

NOTES

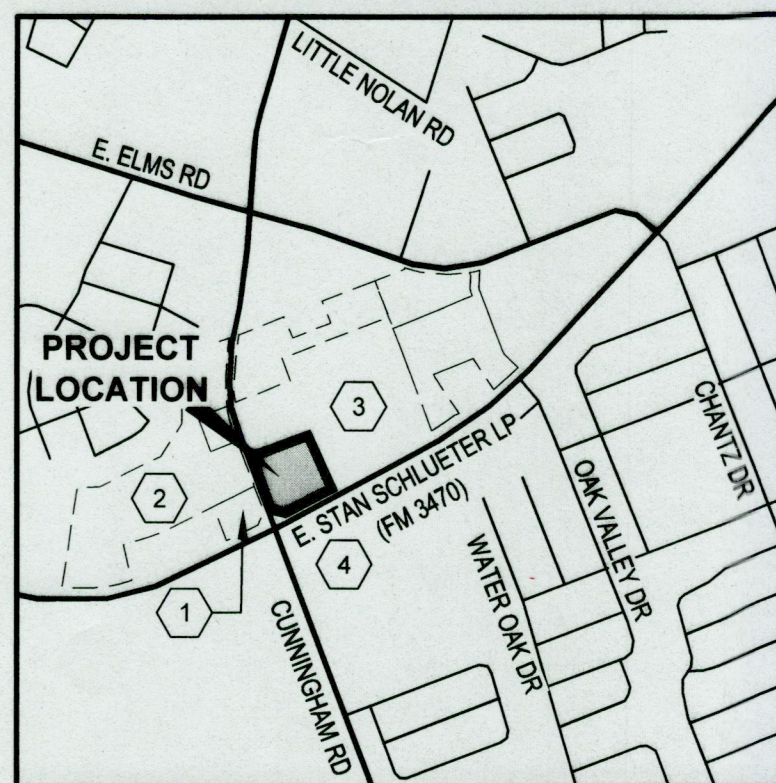
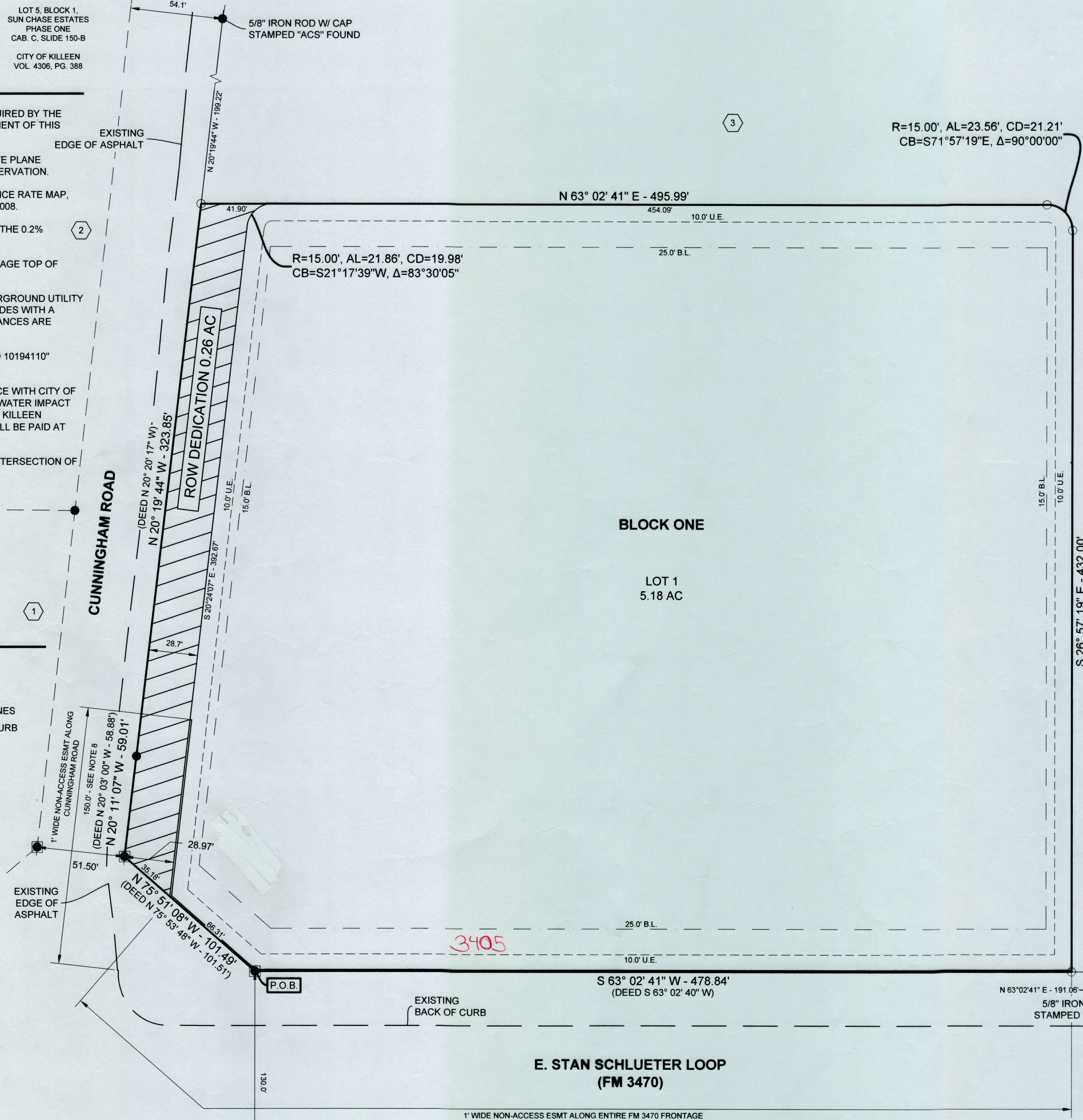
- THE BUILDING SETBACK LINES FOR THIS TRACT SHALL BE DETERMINED AS REQUIRED BY THE CODE OF ORDINANCES OF THE CITY OF KILLEEN AS RELATED TO THE DEVELOPMENT OF THIS TRACT UNLESS SHOWN HEREON.
 - THE BEARINGS AND DISTANCES SHOWN HERON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, PER LEICA SMART NET GPS OBSERVATION.
 - THIS PROPERTY LIES WITHIN FEMA "ZONE X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, FEMA MAP 48027C0780E WHICH BEARS 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**
- FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 1 FOOT ABOVE THE AVERAGE TOP OF CURB ELEVATION FRONTING THE LOT.
 - 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.
 - PERMANENT CORNERS, SHALL BE 1/2" IRON ROD WITH CAP STAMPED "QUINTERO 10194110" AFTER COMPLETED CONSTRUCTION AS AUTHORIZED BY THE DEVELOPER.
 - WATER IMPACT FEES ARE 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. IMPACT FEES SHALL BE PAID AT THE TIME OF BUILDING PERMITS.
 - 150 FOOT LONG - 1' NON-ACCESS EASEMENT FROM THE CURB RETURN AT THE INTERSECTION OF CUNNINGHAM AND STAN SCHLUETER LOOP.

