

**FINAL PLAT
OF
YOUNG FAMILY ADDITION**

25.763 ACRES
SITUATED IN THE
HENRY McCLUNG SURVEY, ABSTRACT NO. 570,
JOHN GOSLINE SURVEY, ABSTRACT NO. 344, AND
WILLIAM H. COLE SURVEY, ABSTRACT NO. 150
CITY OF KILLEEN
BELL COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF BELL §

KNOW ALL MEN BY THESE PRESENTS

WHEREAS, S. Young Family, Ltd., a Texas limited partnership, is the owner of that certain tract situated in the Henry C. McClung Survey, Abstract No. 570, the John Gosline Survey, Abstract No. 344, and the William H. Cole Survey, Abstract No. 150, in Killeen, Bell County, Texas, being a portion of that tract described in a Special Warranty Deed to S. Young Family, Ltd., a Texas limited partnership, as recorded under Volume 4127, Page 300, of the Deed Records of Bell County, Texas; said S. Young Family, Ltd. tract being a portion of that tract described in a Deed to Sidney Young, as recorded under Volume 448, Page 388, of the Deed Records of Bell County, Texas; said subject tract being more particularly described as follows:

BEGINNING at a 1/2 inch rebar found at the east corner of Lot 1, Block 1, *HOLIDAY TERRACE ADDITION*, an addition to the City of Killeen, as recorded under Cabinet C, Slide 177-B, of the Plat Records of Bell County, Texas, being in the southwest right-of-way of U.S. Business 190 (a/k/a E. Veterans Memorial Boulevard), a variable width right-of-way as shown by said *HOLIDAY TERRACE ADDITION*;

THENCE SOUTH 61°01'22" EAST along the southwest right-of-way of said U.S. Business 190, a distance of 316.35 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set;

THENCE SOUTH 29°05'21" WEST departing the southwest right-of-way of said U.S. Business 190, a distance of 104.29 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set;

THENCE SOUTH 61°09'13" EAST a distance of 200.00 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set on the northwest line of Lot 1, Block 1, *K.F.C. ADDITION*, an addition to the City of Killeen, as recorded under Cabinet B, Slide 257-B, of said Plat Records;

THENCE SOUTH 28°49'54" WEST along the northwest line of said Lot 1, *K.F.C. ADDITION*, a distance of 95.25 feet to a 3/8 inch rebar found at the west corner of said Lot 1, *K.F.C. ADDITION*;

THENCE SOUTH 61°00'57" EAST along the southwest line of said Lot 1, *K.F.C. ADDITION*, a distance of 129.00 feet to a 1/2 inch rebar found at the north corner of Lot 2, Block 1, *SK SUBDIVISION REPLAT*, an addition to the City of Killeen, as recorded under Cabinet D, Slide 367-A, of said Plat Records;

THENCE SOUTH 28°57'49" WEST along the northwest line of said Lot 2, *SK SUBDIVISION REPLAT*, a distance of 199.95 feet to a 1/2 inch capped rebar stamped "KILLEEN ENG" found at the west corner of said Lot 2 *SK SUBDIVISION REPLAT*;

THENCE SOUTH 61°05'06" EAST along the southwest line of said Lot 2, *SK SUBDIVISION REPLAT*, a distance of 399.56 feet to a 3/8 inch rebar found in the northwest right-of-way of W.S. Young Drive (a/k/a County Road 300), a variable width right-of-way described in a Deed recorded under Volume 1033, Page 206, of said Deed Records, at the beginning of a curve to the right (concave northwest) having a radius of 1709.31 and a chord which bears SOUTH 45°07'30" WEST a distance of 157.85 feet;

THENCE Along said curve to the right and the northwest right-of-way of said W.S. Young Drive, an arc length of 157.90 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the end of said curve;

THENCE SOUTH 47°46'17" WEST along the northwest right-of-way of said W.S. Young Drive, a distance of 214.82 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the east corner of Lot 1, Block 1, *YOUNG HEALTH SERVICES SUBDIVISION 1ST EXTENSION*, an addition to the City of Killeen, as recorded under Cabinet B, Slide 26-B, said Plat Records;

THENCE NORTH 41°17'23" WEST along the northeast line of said Lot 1, *YOUNG HEALTH SERVICES SUBDIVISION 1ST EXTENSION*, a distance of 253.66 feet to a 3/8 inch rebar found at the north corner of said Lot 1, *YOUNG HEALTH SERVICES SUBDIVISION 1ST EXTENSION*;

