

LEGEND

- PROPERTY BOUNDARY
- - - UTILITY EASEMENT LINES
- BUILDING LINES
- - - ADJOINING TRACT PROPERTY LINES
- - - OFFSITE EASEMENT LINES
- 3/8" IRON ROD FOUND
- W/ CAP STAMPED "M&A"
- "X" FOUND IN CONCRETE
- UNLESS OTHERWISE NOTED

ABBREVIATIONS

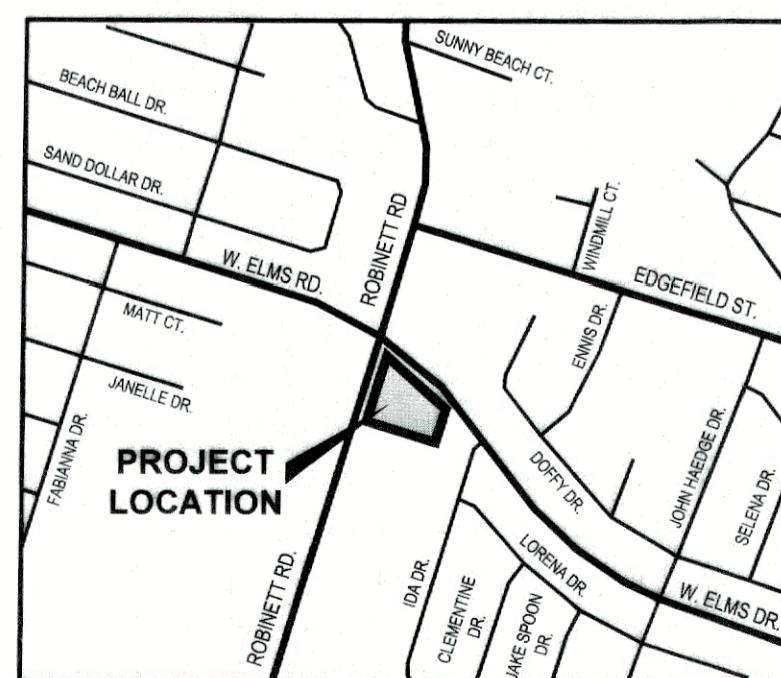
- B.L. BUILDING LINE
- U.E. UTILITY EASEMENT
- R.O.W. RIGHT OF WAY

REFERENCE TIES

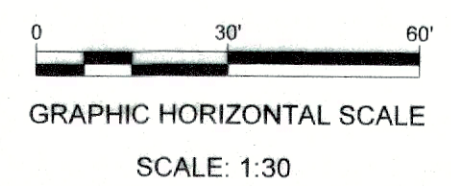
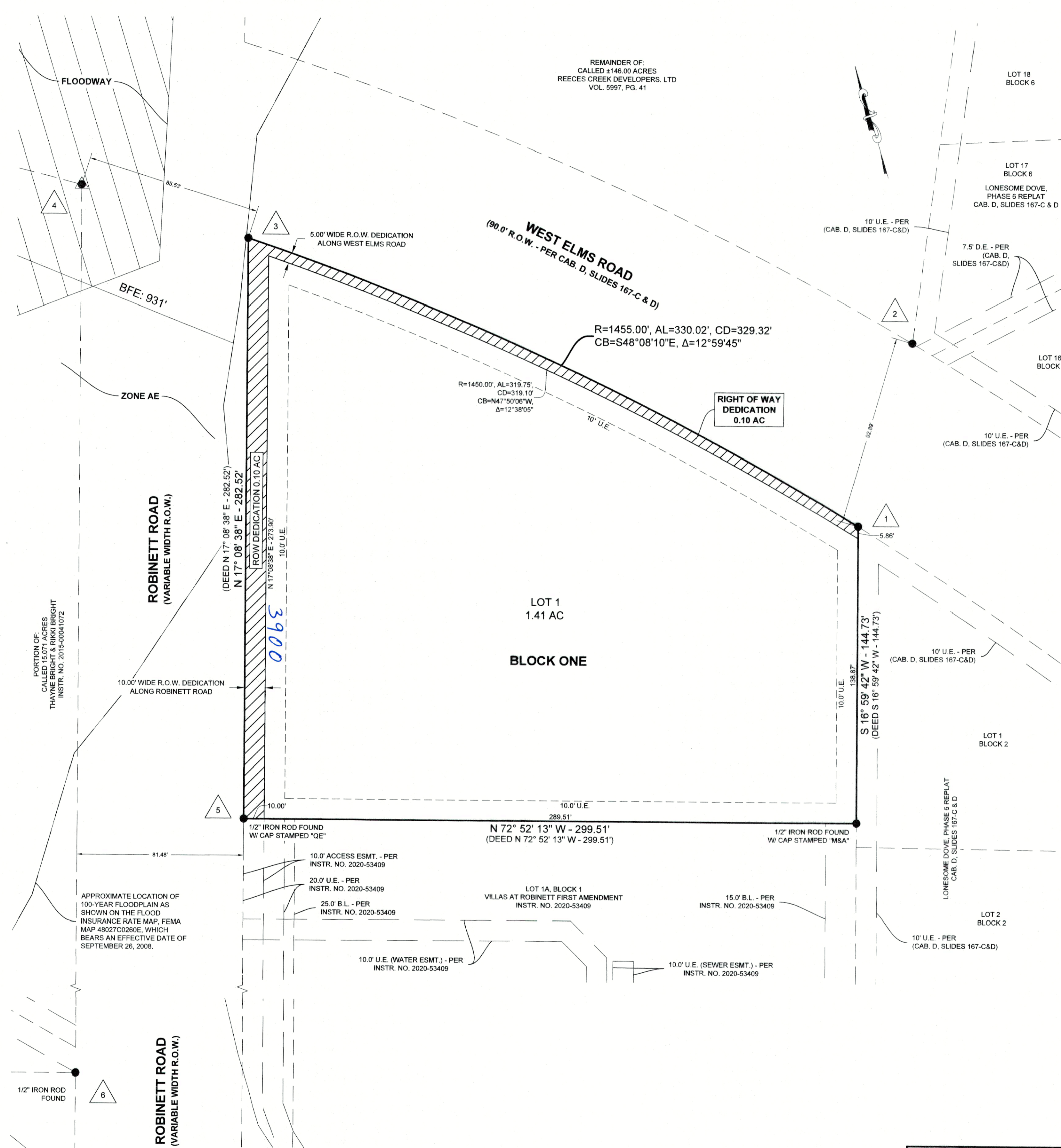
- 1 - 2 N 33° 13' 38" E, 92.89'
- 3 - 4 N 55° 34' 38" W, 85.53'
- 5 - 6 S 24° 48' 43" W, 607.77'

NOTES

- 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.
- THE BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, PER LEICA SMART NET GPS OBSERVATION.
- THIS PROPERTY LIES WITHIN FEMA "ZONE X" 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**
- PARK DEVELOPMENT FEES ARE NOT REQUIRED IN ACCORDANCE WITH SEC. 26-129(B)(1).
- WATER SERVICE TO BE PROVIDED BY THE CITY OF KILLEEN WATER SUPPLY. CCN NO. 10041
- SEWER SERVICE IS PROVIDED BY THE CITY OF KILLEEN
- WATER-SEWER CROSSING SHALL MEET THE MINIMUM CURRENT REQUIREMENTS PER TCEQ AND COUNTY CODE.
- 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 \$416 PER SERVICE UNIT. IMPACT FEES SHALL BE PAID AT THE TIME OF BUILDING PERMITS.
- TRAFFIC IMPACT ANALYSIS WILL BE REQUIRED AT THE TIME OF THE BUILDING PERMIT APPLICATION.



