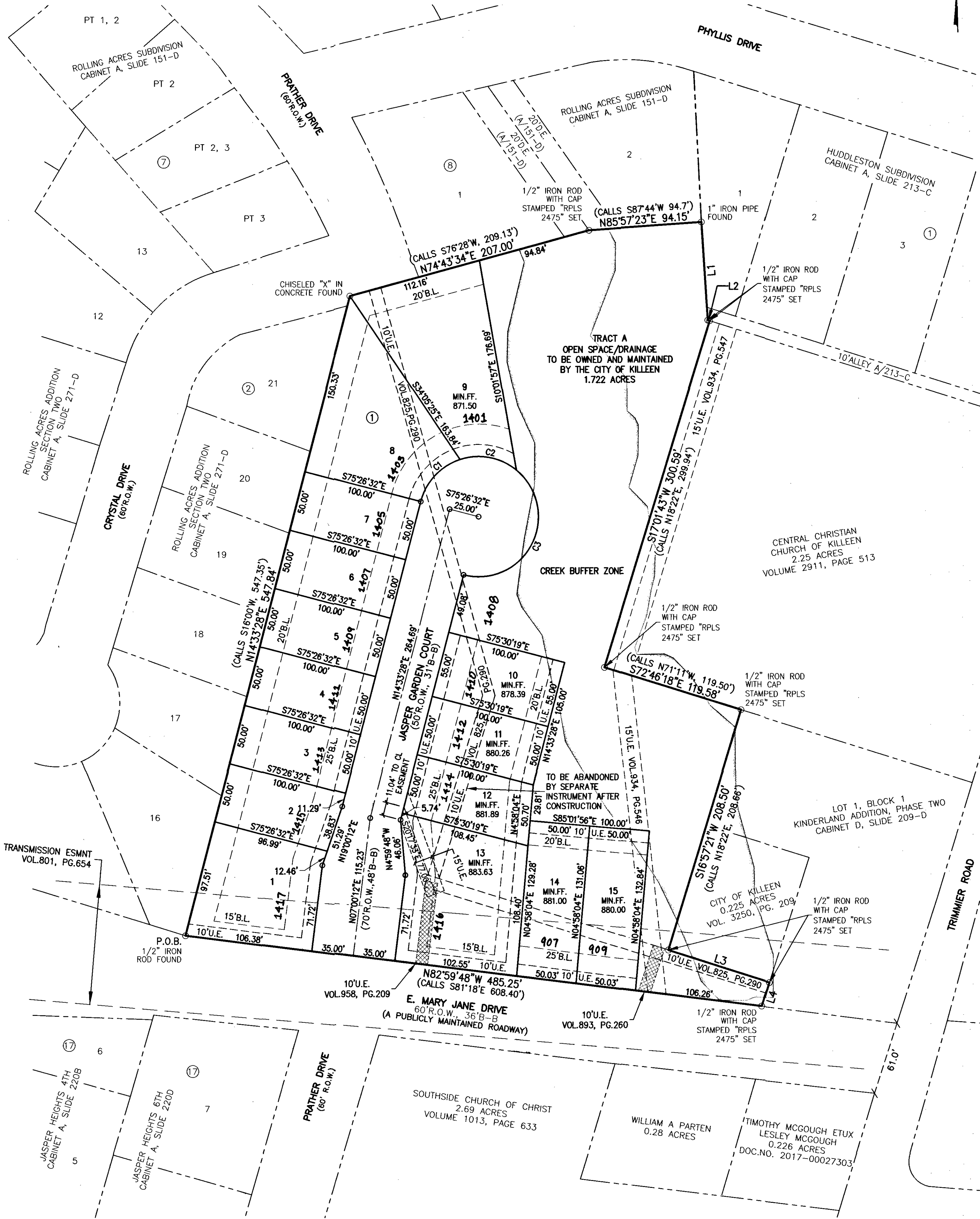
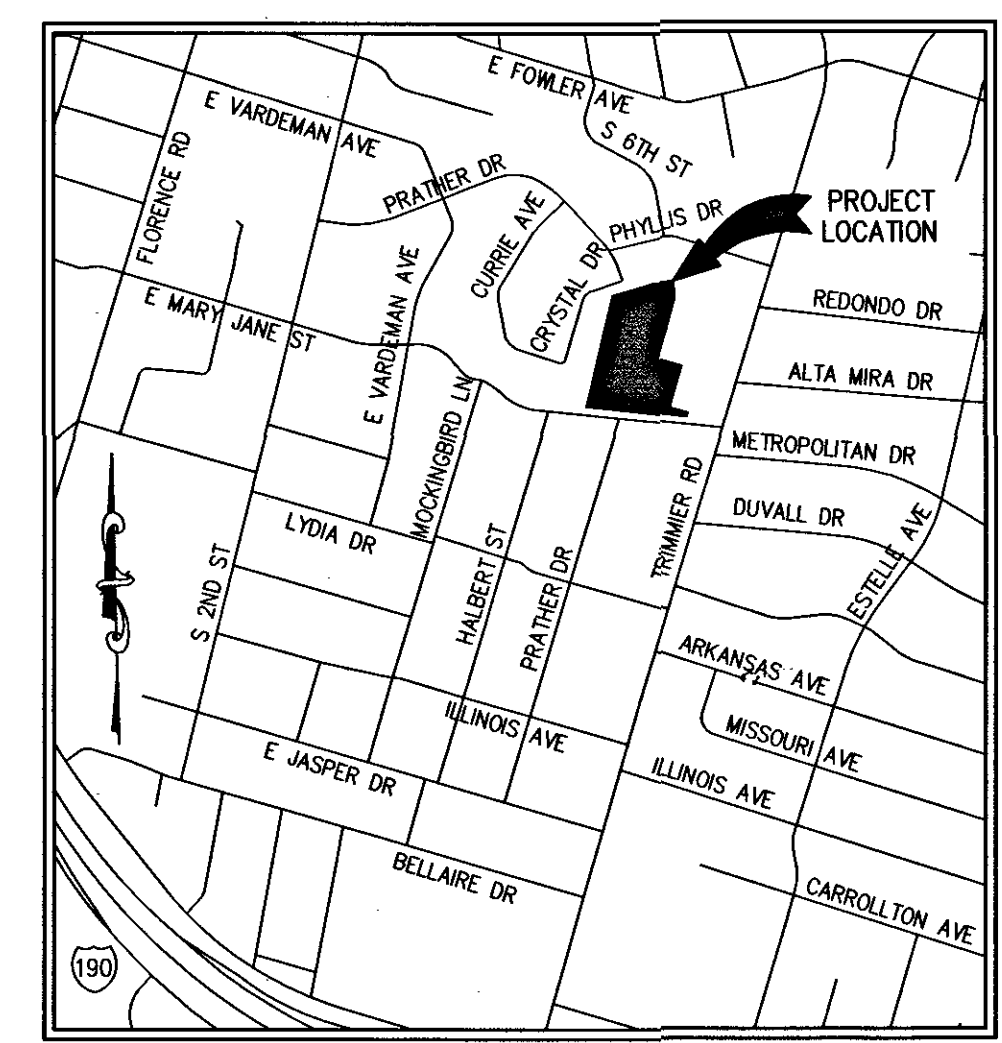


FINAL PLAT:  
**GARDENS AT JASPER HEIGHTS**  
 KILLEEN, TEXAS  
 NATHAN HALBERT SURVEY, ABST. NO. 389

SCALE: 1" = 50'



KNOW ALL MEN BY THESE PRESENTS, THAT TANB, LLC, A TEXAS LIMITED LIABILITY COMPANY, BEING THE SOLE OWNER OF THAT CERTAIN 4.708 ACRES OF LAND IN BELL COUNTY, TEXAS, IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS, ACCORDING TO DOCUMENT NO. 2019-00039527 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS, SHOWN AND ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, DOES HEREBY SUBDIVIDE THE HEREIN DESCRIBED PROPERTY INTO LOTS AND BLOCKS, ACCORDING TO THE PLAT HEREOF, TO BE KNOWN AS GARDENS AT JASPER HEIGHTS, TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, AS SHOWN BY THE PLAT HEREOF, ATTACHED, HERETO, AND MADE A PART HEREOF, AND APPROVED BY THE CITY OF KILLEEN, BELL COUNTY, TEXAS, DOES HEREBY ADOPT SAID GARDENS AT JASPER HEIGHTS AS AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, AND FOR THE PURPOSE OF SELLING LOTS AND BLOCKS OF LAND WITH REFERENCE THERETO AND FOR THE PROPERTY DEVELOPMENT OF SAID LAND BY ITS OWNERS AND FOR ALL OTHER PURPOSES; AND DOES HEREBY DEDICATE TO THE CITY OF KILLEEN, ALL STREETS, AVENUES, ROADS, DRIVES, ALLEYS AND ASSOCIATED POTABLE WATER, SANITARY SEWER, AND STORM SEWER SYSTEMS AS SHOWN ON SAID PLAT, AND FINAL CONSTRUCTION DRAWINGS THE SAME TO BE USED AS PUBLIC THROUGHFARES AND PUBLIC UTILITIES WHEN AND AS AUTHORIZED BY THE CITY OF KILLEEN, BELL COUNTY, TEXAS.

THE UTILITY AND DRAINAGE EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO THE 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.

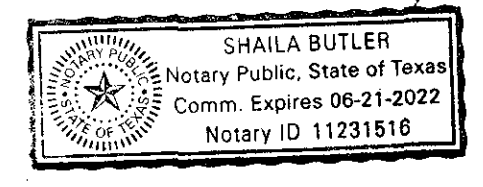
WITNESS THE EXECUTION HEREOF, ON THE 13 DAY OF May, 2020.

TANB, LLC, A TEXAS LIMITED LIABILITY COMPANY

*Allen P. Sandor*  
 ALLEN P. SANDOR, MEMBER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ALLEN P. SANDOR, MEMBER OF TANB, LLC, A TEXAS LIMITED LIABILITY COMPANY, 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 REGISTERED AGENT OF THE PROPERTY DESCRIBED HEREON.

*Shailla Butler*  
 NOTARY PUBLIC STATE OF TEXAS  
 MY COMMISSION EXPIRES: 06-21-2022



**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 10 DAY OF April, 2020, A.D. BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KILLEEN, TEXAS.

*Mike Little*  
 CHAIRMAN, PLANNING AND ZONING COMMISSION

*Maria Lopez*  
 SECRETARY, PLANNING AND ZONING COMMISSION

**SURVEYORS CERTIFICATE:**

KNOW ALL MEN BY THESE PRESENTS:

THAT I, MICHAEL E. ALVIS, 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 KILLEEN, TEXAS.

*Michael E. Alvis*  
 MICHAEL E. ALVIS  
 R.P.L.S. No. 5402

**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 THE 15th DAY OF May, 2020.

By: *Margaret Jones*  
 BELL COUNTY TAX APPRAISAL DISTRICT

**COUNTY CLERK INFORMATION:**

FILED FOR RECORD THE 20th DAY OF May, 2020, INSTRUMENT # 2020025241  
 OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

**GENERAL NOTES:**

- THIS PROJECT IS REFERENCED IN NAD 1983, CENTRAL TEXAS STATE PLANE, CENTRAL ZONE BY G.P.S. OBSERVATION. ALL DISTANCES ARE HORIZONTAL SURFACE DISTANCES UNLESS NOTED AND ALL BEARINGS ARE GRID BEARINGS.
- THIS PROPERTY IS NOT WITHIN THE 100-YEAR FLOOD BOUNDARY PER F.E.M.A. FEDERAL INSURANCE RATE MAP NO. 48027C0280E, EFFECTIVE 9/26/2008.
- THE CURRENT AND PROPOSED ZONING FOR THIS PROPERTY IS SF-2.
- CORNERS ARE 1/2" IRON ROD WITH CAP STAMPED "RPLS 2475" UNLESS OTHERWISE NOTED.

Parcel Line Table

Line #	Length	Direction	Calls
L1	81.56'	S3°48'25"E	N01°44'W, 82.10'
L2	1.64'	S72°43'51"E	
L3	88.40'	S72°28'25"E	N71°06'W, 208.8'
L4	20.82'	S17°42'46"W	

Curve Table

Curve #	Length	Radius	Delta	Chord
C1	50.01'	50.00'	57°18'20"	S43°12'39"W 47.95'
C2	50.01'	50.00'	57°18'20"	N79°29'01"W 47.95'
C3	135.60'	50.00'	155°23'19"	N26°51'48"E 97.70'

- LEGEND:**
- P.O.B. POINT OF BEGINNING
  - U.E. UTILITY EASEMENT
  - B.L. BUILDING LINE
  - IRF IRON ROD FOUND
  - IPF IRON PIPE FOUND
  - MIN.FF. MINIMUM FINISHED FLOOR ELEVATION



SURVEY: TRACT SURVEYED JULY 26, 2019  
 4.708 ACRES MORE FULLY DESCRIBED BY METES & BOUNDS BY SEPARATE FIELD NOTES PREPARED AND ATTACHED TO DEDICATION INSTRUMENT  
 BLOCKS: 1  
 LOTS: 15  
 TRACTS: 1  
 OWNER: TANB, LLC  
 A TEXAS LIMITED LIABILITY COMPANY  
 SURVEYOR: TURLEY ASSOCIATES, INC.  
 301 NORTH 3rd STREET  
 TEMPLE, TX 76501

**TURLEY ASSOCIATES, INC.**  
 ENGINEERING • PLANNING • SURVEYING  
 301 N. 3rd St.  
 TEMPLE, TEXAS 76501  
 254.773.2400  
 www.turley-inc.com

© TURLEY ASSOCIATES, INC.  
 THIS DRAWING IS THE PROPERTY OF TURLEY ASSOCIATES, INC. AND MUST BE SURRENDERED UPON REQUEST. THE INFORMATION THEREON MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF TURLEY ASSOCIATES, INC.

FINAL PLAT:  
**GARDENS AT JASPER HEIGHTS**  
 KILLEEN, TEXAS  
 NATHAN HALBERT SURVEY, ABSTRACT NO. 389  
 DEVELOPED BY:  
 TANB, LLC  
 405 N. MAIN ST.  
 SALADO, TEXAS 76571

**REVISIONS**

DATE	DESCRIPTION	DFTR
2/12	COK COMMENTS 2/2	AMJ
3/27	COK COMMENTS 3/16	AMJ
4/20	COK COMMENTS 4/16	AMJ

DRAFTSMAN: AMJ  
 DATE: SEPTEMBER 16, 2019  
 COMPUTER FILE NAME: 19-592 FINAL PLAT  
 REFERENCE DRAWING NUMBERS: N/A  
 JOB NUMBER: 19-592  
 DRAWING NUMBER: 19592-D  
 PAGE # 10