

LINE #	BEARING	LENGTH
L10	N01°50'27"E	37.30'
L11	N34°09'35"W	70.16'
L12	N44°12'38"W	60.06'
L13	N57°44'29"W	110.12'
L14	S01°50'27"W	21.53'
L15	N48°51'23"W	53.93'
L16	N55°04'19"W	128.56'
L17	N27°35'02"W	83.81'
L18	N29°13'32"W	137.96'
L19	N20°44'31"W	91.86'
L20	N29°17'42"W	145.78'
L21	N29°24'31"W	107.40'
L22	N26°18'29"W	154.71'
L23	N28°56'14"W	85.57'
L24	N07°23'40"W	67.77'
L25	N45°22'23"W	38.92'
L26	S88°06'35"W	34.21'

**LEGEND**

- PROPERTY BOUNDARY
- BUILDING LINES
- EASEMENT LINES
- ADJOINING TRACT PROPERTY LINES
- 100-YEAR FLOODPLAIN
- 3/8" IRON ROD FOUND
- 1/2" IRON ROD FOUND W/ CAP STAMPED "MITCHELL & ASSOC KILLEEN"
- 1/2" IRON ROD SET W/ CAP STAMPED "WALLACE"
- 1/2" IRON ROD SET W/ CAP STAMPED "QUINTERO 10194110"
- 1/2" IRON ROD SET W/ CAP STAMPED "QUINTERO 10194110"

\*\*UNLESS OTHERWISE NOTED\*\*

LINE #	BEARING	LENGTH	RECORD BEARING	RECORD LENGTH
L1	S70°38'05"E	125.50'	-	-
L2	N19°21'55"E	113.04'	ADJ. N 19° 19' 32" E	-
L3	N26°12'32"E	100.73'	ADJ. N 26° 10' 09" E	100.73'
L4	N19°18'23"E	57.94'	ADJ. N 19° 16' 00" E	57.94'

KNOW ALL MEN BY THESE PRESENTS, THAT KNC ASSOCIATES AND THE CITY OF KILLEEN BEING THE SOLE OWNERS OF THAT CERTAIN AS 84 ACRES OF LAND IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS, PART OF THE R. CUNNINGHAM SURVEY, ABSTRACT NUMBER 158, BEING A PORTION OF LOT 2, BLOCK 1, ROSEWOOD ADDITION, RECORDED IN CABINET C, SLIDE 92-C, PLAT RECORDS OF BELL COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER OF THE CALLED 133.194 ACRES DESCRIBED IN A DEED TO KNC ASSOCIATES, RECORDED IN VOLUME 5512, PAGE 1, DEED RECORDS OF BELL COUNTY, TEXAS, AND A PORTION OF THE CALLED 3.306 ACRES DESCRIBED IN A DEED TO CITY OF KILLEEN, BELL COUNTY, TEXAS, RECORDED IN INSTRUMENT NUMBER 2011-00039952, DEED RECORDS OF BELL COUNTY, TEXAS, AND A PORTION OF PARCEL 1 AND PARCEL 3 AS DESCRIBED IN A DEED TO THE CITY OF KILLEEN, RECORDED IN INSTRUMENT 2012-00033835, DEED RECORDS OF BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF ROSEWOOD COMMERCIAL, 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, DOES HEREBY DEDICATE TO SAID CITY ALL STREETS, AVENUES, DRIVES AND ALLEYS SHOWN ON SAID PLAT, THE SAME TO BE USED AS PUBLIC THROUGHFARES 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 31 DAY OF May, 2018.

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.

BY: Angela M. ...  
NOTARY PUBLIC STATE OF TEXAS  
MY COMMISSION EXPIRES: 11/19/2020

WITNESS THE EXECUTION HEREOF, ON THIS 8 DAY OF June, 2018.

