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STATE OF TEXAS §
COUNTY OF BELL §

FIELD NOTES TO THAT TRACT SITUATED IN THE AZRA WEBB SURVEY, ABSTRACT NO. 857, CITY OF KILLEEN, BELL COUNTY, TEXAS, SAID TRACT BEING THE SAME TRACT DESCRIBED IN THE DEED TO JCD KILLEEN, LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED UNDER INSTRUMENT NUMBER 2025027513, REAL PROPERTY RECORDS, BELL COUNTY, TEXAS; THE SUBJECT TRACT SURVEYED BY LANGAN IS MORE PARTICULARLY DESCRIBED AS FOLLOWS (BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE):

BEGINNING AT A 1/2-INCH CAPPED REBAR STAMPED "CHAPPARAL" FOUND AT THE NORTHEAST CORNER OF THE SAID JCD TRACT, CALLED TO BE ON THE SOUTH MARGIN OF FM 3470 AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1, CHANSLOR FARM ADDITION, AN ADDITION RECORDED IN CABINET B, SLIDE 148-8, PLAT RECORDS, BELL COUNTY, TEXAS, FROM WHICH A CITY OF KILLEEN MONUMENT (CITY MONUMENT NO. 105) BEARS SOUTH 81°12'38" EAST, A DISTANCE OF 9,883.73 FEET;

THENCE SOUTH 17°00'17" WEST, WITH THE EAST LINE OF THE JCD TRACT, A DISTANCE OF 519.30 FEET TO A 1/2-INCH REBAR WITH A CAP STAMPED "KILLEEN ENG" FOUND AT THE SOUTHEAST CORNER OF THE JCD TRACT, CALLED TO BE ON THE WEST LINE OF SAID LOT 1;

THENCE NORTH 73°36'42" WEST, WITH THE SOUTH LINE OF THE JCD TRACT, A DISTANCE OF 846.10 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "KILLEEN ENG" FOUND AT THE SOUTHWEST CORNER OF THE JCD TRACT, CALLED TO BE ON THE EAST MARGIN OF STATE HIGHWAY 195 (A VARIABLE WIDTH RIGHT-OF-WAY), FROM WHICH A FOUND ALUMINUM DISK STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION" BEARS SOUTH 17°02'11" WEST, A DISTANCE OF 14.28 FEET;

THENCE NORTH 17°02'11" EAST, WITH THE WEST LINE OF THE JCD TRACT, CALLED TO BE THE SAID EAST MARGIN ON STATE HIGHWAY 195, A DISTANCE OF 428.07 FEET TO AN ALUMINUM DISK STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION" FOUND AT THE MOST WESTERLY NORTHWEST CORNER OF THE JCD TRACT;

THENCE NORTH 58°13'11" EAST, WITH THE NORTHWEST LINE OF THE JCD TRACT, CALLED TO BE THE EAST MARGIN OF STATE HIGHWAY 195, A DISTANCE OF 122.43 FEET TO AN ALUMINUM DISK STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION" FOUND AT THE MOST NORTHERLY NORTHWEST CORNER OF THE JCD TRACT, CALLED TO BE THE INTERSECTION OF STATE HIGHWAY 195 AND THE SAID SOUTH MARGIN OF FM 3470;

THENCE SOUTH 73°36'42" EAST, WITH THE NORTH LINE OF THE JCD TRACT, CALLED TO BE THE SOUTH MARGIN OF FM 3470, A DISTANCE OF 765.19 FEET RETURNING TO THE POINT OF BEGINNING AND ENCLOSING 10.00 ACRES (±435,602 SQUARE FEET).

