

ORIGINAL CONFIGURATION OF LOT 1, BLOCK 3, ROSEWOOD COMMERCIAL, RECORDED IN PLAT YEAR 2018, NO. 87, PLAT RECORDS OF BELL COUNTY, TEXAS.

LEGEND

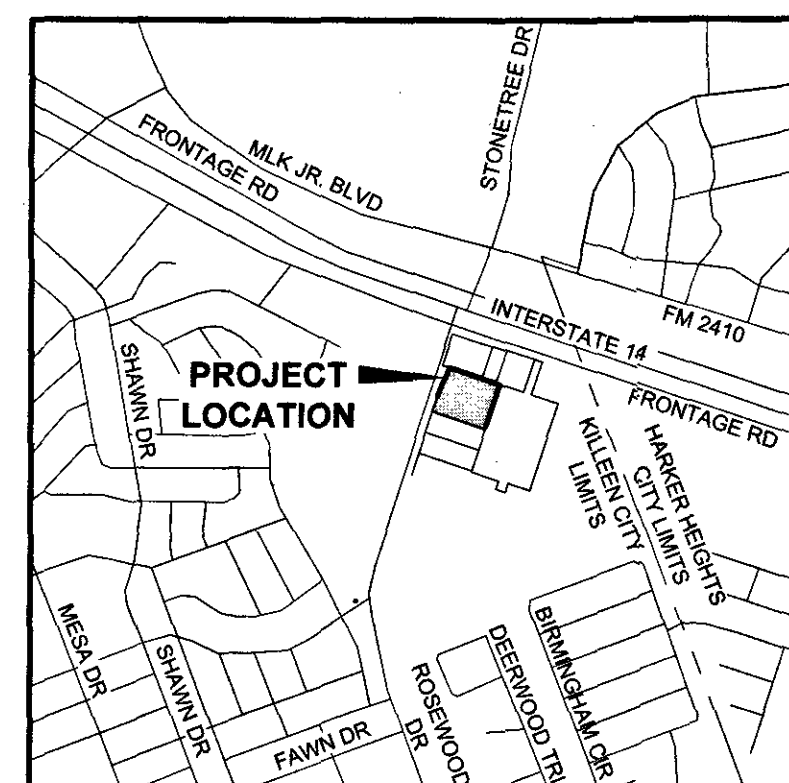
- PROPERTY BOUNDARY
- - - PASSAGE EASEMENT LINES
- - - EASEMENT LINES
- - - OFFSITE EASEMENT LINES
- - - ADJOINING TRACT PROPERTY LINES
- 3/8" IRON ROD FOUND
- 1/2" IRON ROD FOUND W/ CAP STAMPED "MITCHELL & ASSOC. KILLEEN"
- ⊙ 1/2" IRON ROD FOUND W/ CAP STAMPED "QUINTERO 10194110"
- ▲ 1/2" IRON ROD SET W/ CAP STAMPED "WALKER"

"UNLESS OTHERWISE NOTED"

