

Rock House Addition II
(Cab. C, Slide 399-A)
Scale: N.T.S.

AVIGATION RELEASE

WHEREAS, Bobby D. Bates; Gayla J. Bates and Jimmy B. Bates, hereinafter called OWNER (whether one or more), is the owner of a certain parcel of land situated in the City of Killeen, Bell County, Texas, being more particularly described as Rock House Addition III, an addition to the City of Killeen, Bell County, Texas.

OWNER does hereby waive, release, remise, quit claim and forever hold harmless the City of Killeen, Texas a municipal corporation, hereinafter called CITY, from any and all claims for damages of any kind that OWNER may now have or may hereinafter have in the future by reason of the passage of all aircraft (aircraft being defined for the purpose of this designed for navigation or flight in the air) by whomsoever owned and operated, in the air space above OWNER'S property. Such release shall include, but not be limited to, any damages to OWNER'S described property, such as noise, vibration, fumes, dust, fuel, and lubricant particles, and all other effects that may be caused by the operation of aircraft landing at or taking off from, or operating at any municipal or military airport within or adjacent to the CITY, whether such claim be for injury or death to person or persons or damages to or taking of property; and OWNER does hereby fully remis, and release any right or cause of action which it may now have or which it may in the future have against the CITY, whether such claims be for injury to person or damage to property due to noise, vibration, fumes, dust, fuel and lubricant particles, and all the other effects that may be caused or may have been caused by the operation and/or maintenance of aircraft or aircraft engine at or on said airports.

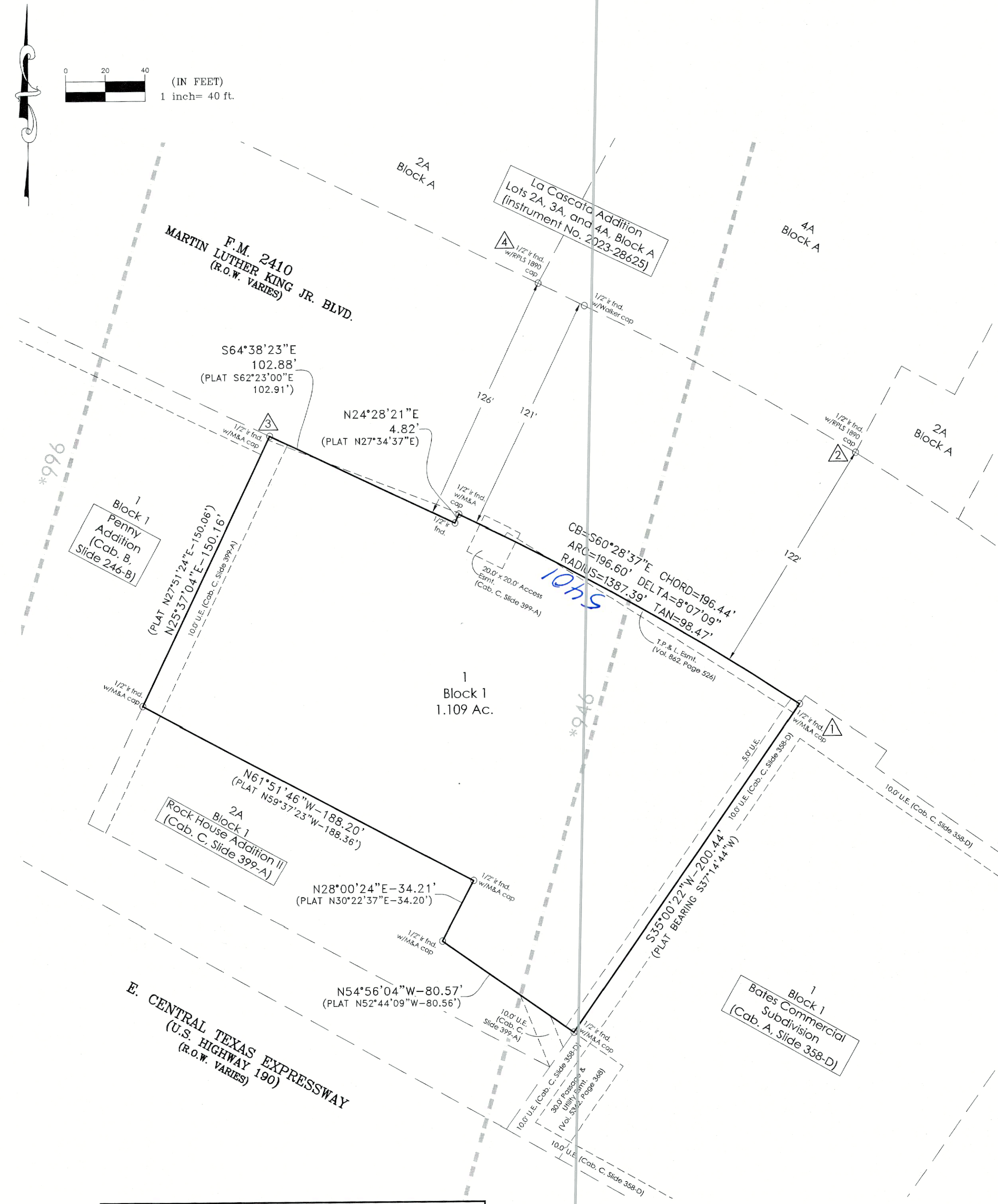
It is agreed that this Release shall be binding upon OWNER, his successors, heirs, executors, administrators and assigns, in interest with in Rock House Addition III, an addition to the City of Killeen, Texas, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed records of Bell County, Texas

