

KNOW ALL MEN BY THESE PRESENTS, THAT JP INVESTING SOLUTION, LLC BEING THE SOLE OWNERS OF THAT CERTAIN 0.14 ACRES OF LAND IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS, SITUATED IN THE A. THOMPSON SURVEY, A-813, BEING A PART OF LOT 4, BLOCK D, SPOFFORD ADDITION, AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, RECORDED IN VOLUME 72, PAGE 168, DEED RECORDS OF BELL COUNTY, TEXAS, CONVEYED TO JP INVESTING SOLUTION, LLC, RECORDED IN INSTRUMENT NO. 2020-053413, DEED RECORDS OF BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF SPOFFORD ADDITION, REPLAT 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 AND SPOFFORD ADDITION, REPLAT NO. 2, 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 DRAINAGE TRACTS, 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.

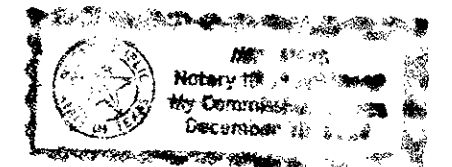
WITNESS THE EXECUTION HEREOF, ON THIS 20 DAY OF October, 2020.

FOR: JP INVESTING SOLUTION, LLC

BY: Jevanie Pitler  
JEVANIA PITLER  
AGENT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY, PERSONALLY APPEARED JEVANIA PITLER FOR JP INVESTING SOLUTION, LLC KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. IT HAS BEEN ACKNOWLEDGED TO ME THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS THE OWNERS OF THE PROPERTY DESCRIBED HEREOF.

NOTARY PUBLIC STATE OF TEXAS  
MY COMMISSION EXPIRES: 12/13/2025



**CITY PLANNING AND DEVELOPMENT SERVICES**

APPROVED THIS 8th DAY OF November, 20 21, A.D. BY THE EXECUTIVE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES OR THE CITY PLANNER OF THE CITY OF KILLEEN, TEXAS.

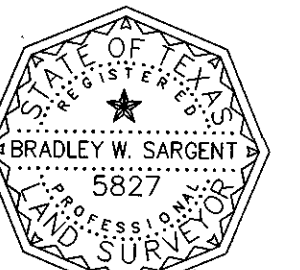
Walter Reifer  
EXECUTIVE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES OR THE CITY PLANNER

K. Stuetgen  
PLANNING SECRETARY

**SURVEYORS' 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.

Bradley W. Sargent 10/12/2021  
BRADLEY W. SARGENT  
R. P. L. S. NO. 5827  
1501 W. STAN SCHLUETER LP.  
KILLEEN, TX 76549



**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 1st DAY OF November, 20 21, A.D.

BY: Meagan Brown  
BELL COUNTY TAX APPRAISAL DISTRICT

**COUNTY CLERK INFORMATION**

FILED FOR RECORD THIS 8th DAY OF November, 20 21, IN YEAR 2021 PLAT # N/A  
PLAT RECORDS OF BELL COUNTY, TEXAS, AND DEDICATION INSTRUMENT # 2021-73627, OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

BY: Shelley Costin

SURVEY:	A. THOMPSON SURVEY, A-813	OWNER:	JP INVESTING SOLUTION, LLC 7606 PYRITE DRIVE KILLEEN, TX 76542
NUMBER OF BLOCKS:	1	SURVEYOR:	QUINTERO ENGINEERING, LLC 1501 W. STAN SCHLUETER LP. KILLEEN, TEXAS 76549 (254) 493-9962
NUMBER OF LOTS:	1		
TOTAL ACREAGE:	0.14 AC		
DATE:	OCTOBER 2021		

**LEGEND**

- PROPERTY BOUNDARY
- LOT LINES
- EASEMENT LINES
- ADJOINING TRACT PROPERTY LINES

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET W/ CAP STAMPED "QUINTERO 10194110"

UNLESS OTHERWISE NOTED

3/8" IRON ROD FOUND

KRISTI D. TAYLOR  
(VOL. 1733, PG. 871)

MARTIN MICHAEL  
MAHONEY ET UX  
(VOL. 1733, PG. 871)

HOMEOWNERS  
NETWORKS INC  
(VOL. 6034, PG. 211)

HOMEOWNERS  
NETWORKS INC  
(VOL. 6034, PG. 211)

BILLY GUYON TAYLOR  
(VOL. 4381, PG. 437)

**NORRIS AVENUE**

1/2" IRON ROD W/ CAP STAMPED "2475" FOUND

(DEED S 71° E - 60.0')  
S 72° 46' 26" E - 59.95'

704

10.0' U.E.

P.O.B.

25.0' B.L.