THENCE SOUTH 47°53'24" WEST partially along the northwest line of said Lot 1, *YOUNG HEALTH SERVICES SUBDIVISION 1ST EXTENSION*, a distance of 403.22 feet to a 3/8 inch rebar found at the west corner of a called 0.475 of an acre tract described in a Deed, as recorded under Volume 2791, Page 753, of said Deed Records;

THENCE SOUTH 41°25'49" EAST along the southwest line of said 0.475 of an acre tract, a distance of 254.68 feet to a Mag nail found in the northwest right-of-way of said W.S. Young Drive, at the south corner of said 0.475 of an acre tract, and the beginning of a curve to the left (concave southeast), having a radius of 1097.40 feet and a chord which bears SOUTH 31°51'53" WEST a distance of 561.27 feet;

THENCE Along said curve to the left and the northwest right-of-way of said W.S. Young Drive, an arc length of 567.58 feet to a 1/2 inch capped rebar stamped "HARMON 4482" found at the intersection of the northwest right-of-way of said W.S. Young Drive and the northeast right-of-way of Terrace Drive, a called 60 feet wide right-of-way per Instrument Number 2007-00048880, Official Public Records of Bell County, Texas;

THENCE NORTH 72°26'16" WEST along the northeast right-of-way of said Terrace Drive, a distance of 251.78 feet to a 1 inch iron pipe found at the south corner of a called 5.002 acre tract described in a Special Warranty Deed, as recorded under Instrument Number 2007-00048880, Official Public Records of Bell County, Texas;

THENCE Along the southeast and northeast lines of said 5.002 acre tract, the following bearings and distances:

1. NORTH 24°58'04" EAST a distance of 358.88 feet to a Mag nail with washer stamped "JPH Land Surveying" set;
2. NORTH 39°28'43" EAST a distance of 114.43 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set;
3. NORTH 73°19'57" WEST a distance of 522.36 feet to a Mag nail with washer stamped "JPH Land Surveying" set on the east line of a called 30 acre tract described in a Deed to the City of Killeen, as recorded in Volume 765, Page 657, of said Deed Records (hereinafter referred to as Condor Park tract), at the south corner of a called 0.324 acre tract described in a Special Warranty Deed to City of Killeen, Texas, recorded under Instrument Number 2021059767, Official Public Records of Bell County, Texas;

THENCE along the east line of said 0.324 acre tract, the following bearings and distances:

1. NORTH 18°59'23" EAST, a distance of 383.18 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set;
2. NORTH 63°59'23" EAST, a distance of 25.67 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set;
3. NORTH 18°12'17" EAST, a distance of 55.08 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set;
4. NORTH 26°00'37" WEST, a distance of 24.60 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set;
5. NORTH 18°59'23" EAST, a distance of 621.10 feet to a 1/2 inch rebar found at the southwest corner of said Lot 1, *HOLIDAY TERRACE ADDITION*;

THENCE SOUTH 75°50'34" EAST along the south line of said Lot 1, *HOLIDAY TERRACE ADDITION*, a distance of 250.00 feet to a 1/2 inch rebar found;

THENCE NORTH 14°09'26" EAST along the east line of said Lot 1, *HOLIDAY TERRACE ADDITION*, a distance of 252.17 feet to the **POINT OF BEGINNING**, containing 25.763 acres.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That S. Young Family, Ltd., a Texas limited partnership, as the owner of that certain 25.763 acre tract of land, being a portion of that tract described in a Special Warranty Deed to S. Young Family, Ltd., a Texas limited partnership, as recorded under Volume 4127, Page 300, of the Deed Records of Bell County, Texas, does hereby adopt this plat, designating the herein property described as *YOUNG FAMILY ADDITION*, an addition in the City of Killeen, Bell County, Texas and does hereby dedicate to the public any streets, easements, drives and alleys shown hereon, to the public's use forever and for the purposes indicated.

This plat was approved subject to all plating ordinances, rules, regulations and resolutions of the City of Killeen, Texas.

Witness my hand this 24th day of September, 2021.

S. Young Family LTD 09/24/2021
Susan Young Jones, Managing Partner Date
S. Young Family, Ltd.

STATE OF TEXAS §
COUNTY OF Bell §

KNOW ALL MEN BY THESE PRESENTS:

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Susan Young Jones, Manager, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office this 24 day of September, 2021.

