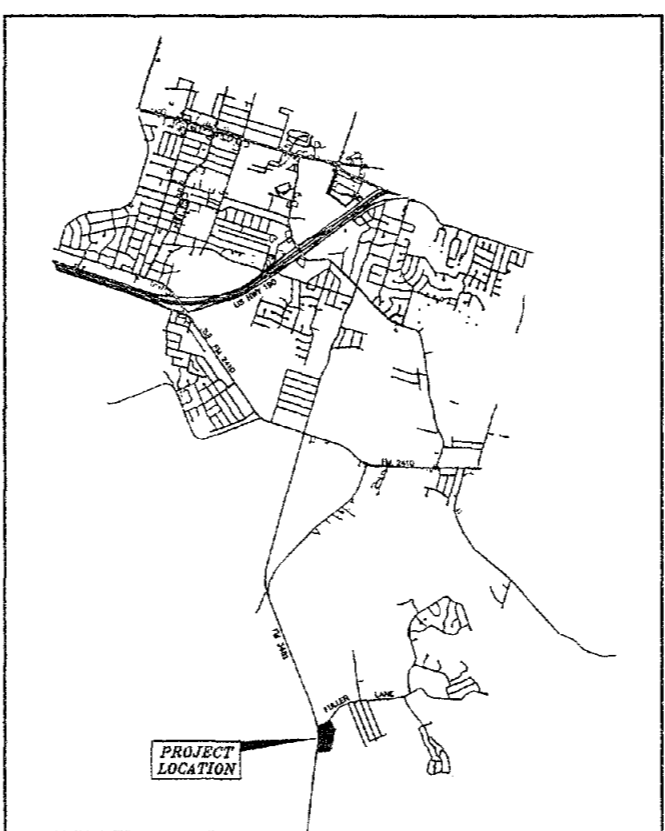
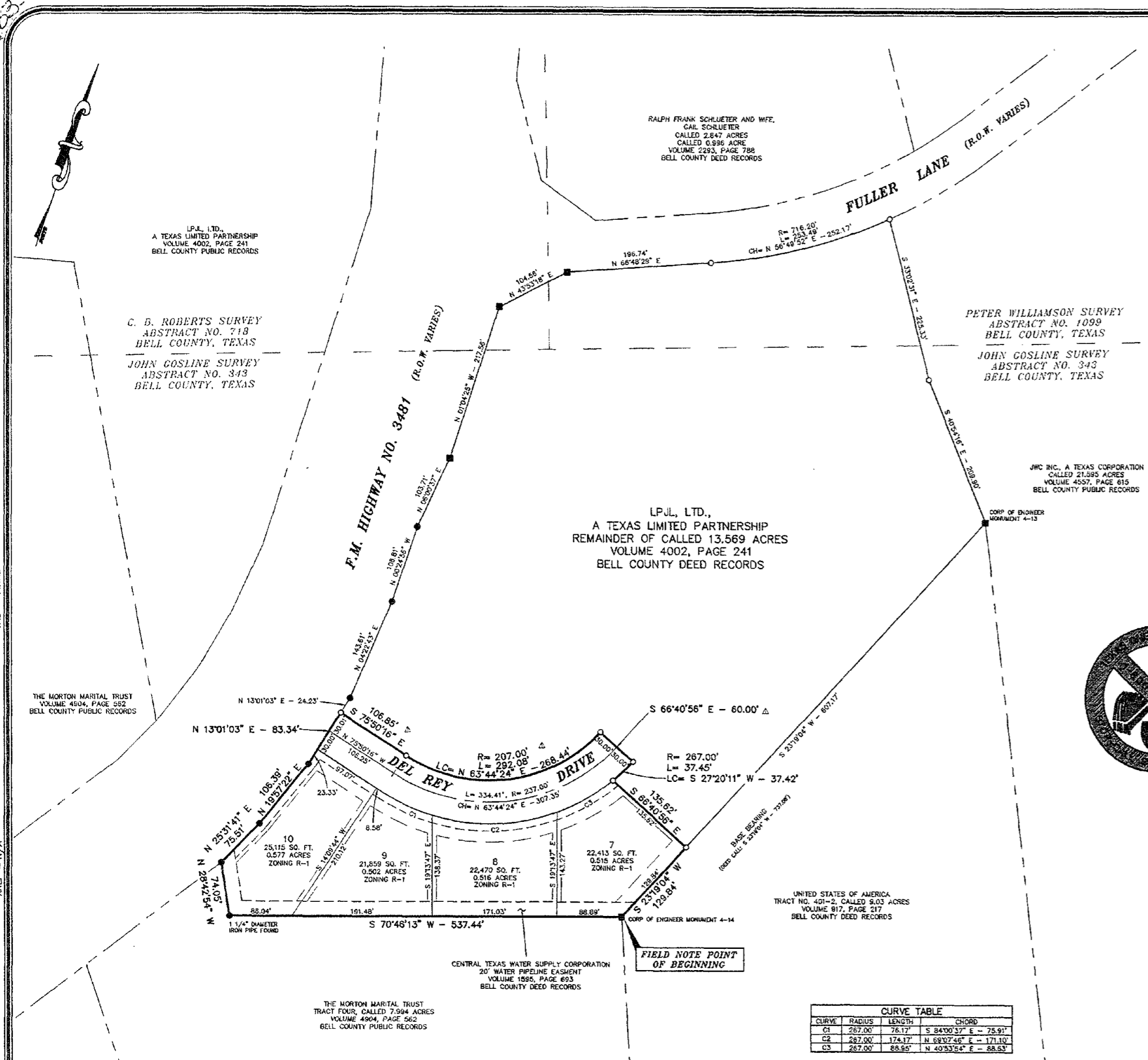
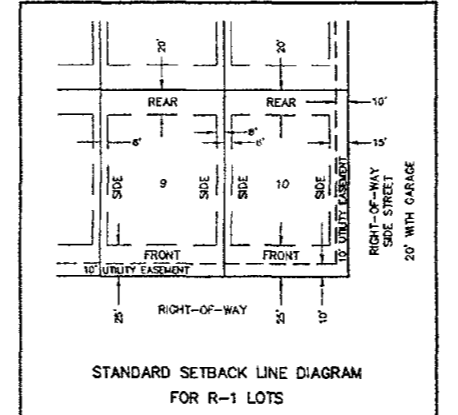


