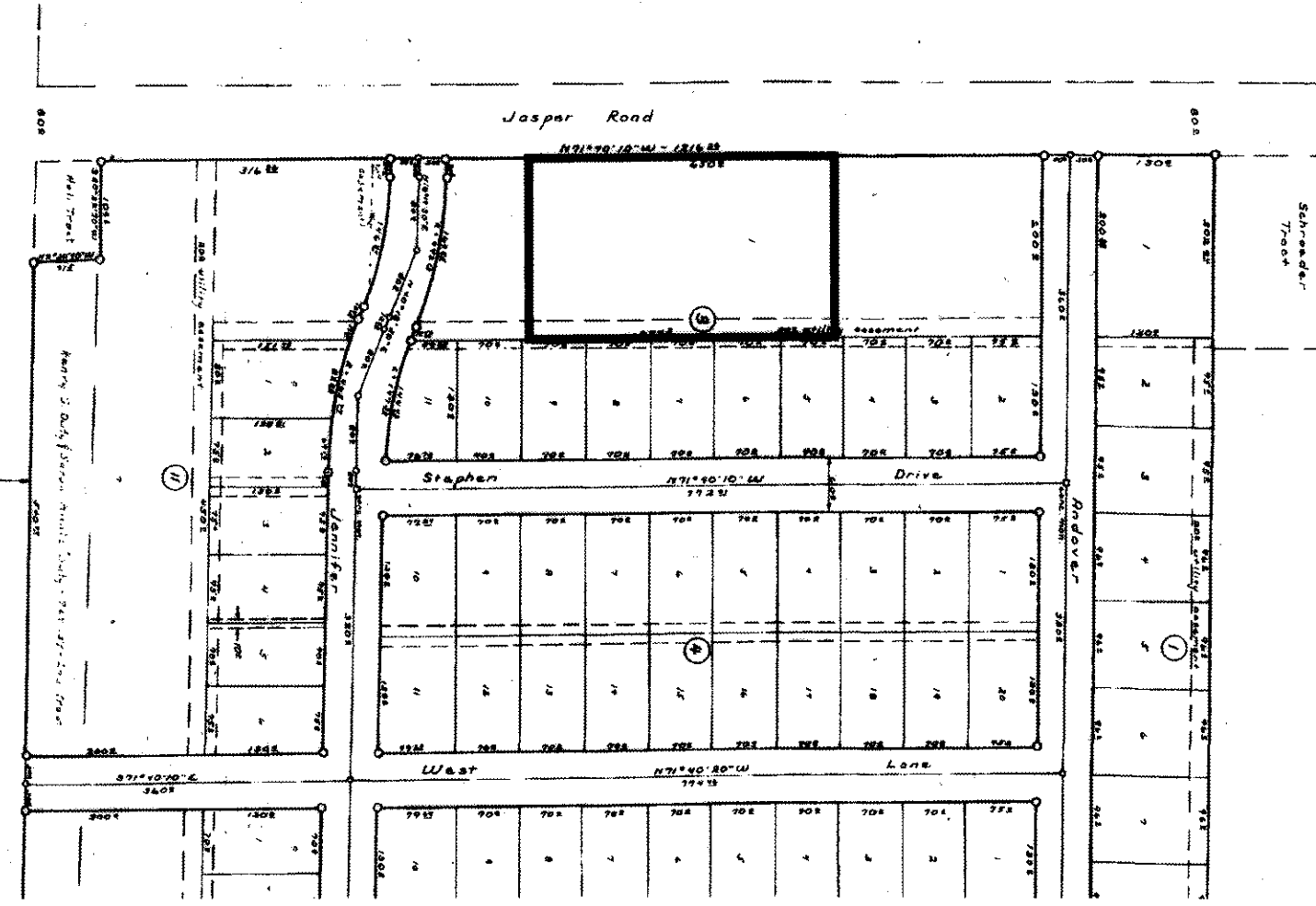


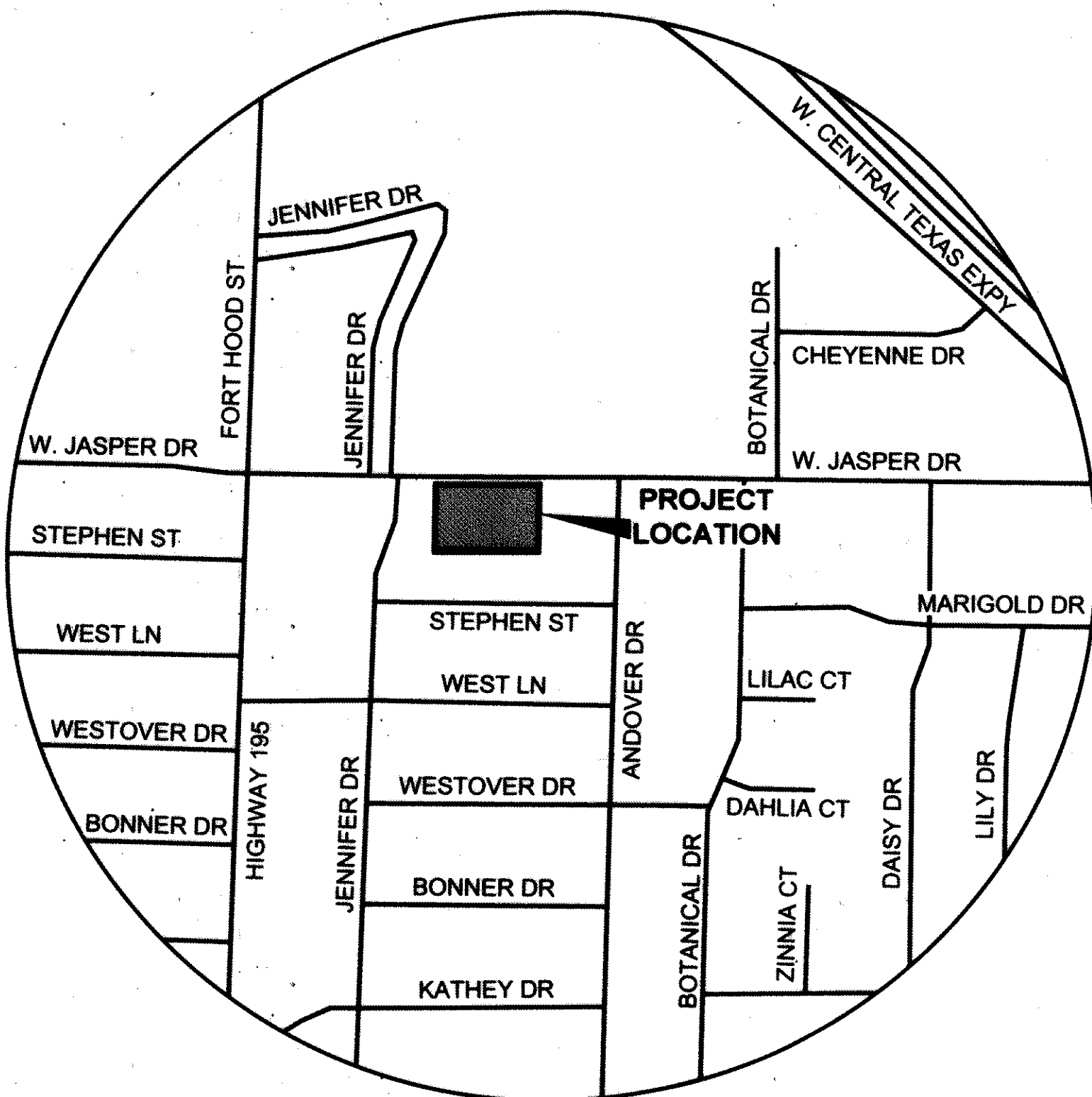
**FINAL PLAT  
LONE STAR REALTY ADDITION  
WITHIN THE CITY LIMITS OF THE CITY OF KILLEEN, BELL COUNTY, TEXAS**