LEGEND

- PROPERTY BOUNDARY
- BUILDING LINES
- EASEMENT LINES
- ADJOINING TRACT PROPERTY LINES
- EXISTING ASPHALT & BACK OF CURB
- 1/2" IRON ROD W/ CAP STAMPED "MAK" FOUND
- TXDOT CONCRETE MONUMENT FOUND
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD W/ CAP STAMPED "QE" SET
- UNLESS OTHERWISE NOTED

ABBREVIATIONS

- B.L. BUILDING LINE
- U.E. UTILITY EASEMENT



LOCATION MAP
SCALE: NTS

KEYNOTES

- LOT 1, BLOCK 1, SUN CHASE ESTATES PHASE ONE, CAB. C, SLIDE 150-B
- PART OF LOT 4, BLOCK 1, SUN CHASE ESTATES PHASE ONE, CAB. C, SLIDE 150-B
- REMAINDER OF 24.608 ACRES RACHIII BROTHERS, LLC - SERIES 101 INSTRUMENT NO. 2021004337
- CALLED 14.68 ACRES RACHIII BROTHERS, LLC - SERIES 101 INSTRUMENT NO. 2021004337

KNOW ALL MEN BY THESE PRESENTS, THAT RACHIII BROTHERS, LLC - SERIES 101, BEING THE SOLE OWNER OF THAT CERTAIN 5.18 ACRE TRACT OF LAND IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS, SITUATED IN THE ROBERT CUNNINGHAM SURVEY, ABSTRACT NO. 199, BELL COUNTY, TEXAS, BEING A PORTION OF THE CALLED 24.608 ACRE TRACT OF LAND DESCRIBED IN A DEED TO RACHIII BROTHERS, LLC - SERIES 101, RECORDED IN INSTRUMENT NO. 2021004337, DEED RECORDS OF BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF THE ROOST ADDITION PHASE ONE, AS SHOWN BY THE PLAT HEREOF, ATTACHED HERETO, AND MADE A PART HEREON, AND APPROVED BY THE CITY OF KILLEEN, BELL COUNTY, TEXAS AND THE ROOST ADDITION PHASE ONE, DOES HEREBY DEDICATE TO SAID CITY ALL STREETS, AVENUES, DRIVES, 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 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.

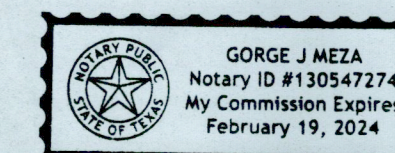
WITNESS THE EXECUTION HEREOF, ON THIS 22 DAY OF August, 2022.

FOR: RACHIII BROTHERS, LLC - SERIES 101

BY: [Signature]
JOHN TYSON HENDRICK
MANAGING MEMBER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY, PERSONALLY APPEARED JOHN TY HENDRICK, IN THEIR CAPACITY FOR RACHIII BROTHERS, LLC - SERIES 101, KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. IT HAS BEEN ACKNOWLEDGED TO ME THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS THE OWNERS OF THE PROPERTY DESCRIBED HEREOF.

[Signature]
NOTARY PUBLIC STATE OF TEXAS
MY COMMISSION EXPIRES: 2/19/24



CITY PLANNING AND DEVELOPMENT SERVICES

APPROVED THIS 15th DAY OF August, 20 22, A.D. BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF THE CITY OF KILLEEN, TEXAS.

[Signature]
CHAIRMAN, PLANNING AND ZONING COMMISSION

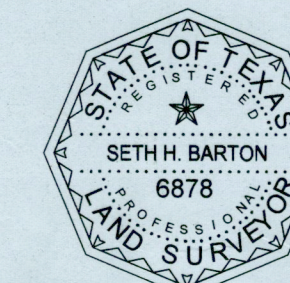
[Signature]
SECRETARY, PLANNING AND ZONING COMMISSION

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 AND BELL COUNTY, TEXAS.

[Signature]
SETH H. BARTON
R. P. L. S. NO. 6878
1501 W. STAN SCHLUETER LP.
KILLEEN, TX 76549

08/22/2022



COUNTY CLERK INFORMATION

FILED FOR RECORD THIS 21 DAY OF September, 20 22, IN YEAR 2022
PLAT # 059068 PLAT RECORDS OF BELL COUNTY, TEXAS, AND DEDICATION INSTRUMENT # 2022059068
OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

BY: [Signature] Deputy Clerk

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 26 DAY OF August, 20 22 A.D.

By: [Signature]
BELL COUNTY TAX APPRAISAL DISTRICT

SURVEY:	ROBERT CUNNINGHAM SURVEY, ABSTRACT NO. 199	OWNER:	RACHIII BROTHERS, LLC - SERIES 101 PO BOX 681 BELTON, TEXAS 76513
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:	5.18 AC		
DATE:	AUGUST 2022		

QE
QUINTERO ENGINEERING, LLC
1501 W. STAN SCHLUETER LP. PHONE: (254) 493-9962
KILLEEN, TEXAS 76549 FAX: (254) 432-7070
T.B.P.E. FIRM NO.: 14709 T.B.P.L.S. FIRM NO.: 10194110

FINAL PLAT FOR:
THE ROOST ADDITION PHASE ONE
CITY OF KILLEEN, BELL COUNTY, TEXAS
THE ROOST ADDITION PHASE ONE, IS A PLAT OF A PORTION OF THE CALLED 24.608 ACRE TRACT OF LAND DESCRIBED IN A DEED TO RACHIII BROTHERS, LLC - SERIES 101, RECORDED IN INSTRUMENT NO. 2021004337, DEED RECORDS OF BELL COUNTY, TEXAS.

PROJECT NO.: 022-21
DRAWING NO.: P1

Inst # 2022059068