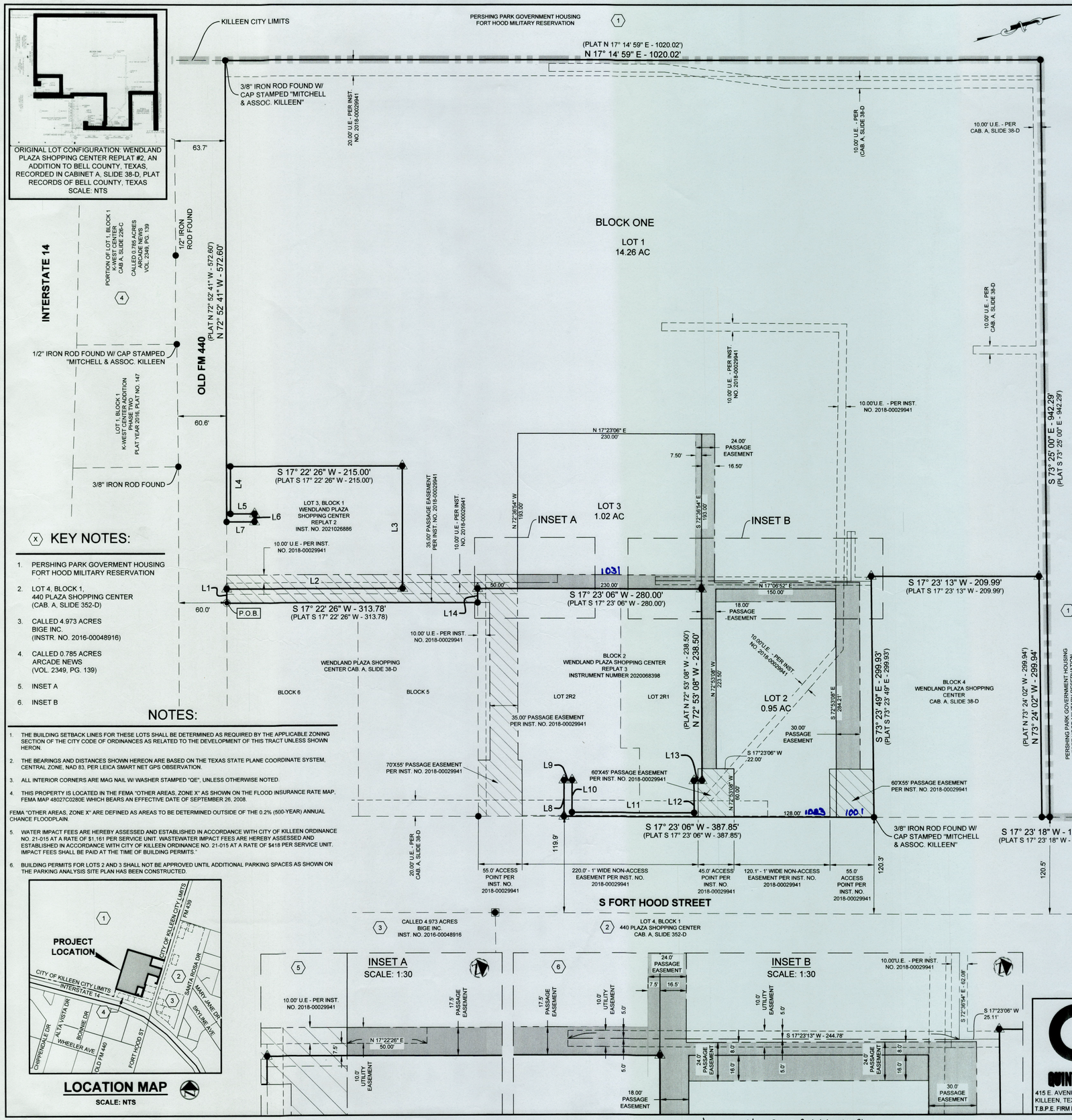

KEY NOTES:

