

Curve Table								
Curve #	Length	Radius	Chord		Deed Call			
C1	88.75	970.00'	N14°00'26"E	88.72'	'			
C2	75.14'	780.00	N14°08'46"E	75.12				
С3	206.68'	843.17	S80°58'19"E	206.16	(L=206.67' R=843.17 CH=S78°18'56"E, 206.16)			
C4	65.05	670.05	S84°48'15"E	65.02'	(L=64.64' R=670.05 CH=S83°38'59"E, 64.62)			

Line Table					
Line	Direction	Length			
L1	N16°54'22"E	50.82			
L2	S73°05'38"E	24.72'			
L3	N16°37'43"E	45.50'			
L4	S73°05'38"E	24.76			

Curve Table							
Curve #	Length	Radius	Chord				
C5	5.24	848.17	S74°07'28"E	5.24'			
C6	30.02	848.17	S75°18'56"E	30.02			
C7	172.65	848.17	S82°09'41"E	172.36			
C8	63.79'	665.05	N84°50'10"W	63.76			
C9	72.25	750.00'	S14°08'46"W	72.23'			
C10	91.50'	1000.00'	N14°00'26"E	91.46			
C11	69.36'	720.00'	S14°08'46"W	69.34			
C12	94.24	1030.00'	N14°00'26"E	94.21			
C13	122.43'	234.27	N31°30'39"E	121.04			
C14	59.47	265.00'	S40°00'23"W	59.34			
C15	138.02	264.39'	N31°30'24"E	136.46			
C16	43.57	235.00'	S41°07'57"W	43.51'			

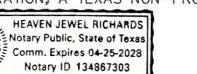
COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS, THAT CSH AVENUE HEIGHTS, LTD, A TEXAS LIMITED PARTNERSHIP, WHOSE ADDRESS IS 3701 KIRBY DRIVE, SUITE 860, HOUSTON, TEXAS, 77098, BEING THE SOLE OWNER OF THAT CERTAIN 4.000 ACRE TRACT OF LAND, SITUATED IN THE W.H. COLE SURVEY, ABSTRACT NO. 150, BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF SSK LODGING ADDITION - PHASE 1, AS AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, AND HEREBY DEDICATES TO SAID CITY, ALL EASEMENTS 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 INSTALLATION AND MAINTENANCE OF ANY AND ALL PUBLIC UTILITIES, WHICH THE CITY MAY INSTALL OR PERMIT TO BE INSTALLED OR MAINTAINED.

- CSH AVENUE HEIGHTS, LTD, A TEXAS LIMITED PARTNERSHIP
- BY: CSH AVENUE HEIGHTS GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER
- BY: OAKLAKE COMMUNITY HOUSING DEVELOPMENT CORPORATION,
 - A TEXAS NON-PROFIT CORPORATION, ITS MANAGING MEMBER

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE __ DAY OF MON EXECUTIVE DIRECTOR OF OAKLAKE COMMUNITY HOUSING DEVELOPMENT CORPORATION, A TEXAS NON-PROFIT CORPORATION.





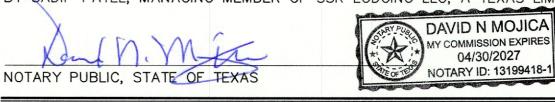
INST #2025033703

STATE OF TEXAS COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS, THAT SSK LODGING, LLC, A TEXAS LIMITED LIABILITY COMPANY, WHOSE ADDRESS IS 398 ROLLING HILLS DRIVE, KILLEEN, TEXAS, 76543, BEING THE SOLE OWNER OF THE PORTION OF THAT CERTAIN 18.117 ACRE TRACT OF LAND, (0.737 ACRES) SITUATED IN THE W.H. COLE SURVEY, ABSTRACT NO. 150, BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF SSK LODGING ADDITION - PHASE 1, AS AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, AND HEREBY DEDICATES TO SAID CITY, ALL EASEMENTS 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 INSTALLATION AND MAINTENANCE OF ANY AND ALL PUBLIC UTILITIES, WHICH THE CITY MAY INSTALL OR PERMIT TO BE INSTALLED OR MAINTAINED.

