

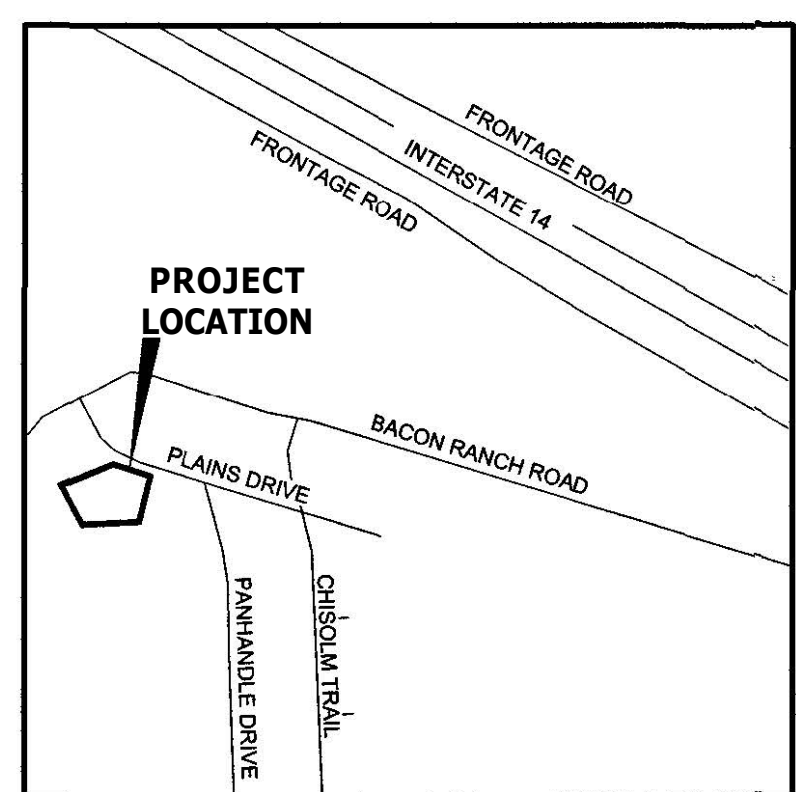
ORIGINAL CONFIGURATION OF TEXAS TRAILS ADDITION, AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS. SCALE: N.T.S.

