

**QUIKTRIP 4179 ADDITION  
FINAL PLAT**

ESTABLISHING LOTS 3 AND 4, BLOCK 1, BEING A REPLAT OF LOTS 1A AND 2A, IN BLOCK ONE, WEST VIEW REPLAT, PHASE IV, AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT YEAR 2019, NUMBER 109, OF THE PLAT RECORDS OF BELL COUNTY, TEXAS.

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

**MATKINHOVER**  
ENGINEERING & SURVEYING

OFFICE: 812.349.0000 FAX: 812.349.0006  
TEXAS REGISTERED ENGINEERING FIRM P-004512  
CIVIL ENGINEERS SURVEYORS LAND PLANNERS  
CONSTRUCTION MANAGERS CONSULTANTS

SCALE: 1"=30'

0 15' 30' 45' 60'

JUNE, 2021

KNOW ALL MEN BY THESE PRESENTS THAT QT SOUTH LLC, WHOSE ADDRESS IS 4075 S. 129TH EAST AVE, TULSA OK 74134 BEING THE SOLE OWNERS OF LOT ONE (1A) IN BLOCK ONE (1), OF WEST VIEW REPLAT, PHASE IV, AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN PLAT YEAR 2019, NUMBER 109, OF THE PLAT RECORDS OF BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF THE QT 4179 ADDITION PLAT HEREOF, ATTACHED HERETO, AND MADE PART THEREOF, AND APPROVED BY THE CITY OF KILLEEN, BELL COUNTY, TEXAS DOES HEREBY ADOPT SAID QT 4179 ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS AND HEREBY DEDICATED TO SAID CITY ALL STREETS, AVENUES, ROADS, DRIVES AND ALLEYS SHOWN ON SAID PLAT, THE SAME TO BE SUED AT PUBLIC THOROUGHFARES FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES WHEN AND AS AUTHORIZED BY CITY OF KILLEEN, BELL COUNTY, TEXAS. THE UTILITY AND DRAINAGE EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO SAID CITY OF FOR THE INSTALLATION AND MAINTENANCE OF ANY AND ALL PUBLIC UTILITIES AND DRAINAGE UTILITIES, WHICH THE CITY MAY INSTALL OR PERMIT TO BE INSTALLED TO BE MAINTAINED.

WITNESS THE EXECUTION HEREOF, ON THIS 27<sup>th</sup> DAY OF July, 2021

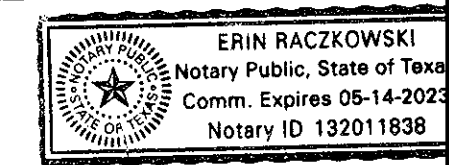
*Matthew D. Miller*  
MATTHEW D. MILLER (PRESIDENT QT SOUTH, LLC)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MATHEW D. MILLER, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 27<sup>th</sup> DAY OF July, 2021

*Erin Raczowski*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 5/14/2025



KNOW ALL MEN BY THESE PRESENTS THAT METROPLEX ADVENTIST HOSPITAL, INC, DBA ADVENTHEALTH CENTRAL TEXAS, WHOSE ADDRESS IS 2201 SOUTH CLEAR CREEK ROAD, KILLEEN, TX 76549 BEING THE SOLE OWNERS OF LOT TWO (2A) IN BLOCK ONE (1), OF WEST VIEW REPLAT, PHASE IV, AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN PLAT YEAR 2019, NUMBER 109, OF THE PLAT RECORDS OF BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF THE QT 4179 ADDITION PLAT HEREOF, ATTACHED HERETO, AND MADE PART THEREOF, AND APPROVED BY THE CITY OF KILLEEN, BELL COUNTY, TEXAS DOES HEREBY ADOPT SAID QT 4179 ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS AND HEREBY DEDICATED TO SAID CITY ALL STREETS, AVENUES, ROADS, DRIVES AND ALLEYS SHOWN ON SAID PLAT, THE SAME TO BE SUED AT PUBLIC THOROUGHFARES FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES WHEN AND AS AUTHORIZED BY CITY OF KILLEEN, BELL COUNTY, TEXAS. THE UTILITY AND DRAINAGE EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO SAID CITY OF FOR THE INSTALLATION AND MAINTENANCE OF ANY AND ALL PUBLIC UTILITIES AND DRAINAGE UTILITIES, WHICH THE CITY MAY INSTALL OR PERMIT TO BE INSTALLED TO BE MAINTAINED.

