

CHAPARRAL ESTATES

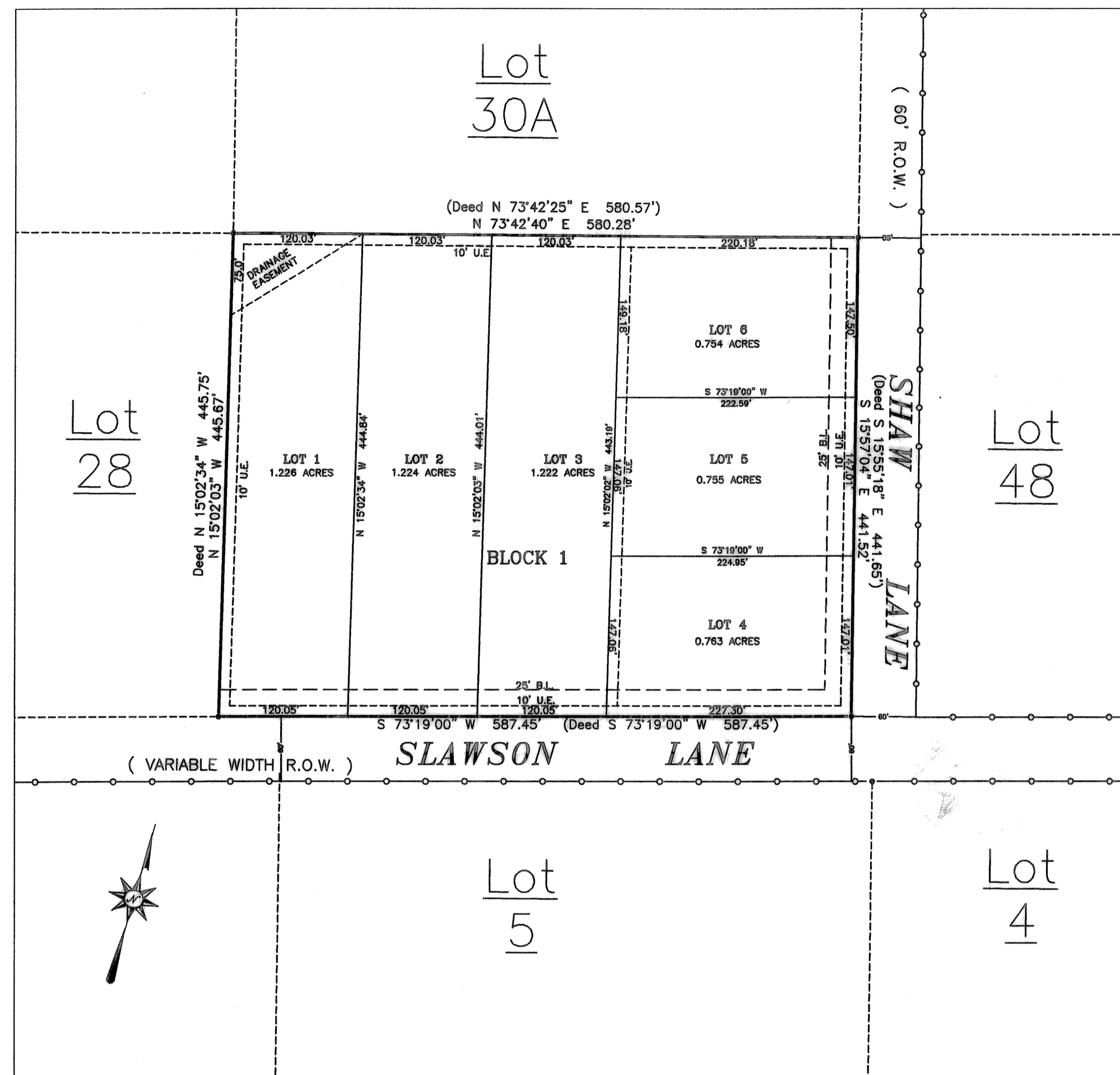
(ORIGINAL LAYOUT)  
(Book 2, Page 27-X, Bell County Plat Records)  
SCALE: 1"=100'

LEGEND	
●	INDICATES IRON RODS OR CORNER MONUMENTATION FOUND (IF FND).
○	INDICATES IRON ROD WITH CAPS MARKED "CORNER, 1852" SET (RS).
U.E.	INDICATES PUBLIC UTILITY EASEMENT
B.L.	INDICATES BUILDING SETBACK LINE
N.A.E.	INDICATES 1' NON-ACCESS EASEMENT

**BUILDING LINE NOTE:**  
BUILDING LINES AND EASEMENTS ESTABLISHED BY RESTRICTIVE COVENANTS AND CONDITIONS AFFECTING THE ABOVE PLATTED AREAS WHICH MAY BE IN FORCE AT THE TIME OF REPLAT ARE NOT SHOWN HEREON.

