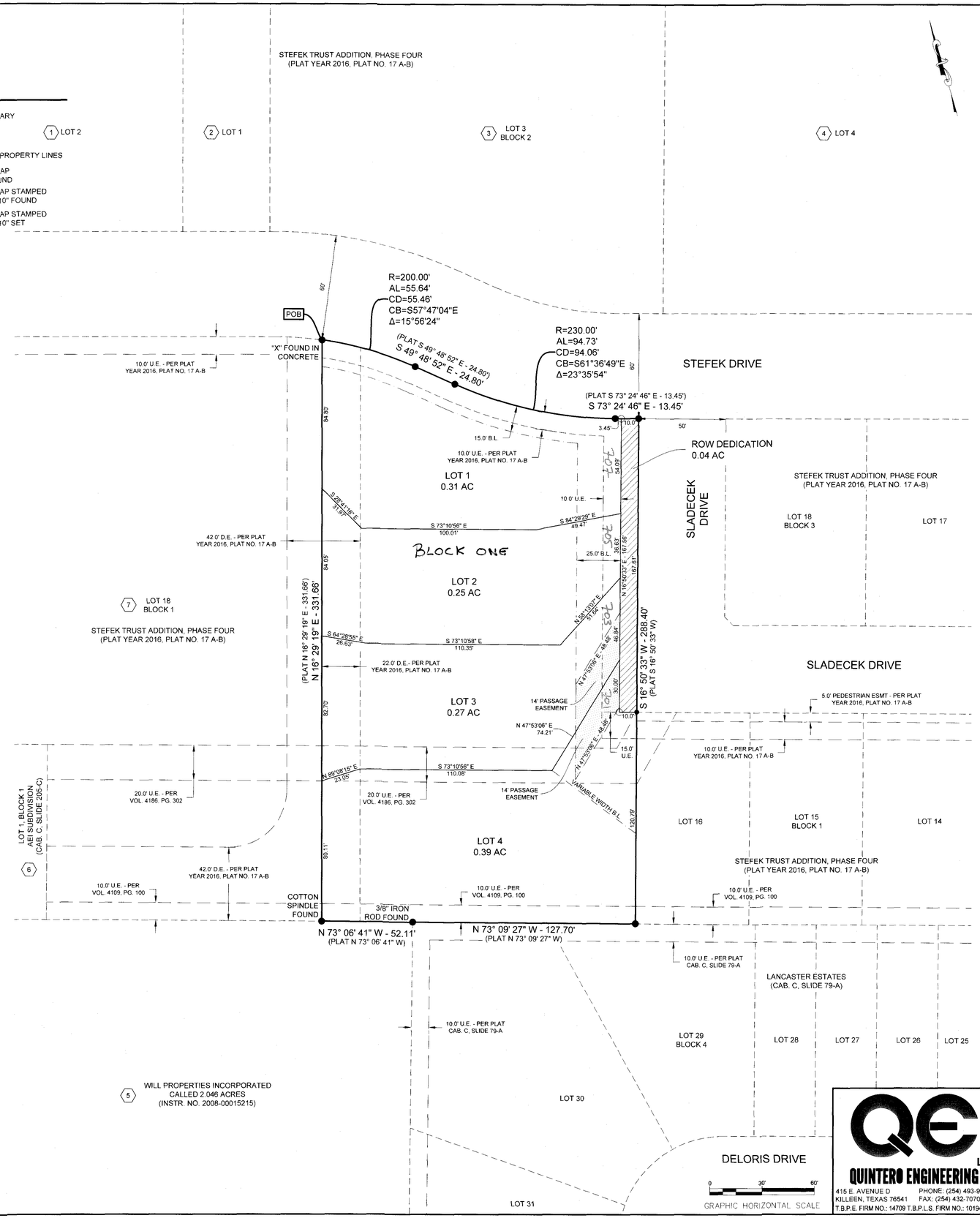
LEGEND

- PROPERTY BOUNDARY
- BUILDING LINES
- EASEMENT LINES
- ADJOINING TRACT PROPERTY LINES
- 1/2" IRON ROD W/ CAP STAMPED "MA" FOUND
- 1/2" IRON ROD W/ CAP STAMPED "QUINTERO 10194110" FOUND
- 1/2" IRON ROD W/ CAP STAMPED "QUINTERO 10194110" SET



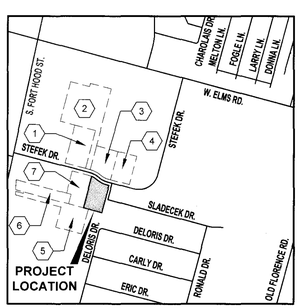
NOTES:

1. 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.
2. 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.
3. LOT 3 AND LOT 4 OF THE PROPOSED SUBDIVISION SHALL HAVE ONE SHARED DRIVEWAY APPROACH.
4. THIS PROPERTY LIES WITHIN FEMA "OTHER AREAS, ZONE X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, FEMA MAP 48027C0260E WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.

