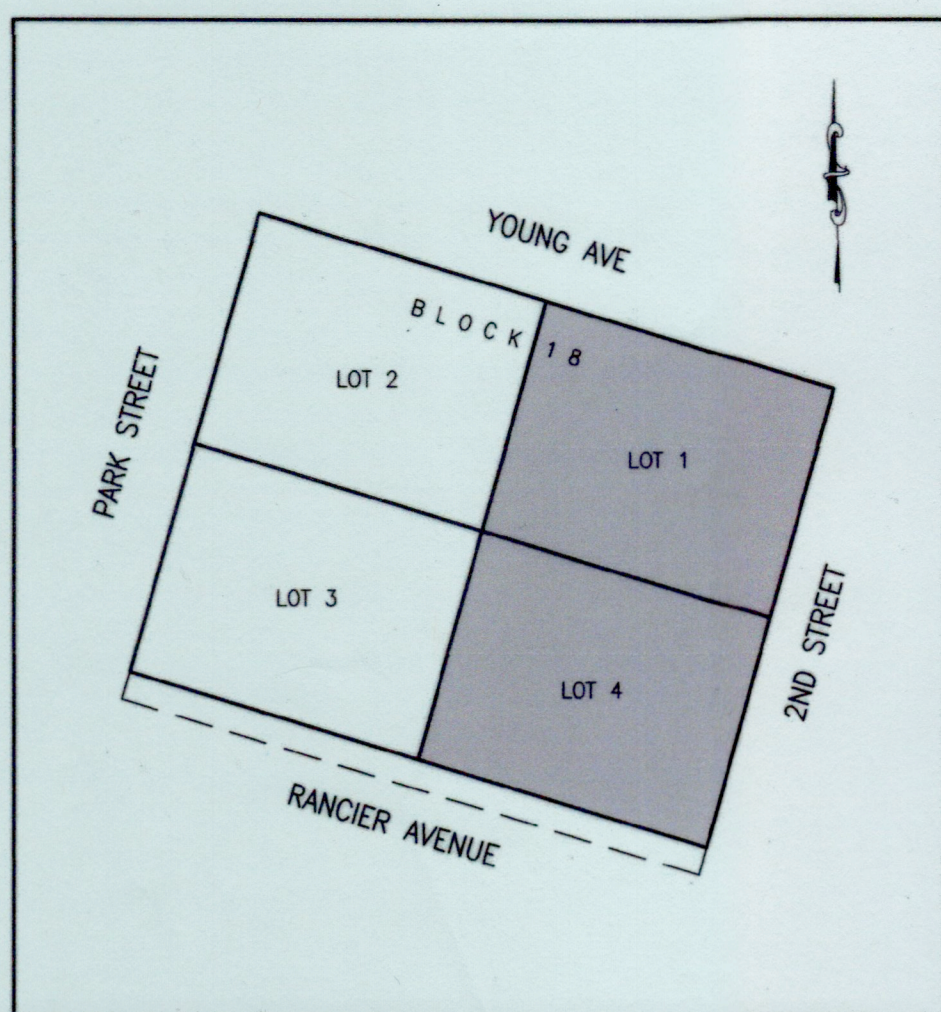
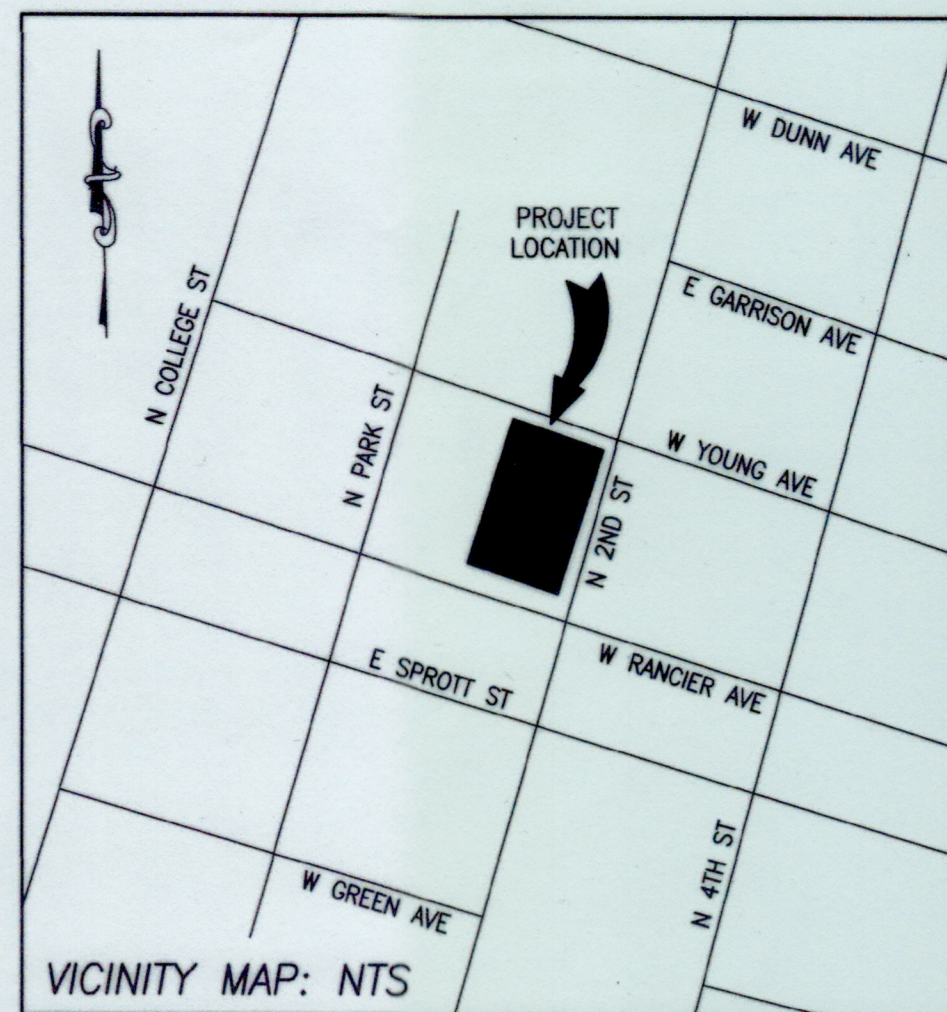


GENERAL NOTES:

- 1. THIS PROJECT IS REFERENCED IN NAD 1983, CENTRAL TEXAS STATE PLANE, CENTRAL ZONE BY G.P.S. OBSERVATION. ALL DISTANCES ARE HORIZONTAL SURFACE DISTANCES UNLESS NOTED AND ALL BEARINGS ARE GRID BEARINGS.
2. THIS PROPERTY IS NOT WITHIN THE 100-YEAR FLOOD BOUNDARY PER F.E.M.A. FEDERAL INSURANCE RATE MAP NO. 48027C0115E, EFFECTIVE 9/26/2008.
3. THE CURRENT AND PROPOSED ZONING FOR THIS PROPERTY IS B-5.
4. 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.
5. TRACT SURVEYED MAY 23, 2022.

Parcel Line Table
Table with 3 columns: Line #, Length, Direction.
L1 5.00' N15°40'02"E
L2 5.00' N15°40'01"E



THERE IS IN CURRENT USE AN UNRECORDED MAP OR PLAT OF THE CITY OF KILLEEN DESIGNATING CERTAIN BLOCKS AS HAVING BEEN DIVIDED INTO OTHER BLOCKS AND SUBDIVIDED INTO LOTS WHICH ARE NOT SHOWN OF RECORD IN THE ORIGINAL PLAT AND DEDICATION OF THE CITY OF KILLEEN MADE BY E. F. GATTE, ENGINEER, AND OF RECORD IN VOLUME 49, PAGE 58 OF THE DEED RECORDS OF BELL COUNTY, TEXAS, NOR OF RECORD IN ANY OF THE LATER PLATS AND DEDICATIONS OF RECORD IN BELL COUNTY, TEXAS OF ANY OF THE ADDITIONS TO THE ORIGINAL CITY OF KILLEEN OR ITS SUBDIVISIONS, OR ANY OF THE SUBDIVISIONS OF THE SAID ADDITIONS.

