

**ORIGINAL TRACT CONFIGURATION**  
 BEING THE EAST 95' OF THE SOUTH 60' OF LOT 4, BLOCK 6, HARBOUR ADDITION, RECORDED IN VOLUME 230, PAGE 637, DEED RECORDS OF BELL COUNTY, TEXAS, DESCRIBED IN A DEED TO LUZ ELENA DESIGN, LLC, RECORDED IN INSTRUMENT NO. 2021080289, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS.  
 SCALE: N.T.S.

**COUNTY CLERK INFORMATION**

FILED FOR RECORD THIS 21<sup>st</sup> DAY OF September, 2023

IN YEAR 2023, PLAT # 2023042565 PLAT RECORDS OF BELL COUNTY, TEXAS, AND DEDICATION INSTRUMENT #

2023042565 OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

BY Witzjull Chollard, Deputy

SURVEY: HENRY C. MCCLUNG SURVEY, ABSTRACT NO. 570  
 NUMBER OF BLOCKS: 1  
 NUMBER OF LOTS: 1  
 TOTAL ACREAGE: 0.13 AC  
 DATE: JULY 2023

OWNER: LUZ ELENA DESIGN, LLC  
 8815 WOODMARK COURT  
 DALLAS, TX 75230-1928

SURVEYOR: QUINTERO ENGINEERING, LLC  
 1501 W. STAN SCHLUETER LP.  
 KILLEEN, TEXAS 76549  
 (254) 493-9962



**LOCATION MAP**  
 SCALE: N.T.S.

**LEGEND**

- PROPERTY BOUNDARY
- - - BUILDING LINE
- - - UTILITY EASEMENT LINE
- - - ADJOINING TRACT PROPERTY LINES
- 3/8" IRON ROD FOUND W/ CAP STAMPED "M&SSOC. KILLEEN"
- 1/2" IRON PIPE FOUND
- ▲ "X" FOUND IN CONCRETE

**ABBREVIATIONS**

- B.L. BUILDING LINE
- U.E. UTILITY EASEMENT

**REFERENCE TIES**

- 1 - 2 N 40° 14' 50" E, 120.12'
- 3 - 4 S 73° 18' 08" E, 47.13'
- 3 - 5 S 64° 04' 02" E, 308.00'
- 6 - 7 N 84° 10' 54" W, 257.49'

CALLED THE SOUTH 115' OF THE WEST 1/2 OF LOT 3, BLOCK 4, HARBOUR ADDITION

LOT 4, BLOCK 6, HARBOUR ADDITION

THOMAS CHARLOS AND ALVIS KENDALL CAMPBELL  
 VOL. 4161, PG. 697

(DEED 95)  
 S 72° 52' 35" E - 94.85'

LOT 1, BLOCK 1, HARBOUR ADDITION PHASE 2  
 CAB D, SLIDE 44-A

BLOCK 1  
 LOT 1  
 0.13 AC  
 5,687 SF

PARMER AVENUE  
 (50' R.O.W.)

CALLED 0.410 ACRE JOSEPH BARBERO AND JOSEBA L. ARANGO INST. NO. 2018-00047306

(DEED 60)  
 N 17° 20' 35" E - 59.90'

(DEED 60)  
 S 17° 05' 55" W - 59.86'

18TH STREET  
 (VARIABLE WIDTH R.O.W.)

P.O.B.

N 72° 54' 05" W - 95.10'  
 (DEED 95)

1/2" IRON ROD W/ CAP STAMPED "Q" FOUND

HARBOUR AVENUE  
 (VARIABLE WIDTH R.O.W.)

CALLLED THE NORTHWEST 61.5' X 100' OF LOT 4, BLOCK 5, HARBOUR ADDITION

CALLLED THE NORTH 1/2 OF THE EAST 1/2 OF BLOCK 4, STRIP 5, HARBOUR ADDITION

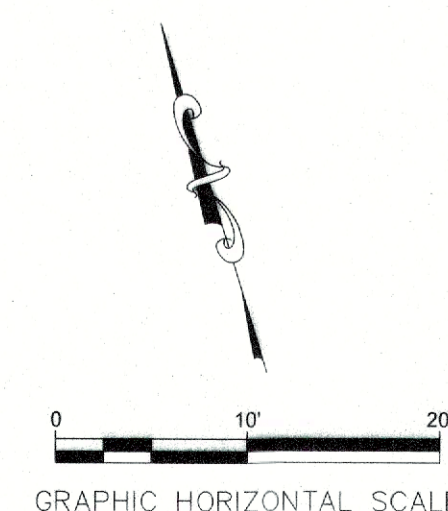
DORIS MARIE TIDWELL  
 INST. NO. 2011-00022618