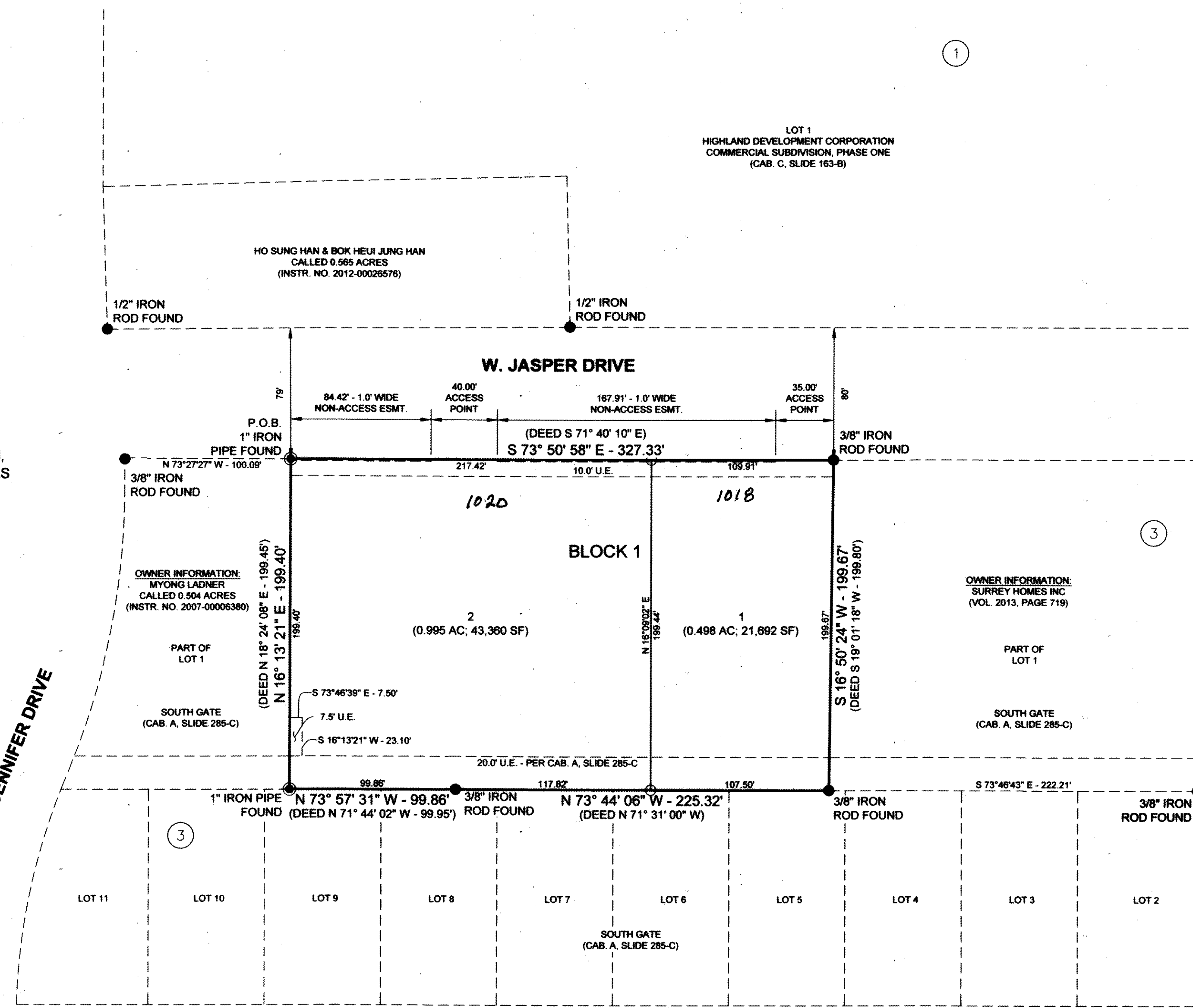
ORIGINAL LOT 1 CONFIGURATION, SOUTH GATE, AN ADDITION TO THE CITY OF KILLEEN, TEXAS, RECORDED IN CABINET A, SLIDE 285-C, PLAT RECORDS OF BELL COUNTY, TEXAS SCALE: N.T.S.

