



**Harker Heights  
Planning and Zoning  
Commission Workshop &  
Meeting**

**Wednesday,  
January 6, 2021  
5:30 P.M.**





**PLANNING & ZONING COMMISSION WORKSHOP & MEETING  
THE CITY OF HARKER HEIGHTS  
WEDNESDAY, JANUARY 6, 2021 – 5:30 P.M.  
VIA TELECONFERENCE**

Notice is hereby given that beginning at beginning at 5:30 P.M. on Wednesday, January 6, 2021, the Planning and Zoning Commission (P&Z) of the City of Harker Heights will hold a Workshop; then beginning 6:30 P.M. on Wednesday, January 6, 2021, the Planning and Zoning Commission (P&Z) will conduct a telephonic meeting in order to contain the spread of COVID-19 in accordance with Governor Abbott's declaration of the COVID-19 public health threat and action to temporarily suspend certain provisions of the Texas Open Meetings Act issued on March 16, 2020. The subjects to be discussed are listed in the following agenda:

**MEETING WORKSHOP**

- I.*** Convene Workshop at 5:30 P.M.
- II.*** Swear in members and alternates of the Planning and Zoning Commission and Building and Standards Commission (as needed).
- III.*** Elect Planning and Zoning Commission Chairman, Vice Chairman, and Secretary.
- IV.*** Elect Building and Standards Commission Officers Chairman, Vice Chairman, and Secretary.
- V.*** Presentations by Staff:
  - 1.** Introductory: Becoming a Planning & Zoning Commissioner for the City of Harker Heights.
  - 2.** Geographic Information Systems (GIS) Overview.
  - 3.** Code Enforcement Overview.
  - 4.** Fire Code Overview
  - 5.** Public Works/Infrastructure Overview.
- VI.*** Adjournment of Workshop.

**MEETING AGENDA**

- I.*** **CALL TO ORDER** – Convene Regular Meeting of the Planning and Zoning Commission and establish a quorum.
- II.*** **CONSENT AGENDA:**



1. Approval of Minutes from the Regular Planning and Zoning Meeting held on December 2, 2020.

**III.** Report on City Council results from December 8, 2020 meeting.

**IV.** Recognition of Affidavits for Conflict of Interest.

**V. PUBLIC COMMENTS:**

1. At this time, comments will be taken from the audience on non-agenda related topics, for a length of time not to exceed three minutes per person. To address the Planning and Zoning Commission, please clearly state your name and address for the Planning & Development Administrative Assistant prior to making a comment. *No action may be taken by the Planning and Zoning Commission during Public Comments.*

**VI. PUBLIC HEARINGS:**

1. **Z21-01** Conduct a public hearing to discuss and consider recommending an ordinance to change the zoning designation from M-1 (Light Manufacturing District) to R-1 (One Family Dwelling District) on property described as a part of the Francis Hughes Survey, Abstract No. 396, 2.02 acres, generally located at 1911 E. Veterans Memorial Boulevard, Harker Heights, Bell County, Texas.
2. **Z21-02** Conduct a public hearing to discuss and consider recommending an ordinance to change the zoning designation from R-1 (One Family Dwelling District) to R-2 (Two Family Dwelling District) on property described as Lot Seven (7), Block One (1), Valley View Addition, an addition to the City of Harker Heights, Bell County, according to the plat of record in Cabinet A, Slide 161-B, Plat Records of Bell County, generally located at 114 E. Valley Road, Harker Heights, Bell County, Texas.
3. **Z21-03** Conduct a public hearing to discuss and consider recommending an ordinance to change the zoning designation from B-4 (Secondary and Highway Business District) to R-1 (One Family Dwelling District) on property described as Block Seven (7), Lot One (1), Stillforest Addition Replat, generally located at 1003 S. Roy Reynolds Drive, Harker Heights, Bell County, Texas.
4. **Z21-04** Conduct a public hearing to discuss and consider recommending an ordinance granting a Conditional Use Permit (CUP) to allow for an accessory dwelling unit on property described as Evergreen Subdivision Phase Four, Block One (1), Lot Eleven (11), generally located at 2536 Jubilation Drive, Harker Heights, Bell County, Texas.

**VII. NEW BUSINESS:**

1. **CP20-04** Discuss and consider approving a request for Concept Plan for the plan referred to as The Village at Nolan Heights on property described as a 47.626 acre tract of land in Bell County, Texas, being part of the H.B. Littlefield Survey, Abstract No. 511, the land herein described being part of a called 113.5 acre tract of land conveyed to Robert Don Sutton, Trustee, generally located north of Killeen Independent School No. 14 along Warriors Path, Harker Heights, Bell County, Texas.



2. **CP21-01** Discuss and consider approving a request for Concept Plan by Remco Properties, LLC for Concept Plan amendment of Amy Lane Addition Concept Plan, on property described as a 6.917 acres of land, more or less, part of the Cullendar Keele Survey, Abstract No. 991, and the J. Thomlinson Survey, Abstract No. 813, generally located within the 700 block of S. Amy Lane, Harker Heights, Bell County, Texas.
3. **P21-02** Discuss and consider a request for final plat approval for the subdivision referred to as Cedarbrook Ridge Phase Two, on property described 72.18 acres of land situated in the H.R. Morrell Survey, Abstract No. 579, the Lucy O'Dell Survey, Abstract No. 644, and the J.T.W. Hallmark Survey, Abstract No. 413, Bell County, Texas, and being a portion of a called 112.09 acre tract of land described as Tract II by a deed to WBW Land Investments, LP, recorded in Document No. 201100006237, Real Property Records of Bell County, Texas and also being all of a called 41.14 acre tract of land as described by a deed to WBW Land Investments, LP, recorded in Document No. 201100008134, Real Property Records of Bell County, generally located east of Stillhouse Lake Road (FM 3481) and west of Cedar Knob Road, Harker Heights, Bell County, Texas.
4. **P21-03** Discuss and consider a request for final plat approval for the subdivision referred to as Cedarbrook Ridge Phase Three, on property described as 12.02 acres of land situated in the H.R. Morrell Survey, Abstract No. 579, the Lucy O'Dell Survey, Abstract No. 644, the J.T.W. Hallmark Survey, Abstract No. 413, Bell County, Texas, and being a portion of a called 112.09 acre tract of land described as Tract II by a deed to WBW Land Investments, LP, recorded in Document No. 201100006237, Real Property Records of Bell County, generally located east of Stillhouse Lake Road (FM 3481) and west of Cedar Knob Road, Harker Heights, Bell County, Texas.
5. **P21-04** Discuss and consider a request for final plat approval for the subdivision referred to as Freedom Park Subdivision Phase Two, on property described as 1.679 acres of land situated in the V.L. Evans Survey, Abstract No. 288, and being all of lots three (3), four (4), and five (5) in Block Three (3) of Kern Terrace Extension Two as recorded in Cabinet A, Slide 225-A of Plat Records of Bell County, Texas and also being the remainder of a 2.488 acre tract of land conveyed to Advanced Specialty Services recorded in Document No. 20200025486 of the Official Public Records of Bell County, Texas, generally located along N. Mary Jo Drive within Jan Circle, a private drive in Harker Heights, Bell County, Texas.

**VIII. REPORTS FROM COMMISSIONERS**

**IX. STAFF COMMENTS**

**X. ADJOURNMENT**



I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Planning and Zoning Commission of the City of Harker Heights, Texas, was posted at the Harker Heights Municipal Building, and the City of Harker Heights website which is readily accessible to the public at all times, by **10:00 A.M. on Wednesday, December 30, 2020.**

*Courtney Peres*

*Courtney Peres, City Planner*

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**The public may participate remotely in this meeting by dialing-in using:**

**United States (Toll Free): 1 (877) 568-4106**

**Access Code: 438-497-829**

**The public will be permitted to offer public comments telephonically as provided by the agenda. Written questions or comments may be submitted two hours before the meeting to the Planning and Development Department. When submitting your written questions or comments, you must include your Name and Address. Agenda packet and recording of the telephonic meeting will be posted on the City of Harker Heights website at [www.harkerheights.gov](http://www.harkerheights.gov)**

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*Minutes of the Teleconference Meeting  
of the Harker Heights Planning & Zoning Commission  
December 2, 2020*

Present:

Larry Robison	Chairman
Robert Robinson III	Vice Chair
Adam Parker	Secretary
Noel Webster	Commissioner
Nuala Taylor	Commissioner
Rodney Shine	Commissioner
Stephen Watford	Commissioner
Joshua McCann	Commissioner
Kay Carey	Commissioner
Michael Stegmeyer	Alternate Commissioner

Absent:

Chris Albus	Alternate Commissioner
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Staff:

Kristina Ramirez	Planning & Development Director
Michael Beard	Building Official
Courtney Peres	City Planner
Brad Alley	Fire Marshal
Wilson Everett	Planning & Development Administrative Assistant
Daniel Phillips	GIS Analyst/ Planner

Agenda Item I: A quorum was established, and the teleconference meeting was called to order at 6:00 PM.

Agenda Item II: Approval of minutes from the October 28, 2020 regular Planning and Zoning Commission meeting. Secretary Parker made the motion to approve the minutes and Commissioner Webster seconded the motion. **The motion passed unanimously (9-0).**

Agenda Item III: Ms. Peres made a report from the November 10, 2020 City Council meeting.

Agenda Item IV: Ms. Peres addressed any affidavits for Conflict-of-Interest and stated that there were no conflicts of interest.

Agenda Item V: Public Comments. There was no one present who wished to speak.

Agenda Item VI Public Hearings:

1. **Z20-27** Conduct a public hearing to discuss and consider recommending an ordinance to change the zoning designation from R-1 (One Family Dwelling District) to B-4 (Secondary and Highway Business District) on property described as Kern Acres Second Extension and Revision, Block Three (3), Lot Twelve (12), generally located at 106 W. Kathey Road, Harker Heights, Bell County, Texas.

Ms. Peres explained the applicant's request for the rezoning of the lot located at 106 W. Kathey from R-1 to B-4 for an accessory structure to be placed on the property for additional storage. She mentioned the applicant also owns the property located at 104 W Veterans Memorial Boulevard, which is used for their HVAC business. The business is needing additional storage for parts and supplies for the business at 104 W Veterans Memorial Boulevard. There was a height concern brought up by one of the council members and Ms. Peres noted the applicant would be able allowed to build a structure up to three and a half stories tall if the rezone request were to be approved.

The applicant and owner of the property, Mr. Tim Kropp of 106 W Kathey, Harker Heights, Texas, was present to represent his case. He explained the goal of the structure is to be used strictly as an excess storage for his HVAC business. He included the proposed height of the structure would not exceed 12 feet in height, the square footage of the structure should not exceed 3,000 square feet, and that the façade of the accessory structure would remain consistent with the HVAC business located at 104 W Veterans Memorial Boulevard. Mr. Kropp noted he would agree to construct any screening necessary to comply with code and ordinances, and to prevent any potential noise nuisances to the neighboring properties.

Chairman Robison opened the public hearing and asked if there was anyone present to speak in favor or against the agenda item. There was no one present to speak about this agenda item.

Chairman Robinson closed the public hearing.

A motion was made by Commissioner Shine to recommend approval for an ordinance to change the zoning designation from R-1 (One Family Dwelling District) to B-4 (Secondary and Highway Business District) on property described as Kern Acres Second Extension and Revision, Block Three (3), Lot Twelve (12), generally located at 106 W. Kathey Road, Harker Heights, Bell County, Texas. Commissioner Watford seconded the motion. **The motion passed (9-0).**

2. **Z20-28** Conduct a public hearing to discuss and consider recommending an ordinance to change the zoning designation from R-3 (Multi Family Dwelling District) to R-1(M) (One Family Manufactured Home Dwelling District) on property described as Comanche Land First Unit, Block Four (4), Lot Four (4), generally located at 1408 Yuma Trail, Harker Heights, Bell County, Texas.

Ms. Peres explained the applicants request for a rezone.

Ms. Michelle Simpson of 1410 Yuma Trail, Harker Heights, Texas, was present to represent her rezone request. She stated she would like to place a manufactured home on the property

located at 1408 Yuma Trail. Ms. Simpson explained her intention is to purchase a two-bedroom, two bath home. She included that the home would be new and modern and meet city code as needed.

Chairman Robison then opened the public hearing and asked if there was anyone to speak in favor or against the agenda item.

A motion was made by Vice Chairman Robinson to recommend approval for an ordinance to change the zoning designation from R-3 (Multi Family Dwelling District) to R-1(M) (One Family Manufactured Home Dwelling District) on property described as Comanche Land First Unit, Block Four (4), Lot Four (4), generally located at 1408 Yuma Trail, Harker Heights, Bell County, Texas. Secretary Parker seconded the motion. **The motion passed (7-2).** Commissioners Webster and Shine voting against approval of the request.

3. **Z20-29** Conduct a public hearing to discuss and consider recommending an ordinance to change the zoning designation from R-1 (One Family Dwelling District) to R-2 (Two Family Dwelling District) on property described as 6.51 acres out of a 47.626 acre tract of land in Bell County, Texas, being part of the H.B. Littlefield Survey, Abstract No. 511, the land herein described being part of a called 113.5 acre tract of land conveyed to Robert Don Sutton, Trustee, generally located north of Killeen ISD Middle School No. 14 along Warriors Path, Harker Heights, Bell County, Texas.

Ms. Peres explained the applicant's request. She described the how the applicant is requesting to construct approximately 20 duplexes with the 6.51 acres and then use the remaining 40 acres for single family homes. Ms. Peres stated that staff recommended approval as the request for rezone as the request is compatible with existing uses within the surrounding areas and it would not likely have any adverse impact on adjoining uses in districts.

Commissioner Webster and Vice Chairman Robinson presented their concerns with Warriors Path being a high traffic area and mentioned if the Commission were to approve the request, the traffic could increase. The Commission also presented a safety concern for children walking to the newly built school middle school on Warriors Path. Planning Director, Kristina Ramirez informed the members that there is a plan in place to expand Warriors Path and that KISD, Bell County, and The City of Nolanville were working together with the City of Harker Heights on this project.

Mr. Dustin King of 8305 Dorset Drive, Killeen, Texas 765452 was present to represent his request. Mr. King explained his plan of the proposed duplexes and that the façade of the homes will consist of brick and be aesthetically pleasing to the City. He noted he does not have any plans to sell the duplexes; to include, he will be the property management and will be responsible for the upkeep.

Chairman Robison then opened the public hearing and asked if there was anyone to speak in favor or against the agenda item.



A motion was made by Secretary Parker to deny the request of an ordinance to change the zoning designation from R-1 (One Family Dwelling District) to R-2 (Two Family Dwelling District) on property described as 6.51 acres out of a 47.626 acre tract of land in Bell County, Texas, being part of the H.B. Littlefield Survey, Abstract No. 511, the land herein described being part of a called 113.5 acre tract of land conveyed to Robert Don Sutton, Trustee, generally located north of Killeen ISD Middle School No. 14 along Warriors Path, Harker Heights, Bell County, Texas. Commissioner Taylor seconded the motion. **The motion to deny the request passed 9-0. All Commissioners voted to deny the request.**

4. **Z20-30** Conduct a public hearing to discuss and consider recommending an ordinance to change the zoning designation from R-1 (One Family Dwelling District) to R-2 (Two Family Dwelling District) on property described as 34 acres out of a 100.14 acre tract of land situated in the Uriah Hunt Survey, Abstract No. 401, Bell County, Texas, being the remainder of a called 390 acre tract described in a deed to Alfred Lynn Moore, recorded in Volume 1179, Page 2338, Deed Records of Bell County, Texas, generally located at 13436 E. Knights Way (E. FM 2410), Harker Heights, Bell County, Texas.

**The case's representative provided staff with a formal request in writing to table case Z20-30 until a later date.**

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Agenda Item VII New Business:

1. **CP20-04** Discuss and consider approving a request for Concept Plan of The Village at Nolan Heights on property described as a 47.626 acre tract of land in Bell County, Texas, being part of the H.B. Littlefield Survey, Abstract No. 511, the land herein described being part of a called 113.5 acre tract of land conveyed to Robert Don Sutton, Trustee, generally located north of Killeen Independent School No. 14 along Warriors Path, Harker Heights, Bell County, Texas.

The applicant, Dustin King of 8305 Dorset, Killeen, Texas, was present via teleconference and verbally requested to withdraw his submission for concept plan.

2. **CP20-05** Discuss and consider approving a request for Concept Plan of Abooha Toklo Addition Section Two on property described as 12.64 acres out of the H.B. Littlefield Survey, Abstract 511, generally located within the 1700 block of Warriors Path, and property described as the Marley Addition Amended, Block One (1), Lot Eight (8), 2.257 acres, generally located within the 1700 block of Warriors Path, Harker Heights, Bell County, Texas.

Ms. Peres explained the applicants request for a concept plan. She explained the plan for 43 duplex lots; each lot being a minimum of 8,400 square feet. The concept plan includes the extension of Tejas Trail from Pueblo Trace to Warriors Path. The developer would also be required extend water and wastewater utilities; pending the completion of Cities engineering study to determine the capacity of sanitary sewer in the area, as well as five-foot sidewalks proposed along Tejas Trail.

Ace Reneau with Mitchell and Associates, office located at 102 N College Street, Killeen, Texas, was present to represent the Concept Plan. He explained that the owner had intentions of leaving the existing classification of zoning as R-3 because duplexes are allowed within this zoning district by right.

Chairman Robison then opened the public hearing and asked if there was anyone to speak in favor or against the agenda item. There was no one present to speak for or against the item.

A motion was made by Commissioner McCann to approve the proposed Preliminary Plat, Abooha Toklo Addition Phase Two, on property described as 1.807 acres of land being all of Lot Three (3), Block One (1), Abooha Toklo Addition Phase One, of record in Plat No. 2020-38421, generally located near the intersection of Pueblo Trace and Pontotoc Trace, Harker Heights, Bell County, Texas. Secretary Parker seconded the motion. **The motion unanimously approved (9-0).**

**3. P20-18** Discuss and consider a request by Jerome Gomer for Preliminary Plat approval for the proposed plat, Abooha Toklo Addition Phase Two, on property described as 1.807 acres of land being all of Lot Three (3), Block One (1), Abooha Toklo Addition Phase One, of record in Plat No. 2020-38421, generally located near the intersection of Pueblo Trace and Pontotoc Trace, Harker Heights, Bell County, Texas.

Ms. Peres explained the applicant request for second phase of development of Abooha Toklo. She noted that all comments that were provided by staff had been adequately addressed and the submitted Preliminary Plat does meet the standards of the ordinances for the City.

Ace Reneau with Mitchell and Associates, 102 N College Street, Killeen, Texas, was present to represent the case.

Chairman Robison then opened the public hearing and asked if there was anyone to speak in favor or against the agenda item. There was no one present to speak for or against the item.

A motion was made by Secretary Parker to approve the proposed Preliminary Plat, Abooha Toklo Addition Phase Two, on property described as 1.807 acres of land being all of Lot Three (3), Block One (1), Abooha Toklo Addition Phase One, of record in Plat No. 2020-38421, generally located near the intersection of Pueblo Trace and Pontotoc Trace, Harker Heights, Bell County, Texas. Commissioner Taylor seconded the motion. **The motion unanimously passed (9-0).**

**Chairman Robison then adjourned the teleconference meeting of the Planning and Zoning Commission at 7:50 P.M.**

**Larry Robison, Chairman**

**DATE:**

**Adam Parker, Secretary**

**DATE:**



**PLANNING AND ZONING  
COMMISSION MEMORANDUM**

**Z21-01**

**AGENDA ITEM VI-1**

FROM: THE OFFICE OF THE PLANNING AND DEVELOPMENT DIRECTOR  
DATE: JANUARY 6, 2021

**CONDUCT A PUBLIC HEARING TO DISCUSS AND CONSIDER RECOMMENDING AN ORDINANCE TO CHANGE THE ZONING DESIGNATION FROM M-1 (LIGHT MANUFACTURING DISTRICT) TO R-1 (ONE FAMILY DWELLING DISTRICT) ON PROPERTY DESCRIBED AS A PART OF THE FRANCIS HUGHES SURVEY, ABSTRACT NO. 396, 2.02 ACRES, GENERALLY LOCATED AT 1911 E. VETERANS MEMORIAL BOULEVARD, HARKER HEIGHTS, BELL COUNTY, TEXAS.**

**EXPLANATION:**

The applicant is requesting a change from the current zoning of M-1 (Light Manufacturing District) to R-1 (One Family Dwelling District) on property addressed as 1911 E. Veterans Memorial Blvd. The property consist of approximately two (2) acres and the request, if granted, will enable the applicant to construct a single family house on the property.

The subject property was previously taken to the Building and Standards Commission in 2015 and was determined that a site built structure on the property was unsafe, substandard, dangerous, and in violation of the minimum standards set forth in §160.04. The case was ordered by the Commission to be demolish or removed from the property. On July 2, 2015 a demolition permit was pulled in order to remove the structure and all debris including foundation and sidewalks. All work was adequately completed and the lot has remained vacant to date.

**Surrounding Land Uses**

Adjacent land uses include:

	<b>Existing Land Use</b>	<b>Future Land Use</b>	<b>Zoning</b>
<b>North</b>	Vacant	Manufacturing/Industrial	M-1 (Light Manufacturing)
<b>South</b>	City of Nolanville (Residential/Commercial)	City of Nolanville	City of Nolanville
<b>East</b>	City of Nolanville (Vacant)	City of Nolanville	City of Nolanville
<b>West</b>	Vacant	Mobile Home Park	R-MH (Manufactured Home Park)

Per the 2007 Comprehensive Plan the applicant’s property is located in an area designated as Manufacturing/Industrial. This designation was intended to develop within close proximity to the northern portions of the City in order to create the following:

- Ample area for future expansions of the existing facilities,
- Convenient access to transportation facilities, highways, railroads, and
- Locations that are separate from but within an easy commuting distance of residential areas.

A survey of the area identified most of the surrounding properties to be primarily vacant tracts of land with several commercial businesses west along E. Veterans Memorial Boulevard. Staff therefore believes the proposed rezoning with its intended use will not likely have any adverse impact on the surrounding area. The rezone request would not be consistent with the 2007 City of Harker Heights Comprehensive Plan. However, the presence of the FEMA flood area inundating a majority of the property and properties to the north have impeded development that is consistent with Light Manufacturing/Industrial uses. The area is also not immediately serviced by City wastewater lines and would therefore require to be serviced by an on-site septic system.

**Flood Damage Prevention:**

Part of the subject property is identified as AE Flood Zone defined as areas subject to inundation by the 1-percent-annual-chance of flooding (see attached FEMA Flood Map).

**Notices:**

Staff sent out eleven (11) notices to property owners within the 400-foot notification area. Zero (0) responses were received in favor of the request, and zero (0) responses were received in opposition of the request.

**RECOMMENDATION:**

Staff recommends denial of an ordinance to change the zoning designation from M-1 (Light Manufacturing District) to R-1 (One Family Dwelling District) on property described as a part of the Francis Hughes Survey, Abstract No. 396, 2.02 acres, generally located at 1911 E. Veterans Memorial Boulevard, Harker Heights, Bell County, Texas, based on the following:

1. The proposed use does not meet the goals, objectives and policies set forth in the 2007 City of Harker Heights Comprehensive Plan as Manufacturing and Industrial land use designations.
2. The proposed use could create adverse effects on surrounding Commercial and Manufacturing/Industrial designated properties, and would likely not be harmonious within the proposed area.
3. The proposed use a single family residential could potentially fail to protect persons and property from flood or water damage due to its close proximity to the studied FEMA flood hazard area.

**ACTION BY THE PLANNING AND ZONING COMMISSION:**

1. Motion to recommend approval/disapproval of an ordinance to change the zoning designation from M-1 (Light Manufacturing District) to R-1 (One Family Dwelling District) on property described as a part of the Francis Hughes Survey, Abstract No. 396, 2.02 acres, generally located at 1911 E. Veterans Memorial Boulevard, Harker Heights, Bell County, Texas, based on staff's recommendation and findings.
2. Any other action deemed necessary.

**ATTACHMENTS:**

- |                          |                          |
|--------------------------|--------------------------|
| 1. Application           | 5. Future Land Use Map   |
| 2. Location Map          | 6. FEMA Flood Map        |
| 3. Existing Land Use Map | 7. Notification Area Map |
| 4. Zoning Map            |                          |





# Rezoning Request Application

**\*Requirements - MUST BE COMPLETE OR WILL NOT BE ACCEPTED\***

This application must be completed and returned to the Planning and Development Department of the City of Harker Heights, Texas along with the following:

1. Pre-Application Meeting Scheduled
2. Payment of \$200.00 to the City of Harker Heights

**City of Harker Heights**  
 Planning & Development  
 305 Millers Crossing  
 Harker Heights, TX 76548  
 Phone: (254) 953-5647

**Property Owner(s) Name:** Travis Wade Mills **Date:** 12-2-20

**Address:** 123 Jordan Loop

**City/State/Zip:** Nolanville, TX 76559

**Phone:** [REDACTED] **E-mail:** [REDACTED]

**Legal Description of Property:**

Location of Property (Address if available): 1911 E. Veterans Memorial Blvd

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_

Acres: 2.02 Property ID: 74988 Survey: Ab 3916 BC FHUGHS

*For properties not in a recorded subdivision please submit a copy of a current survey showing the property's proposed to be changed, and/or legal field notes.*

**Proposed Use:** Single Family Home

**Current Zoning Classification:** Commercial M1<sup>WE</sup> **Proposed Zoning:** R-1

**Current Land Use:** Vacant **Proposed Land Use:** Single Family Home

**Applicant's Representative (if applicable):**

**Applicant's Representative:** \_\_\_\_\_

**Phone:** \_\_\_\_\_ **E-Mail:** \_\_\_\_\_

I, being the undersigned applicant of the property herein described, hereby make application for approval of plans submitted and made a part of the application in accordance with the provisions of the City of Harker Heights Ordinances, and hereby certify that the information provided is true and correct to the best of my knowledge and belief.

I, being the undersigned applicant, understand that failure to appear to represent a request shall be deemed a request to withdraw the proposal, or \_\_\_\_\_ will represent the owner.

Travis W. Mills  
 Printed Name of Property Owner

[Signature]  
 Signature of Property Owner

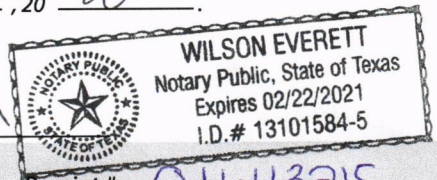
Printed Name of Representative

Signature of Representative

SWORN AND SUBSCRIBED BEFORE ME ON THIS 9 DAY OF December, 20 20

Wilson Everett  
 SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES: 2/22/2021



Date Submitted: 12/19/2020

**STAFF ONLY -- DO NOT FILL OUT BELOW**

Pre-Application Meeting

Receipt #: 01643215

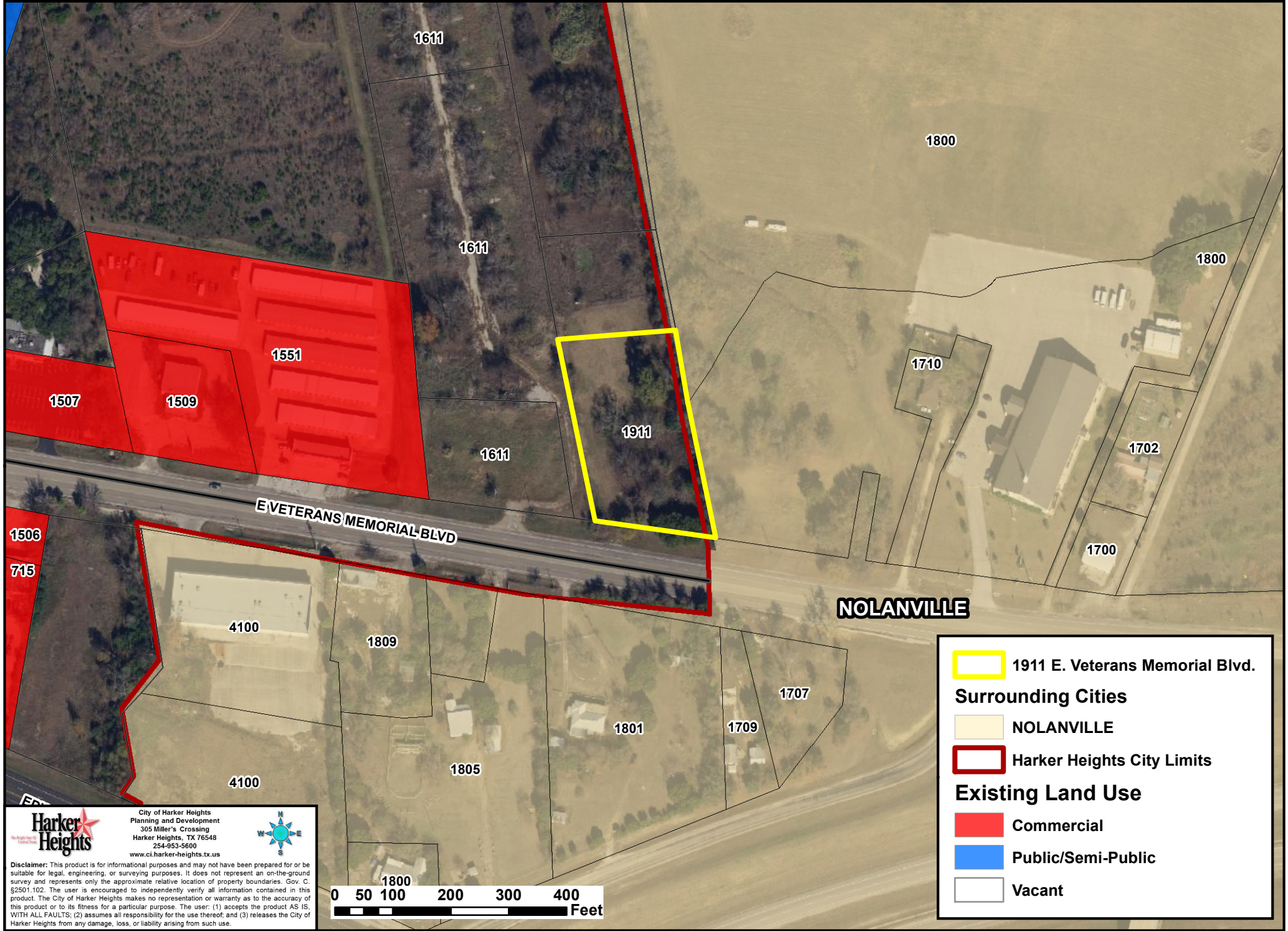
Received By: Wilson Everett

Case #: 221-01









**1911 E. Veterans Memorial Blvd.**

**Surrounding Cities**

- NOLANVILLE

**Harker Heights City Limits**

**Existing Land Use**

- Commercial
- Public/Semi-Public
- Vacant

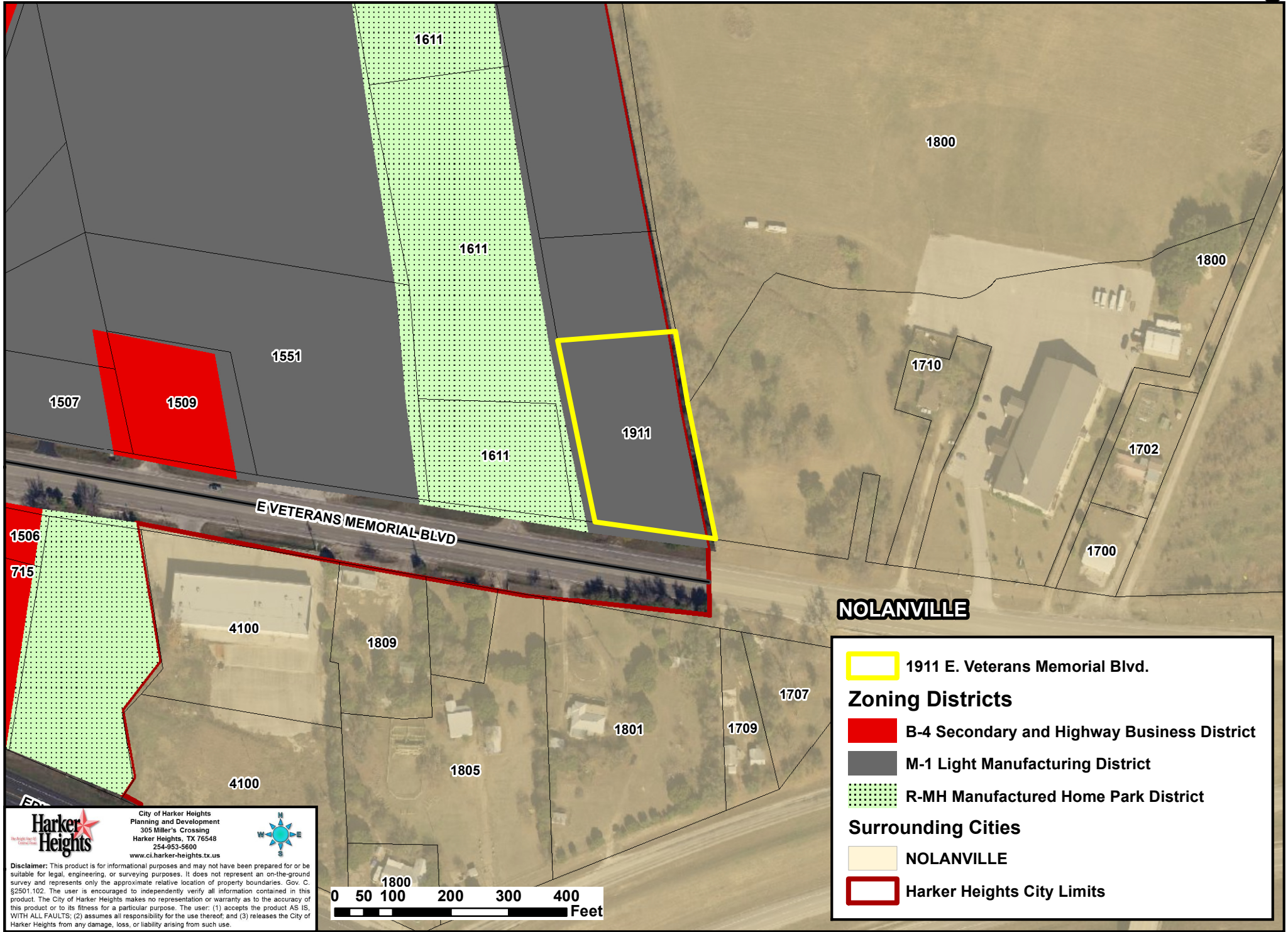
**Harker Heights**

City of Harker Heights  
 Planning and Development  
 305 Miller's Crossing  
 Harker Heights, TX 76548  
 254-953-5600  
 www.ci.harker-heights.tx.us

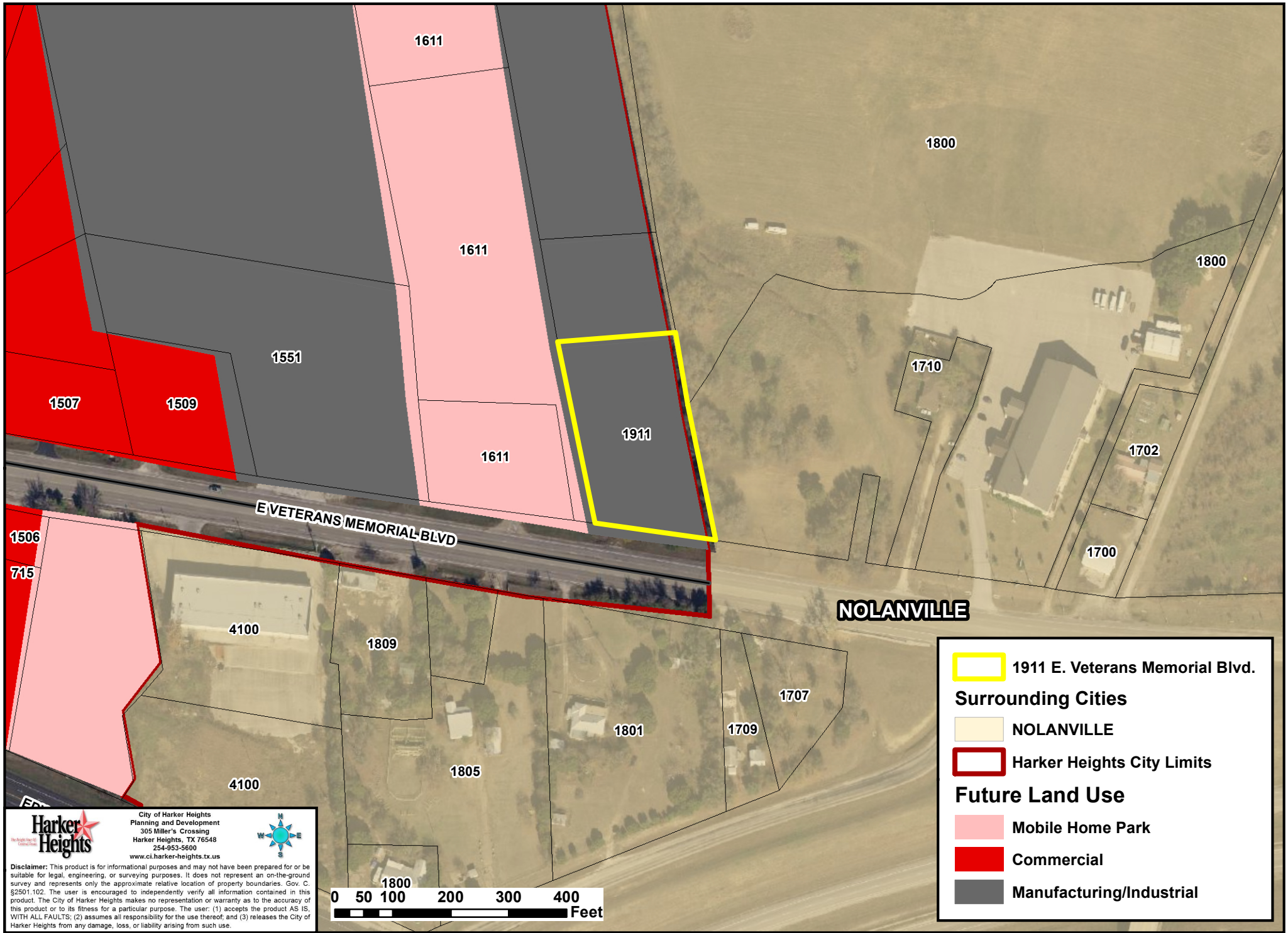
Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C. §2501.102. The user is encouraged to independently verify all information contained in this product. The City of Harker Heights makes no representation or warranty as to the accuracy of this product or to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Harker Heights from any damage, loss, or liability arising from such use.

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**1911 E. Veterans Memorial Blvd.**

**Surrounding Cities**

- NOLANVILLE
- Harker Heights City Limits

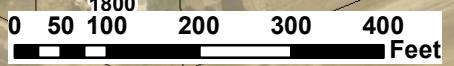
**Future Land Use**

- Mobile Home Park
- Commercial
- Manufacturing/Industrial

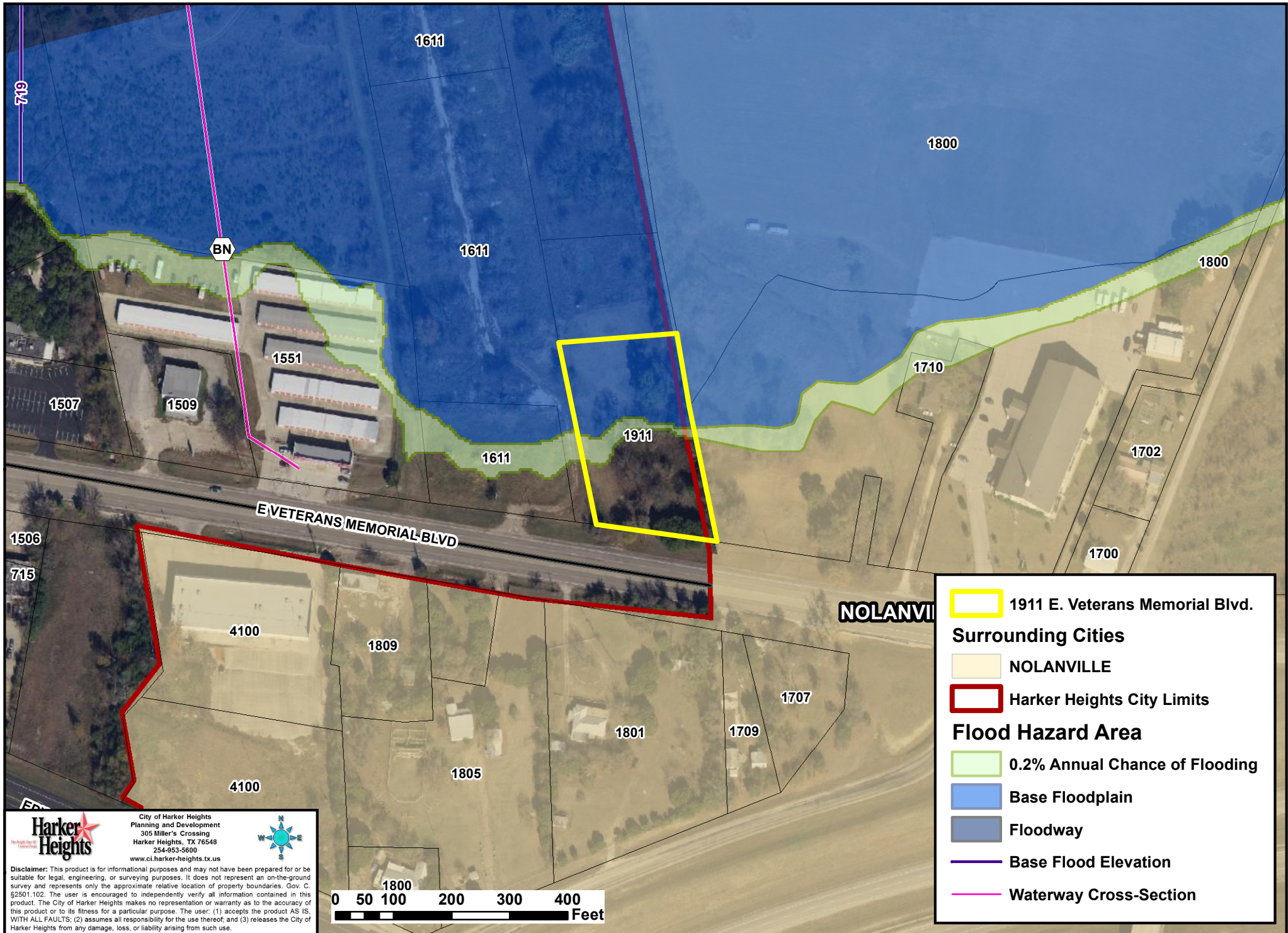
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**1911 E. Veterans Memorial Blvd.**

**Surrounding Cities**

- NOLANVILLE
- Harker Heights City Limits

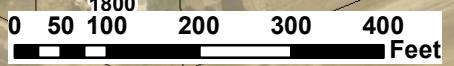
**Flood Hazard Area**

- 0.2% Annual Chance of Flooding
- Base Floodplain
- Floodway
- Base Flood Elevation
- Waterway Cross-Section

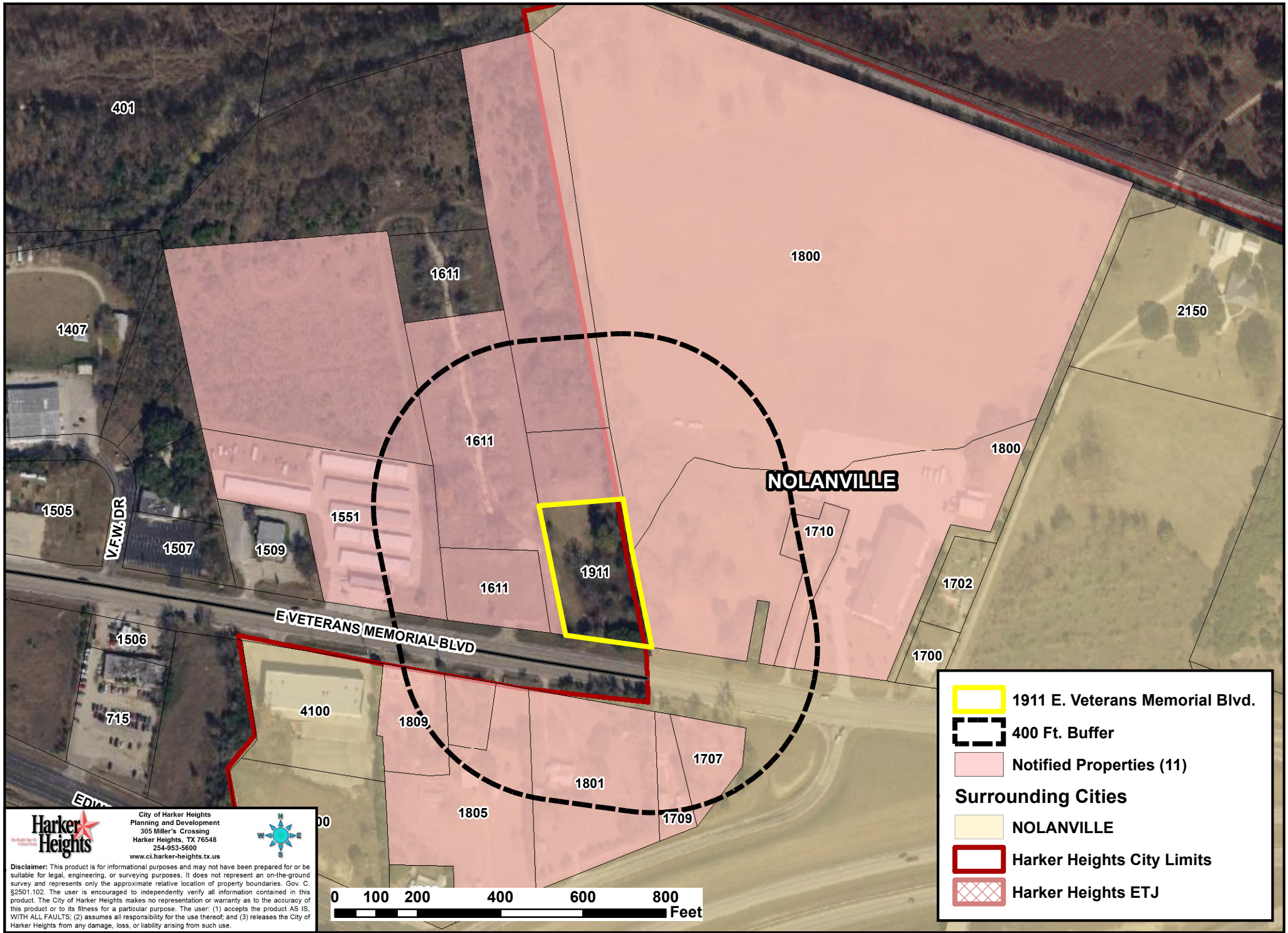
**Harker Heights**

City of Harker Heights  
 Planning and Development  
 305 Miller's Crossing  
 Harker Heights, TX 76548  
 254-953-5600  
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**PLANNING AND ZONING  
COMMISSION MEMORANDUM**

**Z21-02**

**AGENDA ITEM VI-2**

FROM: THE OFFICE OF THE PLANNING AND DEVELOPMENT DIRECTOR  
DATE: JANUARY 6, 2021

**CONDUCT A PUBLIC HEARING TO DISCUSS AND CONSIDER RECOMMENDING AN ORDINANCE TO CHANGE THE ZONING DESIGNATION FROM R-1 (ONE FAMILY DWELLING DISTRICT) TO R-2 (TWO FAMILY DWELLING DISTRICT) ON PROPERTY DESCRIBED AS LOT SEVEN (7), BLOCK ONE (1), VALLEY VIEW ADDITION, AN ADDITION TO THE CITY OF HARKER HEIGHTS, BELL COUNTY, ACCORDING TO THE PLAT OF RECORD IN CABINET A, SLIDE 161-B, PLAT RECORDS OF BELL COUNTY, GENERALLY LOCATED AT 114 E. VALLEY ROAD, HARKER HEIGHTS, BELL COUNTY, TEXAS.**

**EXPLANATION:**

The applicant is requesting a change from the current zoning of R-1 (One-Family Dwelling District) to R-2 (Two Family Dwelling District) on property addressed as 114 E. Valley Road. The property consists of approximately 9,362 square feet, and the request will enable the applicant to construct one (1) duplex on the property as the existing lot meets the intensity of use requirements of the R-2 zoning district (8,400 square feet).

