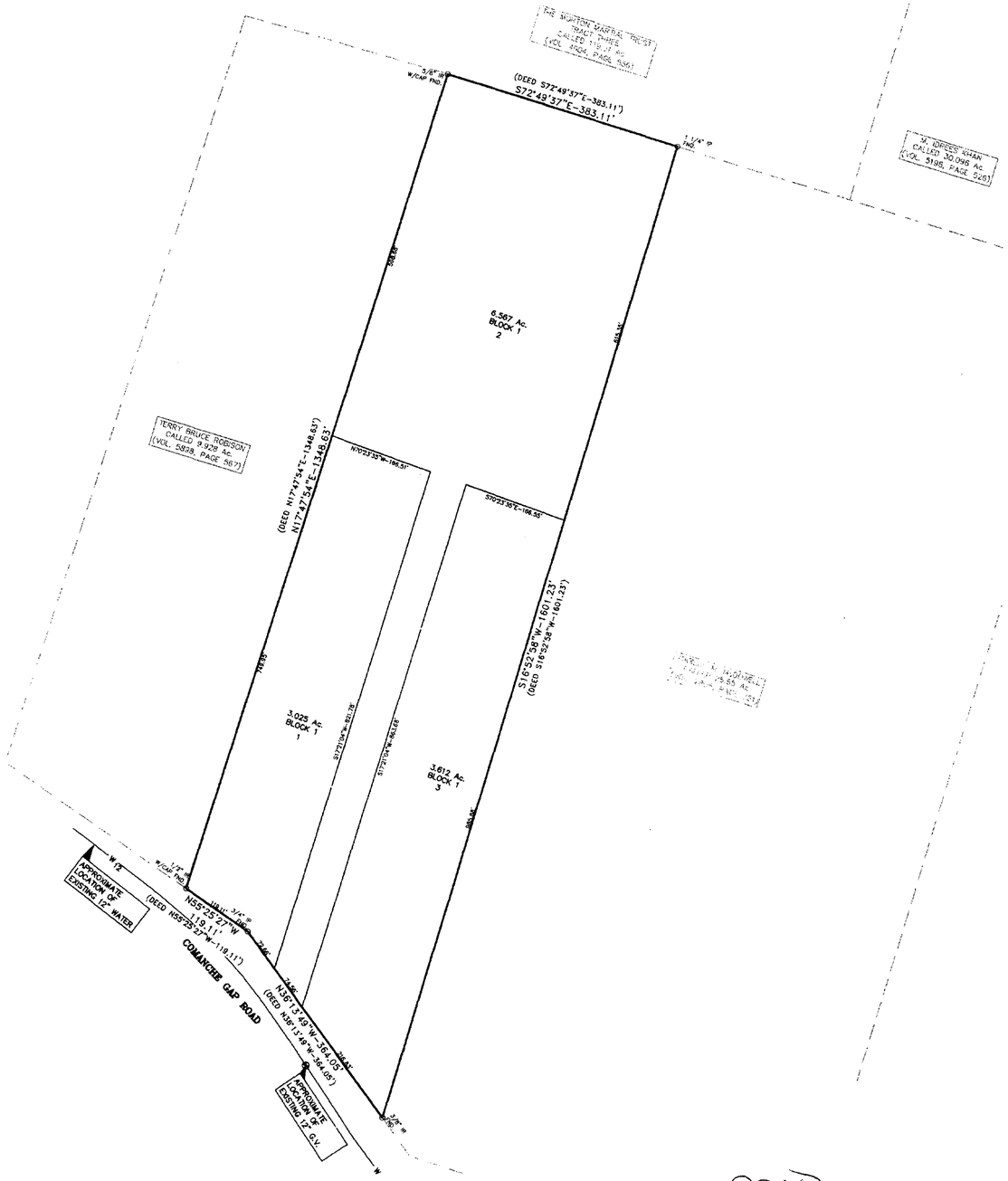
D/290-C

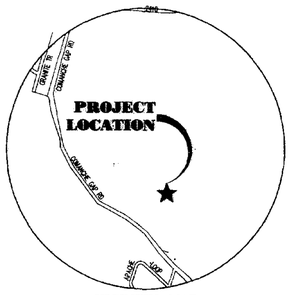
D/290-C

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.





