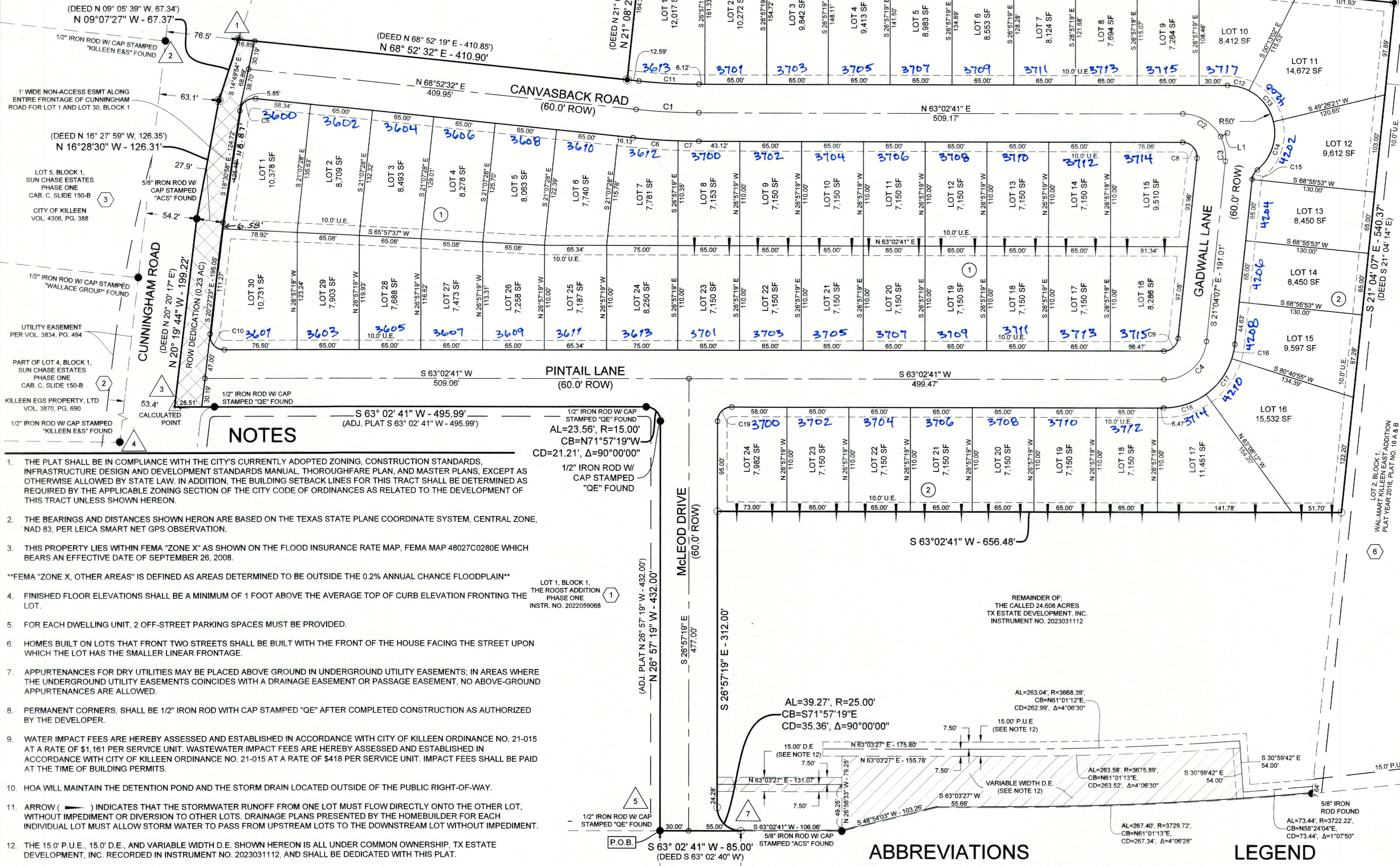


CURVE #	CHORD BEARING	CHORD DISTANCE	RADIUS	ARC LENGTH	DELTA
C1	N85° 57' 37"E	66.12	650.00	66.15	005° 49' 50"
C2	S85° 58' 27"E	46.33	45.00	48.66	061° 57' 43"
C3	S38° 01' 52"E	26.26	45.00	26.64	033° 55' 29"
C4	S20° 59' 17"W	60.29	45.00	66.06	084° 06' 49"