STANDARD PLAT NOTES

- THIS PROPERTY LIES WITHIN ZONE(S) X (UNSHADED) OF THE FLOOD INSURANCE RATE MAP FOR CITY THE CITY OF KILLEEN, BELL COUNTY, TEXAS, MAP NO. 48027C0260E, DATED 09/26/2008, VIA SCALED MAP LOCATION AND GRAPHIC PLOTTING AND/OR THE NATIONAL FLOOD HAZARD LAYER (NFHL) WEB MAP SERVICE (WMS) AT HTTP://HAZARDS.FEMA.GOV.
- 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.
- PARK DEVELOPMENT FEES ARE NOT REQUIRED IN ACCORDANCE WITH SEC. 26-129(B)(1), TO THE SUBDIVISION OF NONRESIDENTIAL DEVELOPMENT.

SURVEYOR'S NOTES:

- THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, GF# A2405012 COMMITMENT # A2405012 EFFECTIVE MAY 6, 2024, AND ISSUED MAY 18, 2024.
- COORDINATES AND DISTANCES ARE U.S. SURVEY FEET DISPLAYED IN SURFACE VALUES AND ARE SCALED BY A FACTOR OF 1.0001602942, FROM GRID COORDINATE N=10364922.661, E=3102913.8270.
- BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE.
- PROPERTY IS SUBJECT TO THE RECIPROCAL EASEMENT AGREEMENT RECORDED UNDER INSTRUMENT NUMBER 2025027530, O.P.R.B.C.T.

STATE OF TEXAS §
COUNTY OF BELL §

WHEREAS, JCD KILLEEN, LLC, A TEXAS LIMITED LIABILITY COMPANY, HEREINAFTER REFERRED TO AS GRANTOR, IS THE SOLE OWNER OF THAT CERTAIN TRACT OF LAND CONTAINING 10.000 ACRES OUT OF AND A PART OF THE AZRA WEBB SURVEY, ABSTRACT NO. 857, BELL COUNTY, TEXAS, AND BEING ALL OF CALLED 10.000 ACRES DESCRIBED BY DEED TO SAID OWNER, RECORDED IN INSTRUMENT NO. 2025027513, REAL PROPERTY RECORDS, BELL COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN FIELD NOTES ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES FOR A COMPLETE LEGAL DESCRIPTION.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT GRANTOR DOES HEREBY ADOPT THE PLAT OF STAN SCHLUETER LOOP ADDITION, A SUBDIVISION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, AND DOES HEREBY ADOPT THE ATTACHED PLAT THEREOF AND DOES HEREBY AGREE THAT ALL FUTURE SALES AND CONVEYANCES OF SAID PROPERTY SHALL BE BY REFERENCE TO SAID PLAT AND DEDICATIONS. GRANTOR DOES HEREBY DEDICATE, GIVE, GRANT, AND CONVEY TO THE CITY OF KILLEEN, TEXAS, TOGETHER WITH ITS ASSIGNS AND FRANCHISES FURNISHING PUBLIC UTILITIES TO THE SUBDIVISION, HEREINAFTER COLLECTIVELY REFERRED TO AS "GRANTEE", FOR PUBLIC USE FOREVER, THE UTILITY AND DRAINAGE EASEMENTS AS SHOWN ON THE PLAT, UPON, OVER, AND THROUGH THE SAID PROPERTY FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, USE, EASEMENT INGRESS AND EGRESS, AND REPLACEMENT OF ALL PUBLIC DRAINAGE INFRASTRUCTURE AND PUBLIC UTILITY LINES, INCLUDING ELECTRIC POWER, WATER, SEWER, GAS, AND TELECOMMUNICATION, WHICH THE CITY MAY ELECT TO INSTALL AND MAINTAIN OR PERMIT TO BE INSTALLED OR MAINTAINED, AND REFERENCE IS HEREBY MADE TO SUCH PLAT FOR THE LOCATION OF SUCH EASEMENTS.

GRANTOR DOES HEREBY GIVE, GRANT, AND CONVEY TO THE CITY OF KILLEEN, TEXAS, AND TO THE GENERAL PUBLIC, FOR PUBLIC USE AND FOR PUBLIC PURPOSES THE STREETS, AVENUES, AND ROADWAYS AS SHOWN ON SAID PLAT.

