

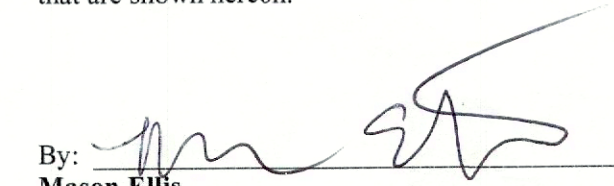
FINAL PLAT

REYNOLDS CROSSING, PHASE 1

AN ADDITION WITHIN THE CITY OF KILLEEN, BELL COUNTY, TEXAS.

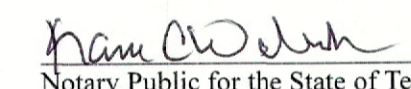
STATE OF TEXAS
COUNTY OF BELL

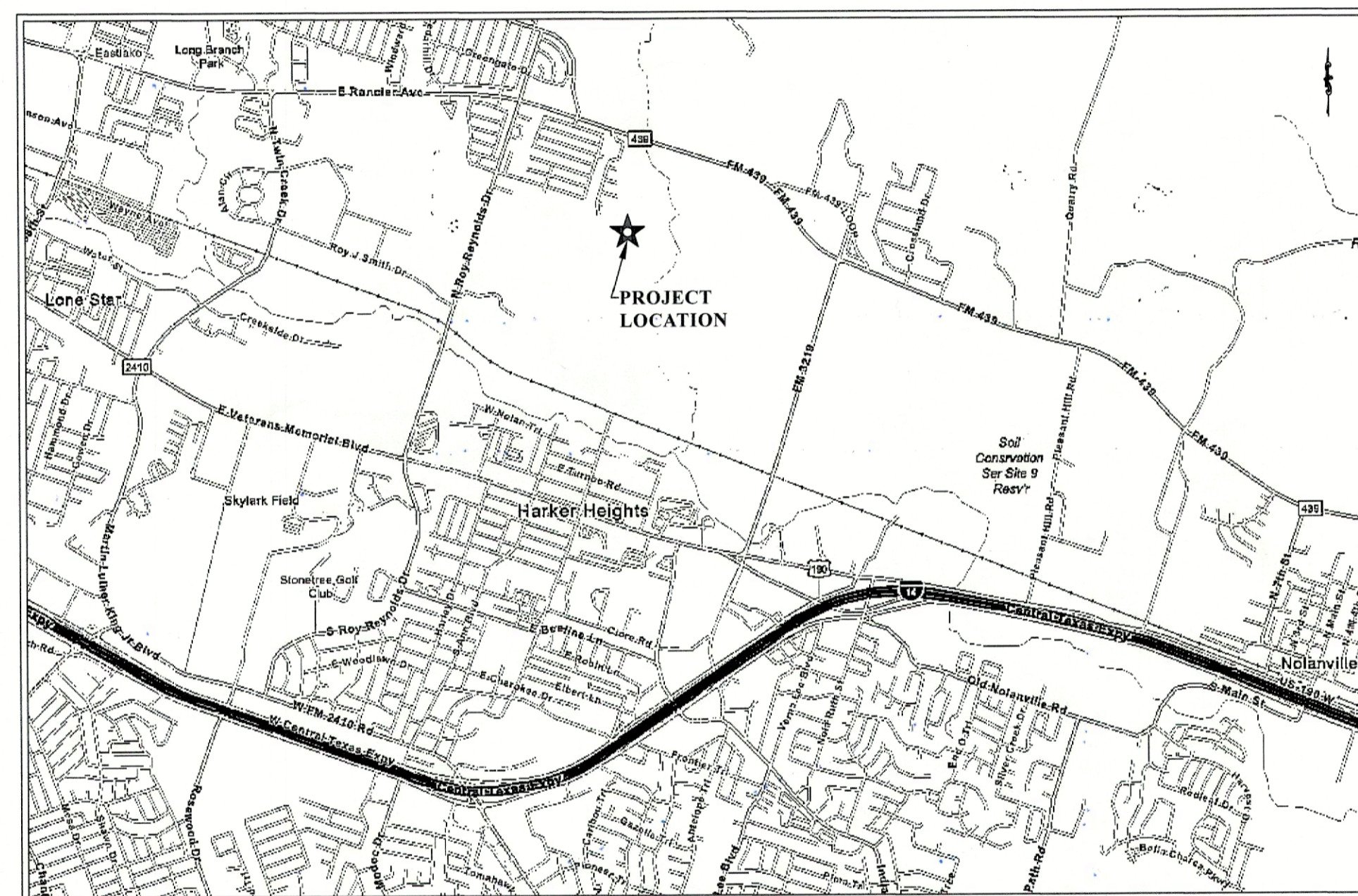
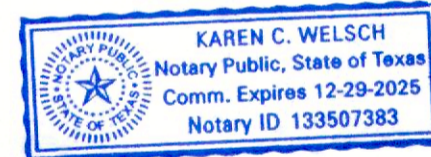
KNOW ALL MEN BY THESE PRESENTS, that NORTHDRIDGE DEVELOPMENT COMPANY, INC. and EAS INVESTMENTS, whose address is 3513 Florence Road, Killeen, Bell County, Texas 76542, being the owners of the land shown on this plat designated as **REYNOLDS CROSSING, PHASE 1**, being a 56.27 acre tract of land out of the Vincent L. Evans Survey, Abstract No. 288, Bell County, Texas, and being all of a 50.78 acre tract of land described by a deed to said NORTHDRIDGE DEVELOPMENT COMPANY, INC. recorded in Document No. 2023-049135, Real Property Records in Bell County, Texas, and being all of the remaining 5.49 acre tract of land described from a called 92.435 acre tract of land by a deed to said EAS INVESTMENTS, recorded in Document No. 2021-039468, of said Property Records, do hereby join, approve, and consent to all dedications and plat note requirements shown hereon. I do hereby approve the recordation of this subdivision plat and dedicate to the public use forever any easements and roads that are shown hereon.