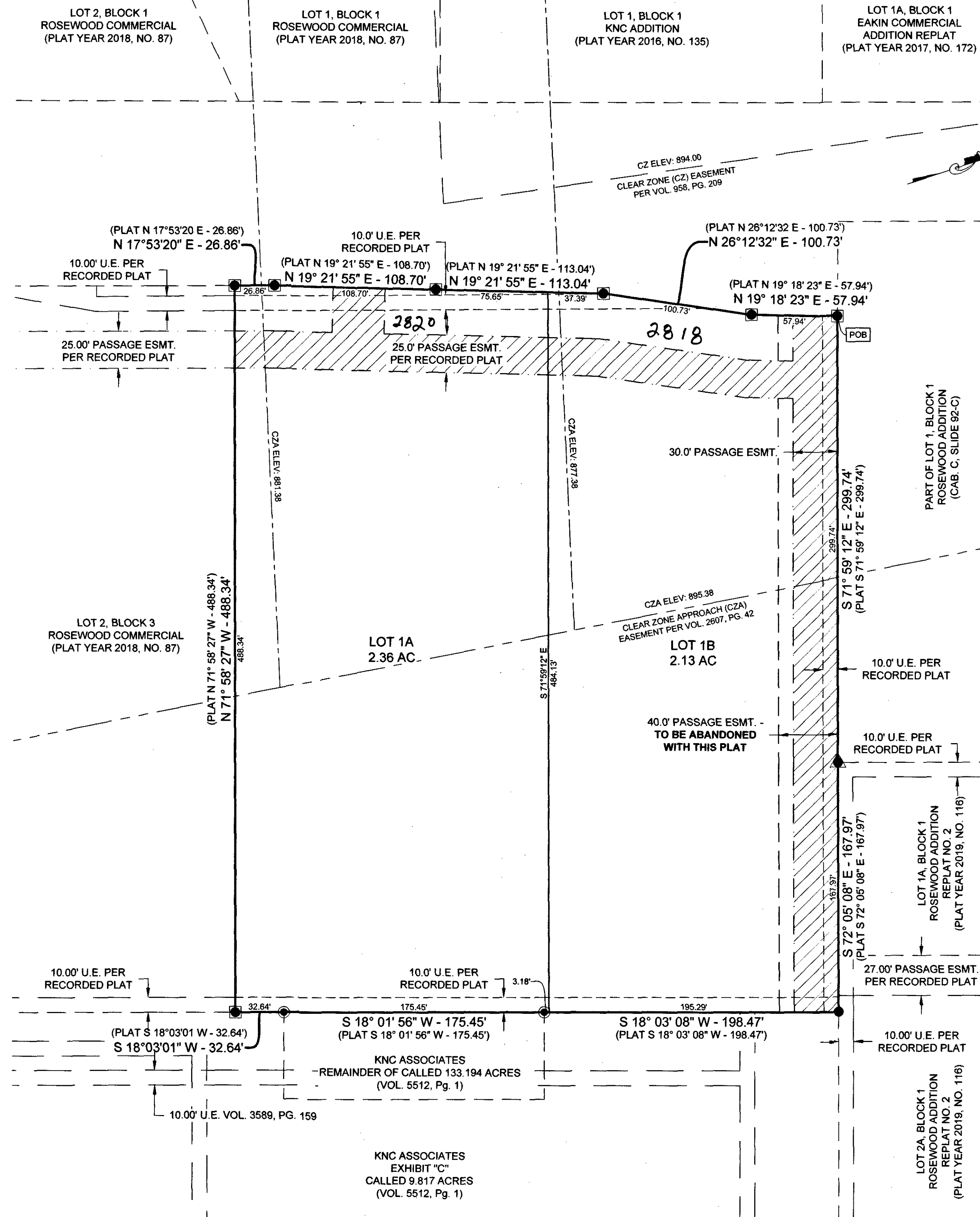
NOTES

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 PLANE 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. CLEAR ZONE(CZ) IS AN INCLINED PLANE WITH A SLOPE OF 40:1 (1" OF ELEVATION FOR EVERY 40' OF HORIZONTAL DISTANCE).
5. ALL CORNERS ARE 1/2" IRON ROD SET W/ CAP STAMPED "QUINTERO 10194110", UNLESS OTHERWISE NOTED.
6. THIS PROPERTY LIES WITHIN FEMA "ZONE X, OTHER AREAS" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, FEMA MAP 48027C0280E & 48027C0285E 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"



LOCATION MAP
SCALE: NTS



KNOW ALL MEN BY THESE PRESENTS, THAT KNC ASSOCIATES BEING THE SOLE OWNER OF THAT CERTAIN 4.49 ACRES OF LAND IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS, PART OF THE R. CUNNINGHAM SURVEY, ABSTRACT NUMBER 158, BEING ALL OF LOT 1, BLOCK 3, ROSEWOOD COMMERCIAL, RECORDED IN PLAT YEAR 2018, NO. 87, PLAT RECORDS OF BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF ROSEWOOD COMMERCIAL, REPLAT NO. 1, AS SHOWN BY THE PLAT HEREOF, ATTACHED HERETO, AND MADE A PART HEREOF, AND APPROVED BY THE CITY OF KILLEEN, BELL COUNTY, TEXAS AND ROSEWOOD COMMERCIAL, REPLAT NO. 1, 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.