Executed this 19 day of December, A.D., 23

Bobby D. Bates
Bobby D. Bates

Gayla J. Bates
Gayla J. Bates

Jimmy B. Bates, P.A.
Jimmy B. Bates

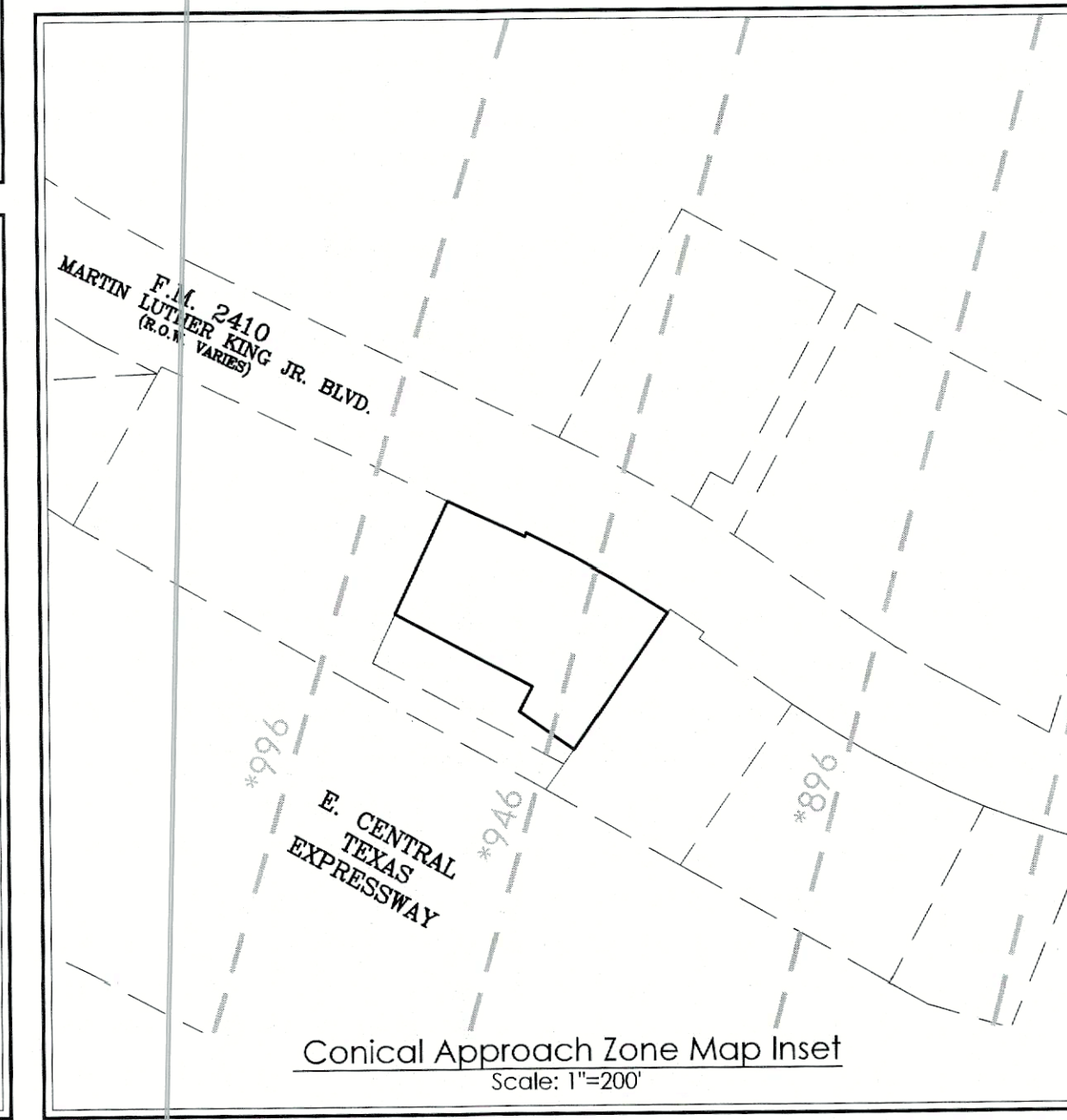
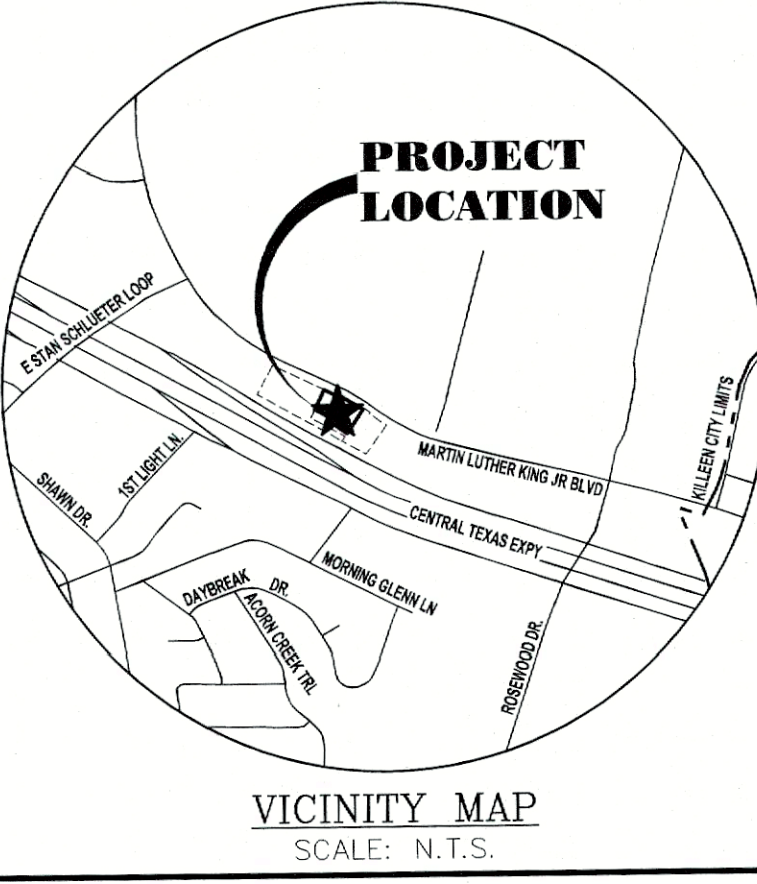


