

**NOTES**

1. THERE ARE NO PROPOSED RESTRICTIONS OR COVENANTS TO BE APPLIED TO THIS PLAT.
2. THE PROPOSED LOT SHALL BE FOR RESIDENTIAL PROPOSES ONLY.
3. THE CITY OF KILLEEN DOES NOT REGULATE LOT-TO-LOT DRAINAGE.
4. 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.
5. WATER SERVICE TO BE PROVIDED BY WEST BELL WATER SUPPLY CORPORATION, CCN NO. 10045.
5. WATER-SEWER CROSSINGS SHALL MEET THE MINIMUM CURRENT REQUIREMENTS PER TCEQ AND COUNTY CODE.
6. 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 FOR RESIDENTIAL PURPOSES ONLY.
7. THE PLAT SHALL BE IN COMPLIANCE WITH THE CITY'S CURRENTLY ADOPTED ZONING, CONSTRUCTION STANDARDS, INFRASTRUCTURE DESIGN AND DEVELOPMENT STANDARDS MANUAL, DRAINAGE DESIGN MANUAL, THOROUGHFARE PLAN, AND MASTER PLANS, EXCEPT AS OTHERWISE ALLOWED BY STATE LAW. IN ADDITION, 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.
8. PARK DEVELOPMENT FEES ARE NOT REQUIRED IN ACCORDANCE WITH SEC. 26-129(B)(3).
9. THIS PROPERTY LIES WITHIN FEMA "OTHER AREAS, ZONE X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, FEMA MAP 48027C0475E 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\*\*

**REFERENCE TIES**

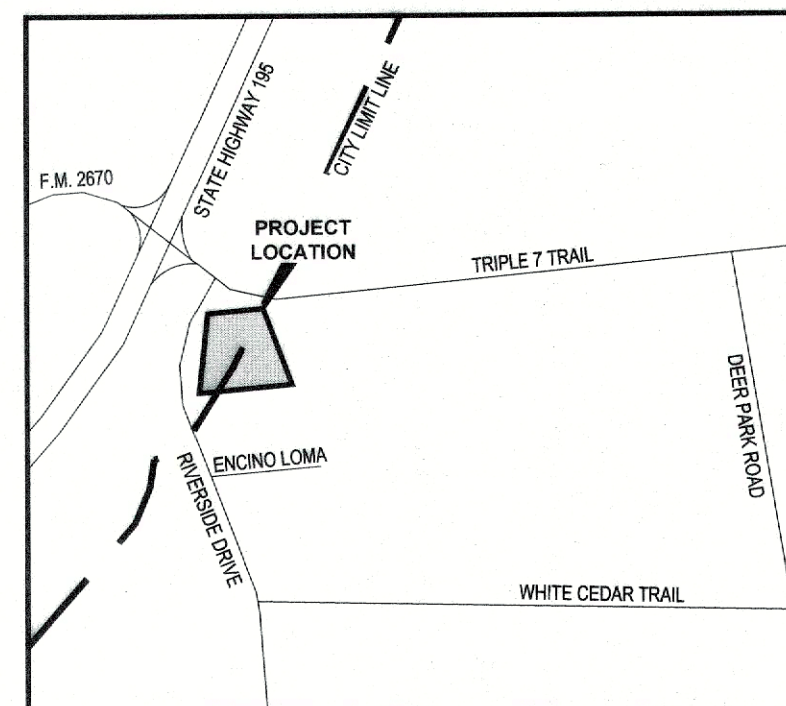
- |       |                          |
|-------|--------------------------|
| 1 - 2 | N 41° 07' 33" E, 88.35'  |
| 3 - 4 | N 09° 45' 27" E, 230.67' |

**LEGEND**

- PROPERTY BOUNDARY
- - - EASEMENT LINES
- - - ADJOINING TRACT PROPERTY LINES
- - - OFFSITE EASEMENTS
- 3/8" IRON ROD FOUND
- TXDOT MONUMENT W/ BRASS CAP FOUND
- 1/2" IRON ROD FOUND W/ CAP STAMPED "QUINTERO 10194110"

