

LEGEND

- PROPERTY BOUNDARY
- - - UTILITY LINE
- - - ADJOINING TRACT PROPERTY LINES
- 3/8" IRON ROD FOUND W/CAP STAMPED "M&ASSOC. KILLEEN"
- ▲ PK NAIL FOUND
- 3/4" IRON PIPE FOUND
- 1/2" IRON ROD SET W/ CAP STAMPED "QE"

REFERENCE TIES

- 1 - 2 S 17° 32' 12" W, 93.34'
- 3 - 4 S 31° 00' 01" E, 112.45'
- 5 - 6 N 43° 05' 51" E, 169.61'

ABBREVIATIONS

U.E. UTILITY EASEMENT

SURVEY: ALEXANDER THOMAS, ABSTRACT NO. 813
 NUMBER OF BLOCKS: 1
 NUMBER OF LOTS: 3
 TOTAL ACREAGE: 0.60 AC
 DATE: MARCH 2023

OWNER: WALBERT CRUZ RODRIGUEZ
 374 YATES ROAD
 KILLEEN, TEXAS 76549
 (254) 781-9006

SURVEYOR: QUINTERO ENGINEERING, LLC
 1501 W. STAN SCHLUETER LP.
 KILLEEN, TEXAS 76549
 (254) 493-9962



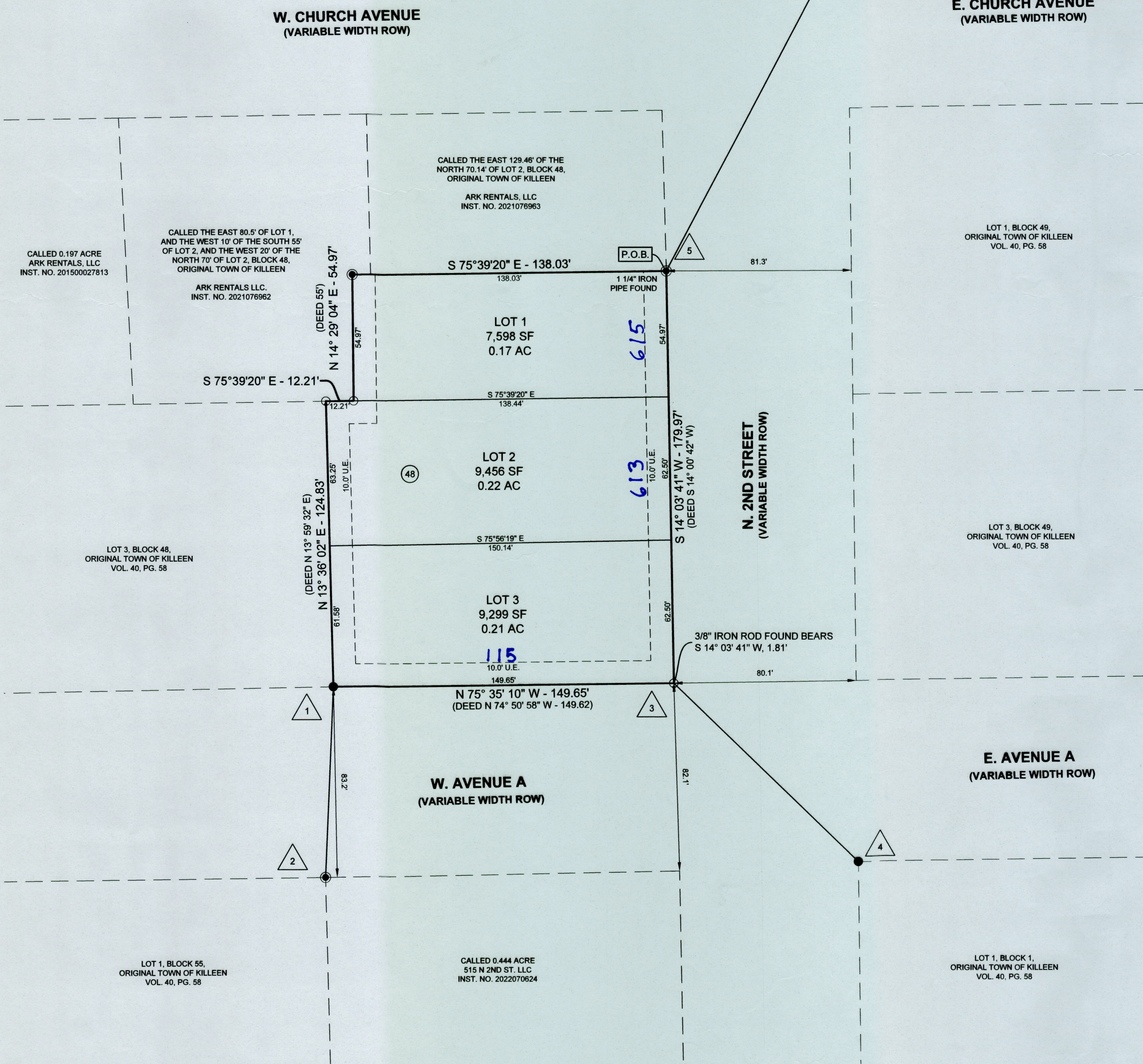
LOCATION MAP
SCALE: NTS

CALLED THE WEST 75' OF LOT 3, BLOCK 41, ORIGINAL TOWN OF KILLEEN
 ANTONIO DEJESUS GOMEZ
 INSTRUMENT NO. 202108003

CALLED THE EAST 75' OF LOT 3, BLOCK 41, ORIGINAL TOWN OF KILLEEN
 JANET J. STAFFORD
 VOL. 2580, PAGE 340

LOT 4, BLOCK 41, ORIGINAL TOWN OF KILLEEN
 VOL. 40, PG. 58

LOTS 1 AND 2, BLOCK 49 AND LOTS 3 AND 4, BLOCK 42, SAVE AND EXCEPT THE NORTH FIVE FEET NORTH 5' OF THE W 80' OF LOT 3 BLOCK 42, ORIGINAL TOWN OF KILLEEN
 ST. LUKE METHODIST CHURCH
 VOL. 5292 PG. 360



- NOTES**
- WATER SERVICE TO BE PROVIDED BY CITY OF KILLEEN, CCN NO. 10041
 - SEWER SERVICE TO BE PROVIDED BY CITY OF KILLEEN, CCN NO. 20011
 - THE BUILDING SETBACK LINES FOR THIS TRACT SHALL BE DETERMINED AS REQUIRED BY THE CODE OF ORDINANCES OF THE CITY OF KILLEEN 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.