LEGEND
--- Elevation Line
*000 Elevation of the Airport Zoning Map by the Texas Aeronautics Commission (Dated 5/22/1984) as per Killeen, TX Code of Ordinances, Chapter 7, Article 2.

- NOTES:**
- Bearings are based on the Texas Coordinate System, Central Zone, NAD 83 (CORS 96), as determined by Leica Texas SmartNet GPS observations.
 - All distances are horizontal grid distance, unless noted. The combined scale factor (CSF) is 0.99988266. Surface distance = Grid distance x CSF.
 - This subdivision is located in zone X, areas determined to be outside the 0.2% annual chance floodplain, as indicated on the U.S. FEMA Agency Boundary Map, (Flood Insurance Rate Map), Map No. 48027C0280E, effective date September 26, 2008 for Bell County, Texas.
 - 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.
 - 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 property is zoned "M-1" (Manufacturing District). Please refer to Sec. 31-416 for further details on zoning regulations.
 - Park development fees are not required in accordance with Sec. 26-129(b)(1).
 - Existing deed restrictions shall remain in place.

REFERENCE TIES

- △ to △ N13°04'34"E-129.32'
- △ to △ N66°57'09"E-155.35'
- △ 1/2" iron rod found with M&A cap
- △ 1/2" iron rod found with 1890 cap
- △ 1/2" iron rod found with M&A cap
- △ 1/2" iron rod found with 1890 cap



KNOW ALL MEN BY THESE PRESENTS, that Bobby D. Bates, whose address is 120 Amber Jill Cove, Killeen, TX 76549 and Gailya J. Bates and Jimmy B. Bates, whose address is 3791 Canyon Heights Rd., Belton, TX 76513 being the owners of that certain 1.109 acres in Bell County, Texas, being part of the R. Cunningham Survey, Abstract No. 158. Being all of Lot 3A, Block 1, Rock House Addition II, also being all of Lot 1A, Block 1, Rock House Addition II, of record in Cabinet C, Slide 399-A, Plat Records of Bell County, Texas which is more fully described in the dedication of **ROCK HOUSE ADDITION III** as shown by the plat hereof, attached hereto, and made a part hereon, and approved by the City of Killeen, Bell County, Texas, does hereby adopt said **ROCK HOUSE ADDITION III** as an addition to the City of Killeen, Bell County, Texas. The utility easements shown on said plat are dedicated to said city for the installation and maintenance of any and all public utilities, which the city may install or permit to be installed or maintained.

WITNESS the execution hereof, on this 19 day of December, 2023

Bobby D. Bates
Bobby D. Bates (Owner)

Gailya J. Bates
Gailya J. Bates (Owner)

Jimmy B. Bates, P.A.
Jimmy B. Bates (Owner)

Before me, the undersigned authority, on this day personally appeared **Bobby D. Bates** known to me to be the person whose name is subscribed to the foregoing instrument. It has been acknowledged to me that they executed the foregoing instrument as the owner of the property described hereon.

Teri Hunter
TERISSA HUNTER
Notary Public, State of Texas
Comm. Expires 05-05-2027
Notary ID: 11464523

NOTARY PUBLIC STATE OF TEXAS

Before me, the undersigned authority, on this day personally appeared **Gailya J. Bates** known to me to be the person whose name is subscribed to the foregoing instrument. It has been acknowledged to me that they executed the foregoing instrument as the owner of the property described hereon.

Teri Hunter
TERISSA HUNTER
Notary Public, State of Texas
Comm. Expires 05-05-2027
Notary ID: 11464523

NOTARY PUBLIC STATE OF TEXAS

Before me, the undersigned authority, on this day personally appeared **Jimmy B. Bates** known to me to be the person whose name is subscribed to the foregoing instrument. It has been acknowledged to me that they executed the foregoing instrument as the owner of the property described hereon.

Teri Hunter
TERISSA HUNTER
Notary Public, State of Texas
Comm. Expires 05-05-2027
Notary ID: 11464523

NOTARY PUBLIC STATE OF TEXAS

APPROVED this 21 day of November, 2023 by the Planning Director of the City of Killeen, Bell County, Texas.

Wally Medina
WALLY MEDINA
PLANNING DIRECTOR

Shirley
SHIRLEY
PLANNING ASSISTANT

KNOW ALL MEN BY THESE PRESENTS,

That I, Robert E. Mitchell, Registered Professional Land Surveyor, do hereby certify that I did prepare this plat from an actual and accurate survey of the land, that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Killeen, Texas, and this subdivision is within the City Limits of Killeen, Texas.



Robert E. Mitchell
Robert E. Mitchell,
Registered Professional
Land Surveyor, No. 5801

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 12th day of December, 2023 A.D.

By: *Renee Hickman*
Renee Hickman
Bell County Tax Appraisal District

FILED FOR RECORD this 9th day of January, 2024
Plat Records of Bell County, Texas, and Dedication Instrument # 2024001141
Official Records of Real Property, Bell County, Texas

NO.	DATE	REMARKS	BY

ROCK HOUSE ADDITION III
BEING AN AMENDING PLAT OF ALL OF LOTS 1A & 3A, ROCK HOUSE ADDITION II
KILLEEN, BELL COUNTY, TEXAS

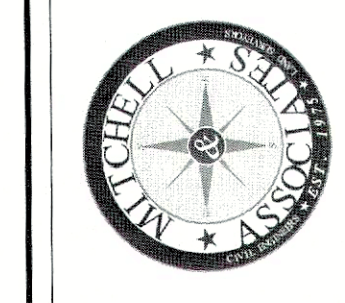
AMENDING PLAT

SHEET TITLE:

MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
102 N. COLLEGE
KILLEEN, TEXAS 76541
PHONE: (254) 634-5541
FAX: (254) 634-2141
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION NO. 3241
T. B. P. L. S. FIRM REGISTRATION NO. 100204-00

DRWN BY: DATE: SCALE: FB/AB: 1 LOT: AREA: 1.109 Ac.
CHKD BY: DATE: SCALE: AS SHOWN: 2027/20 1 BLOCK

FILED FOR RECORD



Inst # 2024001141