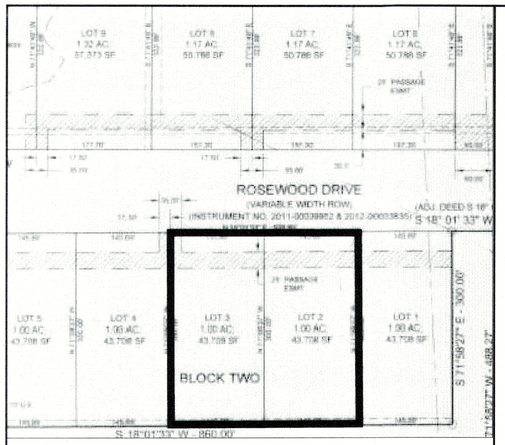
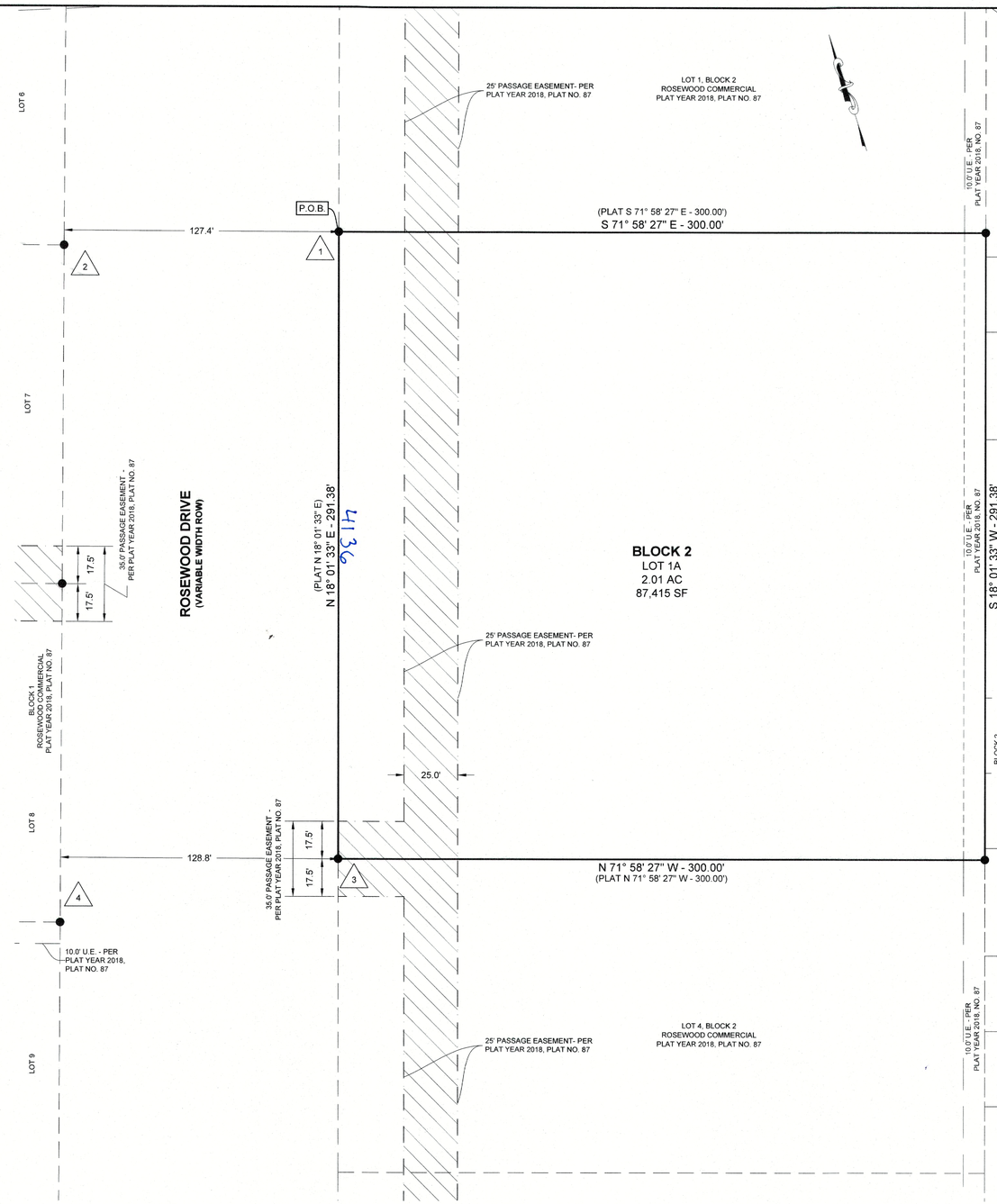



