

CZA ELEV: 865.38

25.0' PASSAGE ESMT - PER PLAT YEAR 2018/ NO. 87

CZA ELEV: 877.38

LOT 1, BLOCK 3 ROSEWOOD COMMERCIAL

(PLAT YEAR 2018, PLAT NO. 87)

ORIGINAL CONFIGURATION OF LOT 1A, BLOCK 1 ROSEWOOD ADDITION REPLAT NO. 1, AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS. SCALE: N.T.S.

LEGEND

PROPERTY BOUNDARY LOT LINES EASEMENT LINES ADJOINING TRACT PROPERTY LINES ---- OFFSITE EASEMENTS

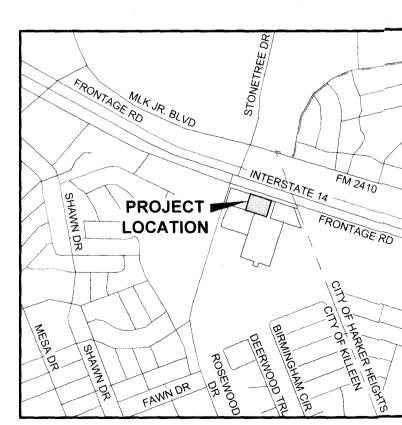
> 1/2" IRON ROD W/ CAP STAMPED "MITCHELL & ASSOC. KILLEEN" 1/2" IRON ROD SET W/ CAP STAMPED "QUINTERO 10194110"

AS NOTED

NOTES

- 1. 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 HERON.
- 2. THE BEARINGS AND DISTANCES SHOWN HERON ARE BASED ON THE TEXAS STATE PANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, PER LEICA SMART NET GPS OBSERVATION.
- 3. CLEAR ZONE APPROACH AREA (CZAA) IS AN INCLINED PLANE WITH A SLOPE OF 50:1 (1' OF ELEVATION FOR EVERY 50' OF HORIZONTAL DISTANCE).
- 4. ALL INTERIOR CORNERS ARE 1/2 IRON ROD SET W/ CAP STAMPED "QUINTERO 10194110", UNLESS OTHERWISE NOTED.
- 5. THIS PROPERTY LIES WITHIN FEMA "ZONE X, OTHER AREAS" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, FEMA MAP 48027C0280E AND FEMA MAP 48027C0285E, BOTH MAPS BEAR AN EFFECTIVE DATE OF SEPTEMBER 26,

FEMA "ZONE X, OTHER AREAS" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN



LOCATION MAP SCALE: NTS

INTERSTATE 14 (U.S. HIGHWAY 190) (VARIABLE WIDTH R.O.W.)

		1' NON-ACCESS EASEMENT	45.00' ACCESS POINT	1' NON-ACCESS EASEMENT		BY:
	(PLAT S P.O.B. S 74°	74° 51' 27" E - 75.25') 55' 09" E - 75.29'	1	S 71° 56' 42" E - 309.45') ' 55' 10" E - 309.40'		LOU
	3/8" IRON 3	75.29' 54.81'	20,	254.59' 10.0' U.E PER PLAT CAB. C/SL	LIDE 92-C 0 10.0' U.E PEF	R PLAT CAB. C/SLIDE 92-C
10.0' U.E PER PLAT CAB. C/SLIDE 92-C	ROD FOUND S	25.5	25.	25.5° 5680	55	BEF KNO
	7/	27.0' PASSAGE EASEMENT	2	7.0' PASSAGE EASEMENT		BEE DES
CZA ELEV: 869.38				CITY OF KILLEEN UTILITY EASEMENT PER VOL. 5798, PG. 476		
AND CONTRACTOR OF THE PARTY OF					299.86'_ '- 299.99')	
	296.55				. W - 01" W	
	in ,		≱		04,	PLA
PART OF LOT 1, BLOCK 1 ROSEWOOD ADDITION (CAB. C, SLIDE 92-C)	N 18° 03' 18" 05' 10" E	LOT 1A 0.89 AC	S 18°05′0	LOT 2A 1.75 AC	299.86' S 18° 03' (PLAT S 18°	LOT 3, BLOCK 1 THIS ROSEWOOD ADDITION KILL (CAB. C, SLIDE 92-C)
	(PLAT N N 18° (27.0' PASS EASEME		159	APF OF
	VI YEAR 2		BL	OCK ONE	3589/PG	CHA
	PER PLA				- PER VO	CHA
CZA ELEV: 873.38	U.E.				D H	SUR
Wash below to the second secon	10.0				10.0	
10.0' U.E PER PLAT CAB. C/SLIDE 92-C		130.00'	37.97' 10.0' U.E	PER PLAT CAB. C/SLIDE 92-C 216.77'	10.	0' U.E PER PLAT CAB. C/SLIDE 92-C I, BF
10.0' U.E PER PLAT YEAR 2018/ N	40.0' PASSAGE ESMT. - PER PLAT YEAR 2018/ NO. 8	N 72° 05' 08" W - 16 (ADJ PLAT N 72° 05' 08" W -	7.97' 1/2" IRON 167.97') ROD FOUI			ACC
				10.0' U.E PER VOL.3589/PG.159		
(CZAA)						BRA

