WHEREAS, WESTSIDE BAPTIST CHURCH, HEREINAFTER REFERRED TO AS GRANTOR, IS THE SOLE OWNER OF THAT CERTAIN TRACT OF LANI CONTAINING 4.60 ACRES OUT OF AND A PART OF THE A. WEBB SURVEY, ABSTRACT NO. 857, BELL COUNTY, TEXAS, BEING THE REMAINDER OF A CALLED 3.256 ACRE TRACT OF LAND DESCRIBED IN A DEED TO WESTSIDE BAPTIST CHURCH, RECORDED IN VOLUME 3485, PAGE 338, DEED RECORDS OF BELL COUNTY, TEXAS, AND THE REMAINDER OF A CALLED 1.646 ACRE TRACT OF LAND DESCRIBED IN A DEED TO WESTSIDE BAPTIST CHURCH, RECORDED IN VOLUME 3623, PAGE 351, DEED RECORDS OF BELL COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED B LOT 8, BLOCK 2 LEVY CROSSING METES AND BOUNDS IN FIELD NOTES ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES FOR A COMPLETE LEGA TRACT D. BLOCK 1 INST. NO. 2022041578 DESCRIPTION. SETTLERS PASS PLAT YEAR 2019, PLAT NO. 111 A & B NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT GRANTOR DOES HEREBY ADOPT THE PLAT OF WESTSIDE BAPTIST CHURCH (THE "PROPERTY"), A SUBDIVISION TO THE CITY OF KILLEEN. (DEED S 70° 07' 00" E - 190.21') (DEED S 70° 07' 00" E - 408.23') BELL COUNTY, TEXAS AND DOES HEREBY ADOPT THE ATTACHED PLAT THEREOF AND DOES HEREBY AGREE THAT ALL FUTURE SALES AND S 72° 15' 07" E - 189.91' S 71° 52' 32" E - 408.13" CONVEYANCES OF SAID PROPERTY SHALL BE BY REFERENCE TO SAID PLAT AND DEDICATIONS. GRANTOR DOES HEREBY DEDICATE GIVE 3/8" IRON ROD W/ CAP STAMPED "MAK" FOUND GRANT, AND CONVEY TO THE CITY OF KILLEEN, TEXAS, TOGETHER WITH ITS ASSIGNS AND FRANCHISES FURNISHING PUBLIC UTILITIES TO THE 10.0' U.E. 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 LOT 1, BLOCK 1 THEREOF. KILLEEN CHURCH OF THE NAZARENE ADDITION EXECUTED THIS THE 2/5 PLAT YEAR 2016, PLAT NO. 30 **WESTSIDE BAPTIST CHURCH** REMAINDER OF: CALLED 172.58 ACRES LOT 1 JOF DEVELOPERS INC. 4.60 AC LINWOOD GRAVES, TRUSTEE CHAIRMAN INST.NO. 201800050532 **BLOCK ONE** GOUVANIEL CROCKETT, TRUSTEE CALLED 0.048 ACRE DRAINAGE EASEMENT CITY OF KILLEEN INST.NO. 201300045932 10.0' U.E. N 72° 55' 51" W - 584.91' CALLED 0.292 ACRE CITY OF KILLEEN (ADJ. DEED N 72° 56' 19" W - 584.91') INST.NO. 201300045391 1/2" IRON ROD FOUND CALLED 0.231 ACRE CALLED 0.327 ACRE CITY OF KILLEEN CITY OF KILLEEN INST.NO. 201300045390 INST.NO. 201100038103 CITY PLANNING AND DEVELOPMENT SERVICES STAGECOACH ROAD (VARIABLE WIDTH R.O.W) BY THE EXECUTIVE DIRECTOR OF DEVELOPMENT SERVICES OR DESIGNEE. EXECUTIVE DIRECTOR, OR DESIGNEE NOTES LEGEND REFERENCE TIES PROPERTY BOUNDARY N 73° 13' 01" W, 239.42' 1. THE PLAT SHALL BE IN COMPLIANCE WITH THE CITY'S CURRENTLY ADOPTED ZONING, CONSTRUCTION STANDARDS, UTILITY EASEMENT LINES S 72° 40' 23" E, 1,043.54' INFRASTRUCTURE DESIGN AND DEVELOPMENT STANDARDS MANUAL, DRAINAGE DESIGN MANUAL, THOROUGHFARE 3-4 SURVEYORS' CERTIFICATE PLAN, AND MASTER PLANS, EXCEPT AS OTHERWISE ALLOWED BY STATE LAW. IN ADDITION, THE BUILDING SETBACK ADJOINING TRACT PROPERTY LINES LINES FOR THIS TRACT SHALL BE DETERMINED AS REQUIRED BY THE APPLICABLE ZONING SECTION OF THE CITY CODE KNOW ALL MEN BY THESE PRESENTS 1/2" IRON ROD W/ CAP OF ORDNANCES AS RELATED TO THE DEVELOPMENT OF THIS TRACT UNLESS SHOWN HEREON. THAT I, SETH H. BARTON, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT STAMPED "MAK" FOUND THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE 1/2" IRON ROD W/ CAP THE BEARINGS AND DISTANCES SHOWN HERON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SUBDIVISION AND PROPERTY DEVELOPMENT REGULATIONS OF THE CITY OF KILLEEN. TEXAS, AND IN ACCORDANCE WITH STATE SURVEYING STAMPED "QE" SET CENTRAL ZONE, NAD 83, PER LEICA SMART NET GPS OBSERVATION. 