

KILLEEN ORIGINAL, BLOCK 070, LOT 4, PT 2, 3, (E 28' OF S 77' OF 3 & S 15' OF 2)  
Property ID: 59523  
ZAYED INVESTMENTS LLC

KILLEEN ORIGINAL, BLOCK-021, LOT 0011, & 1/2 OF ALLEY  
Property ID: 106179  
BISHU FUEL LLC

DRIVE 4 ADDITION, BLOCK 001, LOT 0001  
Property ID: 237818  
C & M HODGE RANCH INC

KILLEEN ORIGINAL, BLOCK 022, LOT PT 11, (W 100' OF 11)  
Property ID: 125208  
DUNLAP, MARY ELIZABETH & OLAN DON HIGGINBOTHAM

DEDICATION

STATE OF TEXAS §  
COUNTY OF BELL §

KNOW ALL MEN BY THESE PRESENTS:

That AREC 3, LLC, being the sole owner of that certain 2.6674 acres of land shown and attached hereto and incorporated herein for all purposes, does hereby subdivide the herein described property into lots and blocks, according to the plat hereof, to be known as U-Haul Addition, Bell County, Texas, as shown by the plat attached hereto and does hereby join, approve, and consent to all dedications and plat note requirements shown hereon. AREC 3, LLC does hereby consent to the recordation of this subdivision plat and dedicates to the public use forever any easement and roads that are shown hereon to the City of Killeen, AREC 3, LLC hereby acknowledges that he is the sole owner of this property and hereby states that there are no lienholders or any unpaid debt for which this property represents collateral on any loan.

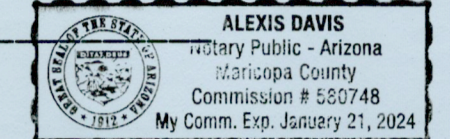
*Matthew F. Braccia*  
MATTHEW F. BRACCIA

STATE OF ARIZONA  
COUNTY OF MARICOPA

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MATTHEW F. BRACCIA KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 10 DAY OF March, 2023

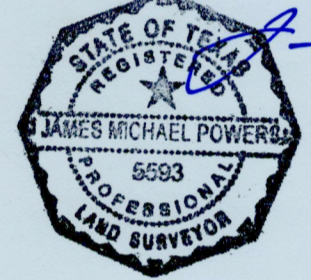
*Alexis Davis*  
NOTARY PUBLIC  
MARICOPA COUNTY, ARIZONA



FILED FOR RECORD this 14th day of April, 2023 A.D., in Volume 114, Page(s) 11st# 2023-015583

KNOW ALL MEN BY THESE PRESENTS,

That I, James M Powers, Registered Professional Land Surveyor, do hereby certify that I did prepare this instrument from an actual and accurate survey of the land, that the corner monuments shown thereon 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.



*James M Powers*  
James M Powers RPLS CFedS CP  
RPLS No. 5593  
IN THE STATE OF TEXAS  
DATE OF SURVEY: 02/22/2022  
DATE OF LAST REVISION: 1/06/2023

SMIEN SUBDIVISION, BLOCK 001, LOT 0001

Property ID: 196521  
ASSED, F & F C SMIEN

Property ID: 167033  
SQ WILDFLOWER LTD  
Book 12442, Pg. 66 D.R.B.C.T.

E S P NO 2  
ADDITION,  
BLOCK 001,  
LOT 0001

KIM ADDITION  
BLOCK 001, LOT 0001

Property ID: 132801  
WATERVILLE PROPERTY  
MANAGEMENT OF TEXAS, LLC  
VOL. 5736, PG. 918  
D.R.B.C.T.

