QUIKTRIP 4177 ADDITION FINAL PLAT

A 1.774 ACRE TRACT OF LAND, LOCATED IN THE ROBERT CUNNINGHAM, SURVEY NO. 73, ABSTRACT NO. 158, BELL COUNTY, TEXAS, AND BEING A PORTION OF LOT 1, BLOCK 1 OF THE MATTHEWS ADDITION OF RECORD IN CABINET C, SLIDE 199C OF THE PLAT RECORDS OF BELL COUNTY, TEXAS AND A PORTION OF A CALLED 0.412 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN VOLUME 2604, PAGE 259 OF THE DEED RECORDS OF BELL COUNTY, TEXAS. AND A 1.136 ACRE TRACT OF LAND, LOCATED IN THE ROBERT CUNNINGHAM, SURVEY NO. 73, ABSTRACT NO. 158, BELL COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 0.412 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN VOLUME 2604, PAGE 259 OF THE DEED RECORDS OF BELL COUNTY, TEXAS, ALL OF A CALLED 0.046 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 2014029528 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS AND ALL OF A CALLED 0.868 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 2013024761 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS.

OWNER
PROVIDENTIAL HOLDINGS MANAGEMENT LC
4402 SUNFLOWER LANE
TEMPLE, TEXAS 76502

MARCH 2025

PLAT PREPARED BY THE FOLLOWING CIVIL ENGINEER AND LAND ENGINEERING FIRM:

MATKINHOOVER ENGINEERING & SURVEYING

HEADQUARTERS
8 SPENCER ROAD T:(713) 300
BOERNE, TEXAS 78006 F:(713) 300
OFFICE: 830.249.0600 PARKS:249.0099

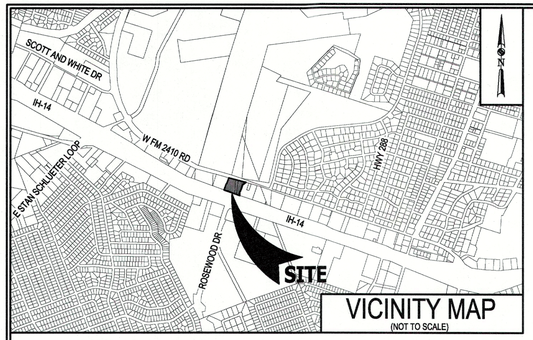
1703 WILLIAMS DR.
GEORGETOWN, TEXAS 78628
OFFICE: 830.249.0600

2219 SAWDUST RD. S:(713) 3203
SPRING, TEXAS 77380
OFFICE: 832.249.0600

TBPELS (TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS) FIRM #: 10124500
TBAE (TEXAS BOARD OF ARCHITECTURAL EXAMINERS) FIRM #: F-13215
CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS

SCALE: 1"=40'
0 20' 40' 60' 80'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	92.82'	92.79'	057°2750"	S18°32'12"E	89.09'
C2	172.30'	1014.04'	009°44'07"	S16°09'48"W	172.09'
C3	187.11'	1053.00'	010°10'51"	S19°32'59"W	186.86'
C4	65.68'	5622.38'	000°40'10"	S76°21'37"E	65.68'

