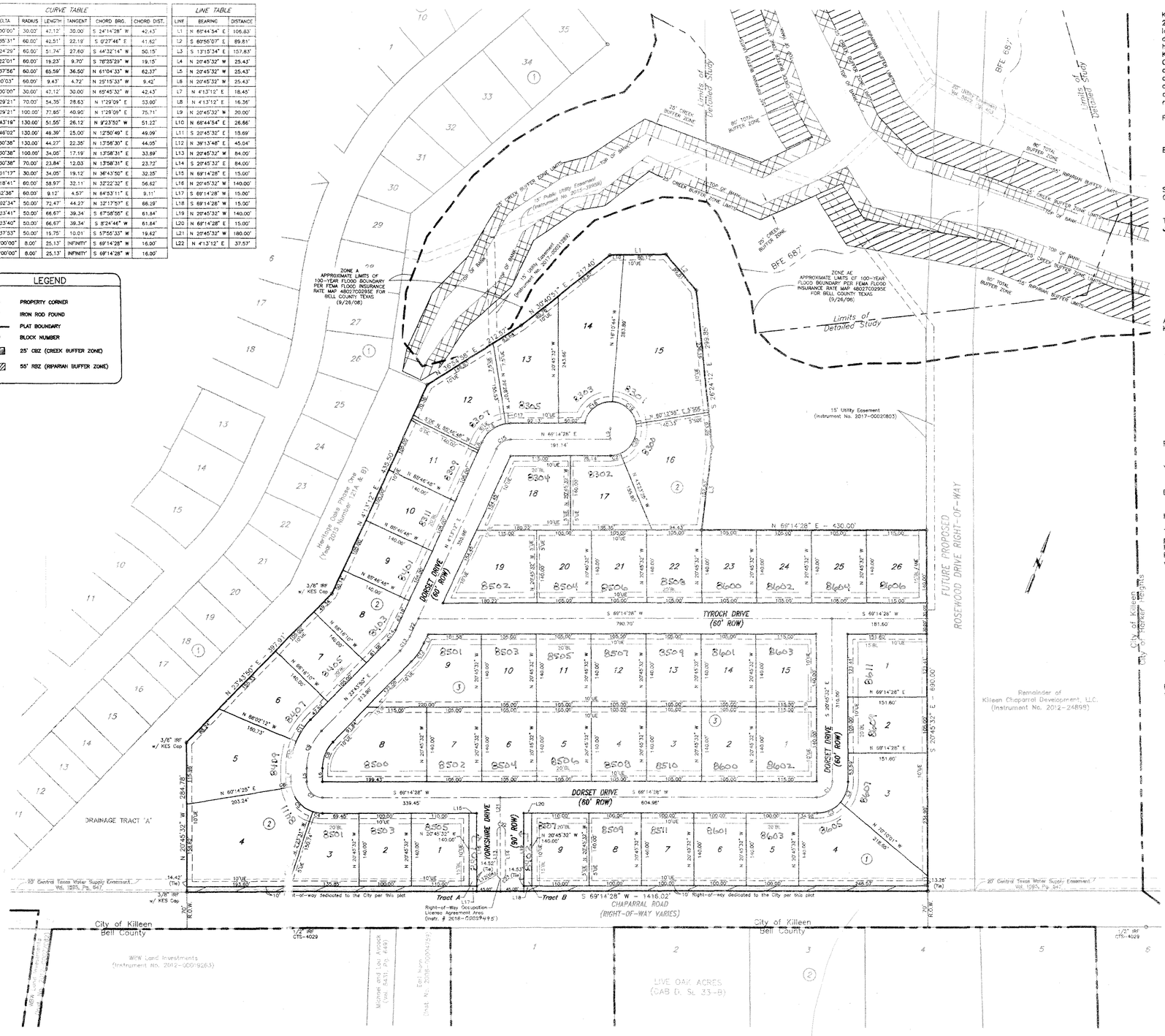
CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	90°00'00"	30.00'	47.12'	30.00'	S 24°14'28" W	42.43'
C2	40°35'31"	60.00'	42.51'	22.19'	S 0°27'46" E	41.62'
C3	49°24'29"	60.00'	51.74'	27.60'	S 44°32'14" W	50.15'
C4	18°22'01"	60.00'	19.23'	9.70'	S 78°25'29" W	19.15'
C5	62°37'56"	60.00'	65.59'	36.50'	N 61°04'33" W	62.37'
C6	9°00'03"	60.00'	9.43'	4.72'	N 25°15'33" W	9.42'
C7	90°00'00"	30.00'	47.12'	30.00'	N 65°45'32" W	42.43'
C8	44°29'21"	70.00'	54.35'	28.63'	N 1°29'09" E	53.00'
C9	44°29'21"	100.00'	77.65'	40.90'	N 1°29'09" E	75.71'
C10	22°43'19"	130.00'	51.55'	26.12'	N 9°23'52" W	51.22'
C11	21°46'02"	130.00'	49.39'	25.00'	N 12°50'49" E	49.09'
C12	19°30'38"	130.00'	44.27'	22.35'	N 13°58'30" E	44.05'
C13	19°30'38"	100.00'	34.05'	17.19'	N 13°58'31" E	33.89'
C14	19°30'38"	70.00'	23.84'	12.03'	N 13°58'31" E	23.72'
C15	65°01'17"	30.00'	34.05'	19.12'	N 36°43'50" E	32.25'
C16	56°18'41"	60.00'	58.97'	32.11'	N 32°22'32" E	56.62'
