

ROSEWOOD SPRINGS, PHASE ONE

ROSEWOOD DRIVE

KILLEEN, BELL COUNTY, TEXAS

QE Project No.: 003-18

KNOW ALL MEN BY THESE PRESENTS, THAT SS SPRINGS, LLC AND CODRA DEVELOPMENT, INC., BEING THE SOLE OWNERS OF THE CALLED 34.18 ACRES OF LAND IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS, SITUATED IN THE R. CUNNINGHAM SURVEY, A-158, BEING A PORTION OF LOT 2, BLOCK 1, ROSEWOOD ADDITION, RECORDED IN CABINET C, SLIDE 92-C, AND A PORTION OF THE CALLED 48.83 ACRES, ALSO DESCRIBED IN A DEED TO SS SPRINGS, LLC, RECORDED IN INSTRUMENT NO. 2018-00025882, DEED RECORDS OF BELL COUNTY, TEXAS, FURTHER DESCRIBED AS THE SAVE AND EXCEPT TRACT, RECORDED IN INSTRUMENT NO. 2021-00020909, DEED RECORDS OF BELL COUNTY, TEXAS, AND BEING ALL OF THE CALLED 33.60 ACRES, DESCRIBED IN A DEED TO CODRA DEVELOPMENT, INC., RECORDED IN INSTRUMENT NO. 2021-00020909, DEED RECORDS OF BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF ROSEWOOD SPRINGS, PHASE ONE, AS SHOWN BY THE PLAT HEREOF, ATTACHED HERETO, AND MADE A PART HEREOF, AND APPROVED BY THE CITY OF KILLEEN, BELL COUNTY, TEXAS AND ROSEWOOD SPRINGS, PHASE ONE, DOES HEREBY DEDICATE TO SAID CITY ALL STREETS, AVENUES, DRIVES AND 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.

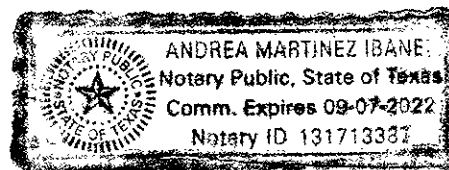
THE DRAINAGE AND UTILITY EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO THE SAID CITY FOR INSTALLATION AND MAINTENANCE OF ANY AND ALL PUBLIC UTILITIES, WHICH THE CITY MAY ELECT TO INSTALL AND MAINTAIN OR PERMIT TO BE INSTALLED OR MAINTAINED.

WITNESS THE EXECUTION HEREOF, ON THIS 25th DAY OF May, 2021.

FOR: SS SPRINGS, LLC

James M. Wright
JAMES M. WRIGHT
PRESIDENT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY, PERSONALLY APPEARED JAMES M. WRIGHT IN HIS CAPACITY FOR SS SPRINGS, LLC 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 HEREON.



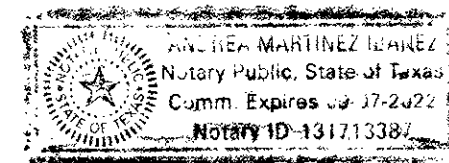
Andrea Martinez Ibanez
ANDREA MARTINEZ IBANEZ
NOTARY PUBLIC STATE OF TEXAS
MY COMMISSION EXPIRES: 9/7/2022

WITNESS THE EXECUTION HEREOF, ON THIS 26th DAY OF May, 2021.

FOR: CODRA DEVELOPMENT, INC.

James M. Wright
JAMES M. WRIGHT
PRESIDENT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY, PERSONALLY APPEARED JAMES M. WRIGHT IN HIS CAPACITY FOR CODRA DEVELOPMENT, INC. 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 HEREON.