1. PERSHING PARK GOVERMENT HOUSING FORT HOOD MILITARY RESERVATION
2. LOT 4, BLOCK 1, 440 PLAZA SHOPPING CENTER (CAB. A, SLIDE 352-D)
3. CALLED 4.973 ACRES BIGE INC. (INSTR. NO. 2016-00048916)
4. CALLED 0.785 ACRES ARCADE NEWS (VOL. 2349, PG. 139)
5. INSET A
6. INSET B

NOTES:

1. 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 HERON.
2. 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.
3. ALL INTERIOR CORNERS ARE MAG NAIL W/ WASHER STAMPED "QE", UNLESS OTHERWISE NOTED.
4. THIS PROPERTY IS LOCATED IN THE FEMA "OTHER AREAS, ZONE X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, FEMA MAP 48027C0280E WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.

FEMA "OTHER AREAS, ZONE X" ARE DEFINED AS AREAS TO BE DETERMINED OUTSIDE OF THE 0.2% (500-YEAR) ANNUAL CHANCE FLOODPLAIN.

5. 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."
6. BUILDING PERMITS FOR LOTS 2 AND 3 SHALL NOT BE APPROVED UNTIL ADDITIONAL PARKING SPACES AS SHOWN ON THE PARKING ANALYSIS SITE PLAN HAS BEEN CONSTRUCTED.

LOCATION MAP

SCALE: NTS

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

KNOW ALL MEN BY THESE PRESENTS, THAT KILLEEN ATM, LLC, WHOSE ADDRESS IS 433 N. CAMDEN DRIVE, SUITE 1100, BEVERLY HILLS, CALIFORNIA 90210, BEING THE SOLE OWNERS OF THE CALLED **16.23 ACRE TRACT** OF LAND SITUATED IN THE **J. GOSLINE SURVEY, A-344, BELL COUNTY, TEXAS, AND THE LAND HEREIN DESCRIBED BEING ALL OF LOT 1, BLOCK 1, WENDLAND PLAZA SHOPPING CENTER REPLAT #2, AN ADDITION TO THE CITY OF KILLEEN, RECORDED IN PLAT YEAR 2018, NO. 115, PLAT RECORDS OF BELL COUNTY, TEXAS, DESCRIBED AS ALL OF BLOCK 1, WENDLAND PLAZA SHOPPING CENTER, IN A DEED TO KILLEEN ATM, LLC, RECORDED IN VOLUME 6015, PAGE 448, DEED RECORDS OF BELL COUNTY, TEXAS, AND ALL OF BLOCK 2-A AND BLOCK 3-A OF THE REPLAT OF BLOCK 2 AND BLOCK 3, WENDLAND PLAZA SHOPPING CENTER, DESCRIBED IN A DEED TO KILLEEN ATM, LLC, RECORDED IN VOLUME 6015, PAGE 644, DEED RECORDS OF BELL COUNTY, TEXAS, WENDLAND PLAZA SHOPPING CENTER REPLAT #4,** DOES HEREBY DEDICATE TO SAID CITY ALL STREETS, AVENUES, DRIVES, 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 UTILITY EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO THE 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.

FOR: KILLEEN ATM, LLC

BOB SAFAI, MEMBER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY, PERSONALLY APPEARED **BOB SAFAI, IN HIS CAPACITY FOR KILLEEN ATM, LLC** KNOWN TO ME TO BE THE PERSON 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.

Donna R. Alexander
NOTARY PUBLIC STATE OF CALIFORNIA
MY COMMISSION EXPIRES: 4/24/23

DONNA R. ALEXANDER
COMM. #2283203
Notary Public - California
Los Angeles County
My Comm. Expires Apr. 24, 2023

PLANNING AND ZONING COMMISSION

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KILLEEN, TEXAS.

APPROVED THIS 17th DAY OF October, 20 22 A.D. BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KILLEEN, TEXAS.

CHAIRMAN, PLANNING AND ZONING COMMISSION

Mariah
SECRETARY, PLANNING AND ZONING COMMISSION

SURVEYORS' CERTIFICATE:

I, SETH 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.

