

FINAL PLAT
THE PRESERVE AT A THOUSAND OAKS PHASE 1
44.41 ACRES OUT OF THE SIMEON D. CAROTHERS SURVEY, ABSTRACT NO. 177
AND THE M.J. PLEASANT SURVEY, ABSTRACT NO. 652, KILLEEN, BELL COUNTY, TEXAS

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 44.41 ACRES out of and a part of the Simeon D. Carothers Survey, Abstract No. 177 and the M.J. Pleasant Survey, Abstract No. 652, Bell County, Texas, and being part of a called 98.75 acre tract of land described as Tract One by a deed to said owner, recorded in Document No. 2023018938, Real Property Records in 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 (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 franchises 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 belonging unto the said Grantee, 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 the 5th day of March, 2025

Hereford Development, LLC

Christopher A. Dooze, Agent

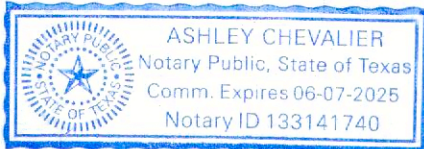
STATE OF TEXAS §

COUNTY OF BELL §

This instrument was acknowledged before me on the 5th day of March, 2025 by Christopher A. Dooze, Agent.

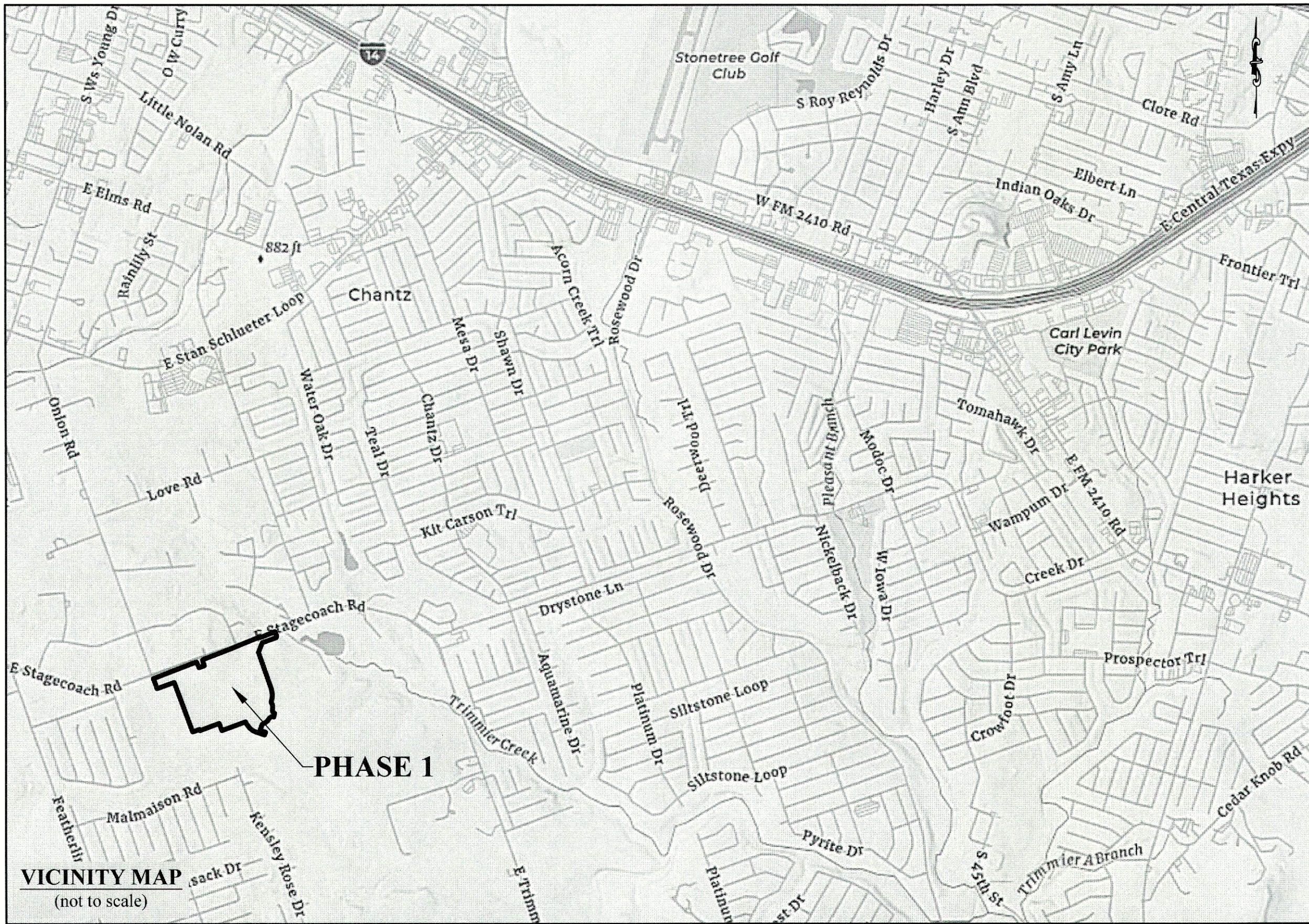
Notary Public in and for the State of Texas

Notary Seal



AFTER RECORDING, RETURN TO:

Hereford Development, LLC,
800 Kennedy Court
Belton, TX 76513



PHASE 1 INFO:

TOTAL LOTS: 140
TOTAL BLOCKS: 9
TOTAL TRACTS: 5
TOTAL ACREAGE: 44.41

BENCHMARK:

CITY OF KILLEEN SURVEY MONUMENT #126
Bears N 20°26'16" W, 2901.52 feet from P.O.B.
Published GPS coordinates based on the NAD83 State
Plane Coordinate System, Texas Central Zone No. 4203:
N = 10558519.40
E = 3114194.90

SURVEYOR'S NOTES:

- The bearings and distances recited hereon 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 48027C0290E, 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 \$418 per service unit. Impact fees shall be paid at the time of building permits.
- Thousand Oaks Boulevard includes an 8-foot wide trail within the right-of-way that extends from the northern property boundary to the connection with Yaupon Holly Lane.
- Tract S is to be retained for future use by the developer, Hereford Development, LLC.
- Landscaping and drainage tracts are to be dedicated to the HOA.
- Lot 16, Block 11 has an irregular build line as shown in Inset A.
- Street trees shall be provided per Planned Unit Development Ordinance 22-058.

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, PLLC
P.O. Box 1411
Belton, Texas 76513

Approved this 5th day of March, 2025 A.D. by the executive director of development services, or designee for the City of Killeen, Texas.

Walter Medow
Planning Director

Marina Lopez
Planning Assistant

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 11th DAY OF MAR, A.D. 2025

BELL COUNTY TAX APPRAISAL DISTRICT

BY: [Signature]

SURVEYOR'S CERTIFICATE

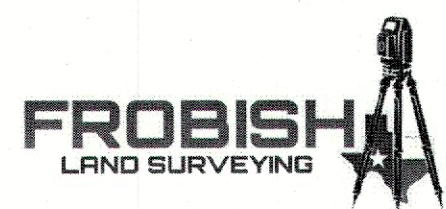
KNOW ALL BY THESE MEN PRESENTS:

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 15th DAY OF April, 2025, IN DOCUMENT NUMBER 2025015219, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.



Inst # 2025015219 A