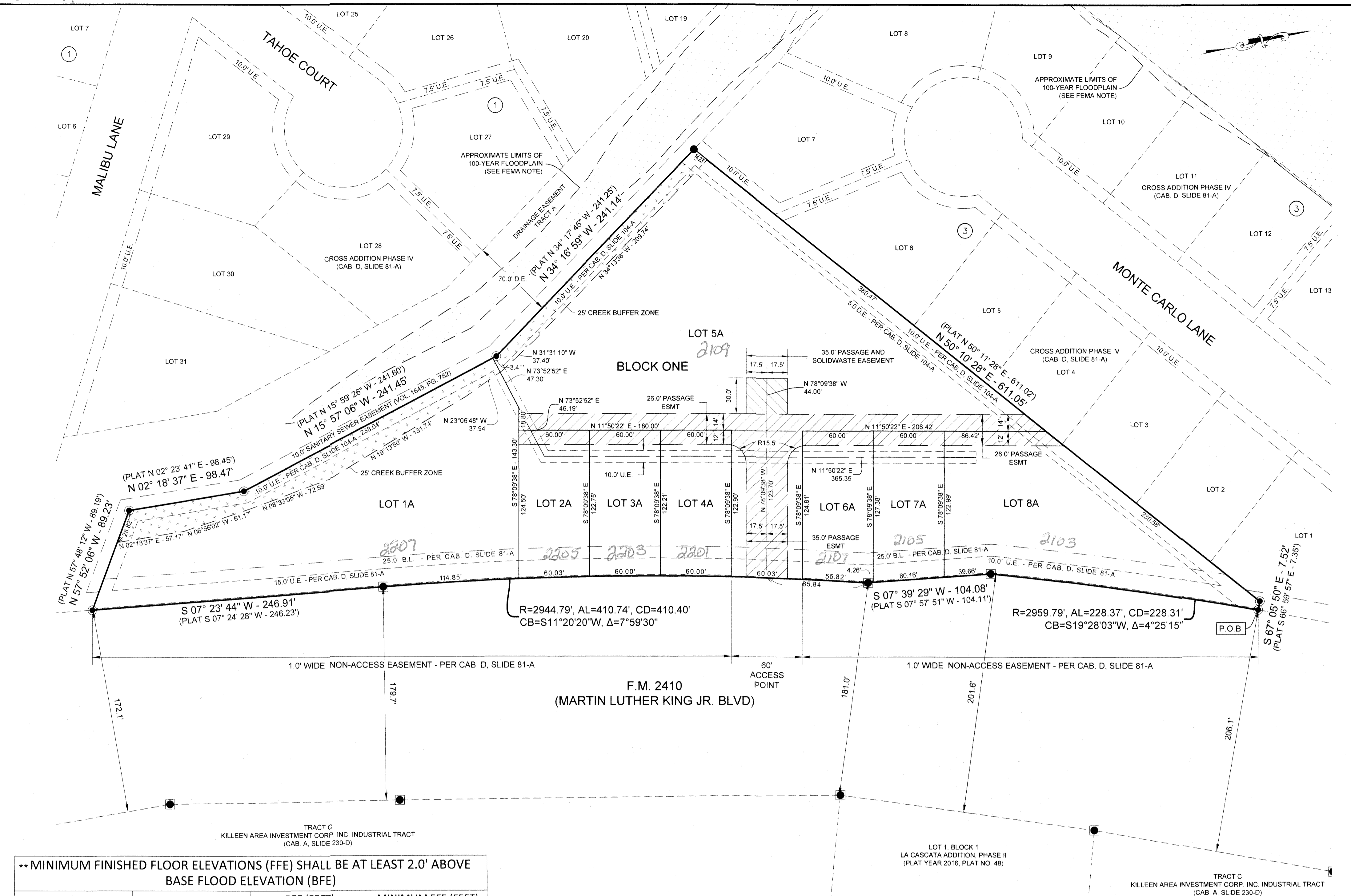


2019 121



M.A. KNOW ALL MEN BY THESE PRESENTS, THAT M.A. HOARD CONSTRUCTION CO. II, LTD., BEING THE SOLE OWNER OF THE CALLED 3.87 ACRES OF LAND IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS, SITUATED IN THE W.H. COLE SURVEY, A-150, BEING ALL OF LOT 1 AND LOT 2, CROSS ADDITION PHASE FIVE, RECORDED IN CABINET D, SLIDE 104-A, PLAT RECORDS OF BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF CROSS ADDITION PHASE FIVE, REPLAT #1, AS SHOWN BY THE PLAT HEREOF, ATTACHED HERETO, AND MADE A PART HEREOF, AND APPROVED BY THE CITY OF KILLEEN, BELL COUNTY, TEXAS AND CROSS ADDITION PHASE FIVE, REPLAT #1, 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.

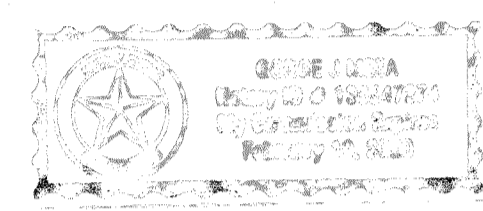
WITNESS THE EXECUTION HEREOF, ON THIS 20 DAY OF June, 2019.

FOR: M.A. HOARD CONSTRUCTION CO. II, LTD.

MARK HOARD
