

LEGEND

- PROPERTY BOUNDARY
- LOT LINES
- BUILDING LINES
- EASEMENT LINES
- RIGHT-OF-WAY LINE (R.O.W.)
- OFFSITE EASEMENT LINES
- ADJOINING TRACT PROPERTY LINES
- 3/8" IRON ROD FOUND
- UNLESS OTHERWISE NOTED

NOTES

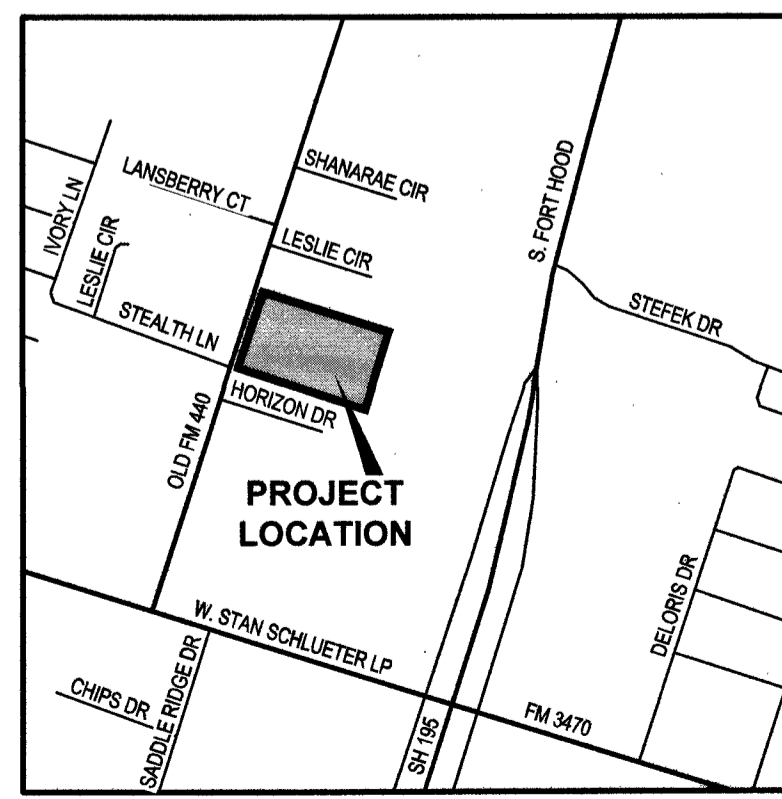
1. THE BUILDING SETBACK LINES FOR THIS TRACT SHALL BE DETERMINED AS REQUIRED BY THE CODE OF ORDINANCES OF THE CITY OF KILLEEN AS RELATED TO THE DEVELOPMENT OF THIS TRACT UNLESS SHOWN HERON.
2. THE BEARINGS AND DISTANCES SHOWN HERON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 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 48027C0260E WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.
- **FEMA "ZONE X" ARE 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. FOR EACH DWELLING UNIT, 2 OFF-STREET PARKING SPACES MUST BE PROVIDED.
6. HOMES BUILT ON LOTS THAT FRONT TWO STREETS SHALL BE BUILT WITH THE FRONT OF THE HOUSE FACING THE STREET UPON WHICH THE LOT HAS THE SMALLER LINEAR FRONTAGE.
7. APPURTENANCES FOR DRY UTILITIES MAY BE PLACED ABOVE GROUND IN UNDERGROUND UTILITY EASEMENTS; IN AREAS WHERE THE UNDERGROUND UTILITY EASEMENTS COINCIDES WITH A DRAINAGE EASEMENT OR PASSAGE EASEMENT, NO ABOVE-GROUND APPURTENANCES ARE ALLOWED.
8. PERMANENT CORNERS, EXTERIOR AND INTERIOR, SHALL 1/2" IRON ROD WITH CAP MARKED "QE" AFTER COMPLETED CONSTRUCTION AS AUTHORIZED BY THE DEVELOPER.
9. THE DRAINAGE EASEMENTS SHOWN HEREON SHALL BE MAINTAINED BY THE OWNER/HEIRS/ASSIGNS.
10. WATER IMPACT FEES ARE HEREBY ASSESSED AND ESTABLISHED IN ACCORDANCE WITH CITY OF KILLEEN ORDINANCE NO. 30-015 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 IF \$418 PER SERVICE UNIT. IMPACT FEES SHALL BE PAID AT THE TIME OF BUILDING PERMITS.