By: 
Mason Ellis
Agent for Northridge Development Company, Inc. and EAS Investments

STATE OF TEXAS
COUNTY OF BELL

This instrument was acknowledged before me on the 13 day of February, 2024 by Mason Ellis.


Notary Public for the State of Texas
My Commission Expires: 12-29-2025



VICINITY MAP
(not to scale)

PROJECT PARCEL DATA:

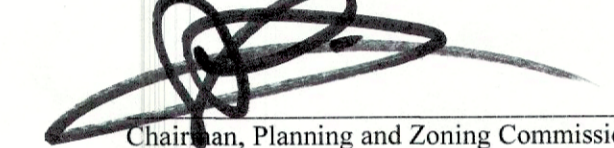
TOTAL BLOCKS:	12
TOTAL LOTS:	195
TOTAL TRACTS:	4
TOTAL ACREAGE:	56.27

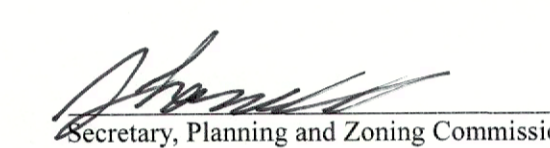
NOTES:

1. The bearings recited hereon are grid bearings derived from GPS observations based on the NAD83(2011) State Plane Coordinate System, Texas Central Zone No. 4203. All distances are horizontal surface distances. The Combined Correction Factor (CCF) = 1.0001168.
2. A portion of this tract is shown to be within Zone "A" (100-Year Flood Zone), per FEMA's Flood Insurance Rate Map (FIRM) for Bell County, Texas, panel number 48027C0285E, effective 09/26/2008. This does not imply that this tract will, or will not flood, nor does it create any liability in such event on the part of this surveyor.
3. Field Notes accompany this plat.
4. Building setback lines shall comply with the City of Killeen zoning ordinance.
5. 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. 21-015 at a rate of \$418 per service unit. Impact fees shall be paid at the time of building permits.
6. The plat 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. In addition, 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.
7. There is a 1' non-access easement on Tracts B and C running parallel and 1 foot from the south right-of-way line of F.M. Road 439.

PLANNING AND ZONING COMMISSION

Approved this 4 day of December, 2023 A.D. by the Planning and Zoning Commission of the City of Killeen, Texas.

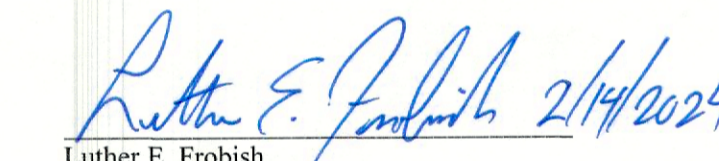

Chairman, Planning and Zoning Commission


Secretary, Planning and Zoning Commission

SURVEYOR'S CERTIFICATE

KNOW ALL BY THESE MEN PRESENTS:

That I, Luther E. Frobish, 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.


Luther E. Frobish
Registered Professional Land Surveyor
State of Texas No. 6200




TAX CERTIFICATION:

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 27 DAY OF Feb, A.D. 2024

BELL COUNTY TAX APPRAISAL DISTRICT

BY: 

FILED FOR RECORD THIS 28th DAY OF February, 2024, IN DOCUMENT NUMBER 1824008293, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.