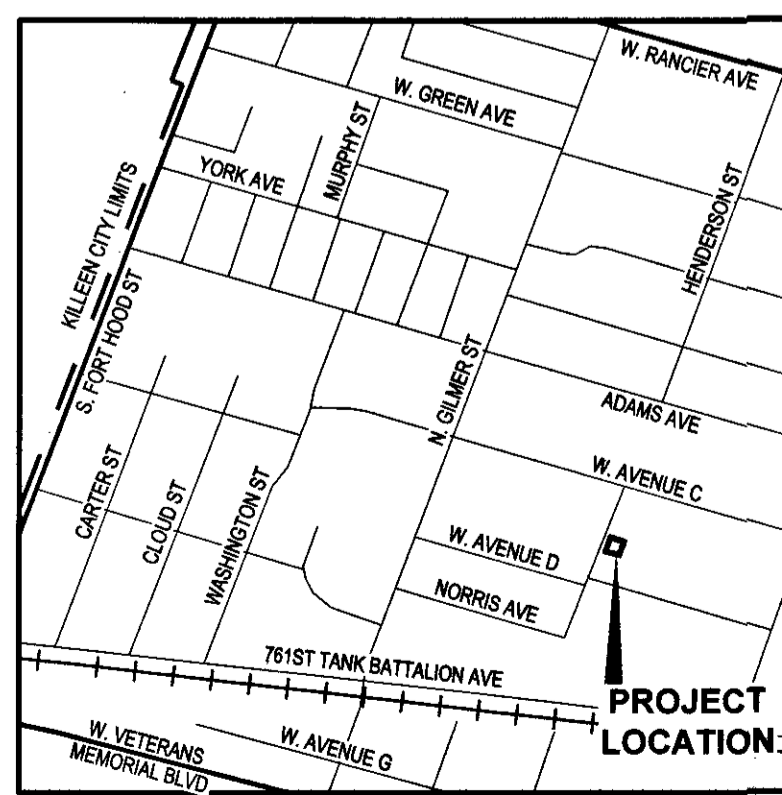


LEGEND

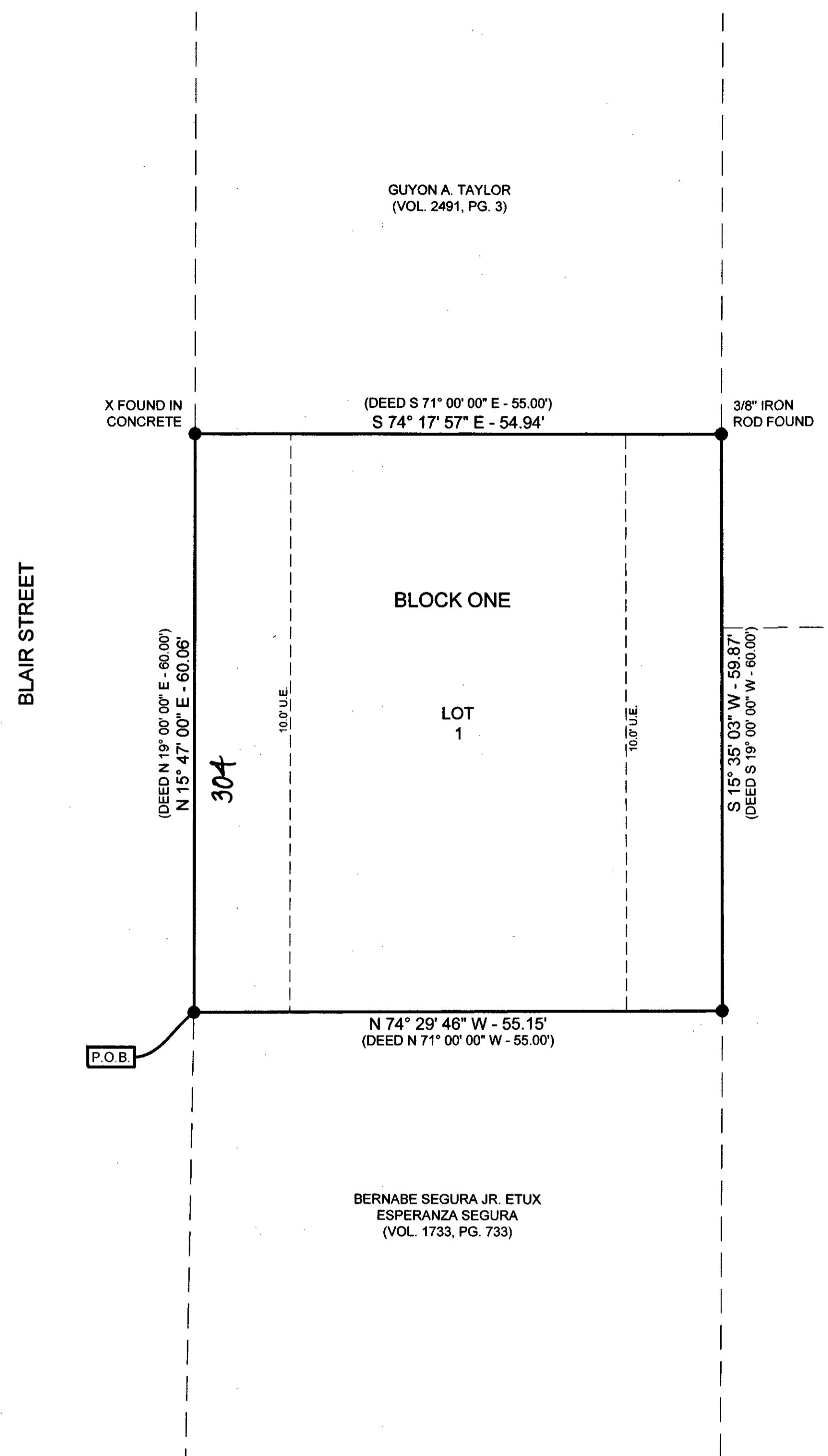
- PROPERTY BOUNDARY
 - LOT LINES
 - EASEMENT LINES
 - ADJOINING TRACT PROPERTY LINES
 - 1/2" IRON ROD FOUND
 - 1/2" IRON ROD SET W/ CAP STAMPED "QUINTERO 10194110"
- UNLESS OTHERWISE NOTED

