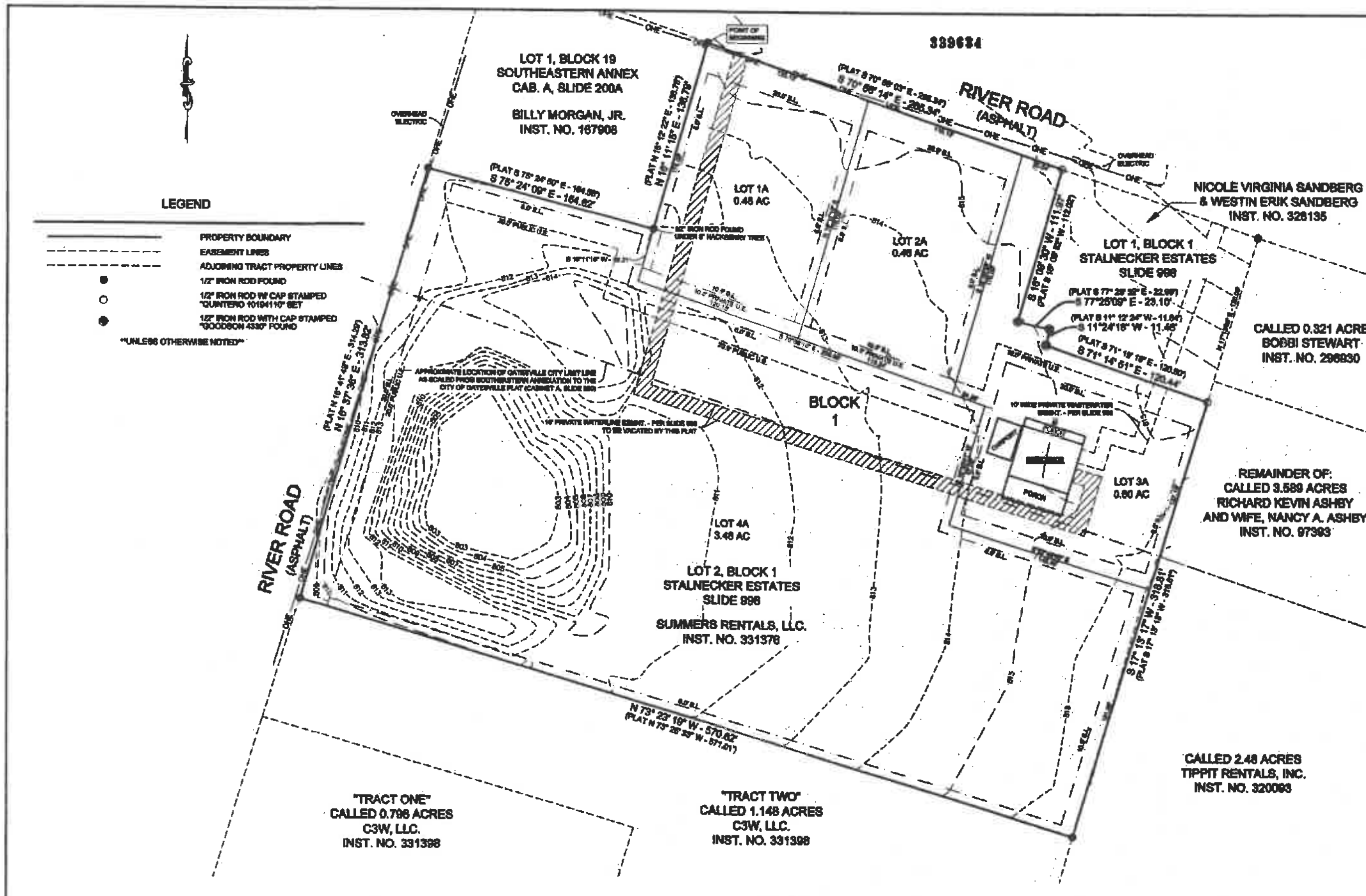
339634



FIELD NOTES
5.00 ACRES
CORYELL COUNTY, TEXAS

BEING all of that certain 5.00 acre tract of land situated in the Antonio Arocha Survey, Abstract No. 8, and being all of Lot 2, Stalnecker Estates, a subdivision in the City of Gatesville, Coryell County, Texas, described in a deed to Summers Rentals, LLC., recorded in Instrument No. 331376, Deed Records of Coryell County, Texas, being further described as follows:

BEGINNING at a 1/2" iron rod found in the South line of River Road, at the Northwest corner of Lot 1, Block 19, Southeastern Annex, recorded in Cabinet A, Slide 200A, Plat Records of Coryell County, Texas, for the Northwest corner of the herein described tract;