FOR: THE CITY OF KILLEEN

BY: Paul L. Olson, CITY MANAGER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY, PERSONALLY APPEARED DENNIS M. BALDWIN KNOWN TO ME TO BE THE PERSON 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.

BY: Dennis M. Baldwin  
NOTARY PUBLIC STATE OF TEXAS  
MY COMMISSION EXPIRES: 11/21/2021

**PLANNING AND ZONING COMMISSION**

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

APPROVED THIS 4th DAY OF June, 2018 A.D. BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KILLEEN, TEXAS.

BY: Julia ... CHAIRMAN, PLANNING AND ZONING COMMISSION  
BY: Marisa ... SECRETARY, PLANNING AND ZONING COMMISSION

**SURVEYOR'S 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 5/31/2018  
BRADLEY W. SARGENT  
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.

DATED THIS 11th DAY OF June, 2018 A.D.

BY: Marcel ...  
BELL COUNTY TAX APPRAISAL DISTRICT

**COUNTY CLERK INFORMATION**

FILED FOR RECORD THIS 11th DAY OF June, 2018 IN YEAR 2018, PLAT # 87  
PLAT RECORDS OF BELL COUNTY, TEXAS, AND DEDICATION INSTRUMENT # 2011-00039952, OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

SURVEY:	R. CUNNINGHAM, A-158	OWNER:	KNC ASSOCIATES 7787 E. TRIMMER RD. KILLEEN, TEXAS
NUMBER OF BLOCKS:	3	CITY OF KILLEEN:	101 N. COLLEGE STREET KILLEEN, TEXAS
NUMBER OF LOTS:	19	TOTAL ACREAGE:	45.94 AC
DATE:	MAY 2018	SURVEYOR:	QUINTERO ENGINEERING, LLC 415 E. AVENUE D KILLEEN, TEXAS 76541 (254) 493-9962

**FINAL PLAT**  
**ROSEWOOD COMMERCIAL**  
KILLEEN, BELL COUNTY, TEXAS

ROSEWOOD COMMERCIAL, IS A REPLAT OF A PORTION OF LOT 2, BLOCK 1, ROSEWOOD ADDITION, CAB. C, SLIDE 92-C, PLAT RECORDS OF BELL COUNTY, TEXAS AND A PORTION OF THE REMAINDER OF THE CALLED 133.194 ACRES DESCRIBED IN A DEED TO KNC ASSOCIATES, RECORDED IN VOLUME 5512, PAGE 1, DEED RECORDS OF BELL COUNTY, TEXAS.

DRAWING NO.:  
**P1**

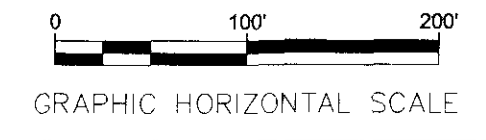
**\*\* MINIMUM FINISHED FLOOR ELEVATIONS (FFE) SHALL BE AT LEAST 2.0' ABOVE BASE FLOOD ELEVATION (BFE) \*\***

