

**LEGEND**

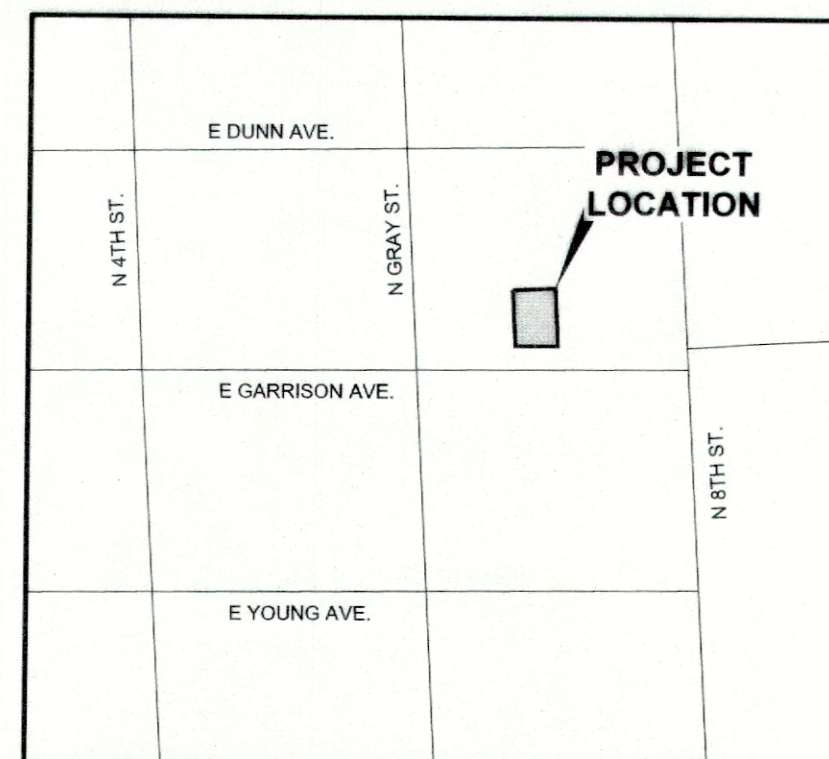
- PROPERTY BOUNDARY
- - - - - EASEMENT LINES
- LOT LINES
- - - - - ADJOINING TRACT PROPERTY LINES
- 3/8" IRON ROD FOUND
- 1" IRON PIPE FOUND
- UNLESS OTHERWISE NOTED

**NOTES**

1. 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 NORTH KILLEEN REVITALIZATION PROGRAM OF THE CITY CODE OF ORDINANCES AS RELATED TO THE DEVELOPMENT OF THIS TRACT UNLESS SHOWN HEREON.
2. THE BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, PER LEICA SMART NET GPS OBSERVATION.
3. THIS PROPERTY LIES WITHIN FEMA "ZONE X, SPECIAL FLOOD HAZARD AREAS" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, FEMA MAP 48027C0115E WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.  
\*\*FEMA "ZONE X, SPECIAL FLOOD HAZARD AREAS" ARE DEFINED AS AREAS WITHOUT BASE FLOOD ELEVATIONS.\*\*
4. PARK DEVELOPMENT FEES ARE NOT REQUIRED IN ACCORDANCE WITH SEC. 26-129(B)(2).
5. WATER SERVICE TO BE PROVIDED BY THE CITY OF KILLEEN WATER SUPPLY. CCN NO. 10041
6. SEWER SERVICE IS PROVIDED BY THE CITY OF KILLEEN
7. WATER-SEWER CROSSING SHALL MEET THE MINIMUM CURRENT REQUIREMENTS PER TCEQ AND COUNTY CODE.
8. 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.

**REFERENCE TIES**

- 1-2 S 72° 14' 31" W, 103.89'
- 3-4 S 12° 30' 14" W, 57.35'



**LOCATION MAP**  
SCALE: NTS

CALLED THE SOUTH HALF OF LOT 2 AND NORTH 50' OF LOT 3, BLOCK 7 SCHARBAUER ADDITION VOLUME 86, PAGE 326

SHRESTHA INVESTMENTS, LLC  
INST. NO. 2023013368

CALCULATED CORNER - FROM WHICH A 3/8" IRON ROD FOUND BEARS S 14° 23' 15" W, 0.46'

(DEED S 75° 03' 54" E - 60.07')  
S 75° 03' 54" E - 60.07'

CALLED THE WEST 90' OF THE SOUTH 75' OF LOT 3, BLOCK 7 SCHARBAUER ADDITION VOLUME 86, PAGE 326

606 HAROLD, LLC  
INST. NO. 2023013365

LOT 1A  
0.11 AC  
BLOCK 33

(DEED N 14° 23' 15" E - 78.86')  
N 14° 23' 15" E - 78.86'

(DEED S 14° 23' 17" W - 81.54')  
S 14° 23' 17" W - 81.54'

CALLED THE SOUTHWEST 50' X 100' OF LOT 4, BLOCK 7, SCHARBAUER ADDITION VOL. 86, PG. 326

MARIO J. HIGDON  
INST. NO. 2022010076

10.0' U.E.