On August 31, 2011, the subject property was taken to the Building and Standards Commission and was determined that a structure on the property was unsafe, substandard, dangerous, and in violation of the minimum standards set forth in §160.04. The case was ordered by the Commission to be demolish or removed from the property. After inaction from the property owner/lienholder the City of Harker Heights took action to demolish the structure and charged all expenses incurred by the City to the owner.

The current property owner has requested forgiveness for all or part of City liens in the amount of \$16,602.75. On November 10, 2020, the City Council of the City of Harker Heights heard this request and acted to reduce part of the City’s liens from \$16,602.75 to \$9,179.00. This action was passed unanimously by Council with a vote of 5-0.

**Surrounding Land Uses**

Adjacent land uses include:

	<b>Existing Land Use</b>	<b>Future Land Use</b>	<b>Zoning</b>
<b>North</b>	Single Family Residence	Mixed Residential	R-1 (One Family Dwelling District)
<b>South</b>	Multi-Family Residence	Commercial	B-4 (Secondary & Highway Business District)

<b>East</b>	Duplex	Mixed Residential	R-1
<b>West</b>	Single Family Residence	Mixed Residential	R-1

Per the 2007 Comprehensive Plan, the applicant’s property is located in an area designated as Mixed Residential. This designation includes stick-built single-family homes, manufactured housing, and duplexes, and a survey of the area identified most of the properties to consist of these residential forms. Staff therefore believes the proposed rezoning with its intended use will not likely have any adverse impacts on the neighborhood and would be consistent with the 2007 City of Harker Heights Comprehensive Plan.

**Flood Damage Prevention:**

No portion of this property lies within the 100 year or 500-year flood hazard areas.

**Notices:**

Staff sent out thirty-nine (39) notices to property owners within the 400-foot notification area. There were zero (0) responses received in favor of the request, and zero (0) responses received in opposition of the request.

**RECOMMENDATION:**

Staff recommends approval of an ordinance to change the zoning designation from R-1 (One Family Dwelling District) to R-2 (Two Family Dwelling District) on property described as Lot Seven (7), Block One (1), Valley View Addition, an addition to the City of Harker Heights, Bell County, according to the plat of record in Cabinet A, Slide 161-B, Plat Records of Bell County, generally located at 114 E. Valley Road, Harker Heights, Bell County, Texas, based on the following:

1. The proposed use and rezoning is compatible with existing uses in the neighborhood.
2. The proposed use and rezoning would not likely have any adverse impact on adjoining uses and zoning districts.

**ACTION BY PLANNING AND ZONING COMMISSION:**

1. Motion to recommend approval/denial of an ordinance to change the zoning designation from R-1 (One Family Dwelling District) to R-2 (Two Family Dwelling District) on property described as Lot Seven (7), Block One (1), Valley View Addition, an addition to the City of Harker Heights, Bell County, according to the plat of record in Cabinet A, Slide 161-B, Plat Records of Bell County, generally located at 114 E. Valley Road, Harker Heights, Bell County, Texas, based on staff’s recommendation and findings.
2. Any other action deemed necessary.

**ATTACHMENTS:**

1. Application
2. Location Map
3. Existing Land Use Map
4. Zoning Map
5. Future Land Use Map
6. Notification Area Map



drop off

Dec 9

Jan 6 p&Z mtg



# Rezoning Request Application

**\*Requirements - MUST BE COMPLETE OR WILL NOT BE ACCEPTED\***

This application must be completed and returned to the Planning and Development Department of the City of Harker Heights, Texas along with the following:  
1. Pre-Application Meeting Scheduled  
2. Payment of \$200.00 to the City of Harker Heights

City of Harker Heights  
Planning & Development  
305 Millers Crossing  
Harker Heights, TX 76548  
Phone: (254) 953-5647

Property Owner(s) Name: Raymond Hamden Date: 11-18-2020

Address: PO Box 2008

City/State/Zip: Harker Heights TX 76548

Phone: [Redacted] E-mail: [Redacted]

**Legal Description of Property:**

Location of Property (Address if available): 114 E Valley Rd

Lot: 7 Block: 1 Subdivision: Valley View

Acres: .215 Property ID: 33892 Survey: \_\_\_\_\_

*For properties not in a recorded subdivision please submit a copy of a current survey showing the property's proposed to be changed, and/or legal field notes.*

Proposed Use: R-2

Current Zoning Classification: R-1 Proposed Zoning: R-2

Current Land Use: Revacant Proposed Land Use: R-2

**Applicant's Representative (if applicable):**

Applicant's Representative: \_\_\_\_\_

Phone: \_\_\_\_\_ E-Mail: \_\_\_\_\_

I, being the undersigned applicant of the property herein described, hereby make application for approval of plans submitted and made a part of the application in accordance with the provisions of the City of Harker Heights Ordinances, and hereby certify that the information provided is true and correct to the best of my knowledge and belief.

I, being the undersigned applicant, understand that failure to appear to represent a request shall be deemed a request to withdraw the proposal, or \_\_\_\_\_ will represent the owner.

Raymond Hamden  
Printed Name of Property Owner

[Signature]  
Signature of Property Owner

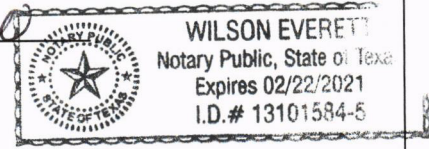
Printed Name of Representative

Signature of Representative

SWORN AND SUBSCRIBED BEFORE ME ON THIS 9 DAY OF December, 2020

Wilson Everett  
SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES: 2/22/2021



Date Submitted: December 9, 2020

Received By: Wilson Everett

**STAFF ONLY -- DO NOT FILL OUT BELOW**

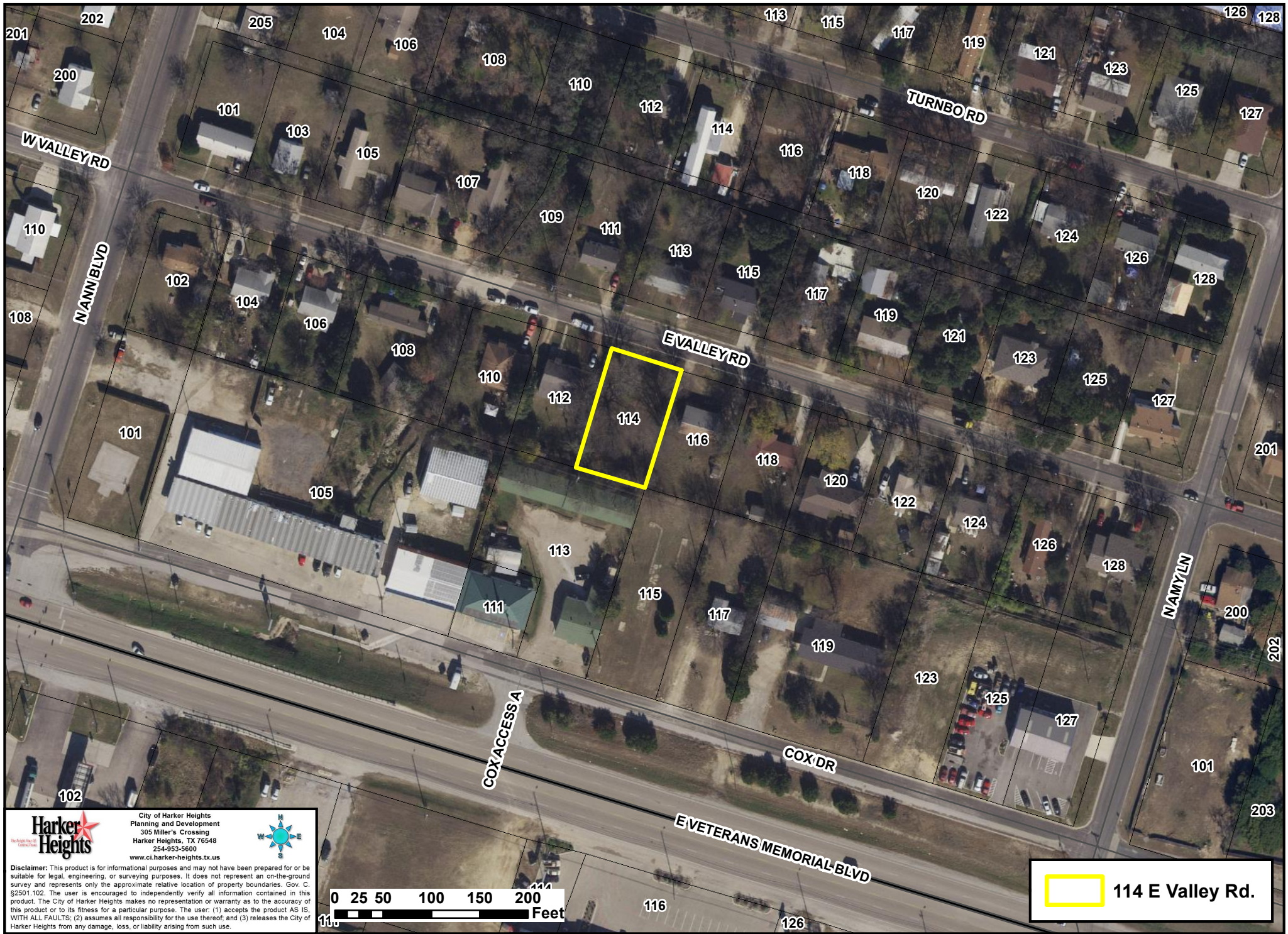
Pre-Application Meeting

Revised: 5/2020

Receipt #: 01643186

Case #: P21-02





**Harker Heights**  
City of Harker Heights  
Planning and Development  
305 Miller's Crossing  
Harker Heights, TX 76548  
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 114 E Valley Rd.





**114 E Valley Rd.**

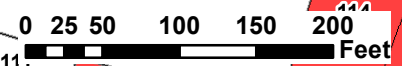
**Existing Land Use**

- Single-Family Residence
- Duplex
- Manufactured Home
- Multi-Family Residence
- Commercial
- Public/Semi-Public
- USACOE/Drainage
- Vacant

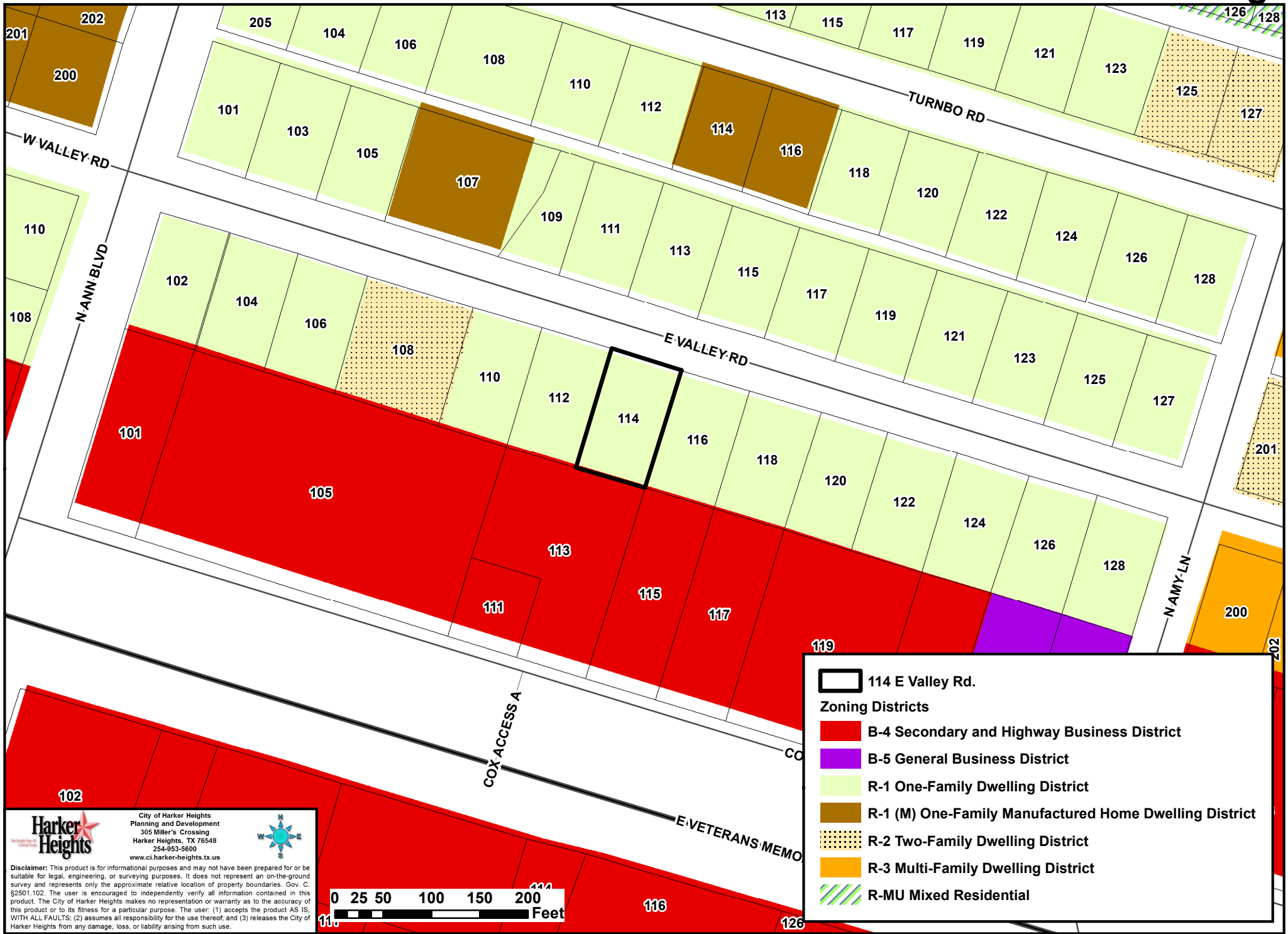
**Harker Heights**

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114 E Valley Rd.

**Zoning Districts**

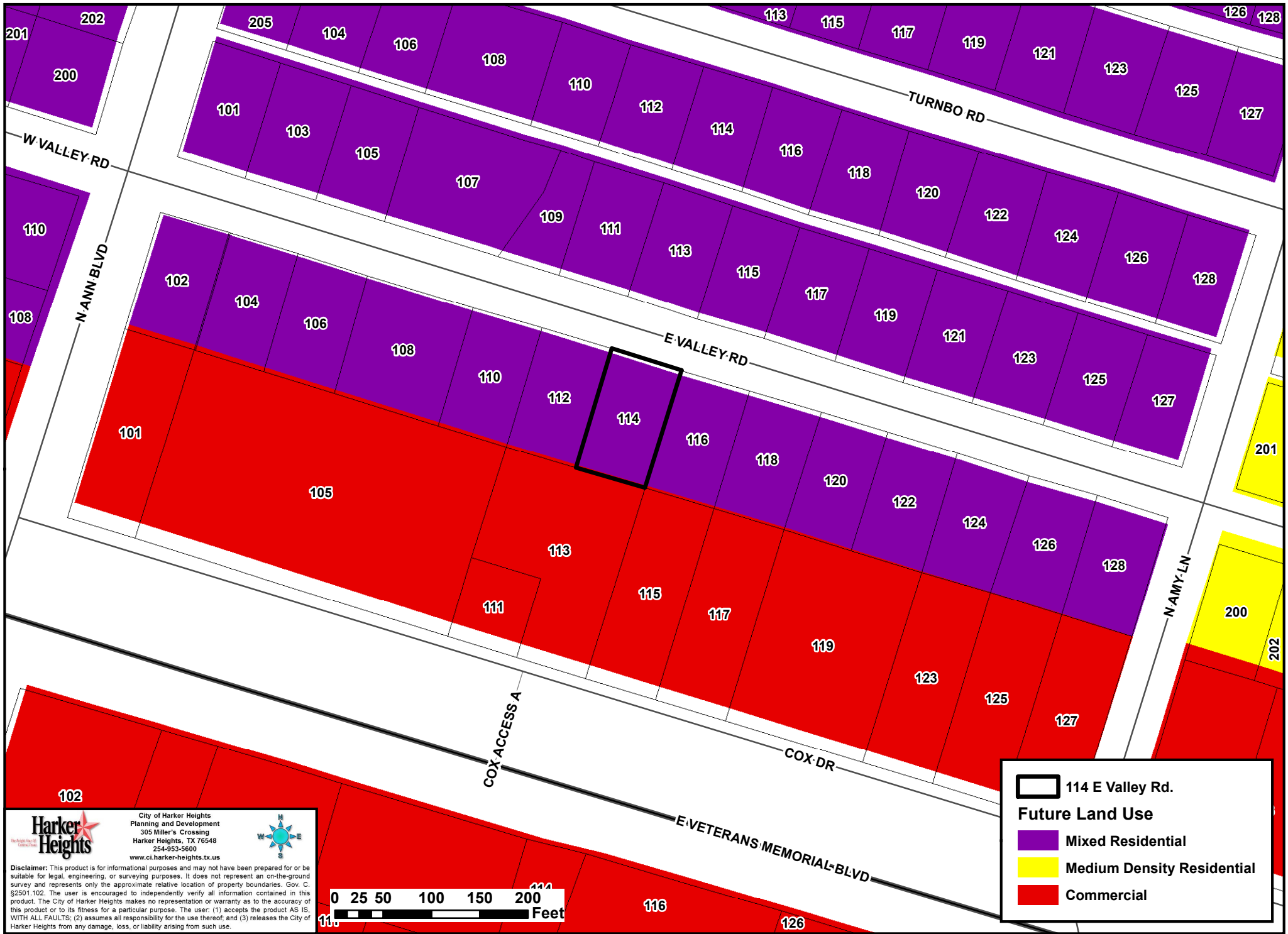
- B-4 Secondary and Highway Business District
- B-5 General Business District
- R-1 One-Family Dwelling District
- R-1 (M) One-Family Manufactured Home Dwelling District
- R-2 Two-Family Dwelling District
- R-3 Multi-Family Dwelling District
- R-MU Mixed Residential

**Harker Heights**

City of Harker Heights  
 Planning and Development  
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0 25 50 100 150 200 Feet



**114 E Valley Rd.**

**Future Land Use**

- Mixed Residential
- Medium Density Residential
- Commercial

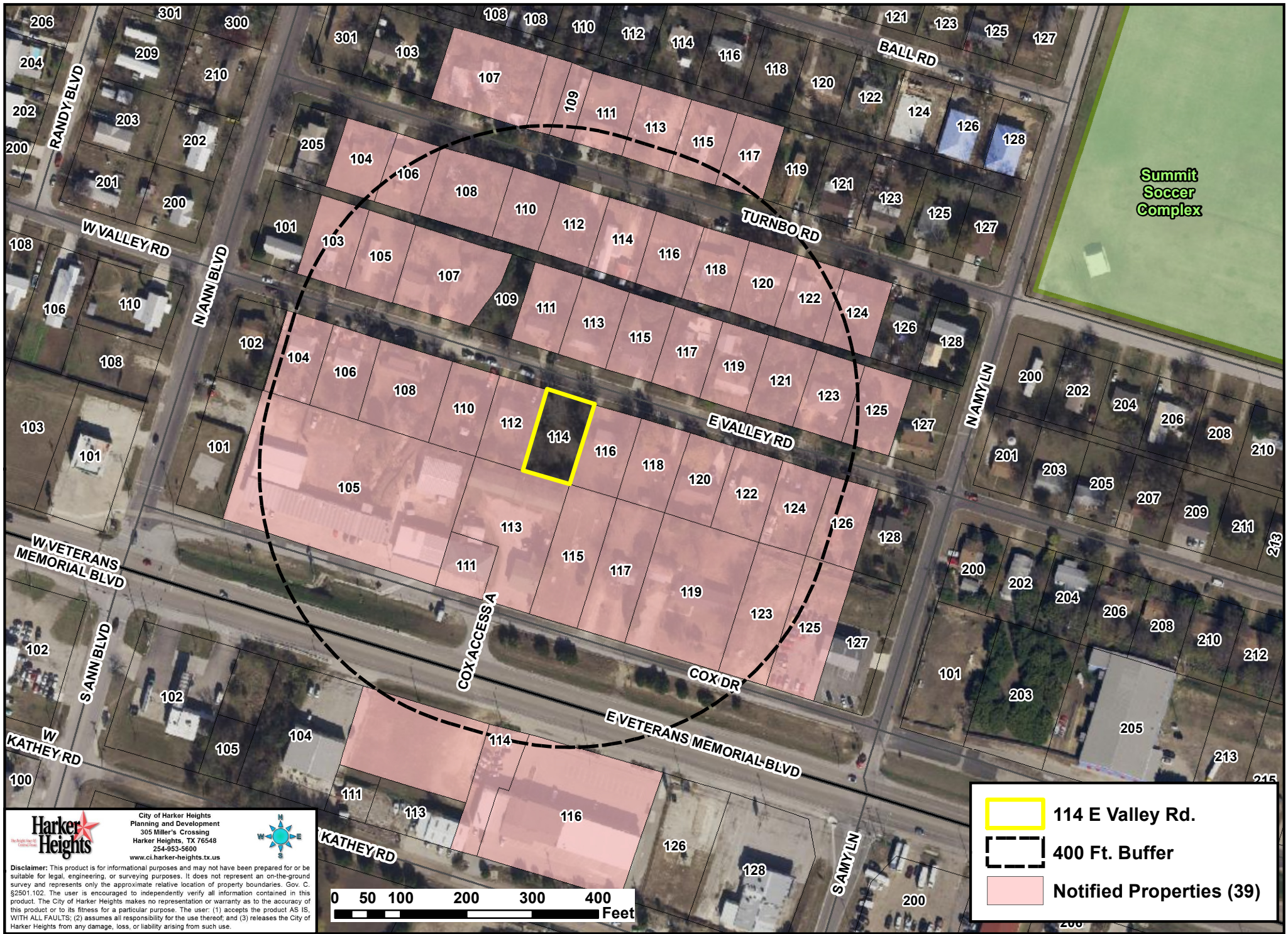
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0 25 50 100 150 200 Feet






-  114 E Valley Rd.
-  400 Ft. Buffer
-  Notified Properties (39)

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Planning and Development  
305 Miller's Crossing  
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**PLANNING AND ZONING  
COMMISSION MEMORANDUM**

**Z21-03**

**AGENDA ITEM VI-3**

FROM: THE OFFICE OF THE PLANNING AND DEVELOPMENT DIRECTOR  
DATE: JANUARY 6, 2021

**CONDUCT A PUBLIC HEARING TO DISCUSS AND CONSIDER RECOMMENDING AN ORDINANCE TO CHANGE THE ZONING DESIGNATION FROM B-4 (SECONDARY AND HIGHWAY BUSINESS DISTRICT) TO R-1 (ONE FAMILY DWELLING DISTRICT) ON PROPERTY DESCRIBED AS BLOCK SEVEN (7), LOT ONE (1), STILLFOREST ADDITION REPLAT, GENERALLY LOCATED AT 1003 S. ROY REYNOLDS DRIVE, HARKER HEIGHTS, BELL COUNTY, TEXAS.**

**EXPLANATION:**

The applicant is requesting a change from the current zoning of B-4 (Secondary and Highway Business District) to R-1 (One Family Dwelling District) on property addressed as 1003 S. Roy Reynolds Drive. The property consist of approximately 9,048 square feet and the request will enable the applicant to construct a single family house on the property.

