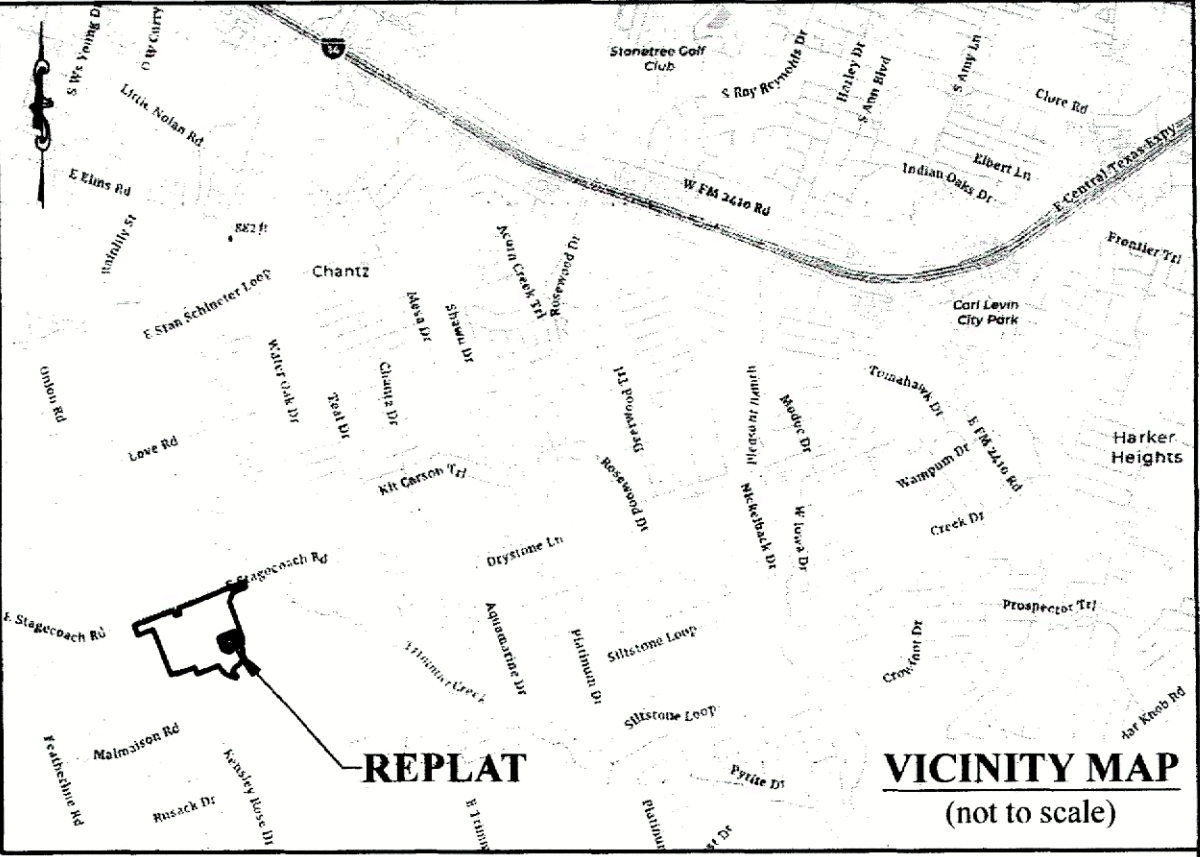


ORIGINAL LAYOUT: THE PRESERVE AT A THOUSAND OAKS PHASE 1
DOCUMENT NO. 2025015219, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS



THE PRESERVE AT A THOUSAND OAKS PHASE 1 REPLAT NO. 1
BEING A REPLAT OF LOTS 10-12, BLOCK 14, THE PRESERVE AT A THOUSAND OAKS PHASE 1
AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, RECORDED IN DOCUMENT NO. 2025015219,
REAL PROPERTY RECORDS IN BELL COUNTY, TEXAS.
1.01 ACRES, 1 BLOCK, 2 LOTS

