

FINAL PLAT
VICTORY RANCH PHASE 2
AN ADDITION WITHIN THE CITY OF KILLEEN, BELL COUNTY, TEXAS
AND BEING 14.33 ACRES OUT OF THE S.P.R.R.CO. SURVEY, ABSTRACT NO. 794
BELL COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF BELL §

WHEREAS, CACTUS JACK DEVELOPMENT, INC., hereinafter referred to as Grantor, is the sole owner of that certain tract of land containing 14.33 ACRES out of and a part of the S.P.R.R.CO. SURVEY, ABSTRACT NO. 794, Bell County, Texas, and being part of a called 64.15 acre tract of land as described by a deed to said owner, recorded in Document No. 2022048149, Real Property Records in Bell County, Texas, and also being part of a called 64.89 acre tract of land as described by a deed to said owner, recorded in Document No. 2022052822, of said Records, 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 VICTORY RANCH PHASE 2, 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 14th day of August, 2025.

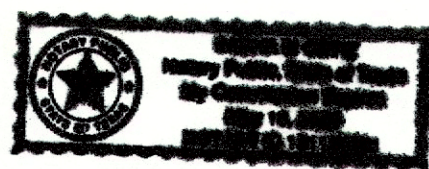
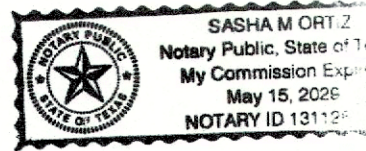
CACTUS JACK DEVELOPMENT, INC.

By: 
Dustin King, agent

STATE OF TEXAS
COUNTY OF BELL

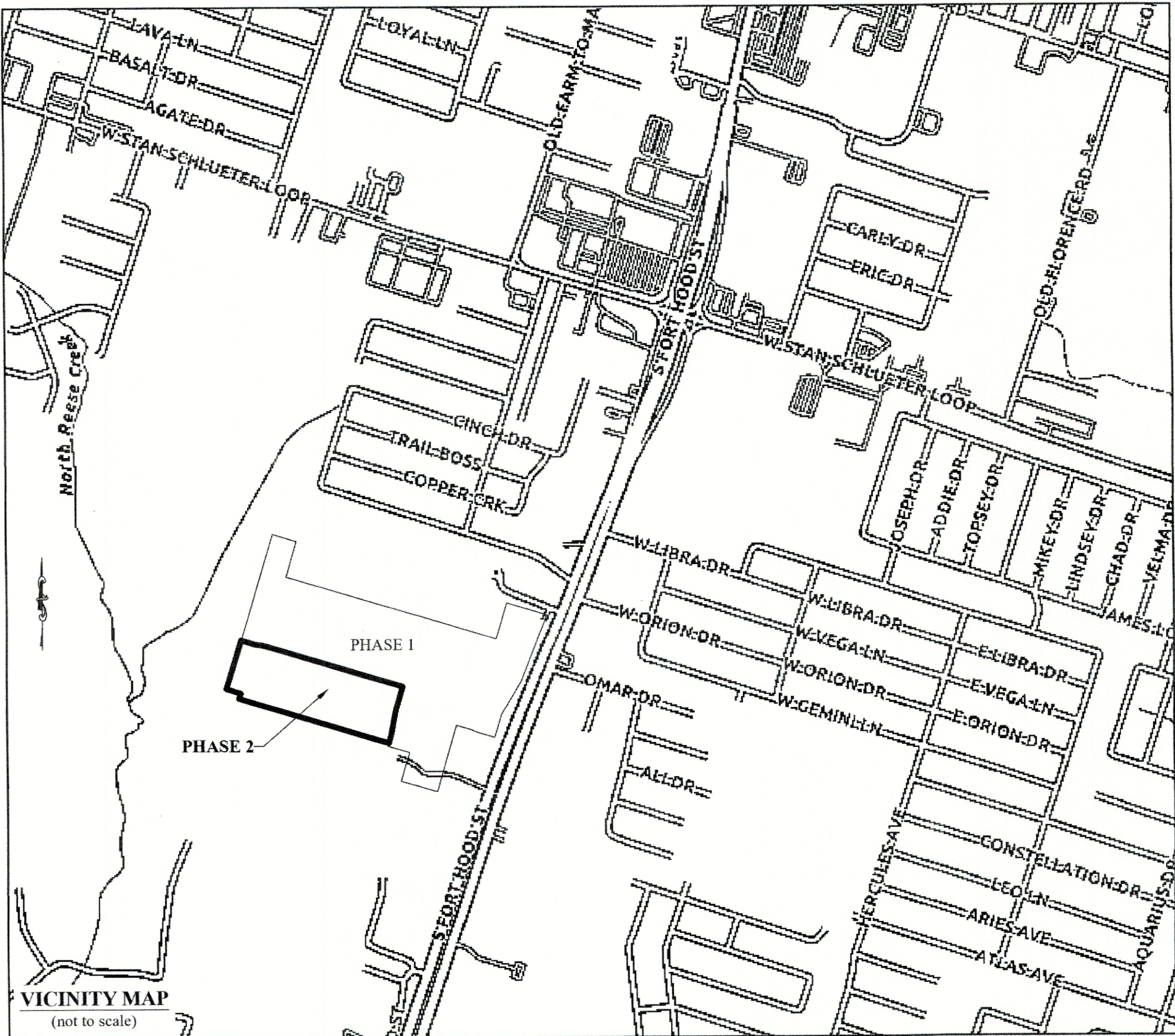
This instrument was acknowledged before me on the 14th day of August, 2025 by Dustin King.

Sasha M. Ortiz
Notary Public for the State of Texas
My Commission Expires: 5/16/2029



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.
- 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.
- In accordance with Killeen Code of Ordinances Section 26-51(f) all items submitted under subsection 26-51(e) 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.



PROJECT PARCEL DATA:

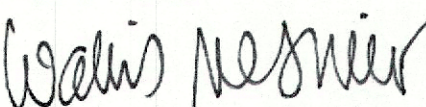
TOTAL LOTS: 75
TOTAL BLOCKS: 4
TOTAL ACREAGE: 14.33

BENCHMARK DATA:

CITY OF KILLEEN SURVEY MONUMENT NO. 104
BEARS N 80°08'02" E, 2718.95 FEET FROM P.O.B.
ESTABLISHED NAD83 COORDINATES ARE AS FOLLOWS:
LAT: 31°04'17.946"
LONG: -97°45'39.482"

DEVELOPMENT SERVICES

Approved this 1 day of August, 2025 A.D. by the executive director of development services, or designee.


Director of Development Services

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 8th DAY OF August, A.D. 2025.

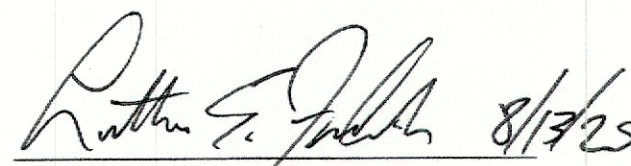
BELL COUNTY TAX APPRAISAL DISTRICT

BY: 

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



FILED FOR RECORD THIS 21 day of August, 2025, IN DOCUMENT NUMBER 2025040805, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

