

D
356C
4084

KNOW ALL MEN BY THESE PRESENTS, that WBW Development, LTD., whose address is 3000 Illinois Ave, Ste. 100, Killeen, TX, 76543, being sole owner(s) of the certain tract shown hereon and described in a deed recorded in Doc. 00031623 Deed records of Bell County, Texas, do hereby join, approve, and consent to all dedications and plat note requirements shown hereon. I do hereby approve the recordation of this subdivision plat and dedicate to the public use forever any easements and roads that are shown hereon. This subdivision is to be known as TUSCANY MEADOWS PHASE 1. I hereby acknowledge that I am the sole (or co-owner) owner of this property and do hereby state that there are no lienholders or any unpaid debt for which this property represents collateral on any loan.

Grantor does hereby grant, convey, and transfer to the City of Harker Heights, in fee simple, the areas shown as Tracts 1, 2, 3, 4, 5 and 6 on the plat.

WITNESS the execution hereof, on this 20 day of April, 2012

For: WBW DEVELOPMENT, LTD.,
By: WBW DEVELOPMENT MANAGEMENT, LLC, General Partner

Bruce Whitis, President

This instrument was acknowledged before me on the 20 day of April, 2012, by Bruce Whitis, in his capacity as President of WBW Development Management, LLC, a Texas limited liability company, in its capacity as general partner of WBW Development, LTD., a Texas limited partnership, on behalf of said limited liability company and limited partnership.



A. W. Kessler
A. W. KESSLER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1852

Approved this 20 day of Feb., 2012, by the Planning and Zoning Commission of the City of Harker Heights, Texas

Scott A. Brooks
Chairperson, Planning and Zoning Commission

Secretary, Planning and Zoning Commission

Patricia Swann
City Secretary

Approved this 13th day of March, 2012, by the City Council of the City of Harker Heights, Texas.

Scott A. Brooks
City Secretary

Patricia Swann
City Secretary

City Secretary



FILED FOR RECORD this 4th day of MAY, 2012 in Cabinet D,
Slide 355D Plat Records of Bell County, Texas, and Volume
Page 356A, Official Public Records, Bell County, Texas.

NOTES:

- Streets located within a 50 ft. or 60 ft. right-of-way shall have a BOC-BOC width of 36 ft.
- Streets located within a 70 ft. right-of-way shall have a BOC-BOC width of 42 ft.
- Vineyard Trail from Olive Lane to Tuscan Road shall have a 42 ft. BOC - BOC width on a 60 ft right-of-way.
- The South side of Tuscan Road shall have a 5 ft wide sidewalk. The East side of Vineyard Trail between the west intersection with Tuscan Road and Cathedral Court shall have a 5 ft wide sidewalk. Vineyard Trail shall have a 5 ft sidewalk on both sides between Cathedral Court and FM 3481. Sidewalks shall be at least 5 ft wide, located at a distance to be determined by the city depending on the nature of the street and right-of-way from the back of curb, properly connecting with existing sidewalks and constructed according to city standards. Sidewalks must be constructed and accepted by the city prior to the issuance of a certificate of occupancy. Owners of lots that remain undeveloped must construct sidewalks within five years after the date of approval of the final plat.

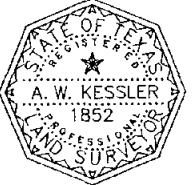
The limits of the 100-year flood (i.e., Special Flood Hazard Area) as shown hereon were interpolated from the Current Flood Insurance Rate Map (FIRM) Panel number 48027C0295E, dated September, 2008. The Surveyor does not certify as to the accuracy or inaccuracy of said information and does not warrant, or imply, that structures placed within the Special Flood Hazard Area shown hereon, or any of the platted areas, will be free from flooding or flood damage.

The Surveyor would advise landowners having property adjacent to, or within, Special Flood Hazard Areas to contact the appropriate local Floodplain Management Official with regards to any floodplain related questions.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, A. W. Kessler, do hereby certify that I prepared this plat from an on the ground survey of the land and that the corner monuments shown hereon were found or, properly placed under my supervision, in accordance with the Bell County Subdivision Regulations.



A. W. KESSLER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1852

ENGINEER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Scott A. Brooks, do hereby certify that I prepared all drainage Calculations and designed all drains, streets/roads and appurtenances in accordance with the City of Harker Heights Subdivision Regulations.



SCOTT A. BROOKS
REGISTERED PROFESSIONAL
ENGINEER NO. 99801

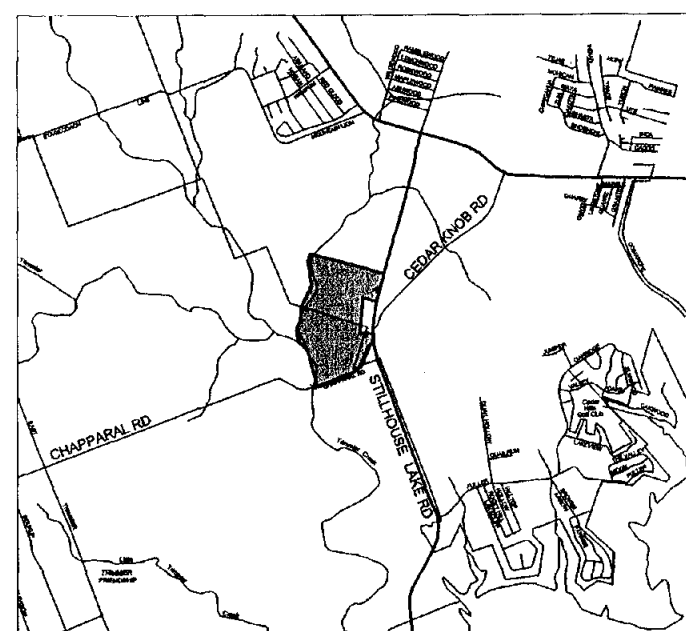
TAX CERTIFICATE

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 23 Day of April, A.D. 2012

BELL COUNTY TAX APPRAISAL DISTRICT

By: *Genevieve King*



LOCATION MAP
NOT TO SCALE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	334.04'	66.29'	96.28'	S 14°48'49" W	139°17'
C2	280.00'	55.17'	55.08'	N 83°42'11" W	111°17'22"
C3	280.00'	55.17'	55.08'	S 85°00'26" W	111°17'22"
C4	280.00'	55.17'	55.08'	S 73°43'04" W	111°17'22"
C5	280.00'	55.17'	55.08'	S 69°00'49" W	107°16'45"
C6	780.08'	22.13'	22.13'	N 58°12'37" W	137°32'
C7	780.08'	58.15'	58.14'	N 61°09'29" W	4°16'18"
C8	780.08'	58.15'	58.14'	N 65°25'46" W	4°16'18"
C9	780.08'	58.15'	58.14'	N 69°42'05" W	4°16'18"
C10	780.08'	58.15'	58.14'	N 73°58'24" W	4°16'18"
C11	780.08'	58.15'	58.14'	N 78°14'43" W	4°16'18"
C12	50.00'	18.94'	18.83'	N 32°17'09" W	214°22'28"
C13	50.00'	47.99'	46.17'	N 70°38'07" W	54°59'26"
C14	50.00'	32.59'	32.02'	S 48°50'35" E	37°20'47"
C15	50.00'	32.59'	32.02'	S 63°11'47" W	37°20'47"
C16	50.00'	32.59'	32.02'	S 77°24'47" W	37°20'47"
C17	50.00'	32.59'	32.02'	S 91°37'47" W	37°20'47"
C18	50.00'	52.43'	50.06'	N 82°26'38" E	60°04'37"
C19	720.00'	66.15'	66.12'	N 71°59'33" W	5°15'48"
C20	720.00'	66.15'	66.12'	N 66°21'57" W	5°12'51"
C21	720.00'	66.15'	66.12'	N 60°49'06" W	5°32'43"
C22	720.00'	66.15'	66.12'	N 54°31'14" W	5°32'43"
C23	480.00'	31.49'	31.49'	N 59°19'16" W	3°45'33"
C24	480.00'	57.06'	57.03'	N 64°36'23" W	6°48'41"
C25	480.00'	53.97'	53.94'	N 71°13'59" W	6°26'31"
C26	50.00'	44.17'	42.75'	S 43°21'28" W	50°36'47"
C27	50.00'	44.17'	42.75'	S 52°30'39" W	52°30'39"
C28	50.00'	45.37'	43.83'	S 60°26'40" E	51°59'11"
C29	420.00'	28.59'	28.58'	N 72°30'15" W	3°53'59"
C30	420.00'	78.87'	78.75'	N 69°19'29" W	10°45'32"
C31	420.00'	117.26'	117.26'	S 69°47'45" W	43°28'54"
C32	180.00'	38.72'	38.66'	N 63°36'21" W	12°19'44"
C33	180.00'	14.71'	14.71'	N 72°06'44" W	4°41'02"
C34	50.00'	25.93'	25.86'	N 36°11'22" W	29°43'52"
C35	50.00'	37.94'	37.29'	N 22°47'45" W	37°20'47"
C36	50.00'	37.94'	37.29'	N 33°34'10" W	43°47'16"
C37	50.00'	37.94'	37.29'	N 44°23'17" W	43°47'16"
C38	50.00'	37.94'	37.29'	N 55°12'24" W	43°47'16"
C39	50.00'	37.94'	37.29'	N 66°01'31" W	43°47'16"
C40	50.00'	37.94'	37.29'	N 76°50'38" W	43°47'16"
C41	280.00'	79.81'	79.34'	S 19°24'49" W	16°17'25"
C42	280.00'	121.15'	120.20'	S 18°52'35" W	24°47'23"
C43	300.00'	48.30'	44.86'	S 61°23'36" W	53°53'23"
C44	300.00'	48.30'	44.86'	S 68°41'39" W	52°20'32"
C45	300.00'	48.30'	44.86'	S 75°59'42" W	50°50'55"
C46	300.00'	48.30'	44.86'	S 83°17'45" W	49°20'55"
C47	280.00'	103.77'	103.17'	S 16°54'08" E	21°14'00"
C48	280.00'	103.77'	103.17'	S 22°02'11" E	9°02'11"
C49	220.00'	37.90'	37.85'	N 31°38'40" W	9°52'09"
C50	220.00'	82.80'	82.31'	N 75°47'43" E	21°33'48"
C51	220.00'	47.94'	47.85'	N 84°20'02" E	12°29'10"
C52	530.00'	26.23'	26.23'	N 89°09'33" W	02°50'28"