Melissa Stanislav
Notary Public in and for the State of Texas
My commission expires: 06/22/2024



SURVEYOR'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS:

That I, Cole Streyve, 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.

GIVEN UNDER MY HAND THIS 20 day of SEPTEMBER, 2021.

Cole Streyve
Registered Professional Surveyor
No. 6731 State of Texas



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 7 day of October, 2021.

By: [Signature]
Bell County Tax Appraisal District

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 21st day of October, 2021, A.D. by the Planning and Zoning Commission of the City of Killeen, Texas.

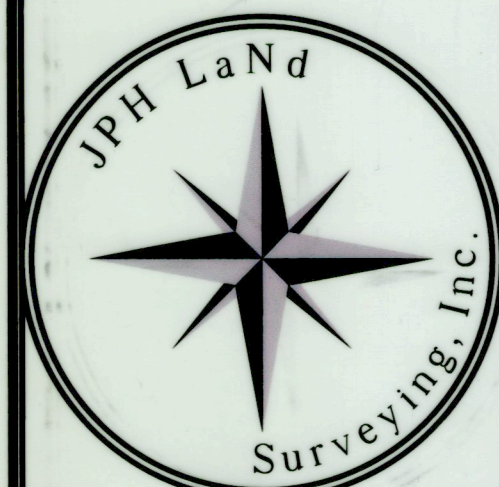
[Signature]
Chairman, Planning and Zoning Commission

