

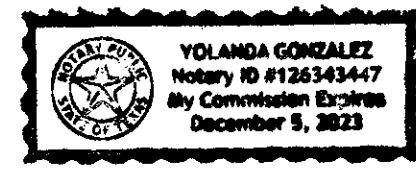
KNOW ALL MEN BY THESE PRESENTS, THAT LESLIE I. SHELLEY, BEING THE SOLE OWNERS OF THAT CERTAIN 4.15 ACRES OF LAND IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS, SITUATED IN THE WILLIAM H. COLE SURVEY, A-200, BEING ALL OF THE CALLED 4153 ACRES DESCRIBED IN A DEED TO LESLIE I. SHELLEY, RECORDED IN INSTRUMENT NO. 2019-0005006, DEED RECORDS OF BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF SPLAWN RANCH PHASE SIX, AS SHOWN BY THE PLAT HEREOF, ATTACHED HERETO, AND MADE A PART HEREOF, AND APPROVED BY THE CITY OF KILLEEN, BELL COUNTY, TEXAS AND SPLAWN RANCH PHASE SIX, 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.

WITNESS THE EXECUTION HEREOF, ON THIS 20th DAY OF May, 2020.

Leslie I. Shelley
LESLIE I. SHELLEY

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY, PERSONALLY APPEARED LESLIE I. SHELLEY KNOWN TO ME TO BE THE PERSON WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT. IT HAS BEEN ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING INSTRUMENT AS THE OWNERS OF THE PROPERTY DESCRIBED HEREOF.



NOTARY PUBLIC STATE OF TEXAS
MY COMMISSION EXPIRES: 12/5/2023

PLANNING AND ZONING COMMISSION
THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KILLEEN, TEXAS.

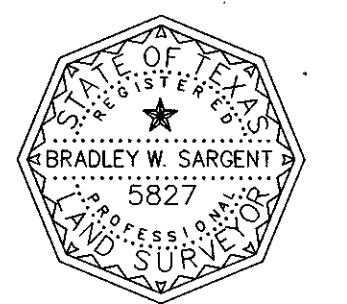
APPROVED THIS 16th DAY OF April, 2020, A.D. BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KILLEEN, TEXAS.

Kirk Lathan
CHAIRMAN, PLANNING AND ZONING COMMISSION

Maria Lopez
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 AND BELL COUNTY, TEXAS.

Bradley W. Sargent 5/22/20
BRADLEY W. SARGENT
R. P. L. S. NO. 5827
415 E AVENUE D
KILLEEN, TX 76541



COUNTY CLERK INFORMATION:
FILED FOR RECORD THIS 16th DAY OF June, 2020, IN YEAR 2020
PLAT # 2020-2008 PLAT RECORDS OF BELL COUNTY, TEXAS, AND DEDICATION INSTRUMENT #
OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

BY: *Shelley Coston by Deane Barnard, Chief Deputy Clerk*

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 3rd DAY OF June, 2020, A.D.

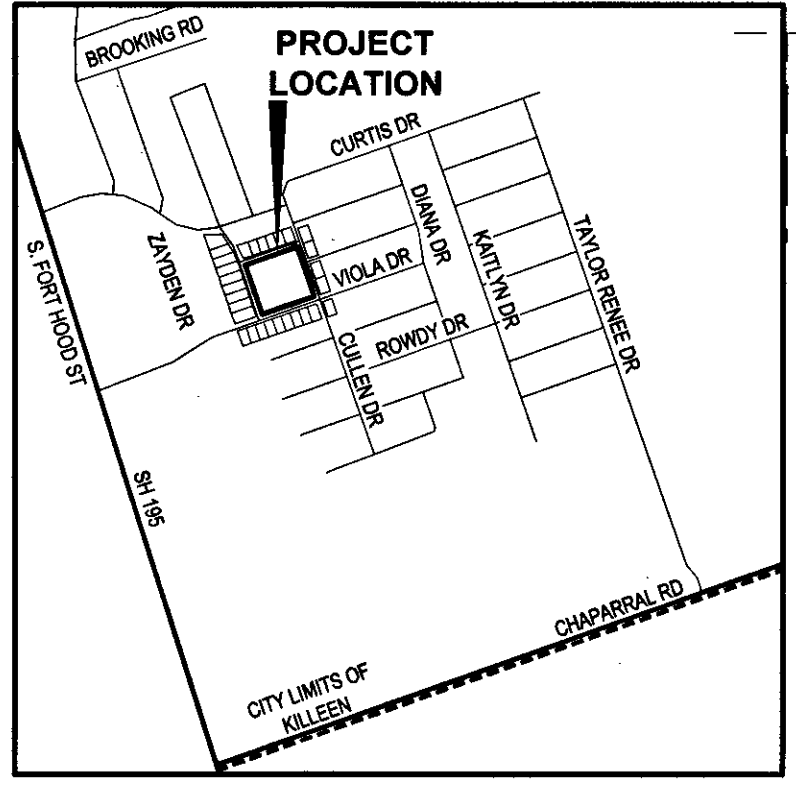
Jennifer King
BELL COUNTY TAX APPRAISAL DISTRICT

SURVEY:	WILLIAM H. COLE SURVEY, A-200	OWNER:	LESLIE I. SHELLEY 7626 MCGREGOR PARK RD. TEMPLE, TEXAS 76502
NUMBER OF BLOCKS:	1	SURVEYOR:	QUINTERO ENGINEERING, LLC 1501 W. STAN SCHLUETER LP KILLEEN, TEXAS 76549 (254) 493-9962
NUMBER OF LOTS:	16		
TOTAL ACREAGE:	4.15 AC		
DATE:	MAY 2020		

FINAL PLAT FOR:
SPLAWN RANCH PHASE SIX
CITY OF KILLEEN, BELL COUNTY, TEXAS

SPLAWN RANCH PHASE SIX,
IS A PLAT OF ALL OF THE CALLED 4.153 ACRES DESCRIBED IN A DEED TO LESLIE I. SHELLEY, RECORDED IN INSTRUMENT NO. 2019-0005006, DEED RECORDS OF BELL COUNTY, TEXAS.

PROJECT NO.: 066-19
DRAWING NO.: P1



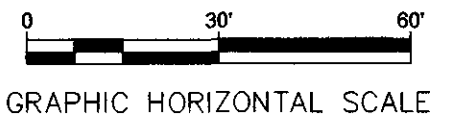
LOCATION MAP
SCALE: NTS

LEGEND

	PROPERTY BOUNDARY
	LOT LINES
	EASEMENT LINES
	ADJOINING PROPERTY LINES
	OFFSITE EASEMENTS
	1/2" IRON ROD SET W/ CAP STAMPED "QUINTERO 10194110"
	3/8" IRON ROD WITH CAP STAMPED "KES" FOUND

UNLESS OTHERWISE NOTED

- NOTES**
- THE BUILDING AND 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.
 - 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.
 - PERMANENT CORNERS, EXTERIOR AND INTERIOR, SHALL BE 1/2" IRON RODS WITH A CAP STAMPED "QUINTERO 1094110" AFTER COMPLETED CONSTRUCTION AS AUTHORIZED BY THE DEVELOPER.
 - THIS PROPERTY LIES WITHIN THE FEMA "OTHER AREAS, ZONE X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, FEMA MAP 48027C0275E, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.
FEMA "OTHER AREAS, ZONE X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.



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

Inst# 2020-28209