LOCATION MAP
SCALE: NTS



KNOW ALL MEN BY THESE PRESENTS, THAT **ROBINETT INVESTMENT GROUP, LLC**, BEING THE SOLE OWNER OF THAT CERTAIN 1.51 ACRE TRACT OF LAND IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS, SITUATED IN THE **THOMAS ROBINETT SURVEY, ABSTRACT NO. 686, BELL COUNTY, TEXAS, BEING ALL OF THE CALLED 1.515 ACRE TRACT OF LAND DESCRIBED IN A DEED TO ROBINETT INVESTMENT GROUP, LLC, RECORDED IN INSTRUMENT NO. 2022073976, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS,** WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF **ROBINETT COMMERCIAL ADDITION**, AS SHOWN BY THE PLAT HEREOF, ATTACHED HERETO, AND MADE A PART HEREON, AND APPROVED BY THE CITY OF KILLEEN, BELL COUNTY, TEXAS AND **ROBINETT COMMERCIAL ADDITION**, DOES HEREBY DEDICATE TO SAID CITY ALL STREETS, AVENUES, DRIVES, 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 OF KILLEEN.

THE UTILITY EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO SAID CITY OF KILLEEN 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.

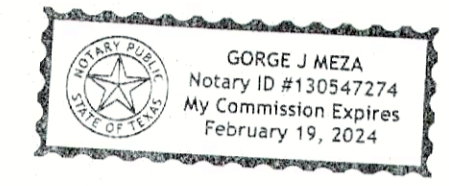
WITNESS THE EXECUTION HEREOF, ON THIS 29 DAY OF November, 2023.

FOR: ROBINETT INVESTMENT GROUP, LLC

BY: Sairoz A. Prasla
SAIROZ A. PRASLA
DIRECTOR

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY, PERSONALLY APPEARED **SAIROZ A. PRASLA**, KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. IT HAS BEEN ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING INSTRUMENT AS THE OWNERS OF THE PROPERTY DESCRIBED HEREON.

Gorge J. Meza
NOTARY PUBLIC STATE OF TEXAS
MY COMMISSION EXPIRES: 2/19/24



CITY PLANNING AND DEVELOPMENT SERVICES

APPROVED THIS 6 DAY OF November, 2023, A.D. BY THE PLANNING DIRECTOR OF THE CITY OF THE CITY OF KILLEEN, TEXAS.

[Signature]
CHAIRMAN, PLANNING AND ZONING COMMISSION

[Signature]
SECRETARY, PLANNING AND ZONING COMMISSION

SURVEYORS' CERTIFICATE:

I, SETH H. BARTON, 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 AND BELL COUNTY, TEXAS.

Seth H. Barton 11/29/2023
SETH H. BARTON
R. P. L. S. NO. 6878
1501 W. STAN SCHLUETER LP.
KILLEEN, TX 76549



COUNTY CLERK INFORMATION:

FILED FOR RECORD THIS 13 DAY OF December, 20 23, IN YEAR 2023
PLAT # 054632 PLAT RECORDS OF BELL COUNTY, TEXAS, AND DEDICATION INSTRUMENT # 2023054632
OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

BY: KKatie Deputy

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 4th DAY OF December, 20 23 A.D.

By: Renec Hickman
BELL COUNTY TAX APPRAISAL DISTRICT

SURVEY:	THOMAS ROBINETT SURVEY, ABSTRACT NO. 686	OWNER:	ROBINETT INVESTMENT GROUP, LLC 11001 LELAND RICH COURT AUSTIN, TEXAS 78717
NUMBER OF BLOCKS:	1	SURVEYOR:	QUINTERO ENGINEERING, LLC 1501 W. STAN SCHLUETER LP KILLEEN, TEXAS 76549 (254) 493-9962
NUMBER OF LOTS:	1		
TOTAL ACREAGE:	1.51 AC		
DATE:	NOVEMBER 2023		

QE
QUINTERO ENGINEERING LLC
1501 W. STAN SCHLUETER LP. PHONE: (254) 493-9962
KILLEEN, TEXAS 76549 FAX: (254) 432-7070
T.B.P.E. FIRM NO.: 14709 T.B.P.L.S. FIRM NO.: 10194110

FINAL PLAT
ROBINETT COMMERCIAL ADDITION
CITY OF KILLEEN, BELL COUNTY, TEXAS

ROBINETT COMMERCIAL ADDITION, IS A PLAT OF ALL OF THE CALLED 1.51 ACRE TRACT OF LAND DESCRIBED IN A DEED TO ROBINETT INVESTMENT GROUP, LLC, RECORDED INSTRUMENT NO. 2022073976, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS.

PROJECT NO.:	028-23
DRAWING NO.:	P1