WITNESS THE EXECUTION HEREOF, ON THIS 19 DAY OF July, 2021

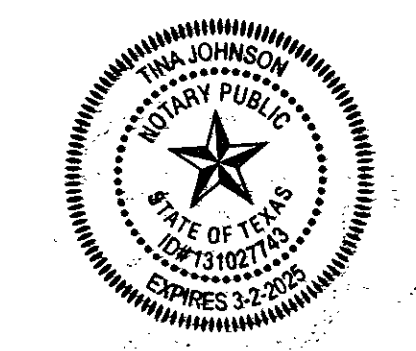
*Parker Bridgen*  
PARKER BRIDGEN  
(COO/CFO OF METROPLEX ADVENTIST HOSPITAL, INC, DBA ADVENTHEALTH CENTRAL TEXAS)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MATHEW D. MILLER, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

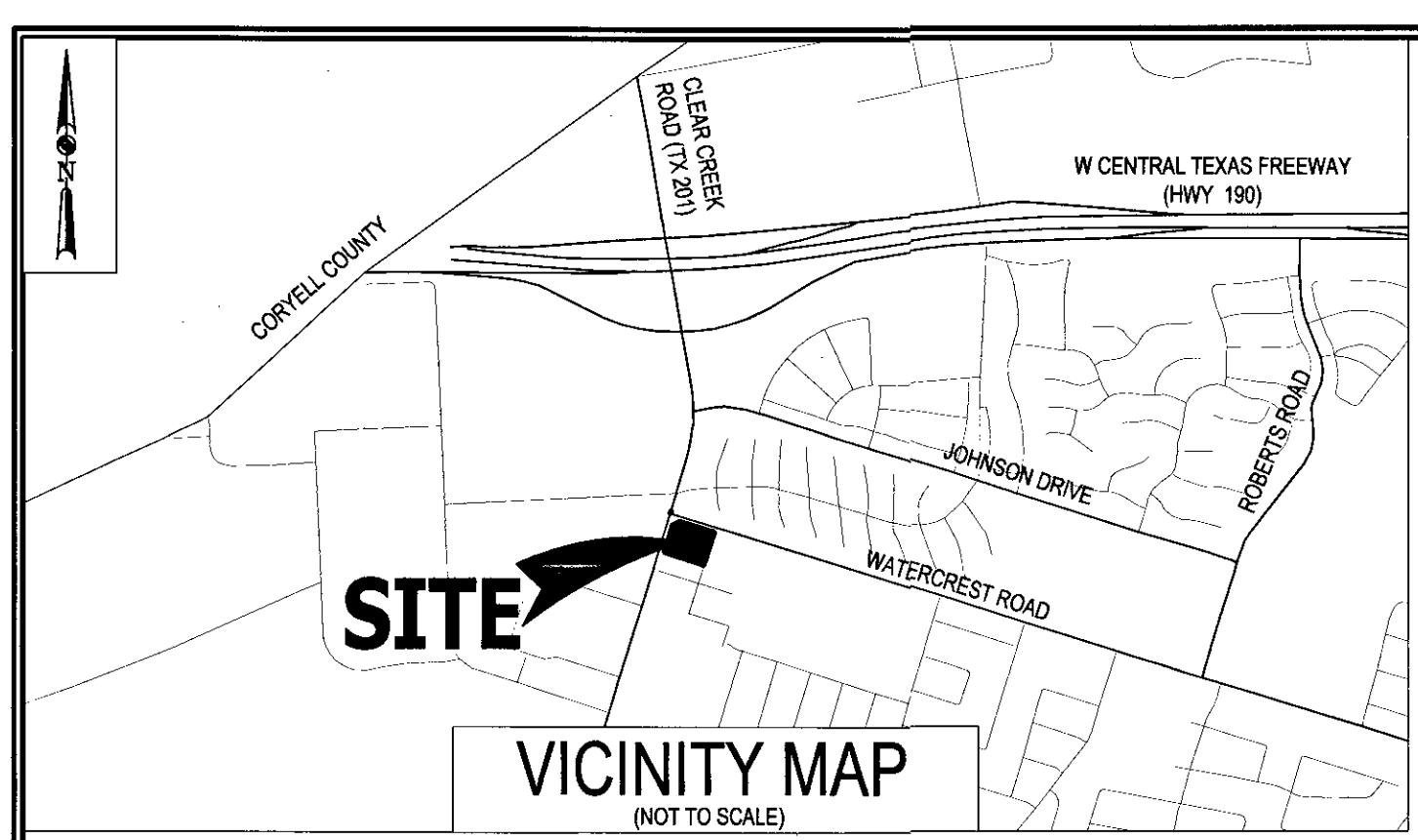
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 19<sup>th</sup> DAY OF July, 2021