GLENN F. NELLIS
CALLED 6.927 ACRES
INSTR. NO. 201700015212



NOTES

- THE PLAT SHALL BE IN COMPLIANCE WITH THE CITY'S CURRENTLY ADOPTED ZONING, CONSTRUCTION STANDARDS, INFRASTRUCTURE DESIGN AND DEVELOPMENT STANDARDS 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 OR ORDINANCES AS RELATED TO THE DEVELOPMENT OF THIS TRACT UNLESS SHOWN HEREON.
- 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.
- THIS PROPERTY LIES WITHIN FEMA "ZONE X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, FEMA MAP 48027C0280E WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.
- FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 1 FOOT ABOVE THE AVERAGE TOP OF CURB ELEVATION FRONTING THE LOT.
- FOR EACH DWELLING UNIT, 2 OFF-STREET PARKING SPACES MUST BE PROVIDED.
- HOMES BUILT ON LOTS THAT FRONT TWO STREETS SHALL BE BUILT WITH THE FRONT OF THE HOUSE FACING THE STREET UPON WHICH THE LOT HAS THE SMALLER LINEAR FRONTAGE.
- APPURTENANCES FOR DRY UTILITIES MAY BE PLACED ABOVE GROUND IN UNDERGROUND UTILITY EASEMENTS; IN AREAS WHERE THE UNDERGROUND UTILITY EASEMENTS COINCIDES WITH A DRAINAGE EASEMENT OR PASSAGE EASEMENT, NO ABOVE-GROUND APPURTENANCES ARE ALLOWED.
- PERMANENT CORNERS, SHALL BE 1/2" IRON ROD WITH CAP STAMPED "QE" AFTER COMPLETED CONSTRUCTION AS AUTHORIZED BY THE DEVELOPER.
- 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.
- HOA WILL MAINTAIN THE DETENTION POND AND THE STORM DRAIN LOCATED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.
- ARROW () INDICATES THAT THE STORMWATER RUNOFF FROM ONE LOT MUST FLOW DIRECTLY ONTO THE OTHER LOT, WITHOUT IMPEDIMENT OR DIVERSION TO OTHER LOTS. DRAINAGE PLANS PRESENTED BY THE HOMEOWNER FOR EACH INDIVIDUAL LOT MUST ALLOW STORM WATER TO PASS FROM UPSTREAM LOTS TO THE DOWNSTREAM LOT WITHOUT IMPEDIMENT.
- THE 15.0' P.U.E., 15.0' D.E., AND VARIABLE WIDTH D.E. SHOWN HEREON IS ALL UNDER COMMON OWNERSHIP, TX ESTATE DEVELOPMENT, INC. RECORDED IN INSTRUMENT NO. 2023031112, AND SHALL BE DEDICATED WITH THIS PLAT.
- THE PASSAGE EASEMENT DESCRIBED IN EXHIBIT C, RECORDED IN INSTRUMENT NO. 2024037057, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS IS OVER AND ACROSS McLEOD DRIVE SHOWN HEREON.

1/2" IRON ROD W/ CAP STAMPED "QE" FOUND
AL=23.56', R=15.00'
CB=N71°57'19"W
CD=21.21', Δ=90°00'00"

LOT 1, BLOCK 1, THE ROOST ADDITION PHASE ONE
INSTR. NO. 2022059068

REMAINDER OF THE CALLED 24.608 ACRES TX ESTATE DEVELOPMENT, INC. INSTRUMENT NO. 2023031112

AL=39.27', R=25.00'
CB=S71°57'19"E
CD=35.36', Δ=90°00'00"

