

**QUIKTRIP 4189 ADDITION
FINAL PLAT**

ESTABLISHING LOT 1, BLOCK 1, BEING LOT 1, IN BLOCK 1, OF CANYON POINT COMMERCIAL ADDITION III, BEING A RE-PLAT OF PART OF CANYON POINT COMMERCIAL ADDITION AND PART OF CANYON POINT II, AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN CABINET D, SLIDE 205-A, OF THE PLAT RECORDS OF BELL COUNTY, TEXAS.

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

MATKINHOOVER
ENGINEERING & SURVEYING
SCALE: 1"=30'
0 15 30 45 60'

SEPTEMBER, 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 LOT 1, BLOCK 1, OF CANYON POINT COMMERCIAL ADDITION III, BEING A RE-PLAT OF PART OF CANYON POINT COMMERCIAL ADDITION AND PART OF CANYON POINT II, AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN CABINET D, SLIDE 205-A, OF THE PLAT RECORDS OF BELL COUNTY, TEXAS WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF THE QT 4189 ADDITION PLAT HEREOF, ATTACHED HERETO, AND MADE PART OF THEREON, AND APPROVED BY THE CITY OF KILLEEN, BELL COUNTY, TEXAS DOES HEREBY ADOPT SAID QT 4189 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 SAVED AT PUBLIC THOROUGHFARES FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES WHEN AND AS AUTHORIZED BY CITY OF KILLEEN, BELL COUNTY, 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 10 DAY OF September, 2021

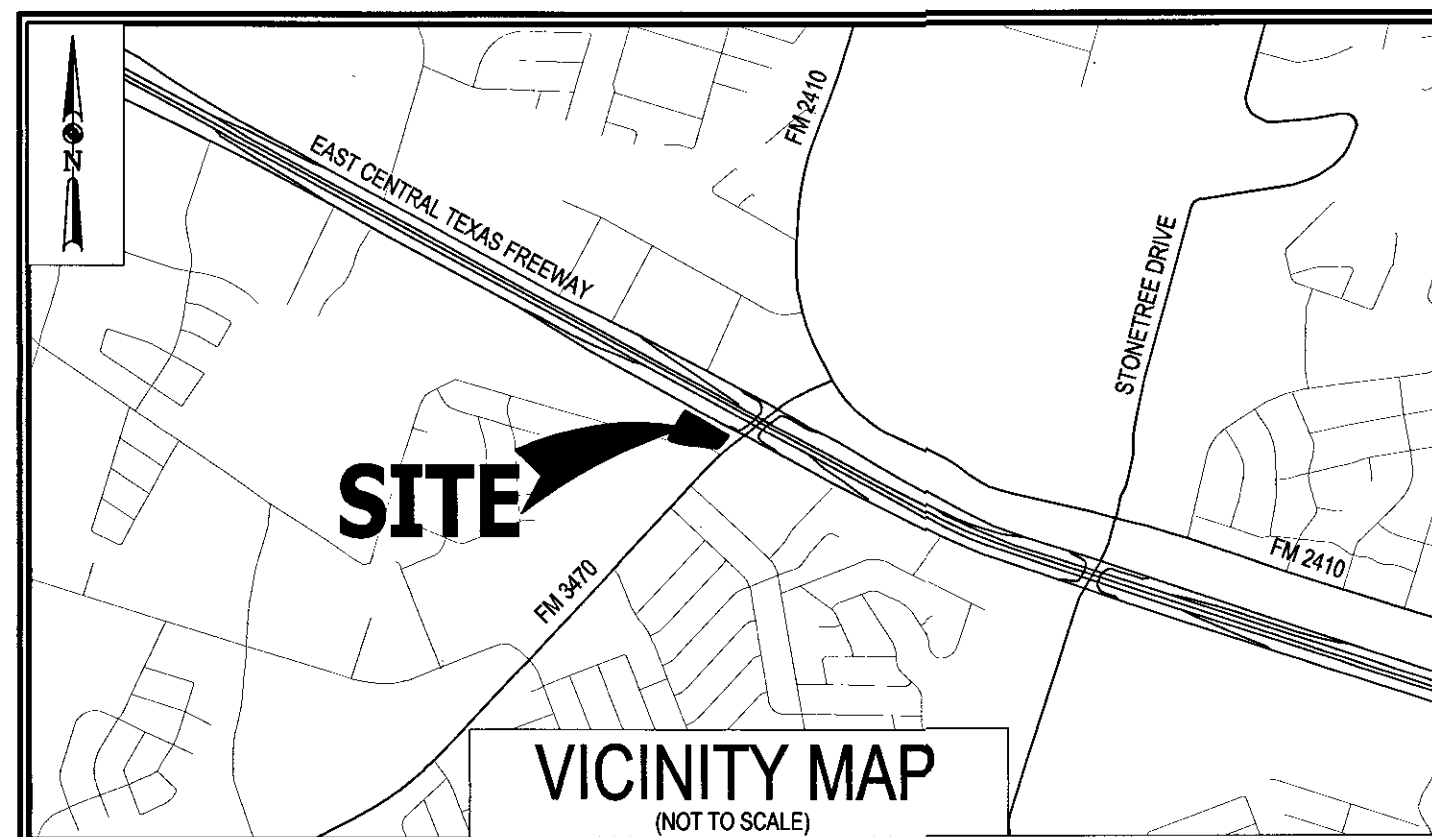
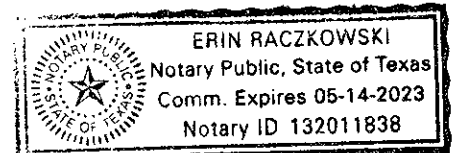
Matthew D. Miller
MATTHEW D. MILLER (PRESIDENT QT SOUTH, LLC)