SSK LODGING LLC, A TEXAS LIMITED LIABILITY COMPANY

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE LOTH DAY OF TUNE, BY SADIP PATEL, MANAGING MEMBER OF SSK LODGING LLC, A TEXAS LIMITED LIABILITY COMPANY.



STATE OF TEXAS **COUNTY OF BELL**

APPROVED THIS ____ _ DAY OF /ay 2025 BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KILLEEN, TEXAS.

CHAIRMAN, PLANNING AND ZONING COMMISSION

Joann Jonas SECRETARY, PLANNING AND ZONING COMMISSION

TAX CERTIFICATE

THE BELL COUNTY TAX APPRAISAL DISTRICT, THE TAXING AUTHORITY FOR ALL TAXING 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 25410 DAY OF PM 201

BELL COUNTY TAX APPRAISAL DISTRICT

., 20**35**, in year **2035**, plat no.

DEDICATION INSTRUMENT NO. 2025033703 ___, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS.

STATE OF TEXAS COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS:

THAT I, BRUCE LANE BRYAN, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION AND PROPERTY DEVELOPMENT REGULATIONS OF THE CITY OF KILLEEN, TEXAS, AND IN ACCORDANCE WITH STATE SURVEYING STANDARDS.

BRUCE LANE BRYAN REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4249 BRYAN TECHNICAL SERVICES, INC. 911 NORTH MAIN TAYLOR, TX 76574

TRACT SURVEYED SEPTEMBER 29, 2023

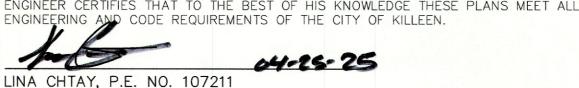
4.737 ACRES MORE FULLY DESCRIBED BY METES & BOUNDS BY SEPARATE FIELD NOTES PREPARED AND ATTACHED TO DEDICATION INSTRUMENT

04-25-25 BRUCE LANE BRYAN

STATE OF TEXAS COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING AND APPROVING THESE PLANS, THE CITY OF KILLEEN MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER. IN ADDITION, ENGINEER CERTIFIES THAT TO THE BEST OF HIS KNOWLEDGE THESE PLANS MEET ALL ENGINEERING AND CODE REQUIREMENTS OF THE CITY OF KILLEEN.





FINAL PLAT OF:

SSK LODGING ADDITION - PHASE 1

4.737 ACRES 206,324 S.F. 1 LOT, 1 BLOCK, INCLUDING: 510.04 L.F. OF NEW STREETS AND 0.70 A.C. OF R.O.W. W. H. COLE SURVEY, ABSTRACT #150, BELL COUNTY TEXAS AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY TEXAS

GENERAL NOTES:

ROADWAY.

IN ZONE "X", (UNSHADED).

THE BEARINGS SHOWN HEREON ARE ORIENTED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83 ADJUSTMENT. NAD_1983_STATEPLANE_TEXAS_CENTRAL_FIPS_4203_FEET

2. THE PROPERTY DEPICTED HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY

THE FEDERAL EMERGENCY MANAGEMENT AGENCY: THE

48027C0280E, EFFECTIVE DATE SEPTEMBER 26, 2008,

THERE ARE NO ENCROACHMENTS, CONFLICTS OR

PROTRUSIONS, EXCEPT AS SHOWN HEREON, AND SAID

5. 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

6. THE PLAT SHALL BE IN COMPLIANCE WITH THE

CITY'S CURRENTLY ADOPTED ZONING, CONSTRUCTION

DEVELOPMENT STANDARDS MANUAL, DRAINAGE DESIGN

APPLICABLE ZONING SECTION OF THE CITY CODE OF ORDINANCES AS RELATED TO THE DEVELOPMENT OF

CALCULATION IS HEREBY ASSESSED AND ESTABLISHED

ORDINANCE NO. 23-003 AT 0.03 ACRES, WHICH IS

SINGLE-FAMILY AND TWO-FAMILY UNIT OF \$650.00

PER MULTI-FAMILY UNIT. PARKLAND DEVELOPMENT FEE

ACCORDANCE WITH THE CITY OF KILLEEN ORDINANCE NO. 23-003 AT \$450.00 PER SINGLE-FAMILY AND

TWO-FAMILY UNIT OR \$250.00 PER MULTIFAMILY UNIT.

