

INSET 'A'
HERITAGE OAKS PHASE ONE
(YEAR 2015, NUMBER 121A & B)
N.T.S.

CURVE TABLE				LINE TABLE		
CURVE	RADIUS	LENGTH	CHORD BRG.	CHORD LENGTH	LINE BEARING	DISTANCE
C1	60.00'	65.00'	S 51°47'36\" E	61.87'	L1 N 57°58'08\" E	45.89'
C2	7.00'	21.99'	N 69°14'28\" E	14.00'	L2 N 20°45'32\" W	80.23'
C3	7.00'	21.99'	S 69°14'28\" W	14.00'	L3 S 20°45'32\" E	80.23'

NOTES:

- ALL CORNERS SHOWN ARE 3/8" IRON ROD SET WITH KILLEEN ENGINEERING CAP UNLESS OTHERWISE NOTED.
- BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83. (CORS 96) AS PER LEICA SMARTNET GPS OBSERVATIONS.
- ALL RIGHT OF WAYS, BUILDING LINES AND EASEMENTS INSIDE THE PLATTED BOUNDARY, PREVIOUSLY DEDICATED PER HERITAGE OAKS PHASE ONE ARE HEREBY ABANDONED AND RECONFIGURED WITH THIS PLAT.
- TRACT A WILL BE CONVEYED TO THE HOA AND WILL BE USED FOR LANDSCAPING, WALKWAYS, PARKLANDS, AND OTHER AMENITIES AS DEEMED APPROPRIATE BY THE HOA. HOA WILL ALSO MAINTAIN IN PERPETUITY.
- BUILDING SETBACK LINES: 20' FRONT & REAR, 5' SIDE (15' FOR CORNER LOTS)

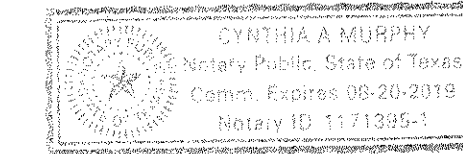
KNOW ALL MEN BY THESE PRESENTS, that RSBP Developers, Inc., a Texas Corporation, whose address is 2901 E. Stan Schlueter Loop, Killeen, Texas 76542, being the sole owner of that 1.578 acre tract of land in Bell County, Texas, part of the W. E. Hall Survey, Abstract No. 1116 and the A.H. Wood Survey, Abstract No. 885, which is more fully described in the dedication of HERITAGE OAKS, PHASE ONE REPLAT, being a replat of Lots 3-5, Block 1, and part of Heritage Oaks, Phase One, as shown by the plat hereof, attached hereto, and made a part hereof, and approved by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas, does hereby adopt said HERITAGE OAKS, PHASE ONE REPLAT, being a replat of Lots 3-5, Block 1, and part of Heritage Oaks, Phase One, as an addition to the City of Killeen, Bell County, Texas, and hereby dedicates to said city all streets, avenues, roads, 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 utility and drainage easements shown on said plat are dedicated to said city for installation and maintenance of any and all public utilities and drainage utilities which the city may install or permit to be installed or maintained.

For: RSBP Developers, Inc., a Texas Corporation

By: *Gary W. Pursar, Jr.*
Gary W. Pursar, Jr., President

STATE OF TEXAS
COUNTY OF BELL

This instrument was acknowledged before me on the 11 day of January, 2018 by Gary W. Pursar, Jr., President of RSBP Developers, Inc.



Cynthia A. Murphy
Notary Public, State of Texas

Approved this 20th day of JANUARY, 2018, by the Planning and Zoning Commission of the City of Killeen, Texas.

[Signature]
Chairman, Planning and Zoning Commission
[Signature]
Secretary, Planning and Zoning Commission

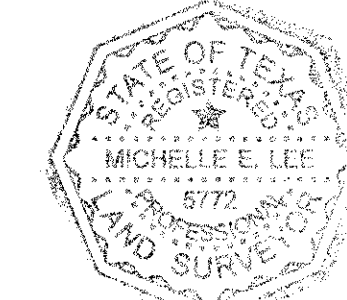
FILED FOR RECORD this 19th day of July, 2018 A.D.

Year 2018, Number 117, Plat Records of Bell County, Texas.

Dedication Instrument in Instrument No. 2018-00029950, Official Records of Bell County, Texas.

KNOW ALL MEN BY THESE PRESENTS:

That I, Michelle E. Lee, a Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the perimeter corner monuments shown hereon were properly placed or found under my personal supervision, in accordance with the Subdivision Regulations of the City of Killeen, Texas. This subdivision, HERITAGE OAKS, PHASE ONE REPLAT, being a replat of Lots 3-5, Block 1, and part of Heritage Oaks, Phase One, is located within the City Limits of Killeen, Texas.



Michelle E. Lee 1-10-2018
Michelle E. Lee, RPLS (TX 5772)

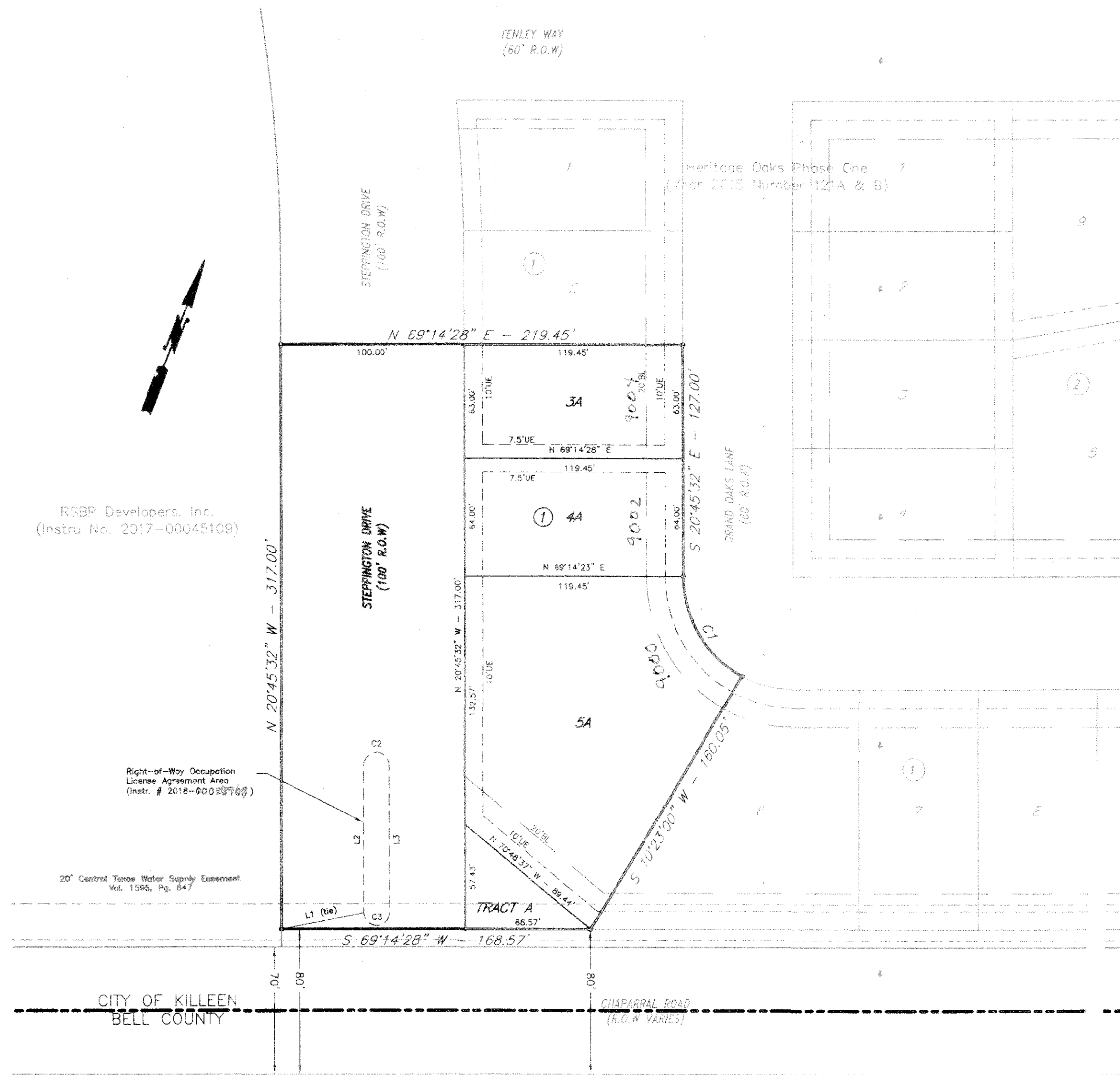
TAX DEDICATE

The Bell County Tax Appraisal District, the taxing authority for all entities in Bell County, Texas does hereby certify that there are currently no delinquent taxes due or owing on the property described by this plat.

Done this 6th day of March, 2018 A.D.

BELL COUNTY TAX APPRAISAL DISTRICT

By: *Melissa Rodriguez*



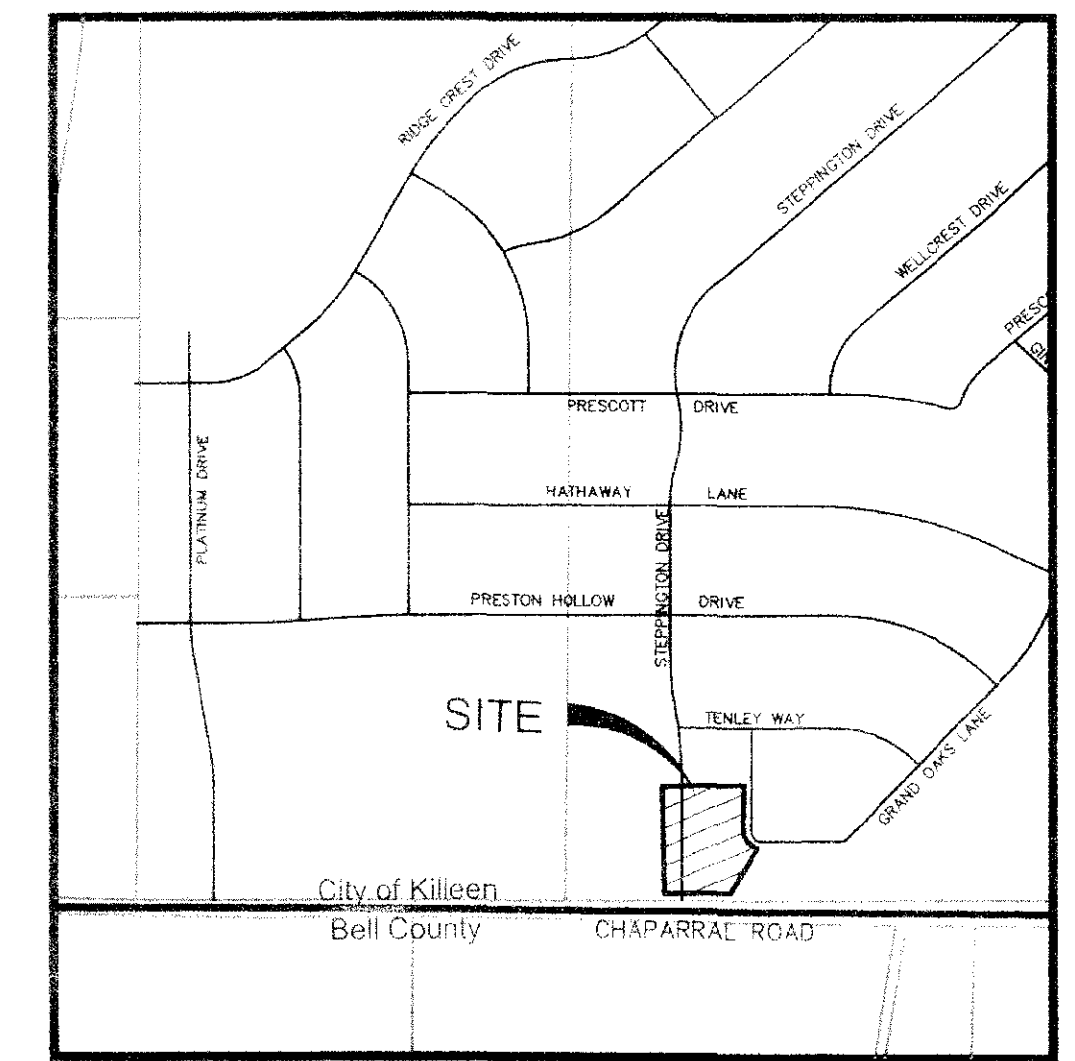
RSBP Developers, Inc.
(Instr. No. 2017-00045109)

Right-of-Way Occupation License Agreement Area
(Instr. # 2018-00029950)

20' Central Texas Water Supply Easement
Vol. 1590, Pg. 647

CITY OF KILLEEN
BELL COUNTY

Deck 1, Curb In and Out, Curb, J, Trust
(Vol. 8592, Pg. 724)



VICINITY MAP
N.T.S.

KILLEEN ENGINEERING & SURVEYING, LTD
2901 E. Stan Schlueter Loop
Killeen, Texas 76542
OFFICE: (254) 526-3981 FAX: (254) 526-4351
TBPE REGISTRATION NO. F-4200
TBPLS REGISTRATION NO. 100144-00

FINAL PLAT
HERITAGE OAKS PHASE ONE REPLAT
BEING A REPLAT OF LOTS 3-5, BLOCK 1,
AND PART OF HERITAGE OAKS, PHASE ONE
KILLEEN, BELL COUNTY, TEXAS

Project No.:	2017-030
Acres:	1.578
No. of Lots:	4
Scale:	1" = 50'
Date:	01/10/2018
Design By:	MEL / BCC
Sheet No.:	1 of 1