

D/204-D

D/204-D



KNOW ALL MEN BY THESE PRESENTS, that Green Mountain Developers, L.P., whose address is 1987 Roundtable, New Braunfels, Texas 78130, being the sole owners of that certain 54.302 acres tract of land in Bell County, Texas, part of the J. W. Renick Survey, Abstract No. 704, which is more fully described in the dedication of **QUAIL ESTATES PHASE 1** as shown by the plat hereof, attached hereto, and made a part hereof, and approved by the City Council of the City of Harker Heights, Bell County, Texas, and Green Mountain Developers, L.P., do hereby adopt said **QUAIL ESTATES PHASE 1**, as an addition to the City of Harker Heights, 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 Harker Heights. 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 5th day of May, 2006.

FOR: GREEN MOUNTAIN DEVELOPERS L.P.

*Ashok Patel*  
Ashok Patel  
Notary Public, State of Texas  
My Commission Expires: 01-18-2010

APPROVED this 25th day of July, 2007 by the Planning and Zoning Commission of the City of Harker Heights, Bell County, Texas.

*Sumner H. Smith*  
CHAIRMAN, PLANNING COMMISSION

*Robert E. Mitchell*  
SECRETARY, PLANNING COMMISSION

APPROVED this the 14th day of August, 2007 by the City Council of the City of Harker Heights, Bell County, Texas.

*Robert E. Mitchell*  
MAYOR CITY OF HARKER HEIGHTS

*Patricia A. Brown*  
CITY SECRETARY

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 Harker Heights, Texas, and this subdivision is within the City Limits of Harker Heights, Texas.

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

FILE FOR RECORD this 3 day of June, 2008 in Cabinet D,  
Slide 204-D, Plat Records of Bell County, Texas. Dedication Instrument in  
Volume \_\_\_\_\_, Page \_\_\_\_\_, Deed Records of Bell County, Texas

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 19th day of December, A.D. 2008

BELL COUNTY TAX APPRAISAL DISTRICT  
*Robert E. Mitchell*

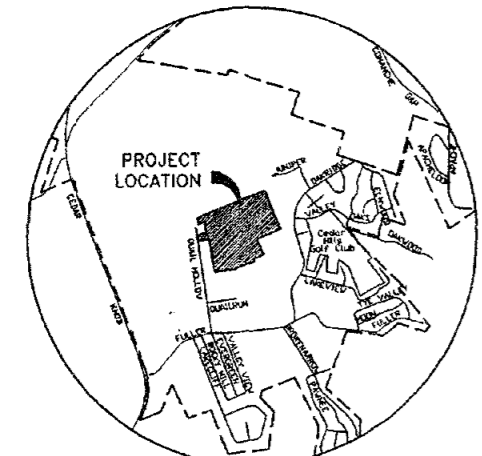
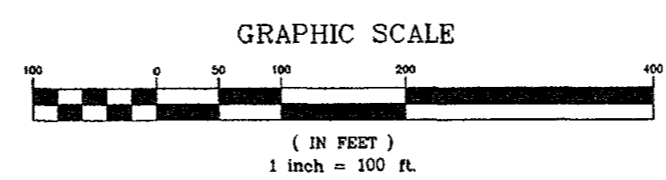
THIS SUBDIVISION WILL BE SERVED BY ON SITE SEWERAGE FACILITIES. THE BELL COUNTY HEALTH DEPARTMENT MUST APPROVE ANY ON SITE SEWERAGE FACILITIES INSTALLATION PRIOR TO CONSTRUCTION.

LINE TABLE

LINE	LENGTH	BEARING
L1	26.41	N76°46'44"E
L2	20.00	S19°11'14"E
L3	17.62	N33°06'53"E
L4	27.72	S84°04'12"W
L5	34.91	N22°27'24"E

CURVE TABLE

CURVE	LENGTH	RADIUS	LONG CHORD	CHORD DIST.	DELTA	TANGENT
C1	47.22	30.00	N63°54'22"W	42.50	90°11'10"	30.10
C2	29.28	300.00	N16°01'02"W	29.27	5°35'31"	14.69
C3	38.05	300.00	N09°35'14"W	38.03	7°16'05"	19.05
C4	104.13	1000.00	N73°47'45"E	104.08	5°57'58"	52.11
C5	47.32	30.00	N64°00'01"W	42.56	90°22'22"	30.20
C6	46.53	30.00	N25°59'59"E	42.26	59°37'33"	29.80
C7	22.58	100.00	N77°41'05"E	22.63	12°58'46"	11.39
C8	63.12	56.70	N53°15'48"E	60.12	61°36'48"	35.00
C9	65.76	77.62	S46°43'43"W	63.81	48°32'59"	35.00



VICINITY MAP  
N.T.S.

NO.	DATE	REVISIONS

QUAIL ESTATES PHASE 1  
HARKER HEIGHTS, BELL COUNTY, TEXAS

FINAL PLAT

SHEET TITLE:

MITCHELL & ASSOCIATES, INC.  
ENGINEERING & SURVEYING  
102 N. COLLEGE STREET  
KILLEEN, TEXAS 76541  
PHONE: (254) 634-5841  
FAX: (254) 634-2141

DWG No. 08-207-D  
SCALE: 1"=100'  
DATE: 3-7-08  
DRAWN BY: ML  
AREA: 54.302 ACRES  
BLOCKS: 3  
LOTS: 84