

KNOW ALL MEN BY THESE PRESENTS, THAT MIGUEL RIVERA BEING THE SOLE OWNER OF THAT CERTAIN 0.473 ACRE TRACT IN BELL COUNTY, TEXAS, BEING PART OF LOT 9, BLOCK 1, OF STAGECOACH ROAD SUBDIVISION, IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN CABINET A, SLIDE 22 OF THE PLAT RECORDS OF BELL COUNTY, TEXAS, SHOWN AND ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, DOES HEREBY SUBDIVIDE THE HEREIN DESCRIBED PROPERTY INTO LOTS AND BLOCKS, ACCORDING TO THE PLAT HEREOF, TO BE KNOWN AS STAGECOACH ROAD SUBDIVISION, PHASE III TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, AS SHOWN BY THE PLAT HEREOF, ATTACHED HERETO, AND MADE A PART HEREOF, AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF KILLEEN, BELL COUNTY, TEXAS, DOES HEREBY ADOPT SAID STAGECOACH ROAD SUBDIVISION, PHASE III AS AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, AND FOR THE PURPOSE OF SELLING LOTS AND BLOCKS OF LAND WITH REFERENCE THERETO AND FOR THE PROPERTY DEVELOPMENT OF SAID LAND BY ITS OWNERS AND FOR ALL OTHER PURPOSES; AND DOES HEREBY DEDICATE TO THE CITY OF KILLEEN, ALL STREETS, AVENUES, ROADS, DRIVES, ALLEYS AND ASSOCIATED POTABLE WATER, SANITARY SEWER, AND STORM SEWER SYSTEMS AS SHOWN ON SAID PLAT, AND FINAL CONSTRUCTION DRAWINGS THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND PUBLIC UTILITIES WHEN AND AS AUTHORIZED BY THE CITY OF KILLEEN, BELL COUNTY, TEXAS.

THE UTILITY AND DRAINAGE EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO THE 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 14th DAY OF May, 2016.

Miguel Rivera
MIGUEL RIVERA, OWNER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MIGUEL RIVERA, 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 HEREOF.

José Guadalupe
NOTARY PUBLIC STATE OF TEXAS
MY COMMISSION EXPIRES: April 10, 2019

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 May, 2016, A.D. BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KILLEEN, TEXAS.

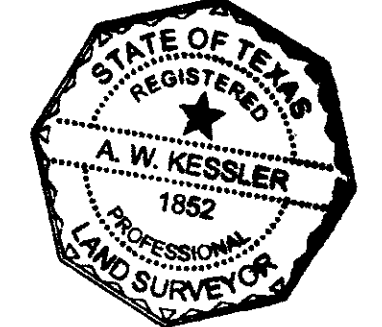
John Goodrich
CHAIRMAN, PLANNING AND ZONING COMMISSION

María Lopez
SECRETARY, PLANNING AND ZONING COMMISSION

SURVEYORS' CERTIFICATE:

I, A. W. KESSLER, 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.

A. W. Kessler 5-13-16
A. W. KESSLER
R. P. L. S. NO. 1852
415 E. AVENUE D
KILLEEN, TX 76541



AFFIDAVIT:

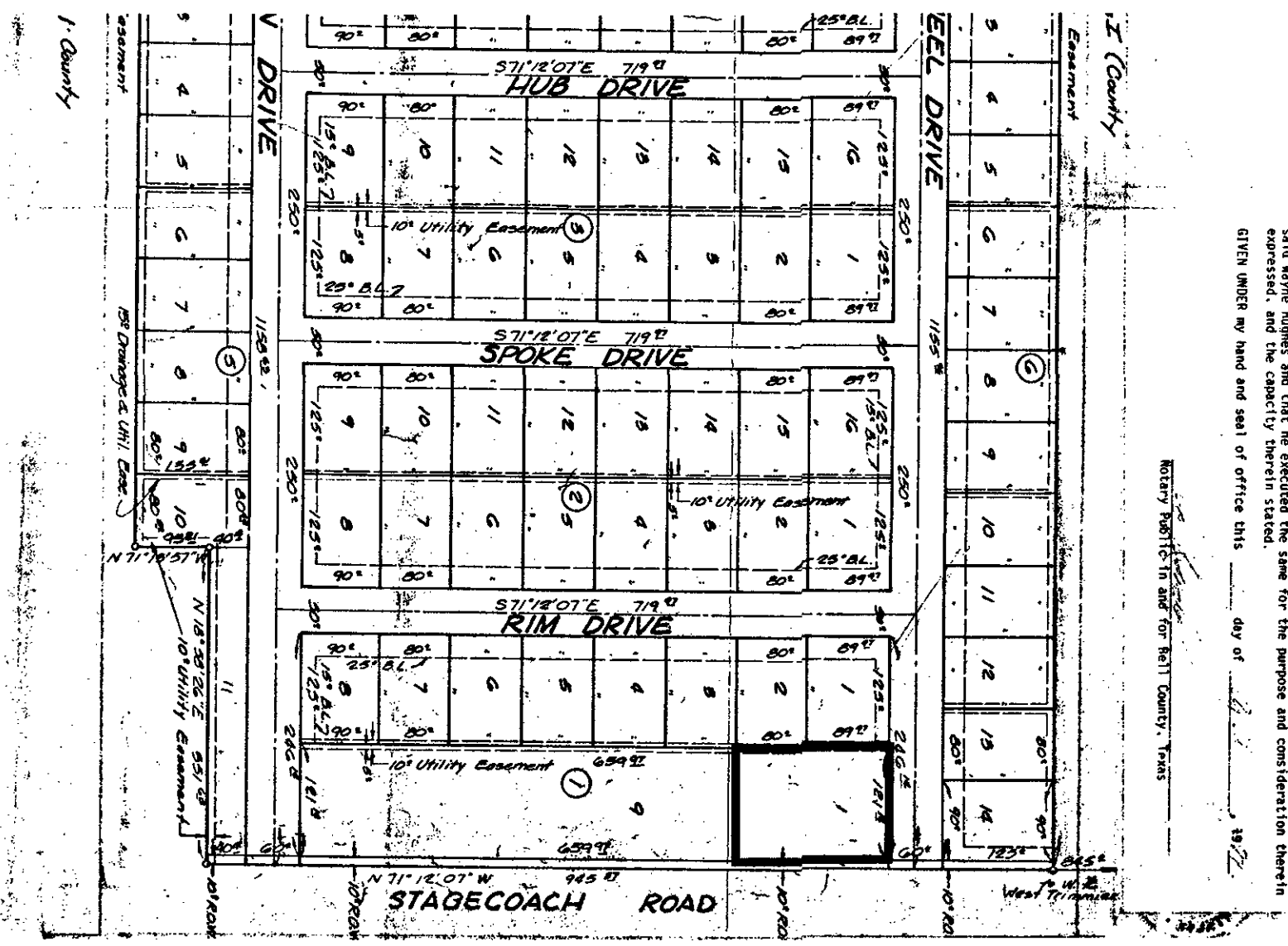
THE TAX APPRAISAL DISTRICT OF BELL COUNTY DOES HEREBY CERTIFY THERE ARE CURRENTLY NO DELINQUENT TAXES DUE TO THE TAX APPRAISAL DISTRICT OF BELL COUNTY ON THE PROPERTY DESCRIBED BY THIS PLAT.

DATED THIS THE 17th DAY OF May, 2016 A.D.

By: *Melissa Rodriguez*
BELL COUNTY TAX APPRAISAL DISTRICT

COUNTY CLERK INFORMATION:
FILED FOR RECORD THIS 23rd DAY OF May, 2016, IN YEAR 2016, PLAT # 58
PLAT RECORDS OF BELL COUNTY, TEXAS, AND DEDICATION INSTRUMENT # 2016-00019556, OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

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|-------------------|-----------------------|-----------|--|
| SURVEY: | A. WEBB SURVEY, A-857 | OWNER: | MIGUEL RIVERA 703 RIM DRIVE KILLEEN, TEXAS 76542 |
| NUMBER OF BLOCKS: | 1 | SURVEYOR: | QUINTERO ENGINEERING, LLC 415 E. AVENUE D KILLEEN, TEXAS 76541 (254) 493-9962 |
| NUMBER OF LOTS: | 1 | | |
| TOTAL ACREAGE: | 0.473 Ac. | | |
| DATE: | MAY, 2016 | | |



STAGECOACH ROAD SUBDIVISION, AN ADDITION TO THE CITY OF KILLEEN, TEXAS, RECORDED IN CABINET A, SLIDE 22, PLAT RECORDS OF BELL COUNTY, TEXAS
SCALE: N.T.S.

