

LEGEND

- PROPERTY BOUNDARY
- LOT LINES
- - - ADJOINING TRACT PROPERTY LINES
- BUILDING LINE
- - - EASEMENT LINE
- 1/2" IRON PIPE FOUND
- UNLESS OTHERWISE NOTED

REFERENCE TIES

- 1-2 S 71° 27' 39" W, 87.57'
- 3-4 S 71° 46' 02" W, 86.18'

NOTES

1. THE BUILDING SETBACK LINES FOR THIS TRACT SHALL BE DETERMINED AS REQUIRED BY 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 HEREON 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, OTHER AREAS" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, FEMA MAP 48027C0290E, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.
4. LOTS SHALL PROVIDE STORM WATER DETENTION IN ACCORDANCE WITH THE CITY OF KILLEEN DRAINAGE DESIGN MANUAL WHEN APPLICATIONS FOR BUILDING PERMITS ARE MADE.

FEMA "ZONE X, OTHER AREAS" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
5. WATER IMPACT FEES ARE HEREBY ASSESSED AND ESTABLISHED IN ACCORDANCE WITH CITY OF KILLEEN ORDINANCE 21-015 AT A RATE OF \$1,161 PER SERVICE UNIT. WASTE WATER IMPACT FEES ARE HEREBY ASSESSED AND ESTABLISHED IN ACCORDANCE WITH CITY OF KILLEEN ORDINANCE NO. 21-015 AT A RATE OF \$418 PER SERVICE UNIT. IMPACT FEES SHALL BE PAID AT THE TIME OF BUILDING PERMITS.

KNOW ALL MEN BY THESE PRESENTS, THAT CURTIS EMMONS BEING THE SOLE OWNER OF THAT CERTAIN 4.34 ACRES OF LAND IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS, SITUATED IN THE MOSES T. MARTIN SURVEY, ABSTRACT NO. 963, BELL COUNTY, TEXAS, BEING ALL OF THE CALLED 4.335 ACRE TRACT DESCRIBED IN A DEED TO CURTIS EMMONS, RECORDED IN INSTRUMENT NO. 2022021796, DEED RECORDS OF BELL COUNTY, TEXAS. WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF EMMONS-MINTZ 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 EMMONS-MINTZ ADDITION, DOES HEREBY DEDICATE TO SAID CITY ALL STREETS, AVENUES, DRIVES, ALLEYS AND DRAINAGE TRACTS 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 7 DAY OF JUNE 2022.

BY: Curtis Emmons
CURTIS EMMONS
OWNER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY, PERSONALLY APPEARED CURTIS EMMONS KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. IT HAS BEEN ACKNOWLEDGED TO ME THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS THE OWNER OF THE PROPERTY DESCRIBED HEREOF.

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



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 10th DAY OF June, 20 22, A.D.

By: [Signature]
BELL COUNTY TAX APPRAISAL DISTRICT

COUNTY CLERK INFORMATION:

FILED FOR RECORD THIS 15th DAY OF June, 20 22, IN YEAR 2022 PLAT # 2022038388 PLAT RECORDS OF BELL COUNTY, TEXAS, AND DEDICATION INSTRUMENT # 2022038388 OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

BY: [Signature]

SURVEY: MOSES T MARTIN SURVEY, A-963
 NUMBER OF BLOCKS: 1
 NUMBER OF LOTS: 2
 TOTAL ACREAGE: 4.34 AC
 DATE: MAY 2022
 OWNER: CURTIS EMMONS
 4003 W. STAN SCHLUETER LP.
 SUITE 4
 KILLEEN, TEXAS 76549
 SURVEYOR: QUINTERO ENGINEERING, LLC
 1501 W. STAN SCHLUETER LP.
 KILLEEN, TEXAS 76549
 (254) 493-9962

