

LEGEND

- PROPERTY BOUNDARY
- LOT LINES
- EASEMENT LINES
- ADJOINING TRACT PROPERTY LINES
- OFFSITE EASEMENTS

- 1/2" IRON ROD SET W/ CAP STAMPED "QUINTERO 10194110"
- 1/2" IRON ROD FOUND

NOTES:

- 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.
- DUE TO THE LACK OF SEWER AVAILABILITY IN THE AREA, ALL LOTS WILL BE SERVICED 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.
- PERMANENT CORNERS, EXTERIOR AND INTERIOR, SHALL BE 1/2" IRON RODS WITH A CAP MARKED "QUINTERO 1094110" AFTER COMPLETED CONSTRUCTION AS AUTHORIZED BY THE DEVELOPER.
- THIS PROPERTY LIES WITHIN THE FEMA "ZONE A" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, FEMA MAP 48027C0275E, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.

FEMA "ZONE A" IS DEFINED AS AREAS DETERMINED TO HAVE NO BASE FLOOD ELEVATIONS.

- ALL FLOODPLAIN AREAS SHALL BE VERIFIED BY A REGISTERED PROFESSIONAL LAND SURVEYOR AND BE DISPLAYED ACCURATELY ON PLANS. ALL DEVELOPMENT IN THE FLOODPLAIN WILL BE SUBJECT TO A HYDRAULIC STUDY BY A LICENSED ENGINEER, SURVEYOR OR ARCHITECT ALONG WITH AN ELEVATION CERTIFICATE. ADDITION INFORMATION PERTINENT TO THESE PLANS MAY ALSO BE SUBMITTED TO BE REVIEWED. ALL DRAINAGE DEVELOPMENT SHALL MEET THE DRAINAGE DESIGN CRITERIA STATED IN THE BELL COUNTY ENGINEERS SUBDIVISION REGULATIONS SECTIONS 203.6, DRAINAGE AND TOPOGRAPHY, SECTION 302- STREET AND DRAINAGE, SECTION 307- DRAINAGE.
- NO PUBLIC WATER SUPPLY IS AVAILABLE FROM THE CITY OF GEORGETOWN, CCN # 11590. DOMESTIC WATER FOR BOTH PROPOSED LOTS IS PER WELL #E-14-68-P AND PROPERLY EXECUTED AND RECORDED WITH CLEARWATER UWCD AND THE RESPECTIVE WARRANTY DEEDS.

