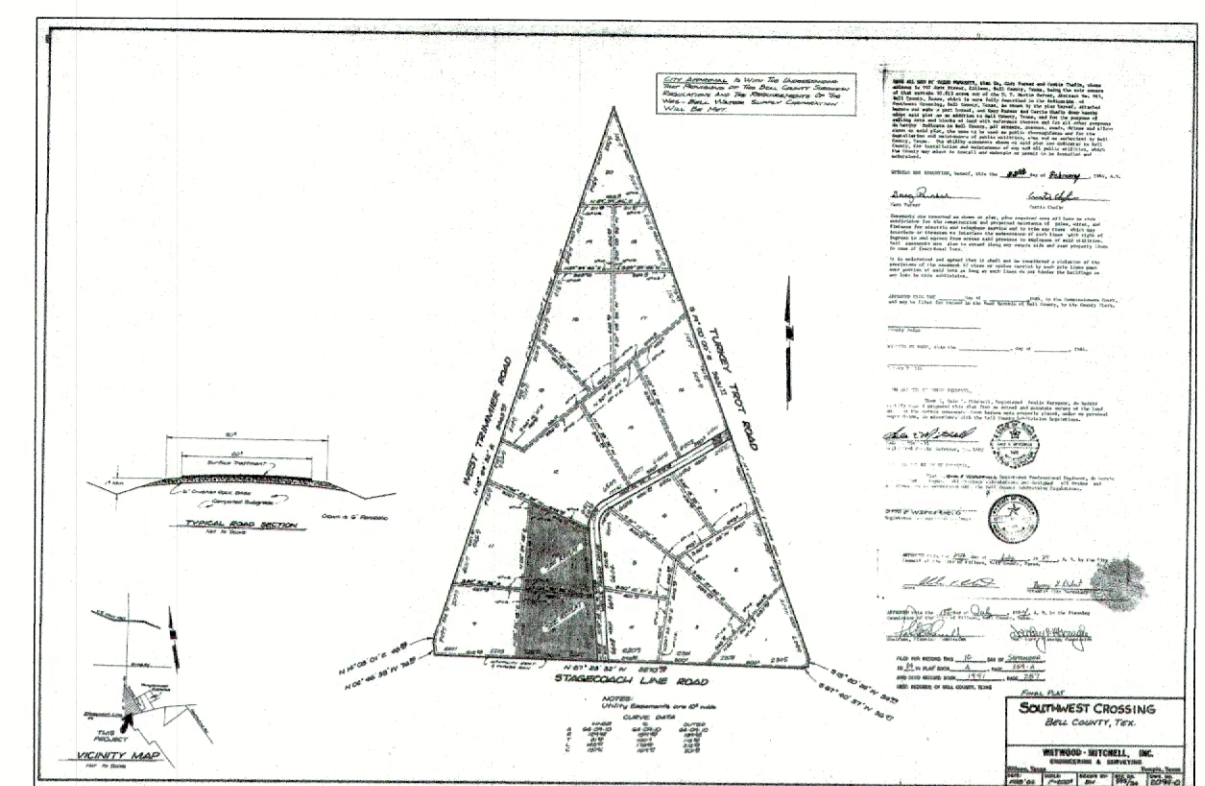


VICINITY MAP
N.T.S.



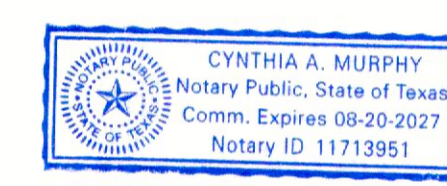
SOUTHWEST CROSSING
CAB. A, SL. 359-A
N.T.S.

KNOW ALL MEN BY THESE PRESENTS, that Gary W. Purser, Jr., whose address is 2901 E. Stan Schlueter Loop, Killeen, Texas 76542, being the sole owners of that 2.41 acre tract of land shown hereon, which is more fully described in the dedication of SOUTHWEST CROSSING THIRD REPLAT, BEING A REPLAT OF PART OF LOTS 12 AND 13, SOUTHWEST CROSSING, as shown by the plat hereof, attached hereto, and made a part hereon, and approved by the Planning Director of the City of Killeen, Bell County, Texas, and hereby dedicates to said city all streets, avenues, roads, 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 utility and drainage easements shown on said plat are dedicated to said city for installation and maintenance of any and all public utilities and drainage utilities which the city may install or permit to be installed or maintained.

