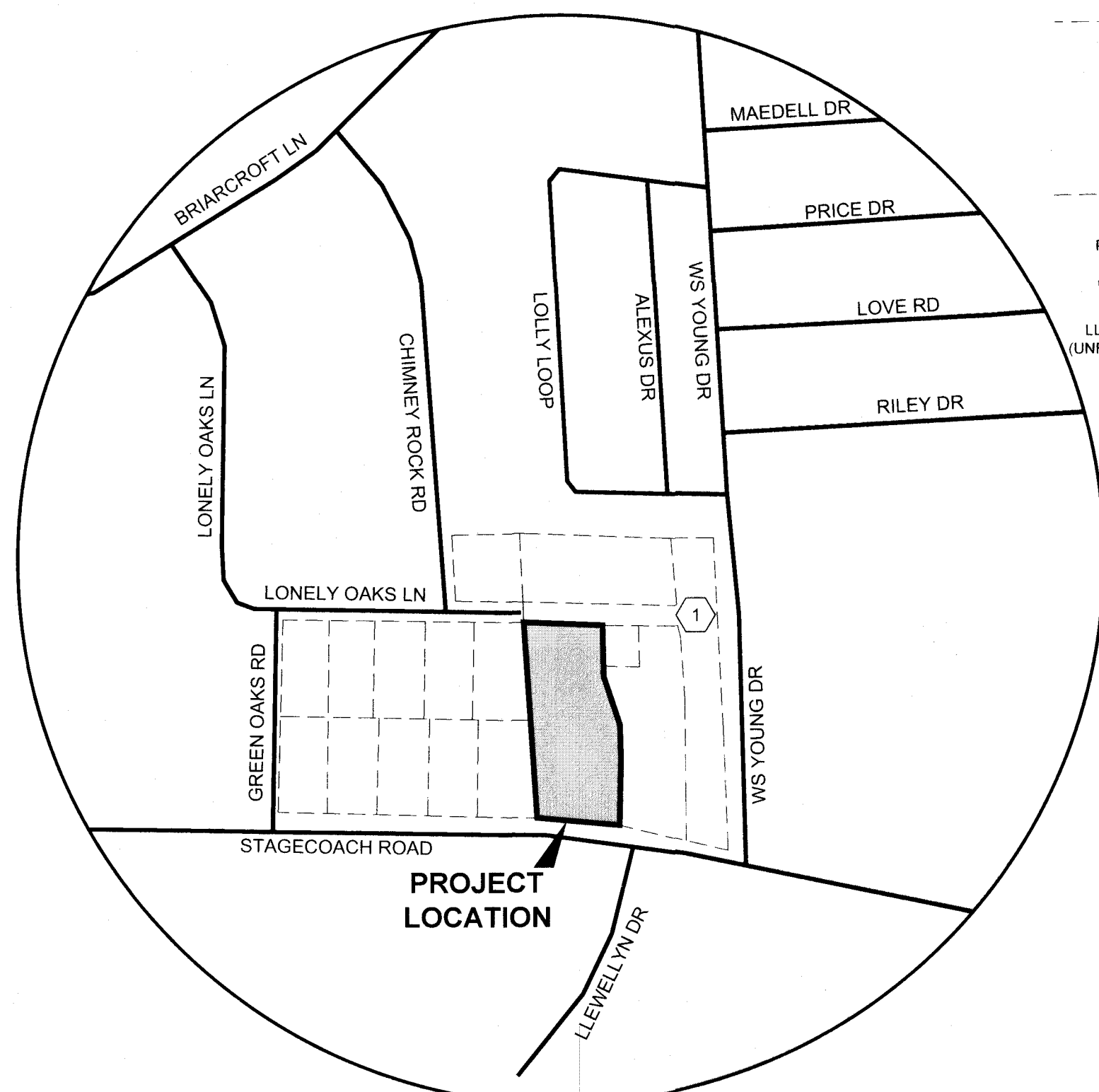


FINAL PLAT
STEV MART ADDITION
WITHIN THE CITY LIMITS OF THE CITY OF
KILLEEN, BELL COUNTY, TEXAS

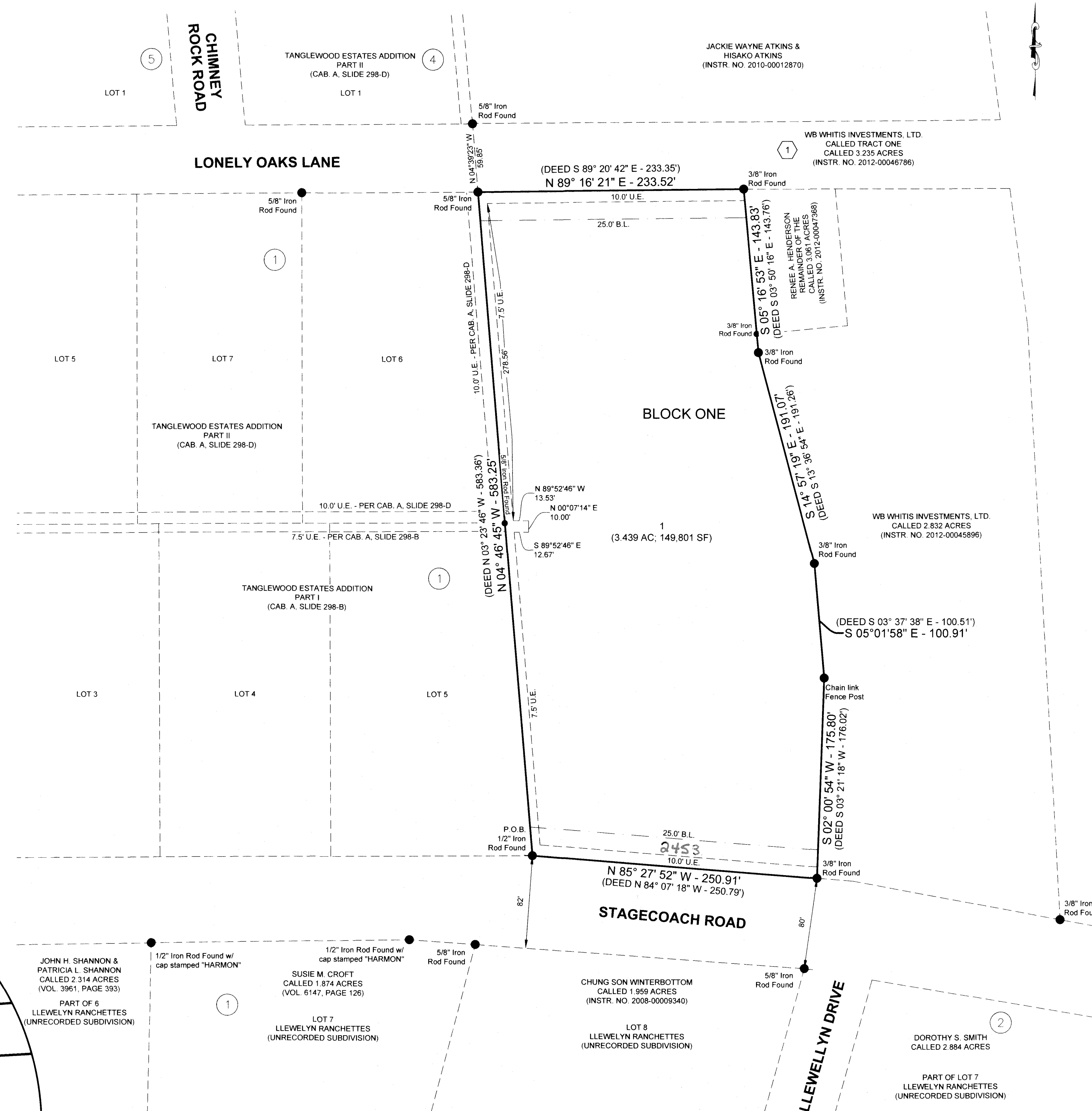
LEGEND

- PROPERTY BOUNDARY
- LOT LINES
- ADJOINING TRACT PROPERTY LINES
- BUILDING LINE
- EASEMENT LINES
- UTILITY EASEMENT & BUILDING LINE