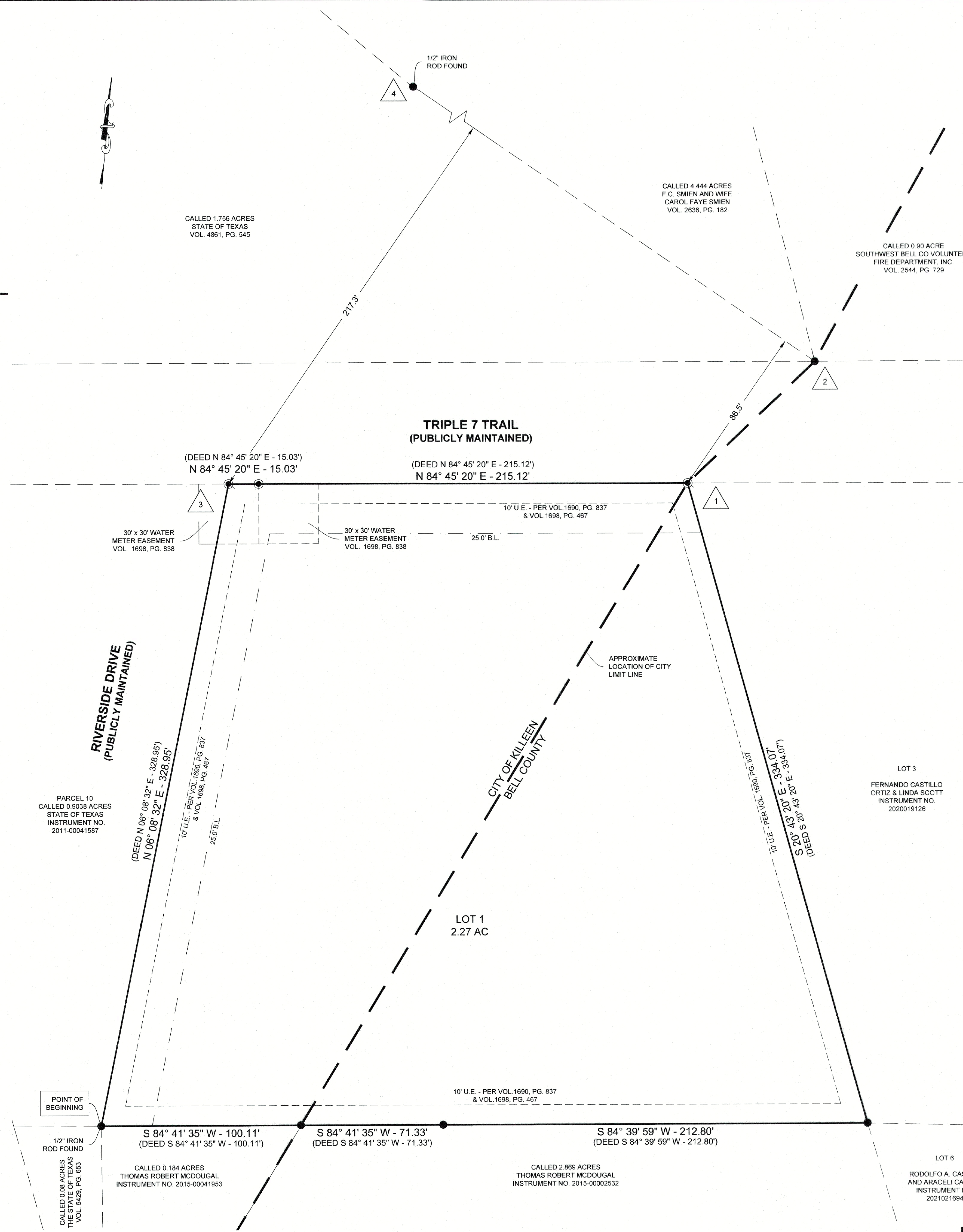
**ABBREVIATIONS**

U.E. UTILITY EASEMENT

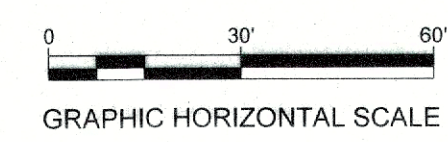


**LOCATION MAP**

SCALE: NTS



**OWNERS' RESPONSIBILITY**  
 IN APPROVING THIS PLAT BY THE COMMISSIONER'S 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 COMMISSIONER'S COURT OF BELL COUNTY, TEXAS. SAID COMMISSIONER'S COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THIS SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM AND STREETS. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATION BY OTHER PARTIES IN THIS PLAT. FLOOD PLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON THE SUBSEQUENT DEVELOPMENT. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.



SCALE: 1:30

KNOW ALL MEN BY THESE PRESENTS, THAT **JESUS RODRIGUEZ, JR., AND TAMIKA RODRIGUEZ**, BEING THE SOLE OWNERS OF THAT CERTAIN 2.27 ACRE TRACT OF LAND SITUATED IN THE S.B. COX SURVEY, ABSTRACT NO. 1209, BELL COUNTY, TEXAS, BEING ALL OF THE CALLED 2.27 ACRE TRACT OF LAND DESCRIBED IN A DEED TO JESUS RODRIGUEZ, JR., AND TAMIKA RODRIGUEZ, RECORDED IN INSTRUMENT NO. 2021066063, DEED RECORDS OF BELL COUNTY, TEXAS, SAID 2.27 ACRE TRACT BEING THE REMAINDER OF LOT 1 AND ALL OF LOT 2, ENCINO LOMA SUBDIVISION, RECORDED IN CABINET A, SLIDE 9-B, PLAT RECORDS OF BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF **ENCINO LOMA REPLAT**, AS SHOWN BY THE PLAT HEREOF, ATTACHED HERETO, AND MADE A PART HEREOF, AND APPROVED BY THE CITY OF KILLEEN AND BELL COUNTY, TEXAS, AND **ENCINO LOMA REPLAT**, DOES HEREBY DEDICATE TO SAID COUNTY 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 BELL COUNTY.