ABBREVIATIONS

- B.L. BUILDING LINE
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT

LEGEND

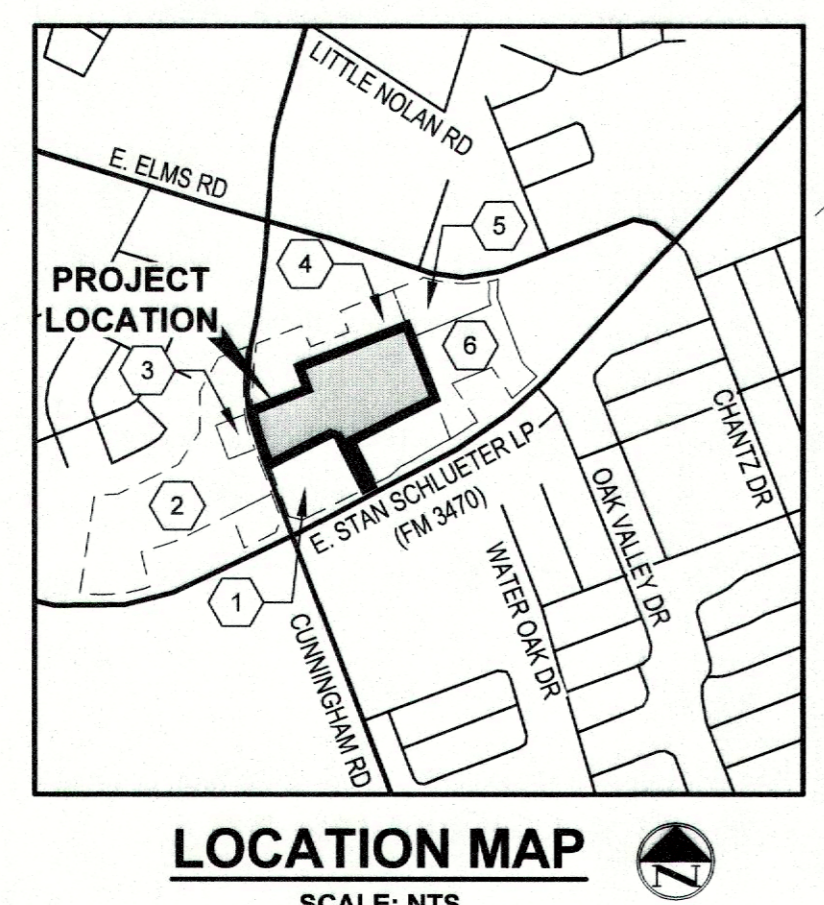
- PROPERTY BOUNDARY
- EASEMENT LINES
- OFFSITE EASEMENT LINES
- ADJOINING TRACT PROPERTY LINES
- 1/2" IRON ROD W/ CAP STAMPED "MAK" FOUND
- TXDOT CONCRETE MONUMENT FOUND
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD W/ CAP STAMPED "QE" SET

REFERENCE TIES

- 1-2 S 61° 56' 57" W - 77.11'
- 3-4 S 04° 32' 18" E - 193.25'
- 5-6 S 48° 37' 42" W - 522.31'
- 7-8 S 66° 10' 27" E - 167.62'

KEYNOTES

- LOT 1, BLOCK 1 THE ROOST ADDITION, PHASE ONE INSTR. NO. 2022059068
- PART OF LOT 4, BLOCK 1, SUN CHASE ESTATES PHASE ONE CAB. C, SLIDE 150-B
- LOT 5, BLOCK 1, SUN CHASE ESTATES PHASE ONE CAB. C, SLIDE 150-B
- GLENN F. NELLIS CALLED 6.927 ACRES INSTR. NO. 201700015212
- LOT 1, BLOCK 1, WAL-MART KILLEEN EAST ADDITION PLAT YEAR 2016, PLAT NO. 16 A & B
- LOT 2, BLOCK 1, WAL-MART KILLEEN EAST ADDITION PLAT YEAR 2016, PLAT NO. 16 A & B



CURVE #	CHORD BEARING	CHORD DISTANCE	RADIUS	ARC LENGTH	DELTA
C5	N25° 10' 47"E	20.72	15.00	22.88	087° 23' 30"
C6	N66° 52' 56"E	47.30	680.00	47.31	003° 59' 12"
C7	N63° 58' 01"E	21.89	680.00	21.89	001° 50' 39"
C8	S69° 00' 43"E	22.27	15.00	25.10	095° 53' 11"
C9	S20° 59' 17"W	20.10	15.00	22.02	084° 06' 49"
C10	N68° 42' 21"W	22.38	15.00	25.26	096° 29' 55"
C11	S65° 57' 37"W	63.07	620.00	63.09	005° 49' 50"
C12	S76° 24' 50"W	23.12	50.00	23.33	026° 44' 17"
C13	N65° 23' 20"W	41.99	50.00	43.33	049° 39' 23"
C14	N08° 15' 24"W	53.44	50.00	56.38	064° 36' 29"
C15	N01° 29' 22"E	11.51	15.00	11.81	045° 06' 58"
C16	N15° 11' 36"W	15.35	75.00	15.38	011° 45' 02"
C17	N08° 46' 21"E	46.58	75.00	47.36	036° 10' 53"
C18	N44° 57' 15"E	46.58	75.00	47.36	036° 10' 53"
C19	N18° 02' 41"E	21.21	15.00	23.56	090° 00' 00"