3/8" IRON ROD FOUND THIS PROPERTY LIES WITHIN FEMA "ZONE X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, FEMA MAP 48027C0275E UNLESS OTHERWISE NOTED WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008. SURVEYS: A WEBB SURVEY, ABSTRACT NO. 857 \*\*FEMA "ZONE X, OTHER AREAS" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE 05/13/2025 FLOODPLAIN\*\* NUMBER OF BLOCKS: R. P. L. S. NO. 6878 PARK DEVELOPMENT FEES ARE NOT REQUIRED PER SEC. 26-129 (B.)(1). NUMBER OF LOTS 1501 W STAN SCHLUETER LP. KILLEEN, TX 76549 WATER SERVICE TO BE PROVIDED BY THE CITY OF KILLEEN, CCN NO. 10041 4.60 AC TOTAL ACREAGE: 6. WATER-SEWER CROSSING SHALL MEET THE MINIMUM CURRENT REQUIREMENTS PER TCEQ AND COUNTY CODE. DATE: **APRIL 2025** 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 OWNER: WESTSIDE BAPTIST CHURCH ESTABLISHED IN ACCORDANCE WITH CITY OF KILLEEN ORDINANCE NO. 21-015 AT A RATE OF \$418 PER SERVICE UNIT. 711 STAGECOACH RD COUNTY CLERK INFORMATION IMPACT FEES SHALL BE PAID AT THE TIME OF BUILDING PERMITS. KILLEEN, TEXAS 76542 18 DAY OF June THIS PROJECT IS REFERENCED TO THE TEXAS COORDINATE SYSTEM NAD 1983 STATE PLANE TEXAS CENTRAL FIPS 4203. SURVEYOR: QUINTERO ENGINEERING, LLC ALL DISTANCES ARE GRID DISTANCES AND ALL BEARINGS ARE GRID BEARINGS. ALL COORDINATES ARE REFERENCED TO 1501 W. STAN SCHLUETER LP PLAT RECORDS OF BELL COUNTY, TEXAS, AND DEDICATION INSTRUMENT # 2035 0 29 663 , OFFICIAL RECORDS OF REAL CITY MONUMENT 111. THE REFERENCE TIE FROM CITY MONUMENT 111 TO THE POINT OF BEGINNING OF THE 4.60 ACRE KILLEEN, TEXAS 76549 TRACT IS S 00° 03' 27" W 9326.47 FEET. PUBLISHED CITY COORDINATES FOR PROJECT REFERENCE POINT 111 ARE (254) 493-9962 PROPERTY, BELL COUNTY, TEXAS. LATITUDE = 31 01 49.868 (N) LONGITUDE = 097 45 25.117 (W), ELEVATION 891.13 FEET. **PROJECT** LOCATION AFFIDAVIT: FINAL PLAT THE TAX APPRAISAL DISTRICT OF BELL COUNTY DOES HEREBY CERTIFY THERE ARE CURRENTLY NO DELINQUENT **WESTSIDE BAPTIST CHURCH** TAXES DUE TO THE TAX APPRAISAL DISTRICT OF BELL COUNTY ON THE PROPERTY DESCRIBED BY THIS PLAT. CITY OF KILLEEN, BELL COUNTY, TEXAS WESTSIDE BAPTIST CHURCH, IS A PLAT OF THE REMAINDER OF A CALLED 3.256 ACRE TRACT OF LAND LOCATION MAP 007-25 DESCRIBED IN A DEED TO WESTSIDE BAPTIST CHURCH, RECORDED IN VOLUME 3485, PAGE 338, DEED RECORDS OF BELL COUNTY, TEXAS, AND THE REMAINDER OF A CALLED 1.646 ACRE TRACT OF LAND DRAWING NO .: BELL COUNTY TAX APPRAISAL DISTRICT 1501 W. STAN SCHLUETER LP PHONE: (254) 493-996 DESCRIBED IN A DEED TO WESTSIDE BAPTIST CHURCH, RECORDED IN VOLUME 3623, PAGE 351, DEED FAX: (254) 432-7070 RECORDS OF BELL COUNTY, TEXAS. 1" = 40' T.B.P.E. FIRM NO.: 14709 T.B.P.L.S. FIRM NO.: 101941

Inst # 2025029663