D
63-C



VICINITY MAP
NOT TO SCALE



STANDARD SETBACK LINE DIAGRAM
FOR R-1 LOTS

| CURVE | RADIUS | LENGTH | CHORD |
|-------|---------|---------|---------|
| C1 | 207.00' | 76.17' | 37.45' |
| C2 | 267.00' | 174.71' | 111.10' |
| C3 | 267.00' | 85.85' | 64.52' |

LEGEND

- TYPED "TYPE I" CONCRETE MONUMENT FOUND UNLESS OTHERWISE NOTED.
- 1/2" DIAMETER REBAR FOUND UNLESS OTHERWISE NOTED.
- 1/2" DIAMETER REBAR WITH ORANGE PLASTIC CAP MARKED "WALLACE GROUP" SET IN CONCRETE.

Final Plat, Ten Acres Subdivision, Section One
to the City of Harker Heights, Bell County, Texas

Field notes for a 2.716 acre tract of land located in the John Gosline Survey, Abstract No. 343, Bell County, Texas. Also being the same as a called 13.569 acre tract of land described in a deed to LPJL, LTD., a Texas Limited Partnership, of record in Volume 4002, Page 241 of the Official Public Records of Real Property of Bell County, Texas. Said 2.716 acres is more particularly shown on the plat hereon and described by metes and bounds with the bearings based on the above mentioned called 13.569 acre tract as follows:

BEGINNING at U. S. Army Corp of Engineer Monument No. 4-14 being the northwest corner of Tract No. 401-2, a called 9.03 acre tract of land described in a deed to the United States of America recorded in Volume 917, Page 217 of the Deed Records of Bell County, Texas, the northeast corner of Tract Four, a called 7.994 acre tract of land as described in a deed to the Morton Marital Trust of record in Volume 4904, Page 562 of the above mentioned Public Records, the southeast corner of the above mentioned 13.569 acres and marking southeast corner of the herein described tract;