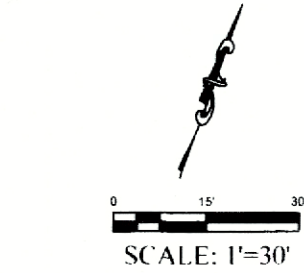
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	394.00'	28.86'	S 21°43'58" E	28.86'
C2	394.00'	253.95'	S 01°10'10" E	249.58'
C3	185.00'	131.92'	S 10°24'15" E	129.14'
C4	55.00'	74.12'	S 28°34'53" E	68.63'
C5	55.00'	84.92'	S 71°49'09" W	76.74'
C6	185.00'	132.28'	S 48°04'09" W	129.48'
C7	55.00'	47.78'	S 43°40'03" W	46.29'
C8	326.00'	270.42'	N 47°27'16" W	262.74'
C9	30.00'	46.83'	S 65°27'52" E	42.22'
C10	30.00'	47.12'	N 24°48'50" E	42.43'
C11	30.00'	47.12'	N 24°48'50" E	42.43'
C12	30.00'	47.12'	S 65°11'01" E	42.43'
C13	334.00'	90.74'	S 27°25'02" E	90.46'
C14	334.00'	90.74'	S 27°25'02" E	90.46'
C15	334.00'	223.94'	N 00°25'35" W	219.77'
C16	80.00'	251.33'	S 71°13'06" E	160.00'
C17	80.00'	251.33'	S 71°13'06" E	160.00'
C18	300.00'	29.02'	N 68°26'51" W	29.01'
C19	300.00'	267.20'	N 45°42'08" W	258.46'
C20	56.00'	13.66'	N 76°48'16" E	13.63'
C21	56.00'	35.14'	N 78°13'40" W	34.57'
C22	56.00'	35.14'	N 42°16'22" W	34.57'
C23	56.00'	3.47'	N 22°31'08" W	3.47'
C24	4.00'	6.28'	S 24°48'50" W	5.66'
C25	56.00'	2.58'	N 18°51'56" E	2.58'
C26	56.00'	47.33'	S 06°40'02" W	45.93'
C27	56.00'	32.04'	S 47°16'17" W	31.61'
C28	56.00'	6.01'	S 66°44'19" W	6.01'
C29	56.00'	40.41'	N 89°30'58" W	39.53'
C30	56.00'	43.41'	N 46°38'24" W	42.33'
C31	56.00'	4.15'	N 22°48'36" W	4.15'
C32	4.00'	6.28'	S 65°11'01" E	5.66'
C33	4.00'	6.28'	N 24°48'50" E	5.66'
C34	384.00'	48.07'	S 23°13'15" E	48.04'
C35	384.00'	56.28'	S 31°00'13" E	56.20'
C36	284.00'	28.74'	S 32°18'02" E	28.73'
C37	384.00'	48.41'	S 24°31'03" E	48.35'
C38	384.00'	86.21'	N 28°46'06" W	86.03'
C39	284.00'	77.16'	N 27°25'02" W	76.92'
C40	185.00'	13.15'	N 32°52'06" W	13.14'
C41	384.00'	239.08'	N 01°47'52" W	235.24'
C42	60.00'	188.50'	S 71°13'06" E	120.00'
C43	60.00'	188.50'	S 71°13'06" E	120.00'
C44	274.00'	183.56'	N 43°04'43" W	180.14'
C45	274.00'	17.70'	S 22°02'11" E	17.69'
C46	185.00'	65.56'	S 20°50'19" E	65.21'
C47	55.00'	47.78'	S 06°06'16" E	46.29'
C48	185.00'	61.79'	S 01°07'07" E	61.50'
C49	185.00'	33.36'	S 13°36'46" W	33.32'
C50	185.00'	15.32'	S 21°09'15" W	15.32'
C51	185.00'	25.78'	S 27°31'05" W	25.76'
C52	185.00'	61.39'	S 41°01'00" W	61.11'
C53	185.00'	69.30'	S 61°15'18" W	68.90'
C54	284.00'	169.00'	S 02°35'11" E	166.52'
C55	56.00'	42.49'	N 48°04'32" E	41.48'
C56	56.00'	45.47'	N 03°04'32" E	44.23'
C57	326.00'	19.94'	S 21°56'18" E	19.94'
C58	384.00'	18.11'	N 20°59'08" W	18.11'
C59	185.00'	130.69'	S 51°44'53" W	127.99'

OWNER/DEVELOPER:
Hereford Development, LLC,
800 Kennedy Court
Belton, Texas 76513

ENGINEER:
Republic Engineering & Development Services
P.O. Box 3123
Harker Heights, Texas 76548

SURVEYOR:
Frobish Land Surveying, LLC
P.O. Box 1411
Belton, Texas 76513

LEGEND:
BSL - BUILDING SETBACK LINE
DE - DRAINAGE EASEMENT
FML - FENCE MAINTENANCE EASEMENT
NAE - NON-ACCESS EASEMENT
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
R.O.W. - RIGHT OF WAY
UE - UTILITY EASEMENT
• CAPED IRON ROD FOUND
• 1/2" IRON ROD W/ CAP SET
▼ CALCULATED POINT
3 BLOCK NUMBER
7 LOT NUMBER
--- BOUNDARY LINE
--- EASEMENT LINE
--- STREET CENTERLINE
--- ADJOINER LINE



