Dedication Instrument in Instrument No. 2023 012/49, Official Records of Bell County, Texas.

KNOW ALL MEN BY THESE PRESENTS, that BJ Carothers Homes, LLC, whose address is 2025 Memory Lane, Suite 200, Harker Heights, Texas 76548, being the sole owner of that 1.19 acre tract of land in Bell County, Texas, part of the J.B. Harris Survey, Abstract No. 452, which is more fully described in the dedication of HERITAGE OAKS, PHASES FIVE & SIX 2ND AMENDMENT, BEING AN AMENDMENT OF LOTS 25—27, BLOCK 7, HERITAGE OAKS, PHASES FIVE & SIX, as shown by the plat hereof, attached hereto, and made a part hereon, and approved by the Planning Director of the City of Killeen, Bell County, Texas, does hereby adopt said HERITAGE OAKS, PHASES FIVE & SIX 2ND AMENDMENT, BEING AN AMENDMENT OF LOTS 25—27, BLOCK 7, HERITAGE OAKS, PHASES FIVE & SIX, 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.

This instrument was acknowledged before me on the 20 day of March , 2023 by Bobby Joe Carothers, Manager of BJ Carothers Homes, LLC.

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, PHASES FIVE & SIX 2ND AMENDMENT, BEING AN AMENDMENT OF LOTS 25—27, BLOCK 7, HERITAGE OAKS, PHASES FIVE & SIX, is located within the City Limits of Killeen, Texas.



Michelle E. Lee 3-20-2023

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 23rd day of March , 2023A.D.

BELL COUNTY TAX APPRAISAL DISTRICT

By: Handan bewin

NOTE:

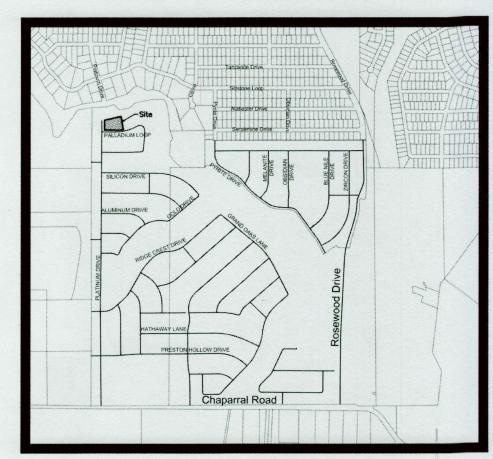
WATER IMPACT FEES ARE HEREBY ASSESSED AND ESTABLISHED IN ACCORDANCE WITH CITY OF KILLEEN ORDINANCE NO. 21-015 AT A RATE OF \$1,161 PER SERVICE UNIT. WASTEWATER IMPACT FEES ARE HEREBY ASSESSED AND ESTABLISHED IN ACCORDANCE WITH CITY OF KILLEEN ORDINANCE NO. 21-015 AT A RATE OF \$418 PER SERVICE UNIT. IMPACT FEES SHALL BE PAID AT THE TIME OF BUILDING PERMITS

FEMA:

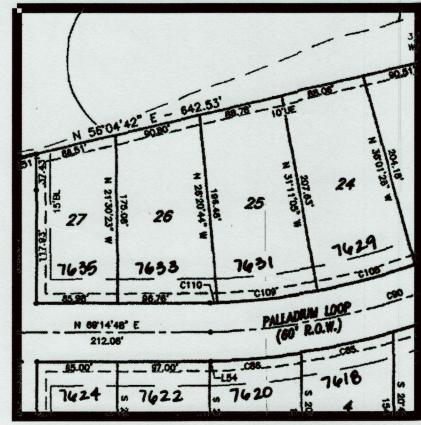
THIS SUBDIVISION IS LOCATED IN ZONE X BY THE U.S. FEMA AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), MAP NO. 48027C0285E EFFECTIVE DATE SEPTEMBER 26, 2008 EFFECTIVE DATE SEPTEMBER 26, 2008 FOR BELL COUNTY, TEXAS.

NOTES:

- 1. ALL STREET RIGHT OF WAYS TO BE DEDICATED TO THE CITY OF KILLEEN FOR PUBLIC USE
- 2. ALL SIDEWALKS PER CITY OF KILLEEN STANDARDS.
- 3. THE BUILDING SETBACK LINES FOR THIS TRACT SHALL BE DETERMINED AS REQUIRED BY THE APPLICABLE ZONING SECTION OF THE CITY CODE OF ORDINANCES AS RELATED TO THE DEVELOPMENT OF THIS TRACT UNLESS SHOWN HEREON.
- 4. PARKLAND DEDICATION CALCULATION IS HEREBY ASSESSED AND ESTABLISHED IN ACCORDANCE WITH THE CITY OF KILLEEN ORDINANCE NO. 23-003 AT 0.045 ACRES WHICH IS LESS THAN THE MINIMUM OF THREE (3) ACRES REQUIRED. THEREFORE, THE FEE-IN-LIEU AMOUNT IS ESTABLISHED AT A RATE OF \$750.00 PER SINGLE-FAMILY AND TWO-FAMILY UNIT OR \$650 PER MULTI-FAMILY UNIT. PARKLAND DEVELOPMENT FEE IS HEREBY ASSESSED AND ESTABLISHED IN ACCORDANCE WITH THE CITY OF KILLEEN ORDINANCE NO. 23-003 AT \$450.00 PER SINGLE-FAMILY AND TWO-FAMILY UNIT OR \$250.00 PER MULTI-FAMILY UNIT. FEE-IN-LIEU AMOUNT AND PARKLAND DEVELOPMENT FEE SHALL BE PAID AT THE TIME OF RECORDATION.