THENCE S 70° 46' 13" W - 537.44 feet along the common line of the above mentioned Tract Four and the said 13.569 acres to a found 1 1/2" diameter pipe marking the inside ell corner in the north line of said Tract Four and the south corner of the herein described tract;

THENCE N 28° 42' 54" W - 74.05 feet along the common line of said Tract Four and the said 13.569 acres to a found 1/2" diameter rebar in the east margin of F. M. Highway No. 3481 being the outside ell corner in the north line of said Tract Four and marking the northwest corner of the herein described tract;

THENCE the following three (3) courses along the east margin of F. M. Highway No. 3481 and west line of the said 13.569 acres:

- N 25° 31' 41" E - 75.51 feet to a found 1/2" diameter rebar.
- N 19° 27' 22" E - 106.39 feet to a found 1/2" diameter rebar.
- N 13° 01' 03" E - 83.34 feet to a 1/2" diameter rebar with orange plastic cap stamped "Wallace Group" set in concrete marking the northwest corner of the herein described tract.

THENCE the following five (5) courses across the said 13.569 acres:

- S 75° 50' 16" E - 106.85 feet to a 1/2" diameter rebar with orange plastic cap stamped "Wallace Group" set in concrete at the beginning of a curve.
- Following a curve to the left, 292.08 feet, with a radius of 207.00 feet and a long chord of N 63° 44' 24" E - 268.44 feet to a 1/2" diameter rebar with orange plastic cap stamped "Wallace Group" set in concrete marking the most northerly northeast corner of the herein described tract.
- S 66° 40' 56" E - 60.00 feet to a 1/2" diameter rebar with orange plastic cap stamped "Wallace Group" set in concrete at the beginning of a curve.
- Following a curve to the right, 37.45 feet, with a radius of 267.00 feet and a long chord of S 27° 20' 11" E - 37.42 feet to a 1/2" diameter rebar with orange plastic cap stamped "Wallace Group" set in concrete.
- S 66° 40' 56" E - 135.62 feet to a 1/2" diameter rebar with orange plastic cap stamped "Wallace Group" set in concrete on the common line of the said 13.569 acres and the above mentioned Tract No. 401-2 marking the east corner of the herein described tract.

THENCE S 23° 19' 04" W - 129.84 feet (Base Bearing) along the common line of the said 13.569 acres and Tract No. 401-2 to the **POINT OF BEGINNING**.

FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE O OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48076-002B-8 WHICH SEALS AN EFFECTIVE DATE OF FEBRUARY 10, 1994 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

SURVEYOR NOTES:
THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT TRACT, EASEMENTS, RESTRICTIONS, AND OTHER RIGHTS MAY EXIST WHICH ARE NOT SHOWN HEREON. PROPOSED LAND USAGE TO BE R-1 ONE-FAMILY DWELLING DISTRICT.
IT IS THE SOLE RESPONSIBILITY OF THE OWNER TO CONTACT THE CITY OF HARKER HEIGHTS FOR THE CITY'S INTERPRETATION OF THE ZONING ORDINANCES. WATER TO BE SUPPLIED BY THE CITY OF HARKER HEIGHTS, TEXAS.
ELECTRICITY TO BE SUPPLIED BY OHCOOR.
1/2" DIAMETER REBARS WITH PLASTIC CAPS STAMPED "THE WALLACE GROUP" WILL BE PLACED AT ALL LOT CORNERS AND 1/2" DIAMETER REBARS WITH PLASTIC CAPS STAMPED "THE WALLACE GROUP" IN CONCRETE WILL BE PLACED AT ALL BLOCK CORNERS, POINT OF CURVATURES, AND POINT OF TANGENTS AFTER COMPLETION OF STREET AND UTILITY CONSTRUCTION.
THE ORIGINAL DOCUMENT IS SIGNED, STAMPED IN RED INK, AND HAS AN EMBOSSED SEAL.