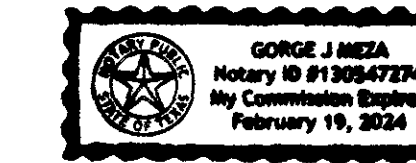
THE DRAINAGE AND UTILITY EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO SAID CITY OF KILLEEN FOR INSTALLATION AND MAINTENANCE OF ANY AND ALL PUBLIC UTILITIES, WHICH THE CITY MAY ELECT TO INSTALL AND MAINTAIN OR PERMIT TO BE INSTALLED OR MAINTAINED.

WITNESS THE EXECUTION HEREOF, ON THIS 1st DAY OF FEBRUARY, 2021.

FOR: KNC ASSOCIATES

By: Lou Ann Cross
LOU ANN CROSS, MANAGING PARTNER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY, PERSONALLY APPEARED LOU ANN CROSS KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. IT HAS BEEN ACKNOWLEDGED TO ME THAT SHE EXECUTED THE FOREGOING INSTRUMENT AS THE OWNERS OF THE PROPERTY DESCRIBED HEREON.



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

CITY PLANNING AND DEVELOPMENT SERVICES

APPROVED THIS 1st DAY OF February, 2021, A.D. BY THE EXECUTIVE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES OR THE CITY PLANNER OF THE CITY OF KILLEEN, TEXAS.

By: Tom M. McEl
EXECUTIVE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES OR THE CITY PLANNER

By: Marie Lopez
PLANNING SECRETARY

SURVEYORS' CERTIFICATE:

I, BRADLEY W. SARGENT, 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, TEXAS.

By: Bradley W. Sargent 02/02/21
BRADLEY W. SARGENT
R. P. L. S. NO. 8827
1501 W. STAN SCHLUETER LP.
KILLEEN, TX 76549



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 9th DAY OF February, 2021 A.D.

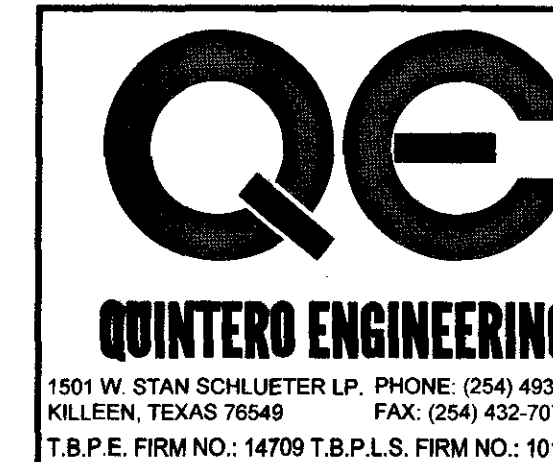
By: Reagan Brown
BELL COUNTY TAX APPRAISAL DISTRICT

COUNTY CLERK INFORMATION:

FILED FOR RECORD THIS 1st DAY OF March, 2021, IN YEAR 2021, PLAT # N/A
PLAT RECORDS OF BELL COUNTY, TEXAS, AND DEDICATION INSTRUMENT # 2021012604, OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

By: Shelley Coston

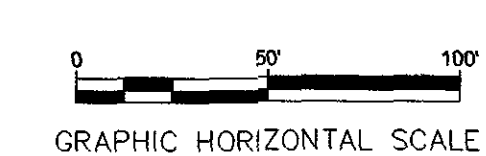
SURVEY:	R. CUNNINGHAM, A-158	OWNER:	KNC ASSOCIATES 7787 E. TRIMMIER RD. KILLEEN, TEXAS
NUMBER OF BLOCKS:	1		
NUMBER OF LOTS:	2		
TOTAL ACREAGE:	4.49 AC	SURVEYOR:	QUINTERO ENGINEERING, LLC 1501 W. STAN SCHLUETER LP. KILLEEN, TEXAS 76549 (254) 493-9962
DATE:	DECEMBER 2020		



FINAL PLAT
ROSEWOOD COMMERCIAL, REPLAT NO. 1
KILLEEN, BELL COUNTY, TEXAS

ROSEWOOD COMMERCIAL, REPLAT NO. 1, IS A REPLAT OF ALL OF LOT 1, BLOCK 3, ROSEWOOD COMMERCIAL, RECORDED IN PLAT YEAR 2018, NO. 87, PLAT RECORDS OF BELL COUNTY, TEXAS.

PROJECT NO.:
053-20
DRAWING NO.:
P1



plat # 2021-12104