ORIGINAL CONFIGURATION OF LOTS 2 & 3, BLOCK 2, ROSEWOOD COMMERCIAL, RECORDED IN PLAT YEAR 2018, PLAT NO. 87, PLAT RECORDS OF BELL COUNTY, TEXAS.
SCALE: N.T.S.




## LEGEND

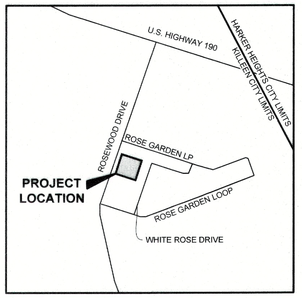
- PROPERTY BOUNDARY
- PASSAGE EASEMENT
- BUILDING LINE
- UTILITY EASEMENT LINE
- PASSAGE EASEMENT HATCH
- ADJOINING TRACT PROPERTY LINES
- OFFSITE EASEMENTS
- 1/2" IRON ROD FOUND W/ CAP STAMPED "QUINTERO 10194110"

## REFERENCE TIES

| | |
|---|---|
| 1 - 2 | N 74° 49' 41" W, 127.55' |
| 3 - 4 | N 84° 53' 23" W, 132.25' |

## ABBREVIATIONS

| | |
|---|---|
| B.L. | BUILDING LINE |
| U.E. | UTILITY EASEMENT |




**LOCATION MAP**
SCALE: NTS

## NOTES

1. WATER SERVICE TO BE PROVIDED BY CITY OF KILLEEN, CCN NO. 10041
2. SEWER SERVICE TO BE PROVIDED BY CITY OF KILLEEN, CCN NO. 20011
3. THE BUILDING SETBACK LINES FOR THIS TRACT SHALL BE DETERMINED AS REQUIRED BY THE CODE OF ORDINANCES OF THE CITY OF KILLEEN AS RELATED TO THE DEVELOPMENT OF THIS TRACT UNLESS SHOWN HEREON.
4. 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.
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. THIS PROPERTY LIES WITHIN FEMA "ZONE X, OTHER AREAS" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, FEMA MAP 48027C0280E 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**
7. PURPOSE OF REPLAT IS TO COMBINE LOTS 2 AND 3, BLOCK 2, OF ROSEWOOD COMMERCIAL.
8. THIS REPLAT IS SUBJECT TO ALL APPLICABLE PLAT NOTES AND RESTRICTIONS SET FORTH IN THE ROSEWOOD COMMERCIAL PLAT RECORDED IN PLAT YEAR 2018, PLAT NO. 87, PLAT RECORDS OF BELL COUNTY, TEXAS

INST # 202304154 4

GRAPHIC HORIZONTAL SCALE
SCALE: 1:30
0 30' 60'