LEGEND

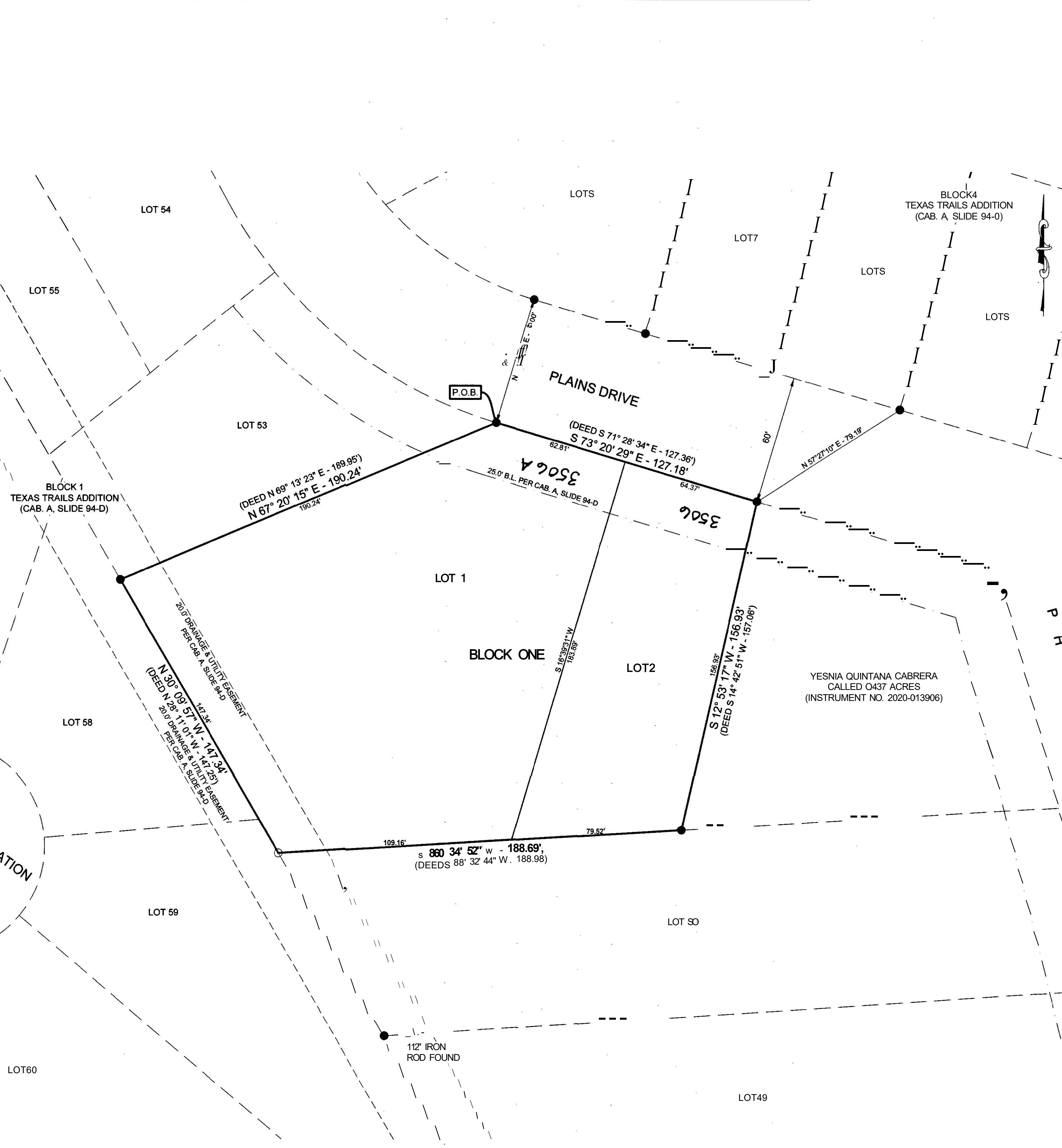
- PROPERTY BOUNDARY
 - LOT LINES
 - - - EASEMENT LINES
 - - - ADJOINING TRACT PROPERTY LINES
 - 3/8" IRON ROD FOUND
 - 1/2" IRON ROD SET W/ CAP STAMPED "QUINTERO 10194110"
- UNLESS OTHERWISE NOTED

NOTES

1. THE BUILDING SETBACK LINES FOR THIS TRACT SHALL BE DETERMINED AS REQUIRED BY THE NORTH KILLEEN REVITALIZATION PROGRAM AS RELATED TO THE DEVELOPMENT OF THIS TRACT UNLESS SHOWN HERON.
 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. ALL INTERIOR CORNERS ARE 1/2" IRON ROD SET W/ CAP STAMPED "QUINTERO 10194110", UNLESS OTHERWISE NOTED.
 4. A PORTION OF THIS PROPERTY LIES WITHIN FEMA "ZONE X, OTHER AREAS" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, FEMA MAP 48027C0280E, WHICH BEAR AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.
- ...FEMA "ZONE X, OTHER AREAS" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN...



LOCATION MAP
SCALE: N.T.S.



KNOW ALL MEN BY THESE PRESENTS, THAT JEVANIE PITTER BEING THE SOLE OWNER OF THAT CERTAIN 0.97 ACRES OF LAND IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS, SITUATED IN THE WILLIAM SHELBURNE SURVEY, A-1254, BEING A PART OF LOT 51 AND LOT 52, BLOCK 1, TEXAS TRAILS ADDITION, AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, RECORDED IN CABINET A, SLIDE 94-D, PLAT RECORDS OF BELL COUNTY, TEXAS, BEING THE SAME TRACT OF LAND CONVEYED TO JEVANIE PITTER, RECORDED IN INSTRUMENT NO. 2020-029322, DEED RECORDS OF BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF TEXAS TRAILS ADDITION, REPLAT NO. 2, AS SHOWN BY THE PLAT HEREOF, ATTACHED HERETO, AND MADE A PART HEREOF, AND APPROVED BY THE CITY OF KILLEEN, BELL COUNTY, TEXAS AND TEXAS TRAILS ADDITION, REPLAT NO. 2, DOES HEREBY DEDICATE TO SAID CITY ALL STREETS, AVENUES, DRIVES, ALLEYS AND DRAINAGE TRACTS 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.

