

WHATABURGER KILLEEN

CITY OF KILLEEN
BELL COUNTY, TEXAS

A 1.526 ACRE TRACT OF LAND ESTABLISHING LOT 1 BLOCK 1 OF THE WHATABURGER KILLEEN SUBDIVISION SITUATED IN CITY OF KILLEEN, BELL COUNTY, TX COMPRISED OF A 0.669 ACRE TRACT OF LAND SITUATED IN THE THOMAS ROBINETTE SURVEY, ABSTRACT NO. 686, BELL COUNTY, TEXAS, BEING THE SAME CLEAR CREEK DEVELOPMENT, LTD 0.668 ACRE TRACT, RECORDED IN DOCUMENT NUMBER 2020017330, REAL PROPERTY RECORDS IN BELL COUNTY, TEXAS AND A 0.857 ACRE TRACT OF LAND SITUATED IN THE THOMAS ROBINETTE SURVEY, ABSTRACT NO. 686, BELL COUNTY, TEXAS, BEING A REMAINING PART OF THE CLEAR CREEK COMMERCIAL, LTD. 5.564 ACRE TRACT, RECORDED IN DOCUMENT NUMBER 2006-00055898, REAL PROPERTY RECORDS OF BELL COUNTY, TEXAS.

THAT WB REAL ESTATE, LLC, BEING THE SOLE OWNER OF THAT CERTAIN 1.526 ACRES OF LAND IN BELL COUNTY, TEXAS SHOWN AND ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, DOES HEREBY SUBDIVIDE THE HEREIN DESCRIBED PROPERTY INTO LOTS AND BLOCKS, ACCORDING TO THE PLAT HEREOF, TO BE KNOWN AS WHATABURGER KILLEEN, TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, AS SHOWN BY THE PLAT HEREOF, ATTACHED HERETO, AND MADE A PART HEREOF, AND APPROVED BY THE CITY OF KILLEEN, BELL COUNTY, TEXAS, DOES HEREBY ADOPT SAID WHATABURGER KILLEEN AS AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, AND FOR THE PURPOSE OF SELLING LOTS AND BLOCKS OF LAND WITH REFERENCE TO AND FOR THE PROPERTY DEVELOPMENT OF SAID LAND BY ITS OWNERS AND FOR ALL OTHER PURPOSES, AND DOES HEREBY DEDICATE TO THE CITY OF KILLEEN, ALL STREETS, AVENUES, ROADS, DRIVES, ALLEYS, AND ASSOCIATED POTABLE WATER, SANITARY SEWER, AND STORM SEWER SYSTEMS AS SHOWN ON SAID PLAT, AND FINAL CONSTRUCTION DRAWINGS THE SAME TO BE USED AS PUBLIC THROUGH-FARES AND PUBLIC UTILITIES WHEN AND AS AUTHORIZED BY THE CITY OF KILLEEN, BELL COUNTY, TEXAS.

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

WITNESS THE EXECUTION HEREOF, ON THIS 21st DAY OF October, 2022 A.D.

OWNER JAMES TURCOTTE

STATE OF TEXAS
COUNTY OF BELL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 21st DAY OF October, 2022 A.D.

JAMES TURCOTTE
NOTARY PUBLIC STATE OF TEXAS
MY COMMISSION EXPIRES: 05/17/23

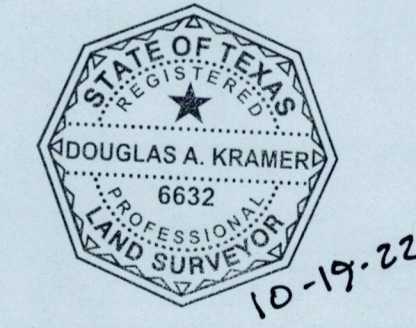
Laura Ramirez Hays
My Commission Expires 05/17/23
ID No. 125852429

APPROVED THIS THE 15th DAY OF September, 2022, BY THE PLANNING DIRECTOR OF THE CITY OF KILLEEN, BELL COUNTY, TEXAS.

Walter W. ... PLANNING DIRECTOR
Maura ... PLANNING ASSISTANT

KNOW ALL MEN BY THESE PRESENTS, THAT I, DOUGLAS A. KRAMER, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I DID PREPARE THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND, THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF KILLEEN, TEXAS, AND THIS SUBDIVISION IS WITHIN THE CITY LIMITS OF KILLEEN, TEXAS.

Douglas A. Kramer
DOUGLAS A. KRAMER, P.L.S. 6632
REGISTERED PROFESSIONAL LAND SURVEYOR



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 ON THIS PLAT.