THENCE, S 70° 58' 14" E, 288.34 feet (Plat S 70° 59' 03" E, 288.34 feet), along the South line of River Road, to a 1/2" iron rod with a cap stamped "QUINTERO 10194110" set, at the Northeast corner of Lot 1, Block 1, of the said Stalnecker Estates;

THENCE, along the common line between the said Lots 1 & 2, of the said Stalnecker Estates, the following four courses and distances:

1. S 16° 09' 30" W, 111.97 feet (Plat S 16° 09' 52" W, 112.02 feet), to a 1/2" iron rod with a cap stamped "GOODSON 4350" found;
2. S 77° 28' 09" E, 23.10 feet (Plat S 77° 28' 32" E, 22.69 feet), to a 1/2" iron rod with a cap stamped "GOODSON 4350" found;
3. S 11° 24' 18" W, 11.46 feet (Plat S 11° 12' 24" W, 11.84 feet), to a 1/2" iron rod with a cap stamped "GOODSON 4350" found;
4. S 71° 14' 51" E, 120.44 feet (Plat S 71° 16' 16" E, 120.60 feet), to a 1/2" iron rod with a cap stamped "QUINTERO 10194110" set, in the West line of the remainder of a called 3.589 acre tract of land described in a deed to Richard Kevin Ashby and wife, Nancy A. Ashby, recorded in Instrument No. 97393, Deed Records of Coryell County, Texas, for the Easternmost corner of the herein described tract, from which the Northeast corner of the said Lot 1, bears N 17° [illegible] E, [illegible] feet, for reference;

THENCE, S 17° 13' 17" W, 318.81 feet (Plat S 17° 13' 16" W, 318.61 feet), along the West line of the said 3.589 acre tract, and the West line of a called 2.48 acre tract of land described in a deed to Tippit Rentals, INC., recorded in Instrument No. 320093, Deed Records of Coryell County, Texas, to a 1/2 iron rod found at the Northeast corner of a "Tract Two" called 1.148 acre tract of land described in a deed to C3W, LLC., recorded in Instrument No. 331398, Deed Records of Coryell County, Texas, for the Southeast corner of the herein described tract;

THENCE, N 73° 23' 16" W, 570.62 feet (Plat N 73° 25' 33" W, 571.01 feet), along the North line of the said 1.148 acre tract, [illegible], to a 1/2 iron rod found in the East line of River Road, at the Northwest corner of the said 1.148 acre tract, for the Southwest corner of the herein described tract;

THENCE, N 16° 37' 38" E, 313.82 feet (Plat N 16° 41' 48" E, 314.29 feet), along the East line of River Road, to a 1/2" iron rod found at the Southwest corner of the said Lot 1, of the said Block 19, Southeastern Annex;

THENCE, along the common line between the said Lot 1, Block 19, Southeastern Annex and the said Lot 2, Block 1, Stalnecker Estates the following two courses and distances:

1. S 75° 24' 09" E, 164.82 feet (Plat S 75° 24' 50" E, 164.59 feet), to a 1/2" iron rod found under an 8" Hackberry Tree, for an inside ell corner of the herein described tract;
2. N 16° 11' 18" E, 136.78 feet (Plat N 16° 12' 22" E, 136.78 feet), to the POINT OF BEGINNING, containing 5.00 acres of land, more or less.

The bearings for this description are based upon the Texas State Plane Coordinate System, Central Zone, NAD 83, per Leica Texas Smart Net GPS observations, as surveyed on the ground March 29, 2021, by Quintero Engineering, LLC.

VACINITY MAP
NOT TO SCALE

AT 11:20 FILED O'CLOCK A M
JUN 29 2021
[illegible] COUNTY CLERK, CORYELL CO., TEXAS

FILED FOR RECORD THIS 23 DAY OF June 20 21 IN SLIDE 1035 PLAT RECORDS OF CORYELL COUNTY, TEXAS.
DEDICATION INSTRUMENT IN INSTRUMENT NO. 339634 DEED RECORDS OF CORYELL COUNTY, TEXAS.

County Clerk

GRAPHIC HORIZONTAL SCALE

339634

KNOW ALL MEN BY THESE PRESENTS, THAT SUMMERS RENTALS, LLC., OWNERS OF THAT CERTAIN 5.00 ACRE TRACT OF LAND PARTLY IN THE CITY OF GATESVILLE, CORYELL COUNTY, TEXAS, AS CONVEYED TO THEM BY DEED DATED OCTOBER 23, 2020, AND RECORDED IN INSTRUMENT NO. 331376, CORYELL COUNTY DEED RECORDS, DO HEREBY SUBDIVIDE 5.00 ACRES OF LAND OUT OF THE ANTONIO AROCHA SURVEY, ABSTRACT NO. 8, TO BE KNOWN AS THE SUMMERS ADDITION, A SUBDIVISION, IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND THE PUBLIC UTILITY EASEMENTS SHOWN HEREON.