Andrea Martinez Ibanez
ANDREA MARTINEZ IBANEZ
NOTARY PUBLIC STATE OF TEXAS
MY COMMISSION EXPIRES: 9/7/2022

SHEET INDEX

P1 - COVER SHEET
P2 - PLAT INSETS
P2 - PLAT
P3 - PLAT



LOCATION MAP
SCALE: NTS

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.
2. THIS PROPERTY LIES WITHIN FEMA "ZONE AE" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, FEMA MAP 48027C0280E WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.
FEMA "ZONE AE" ARE DEFINED AS AREAS DETERMINED TO HAVE BASE FLOOD ELEVATIONS.
3. BUILDING SETBACK SHALL BE AS OUTLINED IN ORDINANCE 19-017.
4. ALL UTILITY EASEMENTS SHALL BE 10.0' WIDE, UNLESS OTHERWISE NOTED.
5. THE SIGN EASEMENT LOCATED IN DRAINAGE TRACT 1, SHALL BE FOR THE SUBDIVISION SIGN AND/OR LOT 1, BLOCK 4 OF THIS DEVELOPMENT.
6. FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 1 FOOT ABOVE THE AVERAGE TOP OF CURB ELEVATION FRONTING THE LOT.
7. FOR EACH DWELLING UNIT, 2 OFF-STREET PARKING SPACES MUST BE PROVIDED.
8. 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.
9. 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.
10. ALL EASEMENTS GRANTED TO THE CITY OF KILLEEN WITHIN THIS DEVELOPMENT ARE TO BE ABANDONED AND REPLACED AS PART OF THE ROSEWOOD SPRINGS PROJECT. THE EASEMENTS SHOWN HEREIN REFLECT THE REPLACEMENT EASEMENTS.
11. PERMANENT CORNERS, EXTERIOR AND INTERIOR, SHALL 1/2" IRON ROD WITH A CAP MARKED "QUINTERO 10194110" AFTER COMPLETED CONSTRUCTION AS AUTHORIZED BY THE DEVELOPER.
12. DRAINAGE TRACTS 1, 2, & 3 SHALL REMAIN THE PROPERTY OF THE DEVELOPER AND BE MAINTAINED BY THE DEVELOPER.
13. 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.

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 June, 20 21, A.D. BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KILLEEN, TEXAS.

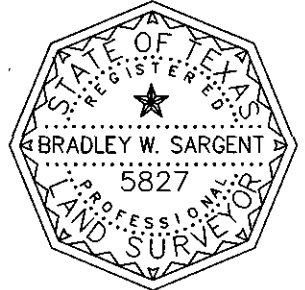
Kim Latt
CHAIRMAN, PLANNING AND ZONING COMMISSION

Kristina Stuckland
SECRETARY, PLANNING AND ZONING COMMISSION

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, TEXAS.

Bradley W. Sargent 05/25/21
BRADLEY W. SARGENT
R. P. L. S. NO. 5827
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 THE 16th DAY OF June, 20 21 A.D.

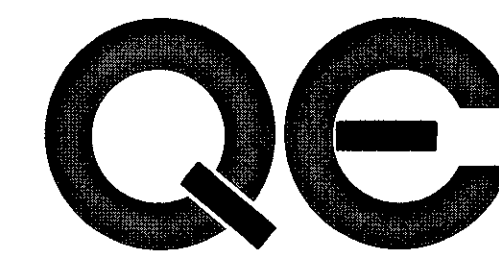
Morgan Bowers
By: Morgan Bowers
BELL COUNTY TAX APPRAISAL DISTRICT

COUNTY CLERK INFORMATION:

FILED FOR RECORD THIS 22nd DAY OF June, 20 21, IN YEAR 2021
PLAT # 2021-39491-A, B, C
OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

By: *Shelley Coston*

SURVEY:	R. CUNNINGHAM SURVEY, A-158	OWNER:	SS SPRINGS, LLC 3800 SOUTH WS YOUNG DRIVE SUITE 101 KILLEEN, TEXAS 76542
NUMBER OF BLOCKS:	5	OWNER:	CODRA DEVELOPMENT, INC. 3800 SOUTH WS YOUNG DRIVE SUITE 101 KILLEEN, TEXAS 76542
NUMBER OF LOTS:	163	SURVEYOR:	QUINTERO ENGINEERING, LLC 1501 W. STAN SCHLUETER LP. KILLEEN, TEXAS 76549 (254) 493-9962
TOTAL ACREAGE:	33.29 AC		
DATE:	MAY 2021		



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 FOR:

ROSEWOOD SPRINGS, PHASE ONE

CITY OF KILLEEN, BELL COUNTY, TEXAS

ROSEWOOD SPRINGS, PHASE ONE,

IS A REPLAT OF A PORTION OF LOT 2, BLOCK 1, ROSEWOOD ADDITION, AN ADDITION TO THE CITY OF KILLEEN, RECORDED IN CABINET C, SLIDE 92-C, PLAT RECORDS OF BELL COUNTY, TEXAS AND A PORTION OF THE CALLED 48.83 ACRES DESCRIBED IN A DEED TO SS SPRINGS, LLC, RECORDED IN INSTRUMENT NO. 2018-00025882, DEED RECORDS OF BELL COUNTY, TEXAS AND ALL OF THE CALLED 33.60 ACRES DESCRIBED IN A DEED TO CODRA DEVELOPMENT, INC., RECORDED IN INSTRUMENT NO. 2021-00020909, DEED RECORDS OF BELL COUNTY, TEXAS.

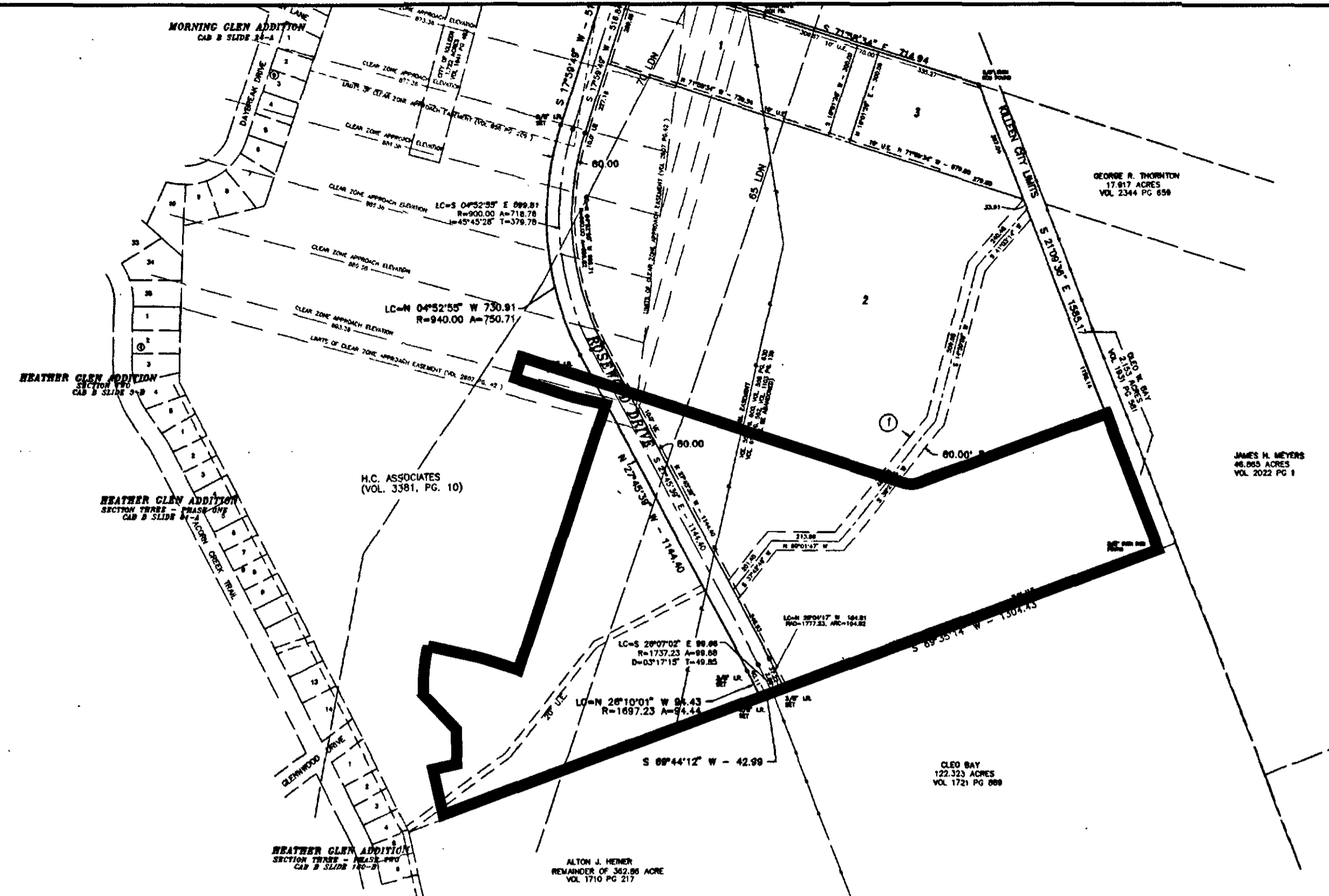
PROJECT NO.:

003-18

DRAWING NO.:

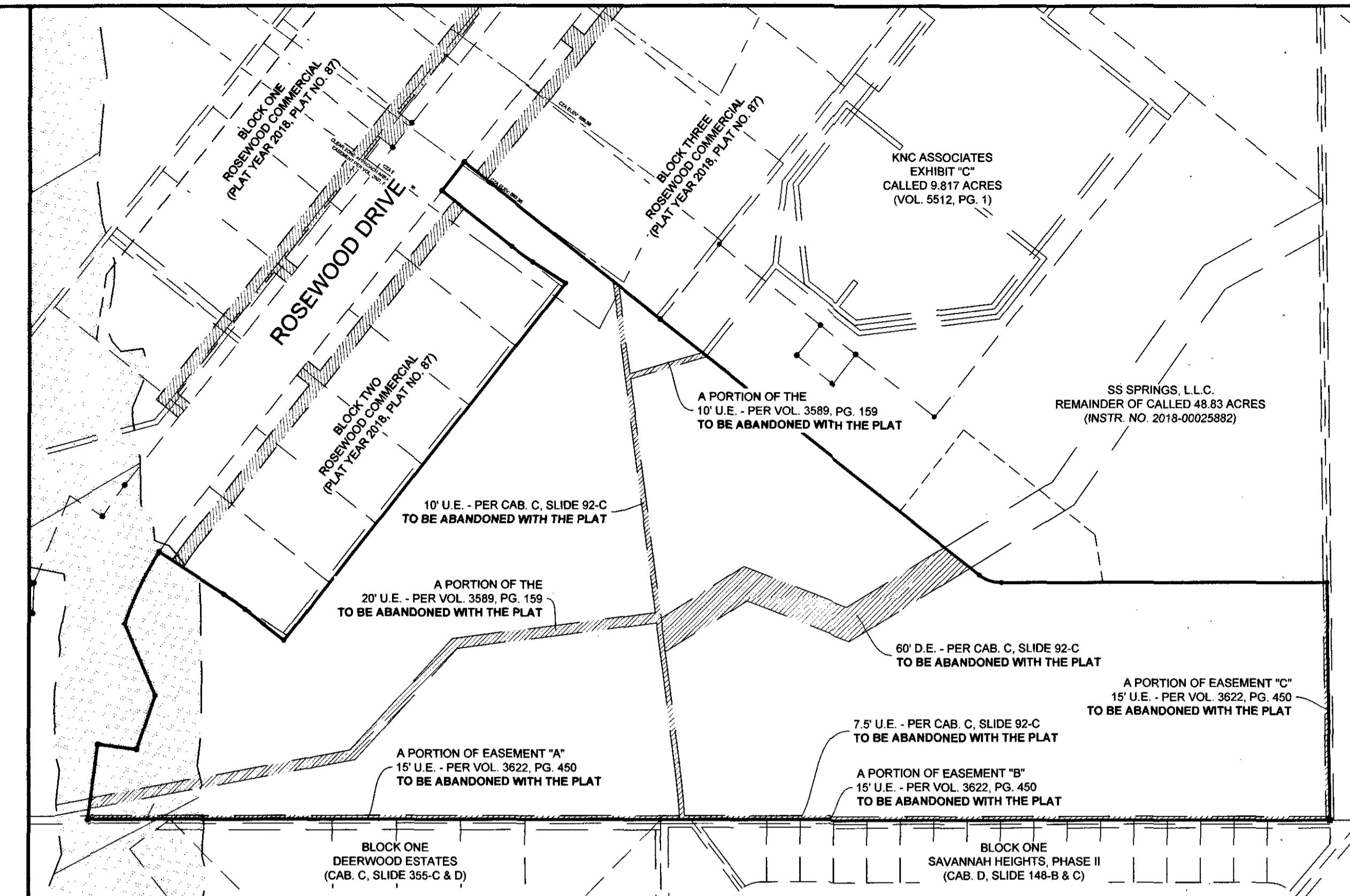
P1 OF P4

INST# 2021-39491-A



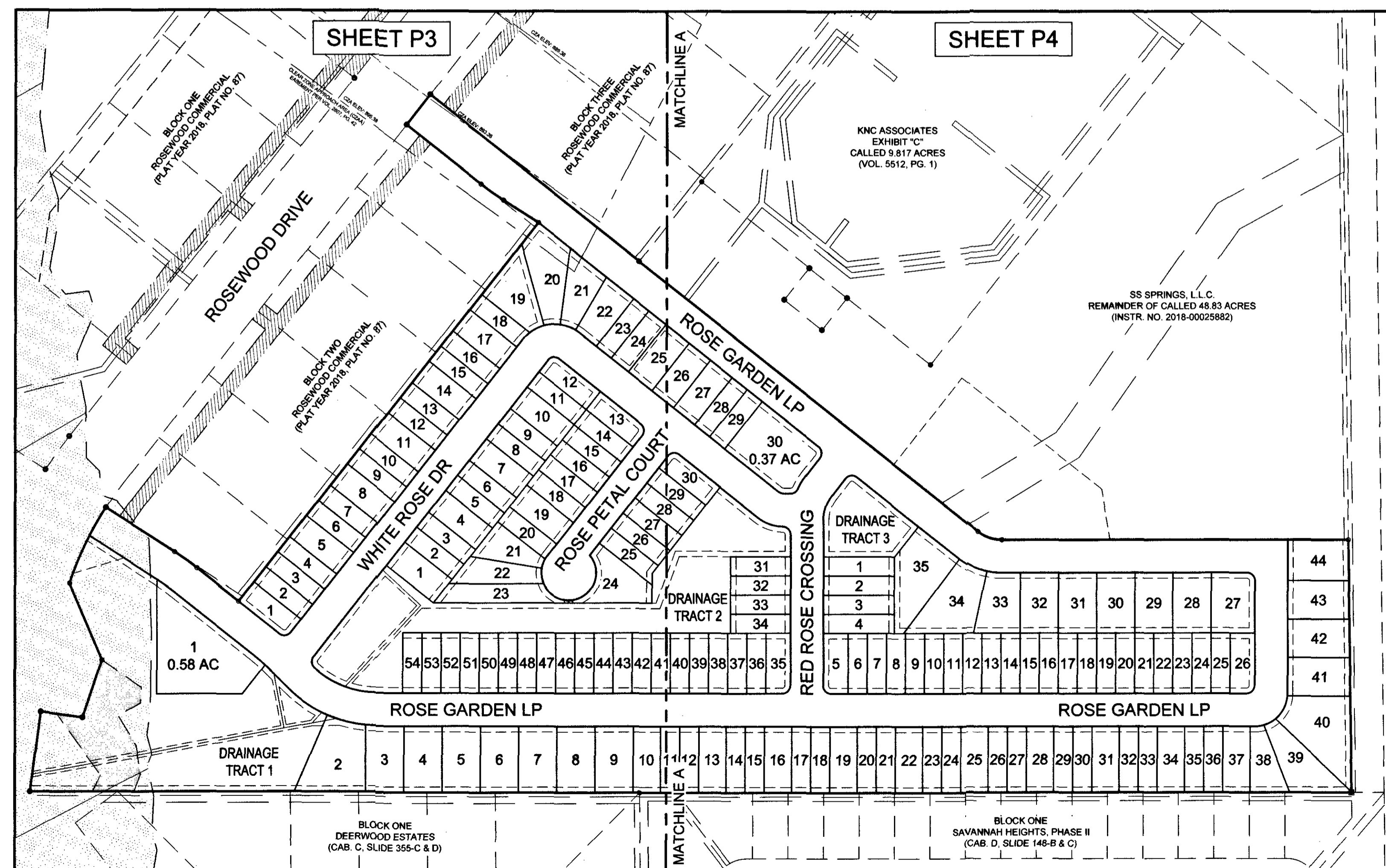
ORIGINAL CONFIGURATION OF LOT 2, BLOCK 1, ROSEWOOD ADDITION, AN ADDITION TO THE CITY OF KILLEEN, RECORDED IN CABINET C, SLIDE 92-C, PLAT RECORDS OF BELL COUNTY, TEXAS.