VICINITY MAP N.T.S.



HERITAGE OAKS PHASES
FIVE & SIX
INST. NO. 2021021038 A & B
N.T.S.

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BRG.	CHORD LENGTH
C1	695.53	8.49'	S 67*39'48" W	8.49'
C2	695.53	105.62	S 62°57'47" W	105.52

LEGEND

IRF IRON ROD FOUND

VOL. VOLUME

PG. PAGE

PG. PAGE
INST# INSTRUMENT NUMBER

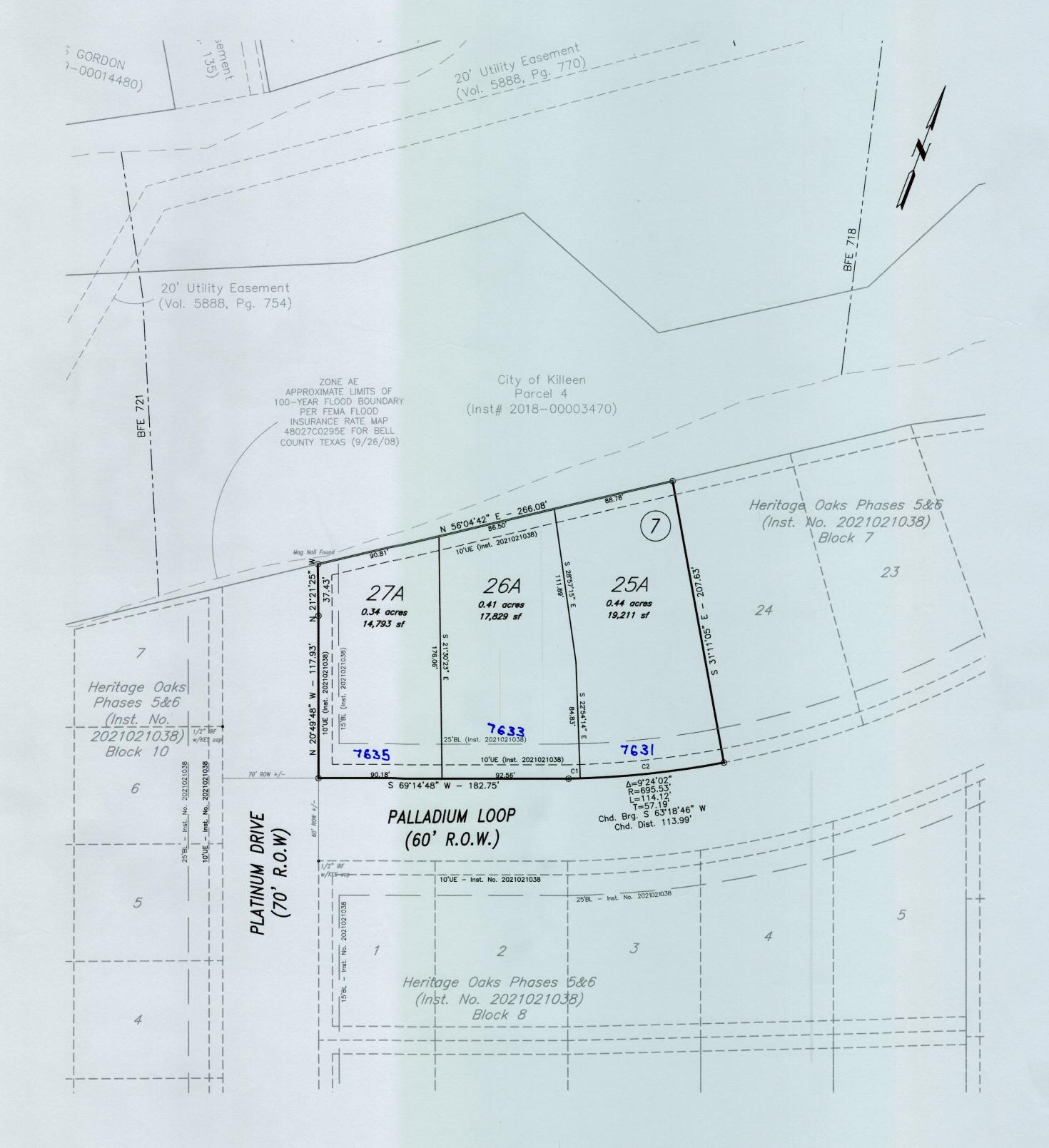
UE UTILITY EASEMENT
BL BUILDING LINE
ROW RIGHT-OF-WAY

ROW RIGHT-OF-WAY

BFE BASE FLOOD ELEVATION

SF SQUARE FEET

SCALE: 1" - 50'



SURVEY NOTES:

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

Project No.:

No. of Lots:

Acres:

Scale:

Date:

Design By:

Sheet No.:

9999-005

1" = 50'

2/28/2023

MEL/GMH

1.19