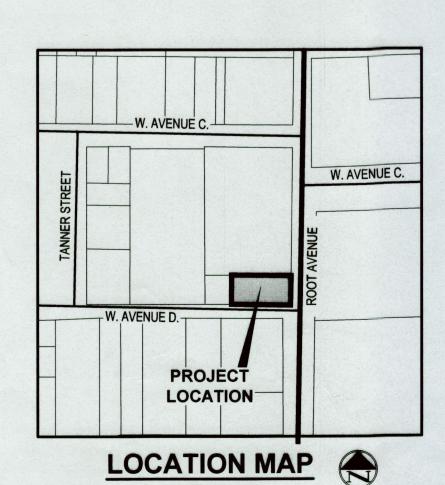


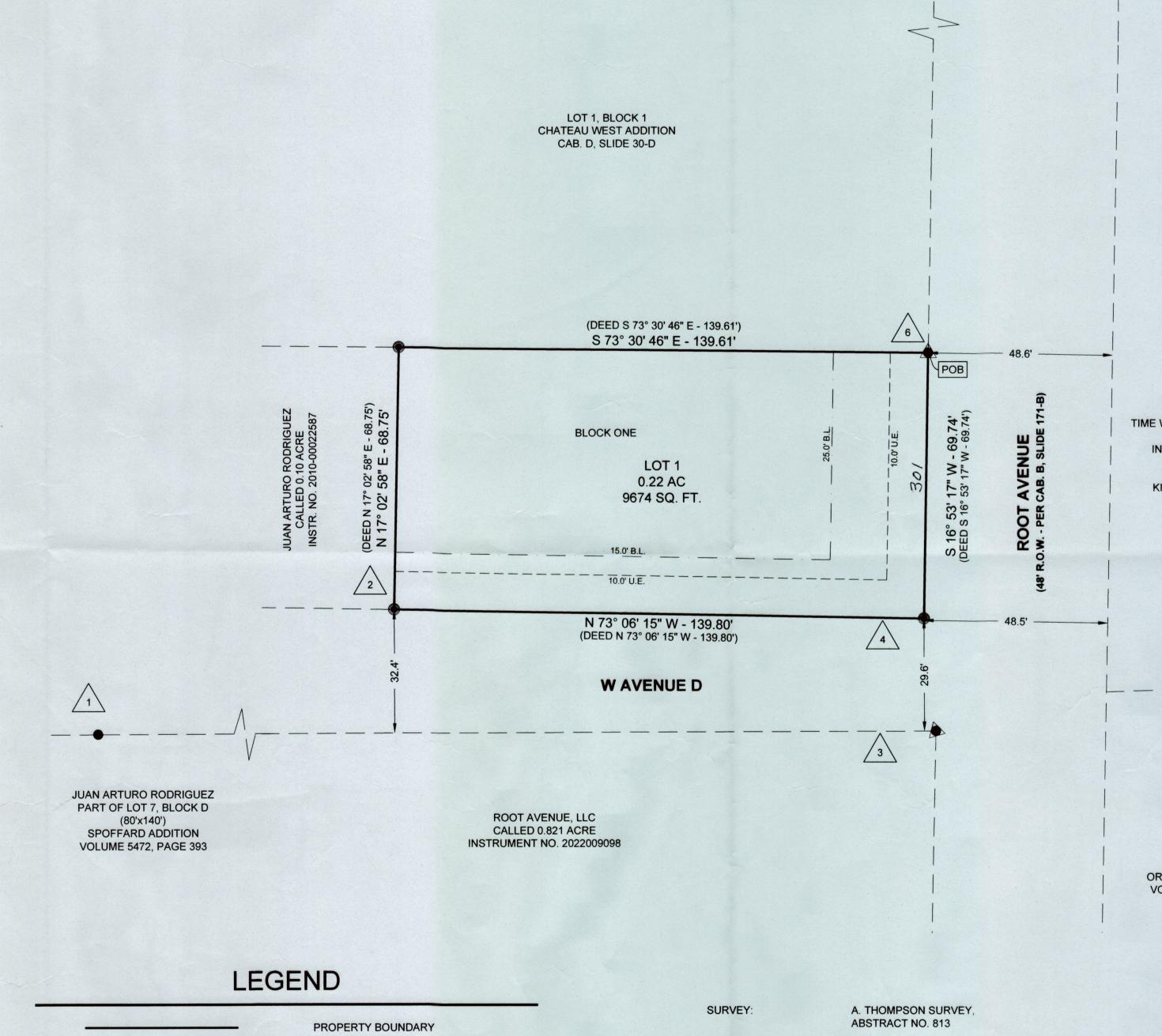
# REFERENCE TIES

S 87° 53' 30" E, 137.55' 1 - 2 3 - 4 N 09° 55' 10" E, 29.74' 5-6 S 16° 53' 17" W, 292.17' 7-6 S 22° 39' 23" W, 493.22'

# NOTES

- NO PROPOSED RESTRICTIONS OR COVENANTS TO BE APPLIED TO THIS PLAT.
- 2. THE BUILDING SETBACK LINES FOR THIS TRACT SHALL BE DETERMINED AS REQUIRED BY THE CITY CODE OF ORDINANCES AS RELATED TO THE DEVELOPMENT OF THIS TRACT UNLESS SHOWN HEREON.
- WATER SERVICE TO BE PROVIDED BY THE CITY OF KILLEEN WATER SUPPLY, CCN NO.10041
- 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\*\*
- 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





**BUILDING LINES** 

**EASEMENT LINES** 

ADJOINING TRACT PROPERTY LINES

1/2" IRON ROD W/ CAP STAMPED

60D NAIL FOUND IN THE TOP OF A

**CUT OFF 4X4 WOOD FENCE POST** 

"QUINTERO 10194110" FOUND

1/2" IRON ROD FOUND

UNLESS OTHERWISE NOTED

U.E.

