

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.

ACCESS NOTE:

- DIRECT ACCESS TO CHAPARRAL ROAD SHALL NOT BE PERMITTED FROM LOT 1, BLOCK 10.

SEE SHEET 2

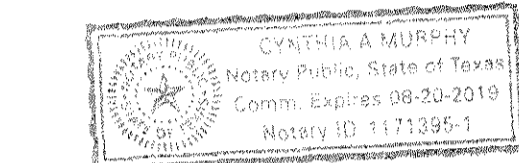
KNOW ALL MEN BY THESE PRESENTS, that RSBP Developers, Inc., a Texas Corporation, whose address is 2901 E. Stan Schlueter Loop, Killeen, Texas 76542, being the sole owner of that 70.268 acre tract of land in Bell County, Texas, part of the W. E. Hall Survey, Abstract No. 1116 and the A. H. Wood Survey, Abstract No. 886, which is more fully described in the dedication of HERITAGE OAKS, PHASE TWO, being a replat of Lot 1, Block 9, Heritage Oaks, Phase One, & 69.875 acres out of the W. E. Hall Survey, Abstract No. 1116 and the A. H. Wood Survey, Abstract No. 886, 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, being a replat of Lot 1, Block 9, Heritage Oaks, Phase One, & 69.875 acres out of the W. E. Hall Survey, Abstract No. 1116 and the A. H. Wood Survey, Abstract No. 886, 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 28 day of February, 2018 by Gary W. Pursar, Jr., President of RSBP Developers, Inc.



Cynthia A. Murphy
Notary Public, State of Texas

Approved this 21st day of August, 2017 by the Planning and Zoning Commission of the City of Killeen, Texas.

W. E. Lee
Chairman, Planning and Zoning Commission
Marie Lopez
Secretary, Planning and Zoning Commission

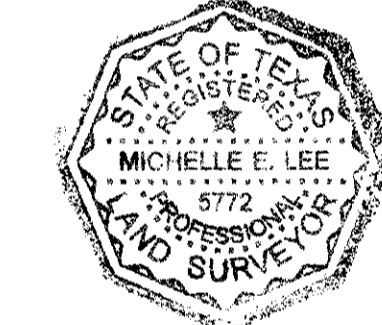
FILED FOR RECORD this 12th day of April, 2018 A.D.

Year 2018, Number 57A1B, Plat Records of Bell County, Texas.

Dedicate Instrument in instrument No. 2018-0001457 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 Regulation of the City of Killeen, Texas. This subdivision, HERITAGE OAKS, PHASE TWO, being a replat of Lot 1, Block 9, Heritage Oaks, Phase One, & 69.875 acres out of the W. E. Hall Survey, Abstract No. 1116 and the A. H. Wood Survey, Abstract No. 886, is located within the City Limits of Killeen, Texas.



Michelle E. Lee 2-26-18
Michelle E. Lee, RPLS (TX 5772)

