

**LEGEND**

- PROPERTY BOUNDARY
- - - BUILDING LINES
- - - EASEMENT LINES
- - - ADJOINING TRACT PROPERTY LINES

**NOTES:**

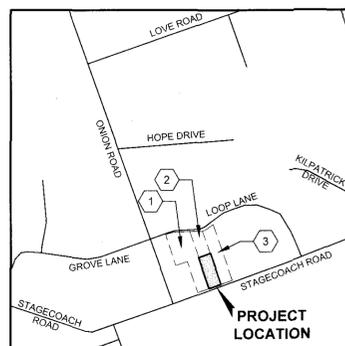
- THE BUILDING SETBACK LINES FOR THIS TRACT SHALL BE DETERMINED AS REQUIRED BY THE APPLICABLE ZONING SECTION OF THE CITY CODE OF ORDINANCES AS RELATED TO THE DEVELOPMENT OF THIS TRACT UNLESS SHOWN HEREON.
- THE BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, PER LEICA SMART NET GPS OBSERVATION.
- DUE TO THE LACK OF SEWER AVAILABILITY IN THE AREA, THIS LOT WILL BE SERVED BY ON-SITE SEWAGE FACILITIES (OSSF). ALL PROPOSED OSSF SHALL BE IN ACCORDANCE WITH THE POLICIES AND LAWS OF BELL COUNTY. THE BELL COUNTY HEALTH DISTRICT IS HEREBY DESIGNATED AS THE FINAL AUTHORITY REGARDING THE USE OF PRIVATE SEWAGE SYSTEMS.
- THIS PROPERTY LIES WITHIN FEMA "OTHER AREAS, ZONE X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, FEMA MAP 480270290E WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.

\*\*FEMA "OTHER AREAS, ZONE X" ARE DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% (500-YEAR) ANNUAL CHANCE FLOODPLAIN\*\*

**KEYNOTES:**

- CLIFFORD D. CLAY AND PATRICIA J. CLAY CALLED 3.953 ACRES (INSTR. NO. 2012-00012756)
- JAMES B. MCPHERSON AND WIFE, LOUISE M. MCPHERSON CALLED 1.122 ACRES (VOL. 3961, PG. 188)
- DAVID REED AND WIFE, LINDA REED CALLED 2.444 ACRES (VOL. 4919, PG. 658)
- WILLIAM H. YOWELL, TRUSTEE ET. AL REMAINDER OF THE CALLED 783.436 ACRES (EXHIBIT A) (VOL. 4050, PG. 320)

SURVEY: R. CUNNINGHAM SURVEY, A-199  
 NUMBER OF BLOCKS: 1  
 NUMBER OF LOTS: 1  
 TOTAL ACREAGE: 1.38 AC  
 DATE: JUNE 2018  
 OWNER: CHRISTOPHER M. LEE  
 3797 STAGECOACH RD.  
 KILLEEN, TEXAS 76542  
 SURVEYOR: QUINTERO ENGINEERING, LLC  
 415 E. AVENUE D  
 KILLEEN, TEXAS 76541  
 (254) 493-9962



**LOCATION MAP**  
SCALE: NTS

1 CLIFFORD D. CLAY AND PATRICIA J. CLAY CALLED 3.953 ACRES (INSTR. NO. 2012-00012756)

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2 JAMES B. MCPHERSON AND WIFE, LOUISE M. MCPHERSON CALLED 1.122 ACRES (VOL. 3961, PG. 188)

(DEED N 70° 24' 37" E - 150.00'  
N 68° 48' 08" E - 149.83'

1/2" IRON ROD FOUND

3/8" IRON ROD FOUND

BLOCK ONE  
LOT 1  
1.38 AC

3 DAVID REED AND WIFE, LINDA REED CALLED 2.444 ACRES (VOL. 4919, PG. 658)

S 21° 11' 24" E - 400.00'  
(DEED S 19° 35' 00" E - 400.00')

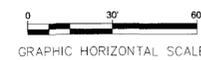
(DEED N 19° 35' 00" W - 400.00'  
N 21° 09' 56" W - 400.18'

3797

P.O.B.  
3/8" IRON ROD W/ CAP  
STAMPED "MITCHELL & ASSOC. KILLEEN" FOUND

S 68° 46' 05" W - 150.00'  
(DEED S 70° 24' 37" W - 150.00')

4 WILLIAM H. YOWELL, TRUSTEE ET. AL REMAINDER OF THE CALLED 783.436 ACRES (EXHIBIT A) (VOL. 4050, PG. 320)



KNOW ALL MEN BY THESE PRESENTS, THAT CHRISTOPHER M. LEE, BEING THE SOLE OWNER OF THE CALLED 1.38 ACRES OF LAND IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS, SITUATED IN THE R. CUNNINGHAM SURVEY, A-199, DESCRIBED IN A DEED TO CHRISTOPHER M. LEE, RECORDED IN VOLUME 6204, PAGE 409, DEED RECORDS OF BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF CHRISTOPHER-BETHANNE ESTATE, AS SHOWN BY THE PLAT HEREOF, ATTACHED HERETO, AND MADE A PART HEREON, AND APPROVED BY THE CITY OF KILLEEN, BELL COUNTY, TEXAS, AND CHRISTOPHER-BETHANNE ESTATE, 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 THE SAID CITY 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 20 DAY OF June, 2018.

CHRISTOPHER M. LEE  
OWNER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY, PERSONALLY APPEARED CHRISTOPHER M. LEE 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.



NOTARY PUBLIC STATE OF TEXAS  
MY COMMISSION EXPIRES: 2/18/2020

**CITY PLANNING AND DEVELOPMENT SERVICES**

APPROVED THIS 11th DAY OF June, 2018, A.D. BY THE EXECUTIVE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES OR THE CITY PLANNER OF THE CITY OF KILLEEN, TEXAS.

Tony D. Mc...  
EXECUTIVE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES OR THE CITY PLANNER

Ashli...  
PLANNING SECRETARY

**SURVEYORS' CERTIFICATE:**

I, BRADLEY W. SARGENT, 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, TEXAS.

Bradley W. Sargent 6-26-18  
BRADLEY W. SARGENT  
R. P. L. S. NO. 5827  
415 E. AVENUE D  
KILLEEN, TX 76541



**BELL COUNTY PUBLIC HEALTH DISTRICT**

I, THE UNDERSIGNED, A REGISTERED SANITARIAN IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION HAS BEEN REVIEWED FOR COMPLIANCE WITH APPLICABLE STATE AND COUNTY REGULATIONS GOVERNING ON-SITE SEWAGES FACILITIES AND IS HEREBY RECOMMENDED FOR APPROVAL.

BY: [Signature]  
BELL COUNTY PUBLIC HEALTH 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 21st DAY OF June, 2018, A.D.

By: Melina Roday  
BELL COUNTY TAX APPRAISAL DISTRICT

**COUNTY CLERK INFORMATION:**

FILED FOR RECORD THIS 03rd DAY OF July, 2018, IN YEAR 2018  
PLAT # 112 PLAT RECORDS OF BELL COUNTY, TEXAS, AND DEDICATION INSTRUMENT # 2018-00027692  
OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

BY:

**QE**  
QUINTERO ENGINEERING LLC  
415 E. AVENUE D KILLEEN, TEXAS 76541  
PHONE: (254) 493-9962 FAX: (254) 432-7070  
T.B.P.E. FIRM NO.: 14709 T.B.P.L.S. FIRM NO.: 10194110

**FINAL PLAT**  
**CHRISTOPHER-BETHANNE ESTATE**  
CITY OF KILLEEN, BELL COUNTY, TEXAS

CHRISTOPHER-BETHANNE ESTATE.  
IS A PLAT OF A 1.38 ACRES SITUATED IN THE R. CUNNINGHAM SURVEY, A-199  
LOCATED IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS.

DRAWING NO.:  
**P1**