

NOTES

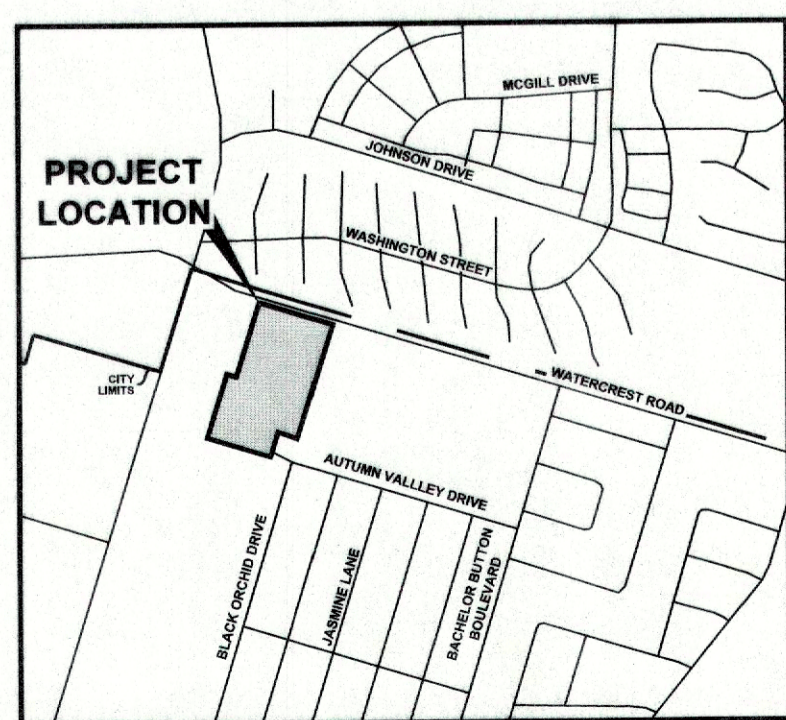
- THE PLAT SHALL BE IN COMPLIANCE WITH THE CITY'S CURRENTLY ADOPTED ZONING, CONSTRUCTION STANDARDS, INFRASTRUCTURE DESIGN AND DEVELOPMENT STANDARDS MANUAL, DRAINAGE DESIGN MANUAL, THOROUGHFARE PLAN, AND MASTER PLANS, EXCEPT AS OTHERWISE ALLOWED BY STATE LAW. IN ADDITION, THE BUILDING SETBACK LINES FOR 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.
- 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.
- THIS PROPERTY LIES WITHIN FEMA "ZONE X" 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
- PARK DEVELOPMENT FEES ARE NOT REQUIRED IN ACCORDANCE WITH SEC. 26-129(B)(1).
- WATER SERVICE TO BE PROVIDED BY THE CITY OF KILLEEN WATER SUPPLY. CCN NO. 10041
- SEWER SERVICE IS PROVIDED BY THE CITY OF KILLEEN.
- WATER-SEWER CROSSING SHALL MEET THE MINIMUM CURRENT REQUIREMENTS PER TCEQ AND CITY CODE.
- 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.
- TRAFFIC IMPACT ANALYSIS WILL BE REQUIRED AT THE TIME OF BUILDING PERMIT APPLICATION.
- RIGHT-OF-WAY AND EASEMENT ABANDONMENT:
A PORTION OF THE EXISTING RIGHT-OF-WAY AND THE EXISTING EASEMENTS, RECORDED WITH WEST VIEW REPLAT, PHASE II, AND SHOWN IN INSET "A" SHALL BE ABANDONED WITH THIS PLAT.