MANAGER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY, PERSONALLY APPEARED MARK HOARD IN HIS CAPACITY FOR M.A. HOARD CONSTRUCTION CO. II, 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 OWNER OF THE PROPERTY DESCRIBED HEREOF.

NOTARY PUBLIC STATE OF TEXAS
MY COMMISSION EXPIRES: 2/19/2020



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 17th DAY OF June, 2019, A.D. BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KILLEEN, TEXAS.

CHAIRMAN, PLANNING AND ZONING COMMISSION
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
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 10th DAY OF July, 2019, A.D.

By: [Signature]
BELL COUNTY TAX APPRAISAL DISTRICT

COUNTY CLERK INFORMATION:

FILED FOR RECORD THIS 9th DAY OF July, 2019, IN YEAR 2019
PLAT # 121 PLAT RECORDS OF BELL COUNTY, TEXAS, AND DEDICATION INSTRUMENT # 2019-25000

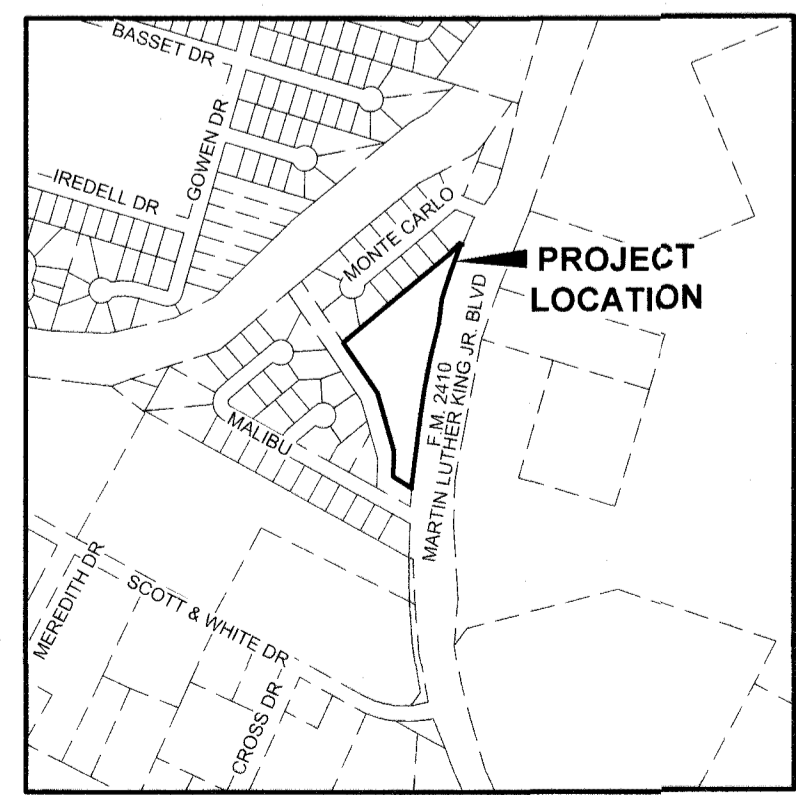
By: [Signature]