THE UTILITY EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO THE SAID COUNTY FOR INSTALLATION AND MAINTENANCE OF ANY AND ALL PUBLIC UTILITIES, WHICH COUNTY MAY ELECT TO INSTALL AND MAINTAIN OR PERMIT TO BE INSTALLED OR MAINTAINED.

THE OWNERS DO HEREBY ACKNOWLEDGE THAT IT IS THEIR SOLE RESPONSIBILITY AS OWNERS TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS RELATING TO THE ENVIRONMENT, INCLUDING (BUT NOT LIMITED TO) THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS, AND MUNICIPAL WATERSHED ORDINANCE.

WITNESS THE EXECUTION HEREOF, ON THIS 24 DAY OF August, 2023.

**JESUS RODRIGUEZ, JR.**  
OWNER

**TAMIKA RODRIGUEZ**  
OWNER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY, PERSONALLY APPEARED **JESUS RODRIGUEZ, JR., AND TAMIKA RODRIGUEZ** 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.

NOTARY PUBLIC STATE OF TEXAS  
 MY COMMISSION EXPIRES: 2/19/24

**GORGE J. MEZA**  
 Notary Public, State of Texas  
 My Commission Expires February 19, 2024

**CITY PLANNING AND DEVELOPMENT SERVICES**

APPROVED THIS 12 DAY OF July, 2023, A.D. BY THE PLANNING DIRECTOR OF THE CITY OF THE CITY OF KILLEEN, TEXAS.

**Wainy W. Kiv**  
PLANNING DIRECTOR

**Salvador Martinez**  
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 AND BELL COUNTY, TEXAS.

**SETH H. BARTON**  
 R. P. L. S. NO. 6878  
 1501 W. STAN SCHLUETER LP.  
 KILLEEN, TX 76549

**COUNTY CLERK INFORMATION**

FILED FOR RECORD THIS 21<sup>st</sup> DAY OF September, 2023, IN YEAR 2023, PLAT # 2023042563 PLAT RECORDS OF BELL COUNTY, TEXAS, AND DEDICATION INSTRUMENT # 2023042563, OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

BY: **Michelle S. DeLoach, Deputy**

**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 29 DAY OF Aug, 2023 A.D.

By: **Renee Hickman**  
 BELL COUNTY TAX APPRAISAL DISTRICT

**BELL COUNTY PUBLIC HEALTH DISTRICT**

THE BELL COUNTY PUBLIC HEALTH DISTRICT, THE PERMITTING AUTHORITY FOR ON-SITE SEWAGE FACILITIES IN BELL COUNTY, TEXAS, HEREBY CERTIFIES THAT THIS SUBDIVISION MEETS OR EXCEEDS THE MINIMUM STANDARDS ESTABLISHED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) AND BELL COUNTY'S LOCAL ORDER.

By: **Sarah K. DeLoach, RS**  
 BELL COUNTY PUBLIC HEALTH DISTRICT

<b>OWNER:</b>	JESUS RODRIGUEZ, JR., AND TAMIKA RODRIGUEZ 305 CLOUD STREET KILLEEN, TEXAS, 76541	<b>SURVEY:</b>	S.B. COX SURVEY, ABSTRACT NO. 1209
<b>SURVEYOR:</b>	QUINTERO ENGINEERING, LLC 1501 W. STAN SCHLUETER LP KILLEEN, TEXAS 76549 (254) 493-9962	<b>NUMBER OF BLOCKS:</b>	1
		<b>NUMBER OF LOTS:</b>	1
		<b>TOTAL ACREAGE:</b>	2.27 AC
		<b>DATE:</b>	AUGUST 2023

**QC**  
**QUINTERO ENGINEERING**  
 1501 W. STAN SCHLUETER LP, KILLEEN, TEXAS 76549  
 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 FOR:**  
**ENCINO LOMA REPLAT**  
**E.T.J OF THE CITY OF KILLEEN, BELL COUNTY, TEXAS**

ENCINO LOMA REPLAT IS A REPLAT OF THE REMAINDER OF LOT 1 AND ALL OF LOT 2, ENCINO LOMA SUBDIVISION, RECORDED IN CABINET A, SLIDE 9-B, PLAT RECORDS OF BELL COUNTY, TEXAS, BEING ALL OF THE CALLED 2.27 ACRE TRACT OF LAND DESCRIBED IN A DEED TO JESUS RODRIGUEZ, JR., AND TAMIKA RODRIGUEZ, RECORDED IN INSTRUMENT NO. 2021066063, DEED RECORDS OF BELL COUNTY, TEXAS

PROJECT NO.: 016-23  
 DATE: JULY 2023  
 Pg 1 of 1

Inst # 2023042563