LEGEND

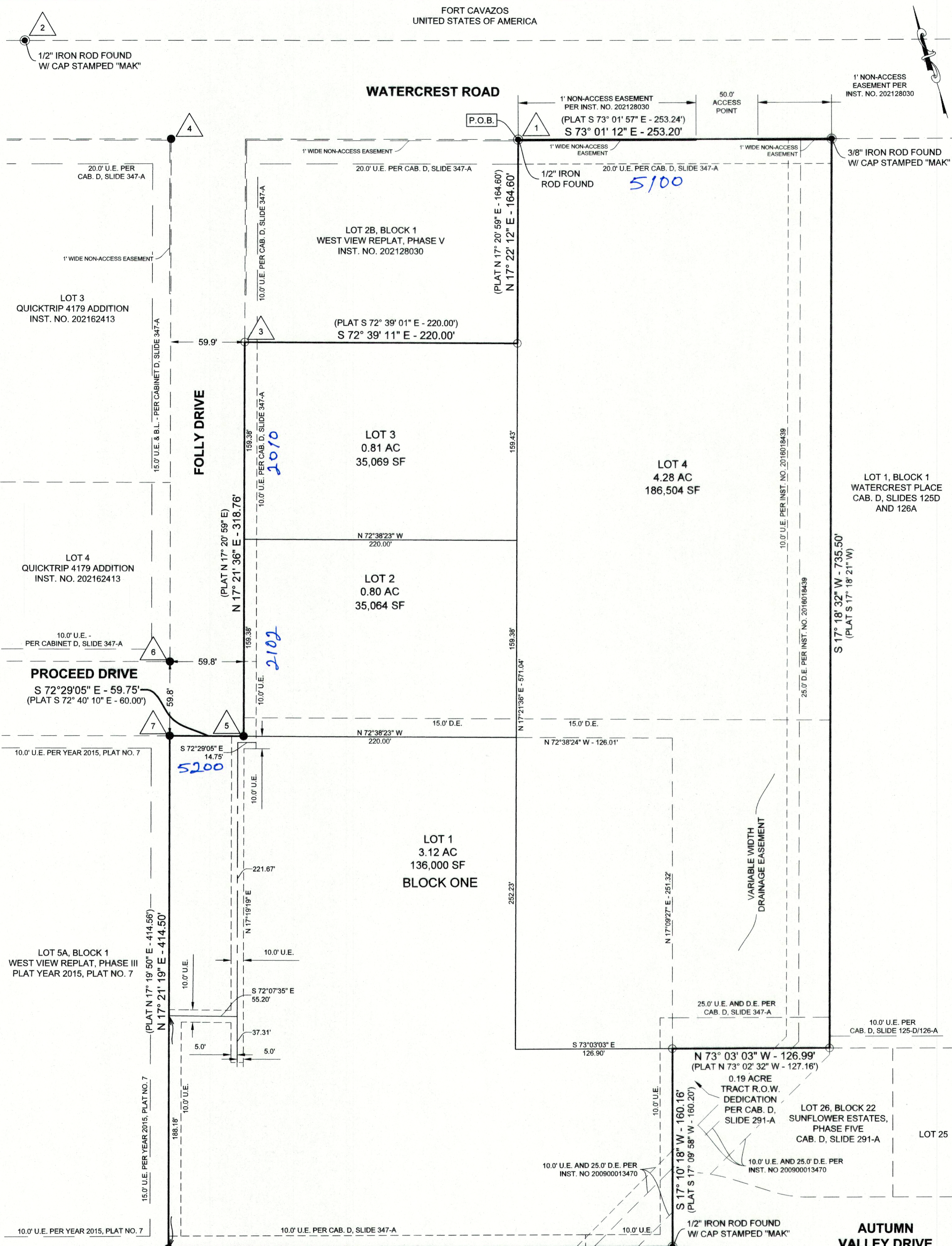
- PROPERTY BOUNDARY
- LOT LINES
- EASEMENT LINES
- ADJOINING TRACT PROPERTY LINES
- 5/8" IRON ROD FOUND W/ CAP STAMPED "ACS"
- 1/2" IRON ROD SET W/ CAP STAMPED "OE"

REFERENCE TIES

- 1-2 N 61° 34' 20" W, 406.19'
- 3-4 N 02° 46' 18" W, 174.38'
- 5-6 N 27° 30' 46" W, 84.57'
- 7-6 N 17° 26' 43" E, 59.77'

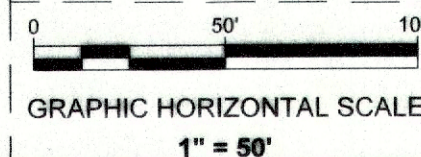


LOCATION MAP
SCALE: NTS



ABBREVIATIONS

- U.E. UTILITY EASEMENT
- B.L. BUILDING LINE



QUINTERO ENGINEERING
1501 W. STAN SCHLUETER LP
KILLEEN, TEXAS 76549
T.B.P.E. FIRM NO.: 14709 T.B.P.L.S. FIRM NO.: 10194110

