

FINAL PLAT OF SH201 DEVELOPMENT

6.449 ACRES, situated in the THOMAS ROBINETT SURVEY, ABSTRACT 686, Bell County, Texas, being a replat of a portion of LOT 1, BLOCK I, JOHNNY KIM ADDITION II, an addition in the City of Killeen, Bell County, Texas, according to the plat of record in Cabinet D, Slide 296-C, Plat Records of Bell County, Texas.

STATE OF TEXAS
COUNTY OF BELL

SH 201 DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNER OF THE 6.449 ACRE TRACT OF LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS SH201 DEVELOPMENT WITHIN THE CITY OF KILLEEN, BELL COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATES THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON WITHIN THE PLAT BOUNDARIES OF THIS SUBDIVISION.

By: **Wallace VERNON**

Wallace Vernon

SH 201 DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY
304 EAST CHURCH AVENUE
KILLEEN, TEXAS 76541

STATE OF TEXAS
COUNTY OF BELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED **Wallace Vernon**, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 14 DAY OF July 2021.

Robin Martinez

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON 7-2-2024

Approved this 13th day of July, 2021, by the executive director of planning and development services or the city planner of the City of Killeen, Texas.

Robin Martinez
Executive Director of Planning and Development Services or the City Planner

Kristina Swickland
Planning Secretary

AFFIDAVIT:

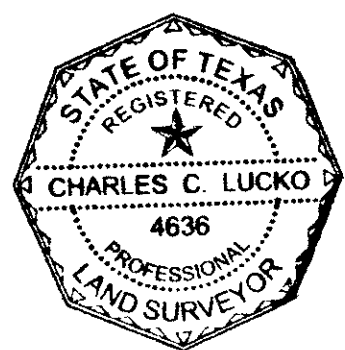
The Tax Appraisal District of Bell County does hereby certify there are currently no delinquent taxes due to the Tax Appraisal District of Bell County on the property described by this plat.

Dated this the 21 day of July, 2021 A.D.

By: *[Signature]*
Bell County Tax Appraisal District

STATE OF TEXAS
COUNTY OF BELL

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS PLAT IS TRUE AND CORRECT, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT ALL NECESSARY SURVEY MONUMENTS ARE CORRECTLY SHOWN THEREON.



Charles C. Lucko
CHARLES C. LUCKO, R.P.L.S.
REGISTRATION NO. 4636

DATE SURVEYED: APRIL 12, 2021

RECORDATION INFORMATION:

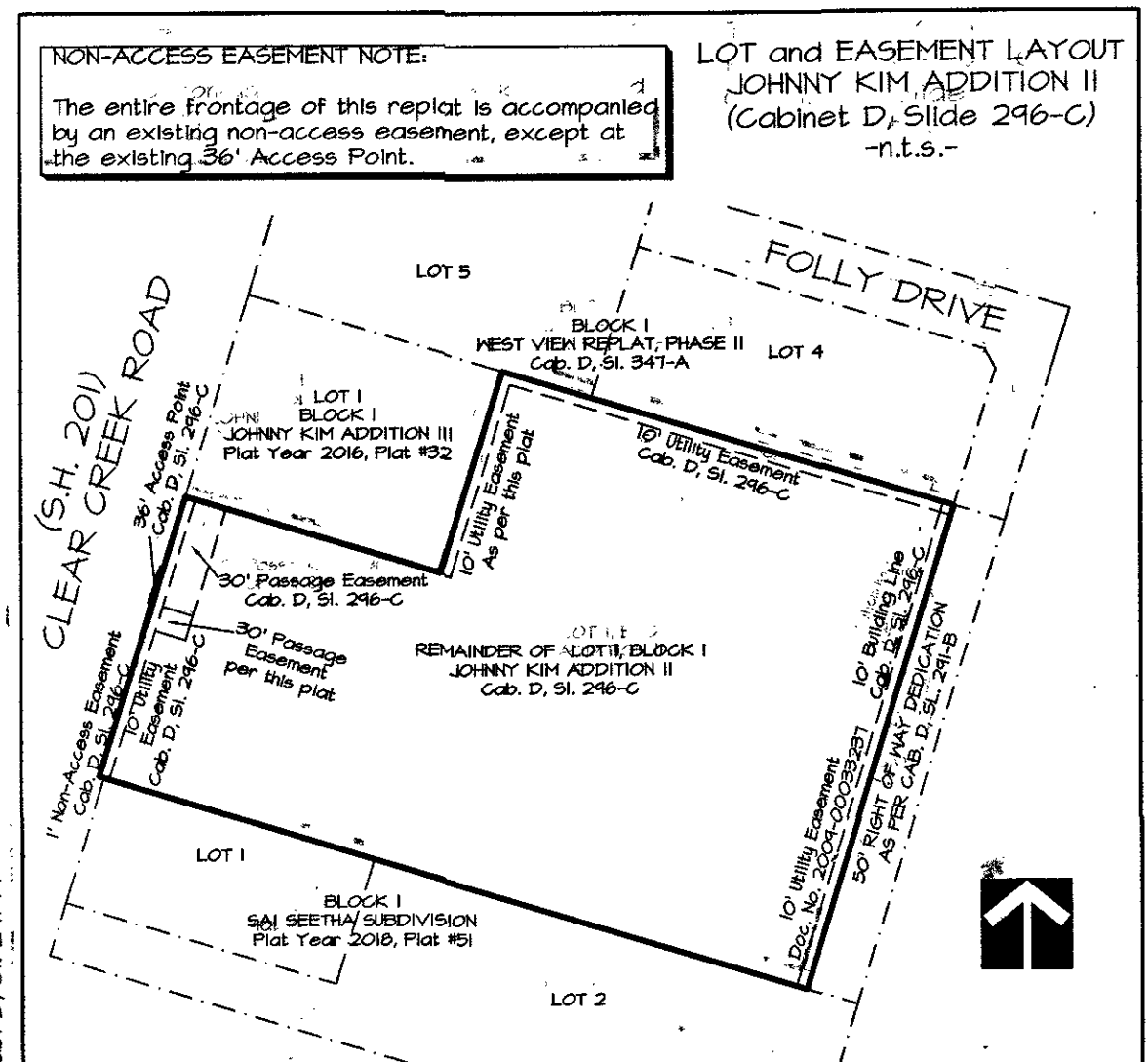
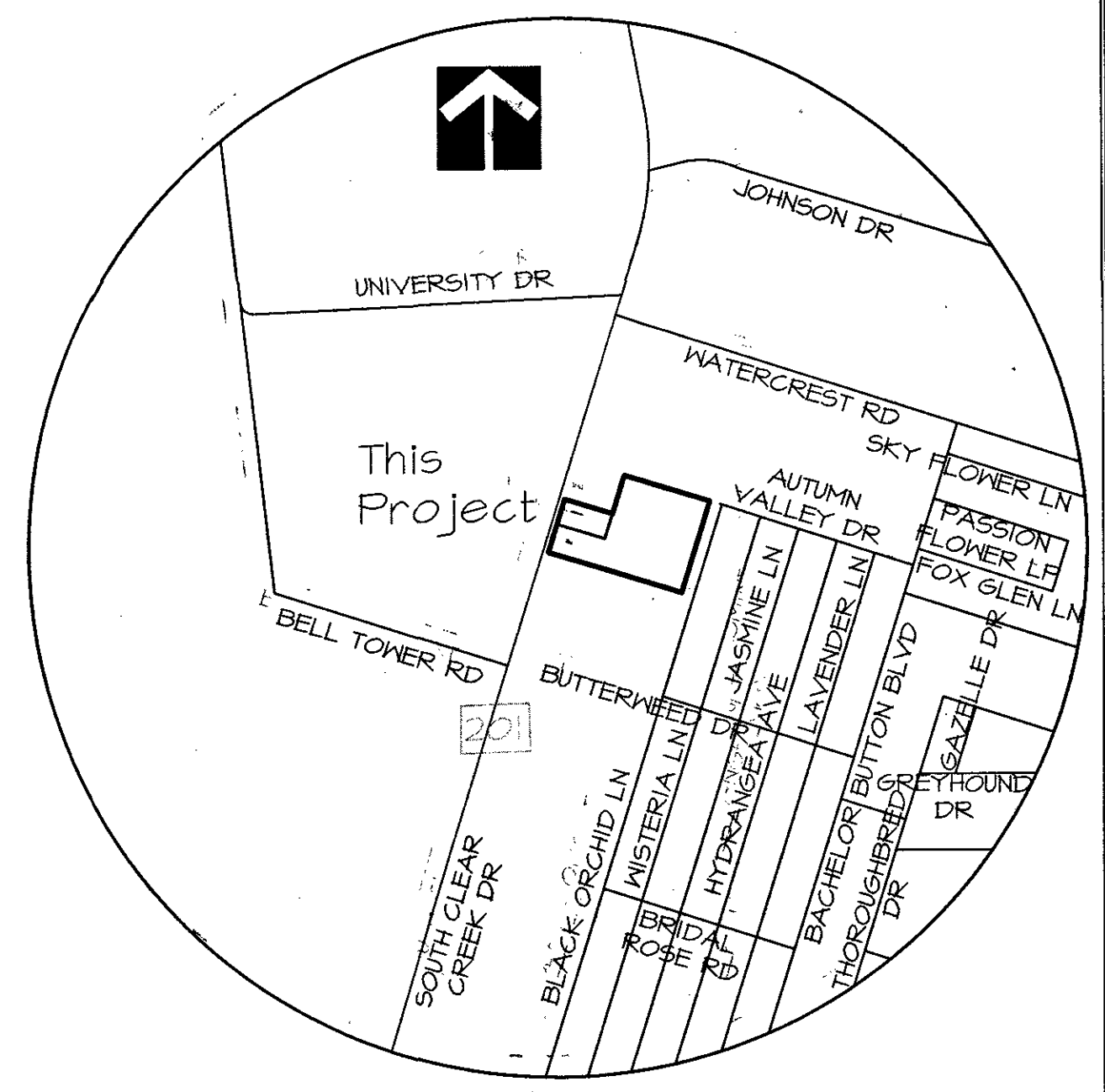