305  
N 72° 31' 05" W - 60.15'  
(DEED N 72° 31' 05" W - 60.15')

GARRISON AVENUE

CALLED THE WEST 95' OF LOT 2, BLOCK 6, SCHARBAUER ADDITION VOL. 86, PG. 326

DAVID L. RHINE  
INST. NO. 2022067788

CALLED THE EAST 55' OF LOT 2, BLOCK 6, SCHARBAUER ADDITION VOL. 86, PG. 326

DAVID ROBLES AND VANESSA PEREZ  
INST. NO. 201700016925

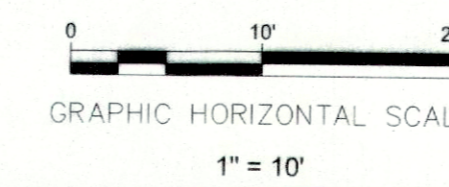
5/8" IRON ROD FOUND

LOT 1, BLOCK 6 SCHARBAUER ADDITION VOL. 86, PG. 326

C P O W PROPERTY LLC  
INST. NO. 2022017174

SURVEY: J.R. SMITH SURVEY, A-797  
NUMBER OF BLOCKS: 1  
NUMBER OF LOTS: 1  
TOTAL ACREAGE: 0.11 AC  
PREPARED: APRIL 2024

OWNERS: SHAWN THOMAS JR.  
5506 CHENNAULT RD  
HOUSTON, TEXAS 77033  
SURVEYOR: QUINTERO ENGINEERING, LLC  
1501 W STAN SCHLUETER LP.  
KILLEEN, TEXAS 76549  
(254) 493-9962



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

KNOW ALL MEN BY THESE PRESENTS, THAT SHAWN THOMAS JR., BEING THE SOLE OWNER OF THAT CERTAIN 0.11 ACRE TRACT OF LAND IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS, SITUATED IN THE J.R. SMITH SURVEY, ABSTRACT NO. 797, OF BELL COUNTY, AND BEING PART OF LOT THREE (3), BLOCK SEVEN (7), SCHARBAUER ADDITION, IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN VOLUME 86, PAGE 326, DEED RECORDS OF BELL COUNTY, TEXAS, AND BEING ALL OF THE CALLED 0.11 ACRE TRACT OF LAND DESCRIBED IN A DEED TO SHAWN THOMAS JR., RECORDED IN INSTRUMENT NUMBER 2024003617, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF SCHARBAUER ADDITION AMENDMENT NO. 2 AS SHOWN BY THE PLAT HEREOF, ATTACHED HERETO, AND MADE A PART HEREOF, AND APPROVED BY THE CITY OF KILLEEN, BELL COUNTY, TEXAS.

THE 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.

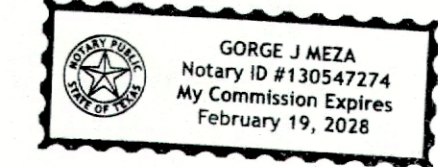
WITNESS THE EXECUTION HEREOF, ON THIS 18 DAY OF September, 2024.

*Shawn Thomas Jr.*  
SHAWN THOMAS JR.

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY, PERSONALLY APPEARED SHAWN THOMAS JR. KNOWN TO ME TO BE THE PERSON WHOSE NAMES ARE 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.

WITNESS THE EXECUTION HEREOF, ON THIS 18 DAY OF September, 2024.

*Gorge J Meza*  
NOTARY PUBLIC STATE OF TEXAS  
MY COMMISSION EXPIRES: 2/19/28



**CITY PLANNING AND DEVELOPMENT SERVICES**

APPROVED THIS 16 DAY OF September, 20 24, A.D. BY THE PLANNING DIRECTOR OF THE CITY OF THE CITY OF KILLEEN, TEXAS.

*Wallis McWain*  
PLANNING DIRECTOR

*Joann Thomas*  
PLANNING ASSISTANT

**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, BELL COUNTY, TEXAS.

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

09/15/2024



**COUNTY CLERK INFORMATION:**

FILED FOR RECORD THIS 04 DAY OF October, 20 24, IN YEAR 2024  
PLAT # 043723 PLAT RECORDS OF BELL COUNTY, TEXAS, AND DEDICATION INSTRUMENT # 2024043723  
OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

BY: *K. Fortu*

**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 23 DAY OF September, 20 24, A.D.

By: *Melvin Allen*  
BELL COUNTY TAX APPRAISAL DISTRICT

**FINAL PLAT**  
**SCHARBAUER ADDITION AMENDMENT NO. 2**

CITY OF KILLEEN, BELL COUNTY, TEXAS

IS AN AMENDING PLAT OF A PART OF LOT THREE (3), BLOCK SEVEN (7), SCHARBAUER ADDITION, IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS, RECORDED IN VOLUME 86, PAGE 326, DEED RECORDS OF BELL COUNTY, TEXAS.

PROJECT NO.: 014-24

DRAWING NO.: P1

Inst # 2024043723