# HIDALGO RANCH

## BEING A REPLAT OF A PORTION OF LOT 1, BLOCK 4, SAEGERT RANCH, PHASE ONE AND 10.42 Ac. OUT OF THE ROBERT CUNNINGHAM SURVEY, ABSTRACT No. 199
### KILLEEN, BELL COUNTY, TEXAS

**SHEET TITLE:** FINAL PLAT



SAEGERT RANCH, PHASE ONE (CAB. C , SLIDE 304 A–D)

LOT 1, BLOCK 4 PART OF SAEGERT RANCH, PHASE ONE

### CURVE TABLE

| CURVE | LENGTH | RADIUS | CHORD DIRECTION | CHORD | TANGENT | DELTA |
|---|---|---|---|---|---|---|
| C1 | 78.54 | 50.00 | S81°03'29"W | 70.71 | 50.00 | 90°00'00" |
| C2 | 125.66 | 80.00 | S81°03'29"W | 113.14 | 80.00 | 90°00'00" |
| C3 | 31.42 | 20.00 | S81°03'29"W | 28.28 | 20.00 | 90°00'00" |
| C4 | 69.49 | 500.00 | S57°55'25"E | 69.44 | 34.80 | 7°57'49" |
| C5 | 258.98 | 1606.47 | S31°26'24"W | 258.70 | 129.77 | 9°14'12" |
| C6 | 249.30 | 1546.47 | S31°26'24"W | 249.03 | 124.92 | 9°14'12" |
| C7 | 415.34 | 500.00 | N85°42'09"W | 403.50 | 220.50 | 47°35'40" |
| C8 | 428.23 | 440.00 | N81°49'24"W | 411.53 | 232.79 | 55°45'46" |
| C9 | 311.44 | 320.00 | N81°49'24"W | 299.29 | 169.30 | 55°45'46" |

### LINE TABLE

| LINE | LENGTH | BEARING |
|---|---|---|
| L1 | 20.00 | S63°10'42"E |
| L2 | 23.13 | N53°56'31"W |
| L3 | 23.13 | S53°56'31"W |
| L4 | 60.02 | N17°59'51"W |

KNOW ALL MEN BY THESE PRESENTS, that W & B Development, whose address is 3000 Illinois, Ste. 100, Killeen, TX 76543 being the sole owners of that certain 12.107 acre tract of land in Bell County, Texas, part of the Robert Cunningham Survey, Abstract No. 199, which is more fully described in the dedication of HIDALGO RANCH, BEING A REPLAT OF A PORTION OF LOT 1, BLOCK 4, SAEGERT RANCH, PHASE ONE, AND 10.42-AC. OUT OF THE ROBERT CUNNINGHAM SURVEY, ABSTRACT NO. 199 as shown by the plat hereof, attached hereto, and made a part hereon, and approved by the City Council of the City of Killeen, Texas, and W & B Development, do hereby adopt said HIDALGO RANCH, BEING A REPLAT OF A PORTION OF LOT 1, BLOCK 4, SAEGERT RANCH, PHASE ONE, AND 10.42-AC. OUT OF THE ROBERT CUNNINGHAM SURVEY, ABSTRACT NO. 199, 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 easements shown on said plat are dedicated to said city for the installation and maintenance of any and all public utilities, which the city may install or permit to be installed or maintained.

WITNESS the execution hereof, on this 22nd day of July, 2004.

For: W & B Development

Bruce Whitis    Secretary/Treasurer

Before me, the undersigned authority, on this day personally appeared Bruce Whitis 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.
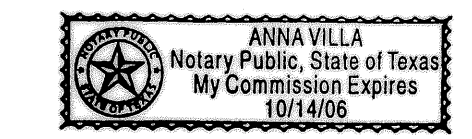
NOTARY PUBLIC STATE OF TEXAS
My Commission Expires: 10/14/06

APPROVED this the 12 day of July, 2004, by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas.

CHAIRMAN, PLANNING COMMISSION          SECRETARY, PLANNING COMMISSION

APPROVED this the 27 day of July, 2004, by the City Council of the City of Killeen, Bell County, Texas.

MAYOR, CITY OF KILLEEN          ATTEST: CITY SECRETARY

FILED FOR RECORD this 21 day of September, 2004, in Cabinet D, Slide 9-D, Plat Records of Bell County, Texas.
Vol 5491 Pg 691

KNOW ALL MEN BY THESE PRESENTS,

That I, Gary W. 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.

Gary W. Mitchell
Registered Professional
Land Surveyor, No. 4982.

