

THE SETTLEMENT ON STAGECOACH

STAGECOACH DRIVE

KILLEEN, BELL COUNTY, TEXAS

KNOW ALL MEN BY THESE PRESENTS, THAT RICHARD STEVE YOUNG CO-TRUSTEE OF MARY TERESA BAY YOUNG 2012 TRUST, BEING THE SOLE OWNER OF THE REMAINDER OF A CALLED 29.88 ACRES OF LAND SITUATED IN THE R. CUNNINGHAM SURVEY, A-158, DESCRIBED IN A DEED TO RICHARD STEVE YOUNG CO-TRUSTEE OF MARY TERESA BAY YOUNG 2012 TRUST, RECORDED IN INSTRUMENT NO. 2020039930, DEED RECORDS OF BELL COUNTY, TEXAS, AND VINCENT P. DIAZ AND JULIE ANN DIAZ, HUSBAND AND WIFE, BEING THE SOLE OWNERS OF THE CALLED 2.13 ACRE TRACT OF LAND DESCRIBED IN A DEED TO VINCENT P. DIAZ AND JULIE ANN DIAZ, HUSBAND AND WIFE, RECORDED IN INSTRUMENT NO. 2021050917, DEED RECORDS OF BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF THE SETTLEMENT ON STAGECOACH, 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 SETTLEMENT ON STAGECOACH DO 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 28 DAY OF SEPTEMBER, 2022.

FOR: MARY TERESA BAY YOUNG 2012 TRUST

RICHARD STEVE YOUNG
EXECUTOR

Gorge J. Meza
NOTARY PUBLIC STATE OF TEXAS
MY COMMISSION EXPIRES: 2/19/24

GORGE J. MEZA
Notary ID #130547274
My Commission Expires
February 19, 2024

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY, PERSONALLY APPEARED RICHARD STEVE YOUNG IN HIS CAPACITY FOR MARY TERESA BAY YOUNG 2012 TRUST, 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 HEREON.

WITNESS THE EXECUTION HEREOF, ON THIS 29 DAY OF SEPTEMBER, 2022.

FOR: JULIE ANN DIAZ, DECEASED

VINCENT P. DIAZ

Vincent P. Diaz
VINCENT P. DIAZ
OWNER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY, PERSONALLY APPEARED VINCENT P. DIAZ IN HIS CAPACITY FOR JULIE ANN DIAZ, DECEASED, 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 HEREON.