- IRON ROD FOUND
- IRON ROD SET
- **UNLESS OTHERWISE NOTED****
- BLOCK NUMBER



LOCATION MAP
SCALE: NTS



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 HERON.
2. THE BEARINGS SHOWN HERON ARE BASED ON THE TEXAS STATE PANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, PER LEICA TEXAS SMART NET GPS OBSERVATION.
3. NO PORTION OF THIS PROPERTY LIES WITHIN THE FEMA 100 YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP, FEMA MAP 48027C0290E WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.

KNOW ALL MEN BY THESE PRESENTS, THAT STEVEN COLON AND MARTA COLON BEING THE SOLE OWNER OF THAT CERTAIN 3.439 ACRE TRACT OF LAND IN BELL COUNTY, TEXAS, PART OF THE ROBERT CUNNINGHAM SURVEY, ABSTRACT NUMBER 199, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF STEVMART 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 STEVEN COLON AND MARTA COLON, 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 31 DAY OF May, 2017

STEVE COLON, OWNER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS 31 DAY OF May, 2017, PERSONALLY APPEARED STEVE COLON 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.



NOTARY PUBLIC STATE OF TEXAS
MY COMMISSION EXPIRES: 2/11/2020

WITNESS THE EXECUTION HEREOF, ON THIS 31 DAY OF May, 2017

MARTA COLON, OWNER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS 31 DAY OF May, 2017, PERSONALLY APPEARED MARTA COLON 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.



NOTARY PUBLIC STATE OF TEXAS
MY COMMISSION EXPIRES: 2/11/2020

CITY PLANNING AND DEVELOPMENT SERVICES

APPROVED THIS 30th DAY OF May, 2017, A.D. BY THE EXECUTIVE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES OR THE CITY PLANNER OF THE CITY OF KILLEEN, TEXAS.

EXECUTIVE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES OR THE CITY PLANNER

PLANNING SECRETARY

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
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 5th DAY OF June, 2017 A.D.

By:
BELL COUNTY TAX APPRAISAL DISTRICT

COUNTY CLERK INFORMATION:

FILED FOR RECORD THIS 9th DAY OF June, 2017, IN YEAR 2017, PLAT # 91
PLAT RECORDS OF BELL COUNTY, TEXAS, AND DEDICATION INSTRUMENT # 2017-00023115, OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

BY: _____

SURVEY:	ROBERT CUNNINGHAM SURVEY, A-199	OWNER:	STEVEN COLON AND MARTA COLON 5009 TOPSEY DRIVE KILLEEN, TEXAS 76542
NUMBER OF BLOCKS:	1		
NUMBER OF LOTS:	1	SURVEYOR:	QUINTERO ENGINEERING, LLC 415 E. AVENUE D KILLEEN, TEXAS 76541 (254) 493-9962
TOTAL ACREAGE:	3.439 Ac.		
DATE:	APRIL, 2017		

QUINTERO ENGINEERING, LLC
415 E. AVENUE D
KILLEEN, TEXAS 76541
PHONE: (254) 493-9962
FAX: (254) 432-7070
T.B.P.E. FIRM NO.: 14709 T.B.P.L.S. FIRM NO.: 10194110

FINAL PLAT
STEV MART ADDITION
KILLEEN, BELL COUNTY, TEXAS
3.439 ACRE TRACT, ROBERT CUNNINGHAM
SURVEY, ABSTRACT NO. 199
KILLEEN, TEXAS

DRAWING NO.:
P1

