

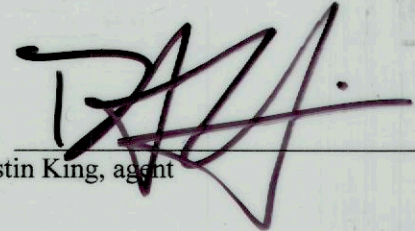
FINAL PLAT

VICTORY RANCH PHASE 1

AN ADDITION WITHIN THE CITY OF KILLEEN, BELL COUNTY, TEXAS.

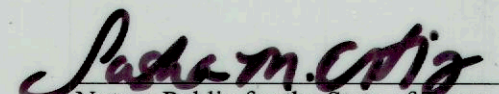
STATE OF TEXAS
COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS, that CACTUS JACK DEVELOPMENT, INC., whose address is 105 East F.M. Road 2410, Harker Heights, Bell County, Texas 76548, being the owner of the land shown on this plat designated as **VICTORY RANCH PHASE 1**, being a 41.91 acre tract of land out of the S.F.R.C.O. Survey, Abstract No. 794, Bell County, Texas, and being part of a called 64.15 acre tract of land described by a deed to said owner, recorded in Document No. 2022-048149, Real Property Records in Bell County, Texas, and being a part of a called 64.89 acre tract of land described by a deed to said owner, recorded in Document No. 2022-052822, of said Property Records, do hereby join, approve, and consent to all dedications and plat note requirements shown hereon. I do hereby approve the recordation of this subdivision plat and dedicate to the public use forever any easements and roads that are shown hereon.