**Surrounding Land Uses**

Adjacent land uses include:

	<b>Existing Land Use</b>	<b>Future Land Use</b>	<b>Zoning</b>
<b>North</b>	Commercial	Commercial	B-5 (General Business District)
<b>South</b>	Single Family Residence	Single Family Residential	R-1 (One Family Dwelling District)
<b>East</b>	Single Family Residence	Single Family Residential	R-1
<b>West</b>	City of Killeen (Single Family)	City of Killeen	City of Killeen

Per the 2007 Comprehensive Plan the applicant’s property is located in an area designated as Single Family Residential. A survey of the area identified most of the surrounding properties to be primarily single family residences with several commercial businesses west along W. Veterans Memorial Boulevard. The rezone request is consistent with the 2007 City of Harker Heights Comprehensive Plan. Staff therefore believes the proposed rezoning with its intended use will not likely have any adverse impact on the surrounding area

**Flood Damage Prevention:**

No portion of this property lies within the 100 year or 500-year flood hazard areas.

**Notices:**

Staff sent out twenty-three (23) notices to property owners within the 400-foot notification area. Zero (0) responses were received in favor of the request, and zero (0) responses were received in opposition of the request.

**RECOMMENDATION:**

Staff recommends approval of an ordinance to change the zoning designation from B-4 (Secondary and Highway Business District) to R-1 (One Family Dwelling District) on property described as Block Seven (7), Lot One (1), Stillforest Addition Replat, generally located at 1003 S. Roy Reynolds Drive, Harker Heights, Bell County, Texas, based on the following:

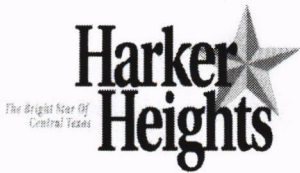
1. The proposed use and rezoning is compatible with existing uses in the neighborhood.
2. The proposed use and rezoning would not likely have any adverse impact on adjoining uses and zoning districts.

**ACTION BY PLANNING AND ZONING COMMISSION:**

1. Motion to recommend approval/disapproval of an ordinance to change the zoning designation from B-4 (Secondary and Highway Business District) to R-1 (One Family Dwelling District) on property described as Block Seven (7), Lot One (1), Stillforest Addition Replat, generally located at 1003 S. Roy Reynolds Drive, Harker Heights, Bell County, Texas, based on staff's recommendation and findings.
2. Any other action deemed necessary.

**ATTACHMENTS:**

1. Application
2. Location Map
3. Existing Land Use Map
4. Zoning Map
5. Future Land Use Map
6. Notification Area Map



# Rezoning Request Application

**\*Requirements - MUST BE COMPLETE OR WILL NOT BE ACCEPTED\***

This application must be completed and returned to the Planning and Development Department of the City of Harker Heights, Texas along with the following:

1. Pre-Application Meeting Scheduled
2. Payment of \$200.00 to the City of Harker Heights

**City of Harker Heights**  
 Planning & Development  
 305 Millers Crossing  
 Harker Heights, TX 76548  
 Phone: (254) 953-5647

**Property Owner(s) Name:** EGS Consulting, Ltd **Date:** 12-8-20  
**Address:** 4708-A Passion Flower Loop  
**City/State/Zip:** Killeen, Tx 76549  
**Phone:** [REDACTED] **E-mail:** [REDACTED]

### Legal Description of Property:

**Location of Property (Address if available):** 1003 S. Roy Reynolds Dr. Harker Heights, TX  
**Lot:** 1 **Block:** 7 **Subdivision:** Stillforest  
**Acres:** 0.2077 **Property ID:** 22717 **Survey:** \_\_\_\_\_

*For properties not in a recorded subdivision please submit a copy of a current survey showing the property's proposed to be changed, and/or legal field notes.*

**Proposed Use:** Single family home  
**Current Zoning Classification:** B5 B-4WS **Proposed Zoning:** R-1  
**Current Land Use:** vacant **Proposed Land Use:** single family

### Applicant's Representative (if applicable):

**Applicant's Representative:** Richard Raymond  
**Phone:** [REDACTED] **E-Mail:** [REDACTED]

I, being the undersigned applicant of the property herein described, hereby make application for approval of plans submitted and made a part of the application in accordance with the provisions of the City of Harker Heights Ordinances, and hereby certify that the information provided is true and correct to the best of my knowledge and belief.

I, being the undersigned applicant, understand that failure to appear to represent a request shall be deemed a request to withdraw the proposal, or \_\_\_\_\_ will represent the owner.

Richard Raymond  
Sue van Zanten  
 Printed Name of Property Owner

Sue van Zanten  
 Signature of Property Owner

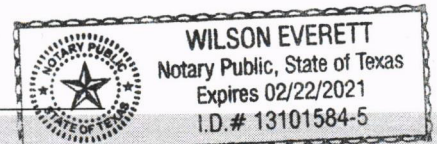
Richard Raymond  
 Printed Name of Representative

[Signature]  
 Signature of Representative

SWORN AND SUBSCRIBED BEFORE ME ON THIS 9th DAY OF December, 2020.

Wilson Everett  
 SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES: 2/22/2021



Date Submitted: 12/9/2020

### STAFF ONLY -- DO NOT FILL OUT BELOW

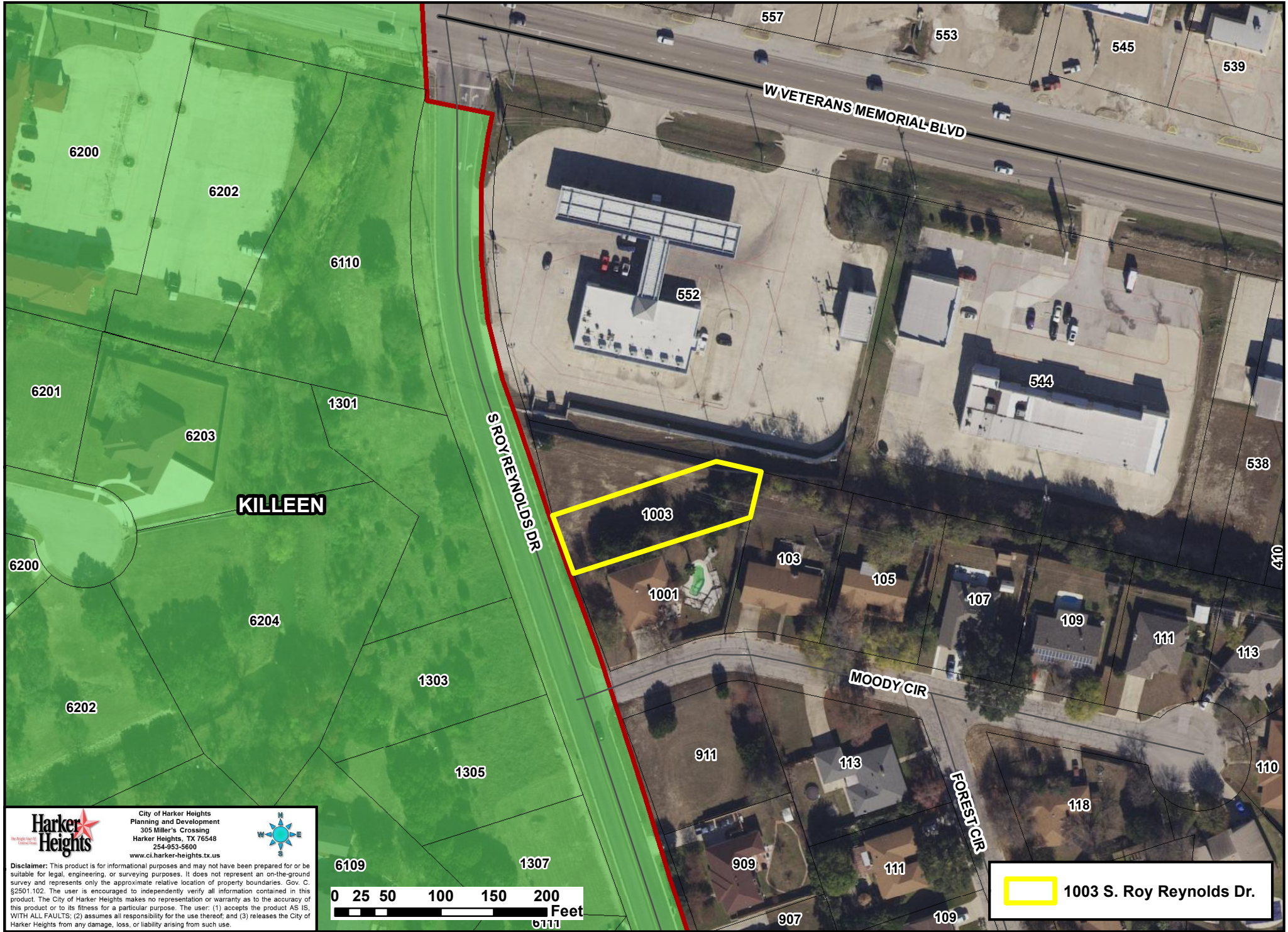
Received By: Wilson Everett

Pre-Application Meeting

Receipt #: 01643104

Case #: 221-03





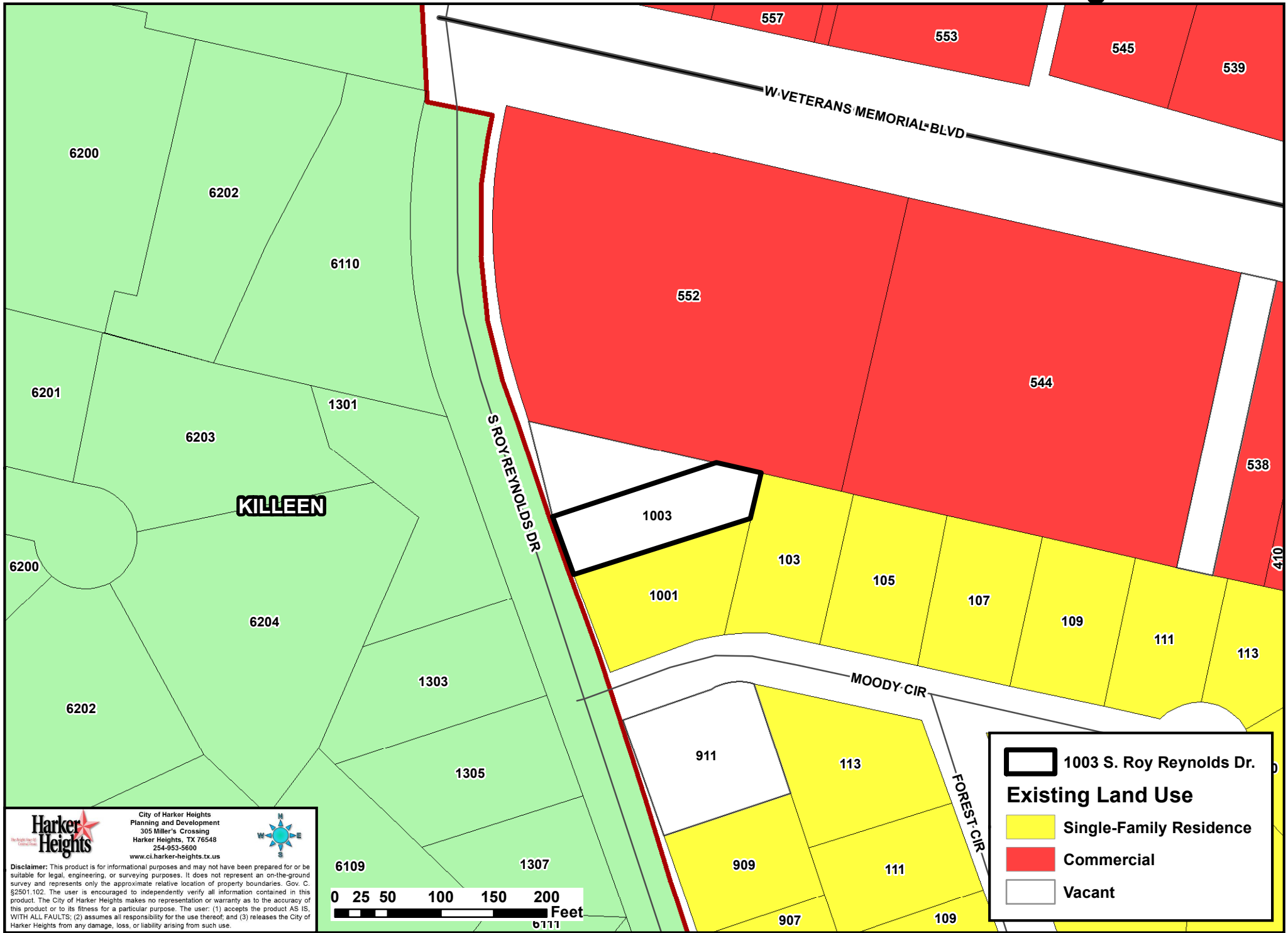
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 1003 S. Roy Reynolds Dr.



**KILLEEN**

**1003 S. Roy Reynolds Dr.**

**Existing Land Use**

- Single-Family Residence
- Commercial
- Vacant

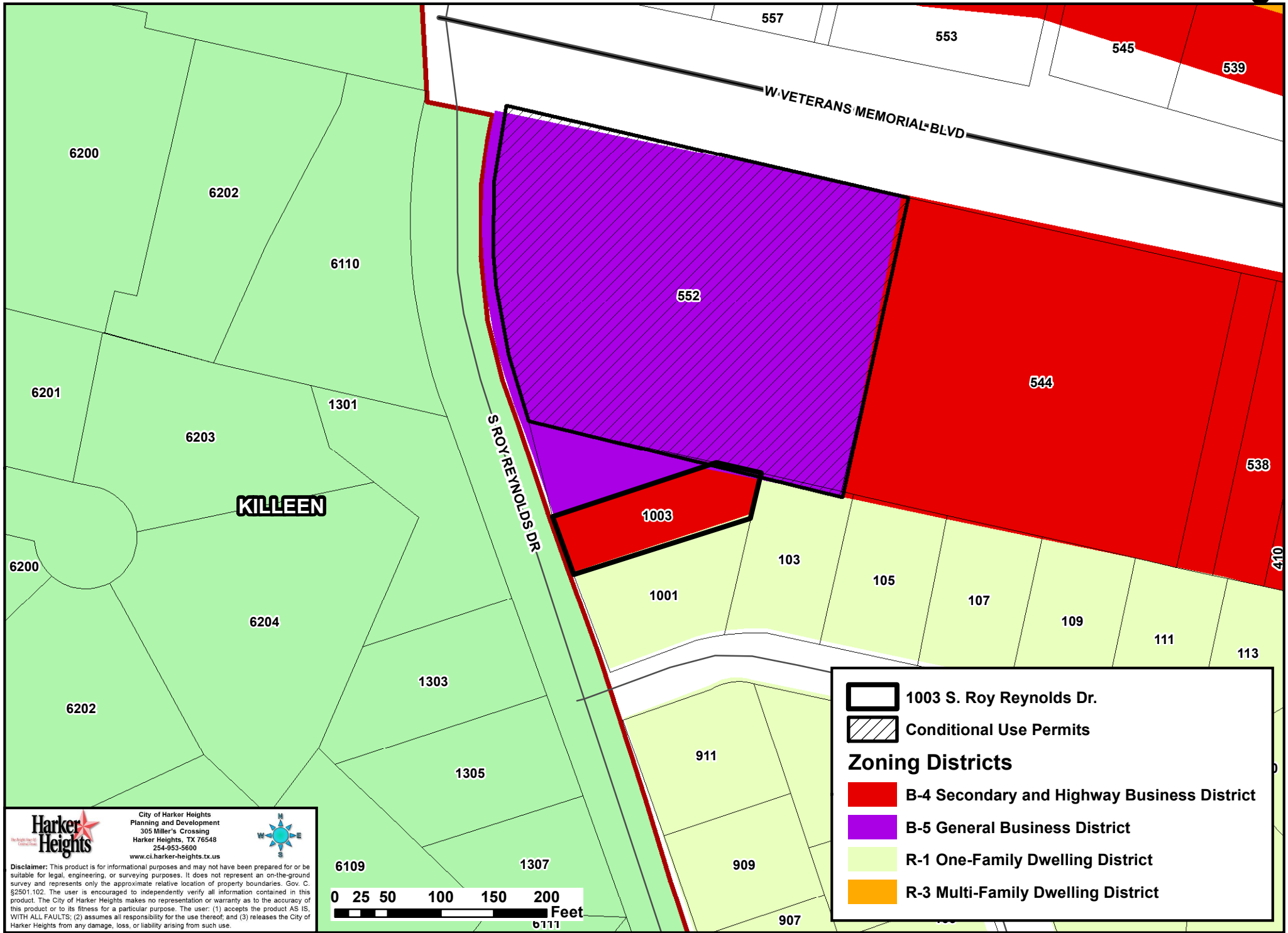
**Harker Heights**

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0 25 50 100 150 200 Feet





**Harker Heights**  
 City of Harker Heights  
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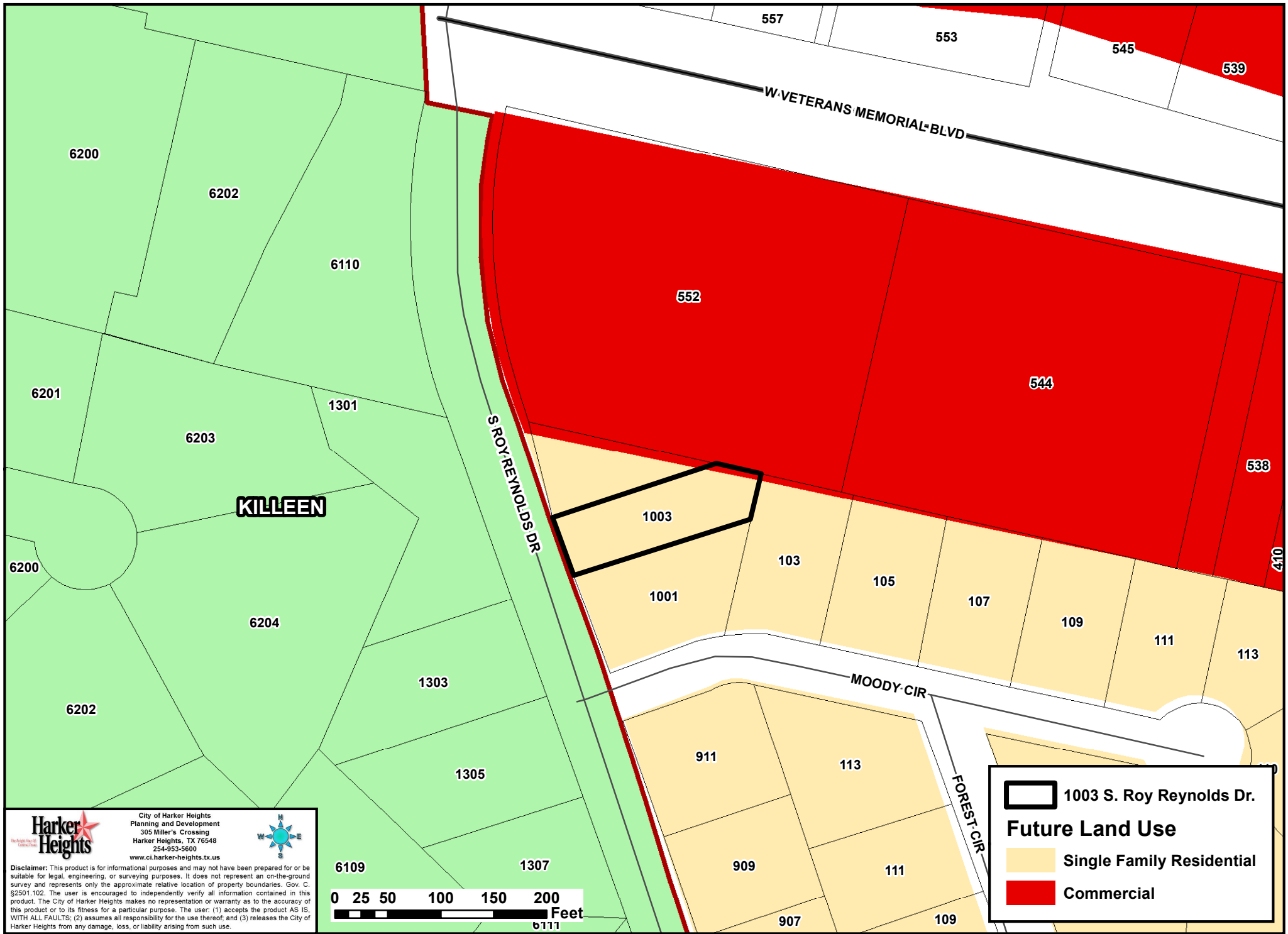
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1003 S. Roy Reynolds Dr.

Conditional Use Permits

**Zoning Districts**

- B-4 Secondary and Highway Business District
- B-5 General Business District
- R-1 One-Family Dwelling District
- R-3 Multi-Family Dwelling District



**KILLEEN**

S ROY REYNOLDS DR

W VETERANS MEMORIAL BLVD

MOODY CIR

FOREST CIR

**Harker Heights**  
 City of Harker Heights  
 Planning and Development  
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0 25 50 100 150 200 Feet

**1003 S. Roy Reynolds Dr.**

**Future Land Use**

- Single Family Residential
- Commercial







**PLANNING AND ZONING COMMISSION  
MEMORANDUM**

**Z21-04**

**AGENDA ITEM VI-4**

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT  
DATE: JANUARY 6, 2021

**CONDUCT A PUBLIC HEARING TO DISCUSS AND CONSIDER RECOMMENDING AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT (CUP) TO ALLOW FOR AN ACCESSORY DWELLING UNIT ON PROPERTY DESCRIBED AS EVERGREEN SUBDIVISION PHASE FOUR, BLOCK ONE (1), LOT ELEVEN (11), GENERALLY LOCATED AT 2536 JUBILATION DRIVE, HARKER HEIGHTS, BELL COUNTY, TEXAS.**

**EXPLANATION:**

The applicant is requesting a Conditional Use Permit (CUP) to allow an accessory dwelling unit (ADU) to be utilized as a pool house and outfitted to permit a habitable space for guests. Per the Harker Heights Code of Ordinance Section 155.020(B) (4), an accessory dwelling unit for a relative (not for rent) is permitted via a Conditional Use Permit. The applicant’s property consist of approximately 0.8 acres and would therefore be permitted two (2) large accessory structure with a maximum aggregate size of all accessory structure not to exceed 1,000 square feet (per §155.020 (A) (5) (b) (4)).

**Surrounding Land Uses**

Adjacent land uses include:

	<b>Existing Land Use</b>	<b>Future Land Use</b>	<b>Zoning</b>
<b>North</b>	Vacant	Single Family Residential	R-1 (One Family Dwelling District)
<b>South</b>	Vacant	Single Family Residential	R-1
<b>East</b>	Vacant	Single Family Residential	R-1
<b>West</b>	Single Family Residential	Single Family Residential	R-1

The applicant is currently in the process of constructing a single family home on the property. The addition of an accessory dwelling unit would not violate the intent or ideals of Single Family Residential (SFR) use if it meets all development regulations and would be considered consistent with the 2007 City of Harker Heights Comprehensive Plan. This CUP, if granted, would not interfere with the property’s primary use as a single-family home. The proposed change would not alter or have any significant impact on the square footage of the primary house, setbacks, or any other development

regulations. The proposed use would therefore not likely have any adverse impact on adjoining land uses in the neighborhood.

**Flood Damage Prevention:**

No portion of this property lies within the 100 year or 500-year flood hazard areas.

**Notices:**

Staff sent out eight (8) notices to property owners within the 400-foot notification area. There were zero (0) responses received in favor of the request, and one (1) response received in opposition of the request.

**RECOMMENDATION:**

Staff recommends approval of an ordinance granting a Conditional Use Permit (CUP) to allow for an accessory dwelling unit on property described as Evergreen Subdivision Phase Four, Block One (1), Lot Eleven (11), generally located at 2536 Jubilation Drive, Harker Heights, Bell County, Texas, based on the following in accordance to Section 155.201 of the Harker Heights Code of Ordinance:

1. The proposed use conforms with applicable regulations and standards established by the City’s Building and Development Code;
2. The proposed use will be consistent with the objectives and purposes of the zoning district in which the development is located, or the goals, objectives and policies set forth in the 2007 City of Harker Heights Comprehensive Plan;
3. The proposed use will be compatible with existing or permitted uses on abutting sites because of use, building height, setbacks, square footage, landscaping, and access to the site;
4. The proposed use is suitable to the premises or structure(s) in which it will be conducted; and
5. The proposed use will not be detrimental to the public health, safety, or welfare, nor will materially injure property or improvements in the vicinity.