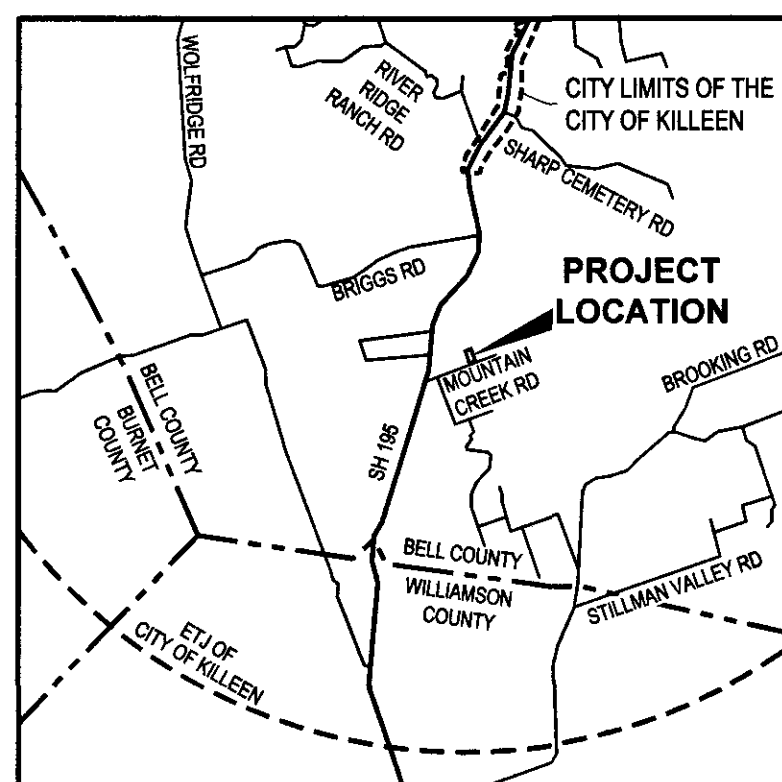
CLEARWATER UNDERGROUND WATER CONSERVATION DISTRICT

"CLEARWATER UNDERGROUND WATER CONSERVATION DISTRICT (CUWCD) DISTRICT RULES BASED ON CHAPTER 36 "TEXAS GROUNDWATER CODE" PREVENT THE DRILLING OF EXEMPT WELLS FOR "DOMESTIC USE ON TRACTS OF LAND PLATTED TO LESS THAN 10 ACRES AFTER MARCH 1ST, 2004. PERMITTING OF WELLS ON TRACTS LESS THAN 10 ACRES AND GREATER THAN OR EQUAL TO 2 ACRES IS POSSIBLE UNDER DISTRICT RULES IF THE PURPOSE OF THE WELL MEETS THE DEFINITION OF BENEFICIAL USE PER DISTRICT RULES AND CHAPTER 36. ALL DRILLINGS OF WELLS ON TRACTS OF LAND PLATTED TO LESS THAN 2 ACRES AFTER MARCH 1ST, 2004, IS NOT POSSIBLE". ALL CURRENT AND FUTURE WELLS MUST MEET THE 100-FT SETBACK REQUIREMENT OF ALL ON-SITE SEPTIC SYSTEMS, UNLESS THE WELL IS CONSTRUCTED WITH AN APPROVED SANITARY SEAL ALLOWING SETBACK FROM THE ON-SITE SEPTIC TO BE REDUCE TO A MINIMUM 50 FEET. CLEARWATER UWCD DISTRICT RULES ARE AT: [HTTP://WWW.CUWCD.ORG](http://www.cuwcd.org)

CLEARWATER UNDERGROUND WATER CONSERVATION DISTRICT (CUWCD) CERTIFICATE

CUWCD IS THE REGULATORY AUTHORITY FOR GROUNDWATER WELLS IN BELL COUNTY AND HEREBY CERTIFIES THAT THIS PROPOSED SUBDIVISION HAS BEEN EVALUATED FOR ON-SITE GROUNDWATER PRODUCTION WELLS. IN ITS CURRENT CONDITION, THE PROPOSED SUBDIVISION MEETS OUR EXPECTATIONS DESCRIBED BY DISTRICT POLICY AND AFFIRMED BY DISTRICT STAFF.

NAME: Christine O'Brien TITLE: Notary Public DATE: 6-23-2020



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.

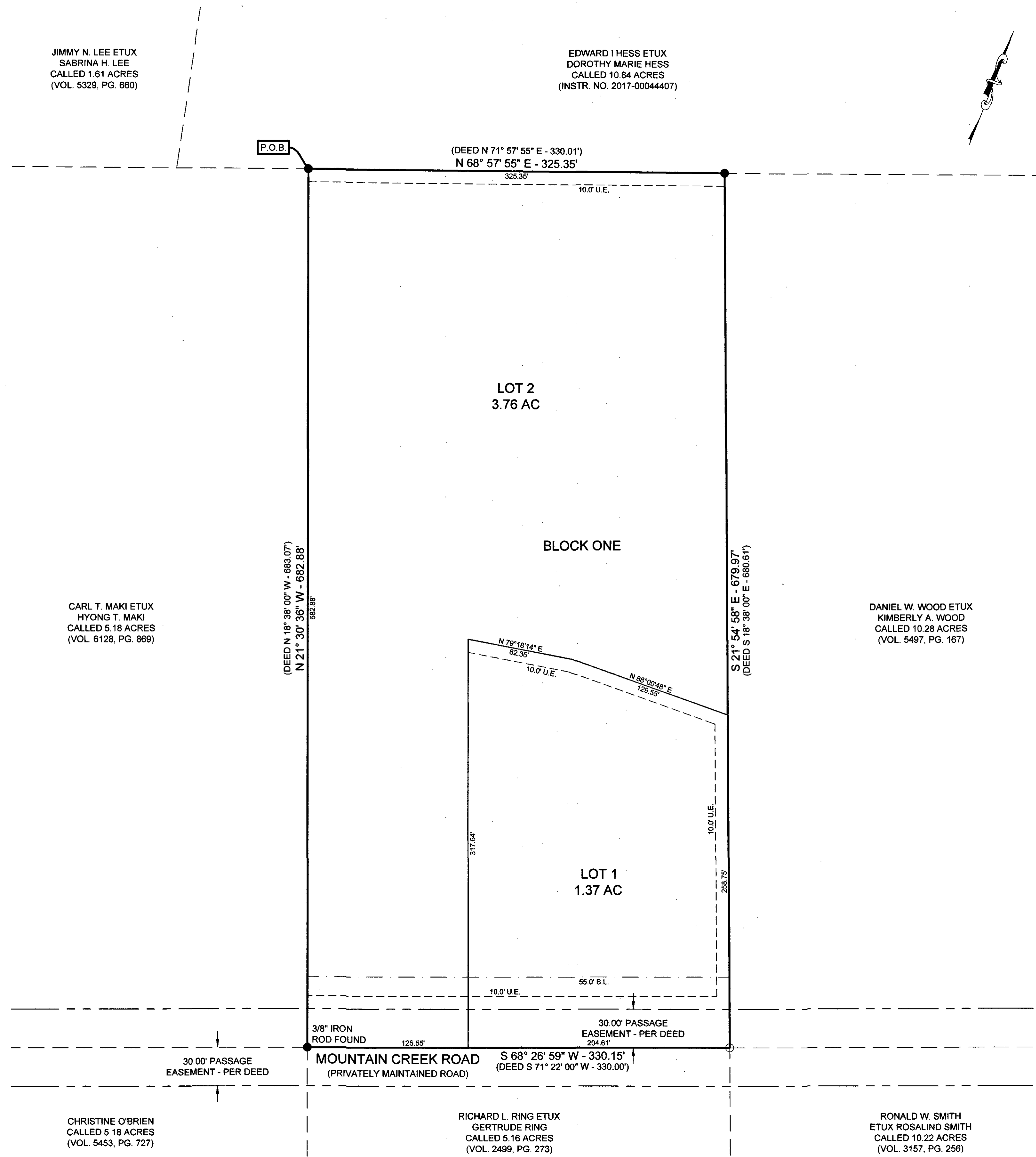
ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.

