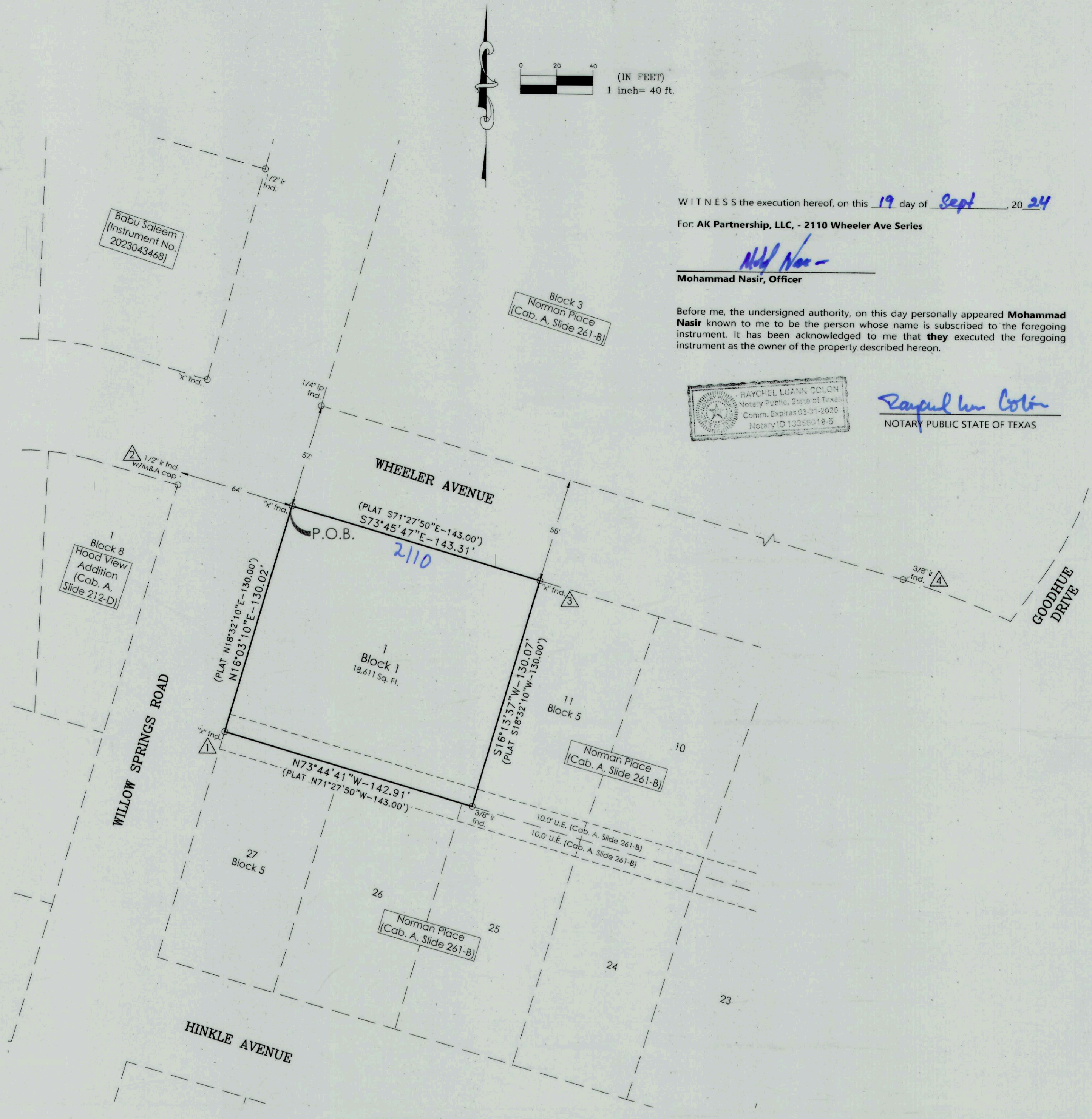
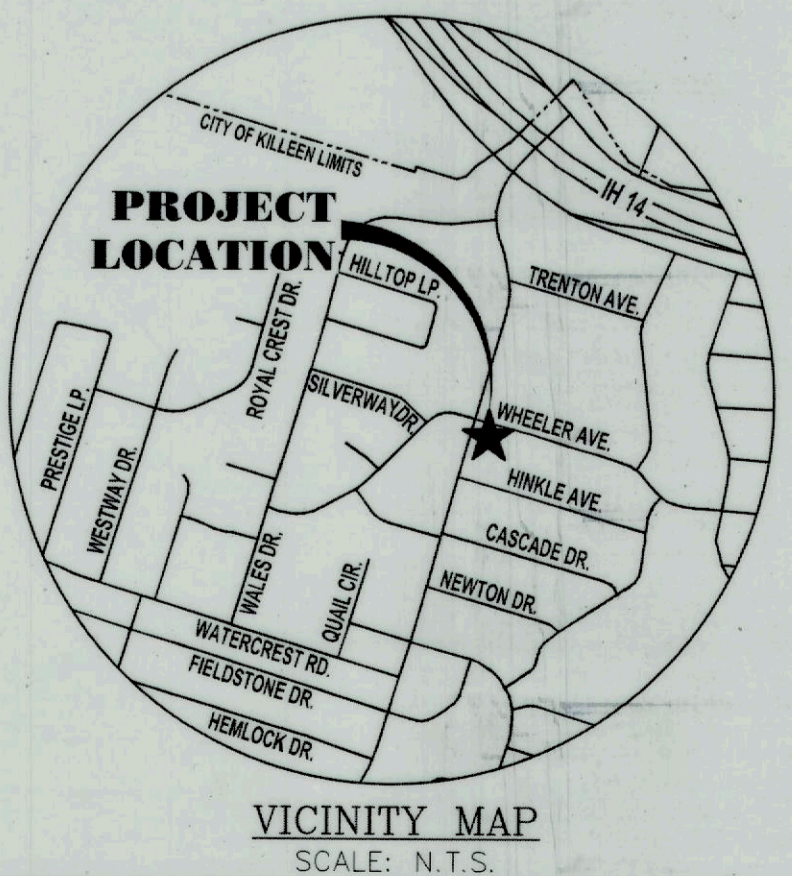