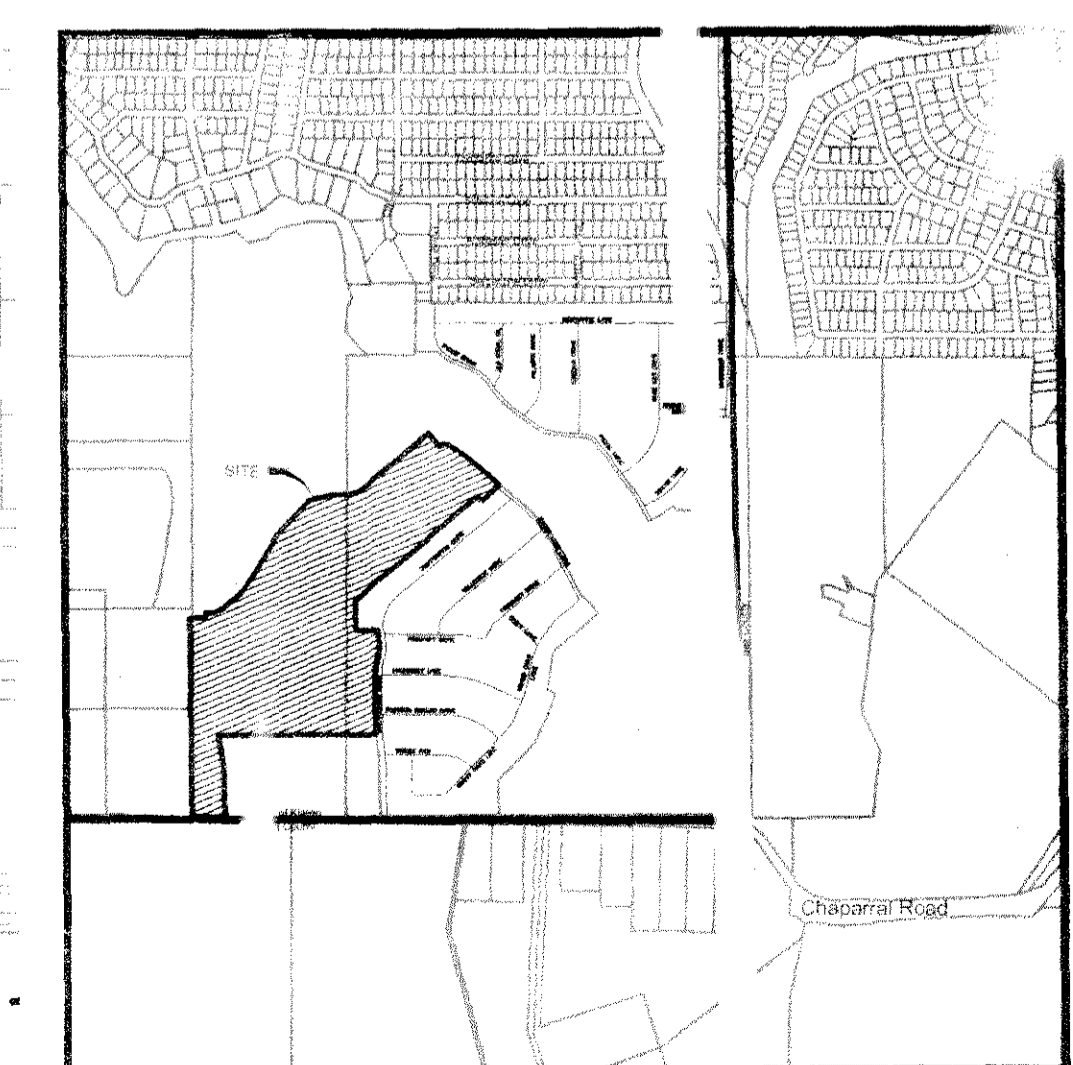
TAX CERTIFICATE

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 9th day of March, 2018 A.D.

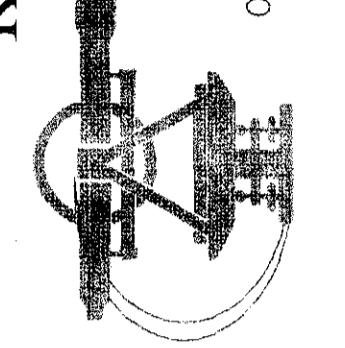
BELL COUNTY TAX APPRAISAL DISTRICT

Melina Rodriguez



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
BEING A REPLAT OF LOT 1, BLOCK 9, HERITAGE OAKS, PHASE ONE, & 69.875 ACRES OUT OF THE W.E. HALL SURVEY, A-1116, AND THE A.H. WOOD SURVEY A-886
KILLEEN, BELL COUNTY, TEXAS

Project No.:	2014-008
Acres:	70.268
No. of Lots:	222
Scale:	1" = 100'
Date:	8/09/2017
Design By:	MEL / BCC
Sheet No.:	1 of 2

James L. Herring
P.L.S. 207649
Vol. 3994, Pg. 340

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

Block 1, Curb Jr. and D.L. Curb, Jr. Trust
(Vol. 5982, Pg. 8)

Remainder of
Gary W. Pursar 1999 Trust Et Al
(Vol. 25120)
Instrument No. 2009-905407963

Remainder of
Kilow Group, Inc. Development, L.L.C.
(Instrument No. 2015-24898)