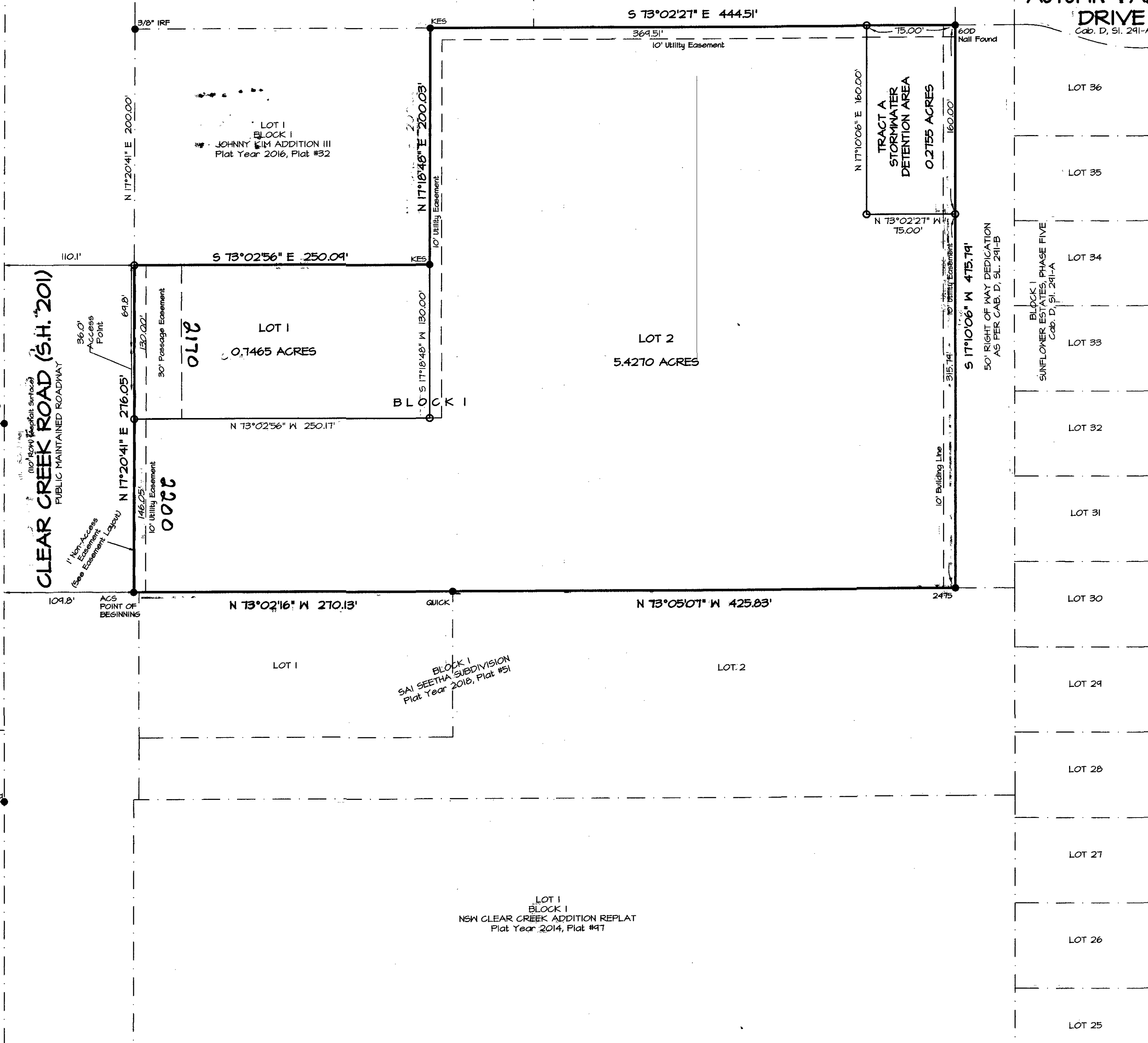
FILED FOR RECORD THIS 23rd DAY OF July, 2021

