

INSET 'A'  
HERITAGE OAKS PHASE TWO  
(YEAR 2018, NUMBER 57 A&B)  
N.T.S.

LINE	BEARING	DISTANCE
L1	S 89°13'34" W	80.00'
L2	N 20°49'48" E	10.00'
L3	S 20°49'48" E	10.00'

- NOTES:
- ALL CORNERS SHOWN ARE 3/8" IRON ROD SET WITH KILLEEN ENGINEERING CAP UNLESS OTHERWISE NOTED.
  - BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, (CORS 98) AS PER LEICA SMARTNET GPS OBSERVATIONS.
  - ALL RIGHT OF WAYS, BUILDING LINES AND EASEMENTS INSIDE THE PLATTED BOUNDARY, PREVIOUSLY DEDICATED PER HERITAGE OAKS PHASE TWO 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.

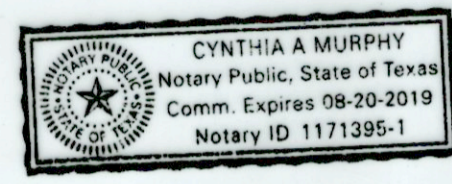
KNOW ALL MEN BY THESE PRESENTS, that RSBP Developers, Inc., a Texas Corporation, whose address is 2901 E. Stan Schlueter Loop, Killeen, Texas 76542, being the sole owner of that 5.470 acre tract of land in Bell County, Texas, part of the W. E. Hall Survey, Abstract No. 1116, which is more fully described in the dedication of HERITAGE OAKS, PHASE TWO REPLAT, being a replat of Lot 1, Block 1, Lots 1-7, Block 10 and part of Heritage Oaks, Phase Two, & 0.989 acres out of the W. E. Hall 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, does hereby adopt said HERITAGE OAKS, PHASE TWO REPLAT, being a replat of Lot 1, Block 1, Lots 1-7, Block 10 and part of Heritage Oaks, Phase Two, & 0.989 acres out of the W. E. Hall Survey, Abstract No. 1116, 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 24 day of May, 2018 by Gary W. Purser, Jr., President of RSBP Developers, Inc.



Cynthia A. Murphy  
Notary Public, State of Texas

Approved this 18<sup>th</sup> day of June, 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 02 day of July, 2018 A.D.

Year 2018, Number 108, Plat Records of Bell County, Texas.

Dedication instrument in instrument No. 2018-00021147, 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 TWO REPLAT, being a replat of Lot 1, Block 1, Lots 1-7, Block 10 and part of Heritage Oaks, Phase Two, & 0.989 acres out of the W. E. Hall Survey, Abstract No. 1116, is located within the City Limits of Killeen, Texas.



Michelle E. Lee 5-23-18  
Michelle E. Lee, RPLS (TX 5772)

