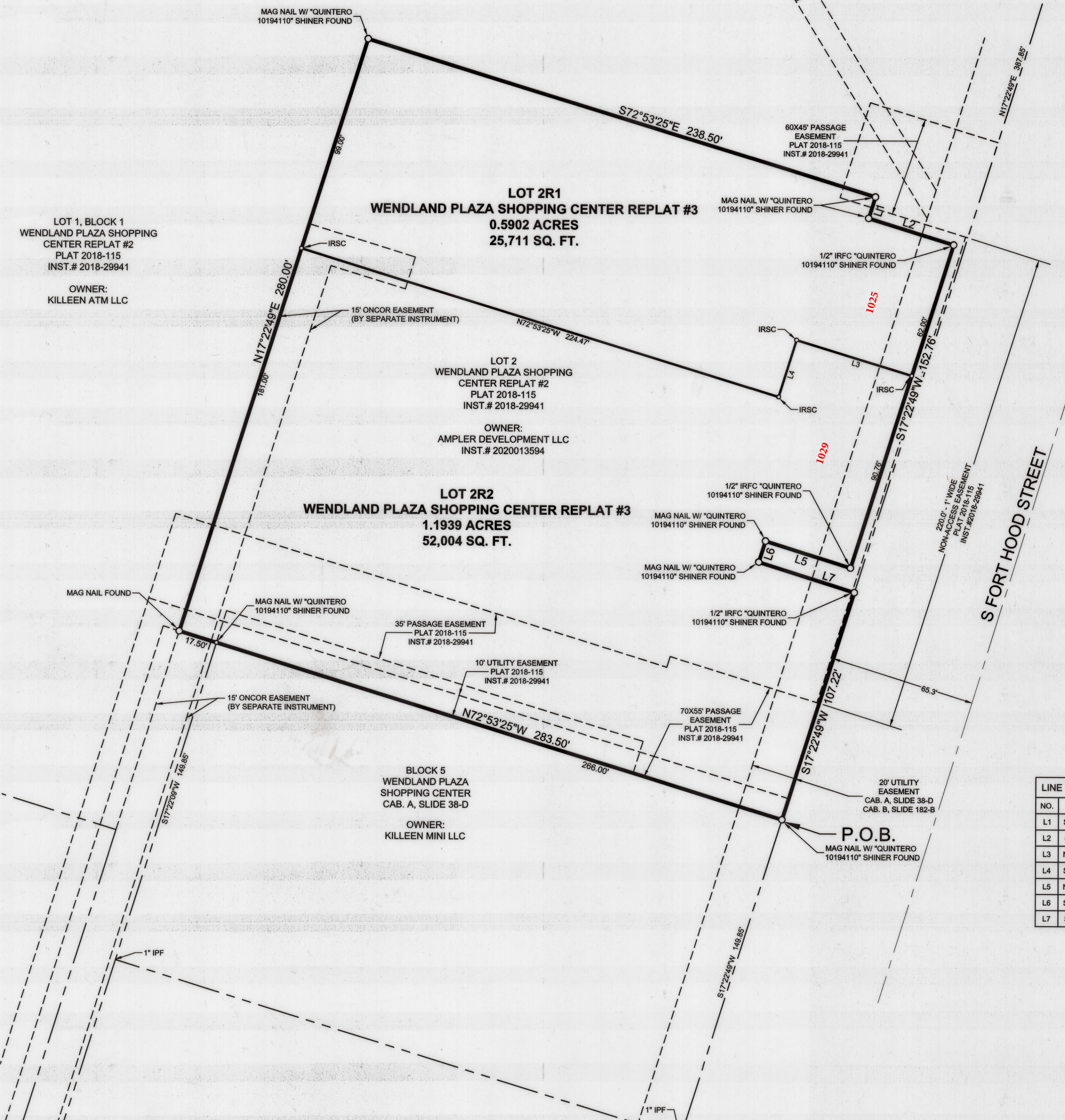


LINE TYPE LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	BUILDING LINE

LEGEND

P.O.B. = POINT OF BEGINNING
 IRF = IRON ROD FOUND
 IPF = IRON PIPE FOUND
 IRSC = 5/8" IRON ROD WITH CAP STAMPED "KHA" SET



