

CURVE	RADIUS	LENGTH	CHORD BRG.	CHORD LENGTH
C1	850.00	159.07	N 26°07'12" W	158.83
C2	900.00	168.42	N 26°07'12" W	168.18
C3	450.00	129.51	N 12°30'51" W	129.06
C4	350.00	175.44	N 18°37'47" W	173.61
C5	390.00	52.39	N 29°08'29" W	52.35
C6	870.00	74.57	S 71°36'08" W	74.56
C7	1030.00	103.82	S 70°54'59" W	103.78
C8	1030.00	421.56	S 59°11'02" E	418.62
C9	900.00	117.95	N 24°30'48" W	117.87
C10	900.00	50.47	N 29°52'28" W	50.46
C11	850.00	159.07	N 26°07'12" W	158.83
C12	400.00	115.12	N 12°30'51" W	114.72
C13	400.00	200.50	N 18°37'47" W	198.41
C14	340.00	11.41	N 32°01'41" W	11.41
C15	340.00	356.23	N 1°03'02" W	340.16
C16	300.00	232.95	S 88°30'51" E	227.14
C17	30.00	47.12	S 69°45'32" E	42.43
C18	30.00	23.83	N 46°29'09" E	23.21
C19	530.00	176.97	N 14°09'54" E	176.15
C20	500.00	151.37	N 4°04'25" W	150.79
C21	610.00	198.41	N 62°51'46" W	197.54
C22	610.00	245.67	N 17°25'39" E	244.01
C23	30.00	40.02	N 9°14'49" W	37.11
C24	1000.00	128.42	N 8°10'18" W	128.33
C25	1000.00	280.86	N 62°51'46" W	279.94
C26	820.00	481.42	S 88°30'51" E	469.42
C27	1225.00	534.05	N 81°43'50" E	529.83
C28	1200.00	316.44	N 78°47'44" E	315.52
C29	30.00	45.68	N 40°43'33" E	41.40
C30	230.00	127.91	N 13°02'00" E	126.27

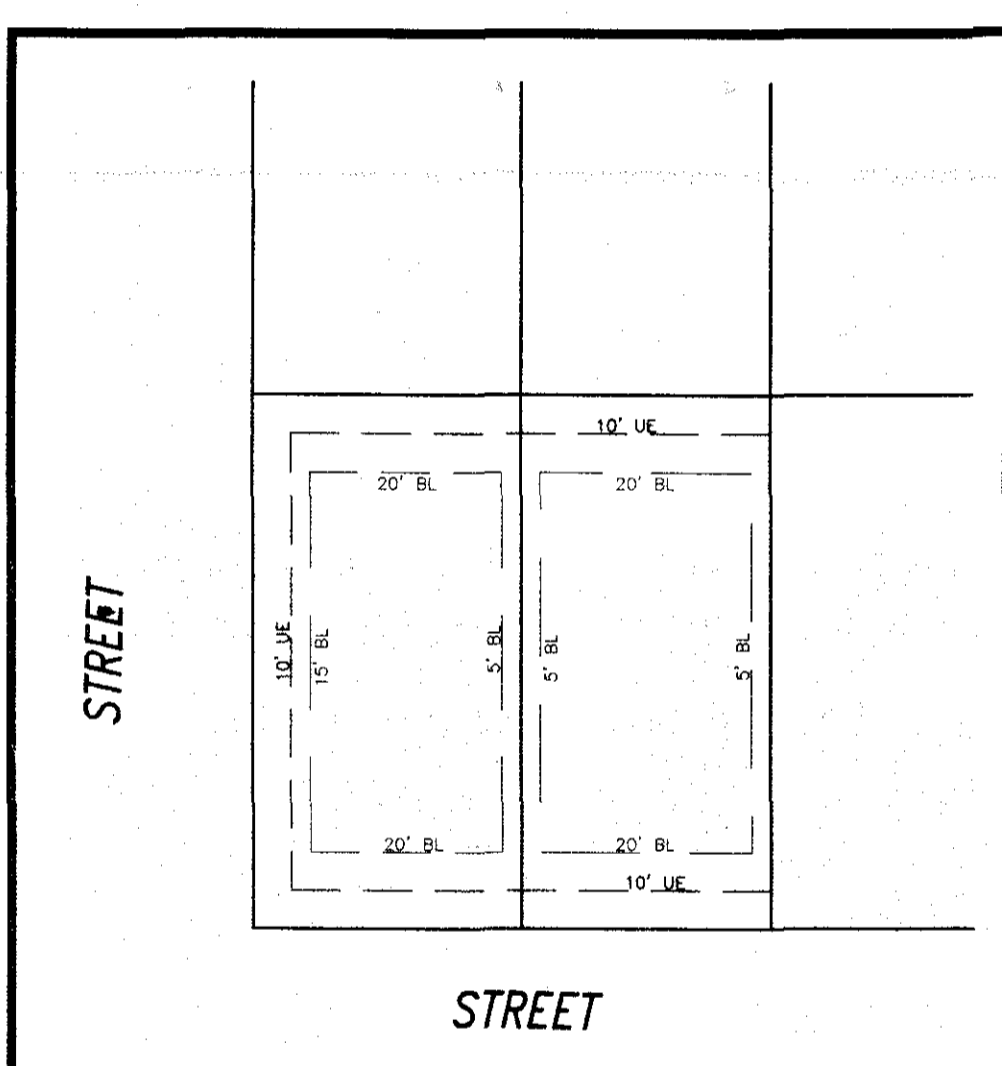
CURVE	RADIUS	LENGTH	CHORD BRG.	CHORD LENGTH
C31	250.00	216.96	N 4°06'12" E	210.22
C32	1500.00	77.07	N 27°29'35" E	77.07
C33	1500.00	77.07	N 27°29'35" E	77.07
C34	950.00	70.12	N 23°56'09" W	70.11
C35	60.00	65.00	S 51°47'38" E	61.87
C36	60.00	29.25	S 83°12'22" W	28.96
C37	60.00	6.29	N 68°14'24" E	6.28
C38	60.00	41.37	N 43°29'05" E	40.56
C39	560.00	29.57	N 22°13'04" E	29.57
C40	560.00	77.00	N 18°45'57" E	76.94
C41	560.00	67.00	N 9°23'57" E	66.96
C42	560.00	13.42	N 51°7'06" E	13.41
C43	530.00	83.03	N 7°08'40" E	82.95
C44	530.00	77.42	N 8°33'42" W	77.35
C45	580.00	79.92	S 84°55' E	79.86
C46	580.00	89.32	S 0°28'21" E	89.23
C47	580.00	89.32	S 8°23'04" W	89.23
C48	580.00	89.32	S 17°12'28" W	89.23
C49	580.00	74.36	S 25°17'33" W	74.31
C50	60.00	80.03	N 91°44' W	74.23
C51	270.00	70.21	N 76°41'28" E	70.01
C52	270.00	135.35	S 81°28'56" E	133.94
C53	800.00	101.71	N 27°50'18" E	101.65
C54	800.00	48.00	N 22°28'39" W	47.99
C55	330.00	57.04	N 74°11'36" W	56.97
C56	330.00	65.11	N 84°47'51" E	65.00
C57	330.00	130.00	S 78°15'56" E	129.16
C58	590.00	8.74	N 69°39'56" E	8.74
C59	590.00	75.39	N 73°45'02" E	75.34
C60	590.00	74.88	N 81°02'50" E	74.83

CURVE	RADIUS	LENGTH	CHORD BRG.	CHORD LENGTH
C61	590.00	75.22	N 82°20'06" E	75.17
C62	590.00	75.29	S 84°21'24" E	75.24
C63	590.00	146.32	S 73°35'47" E	145.94
C64	1195.00	8.22	N 69°26'17" E	8.22
C65	1195.00	80.00	N 71°33'11" E	79.98
C66	1195.00	80.00	N 75°23'19" E	79.98
C67	1195.00	80.00	N 78°58'34" E	80.64
C68	1195.00	80.00	N 82°18'56" E	80.64
C69	1195.00	80.00	N 85°39'18" E	80.64
C70	1195.00	80.00	N 88°59'41" E	80.65
C71	1195.00	80.00	S 87°39'50" E	80.65
C72	1195.00	4.49	S 85°53'16" E	4.49
C73	1255.00	36.54	N 70°04'31" E	36.54
C74	1255.00	66.00	N 72°24'37" E	65.99
C75	1255.00	66.00	N 75°25'46" E	66.00
C76	1255.00	66.01	N 78°26'34" E	66.00
C77	1255.00	66.01	S 87°23'23" E	66.00
C78	1255.00	66.01	N 84°28'08" E	65.96
C79	1255.00	65.97	N 87°28'54" E	66.00
C80	1255.00	65.91	S 89°30'25" E	65.90
C81	1255.00	65.88	S 86°53'29" E	66.68
C82	470.00	96.55	N 4°00'04" W	96.38
C83	470.00	23.46	N 11°18'59" W	23.46
C84	640.00	66.41	N 7°45'26" W	66.38
C85	640.00	119.49	N 12°21'11" W	119.31
C86	200.00	48.74	N 21°59'00" E	48.62
C87	200.00	62.48	N 6°03'08" E	62.23
C88	60.00	12.52	N 3°04'41" E	12.48
C89	60.00	75.00	N 44°51'32" E	70.21
C90	60.00	3.85	N 82°30'44" E	3.85

CURVE	RADIUS	LENGTH	CHORD BRG.	CHORD LENGTH
C91	1170.00	68.18	N 82°40'50" E	68.17
C92	1170.00	72.00	N 79°14'53" E	71.99
C93	1170.00	72.00	N 73°43'20" E	71.99
C94	1170.00	72.00	N 72°11'47" E	71.99
C95	1170.00	24.35	N 69°50'15" E	24.35
C96	450.00	131.97	N 20°46'58" W	131.90
C97	1195.00	63.70	N 81°19'31" W	63.65
C98	350.00	70.69	N 10°03'20" W	70.57
C99	640.00	85.06	S 13°18'07" W	85.00
C100	640.00	77.23	S 20°33'59" W	77.18
C101	640.00	55.20	S 26°29'40" W	55.18
C102	1230.00	98.85	N 71°46'34" E	98.82
C103	1230.00	72.44	N 79°45'56" E	72.43
C104	1230.00	72.44	N 79°08'29" E	72.48
C105	1230.00	75.57	N 82°35'24" E	75.56
C106	260.00	136.55	N 12°08'52" E	134.99
C107	260.00	8.04	N 28°04'46" E	8.04
C108	1470.00	58.27	S 27°49'47" W	58.26
C109	1470.00	17.27	S 28°21'28" W	17.27
C110	1530.00	14.94	N 26°18'03" E	14.94
C111	1530.00	63.68	S 27°46'22" W	63.67
C112	220.00	8.51	S 27°51'27" W	8.51
C113	220.00	161.83	S 5°40'34" W	158.21
C114	970.00	91.05	N 50°08'53" W	91.02
C115	280.00	136.34	N 23°35'49" W	135.00
C116	280.00	62.43	N 17°44'24" E	62.30
C117	280.00	23.64	N 26°32'46" E	23.64
C118	1470.00	36.30	N 28°15'28" E	36.30
C119	1470.00	39.23	N 26°47'09" E	39.23
C120	1530.00	57.82	S 27°06'14" W	57.82

CURVE	RADIUS	LENGTH	CHORD BRG.	CHORD LENGTH
C121	1530.00	20.80	N 28°34'33" E	20.79
C122	970.00	90.04	S 59°03'48" E	90.01
C123	970.00	90.12	S 64°23'03" E	90.09
C124	970.00	65.40	S 68°58'39" E	65.39
C125	290.00	14.29	N 27°33'15" E	14.28
C126	290.00	130.85	N 13°13'01" E	129.74
C127	290.00	137.44	N 13°17'09" W	136.16
C128	390.00	86.67	S 18°55'38" E	86.49
C129	390.00	86.67	S 81°14'42" E	86.49
C130	390.00	82.28	S 61°12'55" W	82.13
C131	390.00	91.32	S 18°58'04" W	91.11
C132	390.00	22.39	S 27°19'14" W	22.39
C133	950.00	17.62	N 21°17'24" W	17.62
C134	950.00	8.56	S 43°22'23" E	8.56
C135	850.00	5.32	S 69°28'33" W	5.32
C136	850.00	73.22	S 72°56'15" W	73.18
C137	850.00	73.22	S 72°33'30" W	73.18
C138	850.00	73.22	S 85°50'44" W	73.18
C139	850.00	70.78	N 87°48'32" W	70.72
C140	850.00	71.44	N 81°32'30" W	71.41
C141	850.00	135.24	N 72°25'56" W	135.00
C142	500.00	91.80	S 18°28'14" W	91.67
C143	500.00	75.15	S 85°18'18" W	75.08

