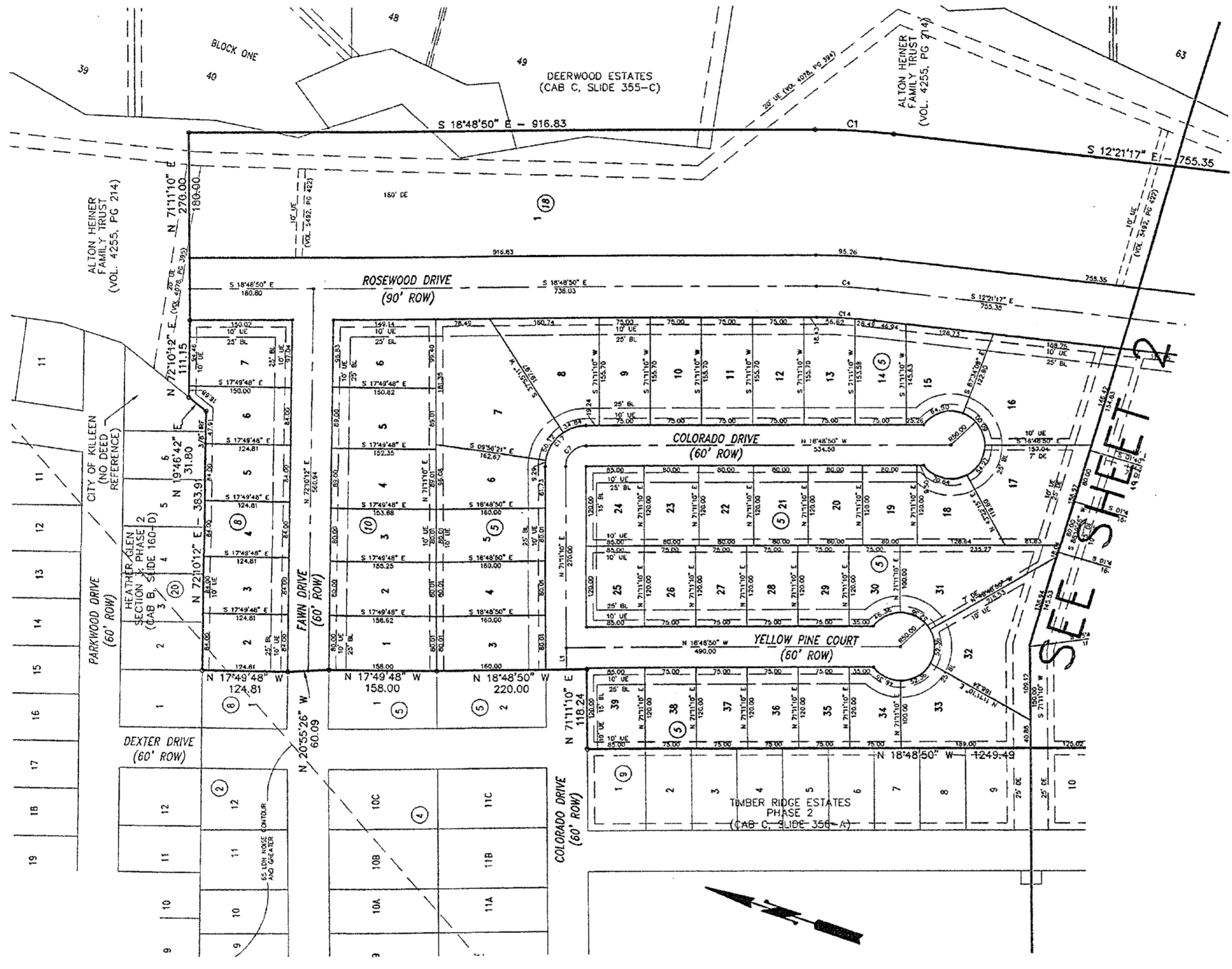


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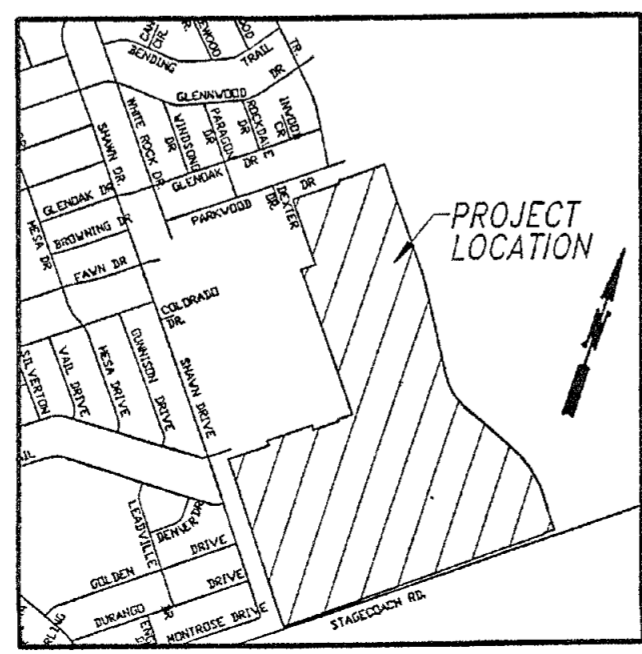
- Notes:
- Unless otherwise noted hereon, all subdivision perimeter corner monuments are 3/8" iron rods with orange caps marked "KILLEEN E&S".
 - Lots 7-16, Blk 5, Lot 7, Blk 8, Lots 20-22, Blk 9, Lot 5, Blk 10, Lots 10-12, 19 Blk 15, Lot 95, Blk 16 and Lots 1-5, Blk 17 will not have vehicular access on to Rosewood Drive.
 - Lots 1-8, Blk 16 and Lots 5-17, Blk 17, will not have vehicular access on to Stagecoach Road.

THIS TRACT IS LOCATED WITHIN THE ZONE C DELINEATED ON THE CITY OF KILLEEN FLOOD INSURANCE RATE MAP PANEL NO. 480031 0009 B DATED AUGUST 3, 1981 AND PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ZONE C IS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS AREAS OF MINIMAL FLOODING.



LINE	LENGTH	BEARING
L1	31.76	N 71°11'10" E
L2	46.62	S 71°11'10" W
L3	15.75	S 88°19'46" E
L4	61.43	N 77°38'43" E
L5	235.91	N 18°04'15" W

CURVE	DELTA	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	6°27'33"	1025.00	115.55	57.84	S 15°35'04" E	115.49
C2	35°55'32"	475.00	297.83	154.00	S 30°19'03" E	292.98
C3	30°12'54"	975.00	614.08	263.16	S 33°10'32" E	508.14
C4	6°27'33"	800.00	90.19	45.14	N 15°35'04" W	90.14