ABBREVIATIONS

- B.L. BUILDING LINE
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- ** PER RECORDED PLAT

REFERENCE TIES

1-2	S 07° 50' 32" E, 167.40'
3-4	N 66° 20' 06" E, 92.35'



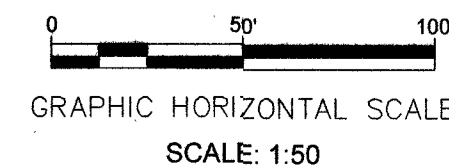
LOCATION MAP
SCALE: NTS

LOT - CURVE TABLE

CURVE #	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA
C1	15.00	12.09	N83°20'33"E	11.77	046°11'13"
C2	50.00	50.03	N88°55'00"E	47.97	057°20'06"
C3	50.00	45.83	S36°09'36"E	44.24	052°30'43"
C4	50.00	46.06	S16°29'06"W	44.45	052°46'41"
C5	50.00	45.74	S69°04'52"W	44.16	052°24'50"
C6	50.00	50.03	N56°02'40"W	47.97	057°20'06"
C7	15.00	12.09	N50°28'14"W	11.77	046°11'13"

DRAINAGE EASEMENT - LINE TABLE

NUMBER	BEARING	DISTANCE
L1	N80° 05' 45"E	87.60
L2	N17° 06' 28"E	54.04
L3	N38° 04' 17"W	105.49
L4	S72° 53' 34"E	51.61
L5	N80° 05' 45"E	80.58



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

KNOW ALL MEN BY THESE PRESENTS, THAT **EMMONS GENERAL INVESTMENTS, LTD.**, BEING THE SOLE OWNER OF THAT CERTAIN 5.00 ACRE TRACT OF LAND IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS, SITUATED IN THE S.P. RR. CO. SURVEY, ABSTRACT NO. 794, BELL COUNTY, TEXAS, BEING ALL OF THE CALLED 5.00 ACRE TRACT OF LAND DESCRIBED IN A DEED TO EMMONS GENERAL INVESTMENTS, LTD., RECORDED IN INSTRUMENT NO. 2021-047479, DEED RECORDS OF BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF **CARLSBERG ADDITION**, AS SHOWN BY THE PLAT HEREOF, ATTACHED HERETO, AND MADE A PART HEREOF, AND APPROVED BY THE CITY OF KILLEEN, BELL COUNTY, TEXAS AND **CARLSBERG ADDITION**, DOES HEREBY DEDICATE TO SAID CITY ALL STREETS, AVENUES, 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 DRAINAGE AND 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.

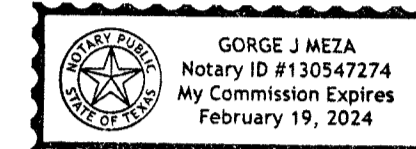
WITNESS THE EXECUTION HEREOF, ON THIS 29 DAY OF SEPTEMBER, 2022.

FOR: **EMMONS GENERAL INVESTMENTS, LTD.**

BY: *[Signature]*
CURTIS B. EMMONS
PARTNER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY, PERSONALLY APPEARED **CURTIS EMMONS**, IN HIS CAPACITY FOR **EMMONS GENERAL INVESTMENTS, LTD.**, 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 OWNERS OF THE PROPERTY DESCRIBED HEREOF.

[Signature]
NOTARY PUBLIC STATE OF TEXAS
MY COMMISSION EXPIRES: 2/19/24



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 3 DAY OF October, 2022, A.D. BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF THE CITY OF KILLEEN, TEXAS.

[Signature]
CHAIRMAN, PLANNING AND ZONING COMMISSION

[Signature]
SECRETARY, PLANNING AND ZONING COMMISSION

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.

[Signature]
SETH H. BARTON
R. P. L. S. NO. 6878
1501 W. STAN SCHLUETER LP.
KILLEEN, TX 76549



COUNTY CLERK INFORMATION

FILED FOR RECORD THIS 14th DAY OF October, 2022, IN YEAR 2022, PLAT # 2022063652 PLAT RECORDS OF BELL COUNTY, TEXAS, AND DEDICATION INSTRUMENT # 2022063652, OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

BY: *[Signature]*
BELL COUNTY TAX APPRAISAL DISTRICT

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 4th DAY OF October, 2022 A.D.

BY: *[Signature]*
BELL COUNTY TAX APPRAISAL DISTRICT

SURVEY:	S. P. RR. CO SURVEY, A-794	OWNER:	EMMONS GENERAL INVESTMENTS LTD 4003 W. STAN SCHLUETER LP., SUITE #4 KILLEEN, TEXAS 76549
NUMBER OF BLOCKS:	1		
NUMBER OF LOTS:	15		
TOTAL ACREAGE:	5.00 AC	SURVEYOR:	QUINTERO ENGINEERING, LLC 1501 W. STAN SCHLUETER LP. KILLEEN, TEXAS 76549 (254) 493-9962
DATE:	SEPTEMBER 2022		

FINAL PLAT FOR:

CARLSBERG ADDITION
CITY OF KILLEEN, BELL COUNTY, TEXAS

CARLSBERG ADDITION, IS A PLAT OF ALL OF THE CALLED 5.00 ACRE TRACT DESCRIBED IN A DEED TO EMMONS GENERAL INVESTMENTS, LTD., RECORDED IN INSTRUMENT NO. 2021047479, DEED RECORDS OF BELL COUNTY, TEXAS.

PROJECT NO.: **023-21**
DRAWING NO.: **P1**

instr# 2022063652