C17	8°42'36"	60.00'	9.12'	4.57'	N 64°53'11" E	9.11'
C18	83°02'34"	50.00'	72.47'	44.27'	N 32°17'57" E	66.29'
C19	76°23'41"	50.00'	66.67'	39.34'	S 67°58'55" E	61.84'
C20	76°23'40"	50.00'	66.67'	39.34'	S 8°24'46" W	61.84'
C21	22°37'53"	50.00'	19.75'	10.01'	S 57°55'33" W	19.62'
C22	180°00'00"	8.00'	25.13'	INFINITY'	S 69°14'28" W	16.00'
C23	180°00'00"	8.00'	25.13'	INFINITY'	S 69°14'28" W	16.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 65°44'34" E	105.83'
L2	S 60°55'07" E	89.81'
L3	S 13°15'34" E	157.83'
L4	N 20°45'32" W	25.43'
L5	N 20°45'32" W	25.43'
L6	N 20°45'32" W	25.43'
L7	N 4°13'12" E	18.45'
L8	N 4°13'12" E	16.36'
L9	N 20°45'32" W	20.00'
L10	N 65°44'54" E	26.66'
L11	S 20°45'32" E	18.69'
L12	N 39°13'48" E	45.04'
L13	N 20°45'32" W	84.00'
L14	S 20°45'32" E	84.00'
L15	N 69°14'28" E	15.00'
L16	N 20°45'32" W	140.00'
L17	S 69°14'28" W	15.00'
L18	S 69°14'28" W	15.00'
L19	N 20°45'32" W	140.00'
L20	N 69°14'28" E	15.00'
L21	N 20°45'32" W	180.00'
L22	N 4°13'12" E	37.57'