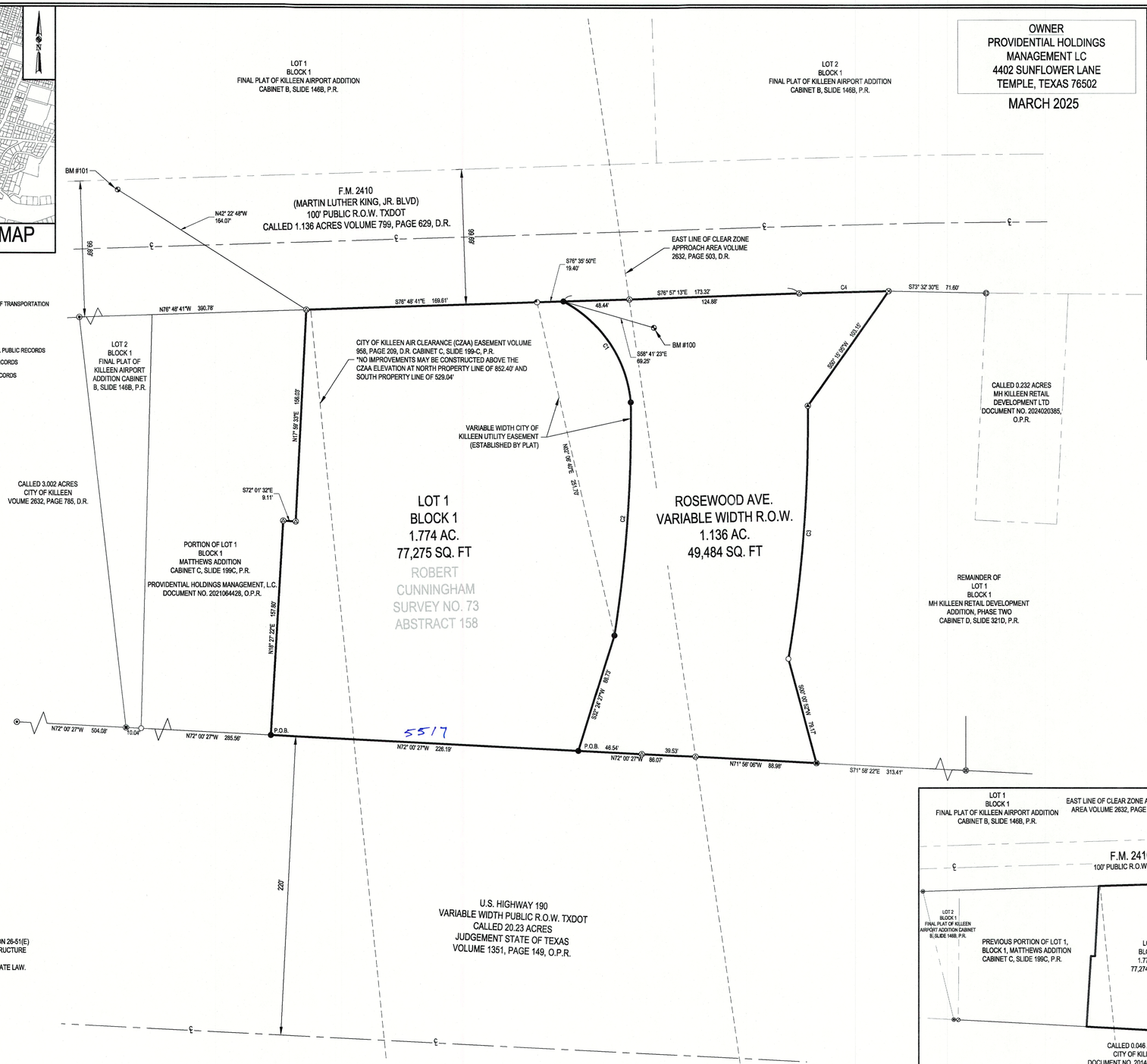


VICINITY MAP
(NOT TO SCALE)

LEGEND

PROPOSED PROPERTY BOUNDARY	
EXISTING PROPERTY BOUNDARY	
EASEMENT	
CENTER LINE	
FOUND 1/2" IRON ROD	
FOUND TYPE 1 TXDOT CONCRETE MONUMENT	
SET 1/2" IRON ROD WITH RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP	
SET BENCHMARK (SEE BENCHMARK TABLE BELOW)	
FOUND 3/8" IRON ROD	
FOUND IRON ROD "KILLEEN ENG"	
FOUND 1/2" IRON ROD WITH YELLOW "M&A" CAP	
FOUND 5/8" IRON ROD	
FOUND "X" IN CONCRETE	
FOUND 1" IRON PIPE	
SET MAG/SHINER STAMPED "MATKIN HOOVER ENG. & SURVEYING"	

NO.	NUMBER
R.O.W.	RIGHT-OF-WAY
TXDOT	TEXAS DEPARTMENT OF TRANSPORTATION
SQ. FT.	SQUARE FEET
VOL.	VOLUME
PG.	PAGE
O.P.R.	BELL COUNTY OFFICIAL PUBLIC RECORDS
D.R.	BELL COUNTY DEED RECORDS
P.R.	BELL COUNTY PLAT RECORDS
P.O.B.	POINT OF BEGINNING



BENCHMARK TABLE

BM #100
SET MAG NAIL WITH WASHER STAMPED "MATKIN HOOVER ENG & SVY" IN CURB, BEARS S62° 34' 50"E, 87.92' FROM THE NORTHEAST CORNER OF THE SUBJECT TRACT.
ELEVATION: 844.37'

BM #101
SET MAG NAIL WITH WASHER STAMPED "MATKIN HOOVER ENG & SVY" IN HEADWALL, BEARS N12° 54' 47"W, 103.31' FROM THE NORTHWEST CORNER OF THE SUBJECT TRACT.
ELEVATION: 840.62'

GENERAL NOTES:

