

LEGEND

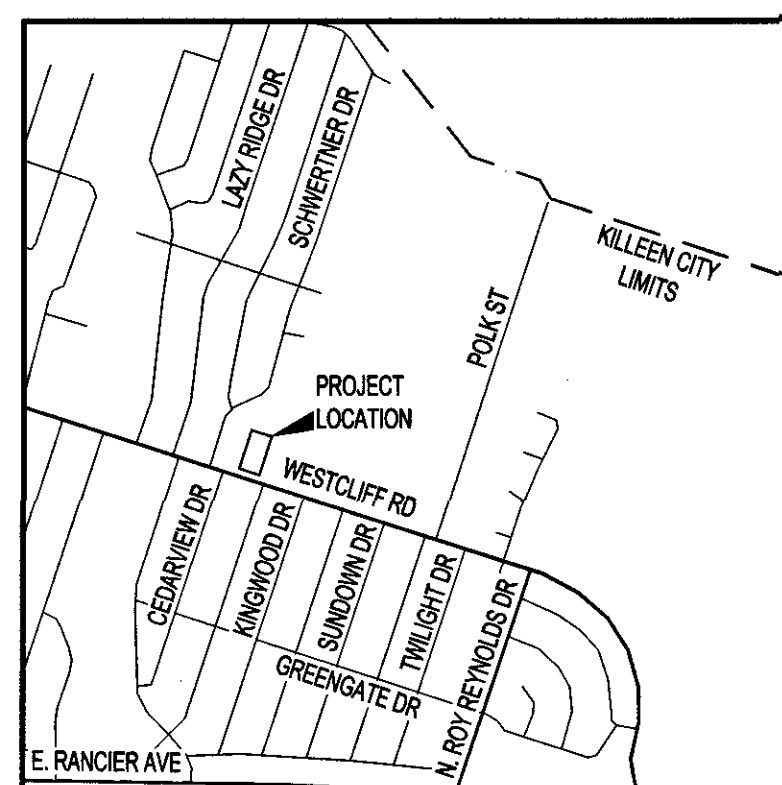
- PROPERTY BOUNDARY
- LOT LINES
- - - EASEMENT LINES
- - - ADJOINING TRACT PROPERTY LINES
- - - OFFSITE EASEMENTS

