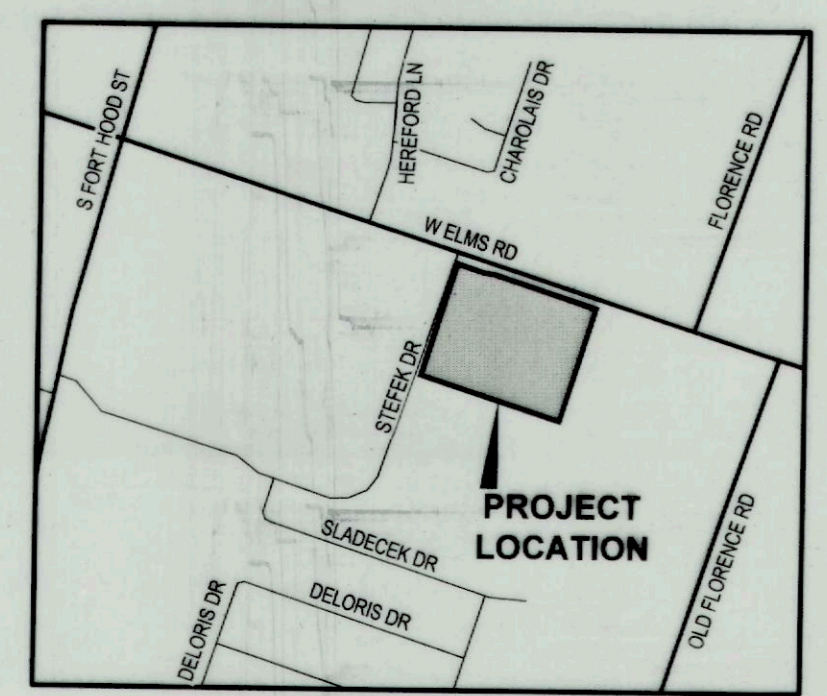
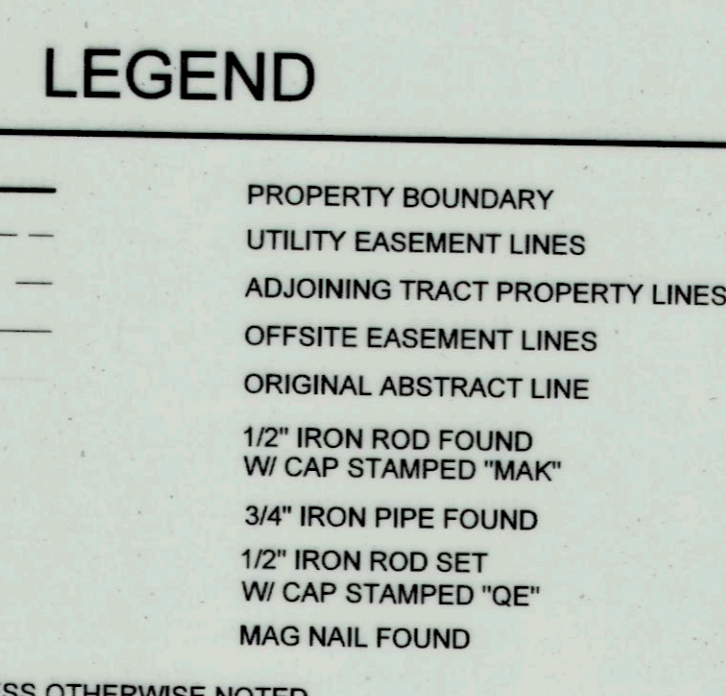
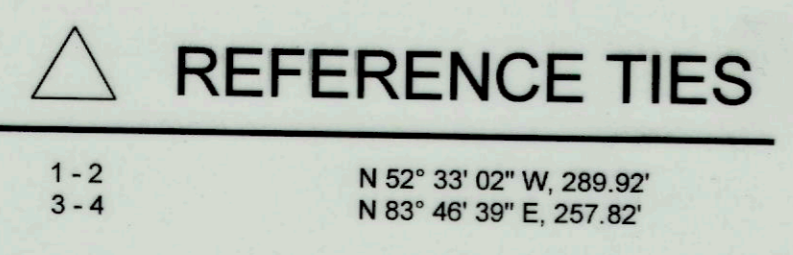
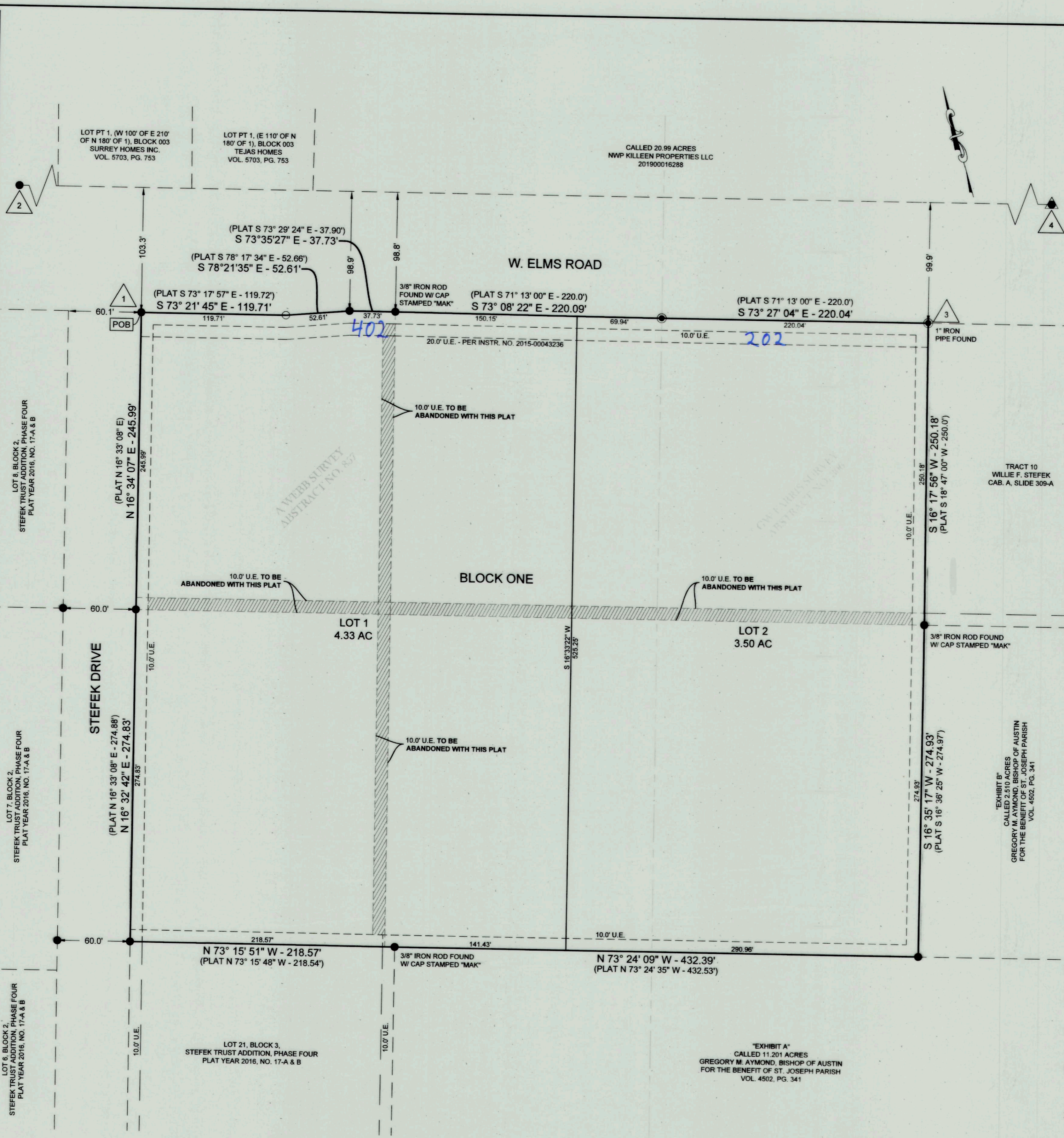