KNOW ALL MEN BY THESE PRESENTS,
THAT LPJL, LTD., A TEXAS LIMITED PARTNERSHIP, BEING THE SOLE OWNER OF THAT CERTAIN 2.716 ACRE TRACT OF LAND IN BELL COUNTY, TEXAS, PART OF THE JOHN GOSLINE SURVEY, ABSTRACT NO. 343, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF TEN ACRES SUBDIVISION, SECTION ONE AS SHOWN BY THE PLAT HEREOF, ATTACHED HERETO, AND APPROVED BY THE CITY COUNCIL OF THE CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS, AND DOES HEREBY ADOPT SAID TEN ACRES SUBDIVISION, SECTION ONE, AS AN ADDITION TO THE CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS AND HEREBY DEDICATES TO SAID CITY ALL STREETS, AVENUES, ROADS, DRIVES, ALLEYS AND ASSOCIATED POTABLE WATER, SANITARY SEWER, STORM SEWER SYSTEMS SHOWN ON THE PLAT AND FINAL CONSTRUCTION DRAWINGS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES WHEN 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.

LPJL, LTD., A TEXAS LIMITED PARTNERSHIP:
Mari M. Meyer
MARI M. MEYER, TRUSTEE

THE STATE OF TEXAS:
COUNTY OF BELL:
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED MARI M. MEYER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND SHE ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 14 DAY OF July 2005.



3/2/2008
COMMISSION EXPIRES
Laural Dyer
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THE STATE OF TEXAS:
COUNTY OF BELL:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT AND FIELD NOTES OF THE "FINAL PLAT, TEN ACRES SUBDIVISION TO THE CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS" COMPLIES WITH SECTION 154.13, ADMINISTRATIVE, APPROVAL OF MINOR PLATS AND AMENDED PLATS, SUBSECTION (A), OF THE HARKER HEIGHTS SUBDIVISION ORDINANCE, AND WAS APPROVED ON THIS THE 14 DAY OF July 2005.

Ray Shanna
RAY SHANNA,
DIRECTOR OF PLANNING & DEVELOPMENT
HARKER HEIGHTS, TEXAS

ATTEST: *Patricia Brunson*
PATRICIA BRUNSON,
CITY SECRETARY
HARKER HEIGHTS, TEXAS

TAX CERTIFICATE
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 THE 14 DAY OF July 2005.

BY: *Tammie T. Lewis*
TAMMIE T. LEWIS,
BELL COUNTY TAX APPRAISAL DISTRICT

FILED FOR RECORD THIS THE 14 DAY OF July 2003 A.D., IN CABINET D, SLIDE 63-C OF THE PLAT RECORDS OF BELL COUNTY, TEXAS.

CORRECTED
FINAL PLAT
TEN ACRES SUBDIVISION, SECTION ONE
4 LOTS - 2.716 ACRES
TO THE CITY OF HARKER HEIGHTS,
BELL COUNTY, TEXAS.

KNOW ALL MEN BY THESE PRESENTS,
THAT I, P. DAN NIXON, 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.

P. Dan Nixon
P. DAN NIXON, RPLS, NO. 5276

refiled to correct
Cab D slide 60-D

Dedic vol 5740 pg 186

| NO. | DATE | REVISIONS | BY | NO. | DATE | REVISIONS | BY |
|-----|--------|--|-----|-----|------|-----------|----|
| 1 | 7-6-05 | CORRECTIONS TO BEARINGS AND DELINEATES ON PLAT AND LEGAL DESCRIPTION | TJL | | | | |

| JOB NO. | FIELDBOOK NO. | SURVEY DATE | FILE NAME | DRAWN BY | DRAFT DATE | CHECKED BY | PLAT # |
|---------|---------------|-------------|-----------|----------|------------|------------|---------|
| 16529 | RR36/55 | 11-03 | 16529FIN | TAB | 6-21-05 | PDN | D-K1623 |

| SCALE | 0 | 100 | 200 |
|----------------------------|---|-----|-----|
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The Wallace Group, Inc.
3010 Illinois Avenue, Suite 100, Killeen, Texas 76541 (254) 554-5959
Engineers ■ Architects ■ Planners ■ Surveyors
Waco ■ Killeen ■ Austin ■ Dallas ■ Round Rock

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