

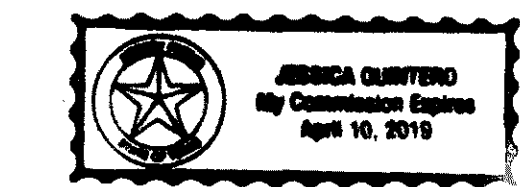
KNOW ALL MEN BY THESE PRESENTS, THAT MARK D. STANFORD BEING THE INDEPENDENT EXECUTOR OF THE ESTATE OF MARY BATRAUN BROOKS, DECEASED, THE SOLE OWNER OF THAT CERTAIN 1.62 ACRE TRACT OF LAND IN BELL COUNTY, TEXAS, PART OF THE GW FARRIS SURVEY, ABSTRACT NUMBER 306, BEING THE REMAINDER OF THE CALLED 1.73 ACRES IN A DEED TO MARY B. BROOKS AS RECORDED IN VOLUME 2023, PAGE 501, DEED RECORDS OF BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF STANFORD 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 STANFORD ADDITION, 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 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 19th DAY OF February, 2018

FOR: THE ESTATE OF MARY BATRAUN BROOKS  
*Mark D. Stanford*  
 MARK D. STANFORD, INDEPENDENT EXECUTOR

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS 19th DAY OF February, 2018, PERSONALLY APPEARED MARK D. STANFORD KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. IT HAS BEEN ACKNOWLEDGED TO ME THAT SHE EXECUTED THE FOREGOING INSTRUMENT AS THE OWNER OF THE PROPERTY DESCRIBED HEREOF.



*Jessica Quintero*  
 NETARY 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 22nd DAY OF January, 2018, A.D. BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KILLEEN, TEXAS.

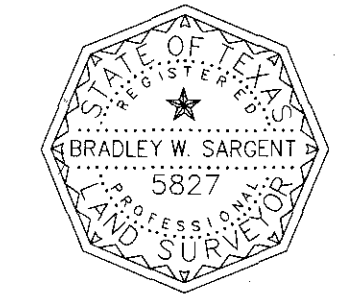
*[Signature]*  
 CHAIRMAN, PLANNING AND ZONING COMMISSION

*[Signature]*  
 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* 2/18/18  
 BRADLEY W. SARGENT  
 R. P. L. S. NO. 5827  
 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 2nd DAY OF March, 2018, A.D.

By: *[Signature]*  
 BELL COUNTY TAX APPRAISAL DISTRICT

**COUNTY CLERK INFORMATION:**

FILED FOR RECORD THIS 06th DAY OF March, 2018, IN YEAR 2018, PLAT # 33  
 PLAT RECORDS OF BELL COUNTY, TEXAS, AND DEDICATION INSTRUMENT # 2018-0028769, OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

SURVEY:	GW FARRIS SURVEY, A-306	OWNER:	THE ESTATE OF MARY BATRAUN BROOKS
NUMBER OF BLOCKS:	1		4701 TRIMMIER RD. KILLEEN, TEXAS
NUMBER OF LOTS:	1	SURVEYOR:	QUINTERO ENGINEERING, LLC
TOTAL ACREAGE:	1.62 AC		415 E. AVENUE D KILLEEN, TEXAS 76541 (254) 493-9962
DATE:	FEBRUARY 2018		

