

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 20°45'32" E	10.00'
L2	N 69°14'28" E	25.06'
L3	S 65°49'48" E	10.61'
L4	N 20°49'48" W	10.00'

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BRG.	CHORD LENGTH
C1	900.00'	100.39'	S 28°17'07" E	100.34'
C2	850.00'	159.07'	S 20°07'12" E	158.83'
C3	50.00'	35.66'	N 53°31'38" W	34.91'
C4	50.00'	49.30'	N 4°50'50" W	47.33'
C5	50.00'	53.49'	N 54°02'45" E	50.97'
C6	50.00'	32.88'	S 76°28'06" E	32.29'
C7	850.00'	46.12'	S 29°55'36" E	46.11'
C8	850.00'	52.65'	N 22°32'00" W	52.64'
C9	850.00'	30.20'	N 27°21'16" W	30.20'
C10	55.00'	42.57'	N 12°04'08" E	41.52'
C11	55.00'	67.96'	N 58°58'35" E	63.72'
C12	55.00'	143.65'	S 10°47'57" E	106.16'
C13	850.00'	30.10'	N 25°19'19" W	30.10'
C14	55.00'	19.05'	S 67°51'01" E	18.96'
C15	55.00'	68.89'	S 22°08'55" E	64.31'
C16	55.00'	56.19'	S 42°53'51" W	53.78'
C17	55.00'	56.19'	S 42°53'51" W	53.78'
C18	55.00'	56.19'	N 78°33'56" W	53.78'
C19	55.00'	77.13'	N 9°07'23" W	70.96'
C20	55.00'	4.88'	N 33°34'59" E	4.88'
C21	55.00'	28.98'	N 82°41'14" W	28.63'
C22	55.00'	69.89'	N 11°11'56" W	65.28'
C23	55.00'	63.03'	S 37°07'25" W	59.64'
C24	55.00'	80.14'	S 60°52'12" E	57.19'
C25	55.00'	80.09'	N 56°30'13" E	57.15'

UTILITY EASEMENT NOTE

- NO ABOVE GROUND APPURTENANCES FOR DRY UTILITIES WILL BE ALLOWED IN LOCATIONS WHERE THE UTILITY EASEMENTS CROSS A DRAINAGE EASEMENT (DE).

SURVEY NOTES:

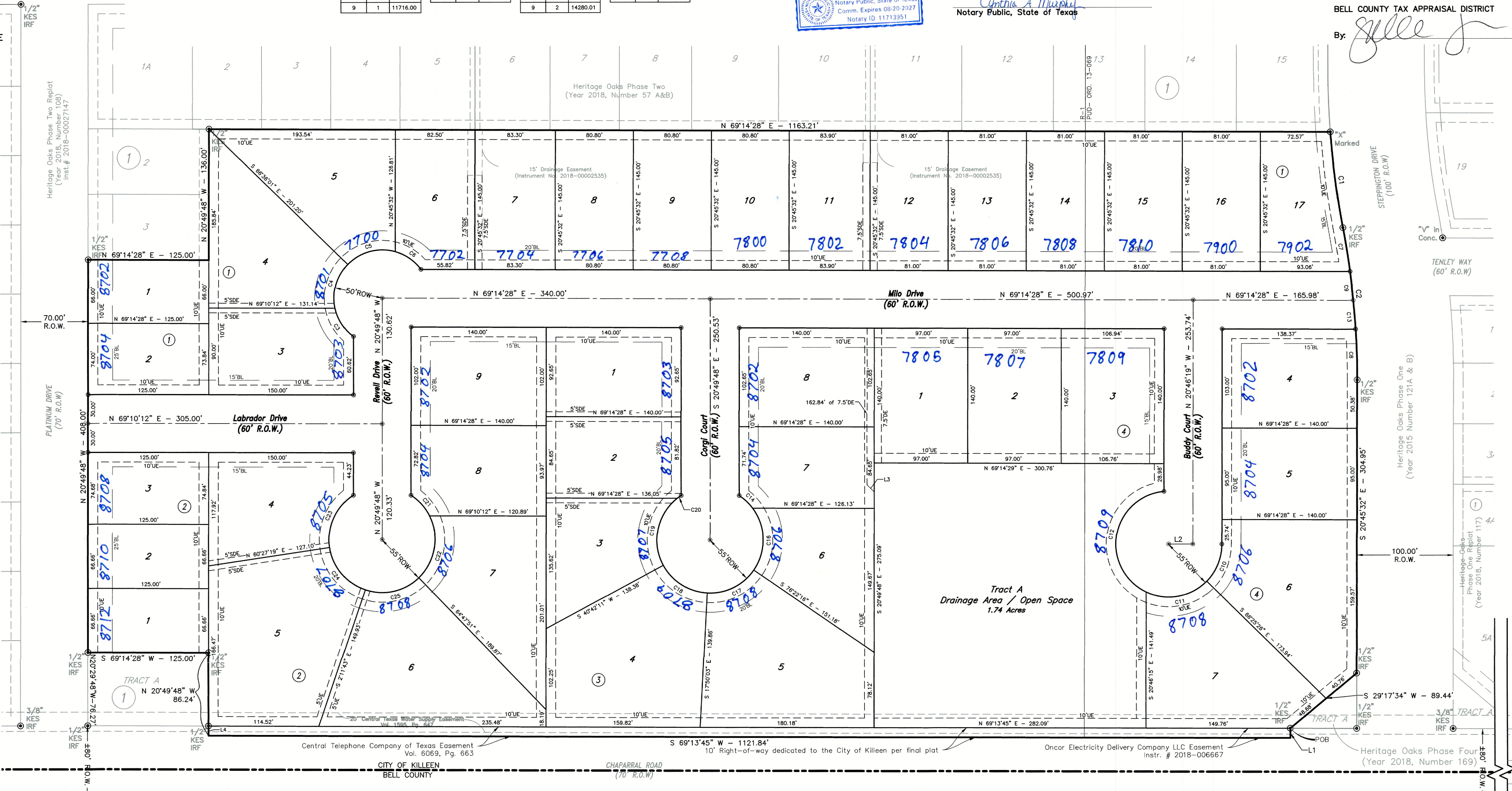
- ALL CORNERS SHOWN ARE 1/2" IRON ROD SET WITH KILLEEN ENGINEERING CAP UNLESS OTHERWISE NOTED.
- BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD 83 PER LEICA SMARTNET GPS OBSERVATIONS.