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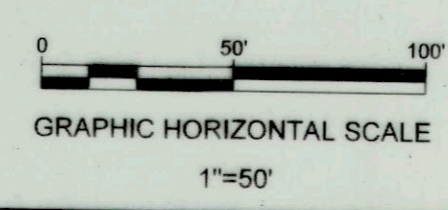
- THE PLAT SHALL BE IN COMPLIANCE WITH THE CITY'S CURRENTLY ADOPTED ZONING, CONSTRUCTION STANDARDS, INFRASTRUCTURE DESIGN AND DEVELOPMENT STANDARDS MANUAL, DRAINAGE DESIGN MANUAL, THOROUGHFARE PLAN, AND MASTER PLANS, EXCEPT AS OTHERWISE ALLOWED BY STATE LAW. IN ADDITION, THE BUILDING SETBACK LINES FOR 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 HEREON.
- 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.
- THIS PROPERTY LIES WITHIN FEMA "ZONE X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, FEMA MAP 48027C0260E AND 48027C0280E WHICH BOTH BEAR 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"
- PARK DEVELOPMENT FEES ARE NOT REQUIRED IN ACCORDANCE WITH SEC. 26-129(B)(1).
- WATER SERVICE TO BE PROVIDED BY THE CITY OF KILLEEN WATER SUPPLY. CCN NO. 10041
- SEWER SERVICE IS PROVIDED BY THE CITY OF KILLEEN
- WATER-SEWER CROSSING SHALL MEET THE MINIMUM CURRENT REQUIREMENTS PER TCEQ AND COUNTY CODE.
- 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.
- TRAFFIC IMPACT ANALYSIS WILL BE REQUIRED AT THE TIME OF BUILDING PERMIT APPLICATION