**FINAL PLAT**

**STANFORD ADDITION**

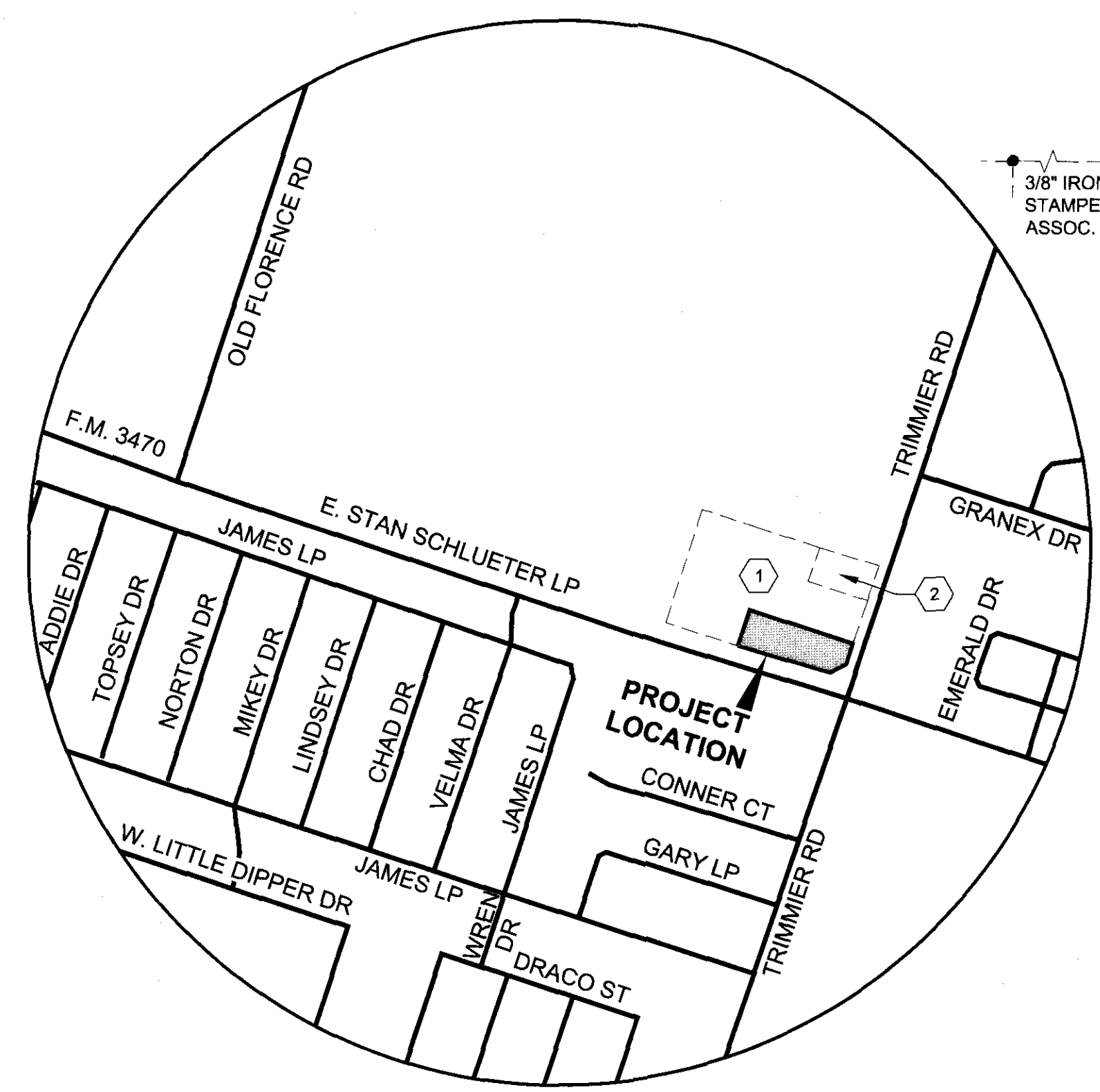
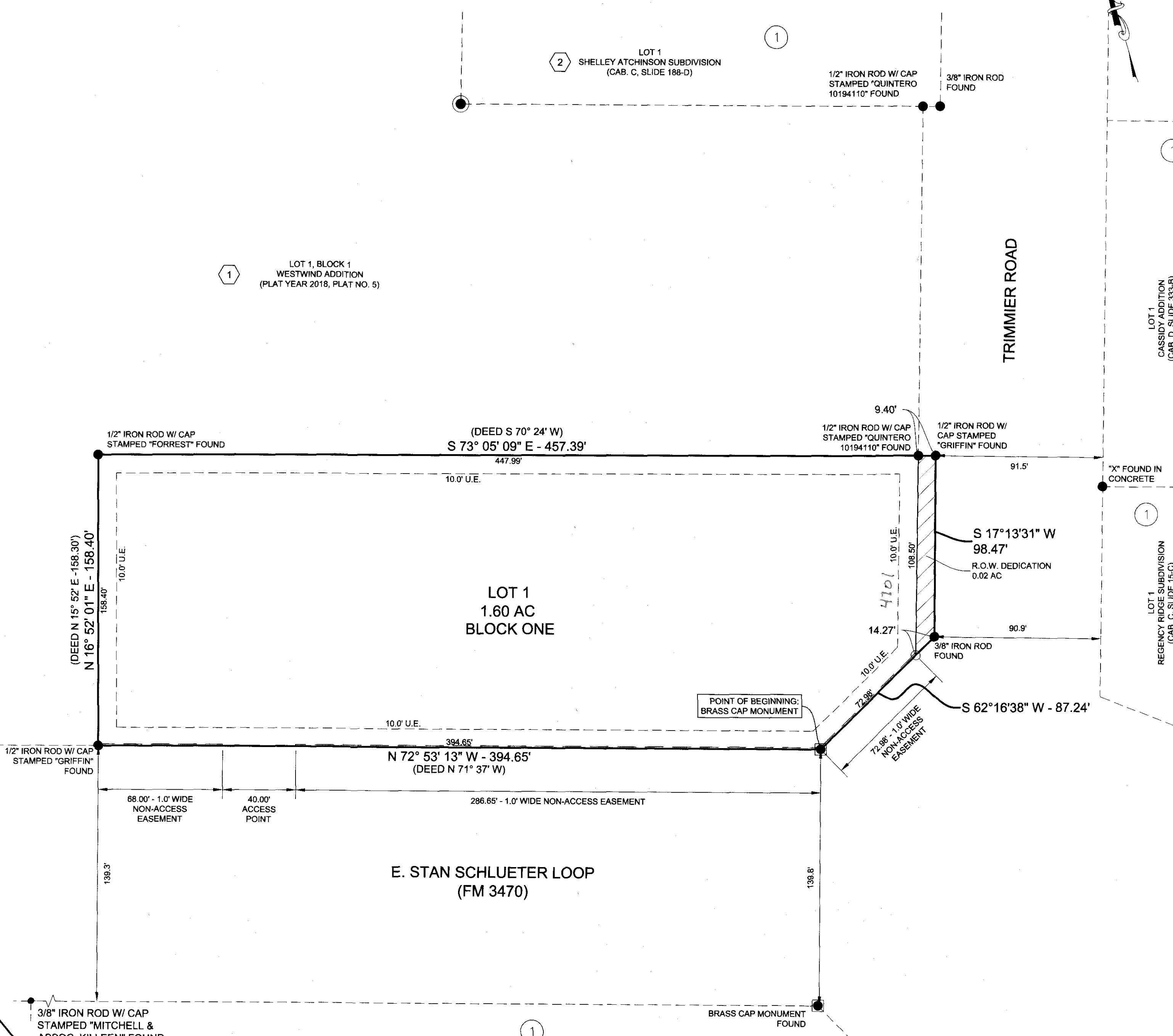
KILLEEN, BELL COUNTY, TEXAS

