

**LEGEND**

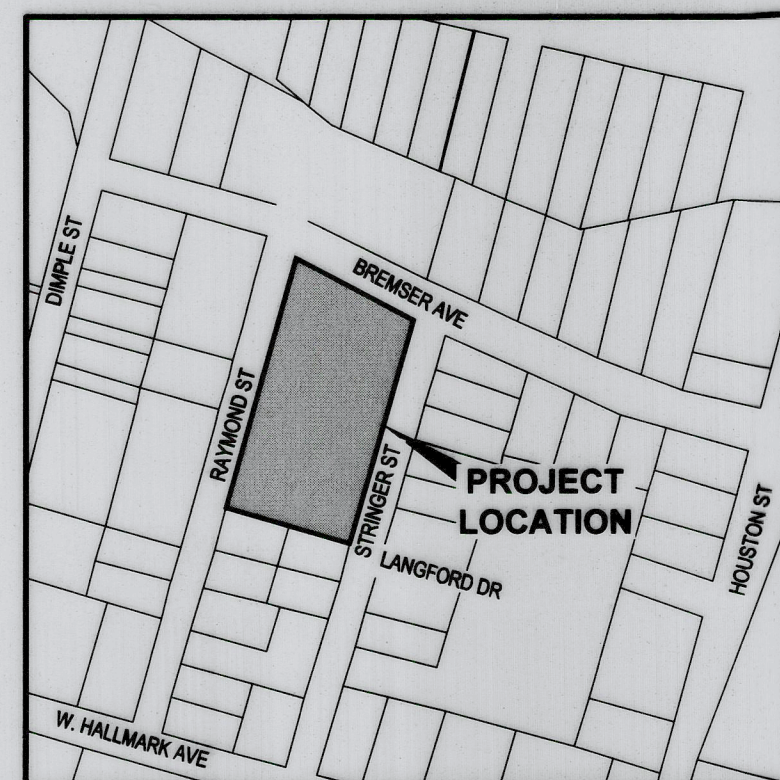
- PROPERTY BOUNDARY
- LOT LINES
- - - ADJOINING TRACT PROPERTY LINES
- IRON PIPE FOUND
- IRON ROD FOUND

**NOTES**

1. THE BUILDING SETBACK LINES FOR THIS TRACT SHALL BE DETERMINED AS REQUIRED BY THE CODE OF ORDINANCES OF THE CITY OF KILLEEN AS RELATED TO THE DEVELOPMENT OF THIS TRACT UNLESS SHOWN HEREON.
2. 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.
3. A PORTION OF THIS PROPERTY LIES WITHIN FEMA "ZONE AE" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, FEMA MAP 48027C0280E WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.
- \*\*FEMA "ZONE AE" ARE DEFINED AS AREAS WITH BASE FLOOD ELEVATIONS DETERMINED\*\*
4. FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 1 FOOT ABOVE THE AVERAGE TOP OF CURB ELEVATION FRONTING THE LOT.
5. FOR EACH DWELLING UNIT, 2 OFF-STREET PARKING SPACES MUST BE PROVIDED.
6. HOMES BUILT ON LOTS THAT FRONT TWO STREETS SHALL BE BUILT WITH THE FRONT OF THE HOUSE FACING THE STREET UPON WHICH THE LOT HAS THE SMALLER LINEAR FRONTAGE.
7. APPURTENANCES FOR DRY UTILITIES MAY BE PLACED ABOVE GROUND IN UNDERGROUND UTILITY EASEMENTS, IN AREAS WHERE THE UNDERGROUND UTILITY EASEMENTS COINCIDES WITH A DRAINAGE EASEMENT OR PASSAGE EASEMENT, NO ABOVE-GROUND APPURTENANCES ARE ALLOWED.
8. PERMANENT CORNERS, EXTERIOR AND INTERIOR, SHALL BE 1/2" IRON ROD WITH A CAP MARKED "QUINTERO 10194110" AFTER COMPLETED CONSTRUCTION AS AUTHORIZED BY THE DEVELOPER.
9. DRAINAGE EASEMENT TO BE MAINTAINED BY THE PROPERTY OWNERS OF LOTS 5-7.
10. WATER IMPACT FEES 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.