LINE TABLE

NO.	BEARING	LENGTH
L1	S17°22'49"W	10.00'
L2	S72°53'25"E	40.00'
L3	N72°53'25"W	54.16'
L4	S17°06'35"W	27.00'
L5	N72°37'11"W	40.00'
L6	S17°22'49"W	10.00'
L7	S72°37'11"E	45.00'

**STATE OF TEXAS
 COUNTY OF BELL**

Know all men by these presents, that Ampler Development LLC being the sole owner of that certain 1.7841 acre tract of land situated in the John Gosline Survey, Abstract Number 344, City of Killeen, Bell County, Texas, being all of Lot 2, Block 1, Wendland Plaza Shopping Center Replat #2, an addition to the City of Killeen, recorded in Instrument Number 2018-29941, Real Property Records, Bell County, Texas, as described in a deed to Ampler Development LLC, recorded in Instrument Number 2020013594, Real Property Records, Bell County, Texas, which is more fully described in the dedication of Wendland Plaza Shopping Center Replat #3, as shown by the plat hereof, attached hereto, and made a part hereof, and approved by the City of Killeen, Bell County, Texas and Wendland Plaza Shopping Center Replat #3 does hereby dedicate to said city all streets, avenues, drives and 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 drainage and 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 26 day of October, 2020

For: Ampler Development LLC, a Delaware limited liability company

Nicholas H. Boyle
 Name: Nicholas H. Boyle
 Title: President

STATE OF TEXAS
 COUNTY OF TARRANT

Before me, the undersigned, a Notary Public in and for the County and State, on this day personally appeared NICHOLAS H. BOYLE known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, and in the capacity therein.

Crystal Lynn Vandergriff
 Notary Public in and for the State of TEXAS
 My commission expires: 01/24/2025



Approved this 10th day of September, 2020, by the executive director of planning and development services or the city planner of the City of Killeen, Texas.

Tommy D. Mc...
 Executive Director of Planning and Development Services or the City Planner

Marie Boyle
 Planning Secretary

SURVEYORS' CERTIFICATE

I Joshua D. Wargo, 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.

Joshua D. Wargo 10/19/2020
 Joshua D. Wargo
 Registered Professional Land Surveyor No. 6391
 Kimley-Horn and Associates, Inc.
 801 Cherry Street, Unit 11, Suite 1300
 Fort Worth, Texas 76102
 Ph. 817-335-6511
 josh.wargo@kimley-horn.com



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 10th day of November, 2020 A.D.

By: *Prudence King*
 Bell County Tax Appraisal District

COUNTY CLERK INFORMATION

Filed for record this 9th day of December, 2020, Plat Records of Bell County, Texas, and dedication instrument # 2020068398, Official Records of real property, Bell County, Texas

By: *Audley Costin*

FLOOD STATEMENT:

According to Community Panel No. 48027C0280E, dated September 26, 2008 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Bell County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is not within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

NOTES:

- The building setback lines for these lots 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.
- The bearings and distances shown hereon are based on the Texas Coordinate System of 1983, Central Zone 4203.
- All corners are 5/8-inch iron rod set w/ "KHA" cap, unless otherwise noted.

Survey:	John Gosline Survey, A-344	Owner:	Ampler Development, LLC 4700 Falls of Neuse Rd, STE 400 Raleigh, NC 27609
Number of Blocks:	1	Surveyor:	Kimley-Horn, LLC 801 Cherry Street, Unit 11, Suite 1300 Fort Worth, Texas 76102 (817) 335-6511
Number of Lots:	2		
Total Acreage:	1.7841		
Date:	October 2020		

FINAL PLAT
 LOTS 2R1 & 2R2
 WENDLAND PLAZA SHOPPING
 CENTER REPLAT #3
 JOHN GOSLINE SURVEY
 ABSTRACT NO. 344
 CITY OF KILLEEN, BELL COUNTY, TEXAS



Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 30'	CRG	JDW	10/19/2020	068693629	1 OF 1

Inst# 2020068398