

KNOW ALL MEN BY THESE PRESENTS, THAT MESA VERDE DEVELOPERS, L.P., TARA CAMPBELL, AND FAMILY PREFERRED REAL ESTATE, INC., BEING THE SOLE OWNERS OF THE CALLED 47.89 ACRES OF LAND IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS, SITUATED IN THE W.L. HARRIS SURVEY, A-1155, BEING ALL OF A 24.96 ACRE TRACT DESCRIBED IN A DEED TO MESA VERDE DEVELOPERS, L.P. IN INSTRUMENT NO. 2019-22568, ALL OF TRACT ONE, TRACT TWO, AND TRACT THREE DESCRIBED IN A DEED TO MESA VERDE DEVELOPERS, L.P. RECORDED IN INSTRUMENT NO. 2019-22577 AND A PORTION OF A 6.601 ACRE TRACT DESCRIBED IN A DEED TO TARA CAMPBELL RECORDED IN INSTRUMENT NO. 2017-00017620, A PORTION OF A 2.000 ACRE TRACT DESCRIBED IN A DEED TO TARA CAMPBELL RECORDED IN INSTRUMENT NO. 2015-00009422, A PORTION OF A 2.000 ACRE TRACT DESCRIBED IN A DEED TO TARA CAMPBELL RECORDED IN INSTRUMENT NO. 2014-00043817, AND A PORTION OF A 2.000 ACRE TRACT (BEING A PART OF LOT 1, BLOCK 1, FERGUSON ADDITION) DESCRIBED IN A DEED TO FAMILY PREFERRED REAL ESTATE, INC. RECORDED IN INSTRUMENT NO. 2014-00019627, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF MESA VERDE ESTATES, AS SHOWN BY THE PLAN HEREOF, ATTACHED HERETO, AND MADE A PART HEREOF, AND APPROVED BY THE CITY OF KILLEEN, BELL COUNTY, TEXAS AND MESA VERDE ESTATES DOES HEREBY DEDICATE TO SAID CITY ALL STREETS, AVENUES, DRIVES, AND ALLEYS SHOWN ON SAID PLAN, THE SAME TO BE USED AS PUBLIC THROUGHFARES 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 PLAN 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 22ND DAY OF MARCH, 2022.

FOR: MESA VERDE DEVELOPERS, L.P.
 CURTIS EMMONS
 MEMBER
 TARA CAMPBELL
 PRESIDENT

FOR: FAMILY PREFERRED REAL ESTATE, INC.
 TARA CAMPBELL
 PRESIDENT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY, PERSONALLY APPEARED CURTIS EMMONS IN HIS CAPACITY FOR MESA VERDE DEVELOPERS, L.P., TARA CAMPBELL IN HER CAPACITY FOR FAMILY PREFERRED REAL ESTATE, INC., AND TARA CAMPBELL KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. IT HAS BEEN ACKNOWLEDGED TO ME THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS THE OWNERS OF THE PROPERTY DESCRIBED HEREOF.

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

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 22ND DAY OF MARCH, 2022, A.D. BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KILLEEN, TEXAS.

CHAIRMAN, PLANNING AND ZONING COMMISSION
 SECRETARY, PLANNING AND ZONING COMMISSION

SURVEYOR'S 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
 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 22ND DAY OF MARCH, 2022, A.D.
 BELL COUNTY TAX APPRAISAL DISTRICT

COUNTY CLERK INFORMATION
 FILED FOR RECORD THIS 22ND DAY OF MARCH, 2022, IN YEAR 2022, PLAT # 202201647
 RECORDS OF BELL COUNTY, TEXAS, AND DEDICATION INSTRUMENT # 202201647, OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