FEMA "OTHER AREAS, ZONE X" ARE DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% (500-YEAR) ANNUAL CHANCE FLOODPLAIN

KEYNOTES: (XX)

1. LOT 2, BLOCK 2
   STEFEK TRUST ADDITION, PHASE FOUR
   (PLAT YEAR 2016, PLAT NO. 17 A-B)
2. LOT 1, BLOCK 2
   STEFEK TRUST ADDITION, PHASE FOUR
   (PLAT YEAR 2016, PLAT NO. 17 A-B))
3. LOT 3, BLOCK 2
   STEFEK TRUST ADDITION, PHASE FOUR
   (PLAT YEAR 2016, PLAT NO. 17 A-B)
4. LOT 4, BLOCK 2
   STEFEK TRUST ADDITION, PHASE FOUR
   (PLAT YEAR 2016, PLAT NO. 17 A-B)
5. WILL PROPERTIES INCORPORATED CALLED 2.046 ACRES (INSTR. NO. 2008-00015215)
6. LOT 1, BLOCK 1
   AEI SUBDIVISION
   (CAB. C, SLIDE 205-C)
7. LOT 18, BLOCK 1
   STEFEK TRUST ADDITION, PHASE FOUR
   (PLAT YEAR 2016, PLAT NO. 17 A-B)



LOCATION MAP

SCALE: NTS

KNOW ALL MEN BY THESE PRESENTS, THAT **MARGARET DOROTHY STEFEK MARITAL TRUST**, BEING THE SOLE OWNER OF THE **CALLED LOT 17, BLOCK 1, STEFEK TRUST ADDITION, PHASE FOUR AN ADDITION TO THE CITY OF KILLEEN, RECORDED IN PLAT YEAR 2016, PLAT NO. 17 A-B, PLAT RECORDS OF BELL COUNTY, TEXAS,** SITUATED IN THE **A. WEBB SURVEY, A-857,** WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF **STEFEK TRUST ADDITION, PHASE FOUR REPLAT #1,** AS SHOWN BY THE PLAT HEREOF, ATTACHED HERETO, AND MADE A PART HEREON, AND APPROVED BY THE CITY OF KILLEEN, BELL COUNTY, TEXAS AND **STEFEK TRUST ADDITION, PHASE FOUR REPLAT #1,** 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 27th DAY OF August, 2018.

FOR: MARGARET DOROTHY STEFEK MARITAL TRUST

Carol Daude Trustee

CAROL DAUDE
TRUSTEE

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY, PERSONALLY APPEARED **CAROL DAUDE IN HER CAPACITY FOR THE MARGARET DOROTHY STEFEK MARITAL TRUST** 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 HEREON.

JORGE J MEZA
Notary ID # 128047274
My Commission Expires
February 19, 2020

NOTARY PUBLIC STATE OF TEXAS
MY COMMISSION EXPIRES: 2/19/2020

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 27th DAY OF August, 20 18, A.D. BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KILLEEN, TEXAS.

CHAIRMAN, PLANNING AND ZONING COMMISSION

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.

8/27/2018

STATE OF TEXAS
BRADLEY W. SARGENT
5827
REGISTERED PROFESSIONAL LAND SURVEYOR

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 THE 5th DAY OF September, 20 18 A.D.

By: _____
BELL COUNTY TAX APPRAISAL DISTRICT

COUNTY CLERK INFORMATION:

FILED FOR RECORD THIS 19th DAY OF September, 20 _____, IN YEAR 2018
PLAT # 150 PLAT RECORDS OF BELL COUNTY, TEXAS, AND DEDICATION INSTRUMENT # 2018-00039675
OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

BY: _____

SURVEY:	**A WEBB SURVEY, A-857**	**OWNER:**	**MARGARET DOROTHY STEFEK MARITAL TRUST 131 BLUE CEDAR TRAIL HARKER HEIGHTS, TEXAS 76542**
NUMBER OF BLOCKS:	**1**		
NUMBER OF LOTS:	**4**		
TOTAL ACREAGE:	**1.28 AC**	**SURVEYOR:**	**QUINTERO ENGINEERING, LLC 415 E. AVENUE D KILLEEN, TEXAS 76541 (254) 493-9962**
DATE:	**AUGUST 2018**		

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.: 10194110

FINAL REPLAT:

STEFEK TRUST ADDITION, PHASE FOUR REPLAT #1

CITY OF KILLEEN, BELL COUNTY, TEXAS

STEFEK TRUST ADDITION, PHASE FOUR REPLAT #1,
IS A REPLAT OF LOT 17, BLOCK 1, STEFEK TRUST ADDITION, PHASE FOUR AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS.

DRAWING NO.: P1