NOTES

1. 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.
 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. ALL INTERIOR CORNERS ARE 1/2 IRON ROD SET W/ CAP STAMPED "QUINTERO 10194110", UNLESS OTHERWISE NOTED.
 4. 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**



LOCATION MAP
SCALE: NTS



KNOW ALL MEN BY THESE PRESENTS, THAT JP INVESTING SOLUTION, LLC BEING THE SOLE OWNERS OF THAT CERTAIN 0.08 ACRES OF LAND IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS, SITUATED IN THE A. THOMPSON SURVEY, A-813, BEING A PART OF LOT 6, 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. 2020-036660, DEED RECORDS OF BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF SPOFFORD ADDITION, REPLAT NO. 3, 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. 3, 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.

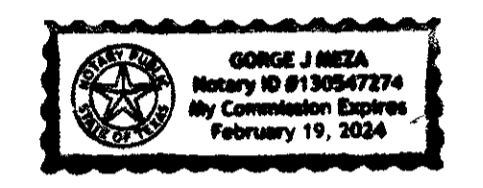
THE DRAINAGE TRACTS, DRAINAGE AND UTILITY EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO SAID CITY OF KILLEEN FOR INSTALLATION AND MAINTENANCE OF ANY AND ALL PUBLIC UTILITIES, WHICH THE CITY MAY ELECT TO INSTALL AND MAINTAIN OR PERMIT TO BE INSTALLED OR MAINTAINED.

WITNESS THE EXECUTION HEREOF, ON THIS 21 DAY OF March, 2021.
FOR: JP INVESTING SOLUTION, LLC

BY: Jevanie Pittter
JEVANIE PITTER
AGENT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY, PERSONALLY APPEARED JEVANIE PITTER 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.

G. J. Meza
NOTARY PUBLIC STATE OF TEXAS
MY COMMISSION EXPIRES: 2/19/24

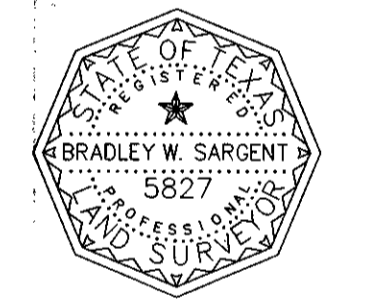


CITY PLANNING AND DEVELOPMENT SERVICES
APPROVED THIS 12th DAY OF April, 2021, A.D. BY THE EXECUTIVE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES OR THE CITY PLANNER OF THE CITY OF KILLEEN, TEXAS.

Tommy D. McI
EXECUTIVE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES OR THE CITY PLANNER
K. Stuckelmeier
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
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 THE 12th DAY OF April, 2021 A.D.
BY: Meagan Bivins
BELL COUNTY TAX APPRAISAL DISTRICT

COUNTY CLERK INFORMATION:
FILED FOR RECORD THIS 19th DAY OF April, 2021, IN YEAR 2021, PLAT # N/A
PLAT RECORDS OF BELL COUNTY, TEXAS, AND DEDICATION INSTRUMENT # 2021-23548, OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

BY: <u>Quintero Engineering</u>	
SURVEY:	A. THOMPSON SURVEY, A-813 OWNER: JP INVESTING SOLUTION, LLC 7606 PYRITE DRIVE KILLEEN, TX 76542
NUMBER OF BLOCKS:	1
NUMBER OF LOTS:	1 SURVEYOR: QUINTERO ENGINEERING, LLC 1501 W. STAN SCHLUETER LP. KILLEEN, TEXAS 76549 (254) 493-9862
TOTAL ACREAGE:	0.08 AC
DATE:	NOVEMBER 2020



FINAL PLAT FOR:
SPOFFORD ADDITION, REPLAT NO. 3
CITY OF KILLEEN, BELL COUNTY, TEXAS

SPOFFORD ADDITION, REPLAT NO. 3
IS A PLAT OF PART OF LOT 6, 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. 2020-036660, DEED RECORDS OF BELL COUNTY TEXAS.

PROJECT NO.: 035-20
DRAWING NO.: P1

INST # 2021-23548