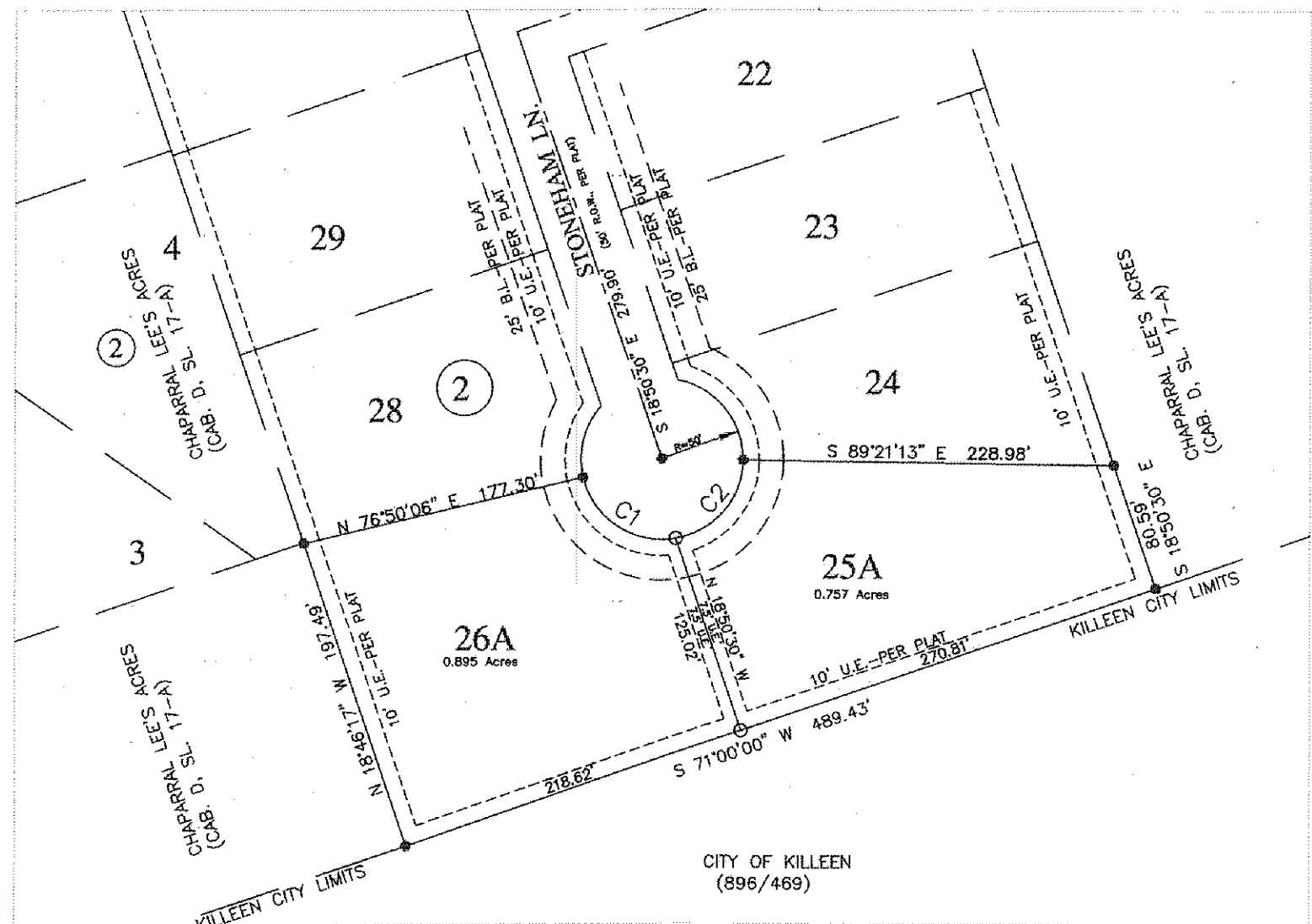


**CHAPARRAL WEST PHASE 4**  
 City of Killeen ETJ, Bell County, Texas  
 ( PER PLAT OF RECORD IN CABINET D, SLIDES 147-A,  
 PLAT RECORDS OF BELL COUNTY, TEXAS )



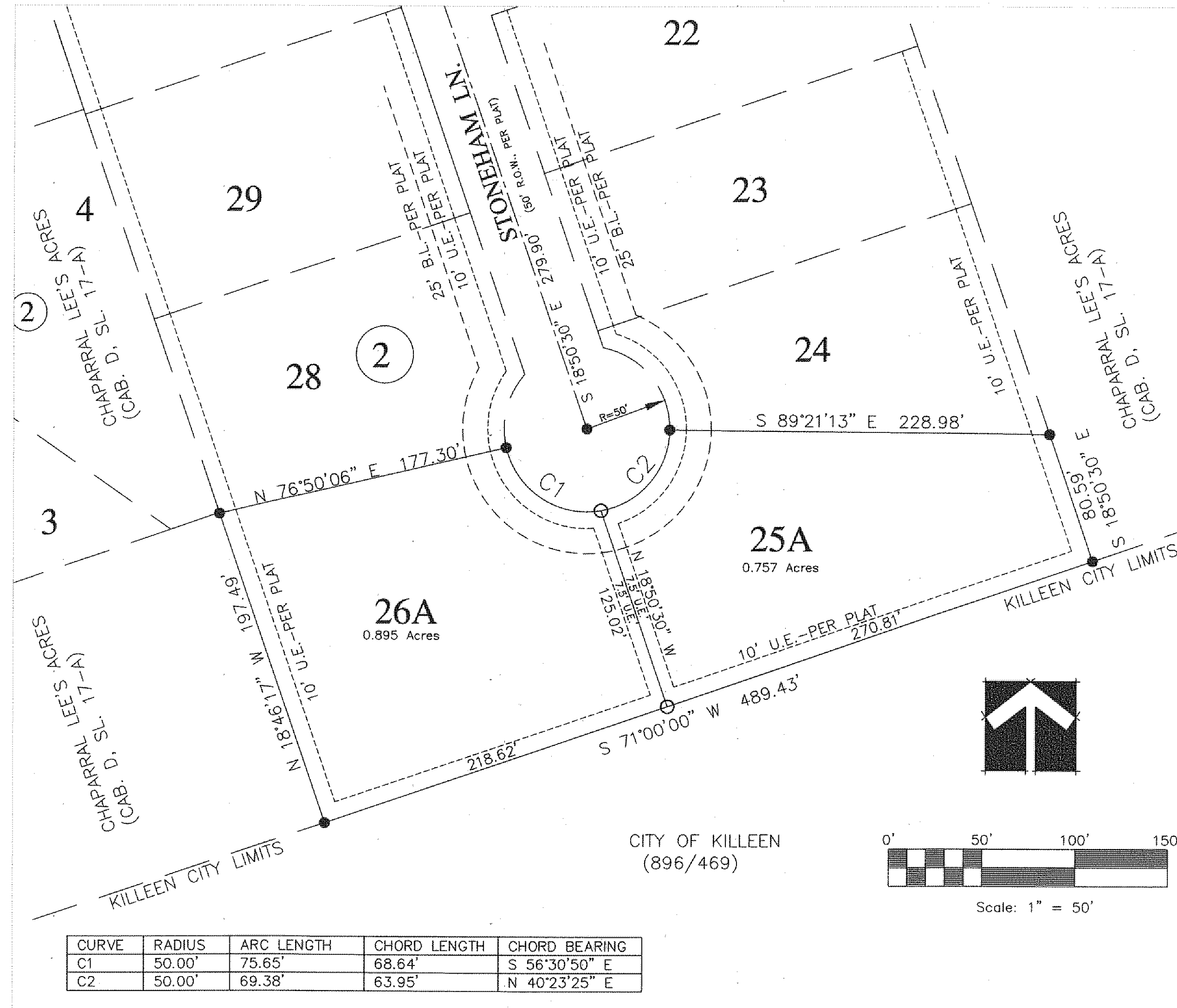
Scale: 1" = 100'



**CHAPARRAL WEST, PHASE 4A**  
 City of Killeen ETJ, Bell County, Texas  
 Scale: 1" = 100'

**FEMA NOTE:**

1. NO PORTION OF THIS SUBDIVISION IS EN-CROACHED UPON BY ANY SPECIAL FLOOD HAZARD AREA INUNDATED BY A 100 YEAR FLOOD OCCURRENCE AS IDENTIFIED BY THE U.S. FEMA AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP), MAP NO. 48027C0290E, EFFECTIVE DATE SEPTEMBER 26, 2009 FOR BELL COUNTY, TEXAS.



**CHAPARRAL WEST, PHASE 4A**  
 City of Killeen ETJ, Bell County, Texas

**LEGEND**

●	I.R.FND, P.K.FND, ETC. - MONUMENT FOUND
○	I.R.SET, P.K. SET., ETC. - MONUMENT SET
B.L.	BUILDING SETBACK LINE
ROW	RIGHT OF WAY
D.R.B.C.	DEED RECORDS, BELL COUNTY, TX
P.R.B.C.	PLAT RECORDS, BELL COUNTY, TX

**BASIS FOR BEARINGS NOTE:**

1. THE BASIS FOR BEARINGS SHOWN HEREON IS THE SOUTH LINE OF LOT 25A SHOWN HEREON, SAME BEING CALLED S 71°00'00" W PER PLAT OF RECORD.

**RESTRICTIVE COVENANTS NOTE:**

1. THE BUILDING SETBACK DISTANCES, UTILITY, DRAINAGE, OR OTHER EASEMENTS ESTABLISHED BY THE APPLICABLE RESTRICTIVE COVENANTS WHICH MAY AFFECT THESE LOTS ARE NOT SHOWN HEREON.

**TAX CERTIFICATE:**

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 10<sup>th</sup> day of March, A.D. 2016.

BELL COUNTY TAX APPRAISAL DISTRICT

By: Melissa Rodriguez

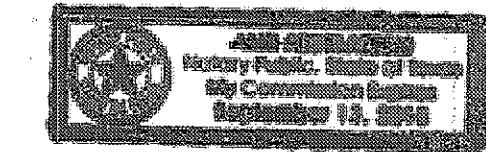
STATE OF TEXAS §  
 COUNTY OF BELL §

KNOW ALL MEN BY THESE PRESENTS, that Donald M. Engel, III, whose address is 312 Cody Lane, Killeen, Texas, 76548, being the sole owner of that certain 1.652 acre tract of land in Bell County, Texas, also being in the Extra-Territorial Jurisdiction of the City of Killeen, which is more fully described in the dedication of CHAPARRAL WEST, PHASE 4A as shown by the plat hereof, attached hereto and made a part hereof, and approved by the City of Killeen and Bell County Commissioner's Court in Bell County, Texas, does hereby adopt said CHAPARRAL WEST, PHASE 4A as a subdivision in Bell County, Texas, and within the Extra-Territorial Jurisdiction of the City of Killeen, Texas, and hereby dedicates to said City and County, 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 said City and County. The utility and drainage easements shown on said plat are dedicated to said City and County for the installation and maintenance of any and all public utilities and drainage utilities which said City and County may install or permit to be installed or maintained.

By: Donald M. Engel, III, Owner.

Before me, the undersigned authority, on this day the 10<sup>th</sup> day of March, 2016, personally appeared Donald M. Engel, III, the person whose name is subscribed to the foregoing instrument. It has been acknowledged that he executed the foregoing instrument in his capacity as the owner of the property described hereon.

Notary Public in and for the State of Texas



APPROVED this 31<sup>st</sup> day of March, 2016, A.D. by the Planning and Development Services Department of the City of Killeen, Bell County, Texas.

Tammy McCall  
 Executive Director, Planning and Development Services

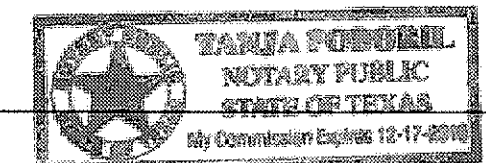
Monica Lopez  
 Planning Secretary

I hereby certify this plat was approved this 28<sup>th</sup> day of March, 2016, 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 28<sup>th</sup> day of March, 2016

[Signature]  
 Notary Public

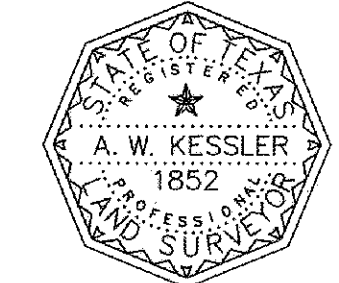


**OWNERS' RESPONSIBILITIES**

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 placed is 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 obligation to build any other streets, roads, or other public thoroughfares shown on this plat or of construction 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 or representation by other parties in this plat. Flood plain data, in particular may change depending on subsequent development.

I, A. W. Kessler, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from a survey made on the ground of the land and all perimeter boundary corner monuments shown hereon were found, or placed, and in accordance with the Subdivision and Property Development Regulations of the City of Killeen and Bell County, Texas. The subdivision shown hereon is located within the Extra-Territorial Jurisdiction (ETJ) of the City of Killeen, Texas.

[Signature] 3-4-16  
 A. W. Kessler, R.P.L.S.  
 Registered Professional Land Surveyor  
 No. 1852, State of Texas



**COUNTY CLERK:**

FILED FOR RECORD this 30<sup>th</sup> day of March, 2016 A.D., Plat # 34, Plat Records of Bell County, Texas, and Dedication Instrument # 2016-0011498, Official Public Records of Real Property, Bell County, Texas

**OWNER:** Donald M. Engel, III  
 312 Cody Lane  
 Killeen, Texas 76548

**SURVEY:** G. B. PATTON SURVEY, A-1169

**NUMBER OF BLOCKS:** 1 (BLOCK 2)

**NUMBER OF LOTS:** 2 (LOTS 25A & 26A)

**TOTAL ACREAGE:** 1.652 ACRES

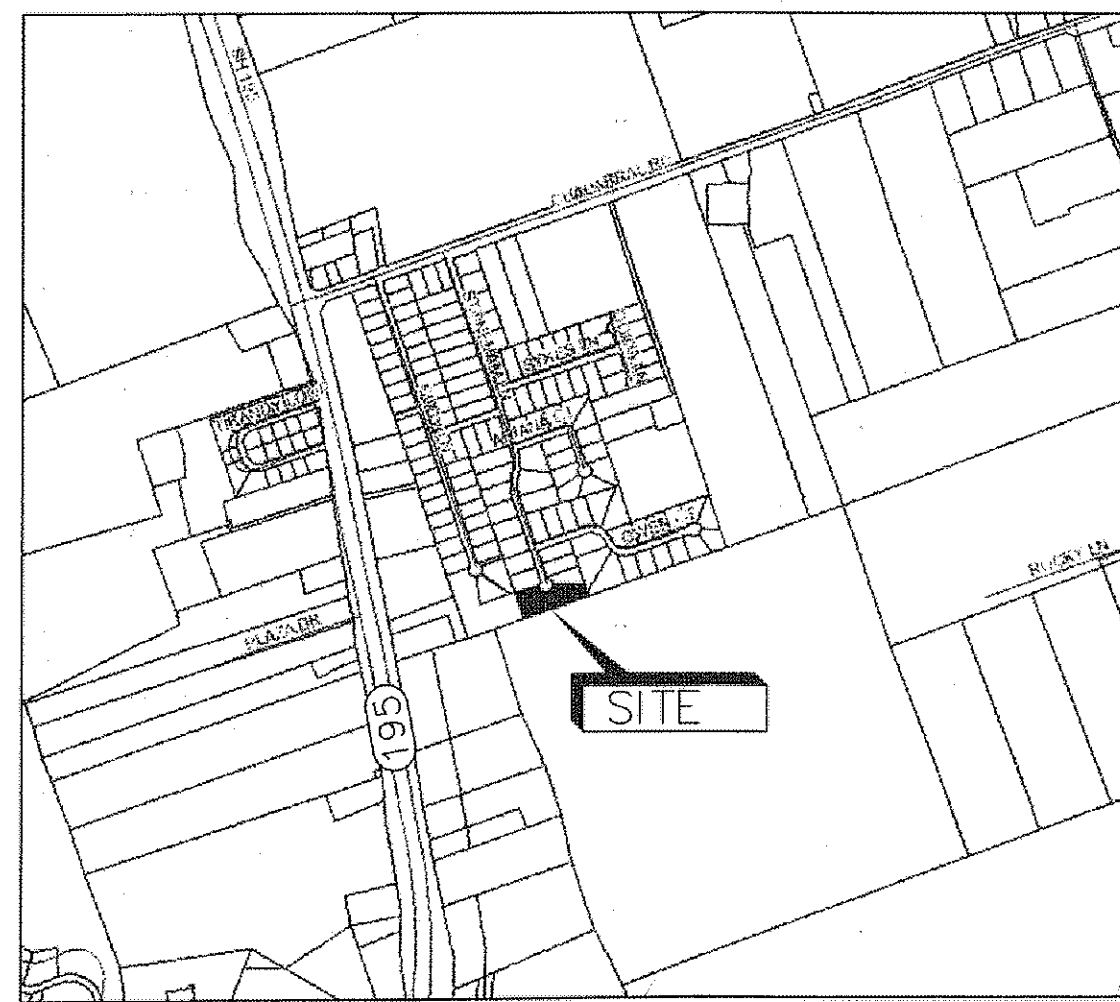
**DATE:** FEBRUARY 27, 2016

**SURVEYOR:** A. W. KESSLER, R.P.L.S.  
 3707 SIERRA DRIVE  
 GEORGETOWN, TEXAS 78628  
 (512) 864-9804/(512) 864-7650 fax

**FINAL PLAT**

of  
**CHAPARRAL WEST, PHASE 4A**  
 City of Killeen ETJ, Bell County, Texas

CHAPARRAL WEST, PHASE 4A IS AN AMENDMENT OF LOTS 25-27, OF BLOCK 2, OF CHAPARRAL WEST PHASE 4, A SUBDIVISION IN THE EXTRA-TERRITORIAL JURISDICTION (ETJ) OF THE CITY OF KILLEEN, IN BELL COUNTY, TEXAS.



**SITE MAP**  
 N.T.S.