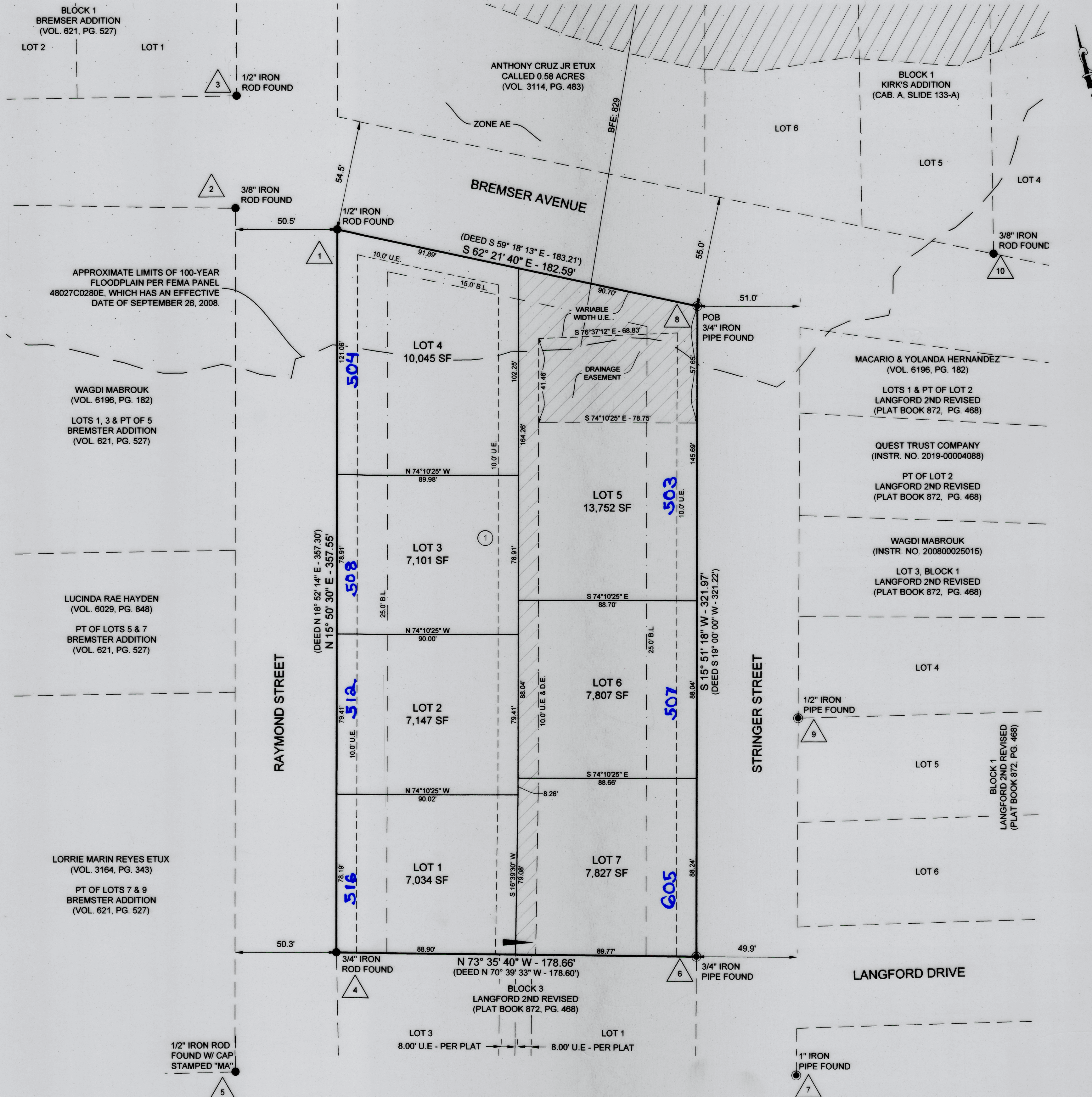
**REFERENCE TIES**

1-2	N 62° 25' 14" W, 51.60'
1-3	N 21° 23' 06" W, 82.82'
4-5	S 37° 55' 26" W, 134.01'
6-7	S 04° 51' 36" E, 139.92'
8-9	S 01° 59' 35" W, 210.00'
8-10	S 84° 07' 02" E, 149.35'



**LOCATION MAP**

SCALE: NTS



**\*\* MINIMUM FINISHED FLOOR ELEVATIONS (FFE) SHALL BE AT LEAST 2.0' ABOVE BASE FLOOD ELEVATION (BFE)**

BLOCK	LOT	BFE (FEET)	MINIMUM FFE (FEET)
1	4	830.10	832.10
1	5	829.40	831.40

\*\* BASE FLOOD ELEVATIONS (BFE) AND MINIMUM FINISHED FLOOR ELEVATIONS (FFE) ARE TO BE VERIFIED AND ALL BFE'S AND FFE'S ARE TO BE BASED ON FINAL SITE DEVELOPMENT\*\*