JIMMY N. LEE ETUX
SABRINA H. LEE
CALLED 1.61 ACRES
(VOL. 5329, PG. 660)

EDWARD J. HESS ETUX
DOROTHY MARIE HESS
CALLED 10.84 ACRES
(INSTR. NO. 2017-00044407)

CARL T. MAKI ETUX
HYONG T. MAKI
CALLED 5.18 ACRES
(VOL. 6128, PG. 869)

DANIEL W. WOOD ETUX
KIMBERLY A. WOOD
CALLED 10.28 ACRES
(VOL. 5497, PG. 167)



CHRISTINE O'BRIEN
CALLED 5.18 ACRES
(VOL. 5453, PG. 727)

RICHARD L. RING ETUX
GERTRUDE RING
CALLED 5.16 ACRES
(VOL. 2499, PG. 273)

RONALD W. SMITH
ETUX ROSALIND SMITH
CALLED 10.22 ACRES
(VOL. 3157, PG. 256)

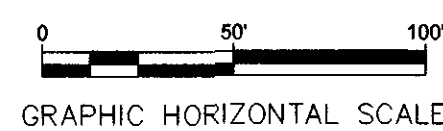
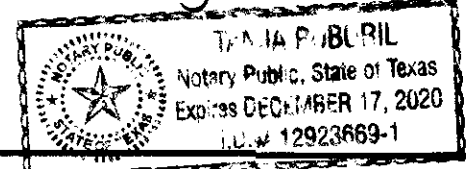
BELL COUNTY JUDGE
I HEREBY CERTIFY THIS PLAT WAS APPROVED THIS 6TH DAY OF JULY 2020, BY THE BELL COUNTY COMMISSIONER'S COURT AND MAY BE FILED FOR RECORD IN THE PLAT RECORDS OF BELL COUNTY, BY THE COUNTY CLERK.

BELL COUNTY PUBLIC HEALTH DISTRICT
I, THE UNDERSIGNED, A REGISTERED SANITARIAN IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION HAS BEEN REVIEWED FOR COMPLIANCE WITH APPLICABLE STATE AND COUNTY REGULATIONS GOVERNING ON-SITE SEWAGES FACILITIES AND IS HEREBY RECOMMENDED FOR APPROVAL.

WITNESS THE EXECUTION HEREOF ON THIS 6TH DAY OF JULY 2020.