STREET TREE NOTE:

- STREET TREES SHALL BE PROVIDED WITHIN THE TREE LAWN ON BOTH SIDES OF ALL LOCAL STREETS.

LEGEND

- IRF IRON ROD FOUND
- VOL. VOLUME
- PG. PAGE
- CAB. CABINET
- SL. SLIDE
- INST# INSTRUMENT NUMBER
- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- SDE SWALE DRAINAGE EASEMENT
- DUE DRAINAGE & UTILITY EASEMENT
- POB POINT OF BEGINNING
- BL BUILDING LINE
- R.O.W. RIGHT-OF-WAY



INSET
HERITAGE OAKS PHASE TWO REPLAT
(YR. 2018, NO. 108, INST. 2018-027147)
N.T.S.

NOTES:

- ALL STREET RIGHT OF WAYS (IN THE AMOUNT OF 3.223 ACRES) ARE TO BE DEDICATED TO THE CITY OF KILLEEN FOR PUBLIC USE.
- TRACT A TO BE DEDICATED TO THE HERITAGE OAKS HOME OWNERS ASSOCIATION FOR PUBLIC USE.
- 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.
- THE FINAL PLAT AND CONSTRUCTION PLANS SHALL BE IN COMPLIANCE WITH THE CITY'S CURRENTLY ADOPTED ZONING, CONSTRUCTION STANDARDS, INFRASTRUCTURE DESIGN AND DEVELOPMENT STANDARDS MANUAL, DRAINAGE DESIGN MANUAL, THOROUGHFARE PLAN, AND MASTER PLANS, EXCEPT AS OTHERWISE ALLOWED BY STATE LAW.
- THE PORTION OF THIS PROPERTY INDICATED AS PUD WILL CONFORM TO THE HERITAGE OAKS PROPOSED UNIT DEVELOPMENT (ORDINANCE NO. 13-069).
- ALL FENCES CONSTRUCTED WITHIN THE "SWALE DRAINAGE EASEMENTS" SHALL BE BUILT WITH THE BOTTOM PORTION 3 INCHES ABOVE THE FINISHED GRADE TO PERMIT UNRESTRICTED FLOW OF RUNOFF BETWEEN LOTS.
- THE CITY COUNCIL WAIVED THE PARKLAND DEDICATION REQUIREMENT FOR THIS DEVELOPMENT ON JUNE 25TH, 2024 (ENACTMENT NO. 24-109R)

FEMA:

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.