KNOW ALL MEN BY THESE PRESENTS, THAT **CCWC GP, LLC**, BEING THE SOLE OWNER OF THAT CERTAIN 9.01 ACRE TRACT OF LAND SITUATED IN THE T. ROBINETT SURVEY, ABSTRACT NO. 686, BELL COUNTY, TEXAS, BEING A PORTION OF FOLLY DRIVE AND A PORTION OF PROCEED DRIVE, RECORDED IN CABINET D, SLIDE 347A, PLAT RECORDS OF BELL COUNTY, TEXAS, ALL OF LOT 2A, BLOCK ONE, WEST VIEW REPLAT, PHASE V, RECORDED IN INSTRUMENT NO. 202128030, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS, AND ALL OF LOTS 3 AND 4, WEST VIEW REPLAT, PHASE II RECORDED IN CABINET D, SLIDE 347-A, PLAT RECORDS OF BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF WEST VIEW REPLAT, PHASE VI, AS SHOWN BY THE PLAT HEREOF, ATTACHED HERETO, AND MADE A PART HEREOF, AND APPROVED BY THE CITY OF KILLEEN AND BELL COUNTY, TEXAS, AND WEST VIEW REPLAT, PHASE VI, 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 BELL COUNTY.

THE UTILITY EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO THE SAID CITY FOR INSTALLATION AND MAINTENANCE OF ANY AND ALL PUBLIC UTILITIES, WHICH CITY MAY ELECT TO INSTALL AND MAINTAIN OR PERMIT TO BE INSTALLED OR MAINTAINED.

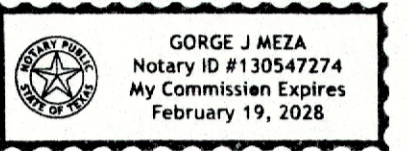
WITNESS THE EXECUTION HEREOF, ON THIS 24 DAY OF September, 2024.

FOR: **CCWC GP, LLC**

BY: *[Signature]*
RICHARD ASSED
MANAGER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY, PERSONALLY APPEARED **RICHARD ASSED** IN HIS CAPACITY FOR **CCWC GP, LLC**, 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: 2/19/2028



CITY PLANNING AND DEVELOPMENT SERVICES

APPROVED THIS 16 DAY OF September, 2024, A.D. BY THE PLANNING DIRECTOR OF THE CITY OF THE CITY OF KILLEEN, TEXAS.

[Signature]
PLANNING DIRECTOR

[Signature]
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, BELL COUNTY, TEXAS.

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

09/18/2024



COUNTY CLERK INFORMATION:

FILED FOR RECORD THIS 4th DAY OF October, 2024, IN YEAR 2024
PLAT # 043721 PLAT RECORDS OF BELL COUNTY, TEXAS, AND DEDICATION INSTRUMENT # 2024043721
OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

BY: *[Signature]*

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 27 DAY OF September, 2024 A.D.

By: *[Signature]*
BELL COUNTY TAX APPRAISAL DISTRICT

OWNER:	CCWC GP, LLC 15 NORTH MAIN STREET TEMPLE, TEXAS, 76501	SURVEY:	T. ROBINETT SURVEY, ABSTRACT NO. 686
SURVEYOR:	QUINTERO ENGINEERING, LLC 1501 W. STAN SCHLUETER LP KILLEEN, TEXAS 76549 (254) 493-9962	NUMBER OF BLOCKS:	1
		NUMBER OF LOTS:	4
		TOTAL ACREAGE:	9.01 ACRES
		DATE:	JULY 31, 2024

**FINAL PLAT FOR:
WEST VIEW REPLAT, PHASE VI
OF THE CITY OF KILLEEN, BELL COUNTY, TEXAS**

WEST VIEW REPLAT, PHASE VI IS A REPLAT OF A PORTION OF FOLLY DRIVE AND A PORTION OF PROCEED DRIVE, RECORDED IN CABINET D, SLIDE 347A, PLAT RECORDS OF BELL COUNTY, TEXAS, ALL OF LOT 2A, WEST VIEW REPLAT, PHASE V, RECORDED IN INSTRUMENT NO. 2021-28030, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS, AND ALL OF LOTS 3 AND 4, WEST VIEW REPLAT, PHASE II, RECORDED IN CABINET D, SLIDE 347A, PLAT RECORDS OF BELL COUNTY, TEXAS.

PROJECT NO.: 31-24
DATE: AUGUST 2024

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INST # 2024043721