KNOW ALL MEN BY THESE PRESENTS, THAT TX ESTATE DEVELOPMENT, INC., BEING THE SOLE OWNER OF THAT CERTAIN 14.52 ACRE TRACT OF LAND IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS, SITUATED IN THE ROBERT CUNNINGHAM SURVEY, ABSTRACT NO. 199, BELL COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF THE CALLED 24.608 ACRE TRACT OF LAND DESCRIBED IN A DEED TO TX ESTATE DEVELOPMENT, INC., RECORDED IN INSTRUMENT NO. 2023031112, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF THE ROOST ADDITION, PHASE TWO, AS SHOWN BY THE PLAT HEREOF, ATTACHED HERETO, AND MADE A PART HEREOF, AND APPROVED BY THE CITY OF KILLEEN, BELL COUNTY, TEXAS AND THE ROOST ADDITION, PHASE TWO, DOES HEREBY DEDICATE TO SAID CITY ALL STREETS, AVENUES, DRIVES, 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 THE 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.

THE DRAINAGE EASEMENTS SHOWN HEREON LOCATED WITHIN THE REMAINDER TRACT UNDER COMMON OWNERSHIP SHALL BE DEDICATED TO THE HOA FOR MAINTENANCE OF THE DETENTION FACILITIES.

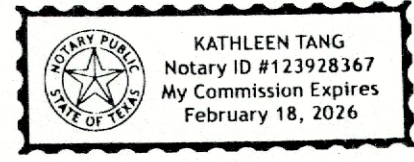
WITNESS THE EXECUTION HEREOF, ON THIS 12 DAY OF September, 2024.

FOR: TX ESTATE DEVELOPMENT, INC.

BY: Samuel C. Fulcher
SAMUEL C. FULCHER
PRESIDENT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY, PERSONALLY APPEARED SAMUEL C. FULCHER, IN HIS CAPACITY AS PRESIDENT FOR TX ESTATE DEVELOPMENT, INC., 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 OWNER OF THE PROPERTY DESCRIBED HEREON.

Kathleen Tang
NOTARY PUBLIC STATE OF TEXAS
MY COMMISSION EXPIRES: 2-12-26



CITY PLANNING AND DEVELOPMENT SERVICES

APPROVED THIS 26 DAY OF August, 2024, A.D. BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KILLEEN, TEXAS.

CHAIRMAN, PLANNING AND ZONING COMMISSION: [Signature]
SECRETARY, PLANNING AND ZONING COMMISSION: [Signature]

SURVEYORS' CERTIFICATE

I, SETH H. BARTON, 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, BELL COUNTY, TEXAS.

SETH H. BARTON
R. P. L. S. NO. 6878
1501 W. STAN SCHLUETER LP.
KILLEEN, TX 76549



COUNTY CLERK INFORMATION

FILED FOR RECORD THIS 25th DAY OF October, 2024, IN YEAR 2024, PLAT # 047258, PLAT RECORDS OF BELL COUNTY, TEXAS, AND DEDICATION INSTRUMENT # 2024047258, OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

BY: Jennifer Engle DEPUTY

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 19 DAY OF September, 2024, A.D.

BY: [Signature]
BELL COUNTY TAX APPRAISAL DISTRICT

SURVEY:	ROBERT CUNNINGHAM SURVEY, ABSTRACT NO. 199
NUMBER OF BLOCKS:	2
NUMBER OF LOTS:	54
TOTAL ACREAGE:	14.52 AC
DATE:	JULY 26, 2024
OWNER:	TX ESTATE DEVELOPMENT, INC. 15 N. MAIN STREET TEMPLE, TX 76501
ENGINEER / SURVEYOR:	QUINTERO ENGINEERING, LLC 1501 W. STAN SCHLUETER LP. KILLEEN, TEXAS 76549 (254) 493-9962

FINAL PLAT FOR:
THE ROOST ADDITION, PHASE TWO
CITY OF KILLEEN, BELL COUNTY, TEXAS

THE ROOST ADDITION, PHASE TWO, IS A PLAT OF 14.52 ACRES BEING A PORTION OF THE REMAINDER OF THE CALLED 24.608 ACRE TRACT OF LAND DESCRIBED IN A DEED TO TX ESTATE DEVELOPMENT, INC., RECORDED IN INSTRUMENT NO. 2023031112, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS.

PROJECT NO.: 022-21
DRAWING NO.: P1

QC
QUINTERO ENGINEERING, LLC
1501 W. STAN SCHLUETER PHONE: (254) 493-9962
LP KILLEEN, TEXAS 76549 FAX: (254) 432-7070
T.B.P.E. FIRM NO.: 14709 T.B.P.L.S. FIRM NO.: 10194110