

**LEGEND**

- PROPERTY BOUNDARY
- - - - - BUILDING LINES
- - - - - EASEMENT LINES
- - - - - ADJOINING TRACT PROPERTY LINES

**NOTES:**

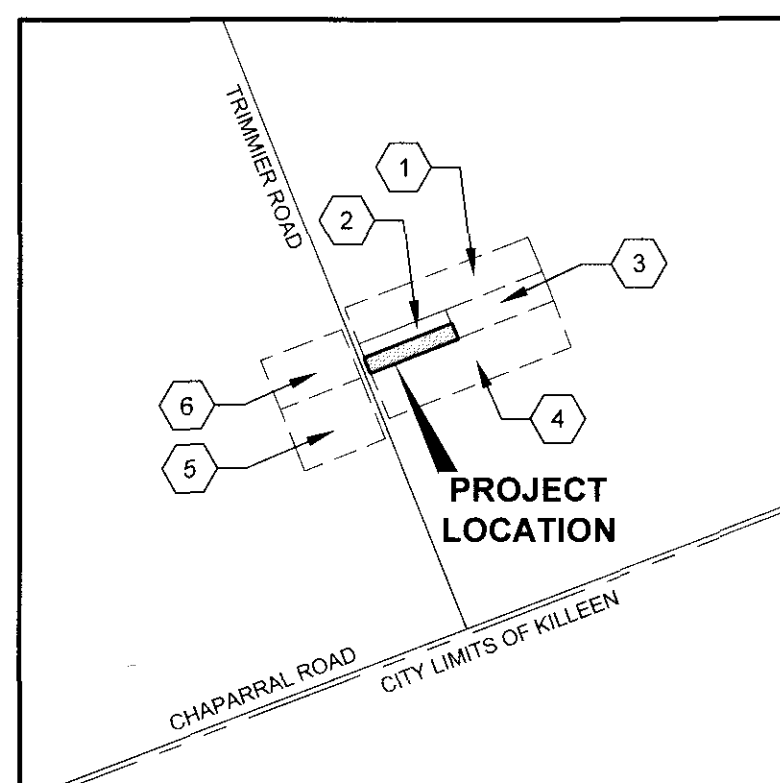
- THE BUILDING SETBACK LINES FOR THIS TRACT SHALL BE DETERMINED AS REQUIRED BY THE APPLICABLE ZONING SECTION OF THE CITY CODE OF ORDINANCES AS RELATED TO THE DEVELOPMENT OF THIS TRACT UNLESS SHOWN HEREON.
- THE BEARINGS AND DISTANCES SHOWN HERON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, PER LEICA SMART NET GPS OBSERVATION.
- DUE TO THE LACK OF SEWER AVAILABILITY IN THE AREA ALL LOTS WILL BE SERVED BY ON-SITE SEWAGE FACILITIES (OSSF). ALL PROPOSED OSSF SHALL BE IN ACCORDANCE WITH THE POLICIES AND LAWS OF BELL COUNTY. THE BELL COUNTY HEALTH DISTRICT IS HEREBY DESIGNATED AS THE FINAL AUTHORITY REGARDING THE USE OF PRIVATE SEWAGE SYSTEMS.
- THIS PROPERTY LIES WITHIN FEMA "OTHER AREAS, ZONE X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, FEMA MAP 48027C0290E WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.

