

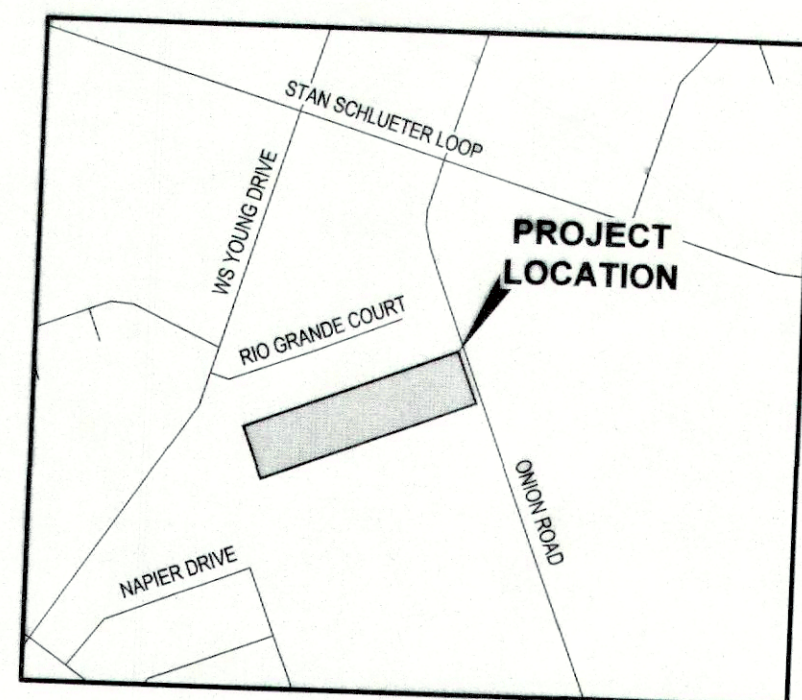
LEGEND

- PROPERTY BOUNDARY
 - - - UTILITY EASEMENT LINES
 - - - ADJOINING TRACT PROPERTY LINES
 - - - OFFSITE EASEMENT LINES
 - - - FEMA FLOODWAY LINES
 - - - FEMA FLOODPLAIN LINES
 - - - FEMA BFE LINES
 - 1/2" IRON ROD FOUND
 - 3/8" IRON ROD FOUND
 - 1/2" IRON ROD FOUND
 - W/ CAP STAMPED "QE"
- UNLESS OTHERWISE NOTED