FEE-IN-LIEU AMOUNT AND PARKLAND DEVELOPMENT

8. STREET TREES SHALL BE PROVIDED WITHIN THE

TREE LAWN ON BOTH SIDES OF ALL LOCAL STREETS

A 5.0' SIDEWALK IS REQUIRED ALONG BOTH SIDES

OF THE R.O.W. OF TOPAZ ROAD. A 6.0' SIDEWALK IS

18.117 ACRE SSK LODGING TRACT. THESE SIDEWALKS WILL BE CONSTRUCTED UPON THE APPROVAL OF FINAL

10. THERE IS AN EXISTING 4' SIDEWALK ALONG THE

11. DETENTION FACILITIES SHALL NOT IMPEDE FIRE

DRAINAGE CULVERTS UNDER TOPAZ ROAD. "TRACT B' (0.551 AC.) SHALL CONTAIN DRAINAGE FACILITIES AND

REDIRECTION OF A GRASS CHANNEL TRACT A AND TRACT B ARE DRAINAGE EASEMENTS THAT SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.

FINAL PLAT

BRYAN TECHNICAL SERVICES, INC.

OF LOTS

BELTON ENGINEERING, INC. Engineering * Design/Build * Planning

106 EAST STREET, BELTON, TEXAS 7651

BELTONENGINEERINGINC@GMAIL.COM WWW.BELTONENGINEERS.COM

12. "TRACT A" (0.053 AC.) SHALL CONTAIN

SOUTH RIGHT-OF-WAY OF ILLINOIS AVENUE SPANNING FROM THE FRONTAGE OF THE ORTIZ DIAZ ADDITION TO

REQUIRED ALONG THE SOUTH RIGHT-OF-WAY OF

ILLINOIS AVENUE, ALONG THE FRONTAGE OF THE

THE 1.281 ACRE SSK LODGING TRACT.

BLOCK NO.

FEE SHALL BE PAID AT THE TIME OF RECORDATION.

LESS THAN THE MINIMUM OF THREE (3) ACRES REQUIRED. THEREFORE, THE FEE-IN-LIEU AMOUNT IS

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

PROPERTY HAS ACCESS TO AND FROM A DEDICATED

4. ALL SET IRON RODS HAVE ORANGE PLASTIC

CAPS STAMPED "BRYAN TECH SERVICES".

PAID AT THE TIME OF BUILDING PERMITS

STANDARDS, INFRASTRUCTURE DESIGN AND

THIS TRACT UNLESS SHOWN HEREON.

7. FOR PHASE I, PARKLAND DEDICATION

IN ACCORDANCE WITH THE CITY OF KILLEEN

ESTABLISHED AT A RATE OF \$750.00 PER

IS HEREBY ASSESSED AND ESTABLISHED IN

(TOPAZ ROAD).

PLAT FOR EACH PHASE.

FLOOD AREA BEING IDENTIFIED ON F.I.R.M. PANEL NO.

PHONE: (512) 352-9090 TAYLOR, TX 76574 FIRM No. 10128500 FAX: (512) 352-9091 surveying@austin.rr.com

NO. DATE 04/23/24 NOTES, TRACTS, SIGNATURE BLOCK, DIM. 2 05/01/24 DR EASEMENTS 03/05/25 SIGNATURE BLOCKS 04 04/22/25 B.E. INTERNAL REVIEW DRAWN BY: RR CHECKED BY: BLB

11 NORTH MAIN

SCALE: 1" = 50'APPROVED BY: BLB

PROJECT FILE: 24006-FP DATE: APRIL 22 2025