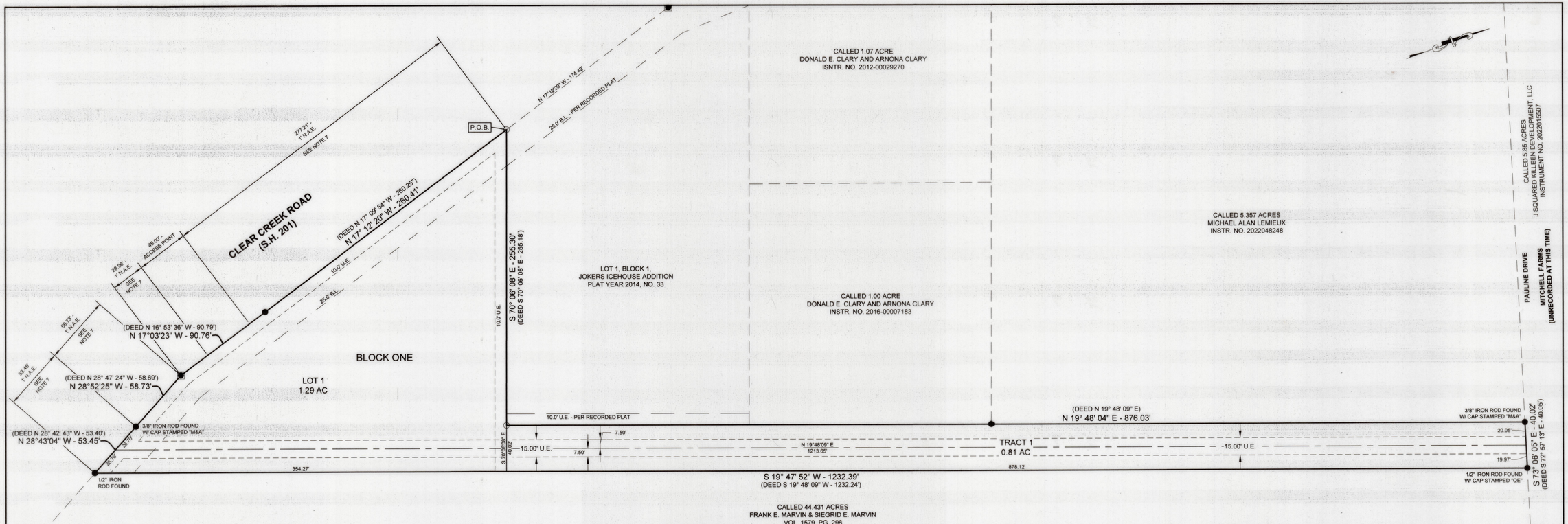


CALLED 44.431 ACRES
FRANK E. MARVIN & SIEGRID E. MARVIN
VOL. 1579, PG. 296

LEGEND

- PROPERTY BOUNDARY
- BUILDING SETBACK LINES
- EASEMENT LINES
- OFFSITE EASEMENT LINES
- ADJOINING TRACT PROPERTY LINES
- EASEMENT CENTERLINE
- TxDOT MONUMENT W/ BRASS CAP FOUND
- 3/8" IRON ROD FOUND
- 1/2" IRON ROD SET W/ CAP STAMPED "QE"

UNLESS OTHERWISE NOTED

ABBREVIATIONS

B.L.	BUILDING SETBACK LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
N.A.E.	NON-ACCESS EASEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT **WESLEY ATKINSON**, BEING THE SOLE OWNER OF THAT CERTAIN **2.10 ACRE TRACT** OF LAND IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS, SITUATED IN THE **J.H. LEWIS SURVEY, ABSTRACT NO. 536, BELL COUNTY, TEXAS, BEING ALL OF THE CALLED 0.843 ACRE TRACT OF LAND DESCRIBED IN A DEED TO WESLEY ATKINSON, RECORDED IN INSTRUMENT NO. 2012-00050811, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS, ALL OF THE CALLED 1.11 ACRE TRACT OF LAND DESCRIBED IN A DEED TO WESLEY ATKINSON RECORDED IN INSTRUMENT NO. 2018-00039453, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS, AND ALL OF THE CALLED 0.139 ACRE TRACT OF LAND DESCRIBED IN A DEED TO WESLEY ATKINSON, RECORDED IN INSTRUMENT NO. 2013-00001077, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS** WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF **AIRPORT COMMERCIAL,** AS SHOWN BY THE PLAT HEREOF, ATTACHED HERETO, AND MADE A PART HEREON, AND APPROVED BY THE CITY OF KILLEEN, BELL COUNTY, TEXAS AND **AIRPORT COMMERCIAL,** 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 3rd DAY OF August, 2023.

BY: _____
WESLEY ATKINSON
OWNER

GORGE J MEZA
Notary ID #130547274
My Commission Expires
February 19, 2024

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY, PERSONALLY APPEARED **WESLEY ATKINSON,** KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. IT HAS BEEN ACKNOWLEDGED TO ME THAT **HE** EXECUTED THE FOREGOING INSTRUMENT AS THE OWNER OF THE PROPERTY DESCRIBED HEREON.

_____
NOTARY PUBLIC STATE OF TEXAS
MY COMMISSION EXPIRES: 2/19/24

CITY PLANNING AND DEVELOPMENT SERVICES

APPROVED THIS 2 DAY OF August, 20 23, A.D. BY THE PLANNING DIRECTOR OF THE CITY OF THE CITY OF KILLEEN, TEXAS.

_____ PLANNING DIRECTOR

_____ PLANNING ASSISTANT

COUNTY CLERK INFORMATION:

FILED FOR RECORD THIS 14th DAY OF September, 20 23, IN YEAR 2023, PLAT # 2023041542 PLAT RECORDS OF BELL COUNTY, TEXAS, AND DEDICATION INSTRUMENT # 2023041542, OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

BY: _____, Deputy

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 11 DAY OF AUGUST, 20 23 A.D.

By: _____
BELL COUNTY TAX APPRAISAL DISTRICT

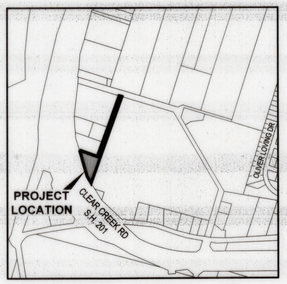
SURVEYORS' CERTIFICATE:

I, SETH H. BARTON, DO HEREBY CERTIFY THAT AN ACTUAL AND ACCURATE SURVEY WAS MADE ON THE GROUND OF THE PLATTED LAND, AND THAT THE CORNER MONUMENTS SHOWN ON THE FOREGOING PLAT WERE FOUND, OR PLACED, IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF KILLEEN AND BELL COUNTY, TEXAS.

_____ 08/03/2023
SETH H. BARTON
R. P. L. S. NO. 6878
1501 W. STAN SCHLUETER LP.
KILLEEN, TX 76549

STATE OF TEXAS
SETH H. BARTON
6878
PROFESSIONAL
LAND SURVEYOR

LOCATION MAP



SCALE: NTS

NOTES

1. THE BUILDING SETBACK LINES FOR THIS TRACT SHALL BE DETERMINED AS REQUIRED BY THE CODE OF ORDINANCES OF THE CITY OF KILLEEN AS RELATED TO THE DEVELOPMENT OF THIS TRACT UNLESS SHOWN HEREON.
2. THE BEARINGS AND DISTANCES SHOWN HERON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, PER LEICA SMART NET GPS OBSERVATION.
3. THIS PROPERTY LIES WITHIN FEMA "ZONE X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, FEMA MAP 48027C0275E WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.

FEMA "ZONE X, OTHER AREAS" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

4. FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 1 FOOT ABOVE THE AVERAGE TOP OF CURB ELEVATION FRONTING THE LOT.
5. 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.
6. TRAFFIC IMPACT ANALYSIS WILL BE REQUIRED AT THE TIME OF THE BUILDING PERMIT APPLICATION.
7. THERE IS HEREBY CREATED A 1 FOOT NON-ACCESS EASEMENT ALONG THE ENTIRE CLEAR CREEK ROAD (S.H. 201) FRONTAGE WITH THE EXCEPTION OF THE ONE ACCESS POINT SHOWN HEREON.
8. TRACT 1 SHALL BE UTILIZED FOR UTILITIES AND ACCESS TO THE PROPOSED LOT 1.

INST # 2023041542

0 40' 80'
GRAPHIC HORIZONTAL SCALE
SCALE: 1:40

QUINTERO ENGINEERING LLC
1501 W. STAN SCHLUETER LP PHONE: (254) 493-9962
KILLEEN, TEXAS 76549 FAX: (254) 432-7070
T.B.P.E. FIRM NO.: 14709 T.B.P.L.S. FIRM NO.: 10194110

SURVEY:	J.H. LEWIS SURVEY, ABSTRACT NO. 536	OWNER:	WESLEY ATKINSON PO BOX 280 KEMPNER, TEXAS 76539
NUMBER OF BLOCKS:	1	SURVEYOR:	QUINTERO ENGINEERING, LLC 1501 W. STAN SCHLUETER LP KILLEEN, TEXAS 76549 (254) 493-9962
NUMBER OF LOTS:	1		
NUMBER OF TRACTS:	1		
TOTAL ACREAGE:	2.10 AC		
DATE:	AUGUST 2023		

FINAL PLAT FOR:
AIRPORT COMMERCIAL
CITY OF KILLEEN, BELL COUNTY, TEXAS

AIRPORT COMMERCIAL, IS A PLAT OF A ALL OF THE CALLED 0.843 ACRE TRACT OF LAND DESCRIBED IN A DEED TO WESLEY ATKINSON, RECORDED IN INSTRUMENT NO. 2012-00050811, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS, ALL OF THE CALLED 1.11 ACRE TRACT OF LAND DESCRIBED IN A DEED TO WESLEY ATKINSON, RECORDED IN INSTRUMENT NO. 2018-00039453, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS, AND ALL OF THE CALLED .139 ACRE TRACT OF LAND DESCRIBED IN A DEED TO WESLEY ATKINSON, RECORDED IN INSTRUMENT NO. 2013-00001077 OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS.

PROJECT NO.: 053-21
DRAWING NO.: P1