THE PRIVATE DRAINAGE AND UTILITY EASEMENTS SHOWN ON SAID PLAT ARE RETAINED BY LOT OWNERS FOR INSTALLATION AND MAINTENANCE OF ANY AND ALL PRIVATE UTILITIES, WHICH THE LANDOWNERS MAY ELECT TO INSTALL AND MAINTAIN OR PERMIT TO BE INSTALLED OR MAINTAINED. THE PUBLIC UTILITY EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO THE PUBLIC 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 3rd DAY OF June 20 21

STACY SUMMERS, OWNER — TRACY SUMMERS, OWNER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS 3rd DAY OF June, 20 21, PERSONALLY APPEARED STACY SUMMERS AND TRACY SUMMERS KNOWN TO ME TO BE THE PERSONS WHOSE NAMES 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 HEREON.

NOTARY PUBLIC STATE OF TEXAS
MY COMMISSION EXPIRES: 8-2024

CERTIFICATE OF SURVEYOR:

I, BRADLEY W. SARGENT, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION AND PROPERTY DEVELOPMENT REGULATIONS OF THE CITY OF GATESVILLE, TEXAS.

06/03/21
BRADLEY W. SARGENT
R. P. L. S. NO. 5627
1501 W STAN SCHLUETER LP
KILLEEN, TX 76549

TAX CERTIFICATE:

THE CORYELL COUNTY TAX OFFICE, THE TAXING AUTHORITY FOR ALL TAXING ENTITIES IN CORYELL COUNTY, TEXAS, DOES HEREBY CERTIFY THAT THERE ARE CURRENTLY NO DELINQUENT TAXES DUE OR OWING ON THE PROPERTY DESCRIBED BY THIS PLAT.

DATED THIS 3rd DAY OF June A.D. 2021

CORYELL COUNTY TAX OFFICE
BY: Kish Derrick

STATE OF TEXAS
COUNTY OF CORYELL

APPROVED THIS 7th DAY OF June, 20 21, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GATESVILLE, CORYELL COUNTY, TEXAS.

CHAIRMAN, PLANNING AND ZONING COMMISSION — SECRETARY, PLANNING AND ZONING COMMISSION

APPROVED THIS 22nd DAY OF June, 20 21, BY THE CITY COUNCIL OF THE CITY OF GATESVILLE, CORYELL COUNTY, TEXAS.

MAYOR — CITY SECRETARY

NOTES

1. THE BEARINGS AND DISTANCES SHOWN HERON ARE BASED ON THE TEXAS STATE PANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, PER LEICA SMART NET GPS OBSERVATION.
2. PROPOSED LAND USE FOR THIS DEVELOPMENT IS RESIDENTIAL.
3. EXISTING LAND USE FOR ADJOINING OWNERS IS RESIDENTIAL.
4. THIS PROPERTY IS LOCATED IN THE FEMA "OTHER AREAS, ZONE X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, FEMA MAP 48099C0280F WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 17, 2010.
5. WATER SERVICE WILL BE PROVIDED BY THE CITY OF GATESVILLE.
6. ELECTRIC SERVICE WILL BE PROVIDED BY TXU ELECTRIC.
7. WASTE WATER SERVICE WILL BE PROVIDED BY THE CITY OF GATESVILLE THROUGH THE PRIVATE UTILITY EASEMENT SHOWN UNTIL THE CITY EXTENDS SEWER LINES THROUGH THE PUBLIC UTILITY EASEMENT SHOWN.

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

SURVEY:	ANTONIO AROCHA SURVEY, A-8	OWNER/DEVELOPER:	SUMMERS RENTALS, LLC. P.O. BOX 1237 GATESVILLE, TEXAS 76528
NUMBER OF BLOCKS:	1		
NUMBER OF LOTS:	4	SURVEYOR:	QUINTERO ENGINEERING, LLC 1501 W STAN SCHLUETER LP. KILLEEN, TEXAS 76549 (254) 493-9962
TOTAL ACREAGE:	5.00 AC		
DATE:	JUNE 2021		

QE
QUINTERO ENGINEERING
1501 W STAN SCHLUETER LP.
KILLEEN, TEXAS 76549

FINAL PLAT

SUMMERS ADDITION

BEING PARTLY IN THE CITY OF GATESVILLE, CORYELL COUNTY, TEXAS

SUMMERS ADDITION, IS A REPLAT OF LOT 2, BLOCK 1, STALNECKER ESTATES, A SUBDIVISION IN THE CITY OF GATESVILLE, CORYELL COUNTY, TEXAS, RECORDED IN SLIDE 998, PLAT RECORDS OF CORYELL COUNTY, TEXAS.

DRAWING NO.: 018-21