Gary W. Purser, Jr.

STATE OF TEXAS
COUNTY OF BELL

This instrument was acknowledged before me on the 14 day of May, 2024 by Gary W. Purser, Jr..



Cynthia A. Murphy
Notary Public, State of Texas

Approved this 13 day of May, 2024, by the Planning Director of the City of Killeen, Texas.

Walter N. S. Jr.
Planning Director

Staniel
Planning Assistant

FILED FOR RECORD this 29 day of May, 2024 A.D.

Dedication Instrument in Instrument No. 2024022709, Official Records of Bell County, Texas.

KNOW ALL MEN BY THESE PRESENTS:

That I, Michelle E. Lee, a Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the perimeter corner monuments shown hereon were properly placed or found under my personal supervision, in accordance with the Subdivision Regulations of the City of Killeen, Texas. This subdivision, SOUTHWEST CROSSING THIRD REPLAT, BEING A REPLAT OF PART OF LOTS 12 AND 13, SOUTHWEST CROSSING, is located within the City Limits of Killeen, Texas.



Michelle E. Lee 5-14-2024
Michelle E. Lee, RPLS (TX 5772)

TAX CERTIFICATE

The Bell County Tax Appraisal District, the taxing authority for all entities in Bell County, Texas does hereby certify that there are currently no delinquent taxes due or owing on the property described by this plat.

Dated this 20 day of May, 2024 A.D.

BELL COUNTY TAX APPRAISAL DISTRICT

By: [Signature]

THE BELL COUNTY PUBLIC HEALTH DISTRICT, THE PERMITTING AUTHORITY FOR ON-SITE SEWAGE FACILITIES IN BELL COUNTY, TEXAS, HEREBY CERTIFIES THAT THIS SUBDIVISION MEETS OR EXCEEDS THE MINIMUM STANDARDS ESTABLISHED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) AND BELL COUNTY'S LOCAL ORDER

SIGNATURE: Job Caplan 5-28-24
BELL COUNTY PUBLIC HEALTH DISTRICT

- NOTES:
1. BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD 83. AS PER LEICA SMARTNET GPS OBSERVATIONS.
 2. THIS SUBDIVISION IS LOCATED IN ZONE A AND ZONE X, BY THE U.S. FEMA AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), MAP NO. 48027C0290E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR BELL COUNTY, TEXAS.
 3. PARKLAND DEDICATION FEES ARE NOT REQUIRED IN ACCORDANCE WITH SEC. 26-129(B)(2).
 4. 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 ZONING SECTION OF THE CITY CODE OF ORDINANCES AS RELATED TO THE DEVELOPMENT OF THIS TRACT UNLESS SHOWN HEREON.
 5. ALL LOTS PROPOSED FOR COMMERCIAL USE MUST SHOW 2X'S THE PROPOSED DRAINFIELD AREA AS PER BELL COUNTY PUBLIC HEALTH DISTRICT'S LOCAL ORDER. THE SECONDARY DRAINFIELD AREA MUST MEET THE PROVISIONS OF TAC 30 CHAPTER 285.
 6. UTILITY EASEMENT DESCRIBED IN EXHIBIT B OF VOL. 2841, PG. 585, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BELL COUNTY, TEXAS WAS VACATED BY BELL COUNTY COMMISSIONERS COURT PER VOL. 2841, PG. 585, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BELL COUNTY, TEXAS.

LEGEND	
INST. NO.	INSTRUMENT NUMBER
VOL. PG.	VOLUME AND PAGE
IRS	IRON ROD SET
IRF	IRON ROD FOUND
N.T.S.	NOT TO SCALE
ROW	RIGHT OF WAY
POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
UE	UTILITY EASEMENT

KILLEEN ENGINEERING & SURVEYING, LTD

2901 E. Stan Schlueter Loop
Killeen, Texas 76542
OFFICE: (254) 526-3981 FAX: (254) 526-4351

TBPE REGISTRATION NO. F-4200
TBPLS REGISTRATION NO. 10194541

△	DATE	SHEETS

SOUTHWEST CROSSING THIRD REPLAT,
BEING A REPLAT OF PART OF LOTS 12 AND
13, SOUTHWEST CROSSING
KILLEEN, BELL COUNTY, TEXAS

Project No.:	2024-012
Acres:	2.41
No. of Lots:	1
Scale:	1" = 60'
Date:	5/2/2024
Design By:	JJH/MEL
Sheet No.:	