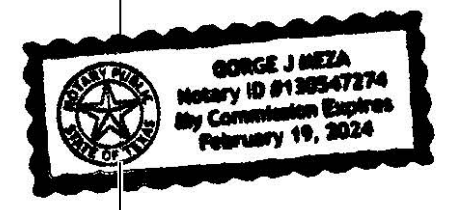
THE DRAINAGE TRACTS, DRAINAGE AND UTILITY EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO SAID CITY OF KILLEEN FOR INSTALLATION AND MAINTENANCE OF ANY AND ALL PUBLIC UTILITIES, WHICH THE CITY MAY ELECT TO INSTALL AND MAINTAIN OR PERMIT TO BE INSTALLED OR MAINTAINED.

WITNESS THE EXECUTION HEREOF, ON THIS 21 DAY OF SEPTEMBER, 2020.

JEVANIE PITTER
OWNER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY, PERSONALLY APPEARED JEVANIE PITTER KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. IT HAS BEEN ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING INSTRUMENT AS THE OWNERS OF THE PROPERTY DESCRIBED HEREOF.

[Signature]
NOTARY PUBLIC STATE OF TEXAS 1/2
MY COMMISSION EXPIRES 11/11/2024



CITY PLANNING AND DEVELOPMENT SERVICES

APPROVED THIS 11 DAY OF SEPTEMBER, 2020, A.O. BY THE EXECUTIVE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES OR THE CITY PLANNER OF THE CITY OF KILLEEN, TEXAS.

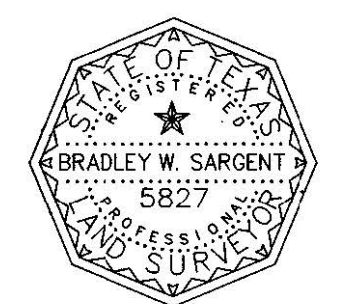
[Signature]
EXECUTIVE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES OR THE CITY PLANNER

[Signature]
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.

[Signature] 09/21/20
BRADLEY W. SARGENT
R. P. L. S. NO. 5827
1501 W. STAN SCHLUETER LP.
KILLEEN, TX 76549



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 21 DAY OF SEPTEMBER, 2020 A.O.

[Signature]
BELL COUNTY TAX APPRAISAL DISTRICT

COUNTY CLERK INFORMATION:

FILED FOR RECORD THIS 5 DAY OF SEPTEMBER, 2020, IN YEAR 2020, PLAT # 36, OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

BY: _____

SURVEY:	WILLIAM SHELBURNE SURVEY, A-1254	OWNER:	JEVANIE PITTER 9107 SANDYFORD COURT KILLEEN, TEXAS 76542
NUMBER OF BLOCKS:	1	SURVEYOR:	QUINTERO ENGINEERING, LLC 1501 W. STAN SCHLUETER LP. KILLEEN, TEXAS 76549 (254) 493-9962
NUMBER OF LOTS:	1		
TOTAL ACREAGE:	0.97 AC		
DATE:	AUGUST 2020		

QE
QUINTERO ENGINEERING LLC
1501 W. STAN SCHLUETER LP. KILLEEN, TEXAS 76549
PHONE (254) 493-9962 FAX (254) 432-7070
TBPE FIRM NO. 14709 TBPLS FIRM NO. 10194110

FINAL PLAT FOR:
TEXAS TRAILS ADDITION, REPLAT NO. 2
CITY OF KILLEEN, BELL COUNTY, TEXAS

TEXAS TRAILS ADDITION, REPLAT NO. 2, IS A REPLAT OF A PORTION OF LOT 51 AND LOT 52, BLOCK 1, TEXAS TRAILS ADDITION, AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, RECORDED IN CABINET A, SLIDE 94-D, DEED RECORDS OF BELL COUNTY, TEXAS.

PROJECT NO.: 031-20
DRAWING NO.: PI