1.62 ACRE TRACT, GW FARRIS SURVEY, ABSTRACT NO. 306  
 CITY OF KILLEEN, BELL COUNTY, TEXAS.

DRAWING NO.: **P1**

**LEGEND**

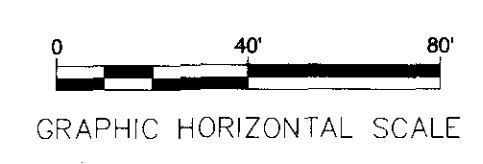
- PROPERTY BOUNDARY
- - - BUILDING LINES
- - - EASEMENT LINES
- - - ADJOINING TRACT PROPERTY LINES
- - - 100-YEAR FLOODPLAIN
- IRON ROD FOUND
- IRON ROD SET W/ CAP STAMPED "QUINTERO 10194110"
- \*\*UNLESS OTHERWISE NOTED\*\*
- ① BLOCK NUMBER



**LOCATION MAP**  
 SCALE: NTS

- 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 AND DISTANCES SHOWN HERON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, PER LEICA SMART NET GPS OBSERVATION.
  - 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 48027C0280E WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.

- KEY NOTES:**
- LOT 1, BLOCK 1 WESTWIND ADDITION (PLAT YEAR 2018, PLAT NO. 5)
  - LOT 1, BLOCK 1 SHELLEY ATCHINSON SUBDIVISION (CAB. C, SLIDE 188-D)



**QE**  
**QUINTERO ENGINEERING** LLC  
 415 E. AVENUE D KILLEEN, TEXAS 76541  
 T.B.P.E. FIRM NO.: 14709 T.B.P.L.S. FIRM NO.: 10194110

PHONE: (254) 493-9962  
 FAX: (254) 432-7070