LOCATION MAP
SCALE: NTS



UNLESS OTHERWISE NOTED



KNOW ALL MEN BY THESE PRESENTS, THAT **BCMB PROPERTIES, LLC - SERIES 108, 109, 122, & 124** BEING THE SOLE OWNER OF THAT CERTAIN 7.83 ACRE TRACT OF LAND IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS, SITUATED IN THE **GW FARRIS SURVEY, ABSTRACT NO. 306, AND THE A WEBB SURVEY, ABSTRACT NO. 857, BOTH OF BELL COUNTY, TEXAS, BEING ALL OF LOT 22, AND LOT 23, BLOCK 3, STEFEK TRUST ADDITION, PHASE FOUR, RECORDED IN CABINET A, SLIDE 309-A, PLAT RECORDS OF BELL COUNTY, TEXAS, AND ALL OF TRACT 8 AND TRACT 9, WILLIE F. STEFEK, RECORDED IN DEEDS TO BCMB PROPERTIES, LLC, RECORDED IN INSTRUMENT NO. 2019-0002519 AND INSTRUMENT NO. 2018-00053362, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF STEFEK TRUST ADDITION, PHASE FOUR REPLAT #2, AS SHOWN BY THE PLAT HEREOF, ATTACHED HERETO, AND MADE A PART HEREOF, AND APPROVED BY THE CITY OF KILLEEN, BELL COUNTY, TEXAS 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 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.

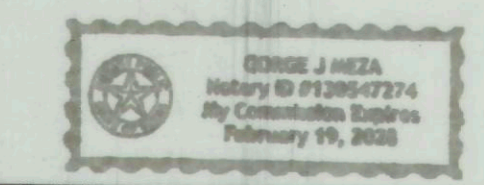
WITNESS THE EXECUTION HEREOF, ON THIS 24 DAY OF JUNE, 2024.

FOR: **BCMB PROPERTIES, LLC**

BY: Robert Stefek
ROBERT STEFEK
PRESIDENT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY, PERSONALLY APPEARED **ROBERT STEFEK, IN HIS CAPACITY AS PRESIDENT FOR BCMB PROPERTIES, LLC** KNOWN TO ME TO BE THE PERSONS 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.

Notary Signature
NOTARY PUBLIC STATE OF TEXAS
MY COMMISSION EXPIRES: 2/19/28



CITY PLANNING AND DEVELOPMENT SERVICES
APPROVED THIS 3 DAY OF June, 2024, A.D. BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF THE CITY OF KILLEEN, TEXAS.

Chairman Signature
CHAIRMAN, PLANNING AND ZONING COMMISSION
Secretary Signature
SECRETARY, PLANNING AND ZONING COMMISSION

SURVEYORS' CERTIFICATE:
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, BELL COUNTY, TEXAS.

Seth H. Barton 06/19/2024
SETH H. BARTON
R. P. L. S. NO. 6878
1501 W. STAN SCHLUETER LP.
KILLEEN, TX 76549



COUNTY CLERK INFORMATION:
FILED FOR RECORD THIS 18th DAY OF July, 2024, IN YEAR 2024
PLAT # N/A PLAT RECORDS OF BELL COUNTY, TEXAS, AND DEDICATION INSTRUMENT # 2024030752
OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

BY: A. Zwart, 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 28 DAY OF June, 2024 A.D.

BY: Signature
BELL COUNTY TAX APPRAISAL DISTRICT

SURVEY:	GW FARRIS SURVEY, A-306 A WEBB SURVEY, A-857	OWNER:	BCMB PROPERTIES, LLC SERIES 108, 109, 122, & 124 3800 S WS YOUNG DRIVE, SUITE 102 KILLEEN, TEXAS 76542
NUMBER OF BLOCKS:	1	SURVEYOR:	QUINTERO ENGINEERING, LLC 1501 W. STAN SCHLUETER LP KILLEEN, TEXAS 76549 (254) 493-9962
NUMBER OF LOTS:	2		
TOTAL ACREAGE:	7.83 AC		
DATE:	JUNE 2024		

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:
STEFEK TRUST ADDITION, PHASE FOUR REPLAT #2
CITY OF KILLEEN, BELL COUNTY, TEXAS

STEFEK TRUST ADDITION, PHASE FOUR REPLAT #2, IS A PLAT OF ALL OF LOT 22 & LOT 23, BLOCK 3, STEFEK TRUST ADDITION, PHASE FOUR, RECORDED IN PLAT YEAR 2016, NO. 17-A & B, PLAT RECORDS OF BELL COUNTY, TEXAS, AND ALL OF TRACT 8 & TRACT 9, WILLIE F. STEFEK, RECORDED IN CABINET A, SLIDE 309-A, PLAT RECORDS OF BELL COUNTY, TEXAS.

PROJECT NO.: **003-24**
DRAWING NO.: **P1**

Inst # 2024030752