**ACTION BY THE PLANNING AND ZONING COMMISSION:**

1. Motion to recommend approval/disapproval of an ordinance granting a Conditional Use Permit (CUP) to allow for an accessory dwelling unit on property described as Evergreen Subdivision Phase Four, Block One (1), Lot Eleven (11), generally located at 2536 Jubilation Drive, Harker Heights, Bell County, Texas, based on staff’s recommendation and findings.
2. Any other action deemed necessary.

**ATTACHMENTS:**

1. Application
2. Letter of Intent
3. Site Plan
4. R-1 Zoning District Code
5. Location Map
6. Zoning Map
7. Existing Land Use Map
8. Future Land Use Map
9. Notification Area Map
10. Citizen Responses (1)





# Conditional Use Permit Application

**City of Harker Heights**  
Planning & Development  
305 Millers Crossing  
Harker Heights, TX 76548  
Phone: (254) 953-5647  
Fax: (254) 953-5666

**\*Requirements - MUST BE COMPLETE OR WILL NOT BE ACCEPTED\***

This application must be completed and returned to the Planning and Development Department of the City of Harker Heights, Texas along with the following:

1. Pre-Application Meeting Scheduled
2. Payment of \$200.00 to the City of Harker Heights
3. Site Plan
4. Letter of Intent
5. Please thoroughly read Section 155.201 - Conditional Use Permits (see attached)

**Owner Information:**

**Property Owner(s) Name:** Lynne and Steven Boehm **Date:** 12/09/2020

**Address:** 3908 Deer Ridge **City/State/Zip:** Harker Heights, TX 76548

**Phone:** [REDACTED] **E-mail:** [REDACTED]

**Property Information:**

**Site Address or General Location:** 2536 Jubilation Drive, Harker Heights TX 76548

**Lot:** 11 **Block:** 1 **Subdivision:** Evergreen

**Acres:** .8732 **Property ID:** 465830 **Survey:** Evergreen, Phase IV

*For properties not in a recorded subdivision please submit a copy of a current survey showing the property's proposed to be changed, and/or legal field notes.*

**Current Zoning Classification:** R-2 WE **Future Land Use Designation:** R-2 WE

**Applicant's Representative (if applicable):**

**Applicant's Representative:** \_\_\_\_\_

**Phone:** \_\_\_\_\_ **E-Mail:** \_\_\_\_\_

**ATTACH A SITE PLAN:** Provide a plan drawn to scale to illustrate the boundaries of the area, location of all existing and proposed structure(s), gross floor area and location of building entrances and exits.

**ATTACH A LETTER OF INTENT:** Provide a detailed description of the proposed use including but not limited to: the changes to the site, structure(s), landscaping, parking and land use in reference to the Harker Heights Code of Ordinances Section 155.201 Conditional Use Permit.

I, being the undersigned applicant of the property herein described, hereby make application for approval of plans submitted and made a part of the application in accordance with the provisions of the City of Harker Heights Ordinances, and hereby certify that the information provided is true and correct to the best of my knowledge and belief.

I, being the undersigned applicant, understand that failure to appear to represent a request shall be deemed a request to withdraw the proposal, or \_\_\_\_\_ will represent the owner.

Lynne R. Boehm  
**Printed Name of Property Owner**

Lynne R. Boehm  
**Signature of Property Owner**

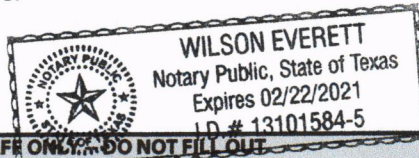
**Printed Name of Representative** \_\_\_\_\_

**Signature of Representative** \_\_\_\_\_

SWORN AND SUBSCRIBED BEFORE ME ON THIS 9 DAY OF

December, 2020

Wilson Everett  
**Signature of Notary Public**



**STAFF ONLY - DO NOT FILL OUT**

Date Submitted: 12/9/2020

Received By: Wilson Everett

Pre-Application Meeting

Receipt #: 1643073

Case #: \_\_\_\_\_

Lynne and Steven Boehm  
3908 Deer Ridge  
Harker Heights, TX 76548  
(254)368-0742/(254)368-4399  
[lboehm60@hotmail.com](mailto:lboehm60@hotmail.com)

December 9, 2020

Planning and Zoning Office  
City of Harker Heights  
305 Millers Crossing  
Harker Heights, TX 76548

RE: Letter of Intent for Accessory Dwelling Unit

To Whom it May Concern,

This letter of intent is to request Conditional Use for an Accessory Dwelling Unit (ADU) at the property located at 2536 Jubilation Drive in Harker Heights, TX, Lot 11, Block 1, Evergreen Subdivision Phase IV. Lot size is .8732 acres. This site will consist of a two-story main house, pool and a detached ADU. The ADU is 488 sq ft that consists of a living area, kitchenette, full bathroom and one bedroom. Attached covered patio is 300 sq ft. Exterior will be constructed of stone veneer and stucco with a composition shingle roof that will match the materials used on the main house. This structure is part of the primary residence and will not have separate parking or utilities. The ADU will primarily serve as a pool house and man cave. When needed, the ADU will serve as a space for overnight personal guests.

I have enclosed the following:

1. Completed Conditional Use Permit Application
2. Check in the amount of \$200 for the application fee made payable to the City of Harker Heights.
3. One copy of all plans/drawings for the proposed project.

Please call with any further questions.

Sincerely,



Enclosures

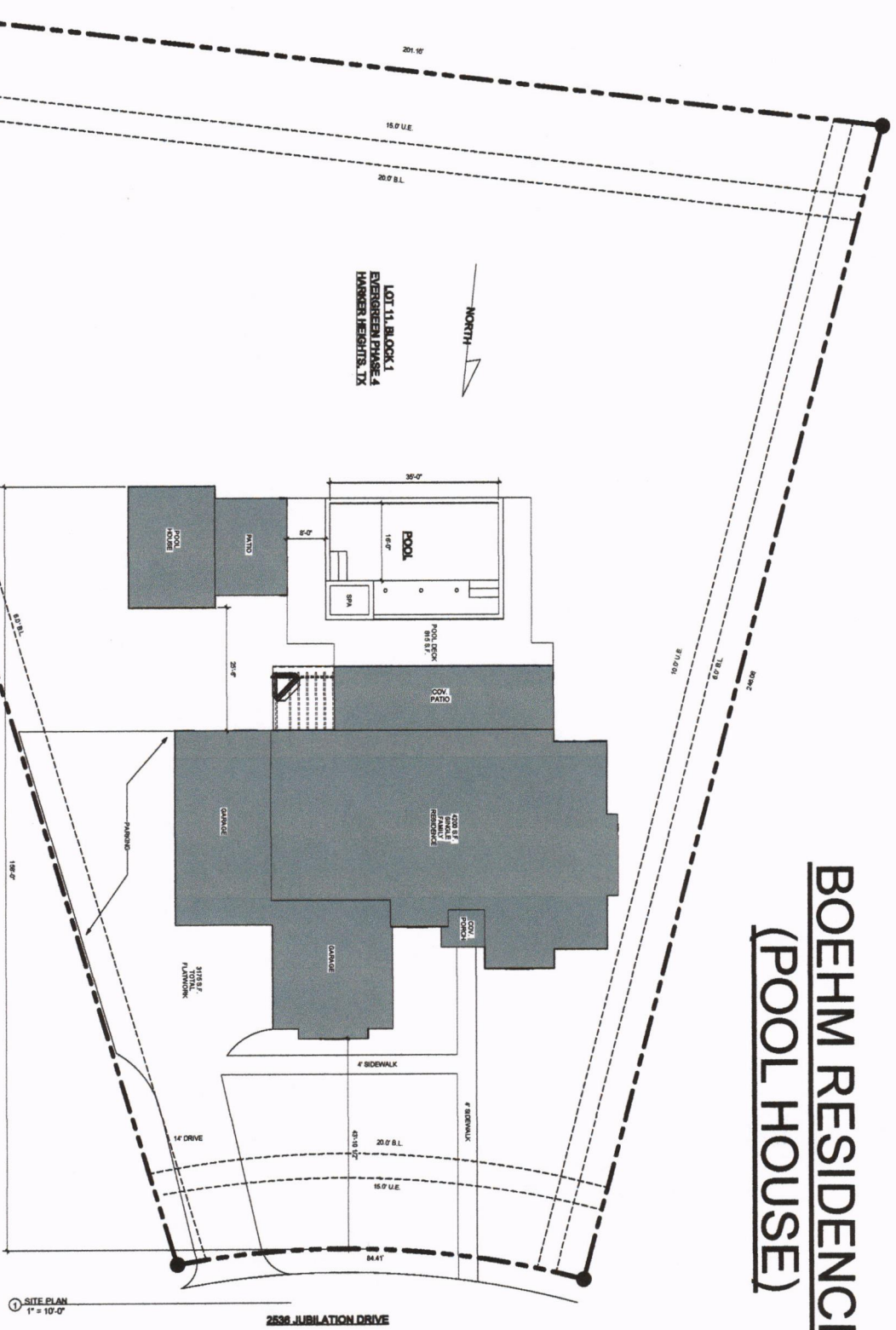


# BOEHM RESIDENCE (POOL HOUSE)



**PAULIN DESIGN**  
510 Birmo Woods Blvd  
Eggen, TX 78821  
254.413.6018  
paulin@paulindesign.com

**Daniel Paul Dewald**  
AIA  
254.282.0254  
daniel@paulindesign.com



① SITE PLAN  
1" = 10'-0"

SHEET NUMBER	SHEET NAME
A1	Cover Sheet / Site Plan
A2	Pool House
A3	Elevations - Perspectives

## BOEHM RESIDENCE (POOL HOUSE)

2536 JUBILATION DRIVE HARKER HEIGHTS, TX

TX20-037

**COMPONENTS**  
The information on this drawing is the property of Paulin Design, Inc. and is not to be used, copied, or reproduced in any form without the written consent of Paulin Design, Inc.

DATE: 10/01/20  
DRAWN BY: [Name]  
CHECKED BY: [Name]

Cover Sheet / Site Plan  
**A1**

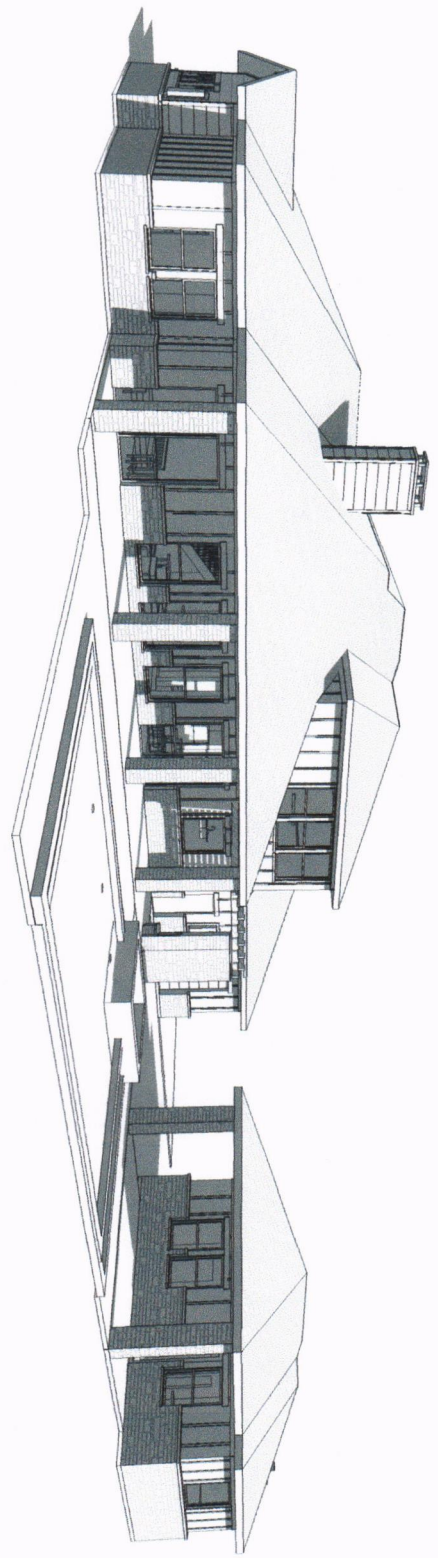
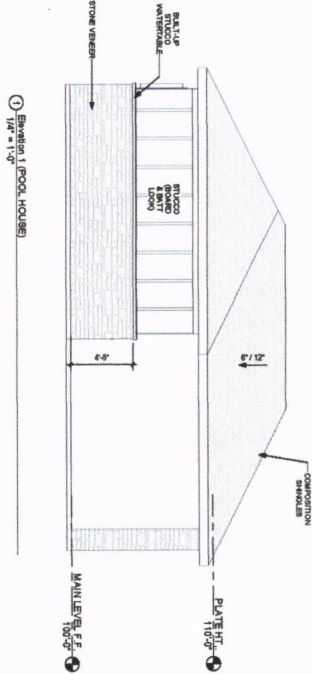
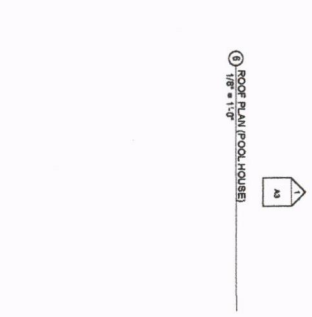
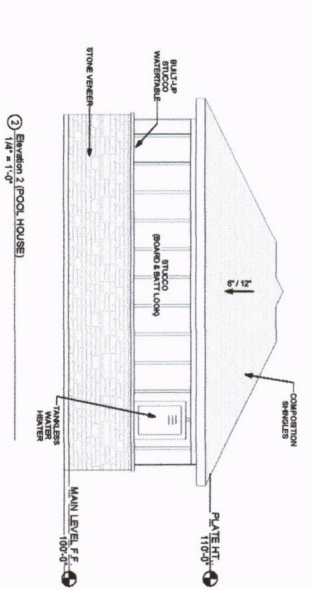
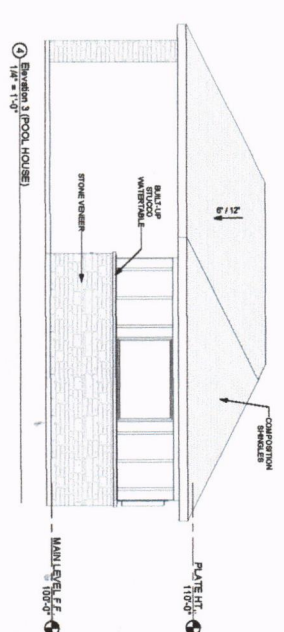
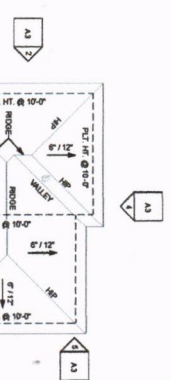
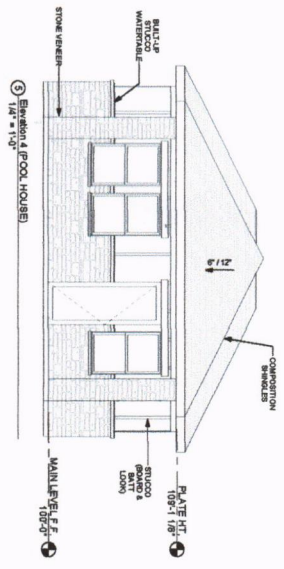






**PAULIN DESIGN**  
 510 Blanco Woods Blvd.  
 Eight, TX 78821  
 paulindesign@yahoo.com  
 paulindesign@pdxo.com

Daniel Paulin, Principal  
 Paulin Design, Inc.  
 254, 298, 305  
 paulindesign@yahoo.com



# BOEHM RESIDENCE (POOL HOUSE)

2536 JUBILATION DRIVE HARKER HEIGHTS, TX

TX20-037

COMPILED 2008  
 THIS DRAWING IS THE PROPERTY OF PAULIN DESIGN, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PAULIN DESIGN, INC.  
 100% CD 15-02-2008  
 DATE: 08/01/07  
 DRAWN BY: [signature]

Elevations -  
 Perspectives  
**A3**

**§ 155.020 R-1 ONE FAMILY DWELLING DISTRICT.**

(A) *Permitted uses.* The following uses are permitted by right:

- (1) Site-built, single-family dwellings and industrialized housing.
- (2) Church or other place of worship.
- (3) Municipal buildings, non-profit libraries or museums, police and fire stations, public utilities (without outside storage yards or electric substations), public parks, playgrounds, municipal golf courses, public recreation facilities, and community buildings.
- (4) Customary home occupations as defined in §155.003.
- (5) *Accessory structure.*

(a) One small accessory building (not exceeding 144 square feet) per residence customarily incident to the above uses (not involving the conduct of a business) subject to the following requirements:

- 1. Structure must be built upon a moveable foundation;
- 2. Structure cannot exceed 12 feet in height;
- 3. Structure must set behind the rear facade of the main residence building and must be setback five feet from the rear property line and six feet from the side property line; and
- 4. Materials, building design, and construction must comply with the requirements of Ch. 150.

(b) Large accessory buildings customarily incident to the above uses (not involving the conduct of a business) subject to the following requirements:

- 1. Building materials and facade must be consistent with the main residence building materials and facade;
- 2. Large accessory building must be behind the front facade of the main residence;
- 3. The height of the large accessory building cannot exceed that of the main residence building;
- 4. Number, size, setbacks and height requirements based on the size of the lot as follows:

<b>Lot Size</b>	<b>Number of Large Accessory Structures Allowed</b>	<b>Maximum Aggregate Size of All Accessory Structures</b>	<b>Setbacks</b>	<b>Maximum Height</b>
< 10,000 square feet	1	250 square feet	Front: 25 feet Side: 6 feet Rear: 10 feet	15 feet
> 10,000 square feet < .5 acre	1	500 square feet	Front: 25 feet Side: 6 feet Rear: 10 feet	15 feet
> .5 acre < 1 acre	2	1,000 square feet	Front: 25 feet Side: 6 feet Rear: 20 feet	24 feet
> 1 acre	4	1,500 square feet	Front: 25 feet Side: 6 feet Rear: 20 feet	24 feet

- (6) Private garage.
- (7) Home based child care.
- (8) Real estate sales office, or temporary living quarters to provide security during the development of residential subdivisions, but not to exceed two years.
- (9) Low impact telecommunication towers.
- (10) Public schools.

(B) *Conditional uses.* The following require conditional use permits:

- (1) Private schools having a curriculum equal to a public elementary, high school, or institution of higher learning (except home schooling).



(2) Neighborhood association facilities.

(3) Farms, nurseries, truck gardens and greenhouses, provided no sales offices are maintained and no livestock are kept within 250 feet of a residence of any person other than the farm owner.

(4) Accessory dwelling for a relative or servant (not for rent).

(5) Accessory structure as provided by § 155.040.

(C) *Height regulations.* No building shall exceed two and one-half stories or 35 feet in height.

(D) *Front yard, side yard, and rear yard.* As per Table 21-A.

(E) *Intensity of use.* Every lot or tract of land shall have an area of not less than 8,400 square feet and an average overall width of not less than 70 feet and a minimum lot frontage of not less than 45 feet. Except that if a lot or tract should have less area or width than is herein required and its boundary lines along their entire length should touch lands under other ownership on the effective date of this chapter and shall not have changed since the date, such parcel of land may be used for a single family dwelling.

(F) *Additional use, height, and area regulation.* Additional use, height, and area regulations and exceptions are found in § 155.040.

(G) *R-1(M) zoning designation.* R-1(M) is a one family residential lot that also allows manufactured homes. All manufactured housing structures installed after December 31, 1999, must be installed on a permanent foundation, as that term is defined in § 152.01.

(1) In order to be approved, the manufactured home must be found to have design compatibility with other dwellings in the neighborhood.

(2) The following standards apply to any placement of a manufactured home on a lot after December 31, 1999:

(a) Roofing shall be similar in color, material and appearance to the roofing material commonly used on residential dwellings within the community or comparable to the predominant materials used on dwellings within the neighborhood.

Materials shall include asphalt composition, shingle, tile, crushed rock, standing seam metal or similar materials (except all other metal). Roof pitch shall be a minimum of 3/12.

(b) Exterior siding shall be similar in color, material, and appearance to the exterior siding material commonly used on residential dwellings within the community or comparable to predominant materials used on dwellings within the neighborhood. Exterior siding shall be of brick, wood, stucco, plaster, concrete or other material which is finished in a non-glossy and non-reflective manner.

(c) If a garage/carport is constructed, it must be similar in appearance to others in the neighborhood and constructed of like materials as that of the primary home.

(d) Two all-weather surface off street parking spaces meeting the requirements of §155.061 shall be provided.

(3) Every manufactured home shall be placed so that the entrance or front of the home faces or parallels the principal street frontage, except:

(a) In cases where the lot is one acre or greater and the home is located more than 50 feet from the street; or

(b) Where the lot width is 60 feet or less.

(4) All entrances to a manufactured home shall be provided with permanent steps, porch or similar suitable entry.

(5) The lot must meet all applicable requirements of Chapter 154, and shall comply with the area regulations in (D) of this section. Variance in setbacks may be given in inches not to exceed one foot at the Building Official's discretion.

(H) *Signs* As per Chapter 151.

(I) *Parking.* As per §§ 155.061 through 155.068.

(J) *Storage.* Open storage is prohibited except for materials for the residents' use, such as firewood, gardening materials, and similar materials.

(K) *Landscaping.* All yards shall have vegetative groundcover of sufficient quality and quantity, or other city-approved groundcover, to control dust, erosion and sediment upon final inspections. In addition, a minimum of two six-foot-tall trees, measuring two inches or more in caliper (diameter) when measured 12 inches from the base of the trunk, and eight three-gallon shrubs, are required in the front yard.

(L) *Industrialized housing.*

(1) Industrialized housing shall be considered real property and must:

(a) Have a value equal to or greater than the median taxable value for each single-family dwelling located within 500 feet of the lot on which the industrialized housing is proposed to be located, as determined by the most recent certified tax appraisal roll for the county;

(b) Have exterior siding, roofing, roof pitch, foundation fascia, and fenestration compatible with the single-family dwellings located within 500 feet of the lot on which the industrialized housing is proposed to be located;

(c) Comply with city aesthetic standards, building setbacks, side and rear yard offsets, subdivision control, architectural landscaping, square footage, and other site requirements applicable to single-family dwellings;

(d) Be securely fixed to a permanent foundation; and

(e) Have all local permits and licenses that are applicable to site-built housing.

For purposes of this division, **VALUE** means the taxable **VALUE** of the industrialized housing and lot after installation of the housing.

(2) Any owner or authorized agent who intends to construct, erect, install or move any industrialized housing into the city shall first make application to the Building Official and obtain the required permits. In addition to any other information otherwise required for such permits, the application shall:

(a) Identify each single-family dwelling located within 500 feet of the lot on which the industrialized housing is to be located, and show the taxable value for each such dwelling, as determined by the most recent certified tax appraisal roll for the county;

(b) Describe the exterior siding, roofing, roof pitch, foundation fascia, and fenestration for each single-family dwelling located within 500 feet of the lot on which the industrialized housing is to be located;

(c) Describe the permanent foundation and method of attachment proposed for the industrialized housing; and

(d) State the anticipated taxable value of the industrialized housing and the lot after installation of the industrialized housing.