DUE TO THE GROWTH OF THE CITY AND TO THE GENERAL USE IN CONVEYANCES OF LAND WITHIN THE PRESENT CORPORATE CITY LIMITS ACCORDING TO THE AFORESAID CURRENT UNRECORDED MAP OR PLAT OF THE CITY OF KILLEEN, AND TO THE GENERAL NEED TO CLARIFY SUCH CONVEYANCES THAT HAVE BEEN MADE OR WILL BE MADE WITHIN THE CORPORATE CITY LIMITS OF THE CITY OF KILLEEN, WE FEEL THAT THE AFORESAID MAP, HAVING ALREADY BEEN ACCEPTED AND RECOGNIZED BY GENERAL USE, SHOULD BE ADOPTED BY THE CITY OF KILLEEN.

LEGEND:

- P.O.B. POINT OF BEGINNING
U.E. UTILITY EASEMENT
B.L. BUILDING LINE
D.E. DRAINAGE EASEMENT
I.R.F. IRON ROD FOUND
I.R.S. IRON ROD SET
B-B BACK OF CURB TO BACK OF CURB

KNOW ALL MEN BY THESE PRESENTS, THAT HERITAGE RIDGE INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY, BEING THE SOLE OWNER OF THAT CERTAIN 0.809 ACRES OF LAND IN BELL COUNTY, TEXAS, IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS, ACCORDING TO DOCUMENT NO. 2022065007 OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS SHOWN AND ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, DOES HEREBY SUBDIVIDE THE HEREIN DESCRIBED PROPERTY INTO LOTS AND BLOCKS, ACCORDING TO THE PLAT HEREOF, TO BE KNOWN AS RANCIER ADDITION, TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, 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 RANCIER ADDITION AS AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, AND FOR THE PURPOSE OF SELLING LOTS AND BLOCKS OF LAND WITH REFERENCE THERETO AND FOR THE PROPERTY DEVELOPMENT OF SAID LAND BY ITS OWNERS AND FOR ALL OTHER PURPOSES; AND DOES HEREBY DEDICATE TO THE CITY OF KILLEEN, 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 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 THE CITY OF KILLEEN FOR INSTALLATION AND MAINTENANCE OF ANY AND ALL PUBLIC UTILITIES, WHICH THE CITY MAY ELECT TO INSTALL AND MAINTAIN OR PERMIT TO BE INSTALLED OR MAINTAINED.

WITNESS THE EXECUTION HEREOF, ON THE 21 DAY OF October, 2022.

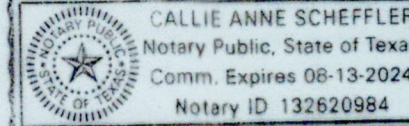
HERITAGE RIDGE INVESTMENTS, LLC
A TEXAS LIMITED LIABILITY COMPANY

Signature of Michael Beavers, President

STATE OF TEXAS
COUNTY OF BELL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 21 DAY OF October, 2022 BY MICHAEL BEEVERS, PRESIDENT OF HERITAGE RIDGE INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY, ON BEHALF OF SAID LIMITED LIABILITY COMPANY.

Signature of Callie Anne Scheffler, Notary Public



THAT HAPPY STATE BANK, THE LIEN HOLDER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN THE ABOVE DEDICATION, DOES HEREBY JOIN, APPROVE, AND CONSENT TO ALL DEDICATIONS AND PLAT NOTE REQUIREMENTS SHOWN HEREON. WE DO HEREBY APPROVE THE RECORDATION OF THIS SUBDIVISION PLAT AND DEDICATE TO THE PUBLIC USE FOREVER ANY EASEMENTS AND ROADS THAT ARE SHOWN HEREON. THIS SUBDIVISION IS TO BE KNOWN AS RANCIER ADDITION.