*Jina Johnson*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 03/02/2025



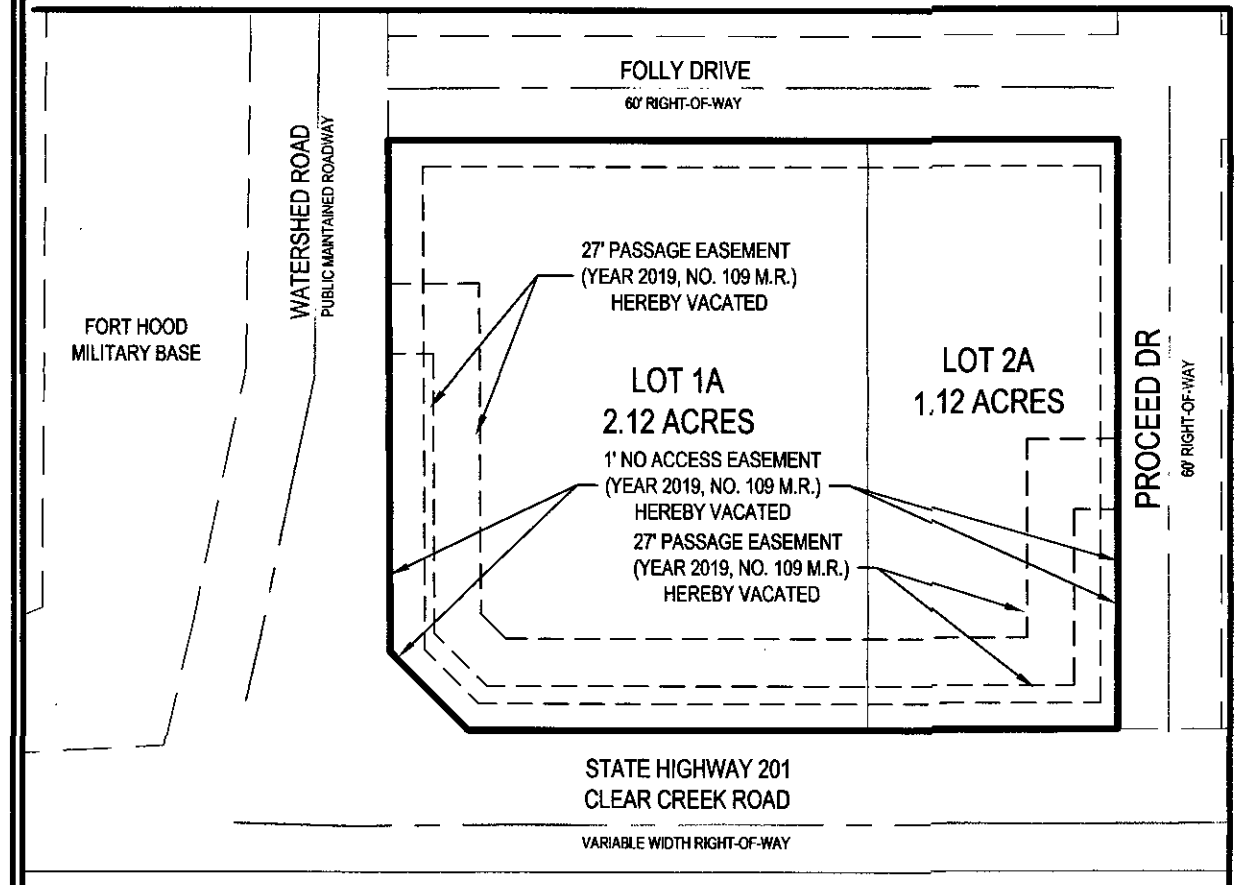
FILED FOR RECORD THIS 24<sup>th</sup> DAY OF September, 2021.  
PLAT RECORDS OF BELL COUNTY, TEXAS, AND DEDICATION INSTRUMENT # 2021062413  
OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS



**LEGEND**

M.R.	BELL COUNTY MAP RECORDS
O.P.R.	BELL COUNTY OFFICIAL PUBLIC RECORDS
NO.	NUMBER
CSJ	CONTROL SECTION JOB NUMBER
R.O.W.	RIGHT-OF-WAY
TXDOT	TEXAS DEPARTMENT OF TRANSPORTATION
VOL.	VOLUME
PG.	PAGE
—C—	CENTER LINE
○	TXDOT TYPE II MONUMENT
●	FOUND 1/2" IRON ROD
●	FOUND 5/8" IRON ROD