Gorge J. Meza
NOTARY PUBLIC STATE OF TEXAS
MY COMMISSION EXPIRES: 2/19/24

GORGE J. MEZA
Notary ID #130547274
My Commission Expires
February 19, 2024

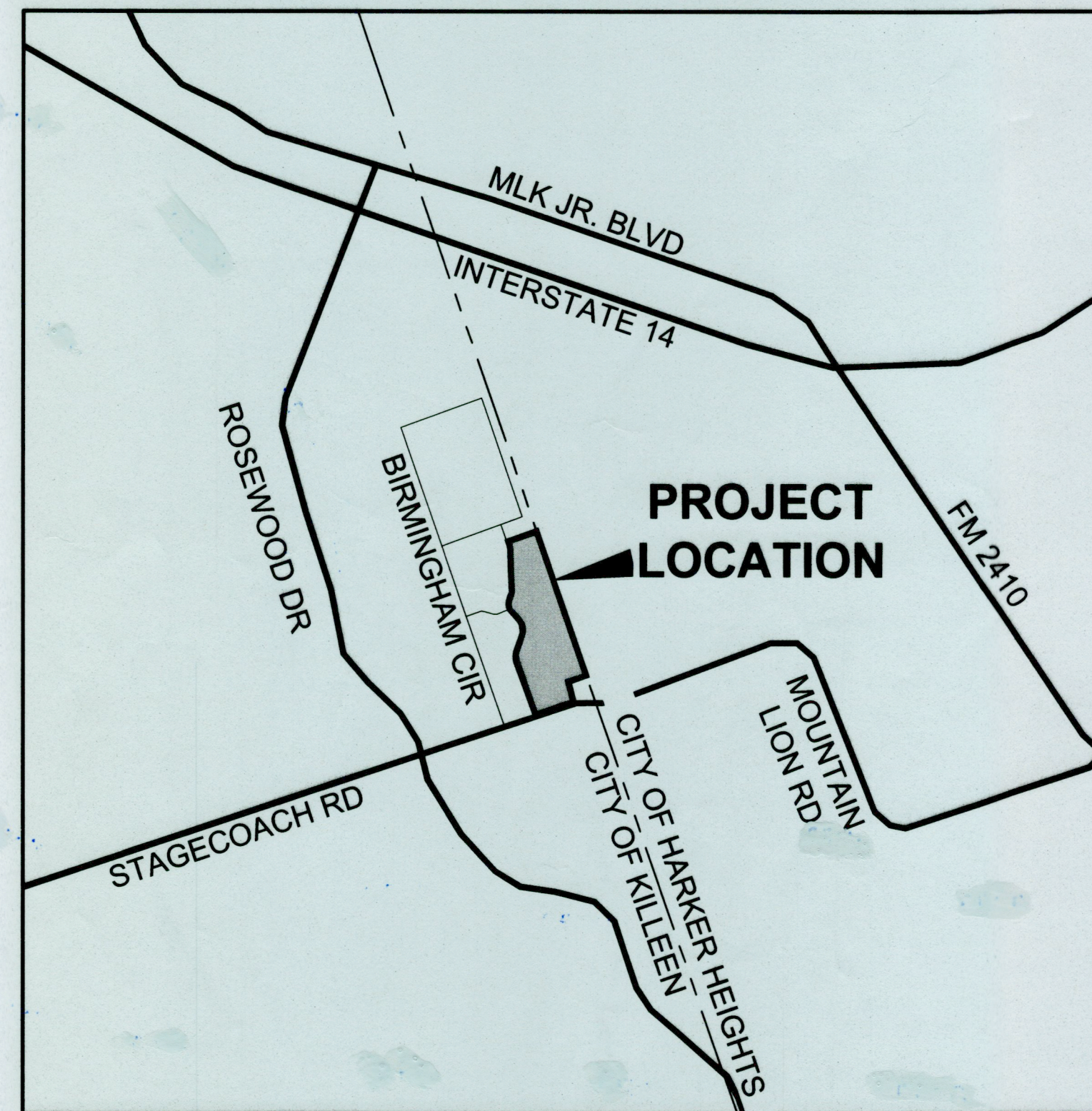
FEMA NOTES

1. THIS PROPERTY LIES WITHIN THE FEMA "OTHER AREAS, ZONE X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, FEMA MAP 48027C0285E, AND FEMA MAP 48027C0295E, BOTH BEARING 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

SHEET INDEX

P1 - COVER SHEET
P2 - PLAT



LOCATION MAP
SCALE: NTS

NOTES

1. 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.
2. 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 THE TRACT UNLESS SHOWN HEREON.
3. ALL UTILITY EASEMENTS SHALL BE 10.0' WIDE, UNLESS OTHERWISE NOTED.
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 1/2" IRON ROD WITH A CAP MARKED "QE" AFTER COMPLETED CONSTRUCTION AS AUTHORIZED BY THE DEVELOPER.
9. DRAINAGE TRACT 1 SHALL BE OWNED AND MAINTAINED BY THE HOA.
10. TRACT 1, TRACT 2, AND TRACT 3, SHALL BE USED FOR SUBDIVISION MONUMENT SIGN AND PERIMETER FENCING; THEY SHALL BE OWNED AND MAINTAINED BY THE HOA.
11. 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.

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 7th DAY OF NOVEMBER, 20 22, A.D. BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KILLEEN, TEXAS.

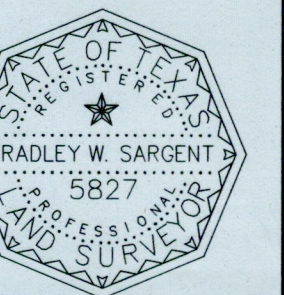
[Signature]
CHAIRMAN, PLANNING AND ZONING COMMISSION

[Signature]
SECRETARY, PLANNING AND ZONING COMMISSION

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 AND BELL COUNTY, TEXAS.

[Signature] 09/28/2022
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 THE 4th DAY OF OCTOBER, 20 22 A.D.

By: *[Signature]*
BELL COUNTY TAX APPRAISAL DISTRICT

COUNTY CLERK INFORMATION:

FILED FOR RECORD THIS 11th DAY OF NOVEMBER, 20 22, IN YEAR 2022
PLAT # N/A PLAT RECORDS OF BELL COUNTY, TEXAS, AND DEDICATION INSTRUMENT # 2022069465
OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

By: *[Signature]* Deputy Clerk

SURVEY:	R. CUNNINGHAM SURVEY, A-158	OWNER:	RICHARD STEVE YOUNG 6401 STAGECOACH RD KILLEEN, TEXAS 76542
NUMBER OF BLOCKS:	2		
NUMBER OF LOTS:	62	SURVEYOR:	QUINTERO ENGINEERING, LLC 1501 W. STAN SCHLUETER LP. KILLEEN, TEXAS 76549 (254) 493-9962
TOTAL ACREAGE:	29.88 AC		
DATE:	SEPTEMBER 2022		



FINAL PLAT	
THE SETTLEMENT ON STAGECOACH CITY OF KILLEEN, BELL COUNTY, TEXAS	
THE SETTLEMENT ON STAGECOACH,	
IS A PLAT OF A 29.88 ACRE TRACT OF LAND, SITUATED IN THE ROBERT CUNNINGHAM SURVEY, ABSTRACT NO. 158, BELL COUNTY, TEXAS, THE 29.88 ACRE TRACT OF LAND CONSISTS OF 27.75 ACRES BEING THE REMAINDER OF THE CALLED 29.88 ACRE TRACT OF LAND DESCRIBED IN A DEED TO RICHARD STEVE YOUNG CO-TRUSTEE OF MARY TERESA BAY YOUNG 2012 TRUST, RECORDED IN INSTRUMENT NO. 2020039930, DEED RECORDS OF BELL COUNTY, TEXAS, AND ALL OF THE CALLED 2.13 ACRE TRACT OF LAND DESCRIBED IN A DEED TO VINCENT P. DIAZ AND JULIE ANN DIAZ, HUSBAND AND WIFE, RECORDED IN INSTRUMENT NO. 2021050917, DEED RECORDS OF BELL COUNTY, TEXAS.	
PROJECT NO.:	006-20
DRAWING NO.:	P1 OF P2

instr # 2022069465(A)