**LEGEND**

- PROPERTY BOUNDARY
- - - EASEMENT LINES
- - - ADJOINING TRACT PROPERTY LINES
- IRON ROD FOUND
- 1/2" IRON ROD SET W/ CAP STAMPED "QUINTERO 10194110"
- ① \*\*UNLESS OTHERWISE NOTED\*\*
- ② BLOCK NUMBER



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

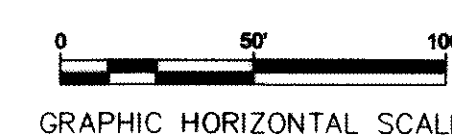


**NOTES:**

- 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 HERON.
- THE BEARINGS SHOWN HERON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, PER LEICANET GPS OBSERVATION. ALL DISTANCES ARE SURFACE DISTANCE.
- PERMANENT PROPERTY CORNERS TO BE SET WILL BE A 1/2 IRON ROD WITH A CAP STAMPED "QUINTERO 10194110".
- ALTERATIONS TO THE EXISTING DRIVEWAY ACCESS FRONTING W. JASPER DRIVE SHALL COMPLY WITH THE KILLEEN CODE OF ORDINANCE, TEXAS DEPARTMENT OF TRANSPORTATION ACCESS MANAGEMENT POLICIES, AASHTO DESIGN CRITERIA, AND SOUND ENGINEERING PRACTICES.

**FEMA NOTE:**

- NO PORTION OF THIS PROPERTY LIES WITHIN THE FEMA 100 YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP, FEMA MAP 48027C0280E WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008. THE SURVEYOR DOES NOT CERTIFY AS TO THE ACCURACY OR INACCURACY OF SAID INFORMATION AND DOES NOT WARRANT OR IMPLY THAT STRUCTURES PLACED WITHIN ANY OF THE PLATTED AREAS WILL BE FREE FROM FLOODING OR FLOOD DAMAGE.



KNOW ALL MEN BY THESE PRESENTS, THAT TIMOTHY LLOYD DOERBAUM AND KAREN ELIZABETH DOERBAUM, BEING THE SOLE OWNERS OF THAT CERTAIN 1.099 ACRE TRACT AND THE 0.458 ACRE TRACT IN BELL COUNTY, TEXAS, BEING PART OF LOT 1, BLOCK 3, OF SOUTH GATE, IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN CABINET A, SLIDE 285-C OF THE PLAT RECORDS OF BELL COUNTY, TEXAS, SHOWN AND ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, DOES HEREBY SUBDIVIDE THE HEREIN DESCRIBED PROPERTY INTO LOTS AND BLOCKS, ACCORDING TO THE PLAT HEREOF, TO BE KNOWN AS LONE STAR REALTY ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, AS SHOWN BY THE PLAT HEREOF, ATTACHED HERETO, AND MADE A PART HEREOF, AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF KILLEEN, BELL COUNTY, TEXAS, DOES HEREBY ADOPT SAID LONE STAR REALTY ADDITION AS AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, AND FOR THE PURPOSE OF SELLING LOTS AND BLOCKS OF LAND WITH REFERENCE THERETO AND FOR THE PROPERTY DEVELOPMENT OF SAID LAND BY ITS OWNERS AND FOR ALL OTHER PURPOSES; AND DOES HEREBY DEDICATE TO THE CITY OF KILLEEN, ALL STREETS, AVENUES, ROADS, DRIVES, ALLEYS AND ASSOCIATED POTABLE WATER, SANITARY SEWER, AND STORM SEWER SYSTEMS AS SHOWN ON SAID PLAT, AND FINAL CONSTRUCTION DRAWINGS THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND PUBLIC UTILITIES WHEN AND AS AUTHORIZED BY THE CITY OF KILLEEN, BELL COUNTY, TEXAS.