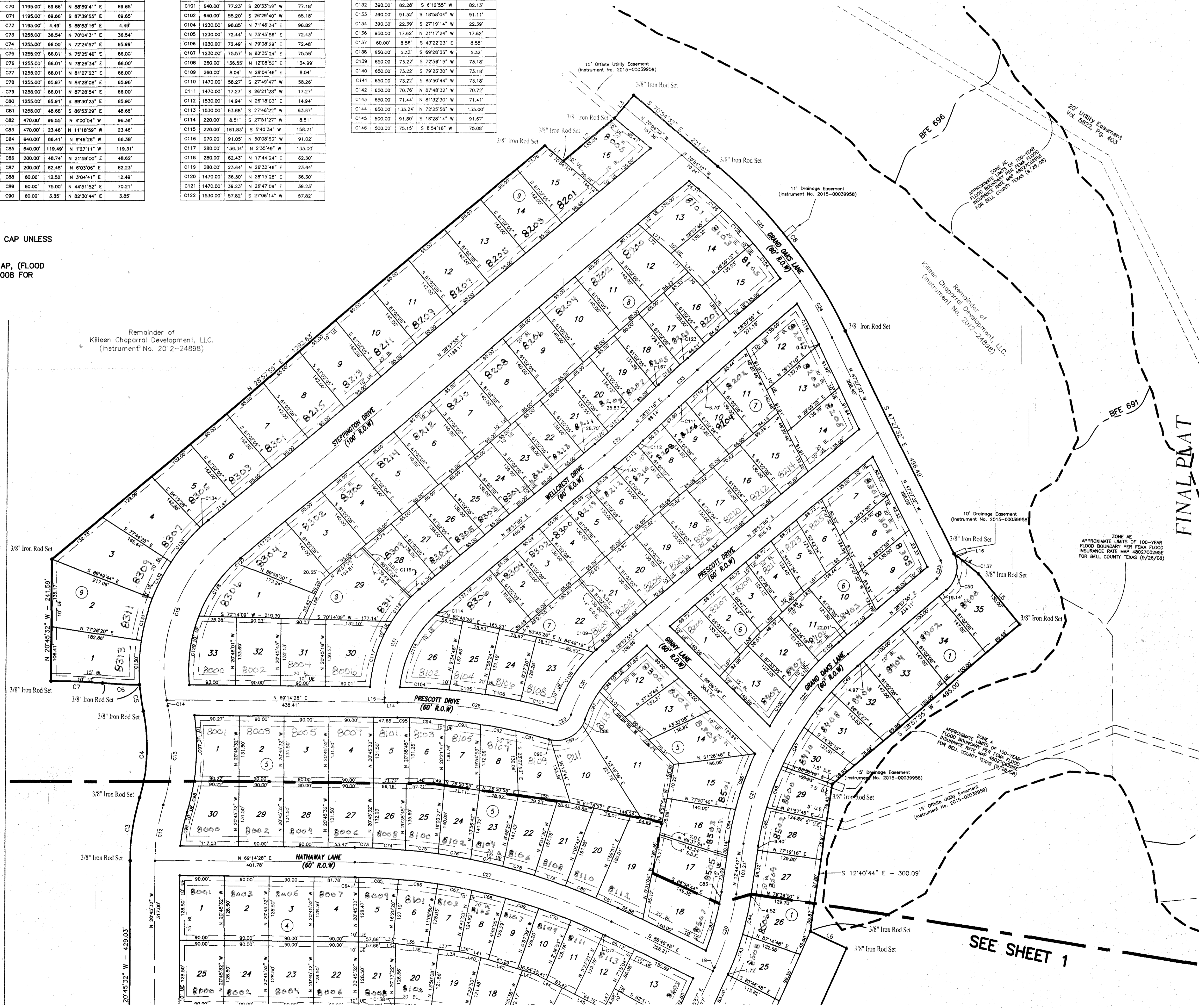
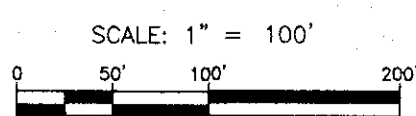
- NOTES:
1. ALL CORNERS SHOWN ARE 3/8" IRON ROD SET WITH ORANGE KILLEEN ENGINEERING CAP UNLESS OTHERWISE NOTED.
 2. BUILDING SETBACK LINES: 20' FRONT & REAR, 5' SIDE (15' FOR CORNER LOTS)
 3. THIS SUBDIVISION IS LOCATED IN ZONE X, BY THE U.S. FEMA AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), MAP NO. 48027C0295E, EFFECTIVE DATE SEPTEMBER 26, 2008 FOR BELL COUNTY, TEXAS.



TYPICAL LOT LAYOUT
NOT TO SCALE

Gary W. Purser 1999 Trust Et Al
(Instrument No. 2008-00040763)

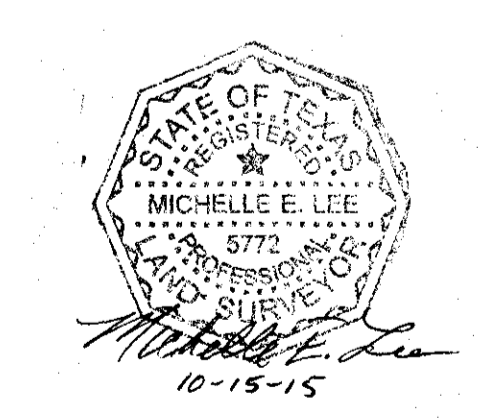
SEE SHEET 1



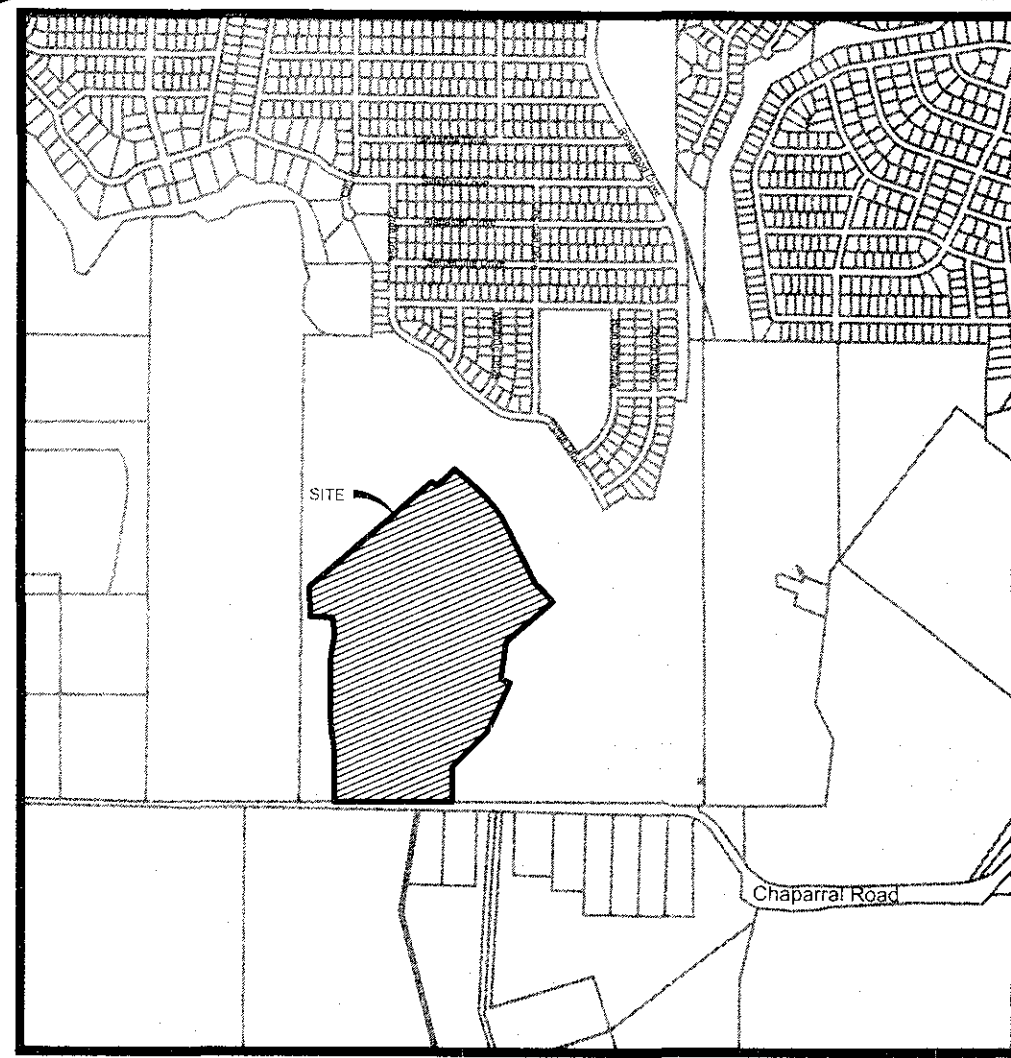
SEE SHEET 1

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

HERITAGE OAKS, PHASE ONE
KILLEEN, BELL COUNTY, TEXAS



Project No.:	2013-030
Acres:	74.815
No. of Lots:	207
Scale:	1" = 100'
Date:	9/15/2015
Design By:	MEL / BCC
Sheet No.:	2 of 2



VICINITY MAP
N.T.S.