GRANTEE SHALL HAVE ALL OTHER RIGHTS AND BENEFITS NECESSARY OR CONVENIENT FOR THE FULL ENJOYMENT OR USE OF THE RIGHTS HEREIN GRANTED, INCLUDED BUT NOT LIMITED TO, THE FREE RIGHT OF INGRESS OR EGRESS OVER AND ACROSS THE ROADS, STREETS, EASEMENTS, AND RIGHTS-OF-WAYS TO CONSTRUCT, RECONSTRUCT AND MAINTAIN SAME.

TO HAVE AND TO HOLD THE SAID EASEMENTS AND RIGHTS-OF-WAY, TOGETHER WITH ALL AND SINGULAR THE RIGHTS AND PRIVILEGES THERETO IN ANY MANNER BELONGING UNTO THE SAID GRANTEE, ITS SUCCESSORS, AND ASSIGNS FOREVER, AND GRANTOR DOES HEREBY BIND ITSELF, ITS SUCCESSORS AND ASSIGNS, TO WARRANT AND FOREVER DEFEND ALL AND SINGULAR THE SAID PREMISES UNTO THE SAID CITY OF KILLEEN, TEXAS, ITS SUCCESSORS AND ASSIGNS, AGAINST EVERY PERSON WHOMSOEVER LAWFULLY CLAIMING, OR TO CLAIM THE SAME OR ANY PART THEREOF.

EXECUTED THIS THE 17th DAY OF September, 2025.

JCD KILLEEN, LLC, A TEXAS LIMITED LIABILITY COMPANY

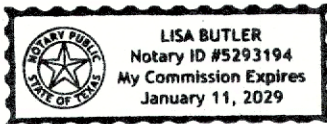
BY: Chad DeRose

TITLE: Manager

STATE OF TEXAS §
COUNTY OF Dallas §

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED Chad DeRose, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS EXPRESSED THEREIN.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 17 DAY OF September, 2025.



NOTARY PUBLIC, STATE OF TEXAS

CITY PLANNING AND DEVELOPMENT SERVICES:

APPROVED THIS 9 DAY OF September, 25, BY THE EXECUTIVE DIRECTOR OF DEVELOPMENT SERVICES, OR DESIGNEE.

Wally Menden
EXECUTIVE DIRECTOR, OR DESIGNEE

TAX CERTIFICATION:

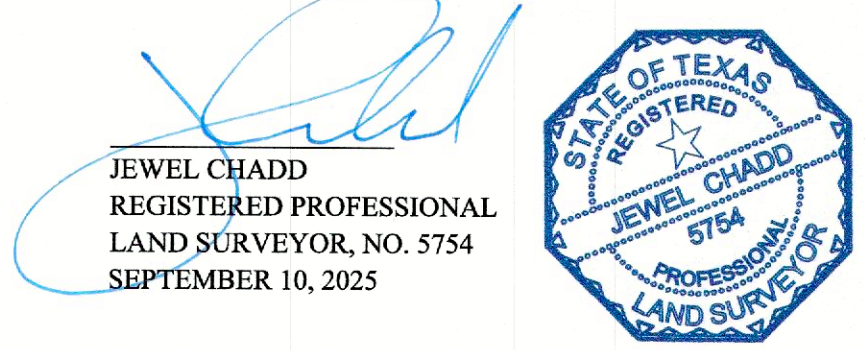
THE TAX APPRAISAL DISTRICT OF BELL COUNTY DOES HEREBY CERTIFY THERE ARE CURRENTLY NO DELINQUENT TAXES DUE TO THE TAX APPRAISAL DISTRICT OF BELL COUNTY ON THE PROPERTY DESCRIBED IN THIS PLAT.

DATED THIS 6 DAY OF October, 2025.