THE UTILITY AND DRAINAGE EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO THE 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 30<sup>th</sup> DAY OF May, 2017.

*Timothy Lloyd Doerbaum*  
TIMOTHY LLOYD DOERBAUM, OWNER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TIMOTHY LLOYD DOERBAUM, 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.

*George J. Meza*  
NOTARY PUBLIC STATE OF TEXAS  
MY COMMISSION EXPIRES: 2/1/2020

WITNESS THE EXECUTION HEREOF, ON THIS 30<sup>th</sup> DAY OF May, 2017.

*Karen Elizabeth Doerbaum*  
KAREN ELIZABETH DOERBAUM, OWNER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KAREN ELIZABETH DOERBAUM, KNOWN TO ME TO BE THE PERSON 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.

*George J. Meza*  
NOTARY PUBLIC STATE OF TEXAS  
MY COMMISSION EXPIRES: 2/1/2020

**PLANNING AND ZONING COMMISSION**

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

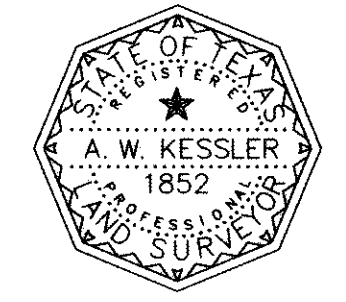
APPROVED THIS 1<sup>st</sup> DAY OF May, 2017, A.D. BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KILLEEN, TEXAS.

*Johnny Smith* CHAIRMAN, PLANNING AND ZONING COMMISSION  
*Maria Lopez* SECRETARY, PLANNING AND ZONING COMMISSION

**SURVEYORS' CERTIFICATE:**

I, A. W. KESSLER, 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.

*A. W. Kessler* 5-4-2017  
A. W. KESSLER  
R.P.L.S. NO. 1852  
415 E. AVENUE D  
KILLEEN, TX 78541



**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 30<sup>th</sup> DAY OF May, 2017, A.D.

*Meagan Bone*  
BELL COUNTY TAX APPRAISAL DISTRICT

**COUNTY CLERK INFORMATION:**

FILED FOR RECORD THIS 16<sup>th</sup> DAY OF May, 2017, IN YEAR 2017, PLAT # 67  
PLAT RECORDS OF BELL COUNTY, TEXAS, AND DEDICATION INSTRUMENT # 2017-00194110, OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

SURVEY:	J. GOSLINE SURVEY, A-344	OWNERS:	TIMOTHY LLOYD DOERBAUM AND KAREN ELIZABETH DOERBAUM
NUMBER OF BLOCKS:	1		1020 W. JASPER DRIVE, KILLEEN, TEXAS
NUMBER OF LOTS:	2	SURVEYOR:	QUINTERO ENGINEERING, LLC
TOTAL ACREAGE:	1.493 Ac.		415 E. AVENUE D, KILLEEN, TEXAS 78541
DATE:	MAY 2017		(254) 493-9982

**QE**  
QUINTERO ENGINEERING, LLC  
415 E. AVENUE D, KILLEEN, TEXAS 78541  
PHONE: (254) 493-9982  
FAX: (254) 432-7070  
T.B.P.E. FIRM NO.: 14709 T.B.P.L.S. FIRM NO.: 10194110

**FINAL PLAT  
LONE STAR REALTY ADDITION  
KILLEEN, BELL COUNTY, TEXAS**

LONE STAR REALTY ADDITION, IS A REPLAT OF PART OF LOT 1, BLOCK 3, SOUTH GATE, AN ADDITION IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS.

DRAWING NO.:  
**P1**