LEGEND

- PROPERTY BOUNDARY
- ORIGINAL ABSTRACT BOUNDARY LINE
- BUILDING LINE
- - - EASEMENT LINES
- - - ADJOINING TRACT PROPERTY LINES
- IRON PIPE FOUND
- IRON ROD FOUND
- IRON ROD SET
- **UNLESS OTHERWISE NOTED**
- ① BLOCK NUMBER

STAGECOACH ROAD (ROW VARIES) (NO RECORD INFORMATION FOUND TO DATE)

① BOB F. GORDON AND LANAE GORDON REMAINDER OF CALLED 50.824 AC. (VOL. 1787, PAGE 896)

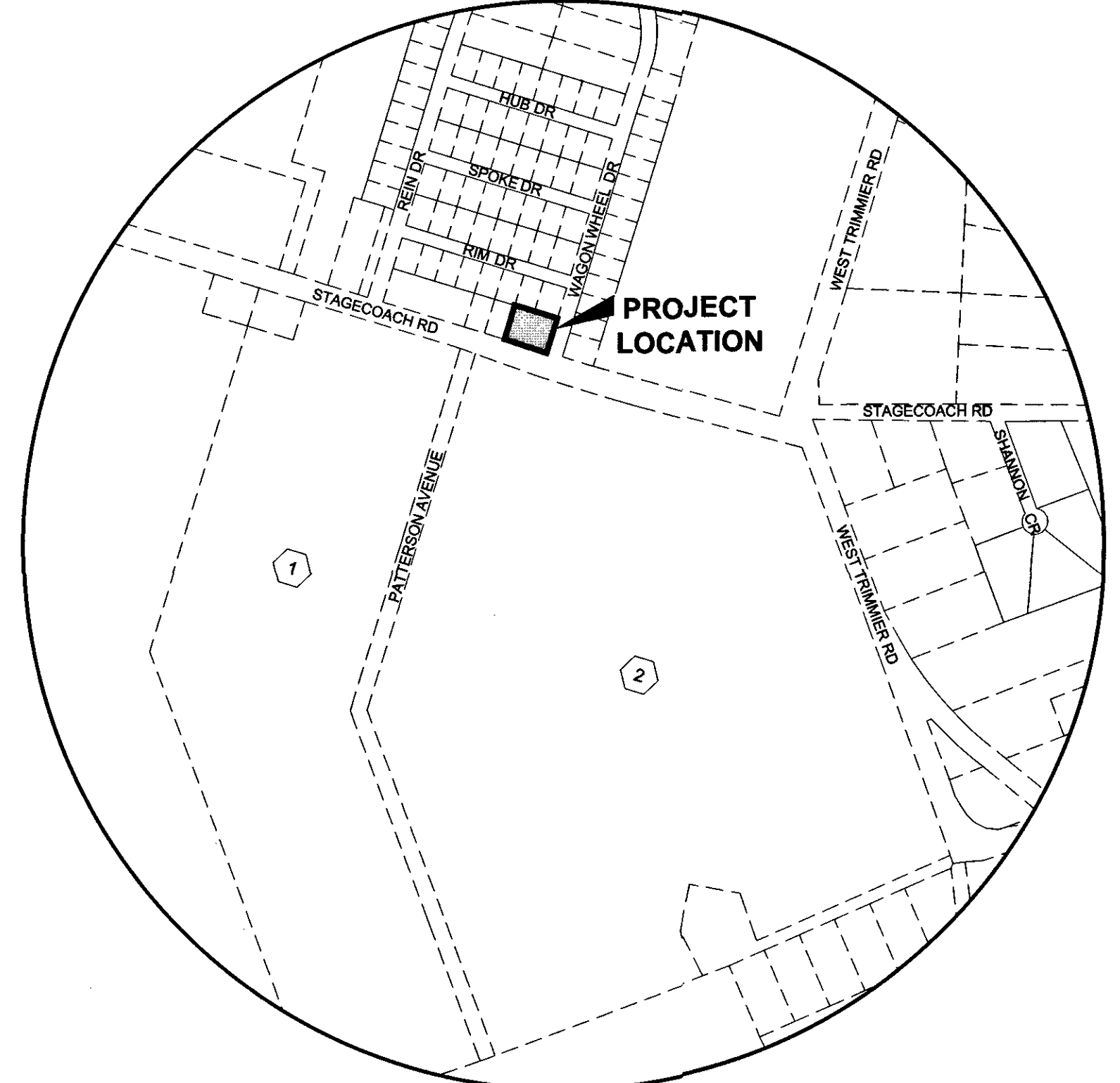
② KILLEEN ISD MIDDLE SCHOOL 12 REPLAT (CAB. D, SLIDE 303-A & B)