CALLLED THE NORTH 100' AND WEST 103.3' OF LOT 5, BLOCK 5, HARBOUR ADDITION  
 CONSUELO SOLORZANO  
 INST. NO. 2021052536

COTTON SPINDLE FOUND  
 CALLED 0.176 ACRE KC REI HOLDINGS LLC  
 INST. NO. 2022060754

**NOTES**

1. THE BUILDING SETBACK LINES FOR THIS TRACT SHALL BE DETERMINED AS REQUIRED BY THE NORTH KILLEEN REVITALIZATION PROGRAM AS RELATED TO THE DEVELOPMENT OF THIS TRACT UNLESS SHOWN HERON.
2. THIS PROPERTY LIES WITHIN FEMA "ZONE X, OTHER AREAS" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, FEMA MAP 48027C0280E WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008. "FEMA "ZONE X, OTHER AREAS" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN"
3. 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.
4. THIS REPLAT IS SUBJECT TO ALL APPLICABLE PLAT NOTES AND RESTRICTIONS SET FORTH IN HARBOUR ADDITION, RECORDED IN VOLUME 230, PAGE 636 PLAT RECORDS OF BELL COUNTY, TEXAS
5. WATER IMPACT FEES ARE HEREBY ASSESSED AND ESTABLISHED IN ACCORDANCE WITH CITY OF KILLEEN ORDINANCE NO. 21-015 AT A RATE OF \$1,161 PER SERVICE UNIT. WASTEWATER 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
6. PARKLAND DEVELOPMENT FEES ARE NOT REQUIRED IN ACCORDANCE WITH ORDINANCE NO. 23-001



SCALE: 1:10

KNOW ALL MEN BY THESE PRESENTS, THAT LUZ ELENA DESIGN, LLC, BEING THE SOLE OWNER OF THAT CERTAIN 0.13 ACRE TRACT OF LAND IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS, SITUATED IN THE HENRY C MCCLUNG SURVEY, ABSTRACT NO. 570, BEING THE EAST 95' OF THE SOUTH 60' OF LOT 4, BLOCK 6, HARBOUR ADDITION, RECORDED IN VOLUME 230, PAGE 637, DEED RECORDS OF BELL COUNTY, TEXAS, DESCRIBED IN A DEED TO LUZ ELENA DESIGN, LLC, RECORDED IN INSTRUMENT NO. 2021080289, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF HARBOUR ADDITION PHASE FIVE REPLAT, AS SHOWN BY THE PLAT HEREOF, ATTACHED HERETO, AND MADE A PART HEREOF, AND APPROVED BY THE CITY OF KILLEEN, TEXAS, AND HARBOUR ADDITION PHASE FIVE 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 OWNER 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 6 DAY OF September, 2023.

FOR: LUZ ELENA DESIGN, LLC,

Luiz Espinoza  
 LUZ ESPINOZA  
 MEMBER



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

NOTARY PUBLIC STATE OF TEXAS  
 MY COMMISSION EXPIRES: 7-16-26

**CITY PLANNING AND DEVELOPMENT SERVICES**

APPROVED THIS 15 DAY OF August, 2023, A.D. BY THE EXECUTIVE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES OR THE CITY PLANNER OF THE CITY OF KILLEEN, TEXAS.

Walter W. Smith  
 EXECUTIVE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES OR THE CITY PLANNER

Adrian P. Ruiz  
 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.

Seth H. Barton 08/12/2023  
 SETH H. BARTON, R.P.L.S. NO. 6878  
 1501 W. STAN SCHLUETER LP.  
 KILLEEN, TX 76549



**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 12 DAY OF Sept, 2023 A.D.

By: Bene Hickman  
 BELL COUNTY TAX APPRAISAL DISTRICT

HARBOUR AVENUE  
 (VARIABLE WIDTH R.O.W.)

N 20TH STREET  
 (50' R.O.W.)

**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:**  
**HARBOUR ADDITION PHASE FIVE REPLAT**  
 CITY OF KILLEEN, BELL COUNTY, TEXAS

HARBOUR ADDITION PHASE FIVE REPLAT, IS A REPLAT OF THE EAST 95' OF THE SOUTH 60' OF LOT 4, BLOCK 6, HARBOUR ADDITION, RECORDED IN VOLUME 230, PAGE 637, DEED RECORDS OF BELL COUNTY, TEXAS, DESCRIBED IN A DEED TO LUZ ELENA DESIGN, LLC, RECORDED IN INSTRUMENT NO. 2021080289, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS.

PROJECT NO.: 027-23  
 DATE: JULY 2023

INST # 2023042565