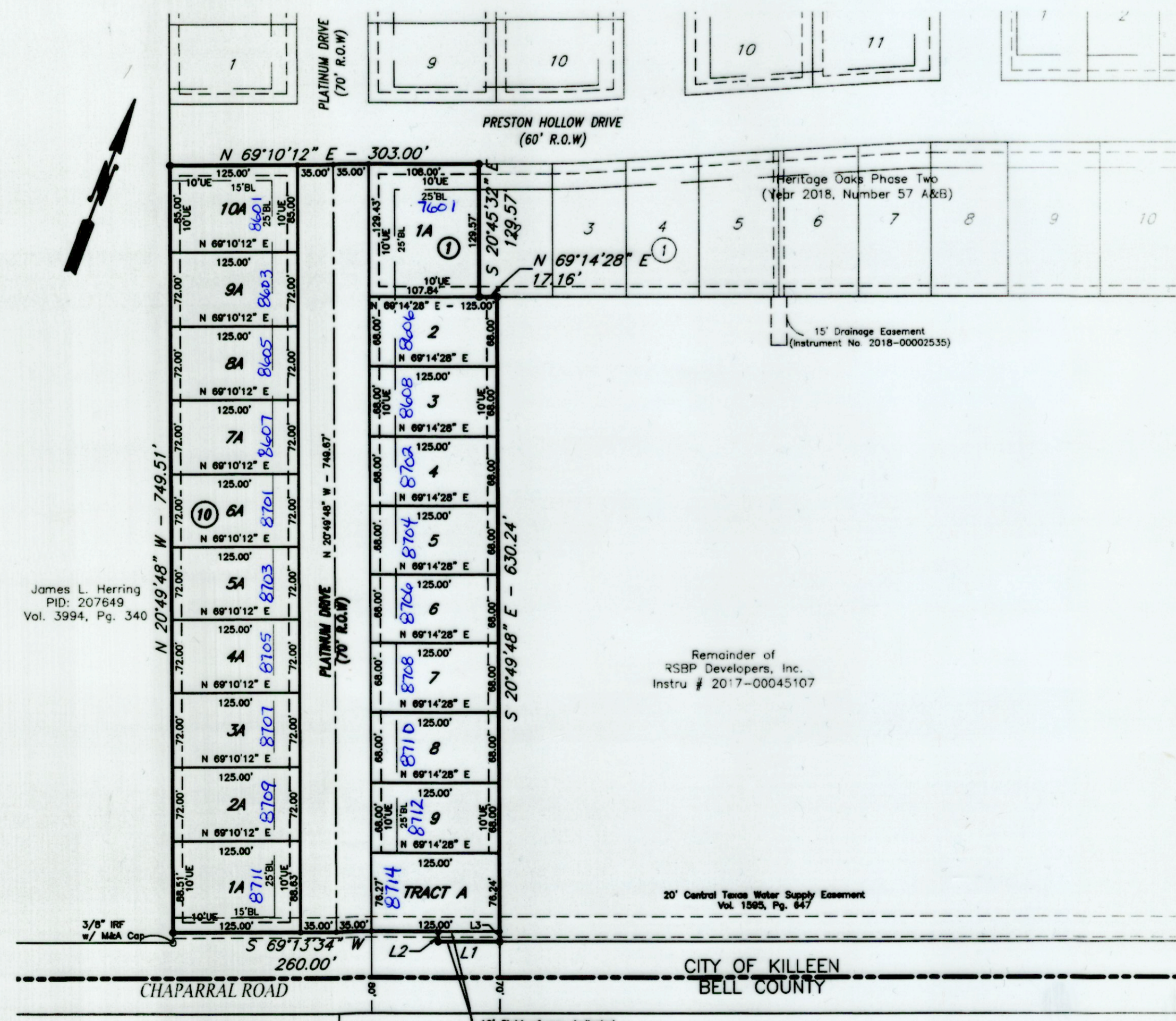
TAX CERTIFICATE

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 19<sup>th</sup> day of June, 2018 A.D.

BELL COUNTY TAX APPRAISAL DISTRICT

By: [Signature]