LEGEND

- PROPERTY CORNER
- IRF — IRON ROD FOUND
- PLAT BOUNDARY
- BLOCK NUMBER
- 25' CBZ (CREEK BUFFER ZONE)
- 55' RBZ (RIPARIAN BUFFER ZONE)



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 26.31 acre tract of land in Bell County, Texas, part of the A. H. Wood Survey, Abstract No. 886, which is more fully described in the dedication of HERITAGE OAKS PHASE THREE, as shown by the plat hereof, attached hereto, and made a part hereon, and approved by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas, does hereby adopt said HERITAGE OAKS PHASE THREE, 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. Purser, Jr., President

STATE OF TEXAS
COUNTY OF BELL

This instrument was acknowledged before me on the 21 day of February, 2018 by **Gary W. Purser, Jr., President of RSBP Developers, Inc.**

CYNTHIA A MURPHY
Notary Public, State of Texas
Comm. Expires 08-20-2019
Notary ID 11713851-1

Cynthia A Murphy
Notary Public, State of Texas

Approved this 5th day of March, 2018, 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 July, 2018 A.D.

Year 2018, Number 120, Plat Records of Bell County, Texas.

Dedication Instrument in Instrument No. 2018-00030142, 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 THREE, is located within the City Limits of Killeen, Texas.

STATE OF TEXAS
REGISTERED
MICHELLE E. LEE
5772
PROFESSIONAL
LAND SURVEYOR

Michelle E. Lee 2-21-18
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 1st day March 2018 A.D.

BELL COUNTY TAX APPRAISAL DISTRICT

By: Melissa Rodriguez

SCALE: 1" = 100'
0 50' 100' 200'

FINISHED FLOOR ELEVATION NOTE:

1. LOTS 12–13, BLOCK 2 SHALL HAVE A FINISHED FLOOR ELEVATION THA IS A MINIMUM OF TWO (2) FEET ABOVE THE 100–YEAR BASE FLOOD ELEVA N (BFE). *(NOTE: FEMA MAPS DO NO ACCURATELY DEPICT THE BFE FOR THIS EA AND IS CURRENTLY SHOWN AS UNSTUDIED.) PROPOSED DRAINAGE CALCULATIONS AT LOTS 12–13, BLOCK 2 SHOW HE 100–YEAR FLOOD PLAIN ELEVATION AS 704.13'.

FFE Data Table		
Block	Lot	Proposed Min. FFE
2	12	706.13'
2	13	706.13'

SURVEY NOTES:

1. ALL CORNERS SHOWN ARE 3/8" IRON ROD SET WITH KILLEEN ENGINEERING CAP UNLESS OTHERWISE NOTED.
2. BEARING ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, ENTRAL ZONE, NAD 83, (CORS 96) AS PER ICA SMARTNET GPS OBSERVATIONS. ALL DISTANCES ARE SU ACE DISTANCE.

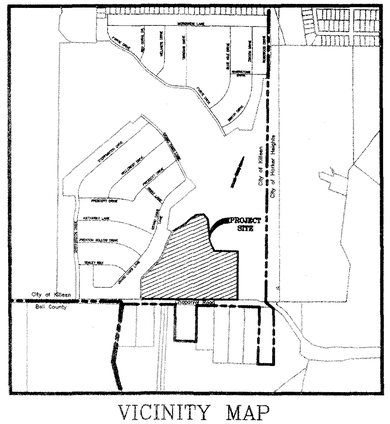
   COMBINI SCALE FACTOR = 1.0001168
3. TRACT & B WILL BE CONVEYED TO THE HOA AND WILL BE USED F LANDSCAPING, WALKWAYS, PARKLANDS, AND OTHER IENITIES AS DEEMED APPROPRIATE BY THE HOA. HOA WI ALSO MAINTAIN IN PERPETUITY.

ACCESS NOTE:

1. DIRECT ACCESS FROM LOTS 4–9, BLOC 1 AND LOTS 1–4, BLOCK 2 TO CHAPARRAL ROAD SHALL OT BE PERMITTED.
2. DIRECT ACCESS FROM LOTS 1–4, BLO 1 AND LOT 26, BLOCK 2 TO ROSEWOOD DRIVE SHALL NOT BE RMITTED.

LOT RESTRICTION NOTE:

1. NO MORE THAN THIRTY (30) LOTS SH L BE RELEASED FOR CONSTRUCTION UNTIL ROSEWOOD DRI HAS BEEN CONSTRUCTED.



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 THREE
KILLEEN, BELL COUNTY, TEXAS

Project No.:	2017-001
Acres:	26.31
No. of Lots:	52
Scale:	1" = 100'
Date:	2/20/2018
Design By:	MEL/BJP
Sheet No.:	1.00