CITY PLANNING AND DEVELOPMENT SERVICES

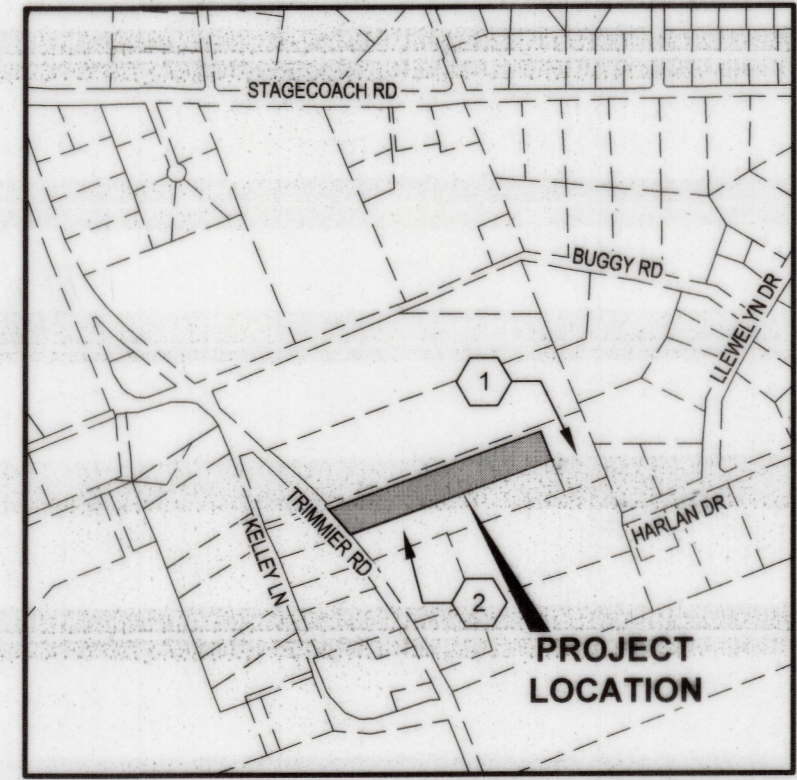
APPROVED THIS 16th DAY OF June, 20 22, A.D. BY THE PLANNING DIRECTOR OF THE CITY OF KILLEEN, TEXAS.

By: [Signature]
PLANNING DIRECTOR
By: [Signature]
PLANNING ASSISTANT

SURVEYORS' CERTIFICATE:

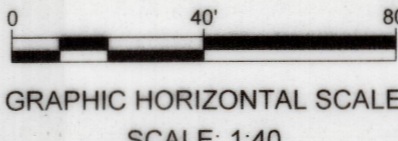
I, SETH H. BARTON, DO HEREBY CERTIFY THAT AN ACTUAL AND ACCURATE SURVEY WAS MADE ON THE GROUND OF THE PLATTED LAND, AND THAT THE CORNER MONUMENTS SHOWN ON THE FOREGOING PLAT WERE FOUND OR PLACED, IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF KILLEEN, TEXAS.

By: [Signature] 06/06/2022
 SETH H. BARTON
 R. P. L. S. NO. 6878
 1501 W. STAN SCHLUETER LP.
 KILLEEN, TX 76549



LOCATION MAP
SCALE: NTS

1. LOT 1, BLOCK 1, READE ADDITION (PLAT YEAR 2016, NO. 119)
2. CALLED 4.247 ACRE TRACT BOBBY J. CUMMINGS AND PATRICIA E. CUMMINGS (VOL. 4369, PG. 221)



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

FINAL PLAT FOR:
EMMONS-MINTZ ADDITION
 CITY OF KILLEEN, BELL COUNTY, TEXAS

EMMONS-MINTZ ADDITION,
 IS A PLAT OF A CALLED 4.335 ACRE TRACT DESCRIBED IN A DEED TO CURTIS EMMONS, RECORDED IN INSTRUMENT NO. 2022021796, DEED RECORDS OF BELL COUNTY, TEXAS.

PROJECT NO.: 021-22
 DRAWING NO.: P1

INSTR # 2022038388