C53	530.00'	26.23'	26.23'	N 94°21'05" E	06°46'47"
C54	530.00'	62.71'	62.68'	N 77°34'18" E	06°46'47"
C55	530.00'	62.71'	62.68'	N 70°47'31" E	06°48'47"
C56	530.00'	62.71'	62.68'	N 63°00'44" E	06°48'47"
C57	530.00'	62.71'	62.68'	N 55°13'57" E	06°48'47"
C58	530.00'	14.91'	14.91'	S 85°23'47" W	1°39'41"
C59	220.00'	25.50'	25.49'	N 58°54'40" E	06°39'27"
C60	220.00'	21.01'	21.01'	N 64°58'54" E	05°28'21"
C61	50.00'	5.77'	5.77'	N 62°28'23" W	8°59'52"
C62	50.00'	39.98'	38.92'	N 88°41'14" W	45°48'45"
C63	50.00'	37.35'	36.50'	S 46°59'54" W	42°48'54"
C64	50.00'	37.35'	36.53'	S 04°10'00" W	42°50'51"
C65	50.00'	36.57'	36.57'	S 38°12'41" W	41°44'31"
C66	50.00'	14.19'	14.14'	S 67°17'45" E	16°15'37"
C67	280.00'	23.73'	23.72'	N 65°16'34" E	04°51'22"
C68	280.00'	35.47'	35.44'	N 59°13'10" E	07°15'22"
C69	470.00'	86.44'	86.32'	N 64°00'00" E	02°22'01"
C70	470.00'	86.44'	86.32'	N 63°13'35" E	10°32'15"
C71	470.00'	86.44'	86.32'	N 62°26'51" E	10°32'15"
C72	470.00'	86.44'	86.32'	N 61°40'16" E	10°32'15"
C73	470.00'	86.44'	86.32'	N 60°53'41" E	10°32'15"
C74	280.00'	15.61'	15.61'	N 88°58'48" E	03°11'38"
C75	280.00'	59.75'	59.64'	N 81°16'11" E	12°13'36"
C76	280.00'	30.02'	30.00'	N 72°05'06" E	06°08'34"
C77	220.00'	89.33'	89.30'	N 07°48'54" W	23°25'14"
C78	280.00'	73.81'	73.83'	S 85°12'54" W	15°06'35"
C79	280.00'	21.73'	21.72'	S 79°53'01" W	4°26'48"
C80	120.00'	4.20'	4.20'	S 89°34'30" W	02°00'14"
C81	230.00'	16.76'	16.76'	S 88°26'48" W	04°09'38"
C82	350.00'	26.42'	26.41'	N 88°29'48" E	04°09'38"
C83	230.00'	64.36'	64.15'	S 78°23'59" W	16°02'01"
C84	350.00'	97.94'	97.62'	N 78°23'59" E	16°02'01"
C85	230.00'	59.38'	59.22'	S 62°59'12" W	14°47'32"
C86	350.00'	90.36'	90.11'	N 62°59'12" E	14°47'32"
C87	120.00'	22.86'	22.82'	S 83°07'00" W	10°54'46"
C88	350.00'	29.47'	29.46'	S 80°00'11" W	4°49'28"
C89	220.00'	46.51'	46.43'	S 61°38'51" W	12°06'49"
C90	270.00'	36.21'	36.19'	N 09°59'18" W	09°59'18"
C91	279.94'	28.50'	28.49'	N 58°30'21" E	05°49'57"
C92	170.00'	17.84'	17.83'	S 58°35'48" W	08°00'44"
C93	170.00'	105.81'	102.20'	N 73°05'02" E	34°59'11"
C94	272.94'	30.70'	30.66'	N 64°13'49" E	06°17'00"
C95	180.00'	40.58'	40.49'	S 84°07'07" W	12°55'01"
C96	180.00'	9.31'	9.31'	N 79°08'30" E	2°57'48"
C97	220.00'	56.84'	56.68'	S 85°03'42" W	14°48'10"
C98	320.00'	76.21'	76.09'	N 04°21'06" E	34°27'20"
C99	430.00'	16.34'	16.34'	S 15°22'57" W	2°10'37"
C100	430.00'	65.40'	65.34'	S 12°06'49" W	08°42'53"
C101	430.00'	61.30'	61.25'	S 03°40'20" W	08°10'04"
C102	430.00'	61.30'	61.25'	S 04°29'44" E	08°10'04"
C103	430.00'	61.30'	61.25'	S 12°39'47" E	08°10'04"
C104	430.00'	31.82'	31.81'	S 18°52'00" E	04°14'22"
C105	120.00'	16.91'	16.90'	N 16°54'46" W	08°04'26"
C106	120.00'	72.16'	71.08'	N 04°21'06" E	34°27'20"
C107	270.00'	8.40'	8.40'	N 22°58'16" E	01°47'00"
C108	270.00'	106.32'	105.63'	N 34°38'37" E	22°33'42"
C109	270.00'	104.93'	104.27'	N 57°02'33" E	22°15'55"
C110	270.00'	3.88'	3.88'	N 89°00'49" E	00°49'24"
C111	50.00'	43.94'	42.54'	N 89°24'35" E	50°21'14"

