HERRING LEGACY ESTATES, PHASE TWO KILLEEN, BELL COUNTY, TEXAS

SHEET INDEX

P1 COVER SHEET P2 FINAL PLAT

NOTES

- 1. Bearings are based on the Texas Coordinate System, Central Zone, NAD 83 (CORS 96), as determined by Leica Texas Smartnet GPS observations.
- 2. All distances are surface distance. Combined scale factor=1.0001168.
- 3. All interior lot corners marked with 1/2" ir & cap stamped "M&A" set after completion of construction.
- 4. This subdivision is located in zone X, areas determined to be outside the 0.2% annual chance floodplain, as indicated on the U.S. FEMA Agency Boundary Map, (Flood Insurance Rate Map), Map No. 48027C0115E, effective date September 26, 2008 for Bell County, Texas.
- 5. Encumbrances identified during the research and field work of this survey have been shown. Additional recorded or unrecorded encumbrances may exist.
- 6. 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.
- 7. The plat 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. In addition, 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. The property is zoned "SR-1" (Two-Family Residential District). Please refer to Sec. 31-231, 31-306, for further details on zoning regulations.
- 8. Arrow () indicates the stormwater runoff from one lot must flow directly onto the other lot, without impediment or diversion to other lots. Drainage plans presented by the homebuilder for each individual lot must allow stormwater to pass from upstream lot to the downstream lots with out impediment.
- Observed Coordinates for City Monument W 1475 bear from the Point of Beginning (P.O.B.): N15°40'08"W-29,821.40'.
 a) Published Coordinates for City Monument W 1475: N 10,378,779.82, E 3,116,875.33.
 b) Observed Coordinates for City Monument W 1475: N 10,378,780.01, E 3,116,863.72.
- 10. City of Killeen Permit #PZ-2025-59

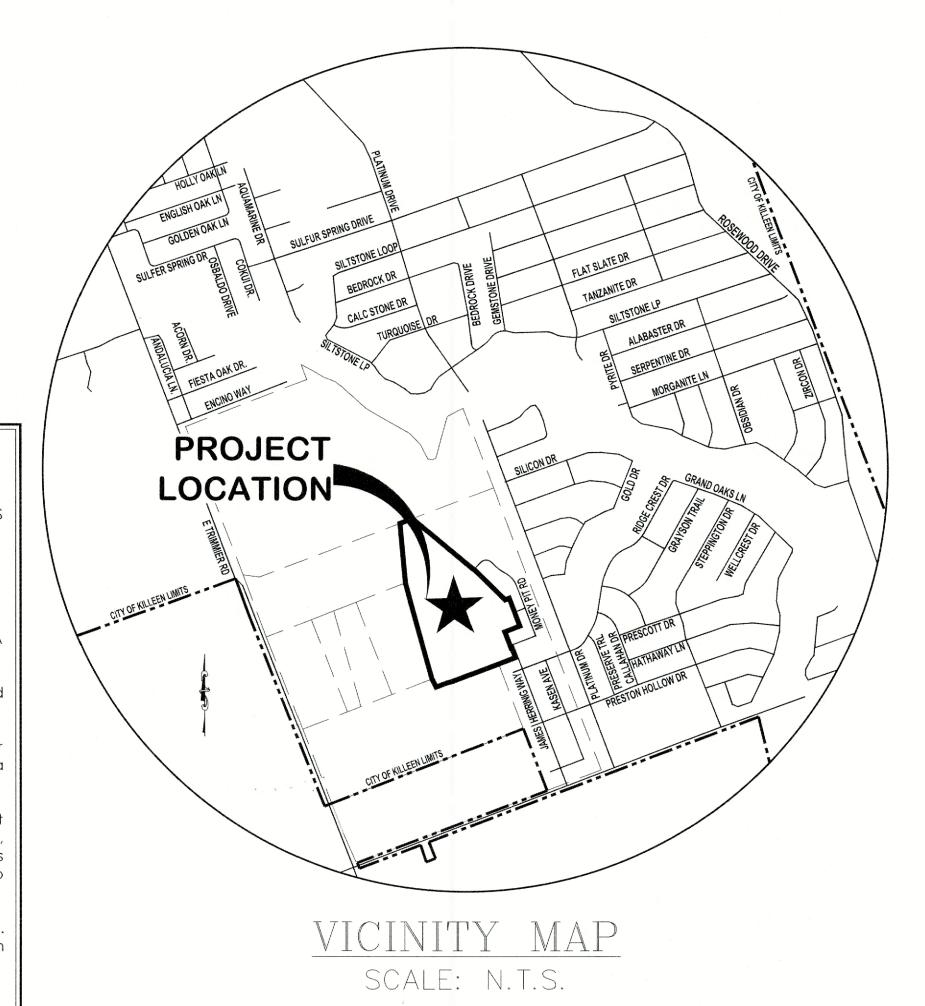
11.	Abbreviations:
11.	ADDIEVIGITORS.