NOTES

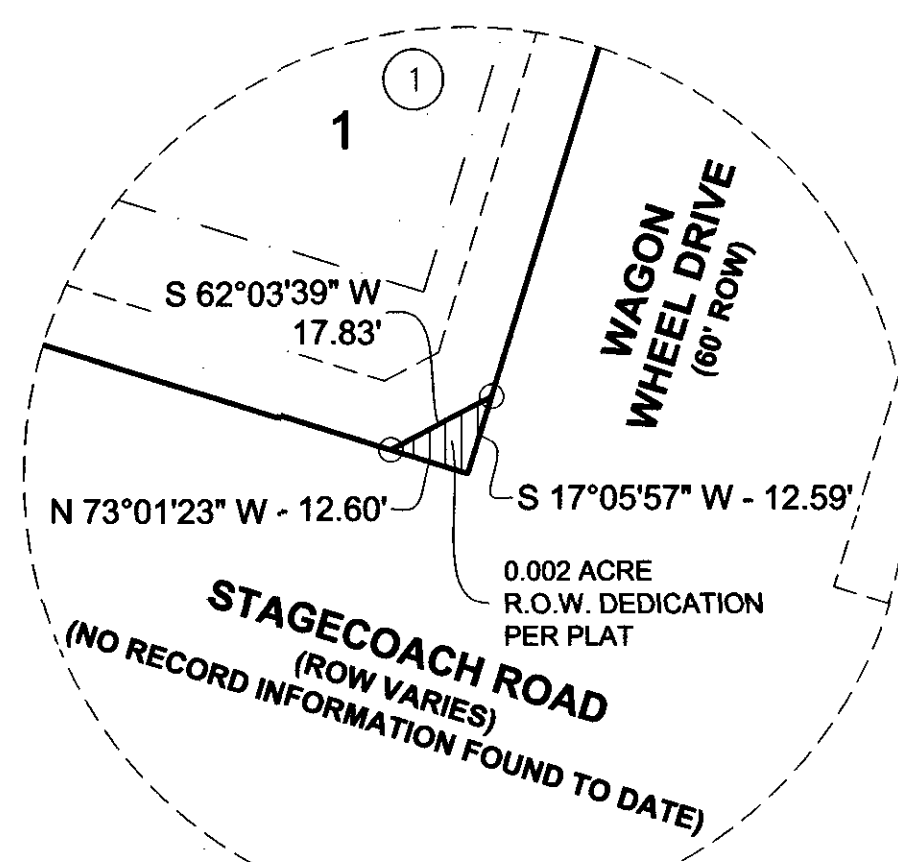
- THE BUILDING SETBACK LINES FOR THIS TRACT SHALL BE DETERMINED AS REQUIRED BY THE APPLICABLE ZONING SECTION OF THE CITY CODE OF ORDINANCES AS RELATED TO THE DEVELOPMENT OF THIS TRACT UNLESS SHOWN HERON.
- THE BEARINGS SHOWN HERON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, PER LEICANET GPS OBSERVATION. ALL DISTANCES ARE SURFACE DISTANCE.
- ALL CORNERS ARE 1/2 IRON ROD SET W/ QUINTERO CAP, UNLESS OTHERWISE NOTED.
- NO PORTION OF THIS PROPERTY LIES WITHIN THE FEMA 100 YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP, FEMA MAP 48027C0275E WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.
- AT THE TIME THIS PLAT WAS RECORDED, THE ONLY PERMITTED POINT OF INGRESS/EGRESS TO PUBLIC RIGHT-OF-WAY FOR THE SUBDIVISION IS THE EXISTING DRIVE APPROACH. AT THE TIME LOT 1, BLOCK 1 IS DEVELOPED, THE LOCATION OF ALL DRIVEWAYS CONNECTING SUCH LOT TO PUBLIC RIGHT-OF-WAY SHALL COMPLY WITH THE KILLEEN CODE OF ORDINANCES, THE CITY'S ACCESS MANAGEMENT POLICIES, AASHTO DESIGN CRITERIA, AND SOUND ENGINEERING PRINCIPLES.

KEY NOTES

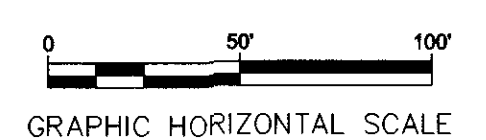
- BOB F. GORDON AND LANAE GORDON REMAINDER OF CALLED 50.824 AC. (VOL. 1787, PAGE 896)
- LOT 1, BLOCK 1 KILLEEN ISD MIDDLE SCHOOL 12 REPLAT (CAB. D, SLIDE 303-A & B)



LOCATION MAP
SCALE: N.T.S.



INSET "A"
SCALE: 1"=30'



QE LLC
QUINTERO ENGINEERING
415 E. AVENUE D PHONE: (254) 493-9962
KILLEEN, TEXAS 76541 FAX: (254) 432-7070
T.B.P.E. FIRM NO.: 14709 T.B.P.L.S. FIRM NO.: 10194111

FINAL PLAT
STAGECOACH ROAD SUBDIVISION, PHASE III.
KILLEEN, BELL COUNTY, TEXAS

STAGECOACH ROAD SUBDIVISION, PHASE III, IS A REPLAT OF PART OF LOT 9, BLOCK 1, STAGECOACH ROAD SUBDIVISION AN ADDITION IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS.

DRAWING NO.: **P1**