 - 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
 - THIS PROPERTY LIES WITHIN FEMA "ZONE X, OTHER AREAS" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, FEMA MAP 48027C0280E WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008. **FEMA "ZONE X, OTHER AREAS" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN**
 - PURPOSE OF REPLAT IS TO PLAT THREE TRACTS OF THE LAND INTO LEGAL CONFORMING LOTS.
 - THIS REPLAT IS SUBJECT TO ALL APPLICABLE PLAT NOTES AND RESTRICTIONS SET FORTH IN THE ORIGINAL TOWN OF KILLEEN PLAT RECORDED IN VOLUME 49, PAGE 58, PLAT RECORDS OF BELL COUNTY, TEXAS

KNOW ALL MEN BY THESE PRESENTS, THAT WALBERT CRUZ RODRIGUEZ BEING THE SOLE OWNER OF THAT CERTAIN 0.60 ACRE TRACT OF LAND IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS, SITUATED IN THE ALEXANDER THOMPSON SURVEY, ABSTRACT NO. 813, BEING THE REMAINDER OF THE CALLED SOUTH 55' OF LOT 2, BLOCK 48, ORIGINAL TOWN OF KILLEEN, ACCORDING TO THE PLAT OF RECORD IN VOLUME 49, PAGE 58, DEED RECORDS OF BELL COUNTY, TEXAS, DESCRIBED AS "TRACT ONE", AND ALL OF THE CALLED NORTH 1/2 OF LOT 4, BLOCK 48, OF THE SAID ORIGINAL TOWN OF KILLEEN, DESCRIBED AS "TRACT TWO", IN A DEED TO WALBERT CRUZ RODRIGUEZ, RECORDED IN INSTRUMENT NO. 2017-00027001, DEED RECORDS OF BELL COUNTY, TEXAS, AND ALL OF THE CALLED 0.214 ACRE TRACT OF LAND DESCRIBED IN A DEED TO WALBERT CRUZ RODRIGUEZ, RECORDED IN INSTRUMENT NO. 2020033411, DEED RECORDS OF BELL COUNTY, TEXAS.

WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF WALBERT COMMERCIAL SUBDIVISION, AS SHOWN BY THE PLAT HEREOF, ATTACHED HERETO, AND MADE A PART HEREON, AND APPROVED BY THE CITY OF KILLEEN, BELL COUNTY, TEXAS AND WALBERT CRUZ RODRIGUEZ, DOES HEREBY DEDICATE TO SAID CITY ALL STREETS, AVENUES, DRIVES, ALLEYS AND DRAINAGE TRACTS 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 SAID 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.

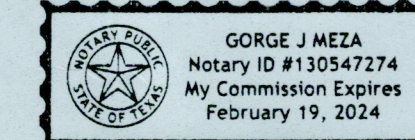
WITNESS THE EXECUTION HEREOF, ON THIS 24 DAY OF April, 2023.

FOR: WALBERT CRUZ RODRIGUEZ

[Signature]
 WALBERT CRUZ RODRIGUEZ
 OWNER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY, PERSONALLY APPEARED WALBERT CRUZ RODRIGUEZ KNOWN TO ME TO BE THE PERSONS 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.

[Signature]
 NOTARY PUBLIC STATE OF TEXAS
 MY COMMISSION EXPIRES: 2/14/24



CITY PLANNING AND DEVELOPMENT SERVICES

APPROVED THIS 6 DAY OF April 23 BY THE PLANNING DIRECTOR OF THE CITY OF KILLEEN, TEXAS.

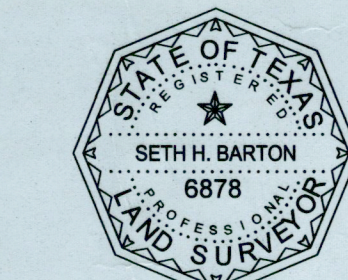
[Signature]
 WALLIS W. SIVIER
 PLANNING DIRECTOR

[Signature]
 JOHANN L. PALLIS
 PLANNING ASSISTANT

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, TEXAS.

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



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 2nd DAY OF May, 2023 A.D.

[Signature]
 BELL COUNTY TAX APPRAISAL DISTRICT

COUNTY CLERK INFORMATION:

FILED FOR RECORD THIS 10th DAY OF May, 2023, IN YEAR 2023, PLAT # 021082
 PLAT RECORDS OF BELL COUNTY, TEXAS, AND DEDICATION INSTRUMENT # 2023021082, OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

BY: *[Signature]*
 Deputy

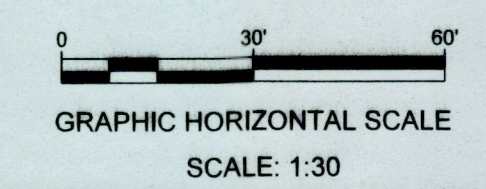


FINAL PLAT FOR:
WALBERT COMMERCIAL SUBDIVISION
 CITY OF KILLEEN, BELL COUNTY, TEXAS

WALBERT COMMERCIAL SUBDIVISION, BEING THE REMAINDER OF THE CALLED SOUTH 55' OF LOT 2, BLOCK 48, ORIGINAL TOWN OF KILLEEN, ACCORDING TO THE PLAT OF RECORD IN VOLUME 49, PAGE 58, DEED RECORDS OF BELL COUNTY, TEXAS, DESCRIBED AS "TRACT ONE", AND ALL OF THE CALLED NORTH 1/2 OF LOT 4, BLOCK 48, OF THE SAID ORIGINAL TOWN OF KILLEEN, DESCRIBED AS "TRACT TWO", IN A DEED TO WALBERT CRUZ RODRIGUEZ, RECORDED IN INSTRUMENT NO. 2017-00027001, DEED RECORDS OF BELL COUNTY, TEXAS, AND ALL OF THE CALLED 0.214 ACRE TRACT OF LAND DESCRIBED IN A DEED TO WALBERT CRUZ RODRIGUEZ, RECORDED IN INSTRUMENT NO. 2020033411, DEED RECORDS OF BELL COUNTY, TEXAS.

PROJECT NO.: 005-23
 DRAWING NO.: P1

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



INST# 2023021082