BY THE CITY OF KILLEEN, BELL COUNTY AND NEIMAC ADDITION, PHASE TWO AMENDING, DOES HEREBY DEDICATE TO SAID CITY ALL STREETS, AVENUES, 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.

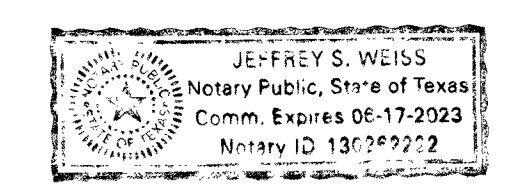
THE DRAINAGE AND UTILITY EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO THE SAID CITY FOR INSTALLATION AND MAINTENANCE OF ANY AND ALL PUBLIC UTILITIES, WHICH THE CITY MAY ELECT TO INSTALL AND MAINTAIN OR PERMIT TO BE INSTALLED OR MAINTAINED.

WITNESS THE EXECUTION HEREOF, ON THIS 10 DAY OF September, 2019.

FOR: KERRY PROPERTY, LLC

*Ying Zi Lee*  
YING ZI LEE  
MANAGING MEMBER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY, PERSONALLY APPEARED YING ZI LEE IN HIS CAPACITY FOR PASSION FOR KERRY PROPERTY, LLC KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. IT HAS BEEN ACKNOWLEDGED TO ME THAT SHE EXECUTED THE FOREGOING INSTRUMENT AS THE OWNER OF THE PROPERTY DESCRIBED HEREOF.



*Jeffrey S. Weiss*  
NOTARY PUBLIC STATE OF TEXAS  
MY COMMISSION EXPIRES: 6-17-23

**CITY PLANNING AND DEVELOPMENT SERVICES**

APPROVED THIS 21<sup>st</sup> DAY OF August, 2019, A.D. BY THE EXECUTIVE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES OR THE CITY PLANNER OF THE CITY OF KILLEEN, TEXAS.

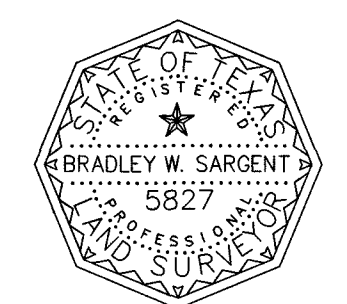
*Tony D. McJ*  
EXECUTIVE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES OR THE CITY PLANNER

*Marie Lopez*  
PLANNING SECRETARY

**SURVEYORS' CERTIFICATE**

I, BRADLEY W. SARGENT, 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, BELL COUNTY, TEXAS.

*Bradley W. Sargent* 9/09/2019  
BRADLEY W. SARGENT  
P. L. S. NO. 5827  
415 E. AVENUE D  
KILLEEN, TX 76541



**COUNTY CLERK INFORMATION:**

FILED FOR RECORD THIS 23<sup>rd</sup> DAY OF September, 2019, IN YEAR 2019  
PLAT # 166 PLAT RECORDS OF BELL COUNTY, TEXAS, AND DEDICATION INSTRUMENT # 2019-43513  
OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

BY: *Shelley Costner*

**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 12<sup>th</sup> DAY OF September, 2019 A.D.

By: *Monica Hamill*  
BELL COUNTY TAX APPRAISAL DISTRICT

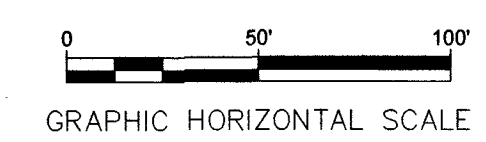
SURVEY:	JG FURGESON SURVEY, A-326	OWNERS:	KERRY PROPERTY, LLC 5001 LAGO VISTA DRIVE BELTON, TEXAS 76539
NUMBER OF BLOCKS:	1		
NUMBER OF LOTS:	1	SURVEYOR:	QUINTERO ENGINEERING, LLC 415 E. AVENUE D KILLEEN, TEXAS 76541 (254) 493-9962
TOTAL ACREAGE:	3.04 AC		
DATE:	SEPTEMBER 2019		



**MINOR PLAT FOR:**  
**NEIMAC ADDITION, PHASE TWO AMENDING**  
THE CITY OF KILLEEN, BELL COUNTY, TEXAS

NEIMAC ADDITION, PHASE TWO AMENDING, IS AN AMENDING PLAT OF ALL OF THE CALLED LOT 3 NEIMAC ADDITION, PHASE TWO, AN ADDITION TO BELL COUNTY, RECORDED IN CABINET D, SLIDE 393-D, PLAT RECORDS OF BELL COUNTY, TEXAS, CONVEYED TO KERRY PROPERTY, LLC IN INSTRUMENT NO. 2019-00030181, DEED RECORDS OF BELL COUNTY, TEXAS.

PROJECT NO.: **044-19**  
DRAWING NO.: **P1**



Inst# 2019-43513