VICINITY MAP
SCALE: N.T.S.

"Driveways will have a minimum sixty foot (60') separation per Section 155.061 of the City of Harker Heights Code of Ordinances."

KNOW ALL MEN BY THESE PRESENTS, that **Terry Robison and Susan Wentz**, whose address is 2835 Comanche Gap Rd., Harker Heights, Texas 76548 being sole owners of that certain 13.204 acres tract of land in Bell County, Texas, part of the E. B. Baldridge Survey, Abstract No. 1356, which is more fully described in the dedication of **TUSCAN RIDGE AT THE LAKE** as shown by the plat hereof, attached hereto, and made a part hereof, and approved by Planning and Development of the City of Harker Heights, Bell County, Texas, and **Terry Robison and Susan Wentz** do hereby adopt said **TUSCAN RIDGE AT THE LAKE**, 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 24th day of February, 2010

Terry Robison

Before me, the undersigned authority, on this day personally appeared Terry Robison known to me to be the person whose name is subscribed to the foregoing instrument. It has been acknowledged to me that he executed the foregoing instrument as the owner of the property described hereon.

DEBORAH L DALEY NOTARY PUBLIC State of Texas Comm. Exp. 04/13/2013

NOTARY PUBLIC STATE OF TEXAS
My Commission Expires: 04/13/2013

Susan Wentz

Before me, the undersigned authority, on this day personally appeared Susan Wentz known to me to be the person whose name is subscribed to the foregoing instrument. It has been acknowledged to me that she executed the foregoing instrument as the owner of the property described hereon.

APPROVED this the 5 day of March, 2010, by the Director of Planning and Development of the City of Harker Heights, Bell County, Texas.

DIRECTOR OF PLANNING AND DEVELOPMENT

ATTEST: CITY SECRETARY

CITY OF HARKER HEIGHTS TEXAS

KNOW ALL MEN BY THESE PRESENTS,

That I, Rex D. Haas, 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.

Rex D. Haas
Registered Professional
Land Surveyor. No. 4378

STATE OF TEXAS REX D. HAAS 4378 SURVEYOR

NOTE:
1. 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.

2. THIS PROPERTY DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN ACCORDING TO FEMA-FIRM MAP, PANEL No. 48027C0295E, DATED SEPTEMBER 26, 2008.

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 5th day of March A.D. 2010

BELL COUNTY TAX APPRAISAL DISTRICT
BY:

FILED FOR RECORD this 5 day of March, 2010, in Cabinet D Slide 320-B, Plat Records of Bell County, Texas. Dedication Instrument in Instrument # _____, Deed Records of Bell County, Texas.

2010
Inst # 77746

No.	DATE	REMARKS	BY
2	2/24/2010	LOT SIZES (60' NORTH)	FRB
1	2/19/2010	LOT SIZES (160' SOUTH)	FRB

TUSCAN RIDGE AT THE LAKE

HARKER HEIGHTS, BELL COUNTY, TEXAS

MINOR PLAT

SHEET TITLE:

MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
102 N. COLLEGE
KILLEEN, TEXAS 76541
PHONE: (254) 634-2141
FAX: (254) 634-2145
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION NO. 1241
T. B. P. L. S. FIRM REGISTRATION NO. 10024-00

DWG No.	DRAWN BY:	DATE:	SCALE:	REF.:	3 LOTS	AREA:
10-34-D	MDM	FEB. 2010	1"=100'	09-251-C	1 BLOCK	13.204 Ac.

S:\Subdivisions\Tuscan Ridge at the Lake 10-34-D\dwg\Tuscan Ridge at the Lake 10-34-D.dwg, PLAT, 2/24/2010 12:13:06 PM, cadd