IN DOCUMENT NO. 2021-47127 OFFICIAL
PUBLIC RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

LOT 1
BLOCK I
METROPLEX ADVENTIST HOSPITAL ADDITION
CAB. D, SL. 228-D

LOT 1
BLOCK I
METROPLEX ADVENTIST HOSPITAL ADDITION II
CAB. D, SL. 220-C

LOT 1A
BLOCK 2
METROPLEX ADVENTIST HOSPITAL ADDITION II REPLAT NO. 1
CAB. D, SL. 271-B



0 - 5/8" Iron Rod w/cap
Stamped "ACS" Set
(Unless otherwise Stated)

Bearings cited hereon are based upon the Texas State Plane Coordinate System, Central Zone, NAD 83, as per GPS observations.

LEGEND

3/8" IRF	- 3/8" Iron Rod Found
KES	- 3/8" Iron Rod w/cap Stamped "KES" Found
2475	- 1/2" Iron Rod w/cap Stamped "RPLS 2475" Found
QUICK	- 1/2" Iron Rod w/cap Stamped "QUICK 1/2" Found
ACS	- 5/8" Iron Rod w/cap Stamped "ACS" Found

NOTES:

- Water impact fees are hereby assessed and established in accordance with City of Killeen Ordinance No. 21-015 at a rate of \$161 per service unit. Mosquitoer 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.
 - Tract A to be owned and maintained by Owner's Association.
 - Discharge of drainage to the detention pond from Lot 1 through Lot 2 is to be allowed by virtue of this plat.
 - All new sanitary sewer mains/lines to reside upon this subdivision will be privately maintained.
- Based upon what can be scaled from the graphics shown on Federal Insurance Rate Map (FIRM), Community Panel No. 48021C0260E, dated September 26, 2008, the above shown property does not appear within the "Special Flood Hazard Area", and appears to be situated in Zone X. This Flood statement does not imply that this tract will never flood, nor does it create any liability in such event on the part of this surveyor or company.

LOTS - TWO (2)
BLOCKS - ONE (1)
TRACTS - ONE (1)
AREA - 6.449 ACRES

OWNER:
SH 201 DEVELOPMENT LLC, A TEXAS LIMITED LIABILITY COMPANY
Doc. No. 2012-00052435

Purpose of this replat is to create two lots from one.

FINAL PLAT OF
SH201 DEVELOPMENT
6.449 ACRES, situated in the THOMAS ROBINETT SURVEY, ABSTRACT 686, Bell County, Texas, being a replat of a portion of LOT 1, BLOCK I, JOHNNY KIM ADDITION II, an addition in the City of Killeen, Bell County, Texas, according to the plat of record in Cabinet D, Slide 296-C, Plat Records of Bell County, Texas.

Plot Date: 06-24-2021
Survey completed: 04-12-2021
Scale: 1" = 60'
Job No.: 210305.2
Dwg No.: 210305.2
Drawn by: JSM
Surveyor: CCL #4636
Copyright 2021 All County Surveying, Inc.



INST R# 2021-47127