- 1 1/4" IRON PIPE FOUND
- 3/8" IRON ROD FOUND
- UNLESS OTHERWISE NOTED

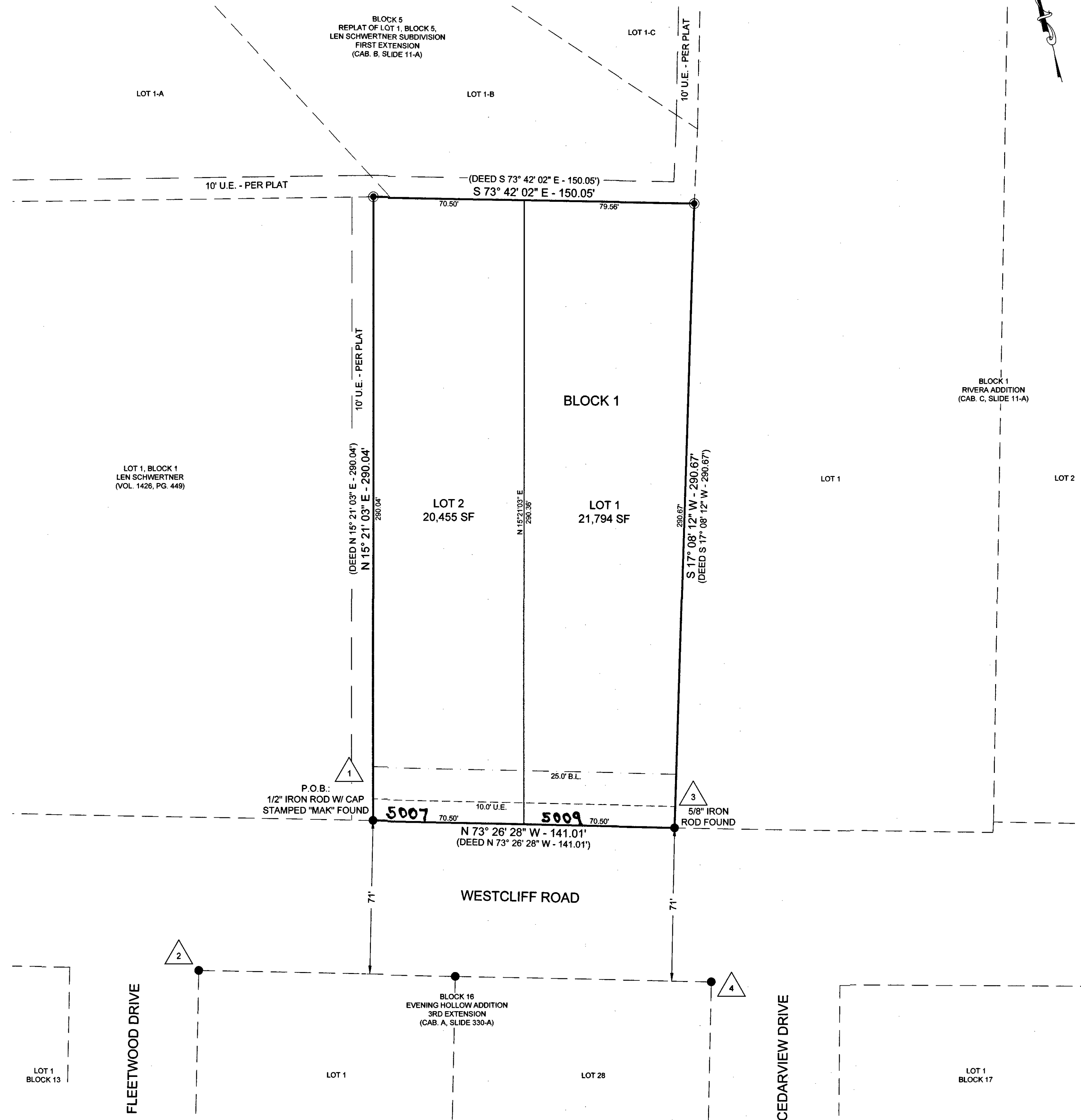
NOTES

1. THE BUILDING SETBACK LINES FOR THIS TRACT SHALL BE DETERMINED AS REQUIRED BY CODE OF ORDINANCES OF THE CITY OF KILLEEN 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. THIS PROPERTY LIES WITHIN FEMA "ZONE X, OTHER AREAS" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, FEMA MAP 48027C0285E, 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**
4. PERMANENT CORNERS, EXTERIOR AND INTERIOR, SHALL 1/2" IRON ROD WITH A CAP MARKED "QUINTERO 10194110".
 5. LOT SHALL PROVIDE STORM WATER DETENTION IN ACCORDANCE WITH THE CITY OF KILLEEN DRAINAGE DESIGN MANUAL WHEN APPLICATION FOR BUILDING PERMITS ARE MADE.
 6. 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.

REFERENCE TIES	
1-2	S 64° 49' 44" W, 107.23'
3-4	S 01° 52' 23" W, 73.59'



LOCATION MAP
SCALE: NTS



KNOW ALL MEN BY THESE PRESENTS, THAT LIONEL NATHANIEL REYES BEING THE SOLE OWNER OF THAT CERTAIN 0.97 ACRES OF LAND IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS, SITUATED IN THE J.S. WILDER SURVEY, ABSTRACT NO. 913, BEING A CALLED 0.97 ACRE TRACT DESCRIBED IN A DEED TO LIONEL NATHANIEL REYES, RECORDED IN INSTRUMENT NO. 2020-00035058, DEED RECORDS OF BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF WESTCLIFF ESTATES, AS SHOWN BY THE PLAT HEREOF, ATTACHED HERETO, AND MADE A PART HEREOF, AND APPROVED BY THE CITY OF KILLEEN, BELL COUNTY, TEXAS AND WESTCLIFF ESTATES, 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.