LINE	BEARING	DISTANCE
L1	S 70°54'32" E	48.38'
L2	N 29°06'38" E	135.06'
L3	N 19°02'28" E	60.00'
L4	S 71°51'18" E	64.05'
L5	S 61°02'25" E	130.00'
L6	S 87°02'04" E	80.02'
L7	S 66°16'10" E	25.91'
L8	N 23°43'50" E	42.88'
L9	N 43°53'17" E	7.53'
L10	N 20°45'32" E	10.00'
L11	S 66°16'10" E	27.71'
L12	N 69°14'28" E	483.61'
L13	S 20°45'32" E	10.00'
L14	N 69°14'28" E	25.97'
L15	N 20°45'32" E	8.43'
L16	S 71°51'18" E	9.67'
L17	S 69°14'28" E	6.50'
L18	N 69°14'28" E	7.98'
L19	N 71°54'37" E	34.63'
L20	N 71°54'37" E	47.36'
L21	N 79°47'58" E	5.52'
L22	N 79°47'58" E	57.08'
L23	N 79°47'58" E	30.88'
L24	S 89°12'29" E	21.09'
L25	S 89°12'29" E	57.84'

LINE	BEARING	DISTANCE
L26	N 20°45'32" E	40.03'
L27	N 17°29'17" E	90.03'
L28	S 17°29'17" W	7.21'
L29	S 17°29'17" W	82.82'
L30	S 20°45'32" E	70.95'
L31	S 23°43'50" E	12.86'
L32	S 43°53'17" E	19.72'
L33	N 76°01'08" E	12.85'
L34	N 76°01'08" E	16.67'
L35	N 76°01'08" E	68.42'
L36	N 76°01'08" E	87.29'
L37	N 76°01'08" E	64.36'
L38	N 76°01'08" E	53.20'
L39	N 76°01'08" E	11.84'
L40	N 85°22'11" E	33.95'
L41	N 85°22'11" E	49.31'
L42	N 85°22'11" E	86.90'
L43	N 85°22'11" E	26.29'
L44	S 85°05'45" E	60.92'
L45	S 85°05'45" E	92.70'
L46	N 75°39'39" E	43.11'
L47	N 75°39'39" E	44.68'
L48	N 69°14'28" E	47.13'
L49	N 76°48'09" E	24.33'
L50	N 76°50'55" E	105.64'

LINE	BEARING	DISTANCE
L51	N 81°18'57" E	43.00'
L52	N 22°26'25" E	59.53'
L53	N 22°26'25" E	59.53'
L54	N 26°39'47" E	59.59'
L55	N 26°39'47" E	59.59'
L56	N 26°58'21" E	59.52'
L57	N 26°58'21" E	59.52'
L58	N 29°02'02" E	12.61'
L59	S 26°01'16" W	7.22'
L60	N 5°09'04" E	84.90'
L61	S 59°04'50" E	90.26'
L62	S 44°34'22" E	43.97'
L63	S 44°34'22" E	46.08'
L64	S 69°16'21" E	90.05'
L65	S 69°16'21" E	90.05'
L66	S 84°34'22" E	90.05'
L67	S 59°04'50" E	90.06'

Lots / Block	Description
16 & 17 / 3	Common side yard
15 & 17 / 5	Common side yard
21 & 22 / 7	Common side yard
28 & 29 / 8	Common side yard

All fences constructed on the above lot lines shall be built with the bottom portion 3" above the finished grade to permit unrestricted flow of runoff between the lots

Lot Count	206 Lots & 1 Drainage Tract
Residential Density Per Acre	2.77 Lots/Acre
% of Lots 55' to 95'	175 Lots (85%)
% of Lots 95' or Greater	31 Lots (15%)

Block	Lot	Proposed Min. FFE
1	26	718.48
1	27	717.57
1	28	716.33
1	29	715.48
1	30	715.48
1	31	716.43
1	32	719.06
1	33	720.88
1	34	721.43
1	35	720.90

NOTE: ACCESS TO CHAPARRAL ROAD IS PROHIBITED FOR LOTS 5-10, BLOCK 1.