BLOCK	LOT	BFE (FEET)	MINIMUM FFE (FEET)
1	5	798	800 **
1	9	785	787 **
2	6	782.2	784.2 **

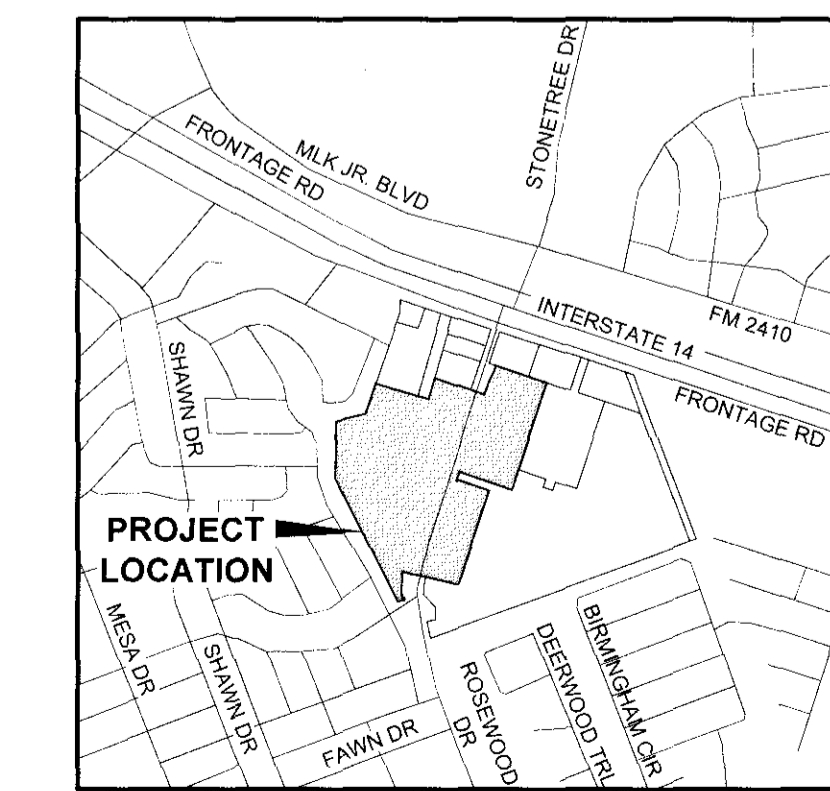
\*\* BASE FLOOD ELEVATIONS (BFE) AND MINIMUM FINISHED FLOOR ELEVATIONS (FFE) ARE TO BE VERIFIED AND ALL BFE'S AND FFE'S ARE TO BE BASED ON FINAL SITE DEVELOPMENT \*\*

**ABBREVIATIONS**

- B.L. BUILDING LINE
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- UG.U.E. UNDERGROUND UTILITY EASEMENT
- \*\* EASEMENT PER PLAT



**QE**  
**QUINTERO ENGINEERING**  
415 E. AVENUE D KILLEEN, TEXAS 76541  
PHONE: (254) 493-9962  
FAX: (254) 432-7070  
T.B.P.E. FIRM NO.: 14709 T.B.P.L.S. FIRM NO.: 10194110



**LOCATION MAP**  
SCALE: NTS

**NOTES**

- 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.
  - 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.
  - CLEAR ZONE APPROACH AREA (CZAA) IS AN INCLINED PLANE WITH A SLOPE OF 50:1 (1" OF ELEVATION FOR EVERY 50' OF HORIZONTAL DISTANCE).
  - CLEAR ZONE (CZ) IS AN INCLINED PLANE WITH A SLOPE OF 40:1 (1" OF ELEVATION FOR EVERY 40' OF HORIZONTAL DISTANCE).
  - THE EXISTING 80' WIDE ROSEWOOD DRIVE RIGHT-OF-WAY PREVIOUSLY RECORDED IN CABINET C, SLIDE 92-C, PLAT RECORDS OF BELL COUNTY, TEXAS HAS BEEN ABANDONED IN INSTRUMENT NUMBER 2014-00030196, DEED RECORDS OF BELL COUNTY, TEXAS.
  - ALL CORNERS ARE 1/2" IRON ROD SET W/ CAP STAMPED "QUINTERO 10194110", UNLESS OTHERWISE NOTED.
  - THIS PROPERTY LIES WITHIN FEMA "ZONE AE" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, FEMA PANEL 48027C0280E WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.
  - ALL OR PORTIONS OF THE PROPOSED UTILITY EASEMENTS LOCATED WITHIN THE CREEK BUFFER ZONE OR DRAINAGE EASEMENTS SHALL BE FOR UNDERGROUND UTILITIES ONLY.
- \*\*FEMA "ZONE AE" IS DEFINED AS AREAS DETERMINED TO HAVE BASE FLOOD ELEVATIONS.\*\*