KNOW ALL MEN BY THESE PRESENTS, THAT BFF CONSTRUCTION, LLC BEING THE SOLE OWNER OF THAT CERTAIN 1.39 ACRES, SITUATED IN THE ALEX THOMPSON SURVEY, ABSTRACT NO. 813, BELL COUNTY, TEXAS, BEING ALL OF THE CALLED 1.196 ACRE TRACT OF LAND DESCRIBED IN A DEED TO BFF CONSTRUCTION, LLC, RECORDED IN INSTRUMENT NO. 2021-00035986, DEED RECORDS OF BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF STRINGER STREET DEVELOPMENT, AS SHOWN BY THE PLAT HEREOF, ATTACHED HERETO, AND MADE A PART HEREOF, AND APPROVED BY THE CITY OF KILLEEN, BELL COUNTY, TEXAS AND STRINGER STREET DEVELOPMENT, 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 9 DAY OF May, 2022.

FOR: BFF CONSTRUCTION, LLC

BY: John R. Meza  
JOHN R. MEZA  
MANAGER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY, PERSONALLY APPEARED JOHN R. MEZA IN HIS CAPACITY FOR BFF CONSTRUCTION, LLC KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. IT HAS BEEN ACKNOWLEDGED TO ME THAT SHE EXECUTED THE FOREGOING INSTRUMENT AS THE OWNERS OF THE PROPERTY DESCRIBED HEREON.

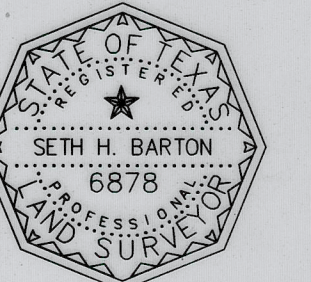
Kathleen Tans  
NOTARY PUBLIC STATE OF TEXAS  
MY COMMISSION EXPIRES: 2-18-26



**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, TEXAS.

Seth H. Barton  
SETH H. BARTON  
R. P. L. S. NO. 8878  
1501 W. STAN SCHLUETER LP.  
KILLEEN, TX 76549



**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 8<sup>th</sup> DAY OF June, 2022, A.D. BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KILLEEN, TEXAS.

Kirk Patton  
CHAIRMAN, PLANNING AND ZONING COMMISSION

K. Stuckland  
SECRETARY, PLANNING AND ZONING COMMISSION

**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 14<sup>th</sup> DAY OF March, 2022 A.D.

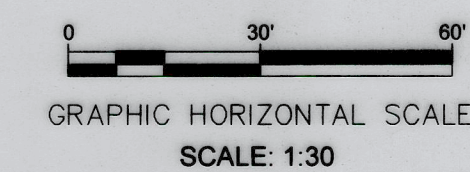
By: C. Linn  
BELL COUNTY TAX APPRAISAL DISTRICT

**COUNTY CLERK INFORMATION:**

FILED FOR RECORD THIS 15<sup>th</sup> DAY OF June, 2022, IN YEAR 2022, PLAT # 2022038387  
PLAT RECORDS OF BELL COUNTY, TEXAS, AND DEDICATION INSTRUMENT # 2022038387  
OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

By: Christy Stuckland

SURVEY: ALEX THOMPSON SURVEY, A-813  
NUMBER OF BLOCKS: 1  
NUMBER OF LOTS: 7  
TOTAL ACREAGE: 1.39 AC  
DATE: FEBRUARY 2022  
OWNER: BFF CONSTRUCTION, LLC  
105 CR 4775  
KEMPNER, TEXAS 76539  
ENGINEER / SURVEYOR: QUINTERO ENGINEERING, LLC  
1501 W. STAN SCHLUETER LP.  
KILLEEN, TEXAS 76549  
(254) 493-9962



1501 W. STAN SCHLUETER LP. KILLEEN, TEXAS 76549  
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 FOR:  
STRINGER STREET DEVELOPMENT  
CITY OF KILLEEN, BELL COUNTY, TEXAS**

**STRINGER STREET DEVELOPMENT,**  
IS A PLAT OF A CALLED 1.196 ACRE TRACT DESCRIBED IN A DEED TO BFF CONSTRUCTION, LLC, RECORDED IN INSTRUMENT NO. 2021-00035986, DEED RECORDS OF BELL COUNTY, TEXAS.

PROJECT NO.: 031-21  
DRAWING NO.: P1

INSTR # 2022038387