A0813BC  
A THOMPSON  
770-17

**FLOOD PLAIN DATA**  
Approximate limits of 100 year flood plain, zone AE, as per FEMA FIRM panels 48027C0280E, dated 9/26/2008 BFE = 219'  
Approximate limits of 100 year floodway, as per FEMA FIRM panels 48027C0280E, dated 9/26/2008 BFE = 219'

LOT 1  
BLOCK 1  
AREC 3, LLC  
Property ID: 2335  
VOLUME 5779, PAGE 670 D.R.B.C.T.  
±72,660 SQ.FT.  
±1.6680 ACRES  
REQUIRED FFE = 221'

SANITARY SEWER EASEMENT  
(VOL. 1020, PG. 544)

Property ID: 66070  
LOPEZ, QUERIMA O  
VOL. 1729, PG. 349  
D.R.B.C.T.

LOT 2  
BLOCK 1  
AREC 3, LLC  
Property ID: 2336  
VOLUME 5779, PAGE 670 D.R.B.C.T.  
±43,534 SQ.FT.  
±0.9994 ACRES  
REQUIRED FFE = 221'

A0813BC  
A THOMPSON  
770-93

N=10379243.87  
E=3110973.55  
CITY OF KILLEEN DATUM  
US SURVEY FEET.

TOPPYS ADDITION  
BLOCK 002, LOT 0001

Property ID: 12460  
BRADLEY SCOTT A

**FLOOD NOTE:**  
By graphic plotting only, this property is in the depicted flood zone designations of the Flood Insurance Rate Map, Community Panel No. 48027C0280E, which bears an effective date of 9/26/2008. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

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 10th day of March 2023  
Bell County Tax Appraisal District

Approved this 26th day of June, 2022 by the planning director of the City of Killeen, Texas.

*Walter Medina*  
Planning Director  
*John L. Miller*  
Planning Assistant

"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."

Each lot shall provide attenuation of stormwater runoff in accordance with the Drainage Design Manual at the time application is made for building permits.

Each lot shall provide a minimum of 0.5 credits for Post-Construction Best Management Practices in accordance with the Drainage Design Manual at the time application is made for building permits.

ZONE "X" (MINIMAL FLOOD HAZARD) PER FLOOD MAP 48027C0280E, EFFECTIVE 09/26/2008

The bearing of S 14° 10' 00" W, per NAD83(2011) Texas State Plane, Central Zone, US Foot(2277) as shown on the East line of the Subject Property, was used as the basis of bearings for the purpose of this survey.

NAD83(2011) Plane Foot  
Texas State US MATCH  
Central Zone TO  
LOCALIZED TO  
BELL COUNTY GIS

FINAL PLAT

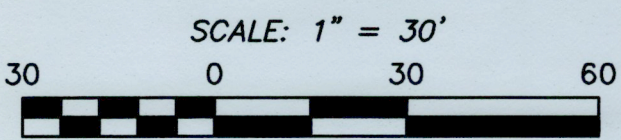
U-HAUL ADDITION  
LOT 1A BEING A REPLAT OF 2.6674 ACRE, PART OF THE  
ALEX THOMPSON SURVEY, Abst No. 813  
102 VETERANS MEMORIAL BLVD  
KILLEEN, BELL COUNTY, TEXAS

Austin Haynes, PE  
Altair Group  
Architecture | Engineering  
281-794-3015  
11615 Spring Cypress Rd, Tomball, TX 77377

RED PLAINS  
SURVEYING COMPANY  
TBPELS 10012900  
Red Plains Surveying Company  
1917 S. Harvard Avenue, Oklahoma City, OK 73128  
Phone: 405-603-7842  
Email: Comments@rpsurveying.com  
TEXAS LICENSE #10012900 EXPIRES 12/31/2023

SYMBOL LEGEND table with columns for symbols and abbreviations, including items like AIR VALVE, GROUND LIGHT, ROAD SIGN, etc.

AMERCO REAL ESTATE COMPANY PROJECT INFO table with fields for PROJECT INFO, U-HAUL ADDITION, U-HAUL ADDITION 102 VETERANS MEMORIAL BLVD KILLEEN, TX 76541, SCALE 1"=30', SURVEY DATE 2/22/2022, APPROVED BY J.M.P., DWN BY FFS, J.N. 21-344-DIP, FIELD BY FLD, SHEET 1 OF 1, MONUMENT LEGEND table.



Inst # 2023-015583