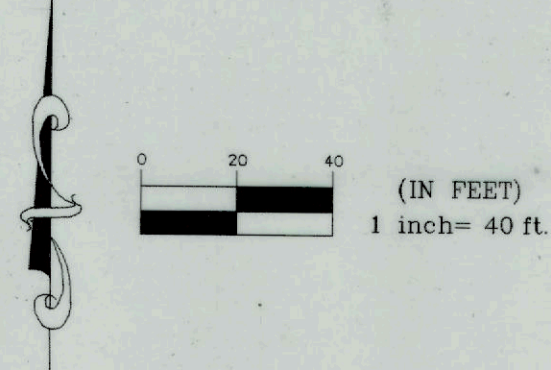


**REFERENCE TIES**

△ to △	N11°23'19"W-138.58'
△ to △	S79°11'23"E-625.57'
△ x found	△ x found
△ 1/2" iron rod found with M&A cap	△ 3/8" iron rod found



- NOTES:**
- Bearings are based on the Texas Coordinate System, Central Zone, NAD 83 (CORS 96), as determined by Leica Texas Smartnet GPS observations.
  - All distances are grid distance. The scale factor is 0.99988353. ground distance = grid distance / scale factor.
  - This subdivision is located in zone X, areas determined to be outside the 0.2% annual chance floodplain, as indicated on the U.S. FEMA Agency Boundary Map, (Flood Insurance Rate Map), Map No. 48027C0260E, effective date September 26, 2008 for Bell County, Texas.
  - Encumbrances identified during the execution of this survey have been shown. Additional recorded or unrecorded encumbrances may exist.
  - 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.
  - 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 property is zoned "B-3" (Local Business District). Please refer to Sec. 31.306 for further details on zoning regulations.
  - Park development fees are not required as per accordance with Sec. 26-129(B)(1).
  - U.E. = utility easement  
ir = iron rod  
fnd = found  
cab = cabinet  
vol = volume  
No = number  
ROW = Right of Way  
POB = point of beginning