GARY W. MITCHELL 4982

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 15th day of September A.D. 2004

BELL COUNTY TAX APPRAISAL DISTRICT
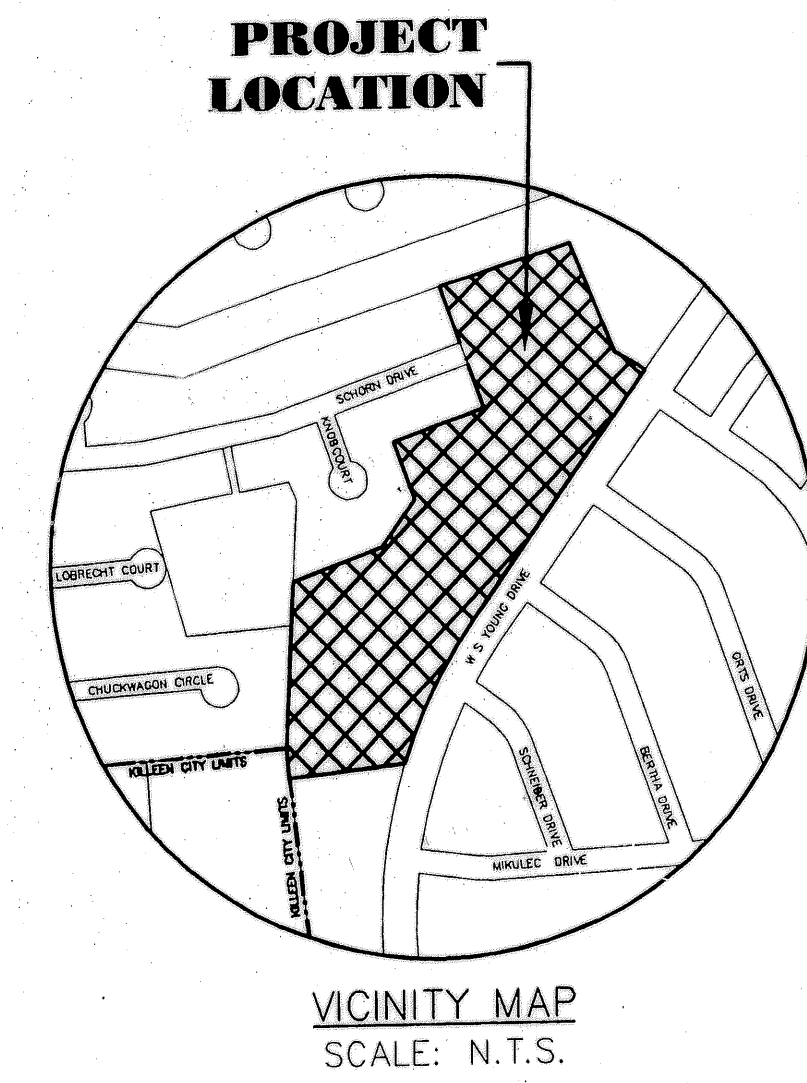
### MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
102 N. COLLEGE STREET
KILLEEN, TEXAS 76541
PHONE: (254) 634–5541
FAX: (254) 634–2141

| AREA | 12.107 Ac. |
|---|---|
| 3 BLOCKS | |

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PROJECT LOCATION

VICINITY MAP
SCALE: N.T.S.

NOTE:
NO LOTS SHALL HAVE ACCESS TO W.S. YOUNG DRIVE.

### MINIMUM FINISHED FLOOR ELEVATIONS

| EXISTING CONDITIONS | | | POST–CLOMR CONDITIONS | | |
|---|---|---|---|---|---|
| LOT | BLOCK | ELEV. | LOT | BLOCK | ELEV. |
| 1 | 3 | 877.00 | 1 | 3 | 873.50 |
| 2 | 3 | 876.50 | 2 | 3 | 873.00 |
| 3 | 3 | 875.50 | 3 | 3 | 872.50 |
| 4 | 3 | 875.00 | 4 | 3 | 872.00 |
| 5 | 3 | 875.00 | 5 | 3 | 872.00 |

W & B DEVELOPMENT (VOL. 4685, PAGE 698)

100-YEAR FLOODPLAIN & 100-YEAR FLOODWAY TO BE CONTAINED IN THE 130.00' D.E. UNDER CLOMR SUBMITTED 5/15/02.

APPROXIMATE LOCATION OF 100-YEAR FLOODWAY AS PER FEMA PANEL 480700 0135 DATED 2–15–84

EVELYN M. LOBRECHT (VOL. 2994, PG. 137)

TANGLEWOOD EST. PART IV (CAB B, SLIDE 158–B)

SAEGERT RANCH, PHASE ONE (CAB. C , SLIDE 304 A–D)

THE HIGHLANDS AT SAEGERT RANCH, PHASE ONE (CAB. C, SLIDE 312–A)

FELTON SANDERS & JOHNNIE SANDERS 5.528 ACRES (VOL. 3700, PAG. 601)