Maria Allen
BELL COUNTY TAX APPRAISAL DISTRICT

KNOW ALL MEN BY THESE PRESENTS:

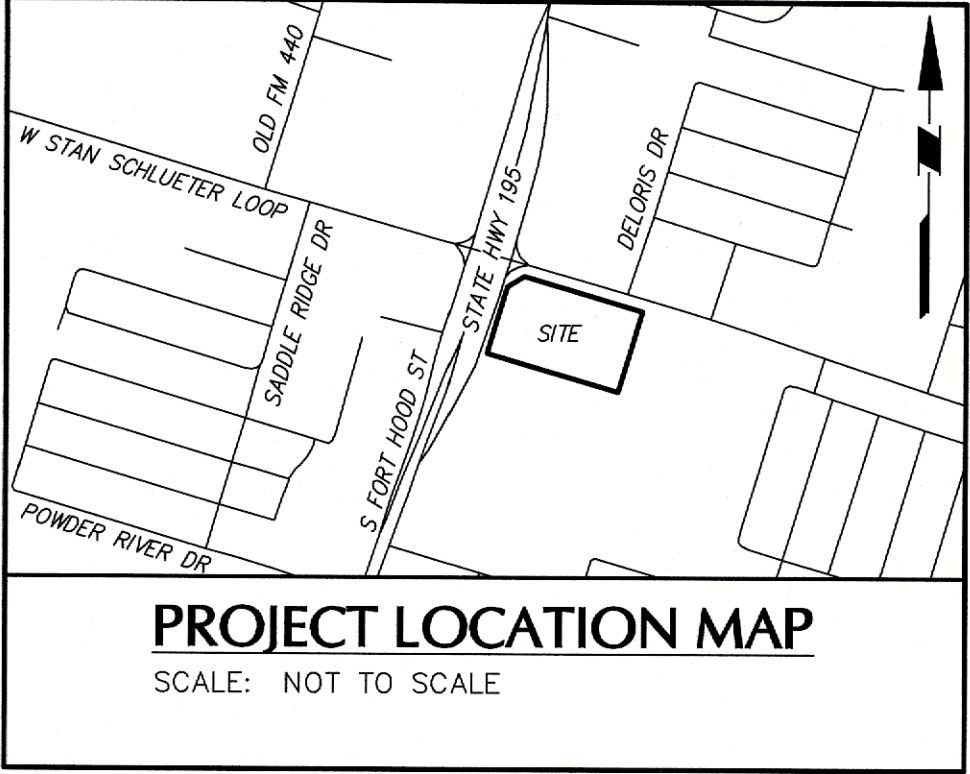
THAT I, JEWEL CHADD, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION AND PROPERTY DEVELOPMENT REGULATIONS OF THE CITY OF KILLEEN,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



FILED FOR RECORD THIS 9th DAY OF October, 2025, IN DOCUMENT NUMBER 2025049953 A.B. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

BY: M. J. Gamm - deputy

FINAL PLAT OF:
STAN SCHLUETER LOOP ADDITION
10.000 ACRES - 435,602 S.F. 7 LOTS, 1 BLOCK
SITUATED IN THE AZRA WEBB SURVEY, ABSTRACT NO. 857
AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS



SURVEYOR
LANGAN ENGINEERING & ENVIRONMENTAL, INC.
2999 OLYMPUS BLVD.
DALLAS, TX 75019
JEWEL CHADD, RPLS 5754

ENGINEER
JHF ENGINEERING, PLLC
8738 FM 225 S.
LANEVILLE, TX 75667

OWNER
JCD KILLEEN, LLC
8350 NORTH CENTRAL
EXPRESSWAY, SUITE 1313
DALLAS, TX 75206

LANGAN
Langan Engineering and
Environmental Services, LLC
2999 Olympus Blvd, Suite 165
Dallas, TX 75019
TBPELS Firm #10194888
T: 817.328.3200 www.langan.com

Project No. 520105501	Drawing No.
Date 09/03/2025	
Drawn By KE (TDR)	
Checked By JC	Sheet 2 of 2

Inst# 2025049953 B