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS CENTRAL ZONE 4203, NORTH AMERICAN DATUM (NAD) OF 1983. SCALE FACTOR: 1.0001536746.
2. REFERENCED PROPERTY IS IN ZONE X (NO SCREEN), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOODPLAIN, AS SCALED FROM FEMA FLOOD MAP COMMUNITY PANEL 280 OF 725 MAP NO. 48027C0280E, DATED SEPTEMBER 26, 2008.
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 HEREBY ASSESSED AND ESTABLISHED IN ACCORDANCE WITH CITY OF KILLEEN ORDINANCE 21-026 AT A RATE OF $418 PER SERVICE UNIT. IMPACT FEES SHALL BE PAID AT THE TIME OF BUILDING PERMITS.
4. PARK DEVELOPMENT FEES ARE NOT REQUIRED IN ACCORDANCE WITH SEC. 26-129(B)(1).
5. ALL ITEMS SUBMITTED UNDER SUBSECTION 26-51(E) SHALL BE IN COMPLIANCE WITH THE CITY'S CURRENTLY ADOPTED ZONING, CONSTRUCTION STANDARDS, INFRASTRUCTURE DESIGN AND DEVELOPMENT STANDARDS MANUAL, DRAINAGE DESIGN MANUAL, THOROUGHFARE PLAN, AND MASTER PLANS, EXCEPT AS OTHERWISE ALLOWED BY STATE LAW.
6. NO VERTICAL IMPROVEMENTS SHALL BE INSTALLED WITHIN THE CITY OF KILLEEN UTILITY EASEMENTS CONTAINED WITHIN THIS PLAT. PROPERTY OWNER WILL BE RESPONSIBLE FOR ANY REPAIRS TO FLATWORK WITHIN SAID EASEMENT FOR THE MAINTENANCE AND ACCESS TO THE EXISTING UTILITIES BY CITY OF KILLEEN.

ZONING NOTE:

IN ACCORDANCE WITH KILLEEN CODE OF ORDINANCES SECTION 26-51(F) ALL ITEMS SUBMITTED UNDER SUBSECTION 26-51(E) SHALL BE IN COMPLIANCE WITH THE CITY'S CURRENTLY ADOPTED ZONING, CONSTRUCTION STANDARDS, INFRASTRUCTURE DESIGN AND DEVELOPMENT STANDARDS MANUAL, DRAINAGE DESIGN MANUAL, THOROUGHFARE PLAN, AND MASTER PLANS, EXCEPT AS OTHERWISE ALLOWED BY STATE LAW.

PARK DEVELOPMENT FEE NOTE:

PARK DEVELOPMENT FEES ARE NOT REQUIRED IN ACCORDANCE WITH SEC. 26-129(B)(1).

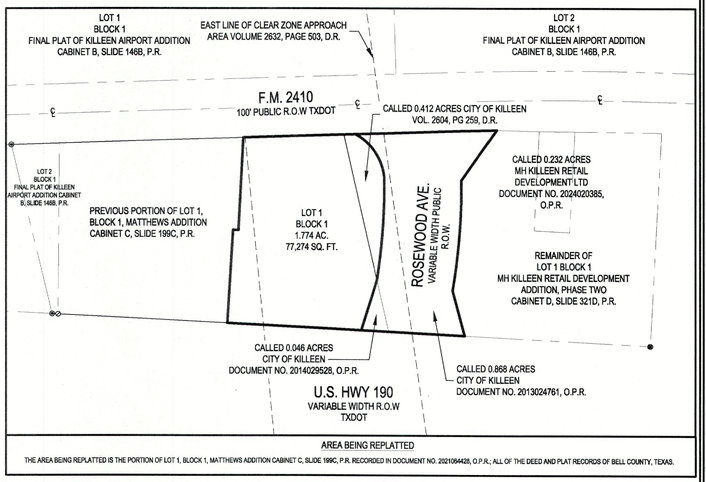
KNOW ALL MEN BY THESE PRESENTS:

THAT I, KYLE L. PRESSLER, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION AND PROPERTY DEVELOPMENT REGULATIONS OF THE CITY OF KILLEEN, TEXAS, AND IN ACCORDANCE WITH STATE SURVEYING STANDARDS.

STATE OF TEXAS
REGISTERED
KYLE L. PRESSLER
6528
PROFESSIONAL
LAND SURVEYOR

KYLE L. PRESSLER
REGISTERED PROFESSIONAL LAND SURVEYOR #6528
MATKINHOOVER ENGINEERING & SURVEYING

3/3/2025



AREA BEING REPLATTED

THE AREA BEING REPLATTED IS THE PORTION OF LOT 1, BLOCK 1, MATTHEWS ADDITION CABINET C, SLIDE 199C, P.R. RECORDED IN DOCUMENT NO. 2021064428, O.P.R.; ALL OF THE DEED AND PLAT RECORDS OF BELL COUNTY, TEXAS.

SHEET 1 OF 2

Z:\PROJECTS\QUIKTRIP\4177 - QuikTrip Store 4177 I-14 & Rosewood Drive, Killeen\MDP Zoning Platting\QT 4177 Plat.dwg

Inst # 2025028522 A