**KEYNOTES:**

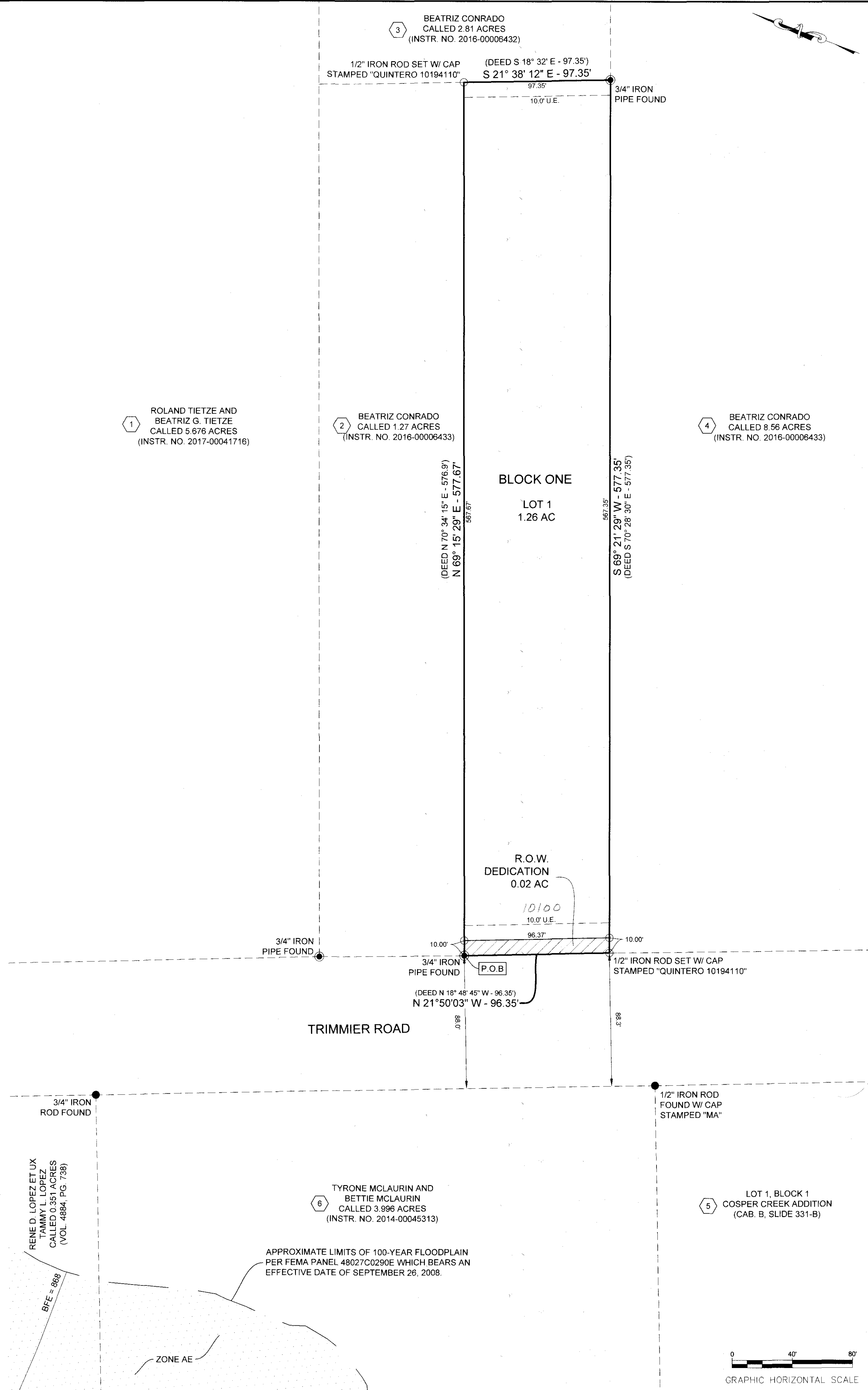
- ROLAND TIETZE AND BEATRIZ G. TIETZE CALLED 5.676 ACRES (INSTR. NO. 2017-00041716)
- BEATRIZ CONRADO CALLED 1.27 ACRES (INSTR. NO. 2016-0006433)
- BEATRIZ CONRADO CALLED 2.81 ACRES (INSTR. NO. 2016-0006432)
- BEATRIZ CONRADO CALLED 8.56 ACRES (INSTR. NO. 2016-0006433)
- LOT 1, BLOCK 1 COSPER CREEK ADDITION (CAB. B, SLIDE 331-B)
- TYRONE MCLAURIN AND BETTIE MCLAURIN CALLED 3.996 ACRES (INSTR. NO. 2014-00045313)