**ABBREVIATIONS** 

**BUILDING LINE** 

UTILITY EASEMENT

DRAINAGE EASEMENT

#### KNOW ALL MEN BY THESE PRESENTS, THAT STEFEK AND SEARS BUILDERS, LLC & TRUE FOUNDATION CONSTRUCTION, LLC, BEING THE SOLE OWNERS OF THAT CERTAIN 0.22 ACRE TRACT OF LAND IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS, SITUATED IN THE **WAVENUE B** ALEXANDER THOMPSON SURVEY, ABSTRACT NO. 813, BELL COUNTY, TEXAS, BEING ALL OF THE CALLED 0.22 ACRE TRACT OF LAND DESCRIBED IN A DEED TO STEFEK AND SEARS BUILDERS, LLC & TRUE FOUNDATION CONSTRUCTION, LLC, RECORDED IN INSTRUMENT NO. 2022025032, DEED RECORDS OF BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF ROOT DUPLEX DEVELOPMENT, AS SHOWN BY THE PLAT HEREOF, ATTACHED HERETO, AND MADE A PART HEREON, AND APPROVED /7\ IGLESIA APOSTOLICA-CASE BY THE CITY OF KILLEEN, BELL COUNTY, TEXAS AND ROOT DUPLEX DEVELOPMENT, DOES HEREBY DEDICATE TO SAID CITY ALL DE DIOS Y PUERTA DEL STREETS, AVENUES, DRIVES, ALLEYS SHOWN ON SAID PLAT, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND FOR THE CIELO INC. INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES WHEN AND AS AUTHORIZED BY THE CITY OF KILLEEN. CALLED 1.22 ACRES INSTR. NO. 2021047924 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 WITNESS THE EXECUTION HEREOF, ON THIS 14 DAY OF July FOR: STEFEK AND SEARS BUILDERS, LLC REGISTERED AGENT BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY, PERSONALLY APPEARED ROBERT G. STEFEK, IN THEIR CAPACITY FOR STEFECK AND SEARS BUILDERS, LLC, KNOWN TO ME TO BE THE PERSONS WHOSE NAME 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 HEREON. GORGE J MEZA Notary ID #130547274 NOTARY PUBLIC STATE OF TEXAS MY COMMISSION EXPIRES: 2/19/122 WITNESS THE EXECUTION HEREOF, ON THIS 14 DAY OF Joly FOR: TRUE FOUNDATION CONSTRUCTION, LLC PRESIDENT BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY, PERSONALLY APPEARED SANTOS M. SANCHEZ, IN THEIR CAPACITY FOR TRUE FOUNDATION CONSTRUCTION, LLC KNOWN TO ME TO BE THE PERSONS WHOSE NAME 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 HEREON. GORGE J MEZA GORGE J MEZA Notary ID #130547274 My Commission Expires February 19, 2024 NOTARY PUBLIC STATE OF TEXAS MY COMMISSION EXPIRES: 2//9/22 TIME WARNER CABLE TEXAS, LLC CALLED 1.598 ACRE CITY PLANNING AND DEVELOPMENT SERVICES INSTR. NO. 2012-00043536 DAY OF , A.D. BY THE PLANNING DIRECTOR OF THE CITY LOT 1-A, BLOCK 59 KILLEEN ORIGINAL TOWN CAB. B, SLIDE 171-B SURVEYORS' CERTIFICATE: 07/14/2022 R. P. L. S. NO. 6878 1501 W. STAN SCHLUETER LP. KILLEEN, TX 76549 CITY OF KILLEEN LOT 1A, BLOCK 062 **ORIGINAL TOWN SCHOOL** COUNTY CLERK INFORMATION: **VOLUME 2800, PAGE 710**

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 AND BELL COUNTY, TEXAS.



PLAT #202050911 PLAT RECORDS OF BELL COUNTY, TEXAS, AND DEDICATION INSTRUMENT #202050911 OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

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 20 DAY OF July , 20 22 A.D.



KILLEEN, TEXAS 76549 FAX: (254) 432-7070

T.B.P.E. FIRM NO.: 14709 T.B.P.L.S. FIRM NO.: 1019411

### **FINAL PLAT FOR:**

## **ROOT DUPLEX DEVELOPMENT** CITY OF KILLEEN, BELL COUNTY, TEXAS

ROOT DUPLEX DEVELOPMENT, IS A PLAT OF A ALL OF THE CALLED 0.22 ACRE TRACT OF LAND DESCRIBED IN A DEED TO STEFECK AND SEARS BUILDERS, LLC & TRUE FOUNDATION CONSTRUCTION, LLC, RECORDED IN INSTRUMENT NO. 2022025032, DEED RECORDS OF BELL COUNTY, TEXAS.

PROJECT NO .: 038-22 DRAWING NO .:

NST#2022-50911

NUMBER OF BLOCKS:

0.22 AC

**JUNE 2022** 

STEFEK AND SEARS BUILDERS, LLC 3800 S. W.S. YOUND DRIVE #102

TRUE FOUNDATION CONSTRUCTION, LLC

GRAPHIC HORIZONTAL SCALE

SCALE: 1:20

KILLEEN, TEXAS 76542

2301 COUNTY ROAD 223 FLORENCE, TEXAS 76527

KILLEEN, TEXAS 76549

(254) 493-9962

QUINTERO ENGINEERING, LLC

1501 W. STAN SCHLUETER LP

NUMBER OF LOTS:

TOTAL ACREAGE:

DATE:

OWNER:

OWNER:

SURVEYOR:

W AVENUE C