SURVEY:	W.H. COLE SURVEY, A-150	OWNER:	M.A. HOARD CONSTRUCTION, CO. LTD. 4201 W. STAN SCHLUETER LOOP, SUITE G KILLEEN, TEXAS 76549
NUMBER OF BLOCKS:	1		
NUMBER OF LOTS:	8	SURVEYOR:	QUINTERO ENGINEERING, LLC 415 E. AVENUE D KILLEEN, TEXAS 76541 (254) 493-9962
TOTAL ACREAGE:	3.87 AC		
DATE:	JUNE 2019		

** MINIMUM FINISHED FLOOR ELEVATIONS (FFE) SHALL BE AT LEAST 2.0' ABOVE BASE FLOOD ELEVATION (BFE)

BLOCK	LOT	BFE (FEET)	MINIMUM FFE (FEET)
1	1A	789	791 **
1	2A	789	791 **
1	3A	789	791 **
1	4A	789	791 **
1	5A	789	791 **
1	6A	789	791 **
1	7A	789	791 **
1	8A	789	791 **

** 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**



LOCATION MAP
SCALE: NTS

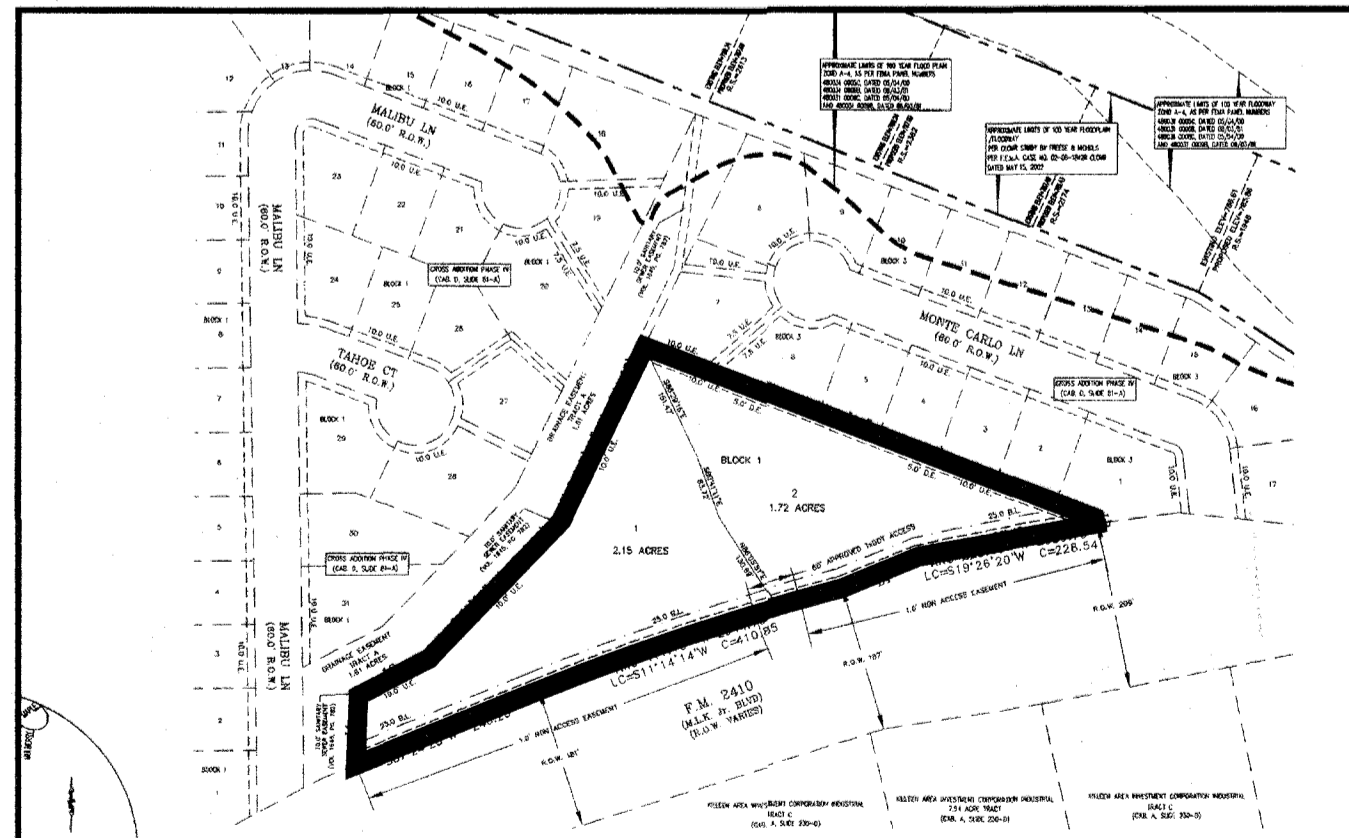
LEGEND

- PROPERTY BOUNDARY
- BUILDING LINES
- - - EASEMENT LINES
- - - OFFSITE EASEMENT LINES
- - - ADJOINING TRACT PROPERTY LINES
- 25' CREEK BUFFER ZONE
- 1/2 IRON ROD W/ CAP
- STAMPED "COR 1852" FOUND
- TxDOT CONCRETE MONUMENT FOUND
- 1/2" IRON ROD FOUND

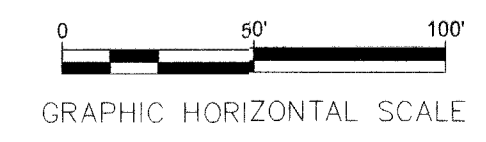
NOTES

- 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 HEREOF.
- 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.
- NO FENCES SHALL BE PLACED ALONG THE PASSAGE EASEMENT RESTRICTING PEDESTRIAN AND VEHICULAR ACCESS TO LOTS 1A - 8A.