REMARKS

REVISIONS

No. DATE

Abbre	viations:							
U.E.	=	Utility Easement	vol	=	volume	Тур.	=	typical
D.E.	=	Drainage Easement	No	=	number	R.O.W.	=	Right of Way
B.L.	=	Building Line	Ac	=	acres	N.T.S.	=	not to scale
ir	=	iron rod	Rd.	=	road	POB	=	point of beginning
fnd	=	found	Dr.	=	drive			
esmt	=	easement	sq.	=	square			
cab	=	cabinet	ft.	= "	feet			





102 N. COLLEGE STREET KILLEEN, TEXAS 76541 PHONE: (254) 634-5541 FAX: (254) 634-2141

TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION NO. 3241

T. B. P. L. S. FIRM REGISTRATION NO. 100204-00

KNOW ALL MEN BY THESE PRESENTS, that Herring Legacy Developers, Inc., a Texas Corporation, whose address is 1507 Stan Schlueter Loop, Suite 103, Killeen, TX 76549, being the owner of 38.235 acres in Bell County, Texas, in the W. E. Hall Survey, Abstract No. 1116. Being part of a 40.163 acre tract, described in a Correction Warranty Deed, dated May 24, 2025, Grantee: Herring Legacy Developers, Inc., recorded in Instrument Number 2023029299, Real Property Records in Bell County, Texas. (R.P.R.B.C.T.). Also being part of a 100.060 acre tract, Special Warranty Deed, effective date: January 3, 2024, Grantee: Herring Legacy Developers, Inc., recorded in Instrument Number 2024004113, R.P.R.B.C.T. The correcting record document for the 100.060 acre tract, Affidavit of Correction and Clarification - Special Warranty Deed ("Correction Instrument"), effective date: January 31, 2024, is recorded in Instrument Number 2024011790, R.P.R.B.C.T. which is more fully described in the dedication of HERRING LEGACY ESTATES, PHASE TWO as shown by the plat hereof, attached hereto, and made a part hereon, and approved by the City of Killeen, Bell County, Texas, does hereby adopt said HERRING LEGACY ESTATES, PHASE TWO as an addition to the City of Killeen, Bell County, Texas, and hereby dedicates to said city all streets, avenues, roads, drives, alleys, and associated potable water, sanitary sewer, and storm sewer systems as shown on said plat and final construction drawings of the same to be used as public thoroughfares and public utilities when and as authorized by the City of Killeen, Bell County, Texas. The utility and drainage easements shown on said plat, are dedicated to said city for the 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 Herring Legacy Developers Inc. a Texas Cornorati

lames | Herring Director

WITNESS the execution hereof, on this of day of April

Before me, the undersigned authority, on this day personally appeared **James L. Herring** known to me to be the person whose name is subscribed to the foregoing instrument. It has been acknowledged to me that **he** executed the foregoing instrument as the owner of the property described hereon.

JESSICA MARIE TURNER Notary ID #129598684 My Commission Expires October 17, 2025

NOTARY PUBLIC STATE OF TEXAS

APPROVED this the **25** day of **April** the City of Killeen, Bell County, Texas.

ay of April , 20 25 by the Executive Director of Development Services of

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EXECUTIVE DIRECTOR DEVELOPMENT SERV

KNOW ALL MEN BY THESE PRESENTS,

That I, Robert E. Mitchell, Registered Professional Land Surveyor, do hereby certify that I did prepare this plat from an actual and accurate survey of the land, that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Killeen, Texas, and this subdivision is within the City Limits of Killeen, Texas.

Robert E. Mitchell, Registered Professional Land Surveyor, No. 5801



AFFIDAVIT:

The Tax Appraisal District of Bell County does hereby certify there are currently no delinquent taxes due to the Tax Appraisal District of Bell County on the property described by this plat.

Dated this the \square

____, 20**22** A. D.

Bell County Tax Appraisal District

FILED FOR RECORD this 10 day of 10 d

25-021-S