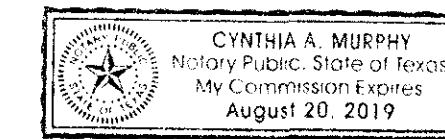
KNOW ALL MEN BY THESE PRESENTS, that RSBP Developers, Inc., a Texas Corporation, whose address is 2901 E. Stan Schlueter Loop, Killeen, Texas 76542, being the sole owner of that 74.815 acre tract of land in Bell County, Texas, part of the W. E. Hall Survey, Abstract No. 1116 and the A. H. Wood Survey, Abstract No. 886, which is more fully described in the dedication of HERITAGE OAKS, PHASE ONE, as shown by the plat hereof, attached hereto, and made a part hereon, and approved by the Planning & Zoning Commission of the City of Killeen, Bell County, Texas, does hereby adopt said 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, alleys, and Drainage Tract 'A' 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 easements and drainage easements shown on said plat are dedicated to said city for installation and maintenance of any and all public utilities which the city may install or permit to be installed or maintained.

For: RSBP Developers, Inc., a Texas Corporation

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

STATE OF TEXAS
COUNTY OF BELL

This instrument was acknowledged before me on the 16 day of September, 2015 by Gary W. Purser, Jr., President of RSBP Developers, Inc.



Cynthia A. Murphy
Notary Public, State of Texas

Approved this 16th day of October, 2015, by the Planning and Zoning Commission of the City of Killeen, Texas.

Chairman, Planning and Zoning Commission
Secretary, Planning and Zoning Commission

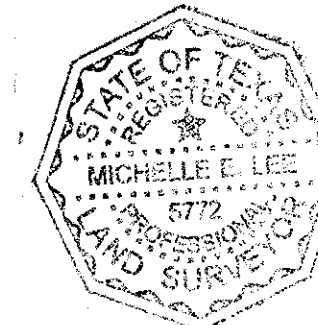
FILED FOR RECORD this 20th day of October, 2015 A.D.

Year 2015, Number 1244, Plat Records of Bell County, Texas.

Dedication Instrument in Instrument No. 2015-100001, 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, is located within the City Limits of Killeen, Texas.



Michelle E. Lee
Michelle E. Lee, RPLS (TX 5772)

TAX CERTIFICATE

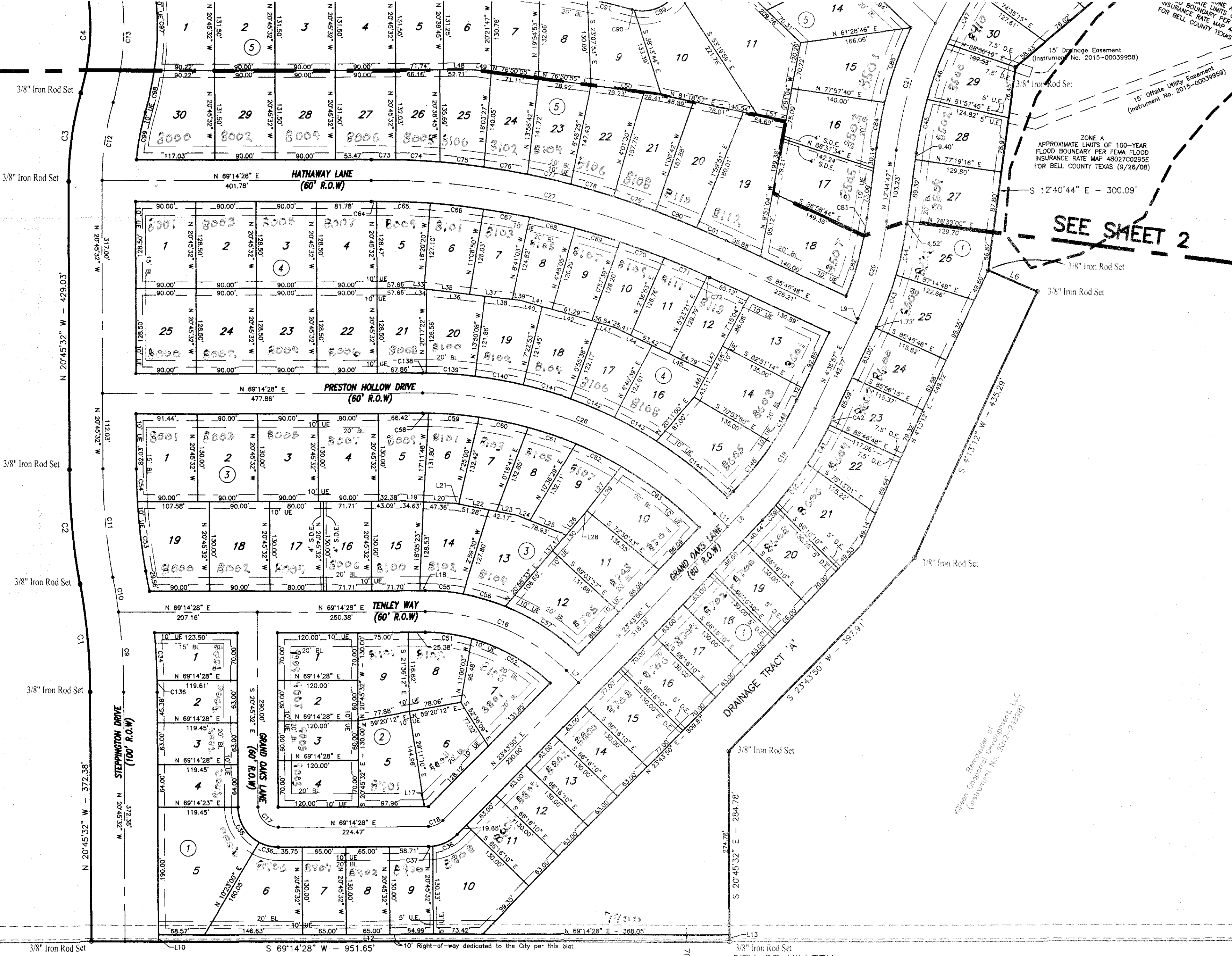
The Bell County Tax Appraisal District, the taxing authority for all entities in Bell County, Texas does hereby certify that there are currently no delinquent taxes due or owing on the property described by this plat.