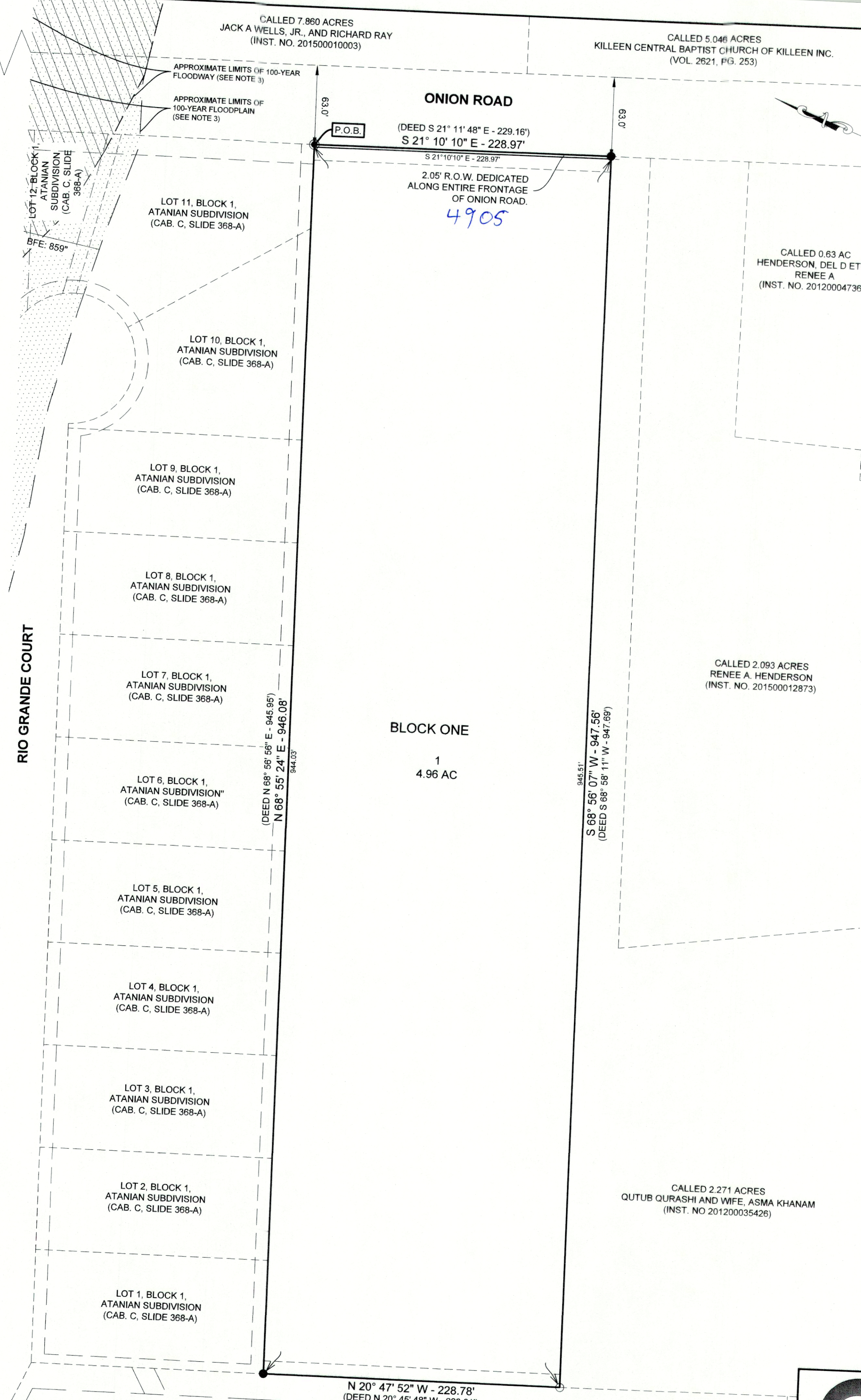
NOTES

- 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.
- 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.
- THIS PROPERTY LIES WITHIN FEMA "ZONE X" 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"
- PARK DEVELOPMENT FEES ARE NOT REQUIRED IN ACCORDANCE WITH SEC. 26-129(B)(2).
- WATER SERVICE TO BE PROVIDED BY THE CITY OF KILLEEN WATER SUPPLY, CCN NO. 10041
- ON-SITE SEWAGE FACILITY (OSSF) NOTE:
 - THE 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.
 - ALL LOTS PROPOSED FOR COMMERCIAL USE MUST SHOW 2X'S THE PROPOSED DRAINFIELD AREA AS PER BELL COUNTY HEALTH DISTRICT'S LOCAL ORDER. THE SECONDARY DRAINFIELD AREA MUST MEET THE PROVISIONS OF TAC 30 CHAPTER 285
- WATER-SEWER CROSSING SHALL MEET THE MINIMUM CURRENT REQUIREMENTS PER TCEQ AND COUNTY CODE.
- 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.

| | | | |
|-------------------|--|-----------|--|
| SURVEY: | ROBERT CUNNINGHAM SURVEY, ABSTRACT NO. 199 | OWNER: | AJMAL ZADA AND LOLA M. ZADA 5113 FAWN DRIVE, KILLEEN, TEXAS 76542 |
| NUMBER OF BLOCKS: | 1 | SURVEYOR: | QUINTERO ENGINEERING, LLC 1501 W. STAN SCHLUETER LP KILLEEN, TEXAS 76549 (254) 493-9962 |
| NUMBER OF LOTS: | 1 | | |
| TOTAL ACREAGE: | 4.97 AC | | |
| DATE: | MAY 2024 | | |

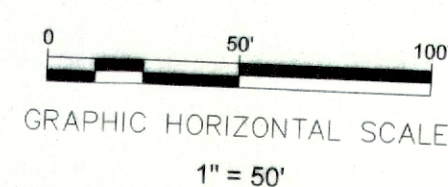


LOCATION MAP
SCALE: NTS



N 20° 47' 52" W - 228.78'
(DEED N 20° 45' 48" W - 228.81')

LOT 1, BLOCK 1,
SAEGERT RANCH COMMERCIAL
PLAT YEAR 2016, PLAT NO. 14



QE
QUINTERO ENGINEERING LLC
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

FINAL PLAT
ONION ROAD ADDITION
CITY OF KILLEEN, BELL COUNTY, TEXAS

ONION ROAD ADDITION, IS A PLAT OF ALL OF THE CALLED 4.977 ACRE TRACT OF LAND DESCRIBED IN A DEED TO AJMAL ZADA AND WIFE, LOLA M. ZADA, RECORDED IN INSTRUMENT NO. 201700030365, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS.

PROJECT NO.: 011-24
DRAWING NO.: P1

KNOW ALL MEN BY THESE PRESENTS, THAT **AJMAL ZADA AND LOLA M. ZADA**, BEING THE SOLE OWNERS OF THAT CERTAIN 4.977 ACRE TRACT OF LAND IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS, SITUATED IN THE **ROBERT CUNNINGHAM SURVEY, ABSTRACT NO. 199, BELL COUNTY, IN INSTRUMENT NO. 201700030365, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS**, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF **ONION ROAD ADDITION**, AS SHOWN BY THE PLAT HEREOF, ATTACHED HERETO, AND MADE A PART HEREOF, AND APPROVED BY THE CITY OF KILLEEN, BELL COUNTY, TEXAS AND **ONION ROAD ADDITION**, DOES HEREBY DEDICATE TO SAID CITY ALL STREETS, AVENUES, DRIVES, 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 THE CITY OF KILLEEN.

THE 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.

WITNESS THE EXECUTION HEREOF, ON THIS 17 DAY OF June, 2024.

BY: [Signature]
AJMAL ZADA

BY: [Signature]
LOLA M. ZADA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY, PERSONALLY APPEARED **AJMAL ZADA AND LOLA M. ZADA**, 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 OWNERS OF THE PROPERTY DESCRIBED HEREOF.

[Signature]
KATHLEEN TANG
Notary Public State of Texas
My Commission Expires: 2-12-26
February 18, 2026

CITY PLANNING AND DEVELOPMENT SERVICES

APPROVED THIS 28 DAY OF May, 2024, A.D. BY THE PLANNING DIRECTOR OF THE CITY OF THE CITY OF KILLEEN, TEXAS.

[Signature]
PLANNING DIRECTOR

[Signature]
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, BELL COUNTY, TEXAS.

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



COUNTY CLERK INFORMATION:

FILED FOR RECORD THIS 26th DAY OF July, 2024, IN YEAR 2024, PLAT # 032149
PLAT RECORDS OF BELL COUNTY, TEXAS, AND DEDICATION INSTRUMENT # _____, OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

BY: [Signature] - 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 25th DAY OF June, 2024, A.D.

BY: [Signature]
BELL COUNTY TAX APPRAISAL DISTRICT

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.

SIGNATURE: [Signature]
BELL COUNTY PUBLIC HEALTH DISTRICT

Instr # 2024032149