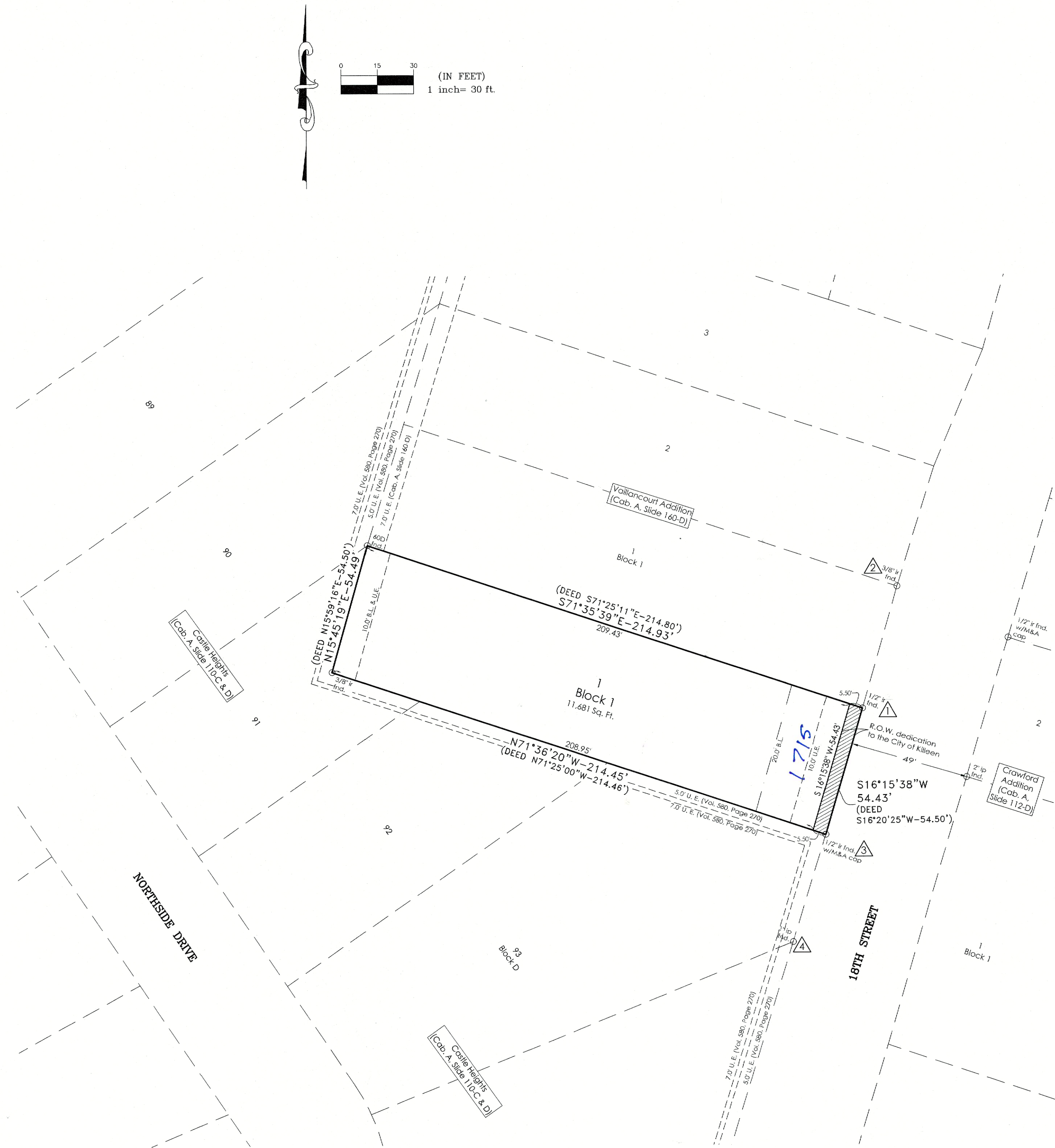


- NOTES:**
- Bearings are based on the Texas Coordinate System, Central Zone, NAD 83 (CORS 96), as determined by Leica Texas SmartNet GPS observations.
 - All distances are horizontal grid distance, unless noted. The combined scale factor (CSF) is 1.0001168. Surface distance = Grid distance x CSF.
 - All interior lot corners marked with 1/2" ir & cap stamped "M&A" set after construction completed.
 - This subdivision is located in zone X, areas determined to be outside the 0.2% annual chance floodplain, as indicated on the U.S. FEMA Agency Boundary Map, (Flood Insurance Rate Map), Map No. 48027C0115E, effective date September 26, 2008 for Bell County, Texas.
 - 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.
 - 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. The property is zoned "B-3" (Local Business District). Please refer to Sec. 31-306 for further details on zoning regulations.
 - Lot size regulation are based on the North Killeen Revitalization Program, Ordinance 20-050 adopted by City Council September 22, 2020.
 - Minimum lot size for existing non-conforming properties: 3,600 sq. ft. No Zoning Board of Adjustment approval needed.
 - Building setbacks may be reduced to 5 foot side lot, 10 foot rear lot, 20 foot front lot.
 - Park development fees are not required in accordance with the North Killeen Revitalization Program, Ordinance 23-001 adopted by City Council January 10, 2023.
 - Right of Way (R.O.W.) dedication along 18th Street is 299 sq. ft (0.007 Ac.)



REFERENCE TIES

△ to △	N14°06'33"E-52.37'
△ to △	S17°15'36"W-46.13'
△	1/2" iron rod found
△	3/8" iron rod found
△	1/2" iron rod found with M&A cap
△	1" iron pipe found

KNOW ALL MEN BY THESE PRESENTS, that **Square Fitness Lifestyle Enterprises LLC**, a Texas Limited Liability Company whose address is **P.O. Box 11212, Killeen, TX 76549**, being the owner of a called 0.268 acre tract of land in Bell County, Texas, being part of the H. O'Neal Survey, Abstract No. 645, and the land herein described being all of a called 0.268 acre tract conveyed to Square Fitness Lifestyle Enterprises LLC, a Texas Limited Liability Company, of record in Instrument No. 2023-11882, Official Public Records of Real Property, Bell County, Texas (O.P.R.R.P.B.C.T.), which is more fully described in the dedication of **SQUARE ENTERPRISES ADDITION** as shown by the plat hereof, attached hereto, and