Dated this 16th day of October, 2015 A.D.

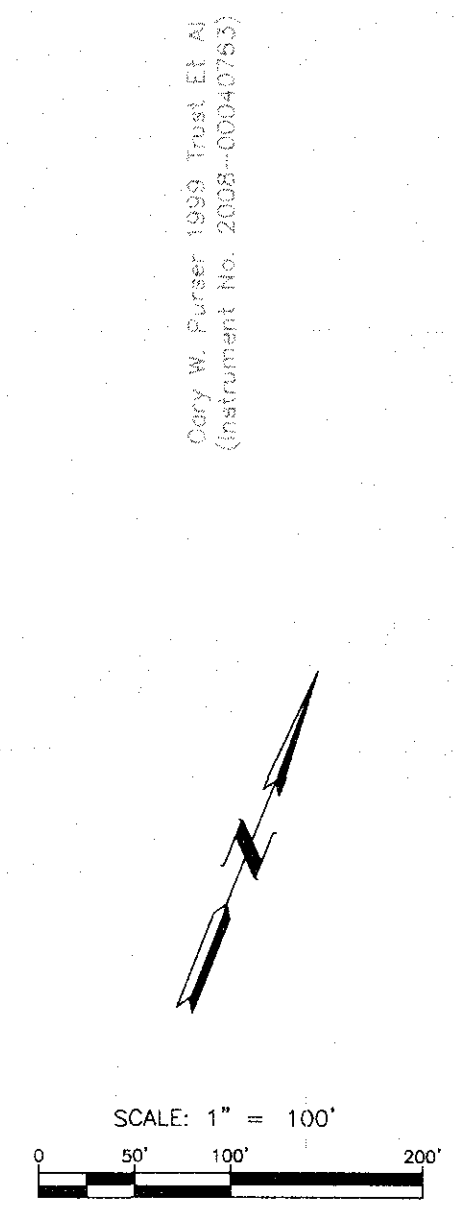
BELL COUNTY TAX APPRAISAL DISTRICT

By: *[Signature]*

SEE SHEET 2



SEE SHEET 2



Remainder of
Killeen Chapter Instruments, LLC
(Instrument No. 2012-24898)

Remainder of
Killeen Chapter Instruments, LLC
(Instrument No. 2012-24898)

Dock L. Curb Jr. and D.L. Curb, Jr. Trust
(Vol. 5982, Pg. 75B)

WEW Land Investments
(Instrument No. 2012-00019263)

Michael and Lou Aycock
(Vol. 5431, Pg. 649)

Epp Horn
(Inst. No. 2008-00004789)

Let 1
Block 2
LIVE OAK ACRES
(CAB D, SL 33-B)

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

FINAL PLAT
HERITAGE OAKS, PHASE ONE
KILLEEN, BELL COUNTY, TEXAS

Project No.:	2013-030
Acres:	74.815
No. of Lots:	207
Scale:	1" = 100'
Date:	9/15/2015
Design By:	MEL / BCC
Sheet No.:	1 of 2