SCALE: NTS



EASEMENT ABANDONMENT INSET

SCALE= 1:200



OVERALL PLAT SHEET LAYOUT

SCALE= 1:150

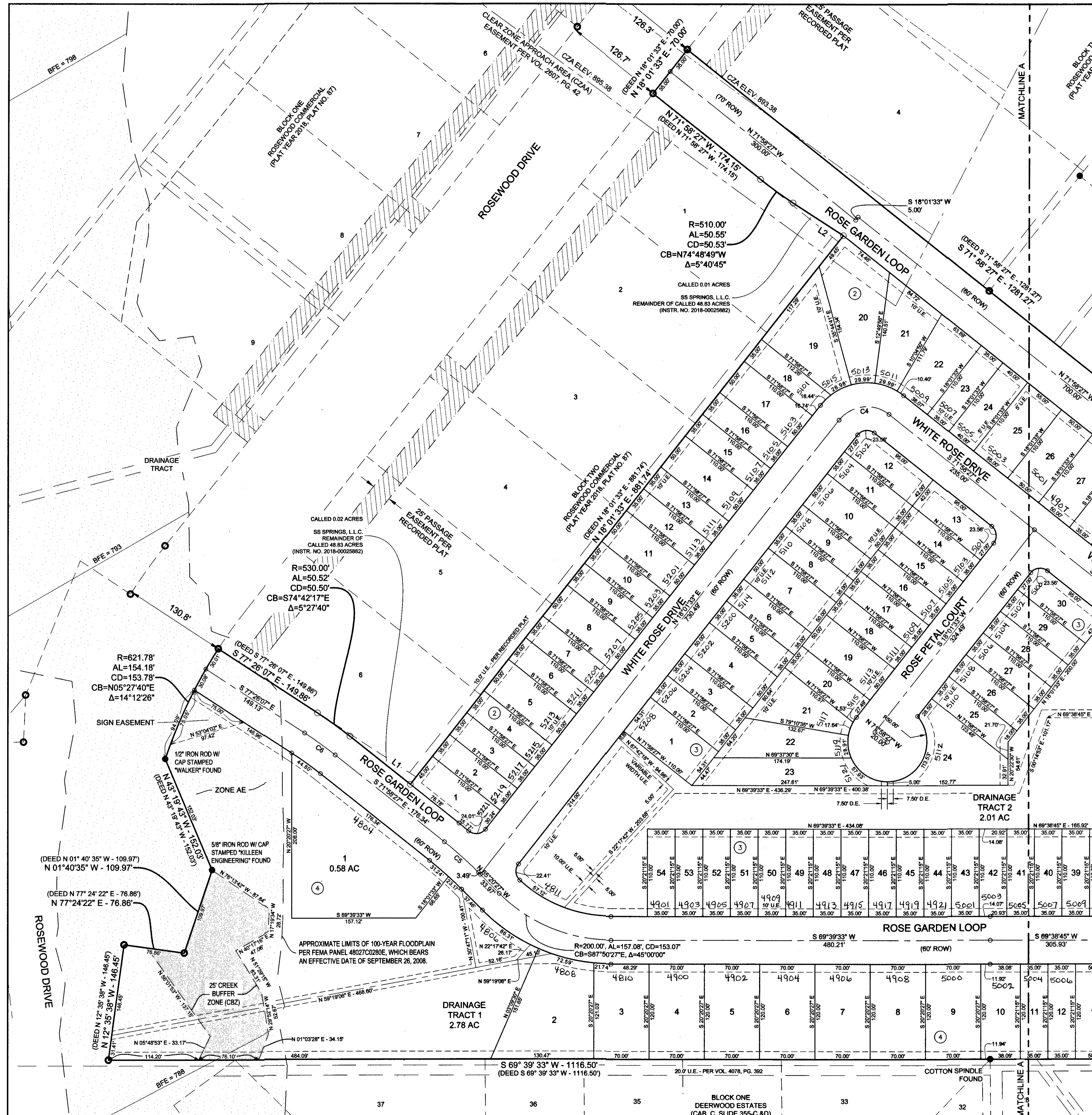


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 CITY OF KILLEEN, BELL COUNTY, TEXAS
ROSEWOOD SPRINGS, PHASE ONE

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PROJECT NO.:
003-18
 DRAWING NO.:
P2 OF P4

INST # 2021-39491-B



BOUNDARY TABLE

NUMBER	BEARING OR CHORD DIRECTION	LENGTH OR ARC LENGTH	RADIUS	CHORD LENGTH	DELTA
L1	S71° 58' 27" E	97.56			
L2	N77° 39' 11" W	75.76			

CENTER LINE CURVE TABLE

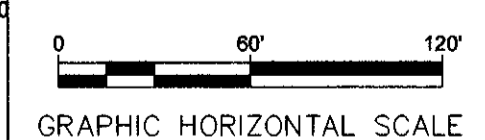
CURVE #	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA
C1	100.00	49.33	S03°53'43"W	48.83	028°15'40"
C2	100.00	17.66	S15°17'41"E	17.64	010°07'08"
C3	50.00	33.49	N88°50'09"E	32.87	038°22'48"
C4	45.00	70.69	S63°01'33"W	63.64	090°00'00"
C5	500.00	57.89	N68°39'27"W	57.85	006°38'00"
C6	500.00	47.66	N74°42'17"W	47.64	005°27'40"

LEGEND

- PROPERTY BOUNDARY
- - - EASEMENT LINES
- - - OFFSITE EASEMENT LINES
- - - ADJOINING TRACT PROPERTY LINES
- 3/8" IRON ROD W/ CAP STAMPED "MITCHELL & ASSOC. KILLEEN" FOUND
- 1/2" IRON ROD W/ CAP STAMPED "QUINTERO 10194110" FOUND
- AS NOTED

ABBREVIATIONS

- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT



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.: 14799 T.B.P.L.S. FIRM NO.: 10194110

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PROJECT NO.: 003-18
 DRAWING NO.: P3 OF P4

APPROXIMATE LIMITS OF 100-YEAR FLOODPLAIN PER FEMA PANEL 48027C0280E, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.

25' CREEK BUFFER ZONE (CBZ)