**ETJ NOTE:**  
THIS TRACT LIES WITHIN THE CURRENT EXTRATERRITORIAL JURISDICTION OF THE CITY OF KILLEEN, BELL COUNTY, TEXAS.

**FLOOD INSURANCE RATE MAP (FIRM) NOTE:**  
THIS TRACT IS NOT WITHIN THE 100-YEAR FLOOD BOUNDARY AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP NUMBER 48027C0290E, BELL COUNTY, TEXAS, EFFECTIVE SEPT. 28, 2008.  
THE SURVEYOR DOES NOT WARRANT OR IMPLY THAT STRUCTURES PLACED ON ANY OF THE AREAS SHOWN HEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE.



CALHOUN FIRST ADDITION  
(A Replat of Lot 29, Block 1, Chaparral Estates)

SCALE: 1"=100'

STATE OF TEXAS  
COUNTY OF BELL

I, A. W. Kessler, Registered Professional Land Surveyor, do hereby certify that the plat attached hereto was prepared from an actual survey made on the ground and that the perimeter corner monuments shown hereon were found, or properly placed, in accordance with the Subdivision and Property Development Regulations of the City of Killeen, Bell County, Texas.

BY: A. W. Kessler 9-25-09  
A. W. Kessler, RPLS (TX 1852)



STATE OF TEXAS  
COUNTY OF BELL

I, A. W. Kessler, Registered Licensed Professional Engineer, do hereby certify I prepared all drainage calculations and designed all drains, streets/roads, and appurtenance, if any, in accordance with the City of Killeen Subdivision Regulations.

BY: A. W. Kessler 9-25-09  
A. W. Kessler, PE (TX 41963)



FIRM REG. NO. F-7853

SPECIAL SEPTIC SYSTEM NOTES:

Each lot in this subdivision is to be serviced by an On Site Sewage Facility (OSSF), in accordance with the rules, regulations, policies, and laws of Bell County, Texas.

System Type: Suitability for systems will be determined by a qualified site evaluator at the time the home location is determined. Sites not suitable for standard systems will require professional designs.  
It is important that the builder contact the Bell County Public Health District (BCPHD), prior to any site preparation, regarding the placement of a home on the lots of this subdivision to determine the appropriate type and placement of the On Site Sewage Facility (OSSF).

BELL COUNTY PUBLIC HEALTH DISTRICT CERTIFICATE

The Bell County Public Health District, the Licensing Authority for on-site sewage disposal in Bell County, Texas, does hereby certify this subdivision has been evaluated for on-site disposal. In the current condition, the proposed subdivision meets or exceeds the minimum standards established by the Bell County Board of Health.

By: Michael Johns 9-29-09  
Sanitarian Date

TAX CERTIFICATE

The Bell County Tax Office, 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 9th Day of December, A.D. 2009

BELL COUNTY TAX OFFICE  
By: Tiffany D. Jones

KNOW ALL MEN BY THESE PRESENTS, that Joseph Gail Calhoun, Jr., whose address is 807 Slawson Lane, Killeen, TX. 76543, being sole owner of certain 5.945 acres tract of land in Bell County, Texas, part of the Joseph Jackson Survey, Abstract No. 482, which is more fully shown hereon and in deed recorded in Doc. 2007-00008440, Deed Records of Bell County, Texas, do hereby join, approve, and consent to all dedications and plat note requirements shown hereon. I do hereby approve the recordation of this subdivision and dedicate to the public use forever any easements and roads that are shown hereon. This subdivision is known as the CALHOUN FIRST ADDITION, being a Replat of Lot 29, Block 1, Chaparral Estates, an addition in Bell County, Texas. I hereby acknowledge that I am the sole owner of this property and do hereby state that there are no lienholders or any unpaid debt for which this property represents collateral on any loan.

WITNESS the execution hereof, on this 25th day of Sept., 2009

By: JGC  
Joseph Gail Calhoun, Jr., Owner

Before me, the undersigned authority, on this day personally appeared Joseph Gail Calhoun, Jr, known to me to be the person 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.



Karen Dunn  
NOTARY PUBLIC STATE OF TEXAS  
My Commission Expires: 12-17-09

APPROVED this the 26 day of October, 2009, by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas.

John F. Fink CHAIRMAN, PLANNING COMMISSION  
Ficki Kasper SECRETARY, PLANNING COMMISSION

APPROVED this the 10th day of November, 2009, by the City Council of the City of Killeen, Bell County, Texas.

Smithy L. Hancock MAYOR, CITY OF KILLEEN  
Paul W. Smith ATTEST: CITY SECRETARY

In approving this plat by the Commissioners' Court of Bell County, Texas, it is understood that the building of all streets, roads, and other public thoroughfares and any bridges or culverts necessary to be constructed or places are the responsibility of the owners of the tract of land covered by this plat in accordance with the plans and specifications prescribed by the Commissioners' Court of Bell County, Texas. said Commissioners' Court assumes no obligations to build any of the streets, roads, or other public thoroughfares shown on this plat or of constructing any of the bridges or drainage improvements in connection therewith. The County will assume no responsibility for drainage ways or easements in the subdivision, other than those draining or protecting the road system and streets. The County assumes no responsibility for the accuracy of representation by other parties in this plat. Flood plain data, in particular, may change depending on subsequent development.