**BLOCK ONE**

LOT 1

BILLY GUYON TAYLOR  
PARTNERS  
(INSTR. NO. 2001-00012757)

(DEED N 19° E - 100.00')  
N 17° 13' 34" E - 100.00'

S 17° 07' 40" W - 100.01'  
(DEED S 18° W - 100.00')

N 72° 46' 20" W - 60.12'  
(DEED N 71° W - 60.0')

**NOTES**

- THE BUILDING SETBACK LINES FOR THIS TRACT SHALL BE DETERMINED AS REQUIRED BY THE NORTH KILLEEN REVITALIZATION PROGRAM AS RELATED TO THE DEVELOPMENT OF THIS TRACT UNLESS SHOWN HERON.
- THE BEARINGS AND DISTANCES SHOWN HEREOF ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, PER LEICA SMART NET GPS OBSERVATION.
- ALL INTERIOR CORNERS ARE 1/2" IRON ROD SET W/ CAP STAMPED "QUINTERO 10194110", UNLESS OTHERWISE NOTED.
- A PORTION OF THIS PROPERTY LIES WITHIN FEMA "ZONE X, OTHER AREAS" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, FEMA MAP 48027C0280E, WHICH BEAR 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\*\*
- 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.

IRENE M. NEVAREZ  
(INSTR. NO. 2010-00014194)

SN & D RENTALS  
(INSTR. NO. 1992-00033648)

JEVANIA PITLER  
PART OF LOT 4, BLOCK D  
SPOFFORD ADDITION  
(INSTR. NO. 2020-035718)

JEVANIA PITLER AND  
PAULA PITLER  
CALLED TRACT ONE  
(INSTR. NO. 2020-036698)

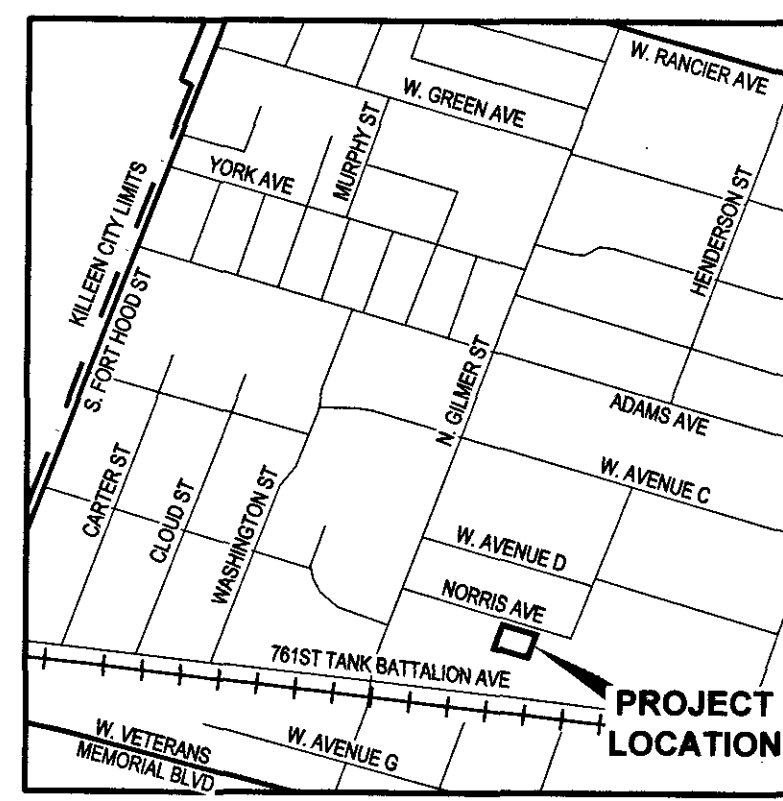
REDWOOD - OCEANPORT, LLC  
(INSTR. NO. 2019-0000317)

MARK A. BROWN &  
BEVERLY J. BROWN  
(INSTR. NO. 2006-00055004)

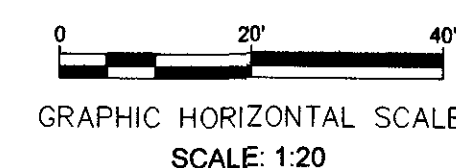
JAMES DALTON  
(INSTR. NO. 2019-0007909)

CHARLENE REAVIS  
(INSTR. NO. 2019-00048327)

CARL W. STEWART  
(VOL. 1803, PG. 351)



**LOCATION MAP**  
SCALE: NTS



**FINAL PLAT FOR:**  
**SPOFFORD ADDITION, REPLAT NO. 2**  
CITY OF KILLEEN, BELL COUNTY, TEXAS

**SPOFFORD ADDITION, REPLAT NO. 2,**  
IS A PLAT OF PART OF LOT 4, BLOCK D, SPOFFORD ADDITION, AN ADDITION TO THE CITY OF KILLEEN, RECORDED IN VOL. 72, PG. 168, CONVEYED TO JP INVESTING SOLUTION, LLC, RECORDED IN INSTRUMENT NO. 2020-053413, DEED RECORDS OF BELL COUNTY TEXAS.

PROJECT NO.:  
**034-20**  
DRAWING NO.:  
**P1**

instr# 2021-73637