[Signature]
Secretary, Planning and Zoning Commission

COUNTY CLERK CERTIFICATE

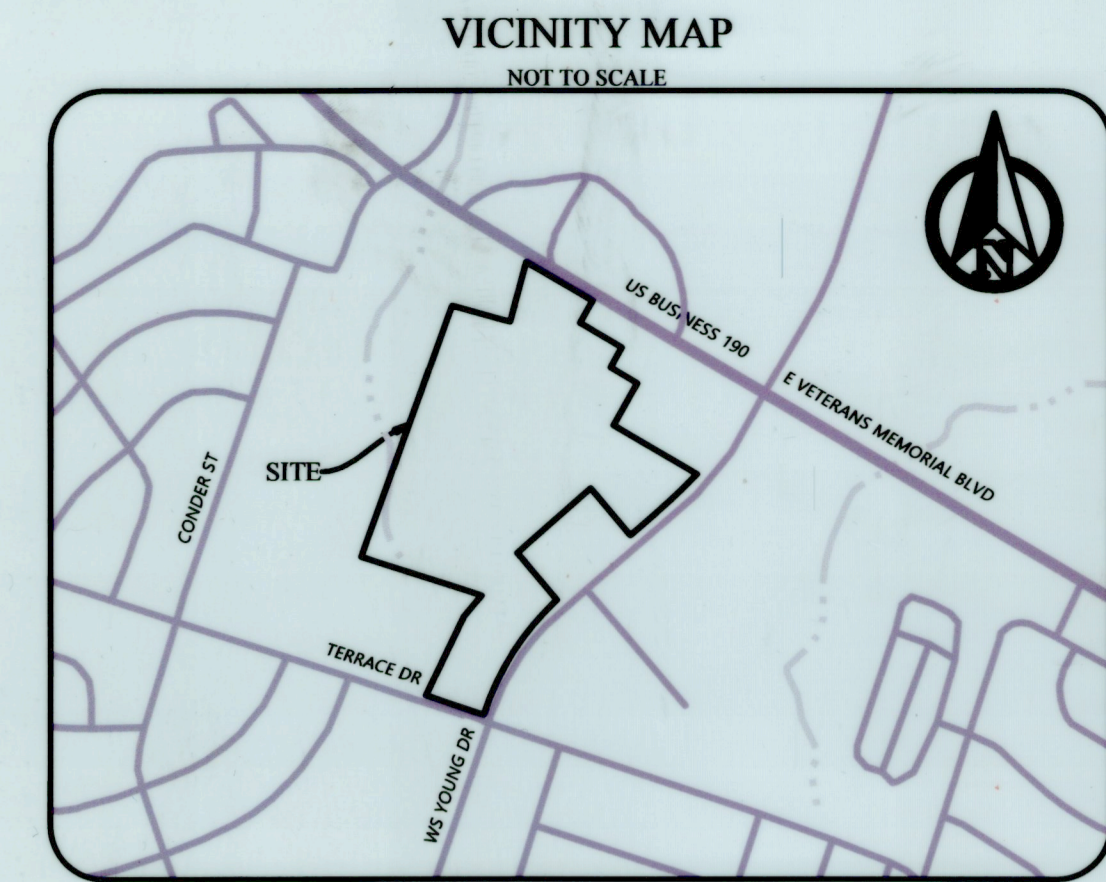
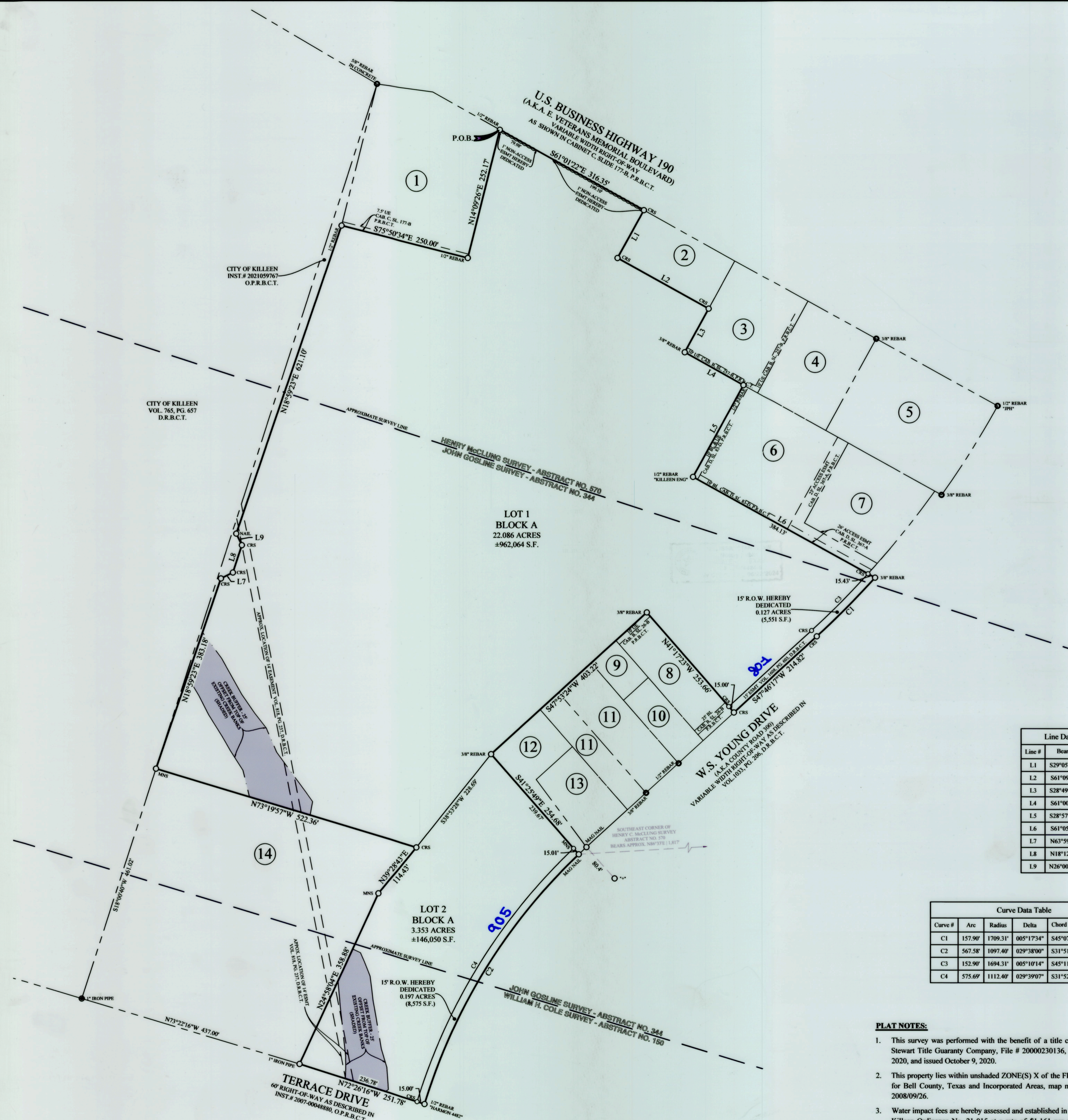
Filed this 22nd day of October, 2021, in year 2021, Plat # N/A, Plat Records of Bell County, Texas, and dedication under Instrument Number 2021069818-AB, Official Public Records of Bell County, Texas.