I hereby certify this plat was approved the 11th day of June, 2009, by the Bell County Commissioners' Court, and may be filed for record in the Deed Records of Bell County by the County Clerk.

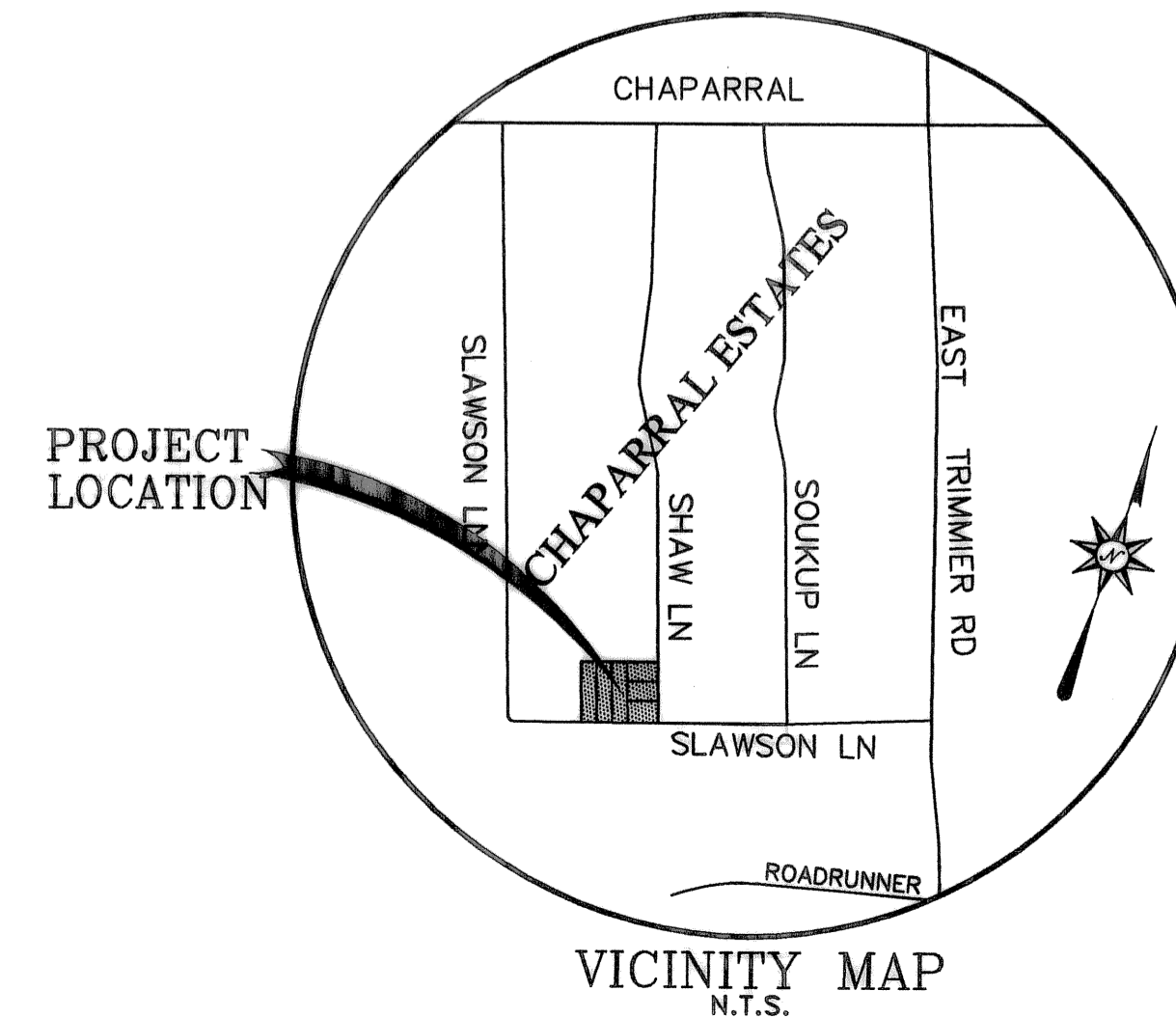
[Signature]  
County Judge

WITNESS my hand this 11th day of June, 2009.

[Signature]  
Notary Public.

Penny Ward  
PENNY WARD  
Notary Public, State of Texas  
My Commission Expires Aug. 13, 2010

FILED FOR RECORD this 14th day of January, 2009 in Cabinet D, Slide 289 Plat Records of Bell County, Texas, and Instrument No. 2009-000115 Official Records, Bell County, Texas.



PROJ. CALHOUN ADDN	DATE: AUG, 2009
AUTHORIZED BY: JGC	DRAWN BY: WK
	APPROVED BY: