

2020/10

BLOCK	LOT	BFE (FEET)	MINIMUM FFE (FEET)
1	Drainage Tract	854.25	856.3 **
1	1	852.75	854.8 **
1	2	851.00	853.0 **
1	3	850.75	852.8 **
1	4	850.75	852.8 **

\*\* BASE FLOOD ELEVATIONS (BFE) AND MINIMUM FINISHED FLOOR ELEVATIONS (FFE) ARE TO BE VERIFIED AND ALL BFE'S AND FFE'S ARE TO BE BASED ON FINAL SITE DEVELOPMENT\*\*

**LEGEND & ABBREVIATIONS**

- PROPERTY BOUNDARY
- LOT LINES
- BUILDING LINE
- - - EASEMENT LINES
- - - ADJOINING TRACT PROPERTY LINES
- 1/2" IRON ROD WITH A CAP STAMPED "QUINTERO 10194110" SET
- 1/2" IRON ROD WITH A CAP STAMPED "HARMON" FOUND
- 1/2" IRON ROD WITH A CAP STAMPED "MITCHELL & ASSOC. KILLEEN" FOUND
- AS ANNOTATED

**NOTES:**

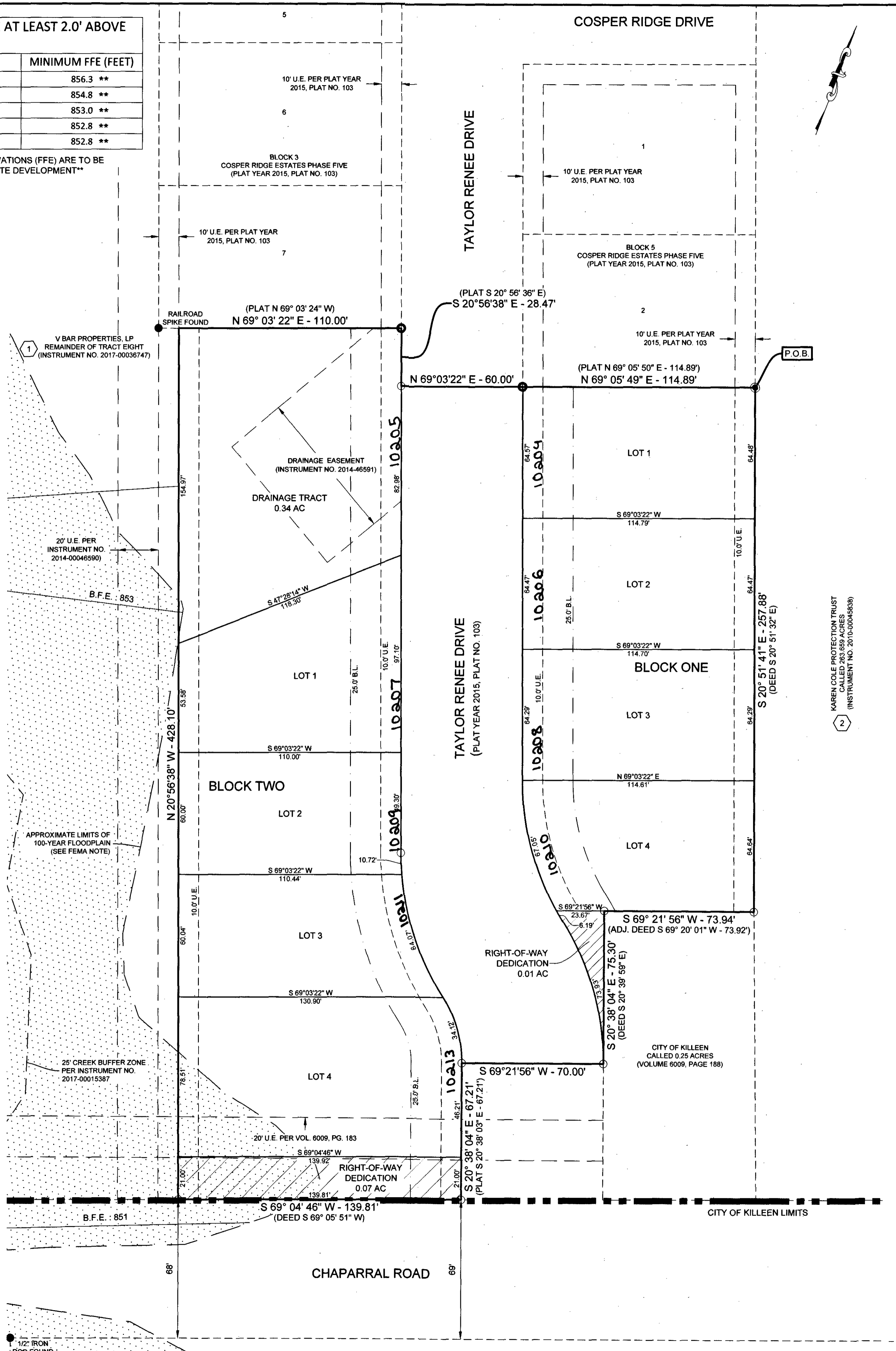
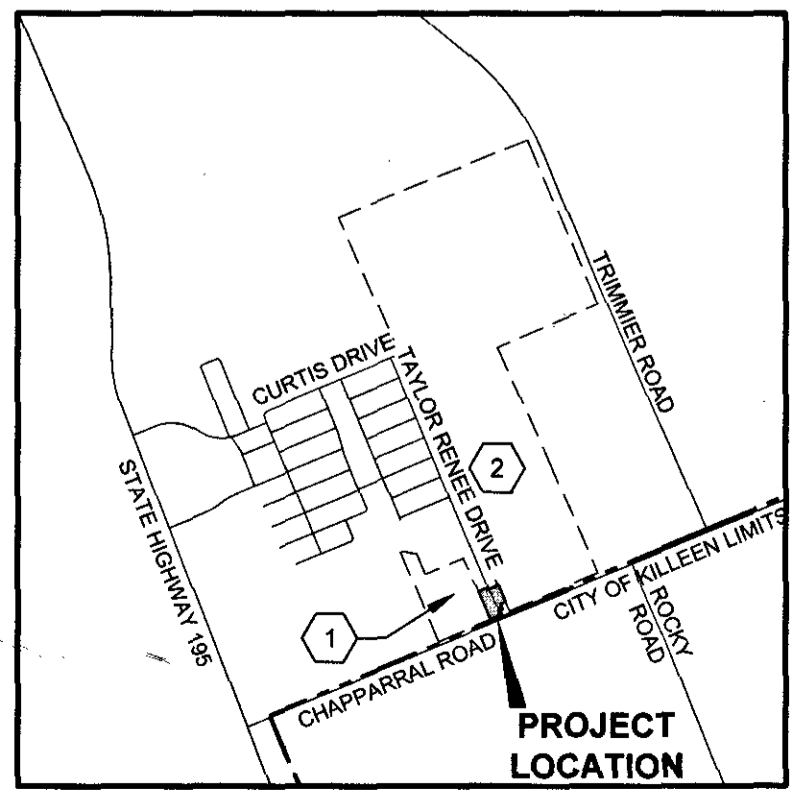
- THE BUILDING SETBACK LINES FOR THIS TRACT SHALL BE DETERMINED AS REQUIRED BY THE APPLICABLE ZONING SECTION OF THE CITY CODE OF ORDINANCES AS RELATED TO THE DEVELOPMENT OF THIS TRACT UNLESS SHOWN HEREON.
- THE BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, PER LEICA SMART NET GPS OBSERVATION.
- THIS PROPERTY LIES WITHIN FEMA "OTHER AREAS, ZONE X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, FEMA MAP 48027C0290E 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:**

- V BAR PROPERTIES, LP REMAINDER OF TRACT EIGHT (INSTR. NO. 2017-00036747)
- KAREN COLE PROTECTION TRUST CALLED 263.69 ACRES (INSTR. NO. 2010-00045838)

**SURVEY:** W.H. COLE SURVEY, A-200  
**NUMBER OF BLOCKS:** 2  
**NUMBER OF LOTS:** 8  
**TOTAL ACREAGE:** 2.33 AC  
**DATE:** DECEMBER 2019  
**OWNER:** V BAR PROPERTIES, LP  
 1401 STAN SCHLUETER LOOP  
 KILLEEN, TEXAS 76501  
**CITY OF KILLEEN**  
 101 N. COLLEGE STREET  
 KILLEEN, TEXAS 76541  
**SURVEYOR:** QUINTERO ENGINEERING, LLC  
 415 E. AVENUE D  
 KILLEEN, TEXAS 76541  
 (254) 493-9962



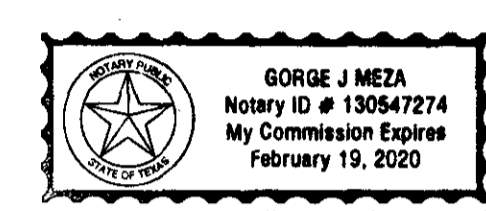
KNOW ALL MEN BY THESE PRESENTS, THAT V BAR PROPERTIES, LP AND THE CITY OF KILLEEN BEING THE SOLE OWNERS OF THE CALLED 2.33 ACRES OF LAND IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS, SITUATED IN THE W.H. COLE SURVEY, A-200, WITH THE CITY OF KILLEEN BEING THE OWNER OF THE PUBLIC RIGHT-OF-WAY COMMONLY KNOWN AS TAYLOR RENEE DRIVE, AS SHOWN IN THE PLAT OF COSPER RIDGE ESTATES, PHASE FIVE, RECORDED IN PLAT YEAR 2015, PLAT NO. 103, PLAT RECORDS OF BELL COUNTY, TEXAS AND BEING A PORTION OF THE REMAINDER OF THE CALLED 100 ACRES DESCRIBED IN A DEED TO V BAR PROPERTIES, LP, RECORDED IN INSTRUMENT NO. 2017-00036747, DEED RECORDS OF BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF COSPER RIDGE ESTATES, PHASE SIX, AS SHOWN BY THE PLAT HEREOF, ATTACHED HERETO, AND MADE A PART HEREOF, AND APPROVED BY THE CITY OF KILLEEN, BELL COUNTY, TEXAS AND COSPER RIDGE ESTATES, PHASE SIX, 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 11 DAY OF December, 2019.

FOR: V BAR PROPERTIES, LP  
 BY: G. Wayne Cosper  
 G. WAYNE COSPER  
 PRESIDENT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY, PERSONALLY APPEARED G. WAYNE COSPER IN HIS CAPACITY FOR V BAR PROPERTIES, LP 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.



G. Wayne Cosper  
 NOTARY PUBLIC STATE OF TEXAS  
 MY COMMISSION EXPIRES: 2/19/20

**PLANNING AND ZONING COMMISSION**

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KILLEEN, TEXAS.

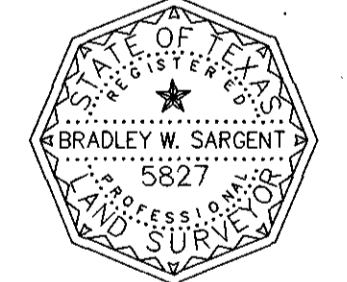
APPROVED THIS 2nd DAY OF December, 20 19, A.D. BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KILLEEN, TEXAS.

W. J. Hill CHAIRMAN, PLANNING AND ZONING COMMISSION  
Maria Lopez SECRETARY, PLANNING AND ZONING COMMISSION

**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 12/11/2019  
 BRADLEY W. SARGENT  
 R. P. L. S. NO. 5827  
 415 E. AVENUE D  
 KILLEEN, TX 76541



**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 17th DAY OF December, 20 19, A.D.

By: Jennifer King  
 BELL COUNTY TAX APPRAISAL DISTRICT

**COUNTY CLERK INFORMATION:**

FILED FOR RECORD THIS 8th DAY OF January, 20 20, IN YEAR 2020  
 PLAT # 10 PLAT RECORDS OF BELL COUNTY, TEXAS, AND DEDICATION INSTRUMENT # 2020-1035  
 OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

BY: Shelley Coonan by Manuel Sandoz, Deputy Clerk

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

**FINAL PLAT:**  
**COSPER RIDGE ESTATES, PHASE SIX**  
 CITY OF KILLEEN, BELL COUNTY, TEXAS

**COSPER RIDGE ESTATES, PHASE SIX,**  
 IS A PLAT OF A 2.33 ACRES SITUATED IN THE W.H. COLE SURVEY, A-200 LOCATED  
 IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS.

DRAWING NO.:  
**P1**

Inst# 2020-1035