DATED THIS 15th DAY OF November, 2022

C. Jimm
BELL COUNTY TAX APPRAISAL DISTRICT

COUNTY CLERK INFORMATION:
FILED FOR RECORD THIS 14th DAY OF December, 2022 IN YEAR 2022. PLAT # 2022-13523, PLAT RECORDS OF BELL COUNTY, TEXAS, AND DEDICATION INSTRUMENT # N/A, OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

BY: Melley Costen

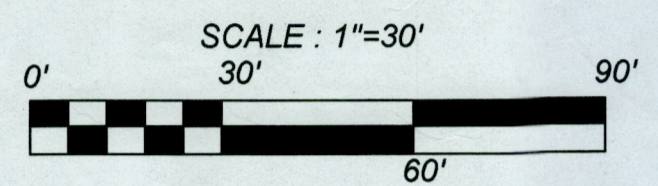
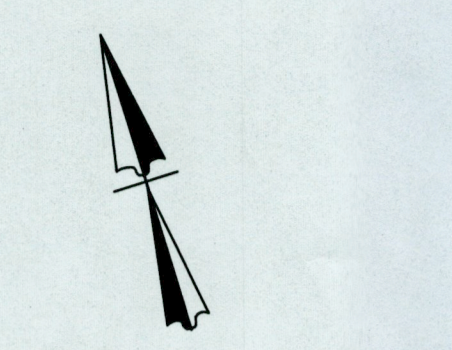
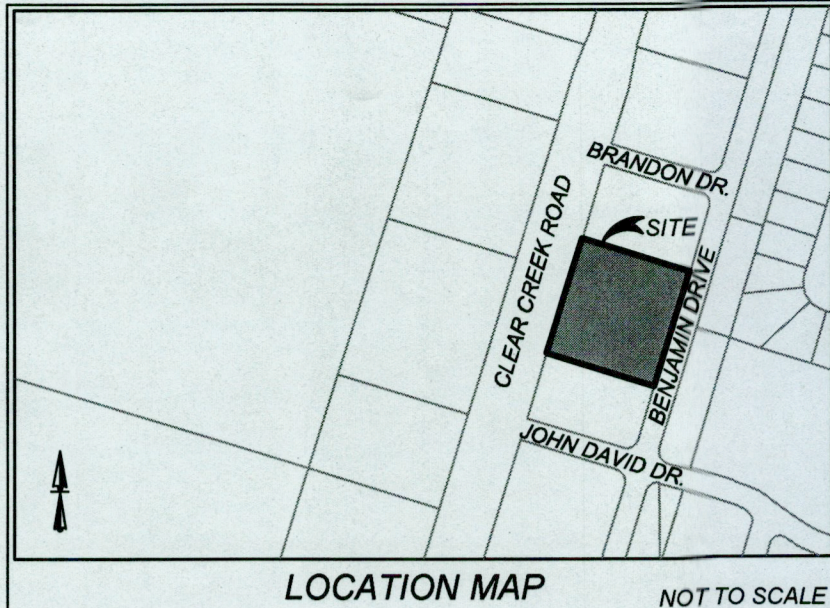
KFW
ENGINEERS + SURVEYING
3421 Paeanos Pkwy, Suite 200, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBPE Firm #: 9513 • TBPLS Firm #: 10122300
DATE OF PREPARATION: October 18, 2022

SURVEYOR NOTES:

- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00016154.
- ADJOINERS SHOWN HEREON ARE PER CURRENT BELL COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS.
- NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL NO. 48027C0206, EFFECTIVE SEPTEMBER 25, 2008. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND / OR AMENDMENTS.

NOTE:

- 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.