Parcel #	Block #	Area (SF)	Parcel #	Block #	Area (SF)	Parcel #	Block #	Area (SF)	Parcel #	Block #	Area (SF)	Parcel #	Block #	Area (SF)
1	1	8250.01	10	1	11716.00	19	1	11716.00	28	1	11716.00	37	1	11716.00
2	1	8240.30	11	1	12165.50	20	2	8332.51	29	3	11945.24	38	2	4
3	1	13149.28	12	1	11745.00	21	2	9344.72	30	3	12346.80	39	3	4
4	1	16189.97	13	1	11745.00	22	1	14990.81	31	3	22956.99	40	4	4
5	1	16441.94	14	1	11745.00	23	2	24451.40	32	3	22956.99	41	4	4
6	1	11661.82	15	1	11745.00	24	2	22784.24	33	3	13300.00	42	4	4
7	1	12078.50	16	1	11745.00	25	2	16661.61	34	3	12928.97	43	4	4
8	1	11716.00	17	1	11857.92	26	2	12827.46	35	3	11751.09	44	4	4
9	1	11716.00	18	1	11857.92	27	2	14260.01	36	3	14371.01	45	4	4

KNOW ALL MEN BY THESE PRESENTS, that CTDC, LLC, a Texas Limited Liability Company, whose address is 2901 E Stan Schlueter Loop, Killeen, Texas, 76542, and RSBP Developers, Inc. a Texas Corporation whose address is 2901 E Stan Schlueter Loop, Killeen, TX 76542, being the sole owners of that 18.266 acre tract of land in Bell County, Texas, part of the W.E. Wall Survey, Abstract No. 1116 which is more fully described in the dedication of HERITAGE OAKS PHASE SEVEN BEING A REPLAT OF LOTS 4-9, BLOCK 1, HERITAGE OAKS PHASE TWO REPLAT AND 17.095 ACRES OF THE W.E. WALL SURVEY, ABSTRACT NO. 1116, 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, do hereby adopt said HERITAGE OAKS PHASE SEVEN BEING A REPLAT OF LOTS 4-9, BLOCK 1, HERITAGE OAKS PHASE TWO REPLAT AND 17.095 ACRES OF THE W.E. WALL SURVEY, ABSTRACT NO. 1116, as an addition to the City of Killeen, Bell County, Texas, and hereby dedicate 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: CTDC, LLC, a Texas Limited Liability Company

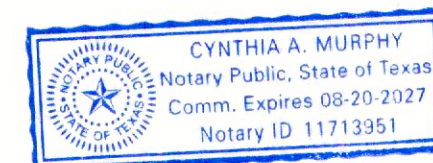
By: Gary W. Pursler, Jr., President

For: RSBP Developers, Inc. a Texas Corporation

By: Gary W. Pursler, Jr., President

STATE OF TEXAS
COUNTY OF BELL

This instrument was acknowledged before me on the 26th day of June, 2024 by Gary W. Pursler, Jr., President of CTDC, LLC, a Texas Limited Liability Company and President of RSBP Developers, Inc. a Texas Corporation.



Cynthia A. Murphy
Notary Public, State of Texas

Approved this 3 day of June, 2024 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 24th day of July, 2024 A.D.

Dedication Instrument in Instrument No. 2024031691 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 SEVEN BEING A REPLAT OF LOTS 4-9, BLOCK 1, HERITAGE OAKS PHASE TWO REPLAT AND 17.095 ACRES OF THE W.E. WALL SURVEY, ABSTRACT NO. 1116, is located within the City Limits of Killeen, Texas.



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 28 day of June, 2024 A.D.

BELL COUNTY TAX APPRAISAL DISTRICT

By: Julie J.

KILLEEN ENGINEERING & SURVEYING, LTD
2901 E. Stan Schlueter Loop
Killeen, Texas 76542
OFFICE: (254) 526-3981 WEBSITE: www.keslltd.com
TBPE REGISTRATION NO. F-42900
TBPLS REGISTRATION NO. 10194541

DATE	SHEETS

FINAL PLAT
HERITAGE OAKS PHASE SEVEN
HERITAGE OAKS PHASE TWO REPLAT AND 17.095 ACRES OF THE W.E. WALL SURVEY, ABSTRACT 1116
KILLEEN, BELL COUNTY, TEXAS

Project No.:	2023-021
Acres:	18.266
No. of Lots:	41
Scale:	1" = 60'
Date:	6/25/2024
Design By:	MEL/SMM
Sheet No.:	1.00

Inst # 2024031691