BY: Janet Little RS 6/23/2020
BELL COUNTY PUBLIC HEALTH DISTRICT

Janita Peralta
NOTARY PUBLIC STATE OF TEXAS
MY COMMISSION EXPIRES: 12-17-2020



KNOW ALL MEN BY THESE PRESENTS, THAT JOE SAPIEN AND ANGELA SAPIEN, BEING THE SOLE OWNERS OF THAT CERTAIN 5.13 ACRES OF LAND IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS, SITUATED IN THE JB McMAHON SURVEY, A-1092, BEING ALL OF THE CALLED 5.17 ACRES DESCRIBED IN A DEED TO JOE SAPIEN AND ANGELA SAPIEN, RECORDED IN VOLUME 3411, PAGE 258, DEED RECORDS OF BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF OAK HILL RANCH ESTATES, AS SHOWN BY THE PLAT HEREOF, ATTACHED HERETO, AND MADE A PART HEREOF, AND APPROVED BY THE CITY OF KILLEEN, BELL COUNTY, TEXAS AND OAK HILL RANCH ESTATES, 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 TRACTS, 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.

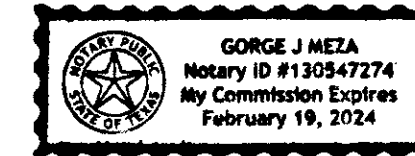
THE OWNER SHALL PROVIDE THE COUNTY WITH A LETTER ACKNOWLEDGING THAT IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS RELATING TO THE ENVIRONMENT, INCLUDING (BUT NOT LIMITED TO) THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS, AND MUNICIPAL WATERSHED ORDINANCES.

WITNESS THE EXECUTION HEREOF, ON THIS 9 DAY OF June, 2020.

Joe Sapien Angela Sapien
JOE SAPIEN ANGELA SAPIEN

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY, PERSONALLY APPEARED JOE SAPIEN AND ANGELA SAPIEN KNOWN TO ME TO BE THE PERSON WHOSE NAMES ARE 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.

Gorge J. Meza
NOTARY PUBLIC STATE OF TEXAS
MY COMMISSION EXPIRES: 2/11/24



CITY PLANNING AND DEVELOPMENT SERVICES

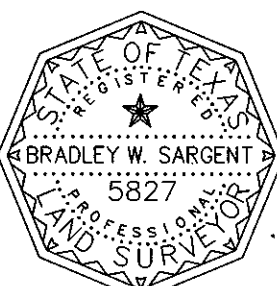
APPROVED THIS 15th DAY OF June, 20 20, A.D. BY THE EXECUTIVE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES OR THE CITY PLANNER OF THE CITY OF KILLEEN, TEXAS.

Jan H. Meza Maria Lopez
EXECUTIVE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES OR THE CITY PLANNER PLANNING SECRETARY

SURVEYORS' 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 AND BELL COUNTY, TEXAS.

Bradley W. Sargent 6/10/20
BRADLEY W. SARGENT
R. P. L. S. NO. 5827
415 E. AVENUE D
KILLEEN, TX 76541



COUNTY CLERK INFORMATION:

FILED FOR RECORD THIS 8th DAY OF July, 20 20, IN YEAR 2020
PLAT # N/A PLAT RECORDS OF BELL COUNTY, TEXAS, AND DEDICATION INSTRUMENT # 2020033524
OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

BY: Mulley Costa

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 23rd DAY OF June, 20 20 A.D.

By: Megan Powers
BELL COUNTY TAX APPRAISAL DISTRICT

SURVEY:	J.B. McMAHON SURVEY, A-1092	OWNER:	JOE SAPIEN AND ANGELA SAPIEN RT 2, BOX 6, MOUNTAIN CREEK KILLEEN, TEXAS 76542
NUMBER OF BLOCKS:	1		
NUMBER OF LOTS:	2	SURVEYOR:	QUINTERO ENGINEERING, LLC 1501 W. STAN SCHLUETER LP KILLEEN, TEXAS 76549 (254) 493-9962
TOTAL ACREAGE:	5.13 AC		
DATE:	MAY 2020		

FINAL PLAT FOR:
OAK HILL RANCH ESTATES
ETJ OF THE CITY OF KILLEEN, BELL COUNTY, TEXAS

OAK HILL RANCH ESTATES,
IS A PLAT OF ALL OF THE CALLED 5.17 ACRES DESCRIBED IN A DEED TO JOE SAPIEN AND ANGELA SAPIEN, RECORDED IN VOLUME 3411, PAGE 258, DEED RECORDS OF BELL COUNTY, TEXAS.

PROJECT NO.:
002-20
DRAWING NO.:
P1



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

Inst# 2020033524