LOT 20 | LOT 19 | LOT 18 | LOT 17 | LOT 16 | LOT 15 | LOT 14 | LOT 13 | LOT 12 | LOT 11 | LOT 10 | LOT 9 | LOT 8

KNOW ALL MEN BY THESE PRESENTS, THAT **ABBOTT SPRINGS, LTD** BEING THE SOLE OWNER OF THAT CERTAIN **2.01 ACRES** OF LAND IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS, SITUATED IN THE **ROBERT CUNNINGHAM SURVEY, A-158, BEING ALL OF LOTS 2 & 3, BLOCK 2, ROSEWOOD COMMERCIAL, AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, RECORDED IN PLAT YEAR 2018, PLAT NO. 87, PLAT RECORDS OF BELL COUNTY, TEXAS, DESCRIBED IN A DEED TO ABBOTT SPRINGS, LTD, RECORDED IN INSTRUMENT NO. 201800025881, DEED RECORDS OF BELL COUNTY, TEXAS**.

WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF **ROSEWOOD COMMERCIAL, 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 **ABBOTT SPRINGS, LTD**, DOES HEREBY DEDICATE TO SAID CITY ALL STREETS, AVENUES, DRIVES, ALLEYS AND DRAINAGE TRACTS 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 PASSAGE 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 24 DAY OF August, 2023.

FOR: ABBOTT SPRINGS LTD.

**JAMES M. WRIGHT**
**PRESIDENT**

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY, PERSONALLY APPEARED **JAMES M. WRIGHT** 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 OWNER OF THE PROPERTY DESCRIBED HEREON.

NOTARY PUBLIC-STATE OF TEXAS
MY COMMISSION EXPIRES: 2-18-26

KATHLEEN TANG
Notary ID #123928367
My Commission Expires
February 18, 2026

CITY PLANNING AND DEVELOPMENT SERVICES

APPROVED THIS 28 DAY OF February, 20 23, A.D. BY THE EXECUTIVE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES OR THE CITY PLANNER OF THE CITY OF KILLEEN, TEXAS.

EXECUTIVE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES OR THE CITY PLANNER

PLANNING SECRETARY

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, TEXAS.

08/23/2023

SETH H. BARTON
R. P. L. S. NO. 6878
1501 W. STAN SCHLUETER LP.
KILLEEN, TX 76549

STATE OF TEXAS
REGISTERED
SETH H. BARTON
6878
PROFESSIONAL
LAND SURVEYOR

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 29 DAY OF Aug, 20 23 A.D.

By: Renee Hickman
BELL COUNTY TAX APPRAISAL DISTRICT

COUNTY CLERK INFORMATION:

FILED FOR RECORD THIS 14th DAY OF September, 20 23 IN YEAR 2023, PLAT # 202304154 4
PLAT RECORDS OF BELL COUNTY, TEXAS, AND DEDICATION INSTRUMENT # 202304154 4, OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

BY: Vicky Walholland, Deputy

| | | | |
|---|---|---|---|
| SURVEY: | ROBERT CUNNINGHAM, A-158 | OWNER: | ABBOTT SPRING LTD<br>3800 S. W.S. YOUNG DRIVE SUITE 101<br>KILLEEN, TEXAS 76542<br>(254) 526-5117 |
| NUMBER OF BLOCKS: | 1 | | |
| NUMBER OF LOTS: | 1 | SURVEYOR: | QUINTERO ENGINEERING, LLC<br>1501 W. STAN SCHLUETER LP.<br>KILLEEN, TEXAS 76549<br>(254) 493-9962 |
| TOTAL ACREAGE: | 2.01 AC | | |
| DATE: | AUGUST 2023 | | |


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


# FINAL PLAT FOR:

## ROSEWOOD COMMERCIAL, REPLAT NO. 2

### CITY OF KILLEEN, BELL COUNTY, TEXAS

**ROSEWOOD COMMERCIAL, REPLAT NO. 2,** IS A REPLAT OF LOTS 2 & 3, BLOCK 2, OF ROSEWOOD COMMERCIAL, AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, RECORDED IN PLAT YEAR 2018, PLAT NO. 87, PLAT RECORDS OF BELL COUNTY, TEXAS

PROJECT NO.: 055-22
DRAWING NO.: P1