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C112	50.00'	44.33'	42.89'	N 38°46'57" E	50°48'02"
C113	50.00'	46.89'	44.89'	N 13°14'34" W	53°21'02"
C114	50.00'	46.99'	45.28'	N 65°50'36" W	53°51'04"
C115	50.00'	67.39'	62.40'	N 47°37'20" E	77°13'02"
C116	90.00'	21.45'	21.29'	S 21°18'32" W	24°35'26"
C117	180.00'	10.89'	10.87'	S 69°00'49" W	00°16'45"
C118	180.00'	57.07'	56.84'	S 59°38'52" W	18°09'50"
C119	180.00'	13.90'	13.89'	S 48°21'16" W	04°29'22"
C120	50.00'	15.43'	15.31'	N 88°08'18" E	22°16'07"
C121	50.00'	40.13'	39.98'	S 75°59'54" W	48°00'36"
C122	50.00'	40.43'	39.33'	N 07°46'53" E	46°19'32"
C123	50.00'	40.54'	39.44'	N 38°33'35" W	46°27'25"
C124	50.00'	58.41'	55.14'	S 84°44'45" W	66°59'55"
C125	50.00'	44.40'	43.68'	S 51°30'15" W	50°52'37"
C126	50.00'	50.85'	46.68'	S 22°08'46" W	58°16'02"
C127	120.00'	35.79'	35.66'	S 54°41'13" W	17°05'19"
C128	120.00'	38.63'	38.66'	N 59°44'57" E	18°32'25"
C129					