C5	35°55'32"	700.00	438.91	226.64	S 30°19'03" E	431.76
C6	30°12'54"	750.00	395.44	202.43	N 33°10'32" W	390.88
C7	90°00'00"	30.00	47.12	30.00	N 63°48'50" W	42.43
C8	107°08'36"	30.00	56.10	40.65	S 34°45'28" W	48.28
C9	17°08'36"	300.00	89.76	45.22	S 79°45'28" W	89.43
C10	10°41'03"	400.00	74.59	37.40	N 82°59'14" E	74.48
C11	72°51'24"	30.00	38.15	22.14	S 55°14'32" E	35.63
C12	89°18'41"	30.00	46.76	29.64	S 63°28'10" E	42.17
C13	90°41'19"	30.00	47.46	30.36	N 26°31'50" E	42.58
C14	6°27'33"	755.00	85.11	42.60	N 15°35'04" W	85.07
C15	33°37'04"	745.00	437.12	225.05	S 31°28'18" E	430.88
C16	29°21'49"	705.00	361.72	184.93	N 32°46'09" W	357.76
C17	90°00'00"	60.00	94.25	60.00	N 63°48'50" W	84.85
C18	107°08'36"	60.00	112.20	81.30	S 34°45'28" W	96.55
C19	12°51'54"	330.00	74.10	37.21	S 77°37'07" W	73.64
C20	15°47'29"	270.00	74.41	37.44	S 79°04'54" W	74.18
C21	10°41'03"	370.00	69.00	34.60	N 82°59'14" E	68.90
C22	10°41'03"	430.00	80.18	40.21	N 82°59'14" E	80.07
C23	72°51'24"	60.00	76.30	44.28	S 55°14'32" E	71.26
C24	89°18'41"	60.00	93.53	59.28	S 63°28'10" E	84.34
C25	90°41'19"	60.00	94.97	60.73	N 26°31'50" E	85.36
C26	60°32'01"	100.00	165.65	58.36	S 11°27'10" W	100.61
C27	60°32'01"	130.00	137.35	75.86	S 11°27'10" W	131.05
C28	60°32'01"	70.00	73.96	40.85	S 11°27'10" W	70.56