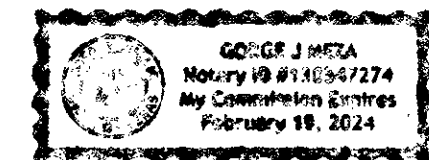
THE DRAINAGE TRACTS, DRAINAGE AND UTILITY EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO SAID CITY OF KILLEEN FOR INSTALLATION AND MAINTENANCE OF ANY AND ALL PUBLIC UTILITIES, WHICH THE CITY MAY ELECT TO INSTALL AND MAINTAIN OR PERMIT TO BE INSTALLED OR MAINTAINED.

WITNESS THE EXECUTION HEREOF, ON THIS 7 DAY OF October, 2021.

BY: Lionel Nathaniel Reyes
LIONEL NATHANIEL REYES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY, PERSONALLY APPEARED LIONEL NATHANIEL REYES 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.

George J. Peña
NOTARY PUBLIC STATE OF TEXAS
MY COMMISSION EXPIRES: 2/19/24



CITY PLANNING AND DEVELOPMENT SERVICES

APPROVED THIS 8th DAY OF November, 2021, A.D. BY THE PLANNING DIRECTOR OF THE CITY OF KILLEEN, TEXAS.

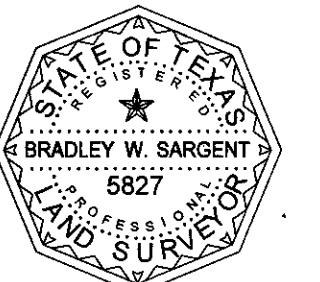
Walter Meza
PLANNING DIRECTOR

K. Stuckland
ASSISTANT PLANNER

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 10/08/2021
BRADLEY W. SARGENT
R. P. L. S. NO. 5827
1501 W. STAN SCHLUETER LP.
KILLEEN, TX 78549



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 8th DAY OF October, 2021, A.D.

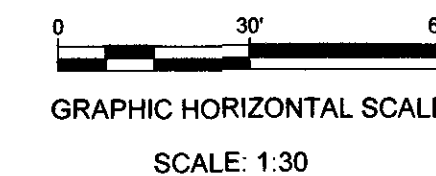
By: Maam Brues
BELL COUNTY TAX APPRAISAL DISTRICT

COUNTY CLERK INFORMATION:

FILED FOR RECORD THIS 8th DAY OF November, 2021, IN YEAR 2021 PLAT # N/A
PLAT RECORDS OF BELL COUNTY, TEXAS, AND DEDICATION INSTRUMENT # 2021-73641, OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

By: Shelley Coston

SURVEY:	J.S. WILDER SURVEY, A-913	OWNER:	LIONEL NATHANIEL REYES P.O. BOX 2896 HARKER HEIGHTS, TEXAS 76548
NUMBER OF BLOCKS:	1	ENGINEER / SURVEYOR:	QUINTERO ENGINEERING, LLC 1501 W. STAN SCHLUETER LP. KILLEEN, TEXAS 76549 (254) 493-9962
NUMBER OF LOTS:	2		
TOTAL ACREAGE:	0.97 AC		
DATE:	AUGUST 2021		



QE
QUINTERO ENGINEERING LLC
1501 W. STAN SCHLUETER LP. KILLEEN, TEXAS 78549
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:
WESTCLIFF ESTATES
CITY OF KILLEEN, BELL COUNTY, TEXAS

PROJECT NO.: 013-21
DRAWING NO.: P1

WESTCLIFF ESTATES,
IS A PLAT OF ALL OF THE CALLED 0.97 ACRE TRACT DESCRIBED IN A DEED TO LIONEL NATHANIEL REYES, RECORDED IN INSTRUMENT NO. 2020-00035058, DEED RECORDS OF BELL COUNTY, TEXAS.

instr# 2021-73641