WITNESS the execution hereof, on this 19 day of Sept, 2024  
For: AK Partnership, LLC - 2110 Wheeler Ave Series

Mohammad Nasir  
Mohammad Nasir, Officer

Before me, the undersigned authority, on this day personally appeared **Mohammad Nasir** known to me to be the person whose name is subscribed to the foregoing instrument. It has been acknowledged to me that they executed the foregoing instrument as the owner of the property described hereon.

Ranquel Luan Colon  
NOTARY PUBLIC STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS, that **AK Partnership, LLC - 2110 Wheeler Ave Series**, a Texas series limited liability company, whose address is **510 Omar Drive, Killeen, TX 76542**, being the owner of a 0.427 acre tract of land in Bell County, Texas, being part of the Thomas Robnett Survey, Abstract No. 686, and being all of Lots 12 and 13, Block 5, Norman Place, of record in Cabinet A, Slide 261-B, Plat Records of Bell County, Texas, as conveyed to AK Partnership, LLC - 2110 Wheeler Ave Series, a Texas series limited liability company, by Deed in a Warranty Deed dated January 19, 2024 and recorded in Document No. 2024002412, Official Public Records of Real Property, Bell County, Texas, which is more fully described in the dedication of **WHEELER DEVELOPMENT** as shown by the plat hereof, attached hereto, and made a part hereon, and approved by the City of Killeen, Bell County, Texas, and **WHEELER DEVELOPMENT** 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 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 19th day of September, 2024  
For: AK Partnership, LLC - 2110 Wheeler Ave Series

Najimbhai Maknojiya  
Najimbhai Maknojiya, Officer

Before me, the undersigned authority, on this day personally appeared **Najimbhai Maknojiya** known to me to be the person whose name is subscribed to the foregoing instrument. It has been acknowledged to me that they executed the foregoing instrument as the owner of the property described hereon.

Ranquel Luan Colon  
NOTARY PUBLIC STATE OF TEXAS

APPROVED this the 16 day of August, 2024, by the Planning Director of the City of Killeen, Bell County, Texas.

Walter Neff  
PLANNING DIRECTOR

Joanna Lopez  
PLANNING ASSISTANT

KNOW ALL MEN BY THESE PRESENTS,

That I, Robert E. Mitchell, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision and Property Development Regulations of the City of Killeen, Texas, and in accordance with State surveying standards.

Robert E. Mitchell  
Robert E. Mitchell,  
Registered Professional  
Land Surveyor, No. 5801



**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 27th day of August, 2024 A.D.  
By: [Signature]  
Bell County Tax Appraisal District

FILED FOR RECORD this 27 day of December, 2024  
Plat Records of Bell County, Texas, and Dedication Instrument # 2024051372  
Official Records of Real Property, Bell County, Texas

No.	DATE	CITY OF KILLEEN COMMENTS	REMARKS	BY
1	8/16/2024			FRB

**WHEELER DEVELOPMENT**  
BEING AN AMENDING PLAT OF ALL OF LOTS 12 & 13, BLOCK 5, NORMAN PLACE,  
KILLEEN, BELL COUNTY, TEXAS

AMENDING PLAT

**MITCHELL & ASSOCIATES, INC.**  
ENGINEERING & SURVEYING  
102 N. COLLEGE  
KILLEEN, TEXAS 76541  
PHONE: (254) 634-5541  
FAX: (254) 634-2141  
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION NO. 3241  
T. B. P. L. S. FIRM REGISTRATION NO. 100204-00

DWG No.	DRAWN BY:	DATE:	SCALE:	FB/LB:	1 LOT	AREA:
24-026-D-5	FRB	JULY 2024	AS SHOWN	2023/8 & 15	1 BLOCK	0.427 AC.



Inst # 2024057392