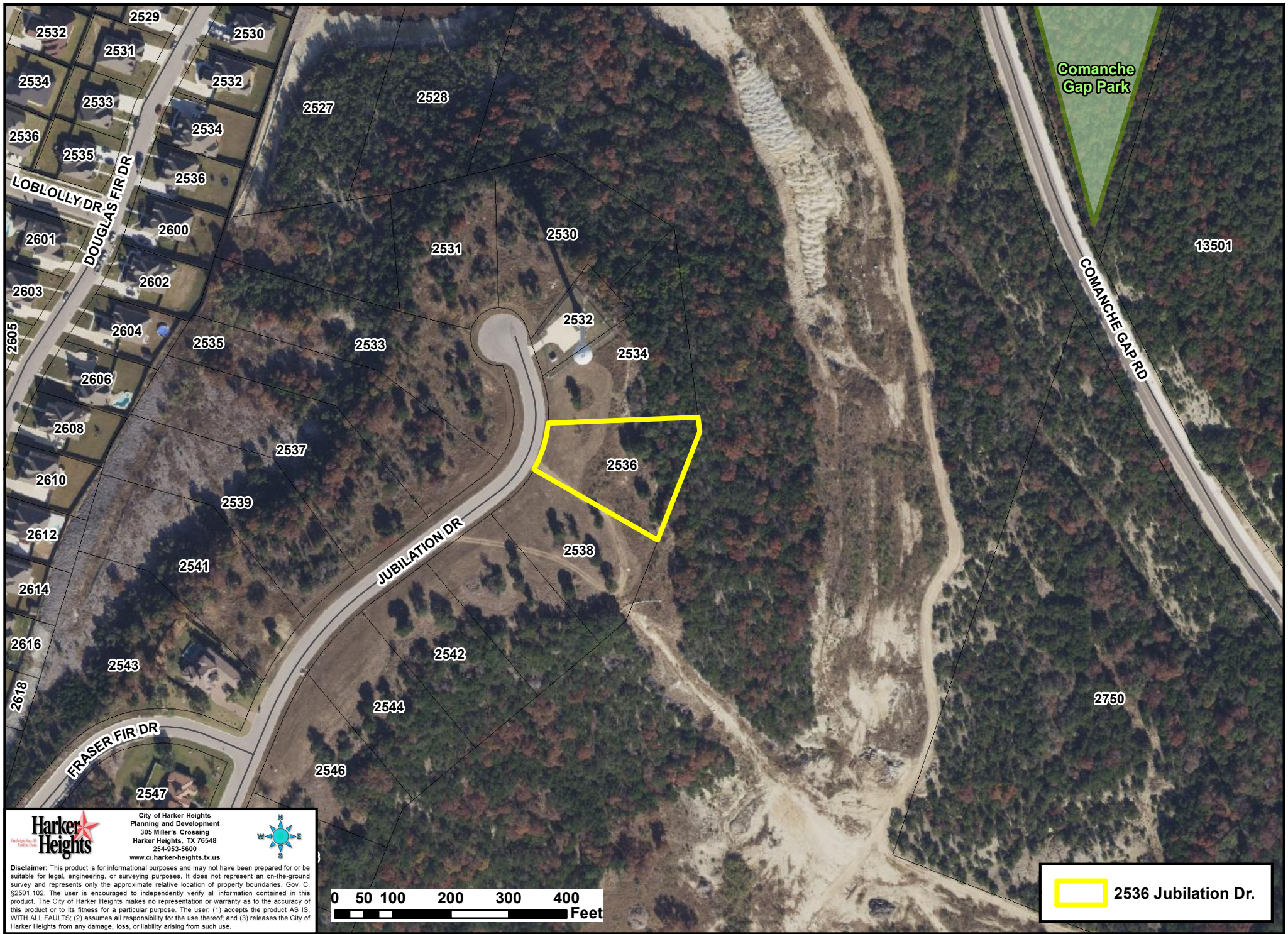
(3) A person commits an offense if the person:

(a) Constructs, erects, installs or moves any industrialized housing in the city without first obtaining a permit as required by this section; or

(b) Constructs, erects, installs or moves any industrialized housing into the city unless such industrialized housing complies with this section.

(Ord. 2001-36, passed 11-13-01; Am. Ord. 2002-28, passed 11-12-02; Am. Ord. 2006-40, passed 10-24-06; Am. Ord. 2010-32, passed 10-12-10; Am. Ord. 2011-08, passed 4-19-11)

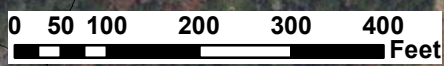





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254-953-5600  
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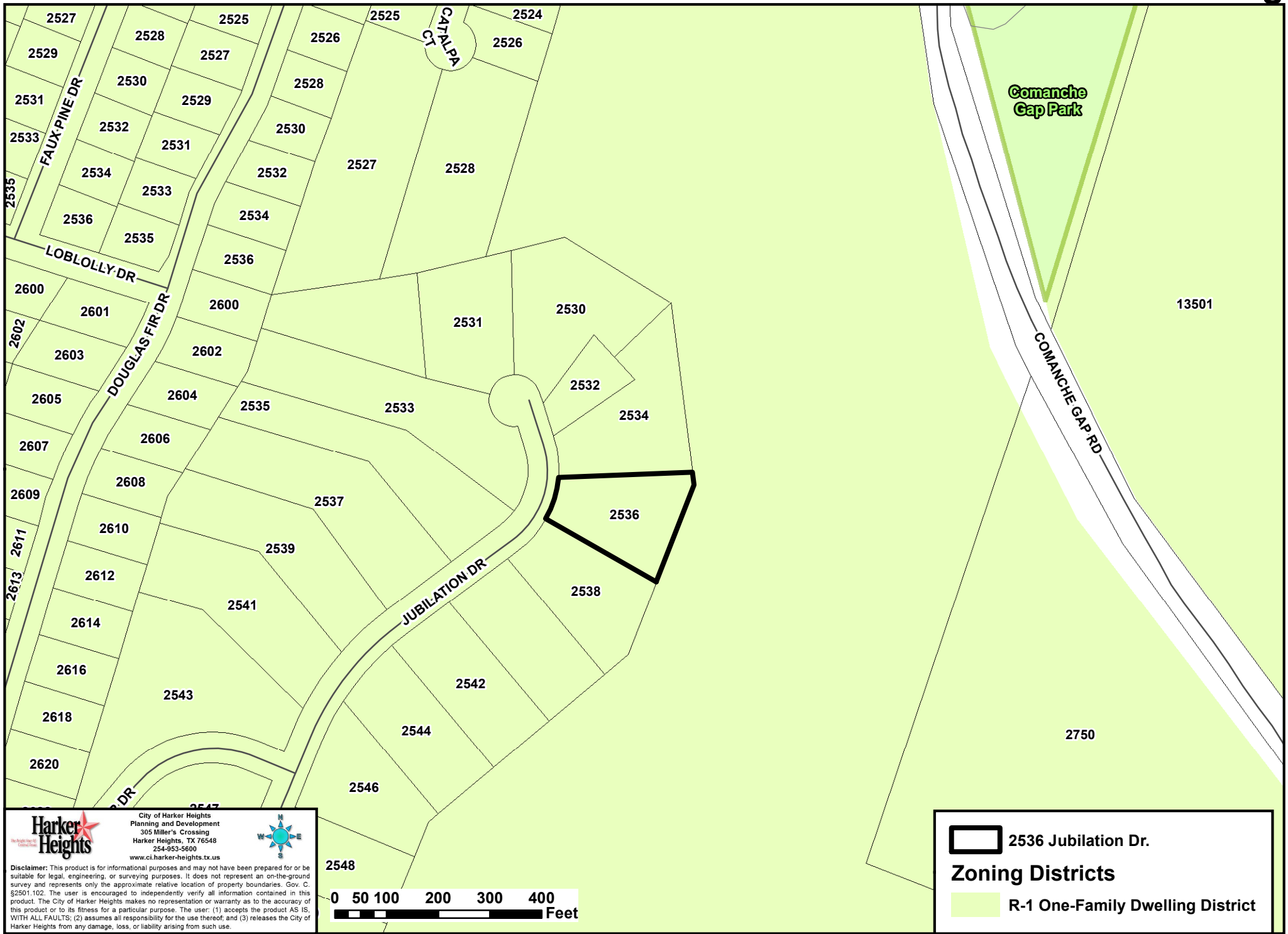


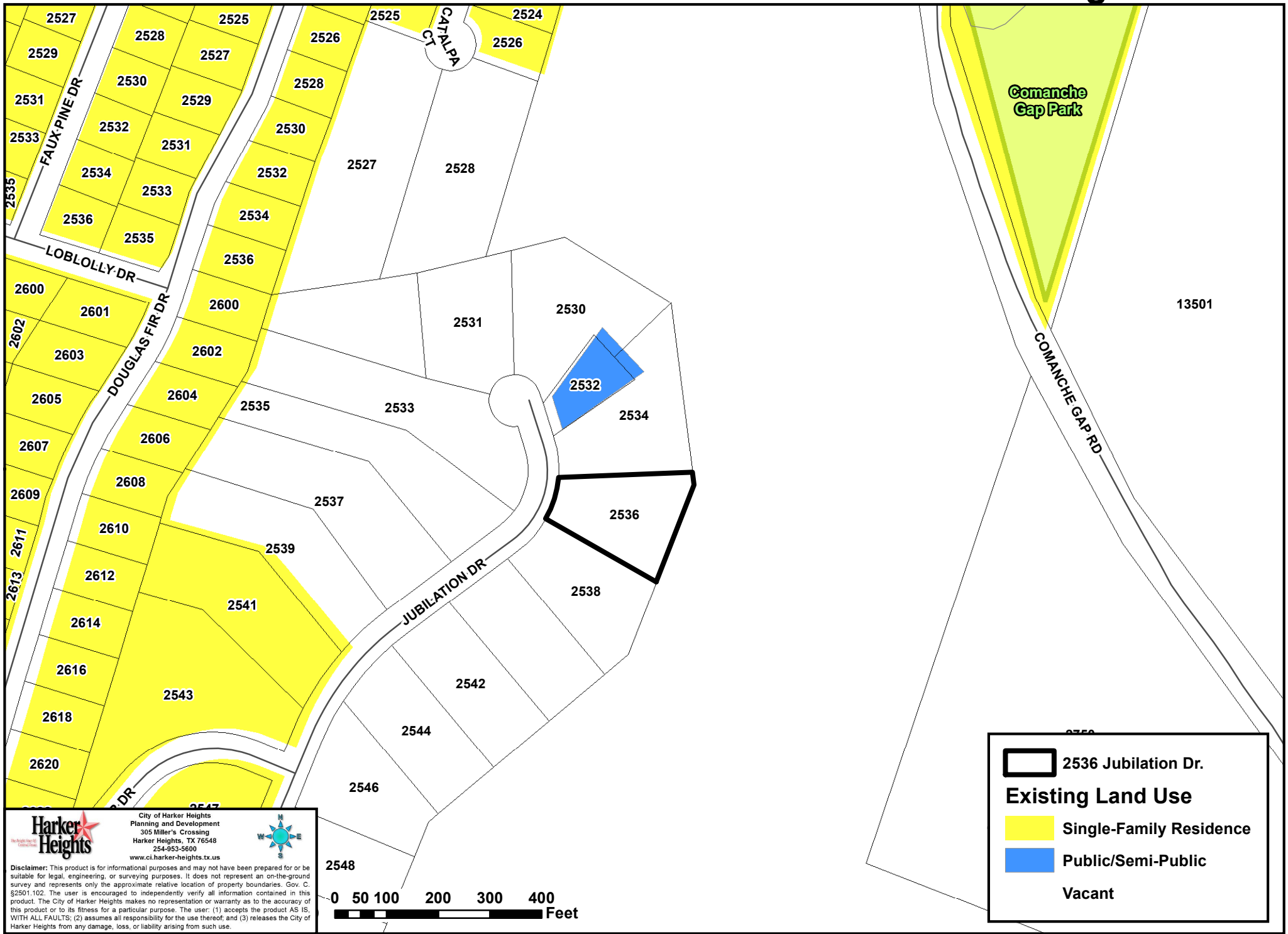
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 2536 Jubilation Dr.



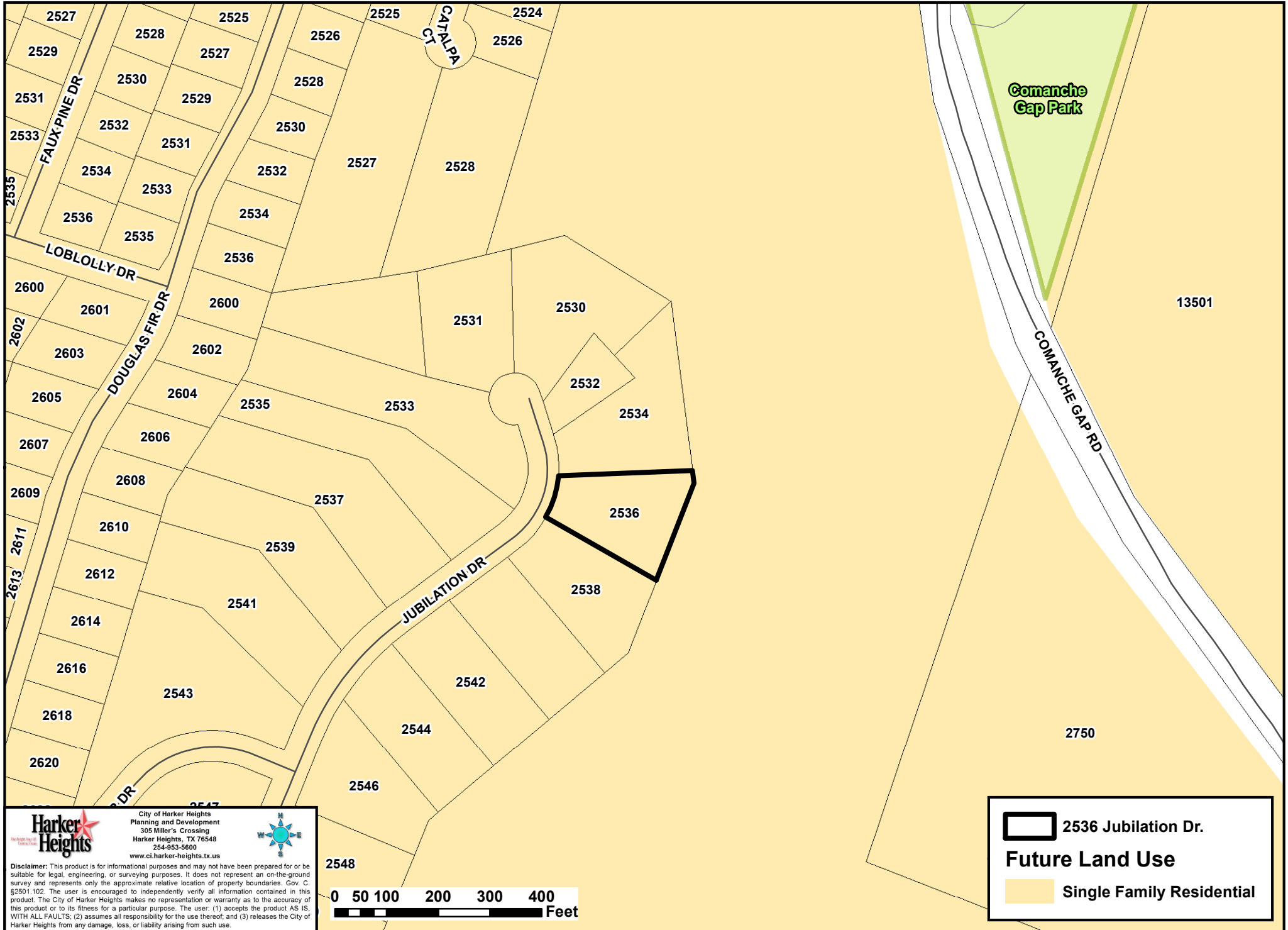




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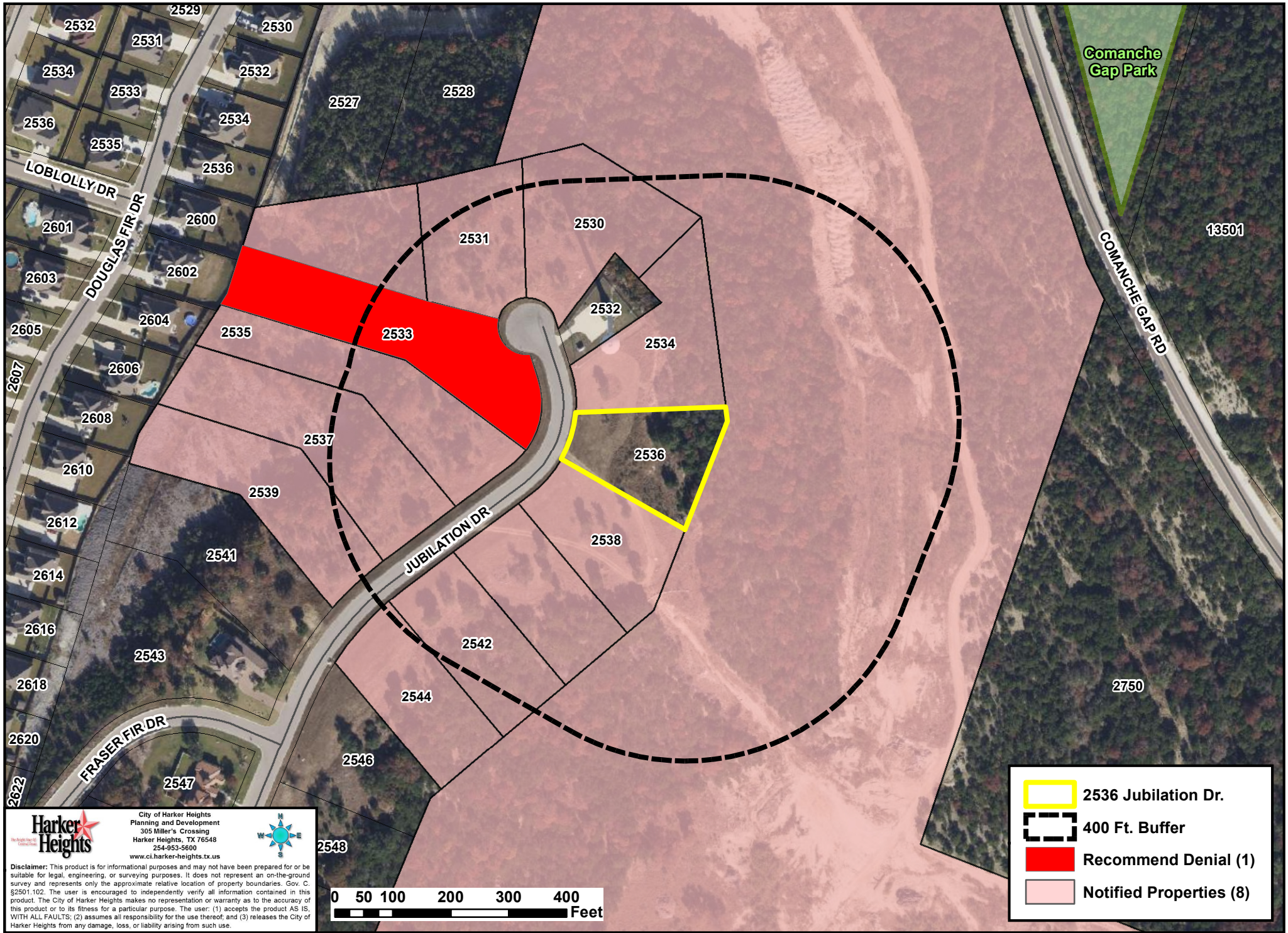
City of Harker Heights  
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- 2536 Jubilation Dr.
- 400 Ft. Buffer
- Recommend Denial (1)
- Notified Properties (8)



**Received**

DEC 30 2020

**Planning & Development**

TO: **City of Harker Heights  
Planning & Development Department**

*Andie M. Takacs*

FROM:

*2532 Alpine Fir Dr*

*HH, TX 76544*

(Address of Your Property that Could  
Be **Impacted** by this Request)

RE: An application has been made to consider a Conditional Use Permit (CUP) to allow for an accessory dwelling unit on property described as Evergreen Subdivision Phase Four, Block One (1), Lot Eleven (11), generally located at 2536 Jubilation Drive, Harker Heights, Bell County, Texas (see attached notification map).

I RECOMMEND APPROVAL OF THE REQUEST

I RECOMMEND DENIAL OF THE REQUEST

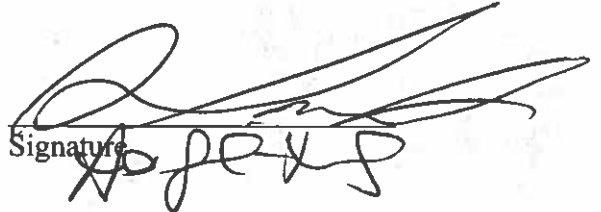
Comments:

*Concerned about future impact  
and our property value in the neighborhood  
being right across.*

*ANDIE M. TAKACS*

Printed Name

*Ana S. Takacs*



Signature

*30 Dec 2020*

Date



## PLANNING AND ZONING COMMISSION MEMORANDUM

**CP20-04**

**AGENDA ITEM VII-1**

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT  
DATE: JANUARY 6, 2021

**DISCUSS AND CONSIDER APPROVING A REQUEST FOR CONCEPT PLAN OF THE VILLAGE AT NOLAN HEIGHTS ON PROPERTY DESCRIBED AS A 47.626 ACRE TRACT OF LAND IN BELL COUNTY, TEXAS, BEING PART OF THE H.B. LITTLEFIELD SURVEY, ABSTRACT NO. 511, THE LAND HEREIN DESCRIBED BEING PART OF A CALLED 113.5 ACRE TRACT OF LAND CONVEYED TO ROBERT DON SUTTON, TRUSTEE, GENERALLY LOCATED NORTH OF KISD MIDDLE SCHOOL NO. 14 ALONG WARRIORS PATH, HARKER HEIGHTS, BELL COUNTY, TEXAS.**

**PROJECT DESCRIPTION:**

On December 2, 2020, the applicant chose to table their item for Concept Plan approval due to the Planning and Zoning Commission's vote to recommend disapproval of case Z20-29. The applicant ran their development cases concurrently and without approval of rezoning the concept plan could not be approved as it was presented. On December 8, 2020, the City Council heard the applicant's case for rezoning and made a determination to approve the request with the appropriate super-majority vote. The applicant has returned in order to continue their development process and request approval of the Concept Plan referred to as The Village at Nolan Heights.

The applicant has submitted an application for Concept Plan approval for approximately 47.626 acres of land. The Concept Plan referred to as The Village at Nolan Heights outlines a single-phase development to consist of 132 single family (R-1) lots and 20 (R-2) duplex lots bringing the lot total to 152 lots. The subdivision will have three (3) points of ingress/egress, two along Warriors Path and the third connection via High Ridge Trail. The applicant has shown connectivity to city water and wastewater as well as internal subdivision sidewalks.

Staff has reviewed the submitted concept plan, and have made comments in regards to drainage, wastewater capacity, and other pertinent requirements to ensure that all developmental regulations stipulated in the City of Harker Heights Code of Ordinances will be adhered to.

**STAFF RECOMMENDATION:**

Staff recommends approval of the request for Concept Plan of The Village at Nolan Heights on property described as a 47.626 acre tract of land in Bell County, Texas, being part of the H.B. Littlefield Survey, Abstract No. 511, the land herein described being part of a called 113.5 acre tract of land conveyed to Robert Don Sutton, Trustee, generally located north KISD Middle School No. 14 along Warriors Path, Harker Heights, Bell County, Texas.



**ACTION BY THE PLANNING AND ZONING COMMISSION:**

1. Motion to approve/disapprove a request for Concept Plan of The Village at Nolan Heights on property described as a 47.626 acre tract of land in Bell County, Texas, being part of the H.B. Littlefield Survey, Abstract No. 511, the land herein described being part of a called 113.5 acre tract of land conveyed to Robert Don Sutton, Trustee, generally located north of KISD Middle School No. 14 along Warriors Path, Harker Heights, Bell County, Texas.
2. Any other action desired.

**ATTACHMENTS:**

1. Application (Submitted 12/10/20)
2. Additional Supporting Documents from Applicant
3. Concept Plan
4. Staff Comments (comments addressed 11/19/20)
5. Location Map
6. Code Section §154.20 Concept Plan Requirements



# Concept Plan Application

**\*Requirements - MUST BE COMPLETED OR WILL NOT BE ACCEPTED\***

This application must be completed and returned to the Planning and Development Department of the City of Harker Heights, Texas along with the following:

1. Pre-Application Meeting Scheduled
2. Payment of \$50.00 to the City of Harker Heights

The Concept Plan is the initial project layout that provides an opportunity to review and evaluate the impact of a proposed development on the character of the surrounding area in which it is proposed to be located. The process takes into consideration the general form of the land before and after development, as well as the spatial relationship of the proposed structures, open space, landscape areas, parking, and general access and circulation patterns as they relate to the proposed development and the surrounding areas.