BY: W.L. HARRIS SURVEY, A-1155

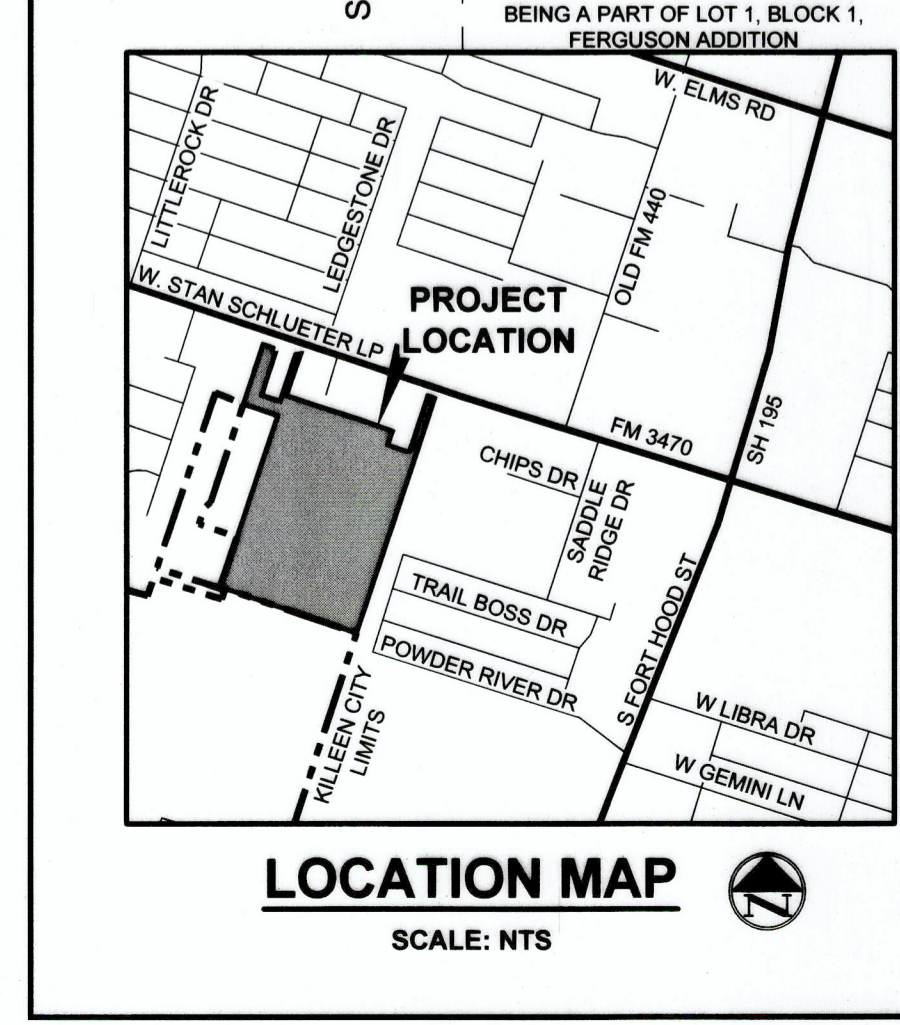
LINE #	BEARING	LENGTH	RECORD BEARING	RECORD DISTANCE
L1	S17°10'52"W	18.20'	S17°10'08"W	18.20'
L2	S21°52'33"E	39.84'	S21°53'17"E	39.84'
L3	N68°24'57"E	11.60'	N68°07'18"E	11.55'
L4	S73°46'03"E	179.45'	S73°47'21"E	
L5	N79°55'09"E	23.07'	N80°14'48"E	
L6	S73°16'50"E	268.39'	S73°17'41"E	268.38'
L7	S73°12'26"E	150.32'	S73°11'50"E	150.27'
L8	S73°36'28"E	209.53'	S73°33'30"E	209.59'
L9	S72°08'40"E	301.43'	S72°09'35"E	301.53'
L10	S17°40'02"W	121.70'	S17°40'02"W	121.70'
L11	S72°53'06"E	172.48'	S72°53'06"E	172.48'
L12	S73°05'20"E	19.89'	S71°42'54"E	20.00'
L13	S73°58'03"E	40.12'	S71°42'54"E	40.00'

LEGEND
 PROPERTY BOUNDARY
 BUILDING LINES
 EASEMENT LINES
 OFFSITE EASEMENT LINES
 ADJOINING TRACT PROPERTY LINES
 1/2" IRON PIPE FOUND W/ CAP STAMPED "SO"
 1/2" IRON ROD FOUND W/ CAP STAMPED "M"
 1/2" IRON ROD SET W/ CAP STAMPED "QUINTERO 10194110"
 BRASS CAP MONUMENT FOUND
 COTTON SPINDLE FOUND
 BLOCK NUMBER

FINAL PLAT FOR:
MESA VERDE ESTATES
 CITY OF KILLEEN, BELL COUNTY, TEXAS

MESA VERDE ESTATES,
 IS A PLAT CONSISTING OF ALL OF A 24.96 ACRE TRACT DESCRIBED IN A DEED TO MESA VERDE DEVELOPERS, L.P. IN INSTRUMENT NO. 2019-22568, ALL OF TRACT ONE, TRACT TWO, AND TRACT THREE DESCRIBED IN A DEED TO MESA VERDE DEVELOPERS, L.P. RECORDED IN INSTRUMENT NO. 2019-22577 AND A PORTION OF A 6.601 ACRE TRACT DESCRIBED IN A DEED TO TARA CAMPBELL RECORDED IN INSTRUMENT NO. 2017-00017620, A PORTION OF A 2.000 ACRE TRACT DESCRIBED IN A DEED TO TARA CAMPBELL RECORDED IN INSTRUMENT NO. 2015-00009422, A PORTION OF A 2.000 ACRE TRACT DESCRIBED IN A DEED TO TARA CAMPBELL RECORDED IN INSTRUMENT NO. 2014-00043817, AND A PORTION OF A 2.000 ACRE TRACT (BEING A PART OF LOT 1, BLOCK 1, FERGUSON ADDITION) DESCRIBED IN A DEED TO FAMILY PREFERRED REAL ESTATE, INC. RECORDED IN INSTRUMENT NO. 2014-00019627, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS.