KNOW ALL MEN BY THESE PRESENTS, THAT KNC ASSOCIATES BEING THE SOLE OWNER OF THAT CERTAIN 2.64 ACRES OF LAND IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS, SITUATED IN THE R. CUNNINGHAM SURVEY, ABSTRACT NUMBER 158, BEING ALL OF THE CALLED LOT 1A, BLOCK 1, ROSEWOOD ADDITION REPLAT NO. 1, RECORDED IN PLAT YEAR 2015, PLAT NO. 14, PLAT RECORDS OF BELL COUNTY, TEXAS, BEING CONVEYED IN A DEED TO KNC ASSOCIATES RECORDED IN VOLUME 5512, PAGE 1, DEED RECORDS OF BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF ROSEWOOD ADDITION REPLAT NO. 2, AS SHOWN BY THE PLAT HEREOF, ATTACHED HERETO, AND MADE A PART HEREON, AND APPROVED BY THE CITY OF KILLEEN, BELL COUNTY, TEXAS AND ROSEWOOD ADDITION REPLAT NO. 2, DOES HEREBY DEDICATE TO SAID CITY ALL STREETS, AVENUES, DRIVES AND 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 DRAINAGE AND 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 5 DAY OF JUNE , 2019.

FOR: KNC ASSOCIATES

JANN CROSS, MANAGING PARTNER

FORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY, PERSONALLY APPEARED LOU ANN CROSS IN HER CAPACITY FOR IC ASSOCIATES KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. IT HAS EN ACKNOWLEDGED TO ME THAT **SHE** EXECUTED THE FOREGOING INSTRUMENT AS THE OWNERS OF THE PROPERTY SCRIBED HEREON.



NOTARY PUBLIC STATE OF TEXAS MY/COMMISSION EXPIRES: 2/19/2020

NNING AND ZONING COMMISSION

HIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF LEEN, TEXAS.

THE CITY OF KILLEEN, TEXAS.

A.D. BY THE PLANNING AND ZONING COMMISSION

AIRMAN, PLANNING AND ZONING COMMISSION

SECRETARY, PLANNING AND ZONING COMMISSION

EVEYORS' CERTIFICATE:

RADLEY W. SARGENT, DO HEREBY CERTIFY THAT AN ACTUAL AND ACCURATE SURVEY WAS MADE ON THE GROUND OF THE ATTED LAND. AND THAT THE CORNER MONUMENTS SHOWN ON THE FOREGOING PLAT WERE FOUND OR PLACED. IN CORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF KILLEEN, TEXAS.

R. P. L. S. NO. 5827

415 E. AVENUE D KILLEEN, TX 76541



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

BELL COUNTY TAX APPRAISAL DISTRICT

COUNTY CLERK INFORMATION

FILED FOR RECORD THIS AB DAY OF TO ME PLAT RECORDS OF BELL COUNTY, TEXAS, AND DEDICATION INSTRUMENT # 2016 OF REAL PROPERTY, BELL COUNTY, TEXAS.

BY: Slaceon Colon by Marush Soundes, Deputy Oler

SURVEY: R. CUNNINGHAM, A-158 NUMBER OF BLOCKS:

KNC ASSOCIATES OWNER: 7787 E. TRIMMIER RD. KILLEEN, TEXAS

NUMBER OF LOTS TOTAL ACREAGE: 2.64 AC

QUINTERO ENGINEERING, LLC SURVEYOR: 415 E. AVENUE D KILLEEN, TEXAS 76541

(254) 493-9962

DATE: JUNE 2019

FINAL PLAT FOR:

ROSEWOOD ADDITION REPLAT NO. 2

CITY OF KILLEEN, BELL COUNTY, TEXAS

ROSEWOOD ADDITION REPLAT NO. 2, IS A REPLAT OF ALL OF LOT 1A, BLOCK 1, ROSEWOOD ADDITION REPLAT NO. 1, AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, RECORDED IN

PLAT YEAR 2015, PLAT NO. 14, PLAT RECORDS OF BELL COUNTY, TEXAS.

030-19 DRAWING NO .:

PROJECT NO.:

GRAPHIC HORIZONTAL SCALE

KNC ASSOCIATES

EXHIBIT "C" CALLED 9.817 ACRES

(VOL. 5512, PG. 1)

KILLEEN, TEXAS 76541 FAX: (254) 432-7070 T.B.P.E. FIRM NO.: 14709 T.B.P.L.S. FIRM NO.: 1019411

QUINTERO ENGINEERING