made a part hereon, and approved by the City of Killeen, Bell County, Texas, does hereby adopt said **SQUARE ENTERPRISES ADDITION** as an addition to 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 easements shown on said plat are dedicated to said city for the installation and maintenance of any and all public utilities and drainage utilities, which the city may install or permit to be installed or maintained.

WITNESSES the execution hereof, on this 4th day of October, 2023.

Terrance Williams
 For: **Square Fitness Lifestyle Enterprises LLC**,
 Terrance Williams (Owner)

Before me, the undersigned authority, on this day personally appeared **Terrance Williams (Owner)**, known to me to be the person whose name is subscribed to the foregoing instrument. It has been acknowledged to me that he executed the foregoing instrument as the representative of the property described hereon.



Baychel Luann Colon
 NOTARY PUBLIC STATE OF TEXAS

APPROVED this the 28 day of September, 2023, by the Planning Director of the City of Killeen, Bell County,

Walter Kiser
 PLANNING DIRECTOR

Colleen Martin
 PLANNING ASSISTANT

KNOW ALL MEN BY THESE PRESENTS,

That I, Robert E. Mitchell, Registered Professional Land Surveyor, do hereby certify that I did prepare this plat from an actual and accurate survey of the land, that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Killeen, Texas, and this subdivision is within the City Limits of Killeen, Texas.



Robert E. Mitchell
 Registered Professional
 Land Surveyor, No. 5801

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 3rd day of October, 2023 A. D.
 By: Renee Hickman
 Bell County Tax Appraisal District

FILED FOR RECORD this 27 day of October, 2023
 Plat Records of Bell County, Texas, and Dedication Instrument # 2023048366
 Official Records of Real Property, Bell County, Texas

No.	DATE	REMARKS	BY
2	9/26/2023	OK COMMENTS - R.O.W. DEDICATION	FRB
1	9/22/2023	CITY OF KILLEEN COMMENTS	FRB

SQUARE ENTERPRISES ADDITION
KILLEEN, BELL COUNTY, TEXAS
FINAL PLAT

MITCHELL & ASSOCIATES, INC.
 ENGINEERING & SURVEYING
 102 N. COLLEGE
 KILLEEN, TEXAS 76541
 PHONE: (254) 634-5541
 FAX: (254) 634-2141
 TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION NO. 3241
 T. E. L. S. FIRM REGISTRATION NO. 100204-00

DWG No.	23-053-D-S	DATE	AUGUST 2023	SCALE	AS SHOWN	AS SHOWN	DATE	1 LOT	AREA	0.268 AC.
DRAWN BY	FRB	DATE		SCALE			DATE	1 BLOCK	AREA	

Inst # 2023048366