Signature of Ryan Evans, Senior Vice President

RYAN EVANS, SENIOR VICE PRESIDENT
HAPPY STATE BANK
701 S. TAYLOR, SUITE 200
AMARILLO, TEXAS 79101

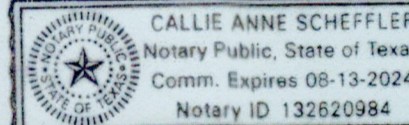
PROPERTY ON WHICH YOU HOLD A DEED OF TRUST:

FINAL PLAT OF RANCIER ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, A 0.809 ACRE SUBDIVISION SITUATED IN THE JOHN R. SMITH SURVEY, ABSTRACT NO. 797, BELL COUNTY, TEXAS AND BEING ALL OF LOTS 1 AND 4, BLOCK 18, SCHARBAUER ADDITION, KILLEEN, BELL COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 86, PAGE 326, DEED RECORDS OF BELL COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THE 21 DAY OF October, 2022 PERSONALLY APPEARED RYAN EVANS, SENIOR VICE PRESIDENT OF HAPPY STATE BANK, KNOWN BY 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 LEGAL REPRESENTATIVE OF THE LIENHOLDER OF THE PROPERTY DESCRIBED HEREON.

Signature of Callie Anne Scheffler, Notary Public



CITY OF KILLEEN:

APPROVED THIS 28 DAY OF September, 2022, BY THE PLANNING DIRECTOR OF THE CITY OF KILLEEN, TEXAS.

Signature of Wally Nystrom, Planning Director
Signature of Maria Lopez, Planning Assistant

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 THE 27 DAY OF October, 2022.

Signature of Jennifer Kline, Bell County Tax Appraisal District

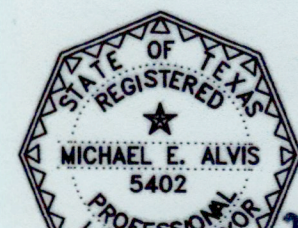
COUNTY CLERK INFORMATION:

FILED FOR RECORD THE 16th DAY OF November, 2022, INSTRUMENT # 2022-064466
OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

SURVEYORS CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:

THAT I, MICHAEL E. ALVIS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREOF WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION AND PROPERTY DEVELOPMENT REGULATIONS OF THE CITY OF KILLEEN, TEXAS AND IN ACCORDANCE WITH STATE SURVEYING STANDARDS.



Signature of Michael E. Alvis
MICHAEL E. ALVIS
R.P.L.S. No. 5402

FINAL PLAT:
RANCIER ADDITION

BEING A RE-PLAT OF LOT 1 AND LOT 4, BLOCK 18
SCHARBAUER ADDITION
VOLUME 86, PAGE 326, DEED RECORDS OF BELL COUNTY, TEXAS
1 LOT, 1 BLOCK - 0.809 ACRES

WITHIN THE CITY OF KILLEEN, TEXAS
JOHN R. SMITH SURVEY, ABSTRACT NO. 797

0.809 ACRES MORE FULLY DESCRIBED BY METES AND BOUNDS BY SEPARATE FIELD NOTES AND ATTACHED TO DEDICATION INSTRUMENT

Inst # 2022-064466

TURLEY ENGINEERING & SURVEYING
TURLEY ASSOCIATES, INC.
301 N. 3RD ST.
TEMPLE, TEXAS 76501
WWW.TURLEY-INC.COM
254-775-2400
ENGINEERING FIRM NO. 1688
SURVEY FIRM NO. 10056000

TURLEY ASSOCIATES, INC.

THIS DRAWING IS THE PROPERTY OF TURLEY ASSOCIATES, INC. AND MUST BE SURRENDERED UPON REQUEST. THE INFORMATION THEREOIN MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF TURLEY ASSOCIATES, INC.

FINAL PLAT:
RANCIER ADDITION
WITHIN THE CITY OF KILLEEN, BELL COUNTY, TEXAS
PREPARED FOR:
HERITAGE RIDGE INVESTMENTS, LLC
259 HILARIO ROAD
TEMPLE, TEXAS 76502

REVISIONS

Table with columns: DATE, DESCRIPTION, DFTR.
9/16 9/12 COK COMMENTS AMJ

DRAFTSMAN: AMJ
DATE: AUGUST 22, 2022
COMPUTER FILE NAME: 22-623 FINAL PLAT
REFERENCE DRAWING NUMBERS: N/A
JOB NUMBER: 22-623
DRAWING NUMBER: 22623-D
PAGE # 10