- SOLIDWASTE SERVICE FOR LOTS 1A - 8A WILL BE SERVICED BY A SHARED DUMPSTER CONTAINER(S) PLACED IN THE PASSAGE AND SOLIDWASTE EASEMENT. THE SHARED DUMPSTER CONTAINER SERVICE SHALL BE PRORATED BY LOTS 1A - 8A. THE FEE FOR USE OF THE CONTAINER SHALL BE BASED ON THE CITY ORDINANCE RATE SCHEDULE.
- THIS PROPERTY LIES WITHIN FEMA "OTHER AREAS, ZONE X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, FEMA MAP 48027C0280E WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 7, 2013.

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



ORIGINAL LOT CONFIGURATION: CROSS ADDITION PHASE FIVE, AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, RECORDED IN CABINET D, SLIDE 104-A, PLAT RECORDS OF BELL COUNTY, TEXAS. SCALE: NTS



QE
QUINTERO ENGINEERING
415 E. AVENUE D
KILLEEN, TEXAS 76541
T.B.P.E. FIRM NO.: 14709 T.P.L.S. FIRM NO.: 10194110

REPLAT OF:
CROSS ADDITION PHASE FIVE, REPLAT #1
CITY OF KILLEEN, BELL COUNTY, TEXAS

CROSS ADDITION PHASE FIVE, REPLAT #1,
IS A REPLAT OF ALL OF CROSS ADDITION PHASE FIVE, AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS.

PROJECT NO.: 007-17
DRAWING NO.: P1

INS-2019-29000