

VICINITY MAP
N.T.S.

LEGEND	
Vol.	VOLUME
Pg.	PAGE
INST. NO.	INSTRUMENT NUMBER
IRF	IRON ROD FOUND
IRS	IRON ROD SET
SF	SQUARE FEET
ROW	RIGHT-OF-WAY
UE	UTILITY EASEMENT
PUE	PUBLIC UTILITY EASEMENT
BL	BUILDING LINE
PAE	PUBLIC ACCESS EASEMENT
POB	POINT OF BEGINNING
---	PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	EASEMENT LINE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 51°37'02" W	9.11'
L2	N 63°57'24" W	98.74'
L3	N 66°20'33" W	20.46'
L4	N 58°15'17" W	22.26'
L5	S 87°29'12" E	84.13'
L6	N 63°59'37" E	24.99'
L7	S 89°53'35" E	39.66'
L8	S 39°13' E	42.19'
L9	S 88°33'26" E	94.48'
L10	N 17°28'40" E	16.52'

CURVE TABLE			
CURVE	RADIUS	CHORD BEG.	CHORD LENGTH
C1	778.51'	134.69'	501°13'15" E 134.52'

25' PAE LINE TABLE		
LINE	BEARING	DISTANCE
L11	N 17°36'32" E	25.22'
L12	S 64°49'42" E	159.38'
L13	S 47°18'44" E	52.61'
L14	S 12°43'57" E	54.74'
L15	S 12°37'35" E	67.74'
L16	S 43°22'41" W	43.72'
L17	S 70°23'20" W	14.66'
L18	N 43°25'07" W	27.33'
L19	S 70°23'20" E	19.69'
L20	N 43°22'41" E	30.84'
L21	S 12°37'35" E	55.24'
L22	S 12°43'57" W	41.33'
L23	S 47°18'44" W	40.98'
L24	N 64°49'42" W	152.21'

NOTE:

- THIS SUBDIVISION IS WITHIN ZONE AE AS IDENTIFIED BY THE U.S. FEMA AGENCY BOUNDARY MAP. (FLOOD INSURANCE RATE MAP), MAP NO. 48027C0115E, EFFECTIVE DATE SEPTEMBER 26, 2008 FOR BELL COUNTY, TEXAS. ZONE AE - 1% ANNUAL CHANCE OF FLOODING (BASE FLOOD ELEVATIONS DETERMINED)
- BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD 83 PER LEICA SMARTNET GPS OBSERVATIONS.
- PARKLAND FEES ARE NOT REQUIRED IN ACCORDANCE WITH SEC. 26-129(B)(2)
- 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.
- WATER IMPACT FEES ARE HEREBY ASSESSED AND ESTABLISHED IN ACCORDANCE WITH CITY OF KILLEEN ORDINANCE NO. 21-015 AT A RATE OF \$1.61 PER SERVICE UNIT. WASTEWATER IMPACT FEES ARE HEREBY ASSESSED AND ESTABLISHED IN ACCORDANCE WITH THE 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.
- THE BASE FLOOD ELEVATION (BFE) FOR THIS LOT IS ELEVATION 826.5, AND THE PROPOSED FINISHED FLOOR ELEVATION (FFE) SHALL BE AT LEAST TWO FEET HIGHER THAN THE BFE (MINIMUM FFE=828.5)

CONTROL MONUMENTS NOTE:

- POB BEARS N 26°59'32" E, 4122.49 FEET FROM CITY OF KILLEEN PUBLISHED MONUMENT 100.
- POB BEARS N 8°57'46" W, 5266.23 FEET FROM CITY OF KILLEEN PUBLISHED MONUMENT 1009.