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 10th DAY OF September, 2021

Erin Raczkowski
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 5/14/2023

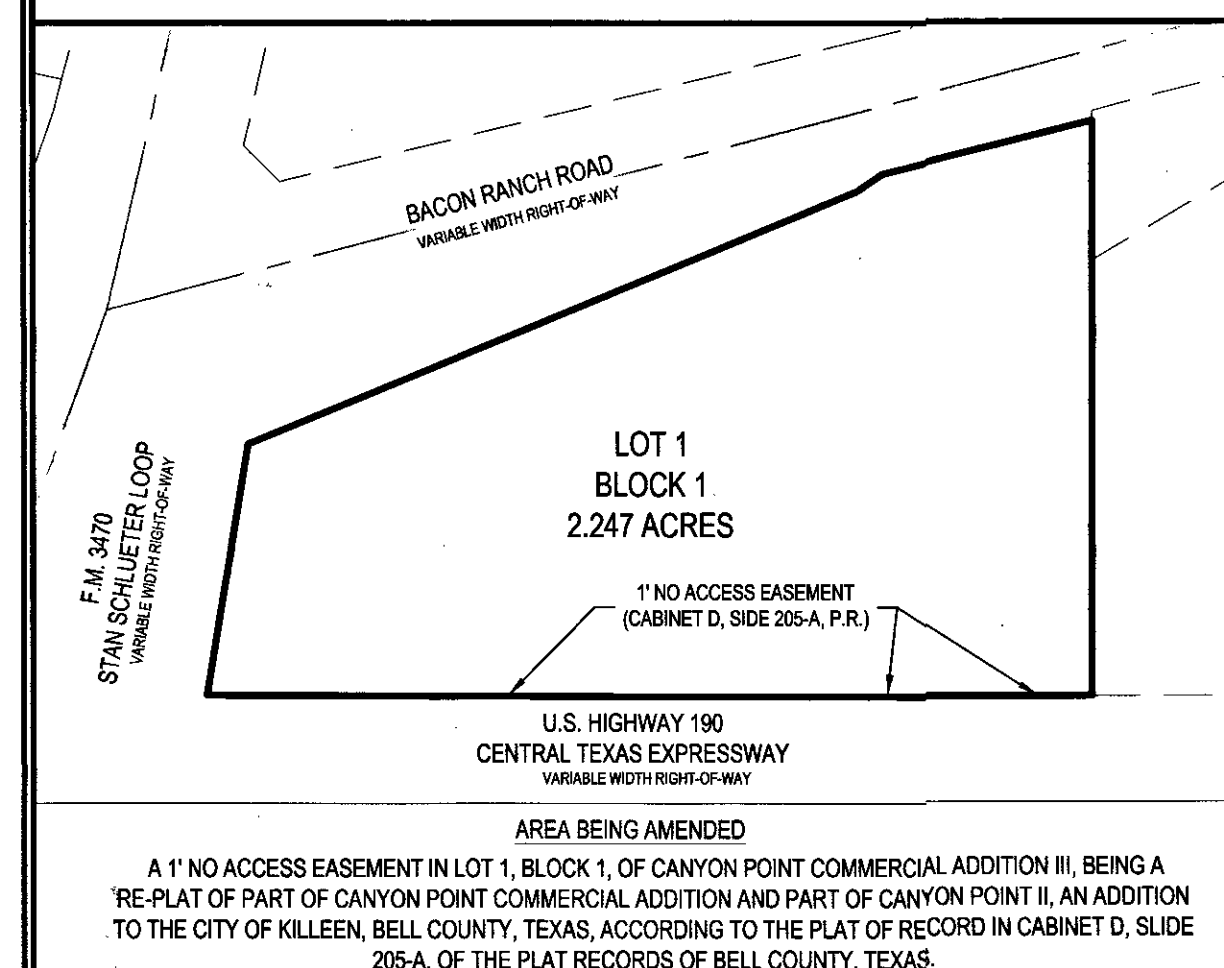
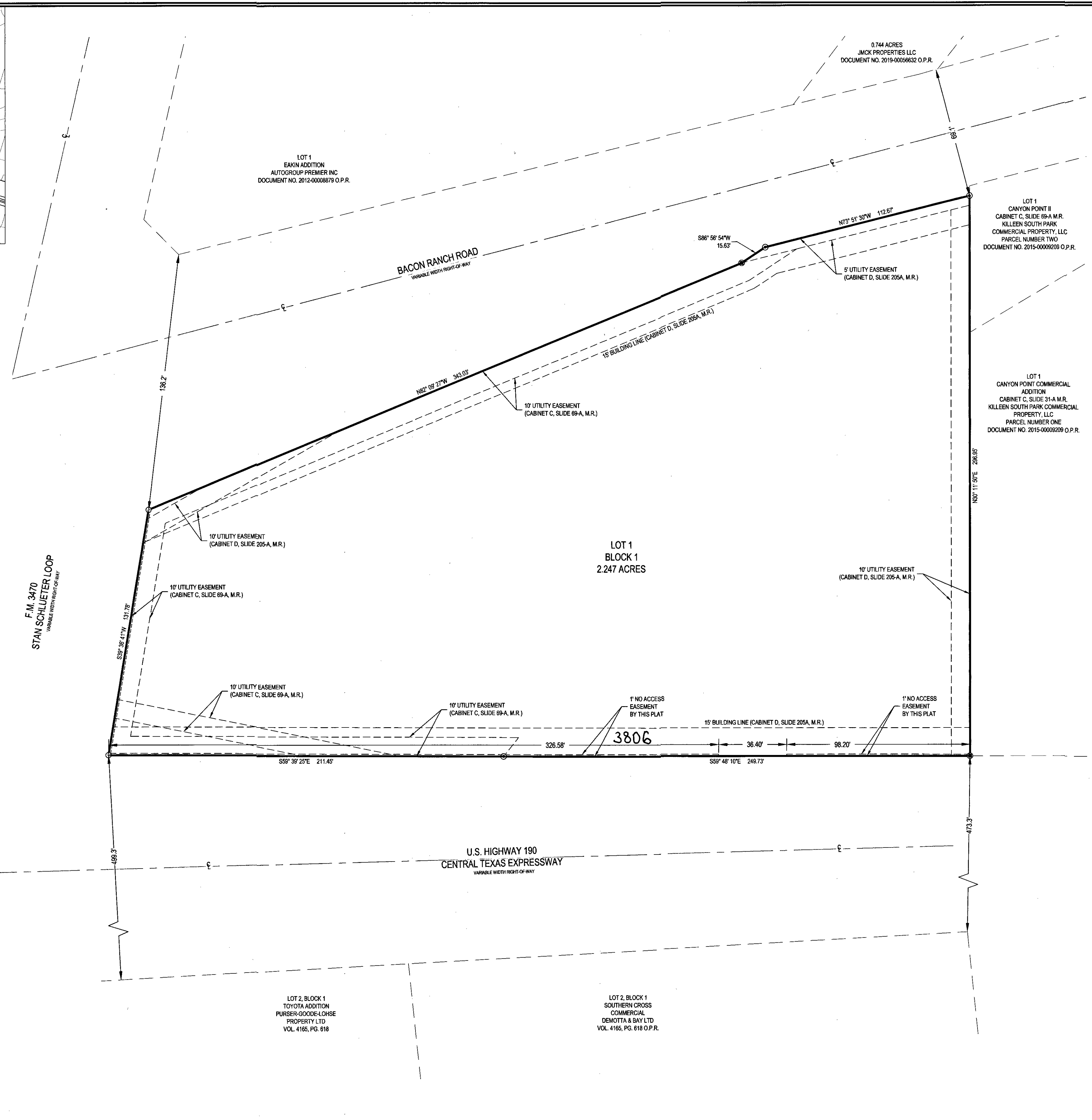


LEGEND

- 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
- CENTER LINE
- FOUND ALUMINUM DISC MONUMENT
- ⊙ SET 1/2" IRON STAMPED "MATKINHOOVER ENG & SURVET"
- FOUND 3/8" IRON ROD

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.
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 ARE HEREBY ASSESSED AND ESTABLISHED IN ACCORDANCE WITH CITY OF KILLEEN ORDINANCE NO. 21-028 AT A RATE OF \$418 PER SERVICE UNIT. IMPACT FEES SHALL BE PAID AT THE TIME OF BUILDING PERMITS.



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
MATKINHOOVER 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 A.D.

[Signature]
BELL COUNTY TAX APPRAISAL DISTRICT

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

Walter Medina
PLANNING DIRECTOR

K. Shuckland
PLANNING ASSISTANT

FILED FOR RECORD THIS 21st DAY OF September, 2021.

IN YEAR 2021, PLAT # N/A, PLAT RECORDS OF BELL COUNTY, TEXAS.

DEDICATION INSTRUMENT # 2021-02215
OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS