

KNOW ALL MEN BY THESE PRESENTS, that WHITIS INVISTMENT, LTD., whose address is 3000 ILLINOIS AVE STE 100, KILLEEN, TX 76543 being the sole owner of that certain 3.675 acre tract in Bell County, Texas, being out of the C.T. Bourland Survey, Abstract No. 137, which is more fully described in the dedication of Killeen ETR DTP Addition as shown by the plat hereof, attached hereto, and made a part hereon, and approved by the City of Killeen, Bell County, Texas, does hereby adopt said Killeen ETR DTP 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 utilities and drainage easement shown on said plat are dedicated to said city for the installation and maintenance of any and all public utilities and drainage utilities, which the city may install or permit to be installed or maintained.

WITNESS the execution hereof, on this _____, day of _____, 2023.

On Behalf of Whitis Investment, LTD.

By: Whitis Investment Management, LC., General Partner

Bruce Whitis, President

Before me, the undersigned authority, on this day personally appeared Bruce Whitis, known to me to be the person whose name is subscribed to the foregoing Instrument. It has been acknowledged to me that she executed for the foregoing Instrument as the owner of the property described hereon.

NOTARY PUBLIC OF THE STATE OF TEXAS

My Commission Expires: _____

KNOW ALL MEN BY THESE PRESENTS:

That I, Philip W. Cornett, 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.

Philip W. Cornett
Registered Professional
Land Surveyor, No. 5515

STATE OF TEXAS
COUNTY OF BELL

The Bell County Tax Appraisal District, the taxing authority for all taxing 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 _____ day of _____, 2023.

BELL COUNTY TAX APPRAISAL DISTRICT

By: _____

Approved this _____ day of _____, 20_____, by the
planning director of the City of Killeen, Texas.

Wallis Meshier, CNU-A, Planning Director

_____, Planning Assistant

RECORDING INFORMATION

Plat and Dedication Recorded in Document No. 20 _____, of the
Official Public Records Bell County, Texas.

Filed this the _____ day of _____, 2023.

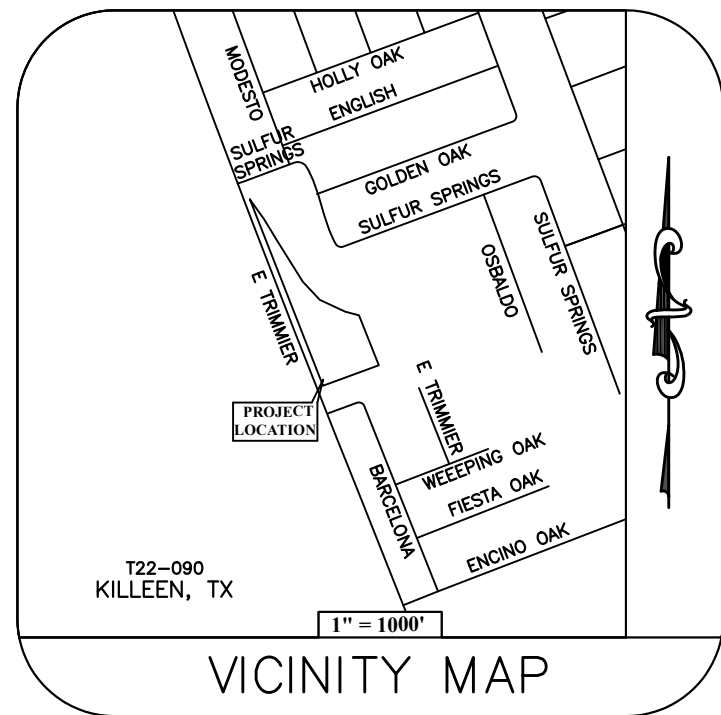
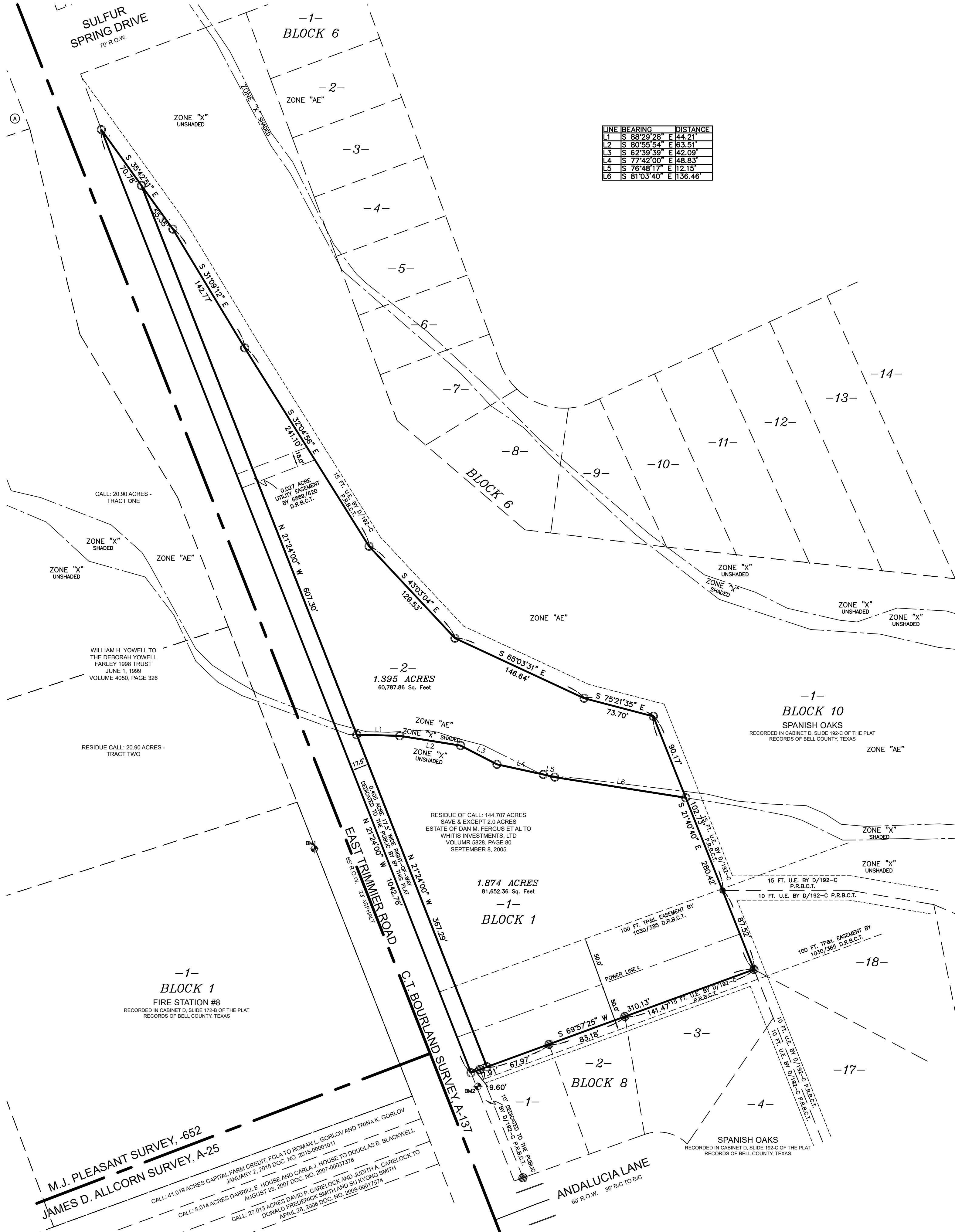
Shelley Coston, County Clerk

JOHN COWAN & ASSOCIATES, INC.

10147 COUNTY ROAD 135, FLINT, TEXAS 75762

PH: (903) 581-2238 txsurveys.com

FIRM REGISTRATION CERTIFICATION NO. 10025500



GRAPHIC SCALE — FEET
1 INCH = 60 FT.

LEGEND

- 1/2" IR FOUND (SURVEYOR)
- 1/2" IR SET W/COMP (J. COWAN & ASSOC.)
- 604 NAIL FOUND
- RAIL ROAD SPIKE FOUND
- BENCHMARK
- POB POINT OF BEGINNING
- PRBCT PLAT RECORDS
- CMP CORRUGATED METAL PIPE
- ROW RIGHT-OF-WAY
- RESIDUE OF CALL: 20.90 ACRES TRACT ONE
WILLIAM H. YOWELL TO THE DEBORAH YOWELL FARLEY 1998 TRUST
JUNE 1, 1999
VOLUME 4050, PAGE 326

PLAT NOTES:

- BEARINGS ARE ORIENTED TO GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS NORTH CENTRAL ZONE 4203, SURVEY FEET.
- SITE ELEVATION DATUM IS NAVD 88.
- CONTOUR INTERVAL = 1.0'
- SITE BENCHMARK 1
TOP OF MAG NAIL (SET) IN CONCRETE SIDEWALK
BEING N 34°58'51" W 281.30' FROM
THE SOUTH CORNER OF TRACT
ELEVATION = 773.87'
SITE BENCHMARK 2
TOP OF RAILROAD SPIKE (FOUND) IN POWER POLE
BEING S 27°04'55" E 15.69' FROM
THE SOUTH CORNER OF TRACT
ELEVATION = 777.79'
- 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 SUBJECT TRACT PARTIALLY LIES IN ZONE "AE". BASE FLOOD ELEVATIONS DETERMINED; ZONE "X" SHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; AND ZONE "X" UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP NO. 48027C0290E WITH A EFFECTIVE DATE OF SEPTEMBER 28, 2008, COUNTY OF BELL, TEXAS.
- WATER IMPACT FEES ARE HEREBY ASSESSED AND ESTABLISHED IN ACCORDANCE WITH CITY OF KILLEEN ORDINANCE NO. 21-015 AT A RATE OF \$1.141 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.
- IN ACCORDANCE WITH KILLEEN CODE OF ORDINANCES SEC. 26-147(C)(4), A PARK DEVELOPMENT AGREEMENT SHALL BE REQUIRED PRIOR TO APPROVAL OF A CERTIFICATE OF OCCUPANCY FOR THIS PROPERTY.
- LOT 2 SHALL BE DEDICATED TO THE CITY OF KILLEEN FOR PARKS AND OPEN SPACE.

RECORD TITLE OWNER:
WHITIS INVISTMENT, LTD.
BY: WHITIS INVISTMENT
MANAGEMENT, LC, GENERAL PARTNER
BRUCE WHITIS, PRESIDENT
3000 ILLINOIS AVE STE 100,
KILLEEN, TX 76543
BRUCE@WBDVELOPMENT.COM

APPLICANT / SURVEYOR:
JOHN COWAN & ASSOCIATES INC.
10147 CR 135
FLINT, TX 75762
903-581-2238

ENGINEER:
GRESHAM SMITH
222 SECOND AVENUE SOUTH, SUITE 1400
NASHVILLE, TN 37201-2308
615-770-8204

PRELIMINARY PLAT NOT FOR RECORD

KILLEEN ETR DTP ADDITION

BEING A SUBDIVISION ESTABLISHING ONE LOT AND ONE BLOCK, CONTAINING 3.675 ACRES, SHOWING PART OF THE C.T. BOURLAND SURVEY, ABSTRACT NO. 137, BELL COUNTY, TEXAS

1 LOT 1 BLOCK
PLAT DATE: APRIL 18, 2023

KILLEEN (ETR)

T22-090 RE: T22-091