[Signature]
Shelley Coston, County Clerk
Bell County, Texas



Drafter: RDG 2021/03/11 R3702
 Revision: RDG 2021/04/21
 Revision:

- ① LOT 1 BLOCK 1 HOLIDAY TERRACE ADDITION CABINET C, SLIDE 177-B P.R.B.C.T.
- ② S. YOUNG FAMILY, LTD INST.# 1999-00045620, O.P.R.B.C.T. PORTION OF (DESCRIBED) VOL. 448, PG. 388, D.R.B.C.T.
- ③ LOT 1 BLOCK 1 K.F.C. ADDITION CABINET B, SLIDE 257-B, P.R.B.C.T.
- ④ HJC COMMERCIAL, LLC, A TEXAS LIMITED LIABILITY COMPANY INST.# 2014015116, O.P.R.B.C.T.
- ⑤ LOT 1 BLOCK 1 McDONALD'S KILLEEN NO. ONE ADDITION CABINET A, SLIDE 351-C, P.R.B.C.T.
- ⑥ LOT 2 BLOCK 1 SK SUBDIVISION REPLAT CABINET D, SLIDE 367-A, P.R.B.C.T.
- ⑦ LOT 1 BLOCK 1 SK SUBDIVISION REPLAT CABINET D, SLIDE 367-A, P.R.B.C.T.
- ⑧ LOT 1 BLOCK 1 YOUNG HEALTH SERVICES SUBDIVISION 1ST EXTENSION CABINET B, SLIDE 26-B, P.R.B.C.T.
- ⑨ PORTION OF LOIS CAROLYN YOUNG VOL. 2795, PG. 491, D.R.B.C.T.
- ⑩ PORTION OF LOT 2 BLOCK 1 YOUNG HEALTH SERVICES SUBDIVISION CABINET A, SLIDE 41-A, P.R.B.C.T.
- ⑪ THOMAS EARL YOUNG AND WIFE, CATHERINE A. YOUNG VOL. 3231, PG. 15, D.R.B.C.T.
- ⑫ PORTION OF SIDNEY EARL YOUNG AND WIFE, MARILYN KAY YOUNG CALLED 0.475 OF AN ACRE VOL. 2791, PG. 753, D.R.B.C.T.
- ⑬ PORTION OF LOT 1 BLOCK 1 YOUNG HEALTH SERVICES SUBDIVISION CABINET A, SLIDE 41-A, P.R.B.C.T.
- ⑭ KILLEEN TH, LLC, A TEXAS LIMITED LIABILITY COMPANY CALLED 5.002 ACRES INST.# 2007-00048880, O.P.R.B.C.T.



FINAL PLAT
 OF
YOUNG FAMILY ADDITION

25.763 ACRES
 SITUATED IN THE
 HENRY McCLUNG SURVEY, ABSTRACT NO. 570,
 JOHN GOSLINE SURVEY, ABSTRACT NO. 344, AND
 WILLIAM H. COLE SURVEY, ABSTRACT NO. 150
 CITY OF KILLEEN
 BELL COUNTY, TEXAS

NUMBER OF LOTS/BLOCKS: 2 Lots, 1 Block
 SUBMITTAL DATE: APRIL 1, 2021
 PLANNING & ZONING COMMISSION REVIEW DATE: MAY 5, 2021

OWNER:
 S. Young Family, Ltd., a
 Texas limited partnership
 118 Lago Verde Lane
 Belton, Texas 76513

SURVEYOR:
 JPH Land Surveying, Inc.
 1516 E Palm Valley Blvd, Ste A4
 Round Rock, Texas 78664
 Phone: (512) 778-5688

ENGINEER/APPLICANT:
 Kimley-Horn & Associates
 10814 Jollyville Road, Avallion IV, Suite 200
 Austin, Texas 78759
 Phone: (512) 418-1771