12" IRON ROD W/ CAP STAMPED "WALKER" FOUND

5/8" IRON ROD W/ CAP STAMPED "KILLEEN ENGINEERING" FOUND

12" IRON ROD W/ CAP STAMPED "MITCHELL & ASSOC. KILLEEN" FOUND

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

AS NOTED

UTILITY EASEMENT

DRAINAGE EASEMENT

PROPERTY BOUNDARY

EASEMENT LINES

OFFSITE EASEMENT LINES

ADJOINING TRACT PROPERTY LINES

UTILITY EASEMENT

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AS NOTED

UTILITY EASEMENT

DRAINAGE EASEMENT

PROPERTY BOUNDARY

EASEMENT LINES

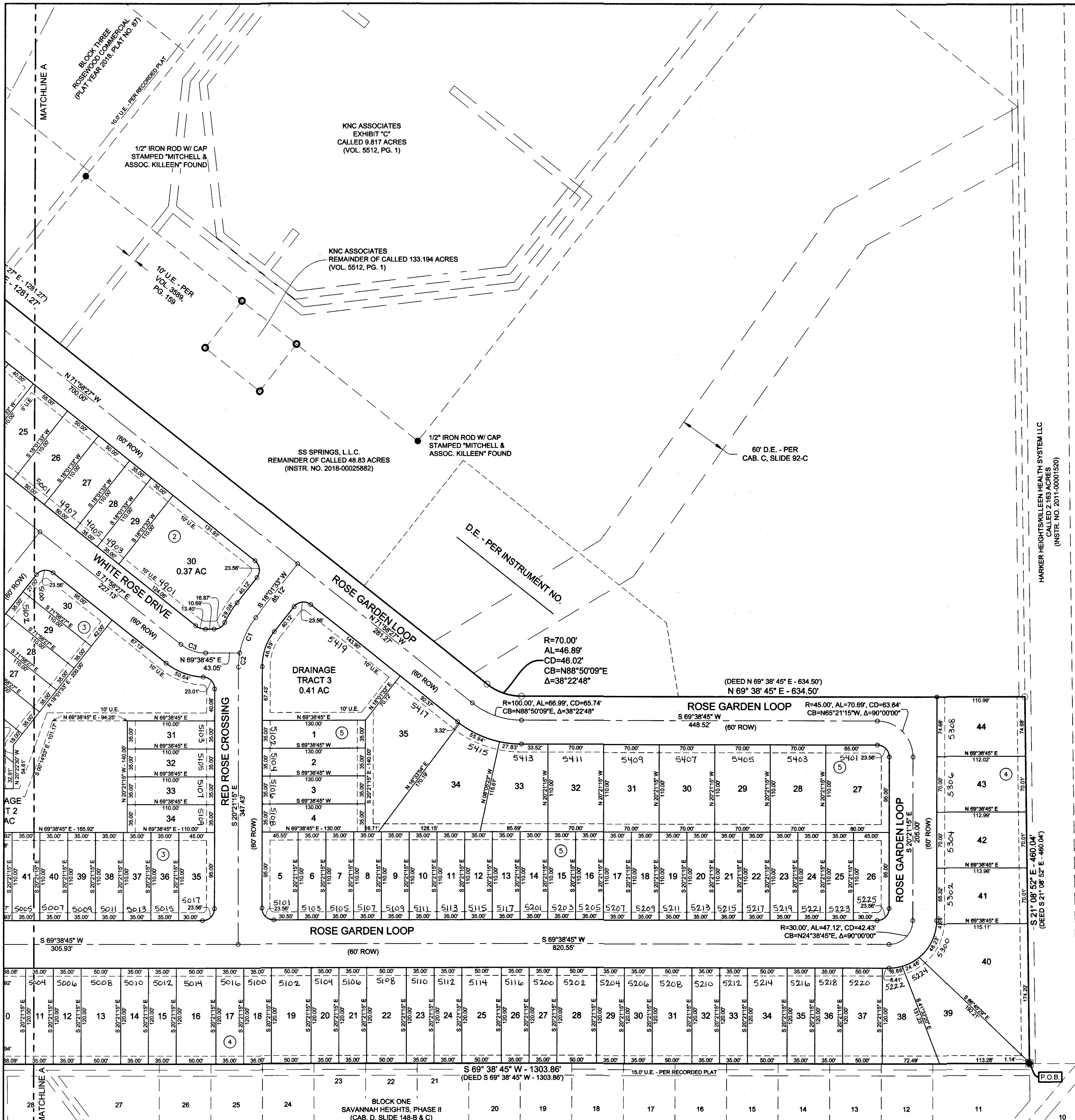
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LEGEND

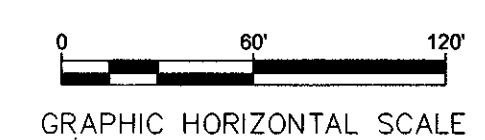
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ABBREVIATIONS

- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT

LOT 1, BLOCK ONE
SAVANNAH COMMERCIAL ADDITION
(CAB. D, SLIDE 98-D)

HARKER HEIGHTS/KILLEEN HEALTH SYSTEM LLC
CALLED 2.163 ACRES
(INSTR. NO. 2011-00001520)



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

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PROJECT NO.: 003-18
DRAWING NO.: P4 OF P4

INST# 2021-29491-D