BENCHMARK:
CITY OF KILLEEN SURVEY MONUMENT #126
Bears N 41°55'04" W, 3970.87 feet from the P.O.B.
Published GPS coordinates based on the NAD83 State
Plane Coordinate System, Texas Central Zone No. 4203:
N = 10358519.40
E = 2114194.90

SURVEYOR'S NOTES:

- The bearings and distances recited herein are grid values derived from GPS observations based on the NAD83(2011) State Plane Coordinate System, Texas Central Zone No. 4203. The Combined Correction Factor (CCF) = 0.9998457.
- No portion of this tract is shown to be within a 100-year flood zone (Zone A or AE), per FEMA's Flood Insurance Rate Map (FIRM) for Bell County, Texas, panel number 48027C0290L, effective 09/26/2008.
- This development is within the City of Killeen's service areas for water and wastewater. Individual service taps to be installed by the developer.
- Electric service for this tract is provided by Oncor Electric Delivery.
- Field Notes accompany this plat.
- All items submitted under subsection 26-51(e) shall be in compliance with the city's currently adopted zoning, construction standards, infrastructure design and development standards manual, drainage design manual, pavement design manual, thoroughfare plan, and master plans, except as otherwise allowed by state law.
- 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 \$4.18 per service unit. Impact fees shall be paid at the time of building permits.
- Landscaping and drainage tracts are to be dedicated to the HOA.
- Street trees shall be provided per Planned Unit Development Ordinance 22-058.

TAX CERTIFICATION:

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 25th DAY OF August, A.D. 2025.

BELL COUNTY TAX APPRAISAL DISTRICT

BY: Vanessa Budd

STATE OF TEXAS & COUNTY OF BELL

WHEREAS, HEREFORD DEVELOPMENT, LLC, a Texas Limited Liability Company whose address is 800 Kennedy Court, Belton, Bell County, Texas 76513, hereinafter referred to as Grantor, is the sole owner of that certain tract of land containing 1.01 acres out of and a part of the M.J. Pleasant Survey, Abstract No. 652, Bell County, Texas, and being Lots 10-12, Block 14, THE PRESERVE AT A THOUSAND OAKS PHASE 1, recorded in Document No. 2025015219, Official Public Records of Real Property, Bell County, Texas, and more particularly, described by metes and bounds in field notes attached hereto and incorporated herein for all purposes for a complete legal description.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Grantor does hereby adopt the plat of THE PRESERVE AT A THOUSAND OAKS PHASE 1 REPLAT NO. 1 (the "Property"), a subdivision to the City of Killeen, Bell County, Texas, and does hereby adopt the attached plat thereof and does hereby agree that all future sales and conveyances of said property shall be by reference to said plat and dedications. Grantor does hereby dedicate, give, grant, and convey to the City of Killeen, Texas, together with its assigns and franchisees furnishing public utilities to the subdivision, hereinafter collectively referred to as "Grantee", for public use forever, the utility and drainage easements as shown on the plat, upon, over, and through the said Property for the installation, operation, maintenance, repair, use, easement ingress and egress, and replacement of all public drainage infrastructure and public utility lines, including electric power, water, sewer, gas, and telecommunication, which the city may elect to install and maintain or permit to be installed or maintained, and reference is hereby made to such plat for the location of such easements.

Grantor does hereby give, grant, and convey to the City of Killeen, Texas, and to the general public, for public use and for public purposes the streets, avenues, and roadways as shown on said plat.

Grantee shall have all other rights and benefits necessary or convenient for the full enjoyment or use of the rights herein granted, included but not limited to, the free right of ingress or egress over and across the roads, streets, easements, and rights-of-ways to construct, reconstruct and maintain same.

TO HAVE AND TO HOLD the said easements and rights-of-way, together with all and singular the rights and privileges thereto in any manner hereunto by the said Grantor, its successors, and assigns forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said City of Killeen, Texas, its successors and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

EXECUTED this 13th day of August, 2025.

Hereford Development, LLC

Christopher A. Doose, Agent

STATE OF TEXAS

COUNTY OF BELL

This instrument was acknowledged before me on the 13th day of August, 2025, by Christopher A. Doose, Agent.

Notary Public in and for the State of Texas

Notary Seal

AFTER RECORDING, RETURN TO:

Hereford Development, LLC,

800 Kennedy Court

Belton, TX 76513

Approved this 8th day of August, 2025, A.D. by the executive director of development services, or designee for the City of Killeen, Texas.

Walter M. Muehl

Executive Director, or Designee

SURVEYOR'S CERTIFICATE

KNOW ALL BY THESE MEN PRESENTS:

That I, Luther E. Frobish, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon 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.

Luther E. Frobish

Registered Professional Land Surveyor

State of Texas No. 6200



FILED FOR RECORD THIS 25th DAY OF August, 2025 IN DOCUMENT NUMBER 2025041251, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.