Line Data Table

Line #	Bearing	Distance
L1	S29°05'21"W	104.29'
L2	S61°09'13"E	200.00'
L3	S28°49'54"W	95.25'
L4	S61°00'57"E	129.00'
L5	S28°57'49"W	199.95'
L6	S61°05'06"E	399.56'
L7	N63°59'23"E	25.67'
L8	N18°12'17"E	55.08'
L9	N26°00'37"W	24.60'

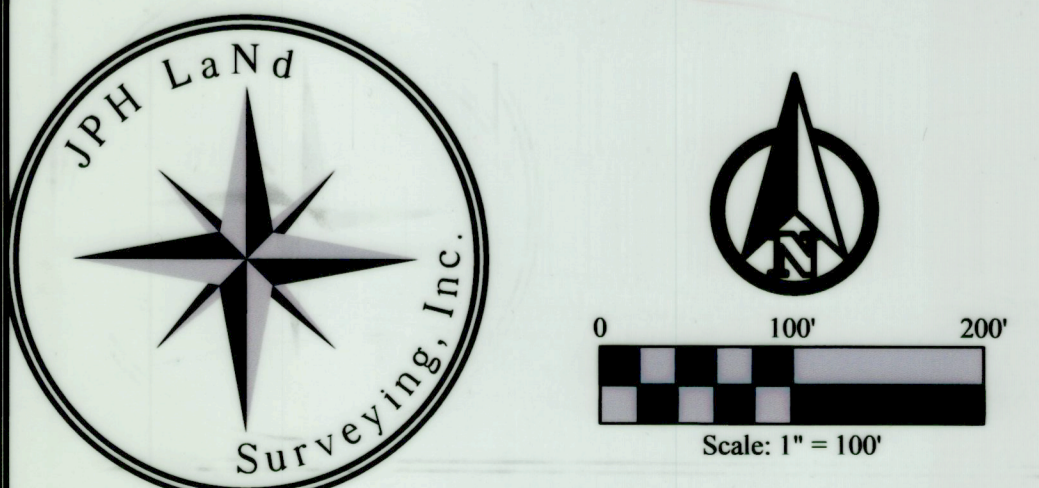
Curve Data Table

Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	157.90'	1709.31'	065°17'34"	S45°07'30"W	157.85'
C2	567.58'	1097.40'	029°38'00"	S31°51'53"W	561.27'
C3	152.90'	1694.31'	065°10'14"	S45°11'10"W	152.85'
C4	575.69'	1112.40'	029°39'07"	S31°52'51"W	569.29'

MONUMENTS / DATUMS / BEARING BASIS
 Monuments are found if not marked MNS or CRS.
 CRS ○ 1/2" rebar stamped "JPH Land Surveying" set
 MNS ○ Mag nail & washer stamped "JPH Land Surveying" set
 TBM ◆ Site benchmark (see vicinity map for general location)
 ○ Vertex or common point (not a monument)
 Coordinate values, if shown, are US.SyFL/TxCS,'83,CZ
 Elevations, if shown, are NAVD'88
 Bearings are based on grid north (TxCS,'83,CZ)

LEGEND OF ABBREVIATIONS
 US.SyFL United States Survey Feet
 TxCS,'83,CZ Texas Coordinate System of 1983, Central Zone
 NAVD'88 North American Vertical Datum of 1988
 P.R.B.C.T. Plat Records of Bell County, Texas
 O.P.R.B.C.T. Official Public Records of Bell County, Texas
 D.R.B.C.T. Deed Records of Bell County, Texas
 VOL/PAGE/INST# Volume/Page/Instrument Number
 CAB./SL. Cabinet/Slide
 POB/POC Point of Beginning/Point of Commencing
 ESMT/BL Easement/Building Line
 UE Utility Easement
 BL Building Setback Line
 A.K.A. Also Known As

- PLAT NOTES:**
- This survey was performed with the benefit of a title commitment provided by Stewart Title Guaranty Company, File # 20000230136, effective September 24, 2020, and issued October 9, 2020.
 - This property lies within unshaded ZONE(S) X of the Flood Insurance Rate Map for Bell County, Texas and Incorporated Areas, map no. 48027C0280E, dated 2008/09/26.
 - 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 fieldwork was completed on November 10, 2020.



JPH Job/Drawing No. (see below)
 2020.024.027 Killeen MF Site Veterans Memorial Rd, Killeen, Bell Co, TX-PLAT.dwg
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 TBPELS Firm #10019500 #10194073 #10193867
 DFW | Central Texas | West Texas

Inst# 2021069818-A