LEGEND

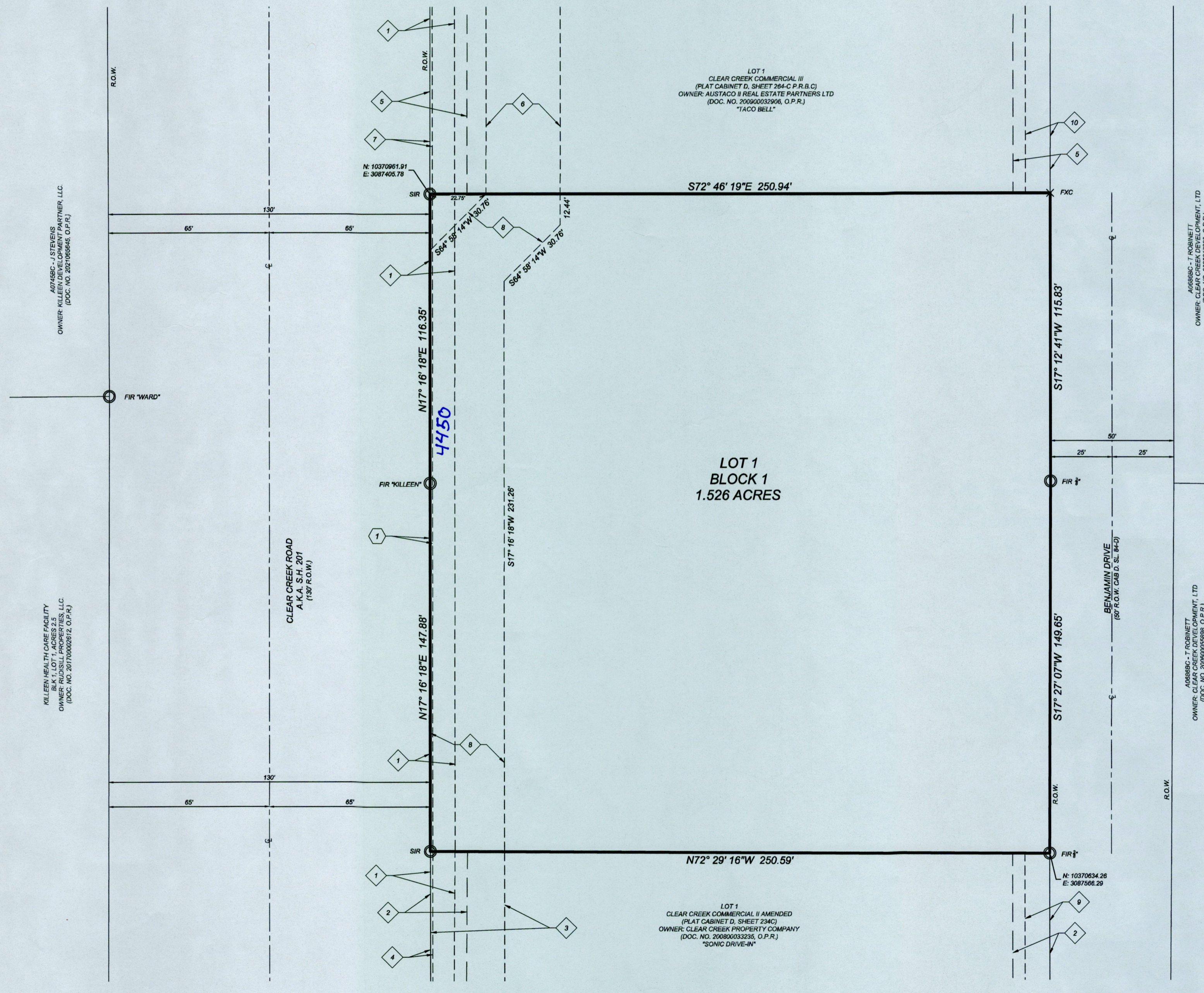
X	FXC	=	FOUND "X" IN CONCRETE
○	FIR	=	FOUND 1/2" IRON ROD OR AS NOTED
○	SIR	=	SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEY"
-	R.O.W.	=	RIGHT-OF-WAY
-	D.P.R.	=	DEED AND PLAT RECORDS OF BELL COUNTY, TEXAS
-	O.P.R.	=	OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS
-	P.R.	=	PLAT RECORDS OF BELL COUNTY, TEXAS
-	VOL.	=	VOLUME
-	PG.	=	PAGE
-	PGS.	=	PAGES
-	CL	=	CENTERLINE
-	-1020	=	EXISTING CONTOURS
◇		=	EXISTING EASEMENT
◇		=	PROPOSED EASEMENT

EXISTING EASEMENT LISTING

- 1 10' PUBLIC UTILITY EASEMENT (VOL. 3081, PG. 298)
- 2 15' BUILDING SETBACK LINE (CABINET D, SLIDE 217-B) (CABINET D, SLIDE 234-C)
- 3 30' PASSAGE EASEMENT (CABINET D, SLIDE 217-B) (CABINET D, SLIDE 234-C)
- 4 1' NON-ACCESS EASEMENT (CABINET D, SLIDE 217-B) (CABINET D, SLIDE 234-C)
- 5 15' BUILDING SETBACK LINE (CABINET D, SLIDE 264-C)
- 6 30' PASSAGE EASEMENT (CABINET D, SLIDE 264-C)
- 7 1' NON-ACCESS EASEMENT (CABINET D, SLIDE 264-C)
- 8 30' PASSAGE EASEMENT AGREEMENT (VOL. 7258, PG. 392, O.P.R.)
- 9 10' UTILITY EASEMENT (CABINET D, SLIDE 217B) (CABINET D, SLIDE 234-C)
- 10 10' UTILITY EASEMENT (CABINET D, SLIDE 264-C) (SLIDE 264-C)

PROPOSED EASEMENT LISTING

- 1 1' NON-ACCESS EASEMENT



Inst # 2022073523