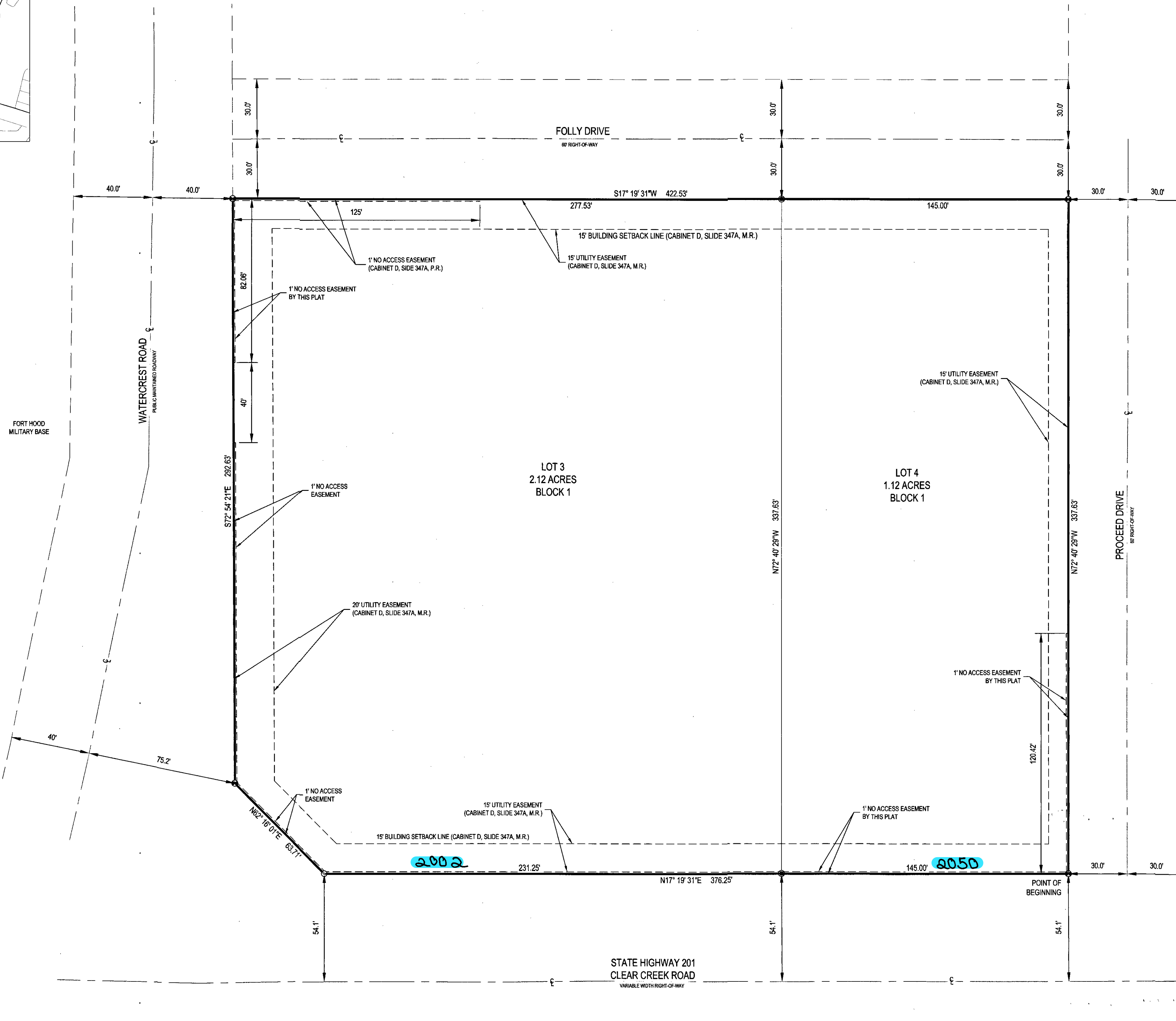
- GENERAL NOTES:**
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS CENTRAL ZONE 4203, NORTH AMERICAN DATUM (NAD) OF 1983.
  - REFERENCED PROPERTY IS IN ZONE X (NO SCREEN), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOODPLAIN, AS SCALED FROM FEMA FLOOD MAP COMMUNITY PANEL 280 OF 725 MAP NO. 48027C0280E, DATED SEPTEMBER 26, 2008.
  - 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. 21-016 AT A RATE OF \$418 PER SERVICE UNIT. IMPACT FEES SHALL BE PAID AT THE TIME OF BUILDING PERMITS.



VACATE A 27' PASSAGE EASEMENT AND A 1" NO ACCESS EASEMENT OVER AND ACROSS LOTS 1A AND 2A, IN BLOCK ONE, WEST VIEW REPLAT, PHASE IV, AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT YEAR 2019, NUMBER 109, OF THE PLAT RECORDS OF BELL COUNTY, TEXAS.

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.

*Kyle L. Pressler*  
KYLE L. PRESSLER  
REGISTERED PROFESSIONAL LAND SURVEYOR #6528  
MATKINHOVER ENGINEERING & SURVEYING  
3303 SHELL ROAD, STE 3, GEORGETOWN, TEXAS 78628



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 IN THIS PLAT.

DATED THIS THE 21 DAY OF September, 2021.

*Walter Mesner*  
WALTER MESNER  
PLANNING DIRECTOR

APPROVED THIS 23<sup>rd</sup> DAY OF September, 2021, BY THE PLANNING DIRECTOR OF THE CITY OF KILLEEN, TEXAS.

*K. Stuehler*  
K. STUEHLER  
PLANNING ASSISTANT