**City of Harker Heights**  
Planning & Development  
305 Millers Crossing  
Harker Heights, TX 76548  
Phone: (254) 953-5647

### Property Information:

**Subdivision Name:** The Village at Nolan Heights **Date Submitted:** 12/10/2020

**Site Address or General Location:** West of Warriors Path, Approximately 0.80 miles South of Old Nolanville Rd.

**Zoning:** R-1 **Acreage:** 47.626 **Proposed # of Lots:** 152

### Owner Information/Authorization:

**Property Owner:** Dustin King

Address: 1629 S. Fort Hood St., Killeen, Texas 76542

Phone: [REDACTED] E-Mail: [REDACTED]

**Developer:** Dustin King

Address: 1629 S. Fort Hood St., Killeen, Texas 76542

Phone: [REDACTED] E-Mail: [REDACTED]

**Engineer/Surveyor:** Joseph Theriot, P.E.

Address: P.O. Box 3123, Harker Heights, Texas 76548

Phone: [REDACTED] E-Mail: [REDACTED]

### CHECK ONE OF THE FOLLOWING:

I will represent the application myself.

I hereby designate \_\_\_\_\_ (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this development application.

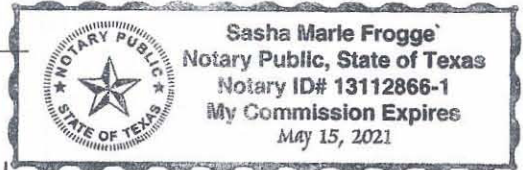
*The property owner and/or their authorized representative must be present at all Planning and Zoning Commission Meetings and City Council Meetings at which their plan or plat is on the agenda for discussion or action. Failure of the developer or their authorized representative to appear during a meeting may be deemed a withdrawal of the plat or plan.*

OWNER SIGNATURE: [Signature]

SWORN AND SUBSCRIBED BEFORE ME THIS 10<sup>th</sup> DAY OF December, 2020

[Signature]  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 05/15/2021



Date Submitted: _____	<b>STAFF ONLY -- DO NOT FILL OUT BELOW</b>	Receipt #: _____
Received By: _____	<b>RECEIVED</b> Application Meeting	Case #: _____

**RECEIVED**  
*By Courtney at 10:55 am, Dec 10, 2020*



**From:** [Dustin King](#)  
**To:** [Kristina Ramirez](#)  
**Subject:** Fwd: Brief explanation of housing impact on school zoning  
**Date:** Tuesday, December 8, 2020 11:40:38 AM

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Please see email from Mr. Heckathorn

Thanks  
Dustin King

Get [Outlook for iOS](#)

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**From:** Heckathorn, Jeff L <Jeff.Heckathorn@killeenisd.org>  
**Sent:** Tuesday, December 8, 2020 11:18 AM  
**To:** Dustin King  
**Subject:** Brief explanation of housing impact on school zoning

When determining attendance zones for schools based on existing or proposed residential development, KISD uses current and historical student counts within defined plan areas, that usually include a mixture of single or multi-family units, to determine student rates per unit for each school level (ES, MS and HS). Historically, the planning rate for the middle school level is approx. 0.25 (meaning it takes four units on average to generate 1 student). For this reason, it takes a very large number of units to have a significant impact on a middle school's attendance zone. From a student population standpoint, the numbers have not varied much when comparing single vs multi-unit housing because they do not fill in with the same types of residents (singles, couples, families).

**Jeff Heckathorn**  
**Killeen ISD**



























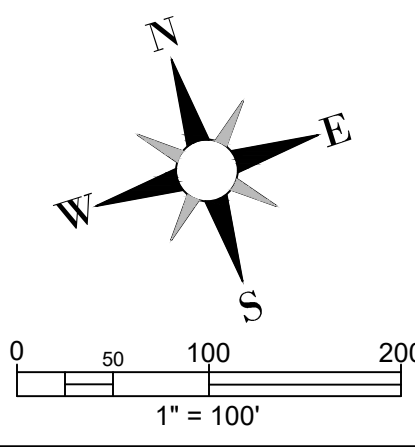












**NOTES:**

- THIS PROPERTY LIES WITHIN FEMA "ZONE X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, FEMA MAP 48027C0285E & 48027C0295E WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.
- TOTAL ACREAGE = 47.626 ACRES
- PROPOSED LAND USE WILL BE SINGLE-FAMILY (R-1) FOR ALL LOTS WITH THE EXCEPTION OF LOTS 49-60, BLOCK 1 AND LOTS 1-8, BLOCK 6 WHICH WILL BE TWO-FAMILY RESIDENTS (R-2).
- 132 SINGLE-FAMILY LOTS (R-1)
- 20 TWO-FAMILY LOTS (R-2)
- ADJOINING PROPERTIES LAND USE IS SINGLE-FAMILY, TWO-FAMILY, & A SCHOOL.
- LANDSCAPING WILL BE PER CITY OF HARKER HEIGHTS ORDINANCES.
- SIDEWALKS SHALL BE 5' IN WIDTH, 1' FROM THE PROPERTY LINE ON ALL LOTS ADJACENT TO A STREET ROW.
- THREE POINTS OF INGRESS AND EGRESS ARE PROVIDED FOR PROPER VEHICULAR CIRCULATION AND CONNECTIVITY.
- ALL STREETS ARE TO BE 36' BOC-BOC WITH A 60' ROW WITH THE EXCEPTION OF THE MAIN ENTRANCE WHICH WILL BE 42' BOC-BOC WITH A 70' ROW.
- TYPICAL RESIDENTIAL LOT IS 70'X120'.
- TYPICAL TWO-FAMILY LOT IS 72'X120'.
- ALL SIZES OF UTILITIES AND STORM DRAIN TO BE DETERMINED AT TIME OF CONSTRUCTION PLAN SUBMITTALS.
- PRELIMINARY DRAINAGE STUDY SHOWS FLOW RATES TO BE DECREASED AT WARRIORS PATH CULVERT, RESULTING IN THE SITE NOT REQUIRING DETENTION. DRAINAGE REPORTS WILL BE SUBMITTED AT TIME OF CONSTRUCTION PLANS.
- ALL EASEMENTS AND BUILD LINES WILL FOLLOW THE TYPICAL LOT DETAIL UNLESS OTHERWISE NOTED.
- TRACT A TO BE FOR DRAINAGE.
- TRACT B TO BE DEDICATED TO NEIGHBORING PROPERTY.

DEVELOPER/OWNER : DUSTIN KING  
 AUTHORIZED AGENT: JOSEPH THERIOT P.E., REPUBLIC EDCS

**LEGEND**

- STREET CENTERLINE
- - - EASEMENT
- BUILD LINE
- - - RIGHT-OF-WAY (ROW)
- PROPERTY BOUNDARY
- TWO-FAMILY (R-2)
- PROPOSED WATER LINE
- FIRE HYDRANT
- PROPOSED SEWER LINE
- PROPOSED MANHOLE
- PROPOSED STORM SYSTEM
- EXISTING WATER LINE
- EXISTING FIRE HYDRANT
- EXISTING SEWER LINE
- EXISTING MANHOLE

3	ADDED DASHED BORDER AROUND R-2 LOTS UPDATED BUILD LINES UPDATED NEIGHBORING PROPERTY INFO ADDED CALLOUT FOR DRAINAGE FEATURES ADDED CALLOUT FOR TIE TO HIGH RIDGE TRAIL ADDED TYPICAL LOT LAYOUT DETAILS ADDED NOTES AND SCALE ADDED 5' SIDEWALKS ON ALL STREETS ADDED SF FOR EACH LOT ADDED BUILDING ENVELOPE FOR EACH LOT	11/23/2020
2		11/19/2020
1	ORIGINAL RELEASE	11/4/2020
REV	DESCRIPTION	DATE



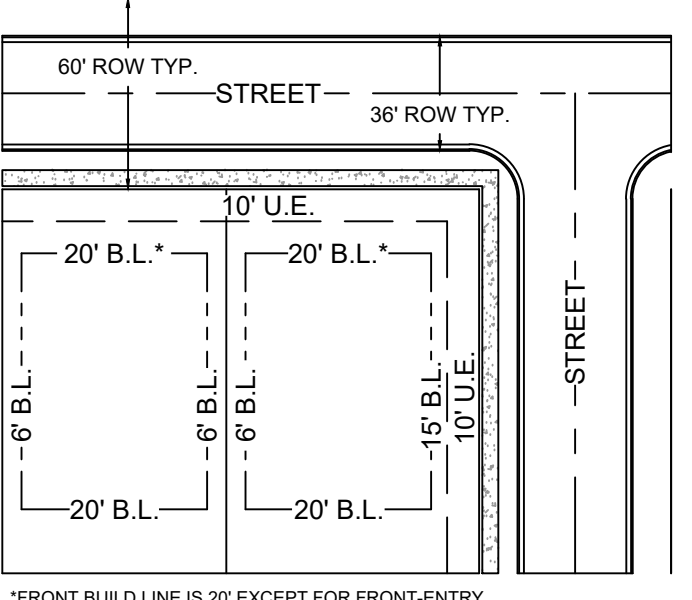
**THE VILLAGE AT NOLAN HEIGHTS**

**CONCEPT PLAN**

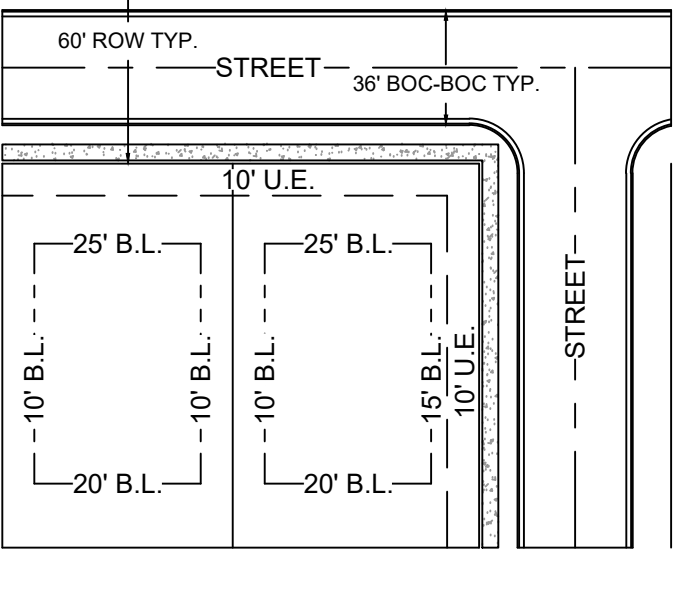
SIGNATURE	DATE
DESIGN	JAT
DRAFTED	JAT
CHECKED	JAT
PROJECT #	20-010-001
DRAWING #	1



**TYPICAL SINGLE-FAMILY LOT (R-1)**



**TYPICAL TWO-FAMILY LOT (R-2)**



COMANCHE LAND  
4TH UNIT





✉ info@RepublicEDS.com

📍 P.O. Box 3123  
Harker Heights, TX 76548

☎ 979.234.0396

November 19, 2020

City of Harker Heights  
305 Millers Crossing  
Harker Heights, Texas 76548

Attn: Harker Heights City Staff

Harker Heights City Staff,

Below is the response to comments for The Village at Nolan Heights Concept Plan, received on November 18, 2020. Response to comment is in **bold**.

#### **Planning & Development**

1. Please provide square footage of lots.  
**Square footage has been added for all lots.**
2. Provide building envelopes on all lots.  
**Building envelope has been added for all lots.**
3. Identify 5' sidewalks within Concept Plan.  
**Sidewalks have been added to the Concept Plan and the sidewalk note (8) was updated to read "SIDEWALKS SHALL BE 5' IN WIDTH, 1' FROM THE PROPERTY LINE ON ALL LOTS ADJACENT TO A STREET ROW.**
4. Identify which lots will be R-1 and which will be R-2.  
**Note 3 of the Concept Plan denotes which lots are to be R-1 and R-2. Note reads "PROPOSED LAND USE WILL BE SINGLE-FAMILY (R-1) FOR ALL LOTS WITH THE EXCEPTION OF LOTS 49-60, BLOCK 1 AND LOTS 1-8, BLOCK 6 WHICH WILL BE TWO-FAMILY RESIDENTS (R-2)."**
5. Please annotate the setbacks and easements shown  
**In order to not clutter the drawing, a typical single-family and two-family lot detail was added to the concept plan to show setback and easement widths. On lots that have non-typical setbacks or easements, annotations were added. A note (15) was added to explain, the note reads "ALL EASEMENTS AND BUILD LINES WILL FOLLOW THE TYPICAL LOT DETAIL UNLESS OTHERWISE NOTED."**

## Public Works

1. Annotate the total acreage of the subdivision and the total number of lots.  
**Notes (2, 4 and 5) were added to the Concept Plan to satisfy this comment.**
2. Residential streets are required to be 36' wide measured from the back of curb with a 60' wide Right-of-Way.  
**The street note (10) has been updated in accordance with this comment.**
3. Show the street connection to High Ridge Drive.  
**Approximate existing High Ridge Drive centerlines and back-of-curb lines have been added to the Concept Plan along with a note denoting the connection point.**
4. Show the significant drainage features and watercourses adjacent to the subdivision.  
**There are only two significant drainage features that impact the development: the existing drainage way along the southern border and its culvert under Warriors Path. These drainage features are now called out on the Concept Plan.**
5. Show adjoining properties to the subdivision for 300 feet.  
**The Concept plan scale was increased to 1"=100' to show all adjoining properties within 300'. Neighboring property information was added to all properties within 300'.**
6. Depict the lots to be designated as single-family use and R2 multi-family use.  
**Note 3 of the Concept Plan denotes which lots are to be R-1 and R-2. Note reads "PROPOSED LAND USE WILL BE SINGLE-FAMILY (R-1) FOR ALL LOTS WITH THE EXCEPTION OF LOTS 49-60, BLOCK 1 AND LOTS 1-8, BLOCK 6 WHICH WILL BE TWO-FAMILY RESIDENTS (R-2)."**
7. Label the use for Tract "A" and Tract "B".  
**Notes (16 and 17) have been added to explain use of tracts.**
8. Regarding sanitary sewer capacity for this development, as indicated in the pre-development meeting on Monday, October 5, 2020, the City of Harker Heights is conducting an engineering study on the remaining sanitary sewer capacity of the Evergreen-Fawn Valley Lift Station, the Trimmier Lift Station and associated lift station force mains and receiving gravity sanitary sewer mains. If sanitary sewer system capacity upgrades are required, the developer will be required to pay for the sanitary sewer expansion costs required to serve their subdivision.  
**The developer understands that there are downstream sewer concerns. The Developer plans to meet with the City of Harker Heights to discuss this issue once the study is complete.**



9. Regarding the construction of the 8' wide sidewalk along Warriors Path, work with the Planning & Development Department about escrowing the funds for the City to construct the sidewalk at a future date

**The Developer understands the City's concerns about pedestrian access along Warriors Path and plans on meeting with them about this issue during the preliminary platting stage of the development.**

**Consulting Engineer, Otto Wiederhold**

1. In addition to public work's comments, a thorough drainage study is required as well. The City's FEMA drainage master plan identifies the drainage way along the south property line as having a significant amount of runoff flow and will need to be designed to accommodate building of residences such that they are not impacted by significant rainfall events.

**The developer understands the need for a full drainage study and plans on submitting one with construction plans.**

**Fire Marshal, Brad Alley**

1. Existing and proposed hydrants not indicated

**Existing and proposed hydrant callouts have been added to the Concept Plan.**

**Building Official Mike Beard**

No Comments Received

**ONCOR, Donna McGinnis**

No Comments Received

**Century Link, Chris McGuire**

1. CTL has an existing cable that runs along the north side of this proposed SD. We would need to make sure there is an easement placed and not removed for the existing cable

**A 10' utility easement has been added along the norther boundary of the development.**

**Time Warner Cable/Spectrum, Shaun Whitehead**

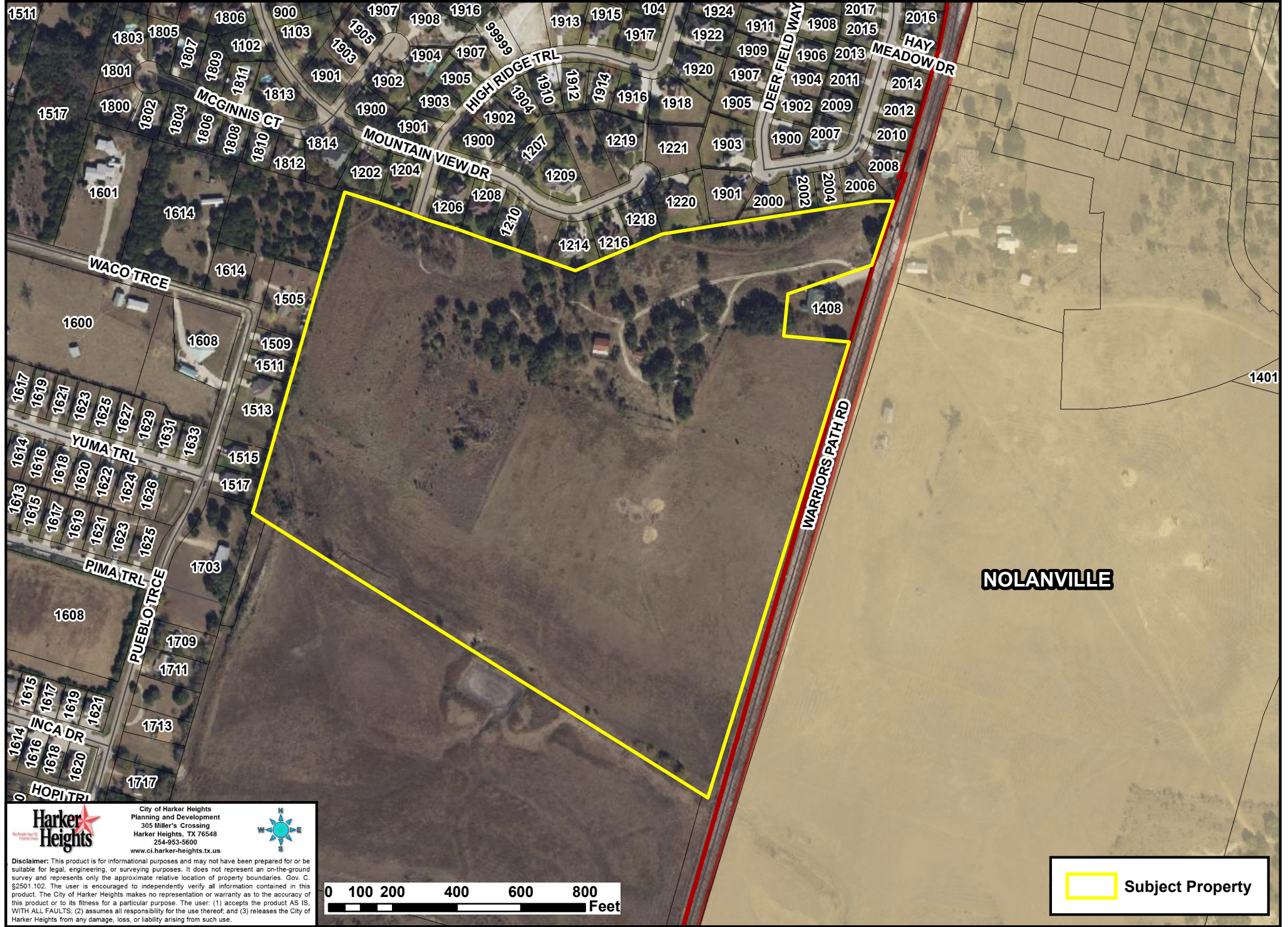
No Comments Received

**ATMOS, Burton Jones**

No Comments Received

Sincerely,

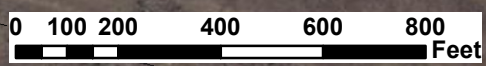
Joseph Theriot, P.E.




NOLANVILLE

**Harker Heights**  
 City of Harker Heights  
 Planning and Development  
 305 Miller's Crossing  
 Harker Heights, TX 76548  
 254-953-5600  
 www.ci.harker-heights.tx.us

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C. §2501.102. The user is encouraged to independently verify all information contained in this product. The City of Harker Heights makes no representation or warranty as to the accuracy of this product or to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Harker Heights from any damage, loss, or liability arising from such use.



 Subject Property



## § 154.20 GENERAL RESIDENTIAL AND COMMERCIAL.

(A) The owner of a lot, tract, site or parcel must obtain final plat approval for any subdivision or development activity to which this chapter applies. The plat approval process generally consists of the following procedures:

(1) One or more pre-application meetings with city staff for review and discussion of the applicant's basic concept plan. The pre-application meeting is the initial step in the development process intended to introduce basic project components and area information. The pre-application meeting provides the opportunity for review, analysis, and discussion of basic project intent, design, components and compatibility.

(2) Submission of an application and a concept plan by the applicant for initial review by city staff, with final review and approval required by the Planning and Zoning Commission and the City Council.

(a) Concept plan. The purpose of the concept plan is to demonstrate compatibility of the proposed development with this chapter and other applicable city ordinances, and the coordination of improvements within and among individually platted parcels, sections, or phases of a development, and the surrounding properties prior to the consideration of a preliminary plat. The concept plan is an opportunity to detect and correct design challenges before the developer prepares detailed engineering documents, but does not constitute the submittal of a plat.

(b) Any residential development involving four or fewer lots fronting on an existing street and not requiring the creation of any new street or the extension of any municipal facilities does not require the submittal of a concept plan.

(c) In lieu of a concept plan, the City Manager may permit submittal of a site plan at the time of building permit application.

(d) The concept plan shall contain or have attached thereto the following:

1. Name of the developer, record owner, and authorized agents, proposed name of the development.
2. A layout of the entire tract, including internal lots, and its relationship to adjacent property, existing development and recorded plats, showing the existing property lines of the land being subdivided, north indicator, and scale.
3. Topographic contours available from the U.S. Geological Survey.
4. Significant drainage features and structures including any regulatory one-hundred-year floodplains, the location of existing watercourses, dry creek beds, wells, sinkholes and other similar features.
5. Specific information related to land use for the proposed development and adjoining property for a distance of 300 feet.
6. Building placement and building envelopes.
7. Parking layout.
8. General landscaping and buffer areas.
9. Location of all existing and proposed water and sewer lines.
10. All existing and/or proposed public utility easements and private easements.
11. Location of all existing and proposed stormwater drainage easements or onsite detention plan.
12. Location of all existing and proposed streets, sidewalks, alleys, and access points.
13. Vehicular circulation/ connectivity plan.
14. Location of all existing and proposed fire/emergency vehicle access lanes.
15. Location of all existing and proposed fire hydrants.

(e) A concept plan shall be submitted to the Planning and Development Department prior to the submittal of a preliminary plat unless the Director of Planning and Development authorizes concurrent filing.

(f) The concept plan shall be drawn on 24" x 36" sheets and/or on a plat document size format so as to be consistent with the preliminary/final plat document. When more than one sheet is necessary to illustrate the entire area, an index sheet showing the entire subdivision, at a scale sufficient to identify the drawings that follow, shall be attached to the concept plan document.

(g) The City Manager or his designated appointee will have the authority to review and approve any substantial amendments to a prior concept plan.

(h) An approved concept plan shall expire if there is more than a 24-month period of time between its approval and the submittal of a preliminary plat.

(3) Submission of a preliminary plat and preliminary engineering drawings by the applicant for review and approval by the Planning and Zoning Commission and City Council.

(4) Submission of final engineering drawings and construction of infrastructure by the applicant for approval by the

Director of Planning and Development and the Director of Public Works.

(5) Submission of a final plat by the applicant for review and approval by the Director of Planning and Development along with a letter of credit or performance bond for any infrastructure item that is not complete. The Planning and Development Director may not disapprove the plat but shall refer any plat to the Planning and Zoning Commission if the applicant refuses to implement the Director's recommendations.

(6) Submission of Mylars, field notes, dedication, and as built drawings signed by a Texas Professional Engineer (when required). In addition, if the applicant is other than a natural person acting on his own behalf, submit a resolution, unanimous consent, or other such instrument in recordable form authorizing specific persons to act on behalf of the applicant in requesting final plat approval.

(7) Filing of final plat.

(B) Applications for minor plats, replats, amending plats, preliminary plats and final plats shall be submitted to the Planning and Development Department. Applications shall contain the following.