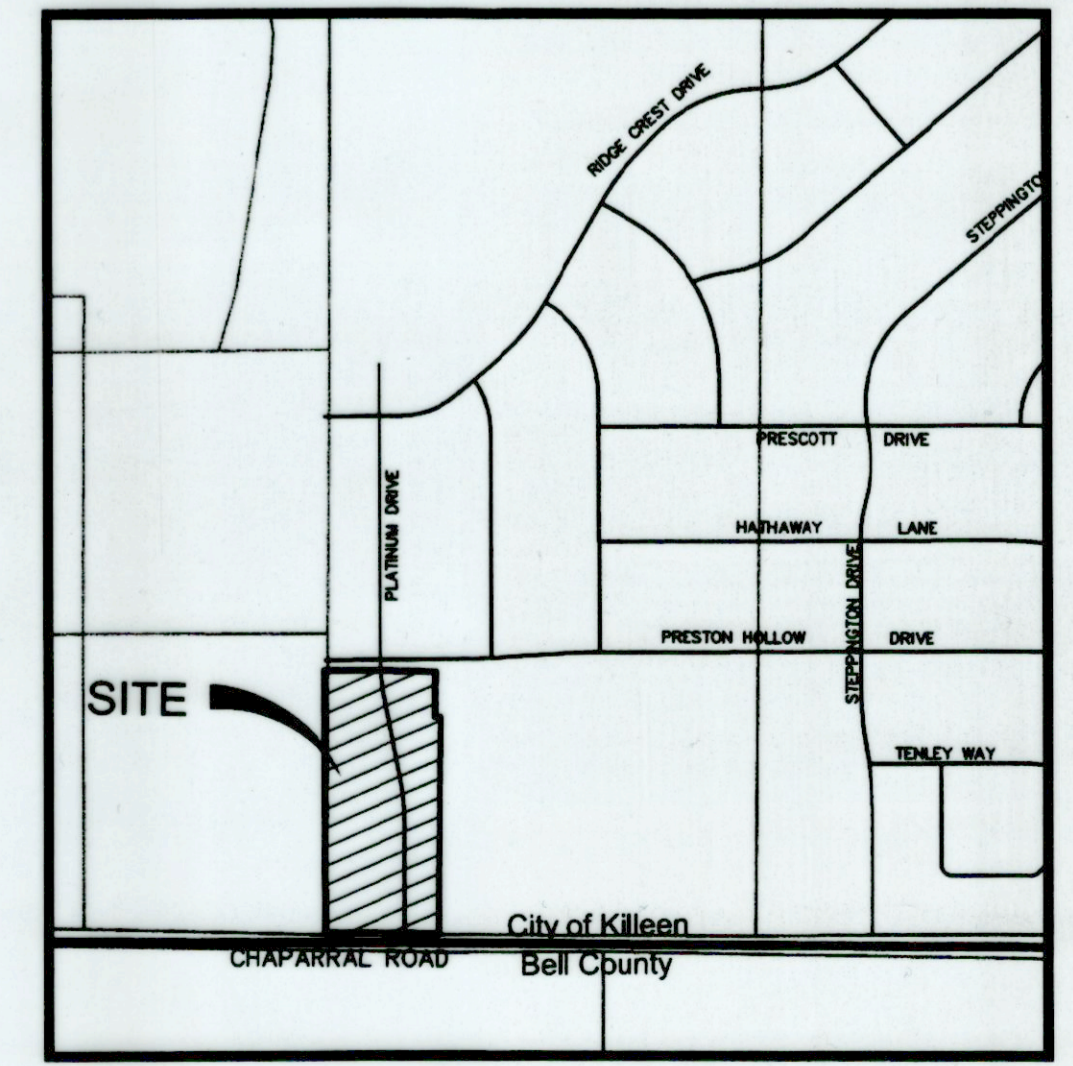


James L. Herring  
PID: 207649  
Vol. 3994, Pg. 340

Billy L. Curb  
(Vol. 5982, Pg. 740)

Remainder of  
RSBP Developers, Inc.  
Instru # 2017-00045107

Dock L. Curb Jr. and D.L. Curb, Jr. Trust  
(Vol. 5982, Pg. 758)



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 TWO REPLAT**  
BEING A REPLAT OF LOT 1, BLOCK 1, LOTS 1-7, BLOCK 10  
AND PART OF HERITAGE OAKS, PHASE TWO,  
& 0.989 ACRES OUT OF THE W.E. HALL SURVEY, A-1116  
KILLEEN, BELL COUNTY, TEXAS

Project No.:	2017-028
Acres:	5.470
No. of Lots:	20
Scale:	1" = 100'
Date:	05/21/2018
Design By:	MEL / BCC
Sheet No.:	1 of 1