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

SURVEY: W.H. COLE SURVEY, A-200  
 NUMBER OF BLOCKS: 1  
 NUMBER OF LOTS: 1  
 TOTAL ACREAGE: 1.28 AC  
 DATE: APRIL 2018  
 OWNER: MIGUEL TELLEZ  
 P.O. BOX 10964  
 KILLEEN, TEXAS 76547  
 SURVEYOR: QUINTERO ENGINEERING, LLC  
 415 E. AVENUE D  
 KILLEEN, TEXAS 76541  
 (254) 493-9962



**LOCATION MAP**  
SCALE: NTS



KNOW ALL MEN BY THESE PRESENTS, THAT MIGUEL TELLEZ, BEING THE SOLE OWNER OF THE CALLED 1.28 ACRES OF LAND IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS, SITUATED IN THE W.H. COLE SURVEY, A-200, DESCRIBED IN A DEED TO MIGUEL TELLEZ, RECORDED IN INSTRUMENT NO. 2017-00040970, DEED RECORDS OF BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF TELLEZ 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 TELLEZ ADDITION, 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 16 DAY OF May, 2018

*Miguel Tellez*  
MIGUEL TELLEZ, OWNER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY, PERSONALLY APPEARED MIGUEL TELLEZ 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.



*Yvonne M. Meeks*  
NOTARY PUBLIC STATE OF TEXAS  
MY COMMISSION EXPIRES: 2/19/2020

**CITY PLANNING AND DEVELOPMENT SERVICES**

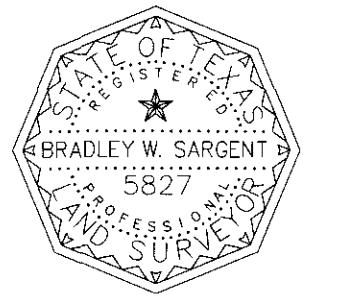
APPROVED THIS 14th DAY OF May, 2018 A.D. BY THE EXECUTIVE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES OR THE CITY PLANNER OF THE CITY OF KILLEEN, TEXAS.

*Tom D. McMillin* EXECUTIVE/DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES OR THE CITY PLANNER  
*Maria Lopez* PLANNING SECRETARY

**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.

*Bradley W. Sargent* 05/13/2018  
BRADLEY W. SARGENT  
R. P. L. S. NO. 5827  
415 E. AVENUE D  
KILLEEN, TX 76541



**BELL COUNTY PUBLIC HEALTH DISTRICT**

I, THE UNDERSIGNED, A REGISTERED SANITARIAN IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION HAS BEEN REVIEWED FOR COMPLIANCE WITH APPLICABLE STATE AND COUNTY REGULATIONS GOVERNING ON-SITE SEWAGE FACILITIES AND IS HEREBY RECOMMENDED FOR APPROVAL.

By: *Kurt Stephens*  
BELL COUNTY PUBLIC HEALTH DISTRICT

**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 18th DAY OF May, 2018 A.D.

By: *Melissa Rodriguez*  
BELL COUNTY TAX APPRAISAL DISTRICT

**COUNTY CLERK INFORMATION**

FILED FOR RECORD THIS 25th DAY OF May, 2018, IN YEAR 2018  
 PLAT # 72 PLAT RECORDS OF BELL COUNTY, TEXAS, AND DEDICATION INSTRUMENT # 2018-00021107  
 OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

BY: \_\_\_\_\_

**QE**  
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**  
**TELLEZ ADDITION**  
 CITY OF KILLEEN, BELL COUNTY, TEXAS

TELLEZ ADDITION,  
 IS A PLAT OF A 1.28 ACRES SITUATED IN THE W.H. COLE SURVEY, A-200 LOCATED IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS.

DRAWING NO.: **P1**