PROJECT NO: 020-19
 DRAWING NO: P1



CURVE #	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA
C1	15.00	23.56	N62°09'22"E	21.21	090°00'00"
C2	50.00	44.73	N42°47'11"E	43.26	051°15'38"
C3	50.00	33.81	N87°47'11"E	33.17	038°44'22"
C4	50.00	93.77	S19°06'54"E	80.62	107°27'27"
C5	50.00	43.57	S59°34'30"W	42.20	049°55'21"
C6	15.00	17.64	S50°50'46"W	16.64	067°22'48"
C7	15.00	23.56	S27°50'38"E	21.21	090°00'00"
C8	15.00	23.56	N62°09'22"E	21.21	090°00'00"
C9	75.00	15.53	N23°05'12"E	15.50	011°51'39"
C10	75.00	50.75	N48°24'07"E	49.79	038°46'11"
C11	75.00	51.53	N87°28'17"E	50.53	039°22'09"
C12	75.00	50.43	S53°34'52"E	49.48	038°31'31"
C13	75.00	50.43	S15°03'22"E	49.48	038°31'31"
C14	75.00	16.95	S10°40'53"W	16.91	012°56'58"
C15	15.00	23.56	S27°50'38"E	21.21	090°00'00"

CURVE #	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA
C16	15.00	23.56	S62°09'22"W	21.21	090°00'00"
C17	15.00	23.56	S27°50'38"E	21.21	090°00'00"
C18	15.00	23.56	N62°09'22"E	21.21	090°00'00"
C19	15.00	23.56	N27°50'38"W	21.21	090°00'00"
C20	15.00	23.56	S62°09'22"W	21.21	090°00'00"
C21	15.00	23.56	S27°50'38"E	21.21	090°00'00"
C22	15.00	23.56	N62°09'22"E	21.21	090°00'00"
C23	15.00	23.56	N27°50'38"W	21.21	090°00'00"
C24	15.00	23.56	S62°09'22"W	21.21	090°00'00"
C25	15.00	23.56	S27°50'38"E	21.21	090°00'00"
C26	15.00	23.56	N62°09'22"E	21.21	090°00'00"
C27	15.00	23.56	N27°50'38"W	21.21	090°00'00"
C28	15.00	23.56	S62°09'22"W	21.21	090°00'00"
C29	15.00	23.56	S27°50'38"E	21.21	090°00'00"

NOTES
 1. 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. 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" ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 2. 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. ALL UTILITY EASEMENTS SHALL BE 10' WIDE, UNLESS OTHERWISE NOTED.
 3. FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 1' FOOT ABOVE THE AVERAGE TOP OF CURB ELEVATION FRONTING THE LOT.
 4. FOR EACH DWELLING UNIT, 2 OFF-STREET PARKING SPACES MUST BE PROVIDED.
 5. HOMES BUILT ON LOTS THAT FRONT TWO STREETS SHALL BE BUILT WITH THE FRONT OF THE HOUSE FACING THE STREET UPON WHICH THE LOT HAS THE SMALLER LINEAR FRONTAGE.
 6. APPURTENANCES FOR DRY UTILITIES MAY BE PLACED ABOVE GROUND IN UNDERGROUND UTILITY EASEMENTS. IN AREAS WHERE THE UNDERGROUND UTILITY EASEMENTS COINCIDES WITH A DRAINAGE EASEMENT OR PASSAGE EASEMENT, NO ABOVE-GROUND APPURTENANCES ARE ALLOWED.
 7. PERMANENT CORNERS, EXTERIOR AND INTERIOR, SHALL 1/2" IRON ROD WITH A CAP MARKED "QUINTERO 10194110" AFTER COMPLETED CONSTRUCTION AS AUTHORIZED BY THE DEVELOPER.
 8. WATER IMPACT FEES ARE HEREBY ASSESSED AND ESTABLISHED IN ACCORDANCE WITH CITY OF KILLEEN ORDINANCE NO. 2015-015 AT A RATE OF \$1.151 PER SERVICE UNIT. WASTEWATER IMPACT FEES ARE HEREBY ASSESSED AND ESTABLISHED IN ACCORDANCE WITH CITY OF KILLEEN ORDINANCE NO. 2015-015 AT A RATE OF \$418 PER SERVICE UNIT. IMPACT FEES SHALL BE PAID AT THE TIME OF BUILDING PERMITS.
 9. DRAINAGE TRACT 1 AND 2 SHALL BE OWNED AND MAINTAINED BY THE HOA.

QE
QUINTERO ENGINEERING
 1501 W. STAN SCHLUETER LP. PHONE: (254) 493-9962
 KILLEEN, TEXAS 76549 FAX: (254) 432-7070
 T.B.P.E. FIRM NO.: 14709 T.P.L.S. FIRM NO.: 1019110