DEDICATION INSTRUMENT FOR
STEPHENS RANCH
CITY OF KILLEEN
BELL COUNTY, TEXAS

STATE OF TEXAS § COUNTY OF BELL §

WHEREAS, WENDELL D. STEPHENS and VANESSA D. STEPHENS, whose address is 2120 Westcliff Road, Killeen, Texas 76543, hereinafter referred to as Grantors, are the sole owners of that certain tract of land containing 4.84 ACRES out of and a part of the Eli W. Lawler Survey, Abstract No. 517, Bell County, Texas, and more particularly described by metes and bounds in field notes attached hereto and incorporated herein for all purposes for a complete legal description.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Grantors do hereby adopt the plat of STEPHENS RANCH (the Property), a subdivision to the City of Killeen, Bell County, Texas, and do hereby adopt the attached plat hereof and do hereby agree that all future sales and conveyances of said property shall be by reference to said plat and dedications. Grantors do hereby dedicate, give, grant, and convey to the City of Killeen, Texas, together with its assigns and franchisees furnishing public utilities to the subdivision, hereinafter collectively referred to as Grantee, for public use forever, the utility and drainage easements as shown on the plat, upon, over, and through the said Property for the installation, operation, maintenance, repair, use, easement ingress and egress, and replacement of all public drainage infrastructure and public utility lines, including electric power, water, sewer, gas, and telecommunication, which the city may elect to install and maintain or permit to be installed or maintained, and reference is hereby made to such plat for the location of such easements.

Grantors do hereby give, grant, and convey to the City of Killeen, Texas, and to the general public, for public use and for public purposes the streets, avenues, and roadways as shown on said plat.

Grantee shall have all other rights and benefits necessary or convenient for the full enjoyment or use of the rights herein granted, included but not limited to, the free right of ingress or egress over and across the roads, streets, easements, and rights-of-ways to construct, reconstruct and maintain same.

TO HAVE AND TO HOLD the said easements and rights-of-way, together with all and singular the rights and privileges thereto in any manner belonging unto the said Grantee, its successors, and assigns forever, and Grantors do hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said City of Killeen, Texas, its successors and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

EXECUTED this the 24 day of June, 2025

Wendell D. Stephens

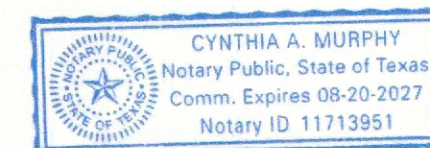
Vanessa D. Stephens

STATE OF TEXAS §

COUNTY OF BELL §

This instrument was acknowledged before me on the 24 day of June, 2025 by WENDELL D. STEPHENS and VANESSA D. STEPHENS.

Cynthia A. Murphy
Notary Public in and for the State of Texas



Approved this 20 day of June, 2025 by the Executive Director of Development Services or Designee.

Wallis Weder
Executive Director, OR Designee

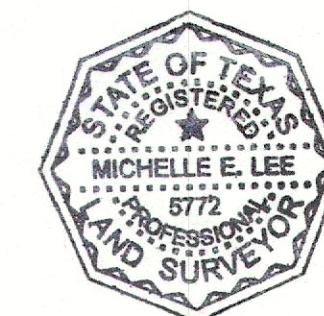
Joann Torres
Planning Assistant

FILED FOR RECORD this 17 day of July, 2025 A.D.

Dedication Instrument in Instrument No. 2025034503 Official Records of Bell County, Texas.

KNOW ALL MEN BY THESE PRESENTS:

That I, Michelle E. Lee, a Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the perimeter corner monuments shown hereon were properly placed or found under my personal supervision, in accordance with the Subdivision and Property Development Regulations of the City of Killeen, Texas, and in accordance with State surveying standards.



Michelle E. Lee 6-24-2025
Michelle E. Lee, RPLS (TX 5772)

TAX CERTIFICATE

The Bell County Tax Appraisal District, the taxing authority for all entities in Bell County, Texas does hereby certify that there are currently no delinquent taxes due or owing on the property described by this plat.

Dated this 26 day of June, 2025 A.D.

BELL COUNTY TAX APPRAISAL DISTRICT

By: [Signature]

STEPHENS RANCH

KILLEEN, BELL COUNTY, TEXAS

FINAL PLAT

CENTRAL TEXAS LAND
DEVELOPMENT SERVICES

TBPE REGISTRATION NO. 26913 TBPLS REGISTRATION NO. 10194932

2901 E. Stan Schlueter Loop
Killeen, Texas 76542
(254) 526-3981 (254) 526-4351 Fax

Project No.:	2025-013
Acres:	4.84
No. of Lots:	1
Scale:	1" = 60'
Date:	05/27/2025
Design By:	GMH/MEL
Sheet No.:	1 of 1

Inst # 2025034503