10/20/2022
SETH BARTON
R. P. L. S. NO. 6878
1501 STAN SCHLUETER LP.
KILLEEN, TX 76549

STATE OF TEXAS
SETH H. BARTON
6878
REGISTERED
LAND SURVEYOR

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 13th DAY OF December, 20 22 A.D.

By: Haerdan Ferris
BELL COUNTY TAX APPRAISAL DISTRICT

COUNTY CLERK INFORMATION:

FILED FOR RECORD THIS 5th DAY OF January, 20 23 IN YEAR 2023 PLAT # N/A
PLAT RECORDS OF BELL COUNTY, TEXAS, AND DEDICATION INSTRUMENT # 2023000109 OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

BY: A. Zurek Deputy Clerk

SURVEY:	J GOSLINE SURVEY, A-344
NUMBER OF BLOCKS:	1
NUMBER OF LOTS:	3
TOTAL ACREAGE:	16.23 AC.
DATE:	AUGUST 2022

OWNER:	KILLEEN ATM, LLC 433 N. CAMDEN DRIVE, SUITE 1100 BEVERLY HILLS, CA
SURVEYOR:	QUINTERO ENGINEERING, LLC 1501 W STAN SCHLUETER LOOP KILLEEN, TEXAS 76549 (254) 493-9962

LEGEND

- PROPERTY BOUNDARY
- BUILDING LINES
- EASEMENT LINES
- ADJOINING TRACT PROPERTY LINES
- 1-1/4" IRON PIPE FOUND
- MAG NAIL FOUND W/ WASHER STAMPED "QUINTERO 10194110"
- 1/2" IRON ROD FOUND W/ CAP STAMPED "QUINTERO 10194110"
- TXDOT MONUMENT W/ ALUMINUM CAP FOUND

UNLESS OTHERWISED NOTED

0 60' 120'
GRAPHIC HORIZONTAL SCALE
SCALE: 1:60

BOUNDARY LINE TABLE

LINE #	BEARING	DISTANCE	RECORD BEARING	RECORD DISTANCE
L1	N72° 52' 41"W	17.50	N72° 52' 41"W	17.50
L2	N17° 22' 26"E	219.98	N17° 22' 26"E	219.98
L3	N72° 52' 06"W	152.50	N72° 52' 06"W	152.50
L4	S72° 52' 41"E	58.74	S72° 52' 41"E	58.74
L5	N17° 07' 19"E	30.00	N17° 07' 19"E	30.00
L6	S72° 52' 41"E	10.00	S72° 52' 41"E	10.00
L7	S17° 07' 19"W	35.00	S17° 07' 19"W	35.00
L8	N72° 36' 54"W	45.00	N72° 36' 54"W	45.00
L9	N17° 23' 06"E	10.00	N17° 23' 06"E	10.00
L10	S72° 36' 54"E	40.00	S72° 36' 54"E	40.00
L11	N17° 23' 06"E	152.76	N17° 23' 06"E	152.76
L12	N72° 53' 08"W	40.00	N72° 53' 08"W	40.00
L13	N17° 23' 06"E	10.00	N17° 23' 06"E	10.00
L14	S72° 53' 08"E	17.50	S72° 53' 08"E	17.50

QUINTERO ENGINEERING LLC
415 E. AVENUE D
KILLEEN, TEXAS 76541
PHONE: (254) 493-9962
FAX: (254) 432-7070
T.B.P.E. FIRM NO.: 14709 T.B.P.L.S. FIRM NO.: 10194110

FINAL PLAT

WENDLAND PLAZA SHOPPING CENTER REPLAT #4

CITY OF KILLEEN, BELL COUNTY, TEXAS

WENDLAND PLAZA SHOPPING CENTER REPLAT #4,

BEING ALL OF LOT 1, BLOCK 1, WENDLAND PLAZA SHOPPING CENTER REPLAT #2, AN ADDITION TO THE CITY OF KILLEEN, RECORDED IN PLAT YEAR 2018, NO. 115, PLAT RECORDS OF BELL COUNTY, TEXAS

PROJECT NO.: 018-22

DRAWING NO.: P1

Instr. # 2023000109