By: 
Dustin King, agent

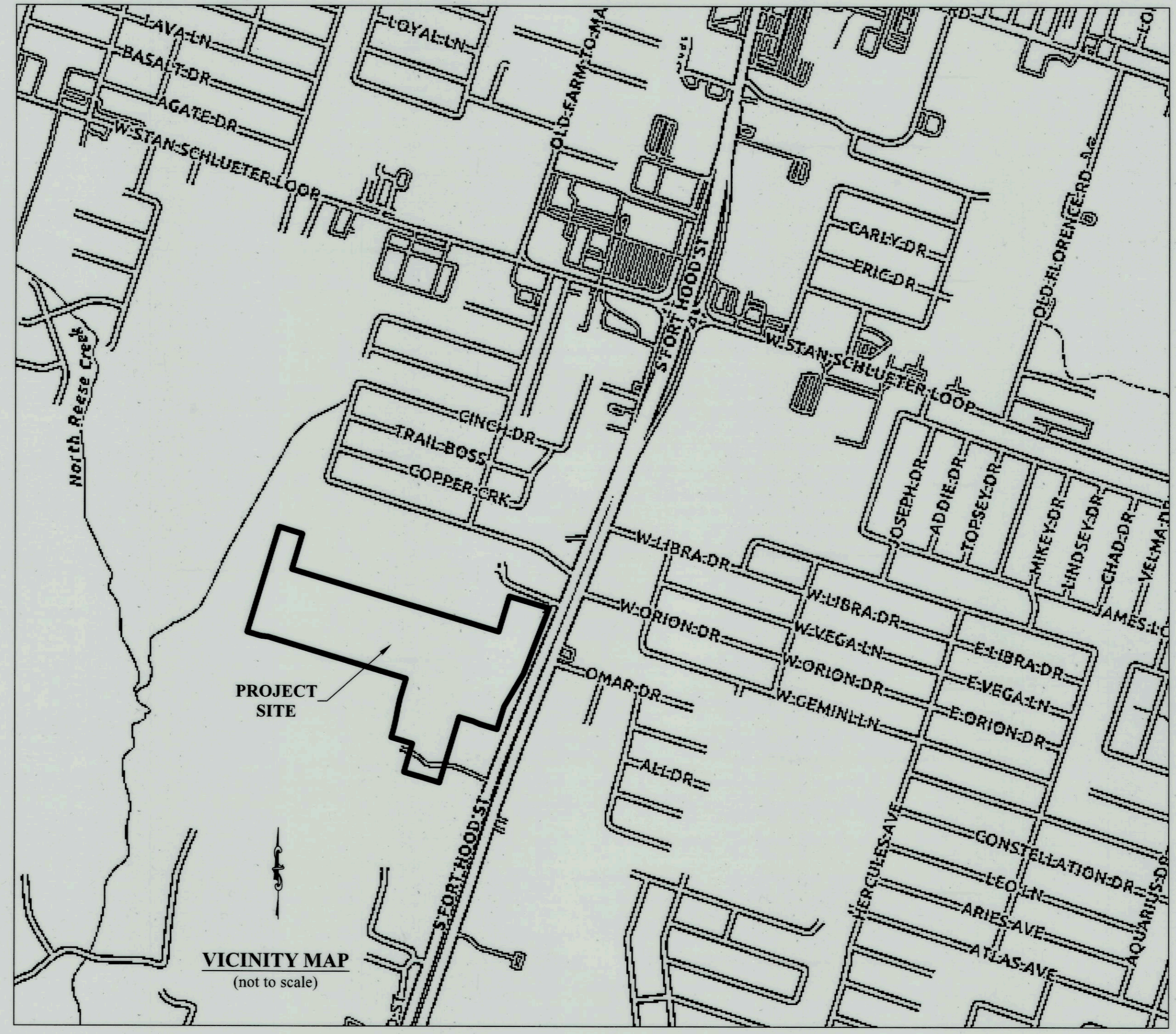
STATE OF TEXAS
COUNTY OF BELL

This instrument was acknowledged before me on the 5th day of March, 2024 by Dustin King.


Notary Public for the State of Texas
My Commission Expires: 5/15/2029

NOTES:

- The bearings recited hereon are grid bearings derived from GPS observations based on the NAD83(2011) State Plane Coordinate System, Texas Central Zone No. 4203. All distances are horizontal ground distances. The Combined Correction Factor (CCF) used is 1.0001608. Corner monuments set are 1/2 inch diameter iron rods with blue caps.
- This tract is shown to be within Zone "X" (Area of Minimal Flood Hazard), per FEMA's Flood Insurance Rate Map (FIRM) for Bell County, Texas, panel number 48027C0260E, effective date of September 26, 2008. This does not imply that this tract will, or will not flood, nor does it create any liability in such event on the part of this surveyor.
- Field Notes accompany this plat.
- Building setback lines shall comply with the City of Killeen PUD ordinance number 21-043.
- There is a 1' non-access easement running parallel with the west right-of-way line of South Fort Hood Street and with the east boundary line of this tract from the north right-of-way line of Victory Ranch Trail to the south right-of-way line of Rolling Thunder Drive and from the north right-of-way line of Rolling Thunder Drive to the northeast corner of Tract A and P.O.B. of this tract.
- 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.
- All easements and drainage tracts are to be maintained by the HOA.

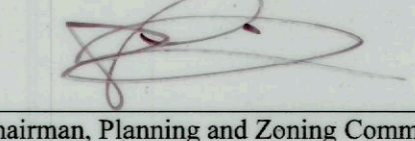


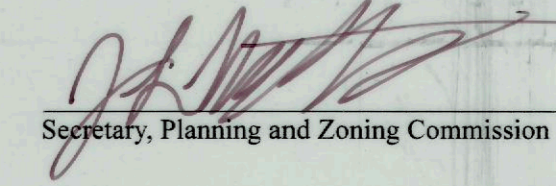
PROJECT PARCEL DATA:

| | |
|----------------|-------|
| TOTAL LOTS: | 159 |
| TOTAL BLOCKS: | 11 |
| TOTAL TRACTS: | 5 |
| TOTAL ACREAGE: | 41.91 |

PLANNING AND ZONING COMMISSION

Approved this 4 day of March, 2024 A.D. by the Planning and Zoning Commission of the City of Killeen, Texas.

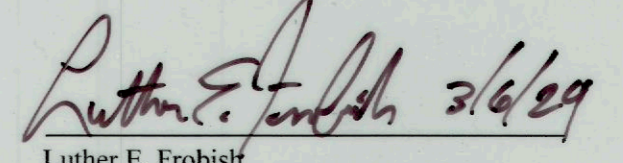

Chairman, Planning and Zoning Commission


Secretary, Planning and Zoning Commission

SURVEYOR'S CERTIFICATE

KNOW ALL BY THESE MEN PRESENTS:

That I, Luther E. Frobish, 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.


Luther E. Frobish
Registered Professional Land Surveyor
State of Texas No. 6200



TAX CERTIFICATION:

THE BELL COUNTY TAX APPRAISAL DISTRICT, THE TAXING AUTHORITY FOR ALL 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 12 DAY OF MARCH A.D. 2024.

BELL COUNTY TAX APPRAISAL DISTRICT
BY: 

FILED FOR RECORD THIS 26 DAY OF MARCH, 2024 IN DOCUMENT NUMBER 2024012673, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

