

NOTES:

- No part of the subject tract lies within the special flood hazard area (SFHA) as scaled from F.I.R.M. Panel 48027C0280E, dated September 26, 2008. No elevations ran on the ground.
- North arrow shown hereon represents Grid North, State Plane Coordinate System, NAD83, Texas Central Zone.
- Existing drive approach along F. M. Highway 3470 is to be removed subject to Texas Department of Transportation guidelines.
- A 1-foot Non-Access Easement shall be provided along the entire frontage of F. M. Highway 3470 with the exception of the approved driveway location, subject to agreements and guidelines specified by the Texas Department of Transportation, as shown in Detail 'A'.
- A 1-foot Non-Access Easement shall be provided along the frontage of W. S. Young Drive, extending 120' South from the intersection with F. M. Highway 3470, as shown in Detail 'B'.
- Areas of utility easements shown on the plat of the Atchison Addition that correspond to cross access easements shown hereon, shall be restricted to underground utilities only.

Lot 1, Block 1
Demotta Addition
Cab. D, Slide 245-B
PRBCT

LOT 2

DETAIL 'A'
(NOT TO SCALE)

Lot 1, Block 1
Lar Addition
Cab. D, Slide 287-B
PRBCT

Lot 1, Block 1
Cha Addition
Cab. D, Slide 266-A
PRBCT

Lot 1, Block 1
Davis Addition
Cab. C, Slide 168-C
PRBCT

Remainder
Called 5.507 Acres
Killeen D&D Commercial, LP
6019-121 OPRRP

F. M. Highway 3470 (160' R.O.W.)
(Known as E. Stan Schlueter Loop)

Lot 1, Block 1
Atchison Addition
Cab. C, Slide 352-B
PRBCT

Lot 1, Block 1
Cha Addition
Cab. D, Slide 266-A
PRBCT

W. S. Young Drive (90' R.O.W.)

Remainder
Called 11.779 Acres
Joseph C. Alsop, Jr. and wife
3541-763

Called 0.898 Acres
Joseph C. Alsop, Jr. and wife
3614-366

Lot 1, Block 1
Greater Vision Community Church
Cab. D, Slide 21-C
PRBCT

Saegert Ranch
Phase One
Cab. C, Slide 304-A through D
PRBCT

Lot 1, Block 1
The Glen At
Saegert Ranch
Cab. C, Slide 393-D
PRBCT

F. M. Highway 3470 (160' R.O.W.)
(Known as E. Stan Schlueter Loop)

LOT 2
BLOCK 1
0.943 ACRES

LOT 1
BLOCK 1
1.801 ACRES

LOT 3
BLOCK 1
1.629 ACRES

Remainder
Called 5.507 Acres
Killeen D&D Commercial, LP
6019-121 OPRRP

Lot 1, Block 1
Greater Vision Community Church
Cab. D, Slide 21-C
PRBCT

Lot 1, Block 1
The Glen At
Saegert Ranch
Cab. C, Slide 393-D
PRBCT

Saegert Ranch
Phase One
Cab. C, Slide 304-A through D
PRBCT

Remainder
Called 11.779 Acres
Joseph C. Alsop, Jr. and wife
Melanie A. Alsop
3541-763

LOT 1

W. S. Young
Drive (90' R.O.W.)

DETAIL 'B'
(NOT TO SCALE)

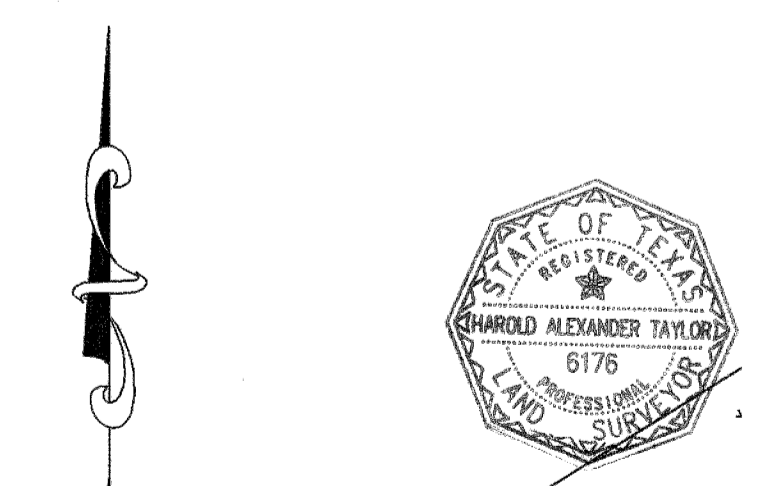
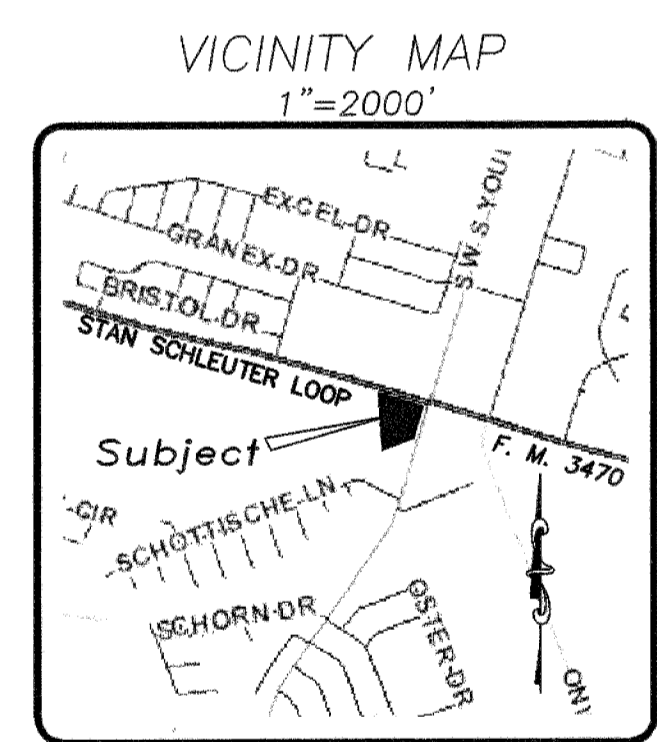
CURRENT CONFIGURATION
(NOT TO SCALE)

● - Denotes 3/8" Steel Rod Found Unless Noted
○ - Denotes 1/2" Steel Rod Set Unless Noted

LINE	BEARING	DISTANCE
L1	N 16°55'11" E	9.00'
L2	N 73°04'49" W	67.61'
L3	N 16°55'11" E	45.00'
L4	S 73°04'49" E	67.47'
L5	N 73°04'49" W	108.10'
L6	N 16°55'11" E	48.50'
L7	S 16°55'11" W	47.90'

Owner:
Trimmer Crossing, LLC
P. O. Box 10160
Killeen, Texas 76547

Lots - Three (3)
Blocks - One (1)
Area - 4.373 Acres



OWNER'S STATEMENT

STATE OF TEXAS
COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS, that Trimmer Crossing, LLC, whose address is P. O. Box 10160, Killeen, Texas 76547, being the sole owner of all of Lot 1, Block 1 of the Atchison Addition to the City of Killeen, Bell County, Texas, and being a replat of all of Lot 1, Block 1 of the Atchison Addition to the City of Killeen, Bell County, Texas, which is more fully described in the dedication of the YOUNG SCHLUETER ADDITION, as shown by the plat hereof, attached hereto, and made a part hereof, and approved by the Planning and Zoning Commission and the City Council of the City of Killeen, Bell County, Texas, does hereby adopt said YOUNG SCHLUETER ADDITION, as an addition to the City of Killeen, Bell County, Texas, and hereby dedicates to said city all streets, avenues, roads, 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 the City of Killeen. The utility easements shown on said plat are dedicated to said city for installation and maintenance of any and all public utilities which the city may install or permit to be installed or maintained.

For: Trimmer Crossing, LLC

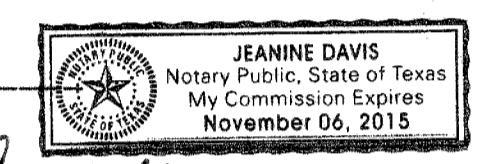
By: Ricky Atchison, President
Trimmer Crossing, LLC
P. O. Box 10160
Killeen, Texas 76547

STATE OF TEXAS
COUNTY OF MCLENNAN

Before me, the undersigned authority, on this day personally appeared, Ricky Atchison, 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 purposes and considerations therein stated.

Given under my hand and seal of office this the 27 day of Sept 2012.

Notary Public, State of Texas
My Commission Expires 11/06/15



Approved this 27th day of August 2012, by the Planning and Zoning Commission of the City of Killeen, Texas.

Chairman, Planning and Zoning Commission
Secretary, Planning and Zoning Commission

TAX CERTIFICATE

The Bell County Tax Appraisal District, the taxing authority for all entities in Bell County, Texas, does hereby certify that there are currently no delinquent taxes due or owing on the property described by this plat.

Dated this the 12 day of September, 2012 A.D.

Bell County Tax Appraisal District

By: Melissa Matos

FILED FOR RECORD this 3rd day of October, 2012 A.D.
Recordation Information:

Cabinet D, Slide 310C, Plat Records of Bell County, Texas
Dedication instrument in Instrument No. 2012-0041298
Official Public Records of Real Property, Bell County, Texas

KNOW ALL MEN BY THESE PRESENTS:

That I, Harold Alexander Taylor, 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.

Harold Alexander Taylor
Texas Registration No. 6176

Date Surveyed: May 23, 2012

FINAL PLAT
YOUNG SCHLUETER ADDITION
Lots 1 through 3, Block 1, within the city limits of the City of Killeen, Bell County, Texas (BEING a replat of all of Lot 1, Block 1 of the Atchison Addition to the City of Killeen, Bell County, Texas, recorded in Cabinet C, Slide 352-B of the Plat Records of Bell County, Texas)

PREPARED FOR:
Stripes LLC

Address: W. S. Young Drive and E. Stan Schlueter Loop

Drawn By: hat
Vannoy Job No.: 4691

Vannoy & Assoc., Inc.
Surveyors/Planners
7111 Bosque Boulevard, Suite 101
Waco, Texas 76710; (254)751-1934