LOCATION	MINIMUM GRADE ELEVATION	WATER SURFACE ELEVATION FOR DESIGNED CHANNEL
INTERSECTION OF ROSEWOOD DRIVE AND FAWN DRIVE	781.80	780.80
INTERSECTION OF ROSEWOOD DRIVE AND ASPEN DRIVE	770.00	769.00
INTERSECTION OF ROSEWOOD DRIVE AND BOXELDER TRAIL	764.62	763.62
INTERSECTION OF ROSEWOOD DRIVE AND STAGECOACH ROAD	760.00	759.00

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE WATER SURFACE ELEVATIONS CALCULATED FOR THE DESIGNED CHANNEL IN THE TABLE ABOVE ARE BASED UPON THE CALCULATED 100-YEAR STORM EVENT AND THE MINIMUM GRADE ELEVATIONS ARE ONE FOOT ABOVE THE WATER SURFACE ELEVATIONS CALCULATED FOR THE DESIGNED CHANNEL.

Depto Arce 11/4/04

KNOW ALL MEN BY THESE PRESENTS, that The Alton J. Heiner Family Trust, Deerwood Estates, LLC, and Guadalupe Colindres and Luis Colindres, whose address is 5801 East Stagecoach Road, Killeen, Texas 76542, being the sole owners of that certain 103.656 acre tract of land in Bell County, Texas, out of the Robert Cunningham Survey, Abstract 158, which is more fully described in the dedication of TIMBER RIDGE ESTATES, PHASE THREE, as shown by the plat hereof, attached hereto, and made a part hereof, and approved by the City Council of the City of Killeen, Bell County, Texas, does hereby adopt said TIMBER RIDGE ESTATES, PHASE THREE, as an addition to the City of Killeen, 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 Killeen. The utility easements shown on said plat are dedicated to said city for installation and maintenance of any and all public utilities which the city may install or permit to be installed or maintained.

For: The Alton J. Heiner Family Trust
 Joy Wade Heiner, Trustee
 Deerwood Estates, LLC
 Guadalupe Colindres
 Luis Colindres
 STATE OF TEXAS
 COUNTY OF BELL

This instrument was acknowledged before me on the 29 day of October, 2004 by Jon Wade Heiner and Guadalupe Colindres and Luis Colindres.



Rebecca Adams
 NOTARY PUBLIC, STATE OF TEXAS

Approved this 8 day of November, 2004 by the Planning and Zoning Commission of the City of Killeen, Texas.

Chairman, Planning and Zoning Commission
Secretary, Planning and Zoning Commission

Approved this 23 day of November, 2004 by the City Council of the City of Killeen, Texas.

Mayor
City Secretary

FILED FOR RECORD this 21 day of June, 2005 A.D.
 Cabinet D, Slide 32-C, Plat Records of Bell County, Texas.
 Dedication Instrument in Volume 32-D, Page , Deed Records of Bell County, Texas.

KNOW ALL MEN BY THESE PRESENTS: That I, Michelle E. Lee, a Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the perimeter corner monuments shown hereon were properly placed or found under my supervision, in accordance with the Subdivision and Property Development Regulations of the City of Killeen, Texas. This subdivision, TIMBER RIDGE ESTATES, PHASE THREE, is located within the City Limits of Killeen, Texas.



Michelle E. Lee 11-4-04
 Michelle E. Lee, RPLS (TX 5772)

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 1st day of Dec, 2004 A.D. Killeen, Bell County, Texas.

BELL COUNTY TAX APPRAISAL DISTRICT
 By: *Tommy T. Lewis*

KILLEEN ENGINEERING & SURVEYING, LTD.
 2901 E. Stan Schlueter Loop
 Killeen, Texas 76542
 (254) 526-3981 (254) 526-4351 Fax

RE-PLAT
TIMBER RIDGE ESTATES, PHASE THREE
BEING A REPLAT OF DEERWOOD ESTATES,
LOTS 40, 49, 69, 76, 81-86, BLOCK ONE,
DETENTION FACILITIES, AND 101.668 ACRES OF
THE ROBERT CUNNINGHAM SURVEY A-158
KILLEEN, BELL COUNTY, TEXAS

Project No.:	4003-004
Acres:	103.656
No. of Lots:	217
Scale:	1" = 100'
Date:	10/28/04
Design By:	MEL/BCC
Sheet No.:	1 OF 2

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