(1) *Application.* Completed application form.

(2) *Fee.* Application fee as established by the City Council and stated in the city's fee schedule.

(3) *Copies.*

(a) Preliminary plats shall require ten paper copies of the plat, and seven sets of preliminary engineering drawings with necessary calculations. After plat comments are approved by the City Council, the developer shall submit three corrected copies of the plat and/or engineering drawings if changes to the plat and/or engineering drawings are required. Corrected copies should be submitted before construction begins on the subdivision.

(b) Final plats shall require ten paper copies of the plat and seven sets of final engineering drawings with necessary calculations. After plat comments are approved by the Planning and Zoning Commission, and the City Council if necessary, the developer shall submit three corrected copies of the plat and/or engineering drawings if changes to the plat and/or engineering drawings are required.

(c) A digital copy of the final plat must be submitted. Digital final plat files should be submitted in DXF, DWG or GIS shapefile/feature class/coverage format. This digital format shall be an exact replica of any required and/or included data represented on the submitted hard copy of the final plat. Engineering drawings are excepted from this requirement. This data must be provided on standard transfer media or by electronic transfer (three and one-half inch floppy disk or CD-ROM, DVD, e-mail attachment or any other media as approved by the city Planning Department). The submitted transfer media shall be labeled with the project name (subdivision name) and filing date. State Plane 83 Texas South Central Zone 4204 coordinate system should be the base of all submissions whenever possible.

(4) *Time line.* Submittal of plats and engineering drawings, not meeting the standards for being a minor plat, shall be made 28 days prior to the scheduled Planning and Zoning Commission meeting as preliminary plats and preliminary engineering drawings. Preliminary plats and preliminary engineering drawings shall be presented to the Council within 30 days of action being taken by the Planning and Zoning Commission. Final plats and final engineering drawings shall be reviewed by the Director of Planning and Development. Final plats and final engineering drawings shall be reviewed by the Planning and Zoning Commission and the Council only if the Director of Planning and Development finds that there is substantial deviation, as defined in § 154.21(B), from the preliminary plat or preliminary engineering drawings. If the Director of Planning and Development rules that a final plat and/or final engineering drawings substantially deviate from the approved preliminary plat and/or preliminary engineering drawings, then the Planning and Zoning Commission shall have 30 days from the date of application of the plat to make a ruling and the City Council shall have 30 days from the date of the Planning and Zoning Commission's ruling to take action on the final plat.

(5) *Post approval of final plat.* The developer shall provide the city with two original reproducible Mylars and two paper copies of the plat with the required original signatures, dedications and specific notations.

(6) *As built drawing submittal requirements.* The developer shall provide the city with a digital copy and a single set of paper drawings of the constructed infrastructure. These drawings shall meet the requirements as set in § 154.25, "As Built Drawings". Digital as built files should be submitted in PDF, DXF, DWG or GIS shapefile/feature class/coverage format. This digital format shall be an exact replica of any required and/or included data represented on the submitted hard copy drawing/document. This data must be provided on standard transfer media or by electronic transfer (three and one-half inch floppy disk or CD-ROM, DVD, e-mail attachment or any other media as approved by the city Planning Department). The submitted transfer media shall be labeled with the project name (subdivision name) and filing date. State Plane 83 Texas South Central Zone 4204 coordinate system should be the base of all submissions whenever possible. Failure to do so could result in revocation or denial of construction permits and/or certificate of occupancy.

(Ord. 2010-08, passed 3-9-10; Am. Ord. 2012-21, passed 10-9-12; Am. Ord. 2014-25, passed 10-28-14)





## PLANNING AND ZONING COMMISSION MEMORANDUM

**CP21-01**

**AGENDA ITEM VII-2**

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT  
DATE: JANUARY 6, 2021

**DISCUSS AND CONSIDER A REQUEST BY REMCO PROPERTIES, LLC FOR CONCEPT PLAN AMENDMENT OF AMY LANE ADDITION CONCEPT PLAN, ON PROPERTY DESCRIBED AS 6.917 ACRES OF LAND, MORE OR LESS, PART OF THE CULLENDAR KEELE SURVEY, ABSTRACT NO. 991, AND THE J. THOMLINSON SURVEY, ABSTRACT NO. 813, GENERALLY LOCATED WITHIN THE 700 BLOCK OF S. AMY LANE, HARKER HEIGHTS, BELL COUNTY, TEXAS.**

**PROJECT DESCRIPTION:**

On October 13, 2020, the City Council of the City of Harker Heights acted to approve the Amy Lane Addition Concept Plan based on the Planning and Zoning Commission's recommendation for approval. At that time Council approved the concept plan with a waiver to allow a single access and secondary emergency access through adjacent property. However, after the applicant's discussion with the adjoining property owner evolved the applicant proposed a new plan and layout to accommodate the proposed duplex subdivision.

The amended concept plan illustrates a proposal for a commercial development along Amy Lane immediately adjacent to the main entrance of the proposed subdivision. The applicant has requested that in the event that a single access is not granted, they have developed the amended concept plan which contains a secondary access drive that will dissect the proposed commercial development and act as the secondary ingress/egress to the subdivision. Both ingress and egress of the subdivision will gain access from Amy Lane.

The applicant, Remco Properties, LLC, has submitted an application for concept plan approval for approximately 6.917 acres of land currently zoned R-2 (Two Family Dwelling District). The concept plan called Amy Lane Addition outlines a single-phase development to consist of twenty-one (21) duplex lots; a total of forty-two (42) units. The plan proposes a five (5') foot sidewalk on either side of the proposed public street to serve all residents within the development, and connect to the existing sidewalk on Amy Lane.

Per Harker Heights Code Section *154.37 Streets (3) Entrances to Subdivision*; new subdivisions must have at least two access streets, and other regulations for new subdivisions include the following:

- Entrances shall be 42 feet wide with a 70-foot-right-of-way for a minimum distance of 100 feet from the intersection.

- A developer may request the approval of one access street if the access street has no connecting streets, terminates in a permanent cul-de-sac or provides access to not more than a total of 30 single-family dwelling lots or an equivalent housing unit density comprised of duplex or multi-family structures. In addition to the single point of access situation presented by streets that end in permanent cul-de-sac, a single point of access may be dictated by property configuration, safety or access management restrictions. In determining if a new subdivision may have one point of ingress/egress, consideration shall be given to:
  - Traffic circulation and emergency vehicle access;
  - Traffic and pedestrian safety with due consideration given to school bus routes; and
  - Topography and visibility distances.

The Concept Plan, Amy Lane Addition, has proposed one (1) access point for vehicular ingress/egress to the subdivision. Therefore, the applicant has requested a waiver to vary from section 154.37 (A) (3) by requesting that the City allow a single access for the proposed development:

The applicant has increased the subdivision entrance by doubling from 100’ to 200’ of entrance and increasing the back of curb to back of curb from 42’ to 48’ within the 200’ entrance (off Amy Lane). The applicant stated that the land boundary is constrained by adjacent development so that one access to a dedicated right-of-way is all that will comply with the City of Harker Heights access requirements.

Staff has reviewed the submitted concept plan, and have made comments to zoning changes required for the commercial endeavor proposed, lot and block designations for both residential and commercial tracts, secondary ingress/egress timeline development, and other pertinent requirements to ensure that all developmental regulations stipulated in the City of Harker Heights Code of Ordinances will be adhered to.

**RECOMMENDATION:**

The comments provided by Staff have not been addressed to date. However, the submitted concept plan meets the standards and ordinances of the City of Harker Heights if a waiver for the entrance is granted. Staff recommends approval of the request by Remco Properties, LLC Concept Plan amendment of Amy Lane Addition Concept Plan, on property described as a 6.917 acres of land, more or less, part of the Cullendar Keele Survey, Abstract No. 991, and the J. Thomlinson Survey, Abstract No. 813, generally located within the 700 block of S. Amy Lane, Harker Heights, Bell County, Texas, under the condition that a waiver is granted to allow the single access and second emergency access as depicted.

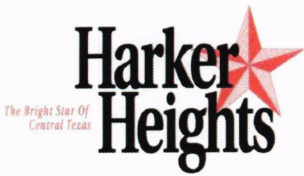
**ACTION BY THE PLANNING AND ZONING COMMISSION:**

1. Motion to approve/disapprove a request by Remco Properties, LLC for Concept Plan amendment of Amy Lane Addition Concept Plan, on property described as a 6.917 acres of land, more or less, part of the Cullendar Keele Survey, Abstract No. 991, and the J. Thomlinson Survey, Abstract No. 813, generally located within the 700 block of S. Amy Lane, Harker Heights, Bell County, Texas.
  - a. Condition 1: A waiver is granted to allow a single access and secondary emergency access as depicted (see attachment 3 – Concept Plan).
2. Any other action desired.



**ATTACHMENTS:**

1. Application
2. Waiver Request by Applicant
3. Concept Plan
4. Staff Comments
5. Location Map
6. Harker Heights Code Section 154.37 - Streets



# Concept Plan Application

**\*Requirements - MUST BE COMPLETED OF WILL NOT BE ACCEPTED\***

This application must be completed and returned to the Planning and Development Department of the City of Harker Heights, Texas along with the following:

1. Pre-Application Meeting Scheduled
2. Payment of \$50.00 to the City of Harker Heights

The Concept Plan is the initial project layout that provides an opportunity to review and evaluate the impact of a proposed development on the character of the surrounding area in which it is proposed to be located. The process takes into consideration the general form of the land before and after development, as well as the spatial relationship of the proposed structures, open space, landscape areas, parking, and general access and circulation patterns as they relate to the proposed development and the surrounding areas.

### Property Information:

Subdivision Name: Amy Lane Addition Date Submitted: 12/08/2020

Site Address or General Location: S. Amy Lane, Harker Heights, Texas 76548

Zoning: R-2 (both tracts) Acreage: 7.944 Proposed # of Lots: 22

### Owner Information/Authorization:

Property Owner: Remco Properties, LLC & J'6 Family Limited Partnership

Address: 973 George Wilson Road, Belton, TX 76513 (Remco) & 4301 Elf Trail, Belton, TX 76513 (J'6 Family Limited Partnership)

Phone: [REDACTED] E-Mail: [REDACTED]

Developer: Same as Above

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Engineer/Surveyor: Mitchell & Associates, Inc.

Address: 102 N. College Street/ P.O. Box 1088

Phone: [REDACTED] E-Mail: [REDACTED]

### CHECK ONE OF THE FOLLOWING:

- I will represent the application myself.
- I hereby designate Mitchell & Associates (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this development application.

*The property owner and/or their authorized representative must be present at all Planning and Zoning Commission Meetings and City Council Meetings at which their plan or plat is on the agenda for discussion or action. Failure of the developer or their authorized representative to appear during a meeting may be deemed a withdrawal of the plat or plan.*

OWNER SIGNATURE: [Signature] REMCO

SWORN AND SUBSCRIBED BEFORE ME THIS 7th DAY OF December, 2020.

[Signature]  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 10-20-2024



Date Submitted: <u>12/9/20</u>	<b>STAFF ONLY -- DO NOT FILL OUT BELOW</b>	Receipt #: _____
Received By: <u>[Signature]</u>	<input type="checkbox"/> Pre-Application Meeting	Case #: _____





# Concept Plan Application

**\*Requirements - MUST BE COMPLETED OR WILL NOT BE ACCEPTED\***

This application must be completed and returned to the Planning and Development Department of the City of Harker Heights, Texas along with the following:

- 1. Pre-Application Meeting Scheduled
- 2. Payment of \$50.00 to the City of Harker Heights

The Concept Plan is the initial project layout that provides an opportunity to review and evaluate the impact of a proposed development on the character of the surrounding area in which it is proposed to be located. The process takes into consideration the general form of the land before and after development, as well as the spatial relationship of the proposed structures, open space, landscape areas, parking, and general access and circulation patterns as they relate to the proposed development and the surrounding areas.

### Property Information:

Subdivision Name: Amy Lane Addition Date Submitted: 12/08/2020

Site Address or General Location: S. Amy Lane, Harker Heights, Texas 76548

Zoning: R-2 (both tracts) Acreage: 7.944 Proposed # of Lots: 22

### Owner Information/Authorization:

Property Owner: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Developer: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Engineer/Surveyor: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ E-Mail: \_\_\_\_\_

### CHECK ONE OF THE FOLLOWING:

- I will represent the application myself.
- I hereby designate \_\_\_\_\_ (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this development application.

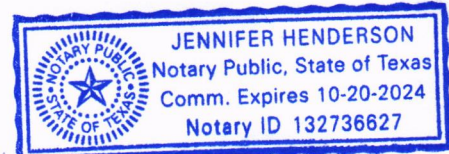
*The property owner and/or their authorized representative must be present at all Planning and Zoning Commission Meetings and City Council Meetings at which their plan or plat is on the agenda for discussion or action. Failure of the developer or their authorized representative to appear during a meeting may be deemed a withdrawal of the plat or plan.*

OWNER SIGNATURE: [Signature]

SWORN AND SUBSCRIBED BEFORE ME THIS 7th DAY OF December, 2020.

[Signature]  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 10-20-2024



Date Submitted: _____	<b>STAFF ONLY -- DO NOT FILL OUT BELOW</b>	Receipt #: _____
Received By: _____	<input type="checkbox"/> Pre-Application Meeting	Case #: _____

# Mitchell & Associates, Inc.

## Engineering & Surveying

December 9, 2020

Kristina Ramirez, P.E.  
Director of Planning and Development  
City of Harker Heights  
305 Miller's Crossing  
Harker Heights, TX 76548

RE: Amy Lane Addition – Subdivision Ordinance Variance Request - Street Entrances - Section 154.37 (A) (3)

Mrs. Ramirez,

On October 13, 2020 the Harker Heights City Council approved the Concept Plan Amy Lane Addition. This approval was contingent upon a secondary entrance. As discussions with the adjoining property owner for the secondary entrance evolved, a new plan and layout was developed. This new concept plan is submitted to the City of Harker Heights on December 9, 2020.

The new plan for the two-family development does contain more than fifteen lots. Therefore, please let this letter serve as a variance request to Section 154.37 (A) (3). In the event a single access is not granted, we have developed this concept plan that contains a secondary access drive. I am respectfully requesting consideration and approval for this concept plan with a secondary access drive if a single access point is opposed.

On behalf of our client, Remco Properties, LLC, we are submitting the concept plan for Amy Lane Addition with a request for a variance to section 154.37(A) (3) of the subdivision ordinance which states, "New subdivisions must have at least two access streets". We are requesting the City allow a single access for this proposed development. The Amy Lane Addition development plan is in compliance with the currently adopted Fire Code. The Fire Code defines health and safety requirements for the City of Harker Heights. Additionally, the land boundary is constrained by adjacent development so that one access to a dedicated right of way is all that will comply with the City of Harker Heights access requirements. We respectfully request that the "new subdivision may have one point of ingress/egress", with consideration of the below listed items:



# Mitchell & Associates, Inc.

## Engineering & Surveying

**154.37 (A) (3) (a) Traffic circulation and emergency vehicle access.**

Traffic circulation and emergency vehicular access will be enhanced with an additional access drive. This additional drive will be integrated into Office / Medical development on Amy Lane. The Office / Medical development will be a separate Lot and Block on the Final Plat. This route for the additional access drive, when compared to the previously approved concept plan, increases the distance between the access points along Amy Lane. The distance between access points increases the functionality of the secondary access.

**154.37 (A) (3) (b) Traffic and pedestrian safety with due consideration given to school bus routes.**

School bus routing and pedestrian safety is increased with the addition of the secondary access through the Office / Medical development.

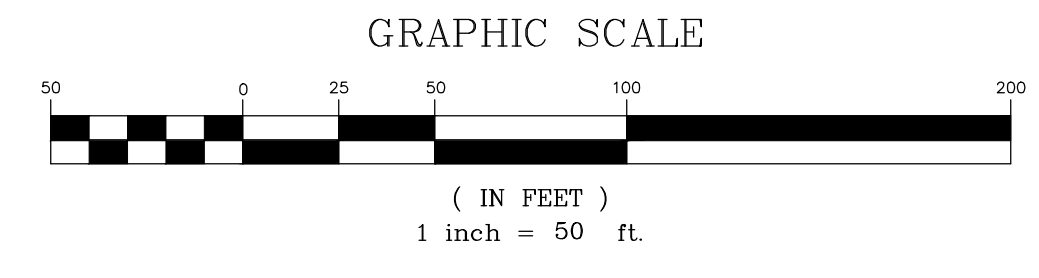
**154.37 (A) (3) (c) Topography and visibility distances.**

Topography & visibility distance are not a design constraint due to natural topography which is excellent for residential land development.

Respectfully submitted,



Robert E. Mitchell, P.E., P.L.S.  
President  
Mitchell & Associates, Inc.



NO.	DATE	REMARKS	BY

**AMY LANE ADDITION**  
**HARKER HEIGHTS, BELL COUNTY, TEXAS**  
**CONCEPT PLAN**

**PROPERTY OWNER:**  
REMCO Properties LLC  
973 George Wilson Road  
Belton, TX 76513

**J'6 Family Limited**  
4301 Elf Trail  
Belton, TX 76513

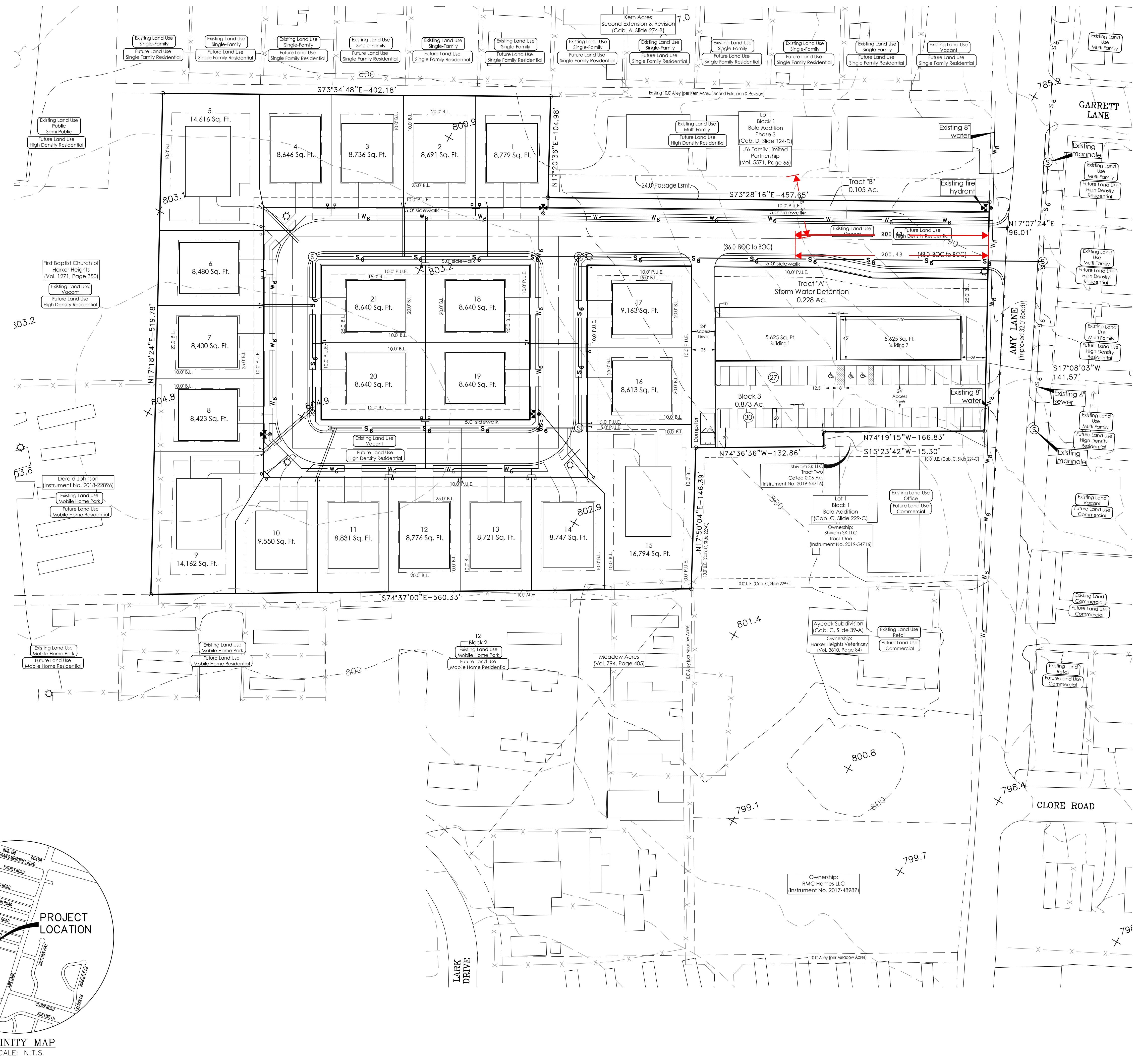
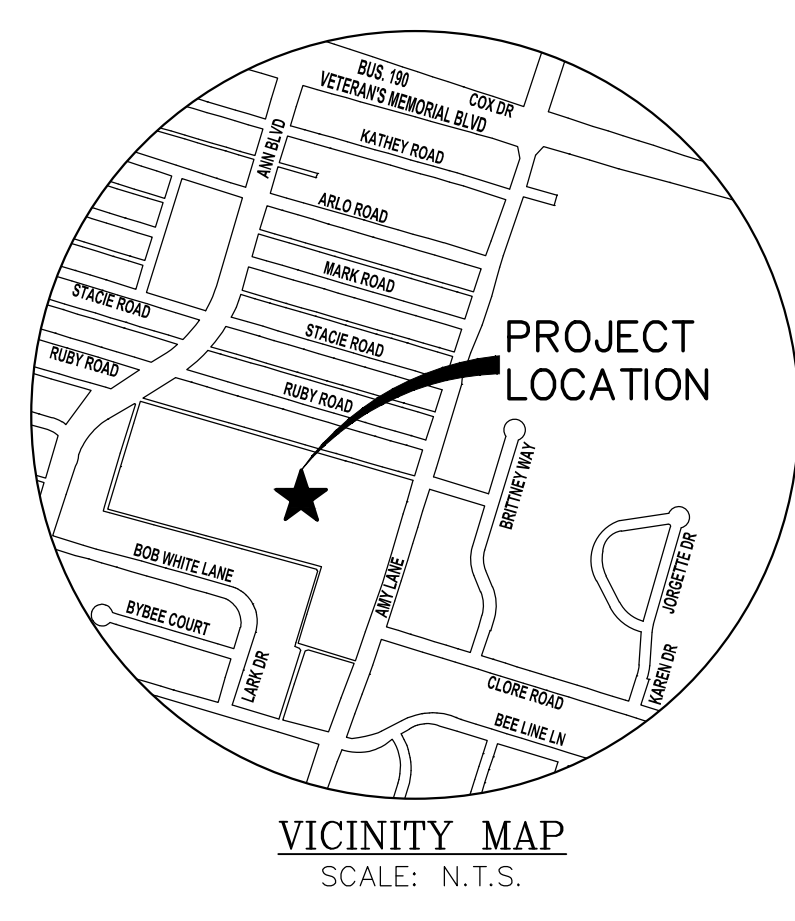
**SURVEYOR/ENGINEER:**  
Mitchell & Associates, Inc.  
P.O. Box 1088  
Killeen, TX 76540

**PROPERTY OWNER:**  
REMCO Properties LLC  
973 George Wilson Road  
Belton, TX 76513

**J'6 Family Limited**  
4301 Elf Trail  
Belton, TX 76513

**SURVEYOR/ENGINEER:**  
Mitchell & Associates, Inc.  
P.O. Box 1088  
Killeen, TX 76540

- NOTES:**
- Existing Land Use: Vacant  
Proposed Land Use: Residential and Office District  
Zoning: R-2  
Two Family Residential Dwelling District (21 Lots)
  - Zoning: B-1  
Office District (1 Lot)
  - Topography shown is based upon City of Harker Heights Aerial Topography (2012).
  - Sidewalks to be installed along lot frontages at the time of construction.
  - Topography & visibility distance are not a design complication due to natural topography which is excellent for residential land development.
  - An executed agreement with the adjacent landowner for connection and use of the fire lane will be provided at the time the subdivision is platted.





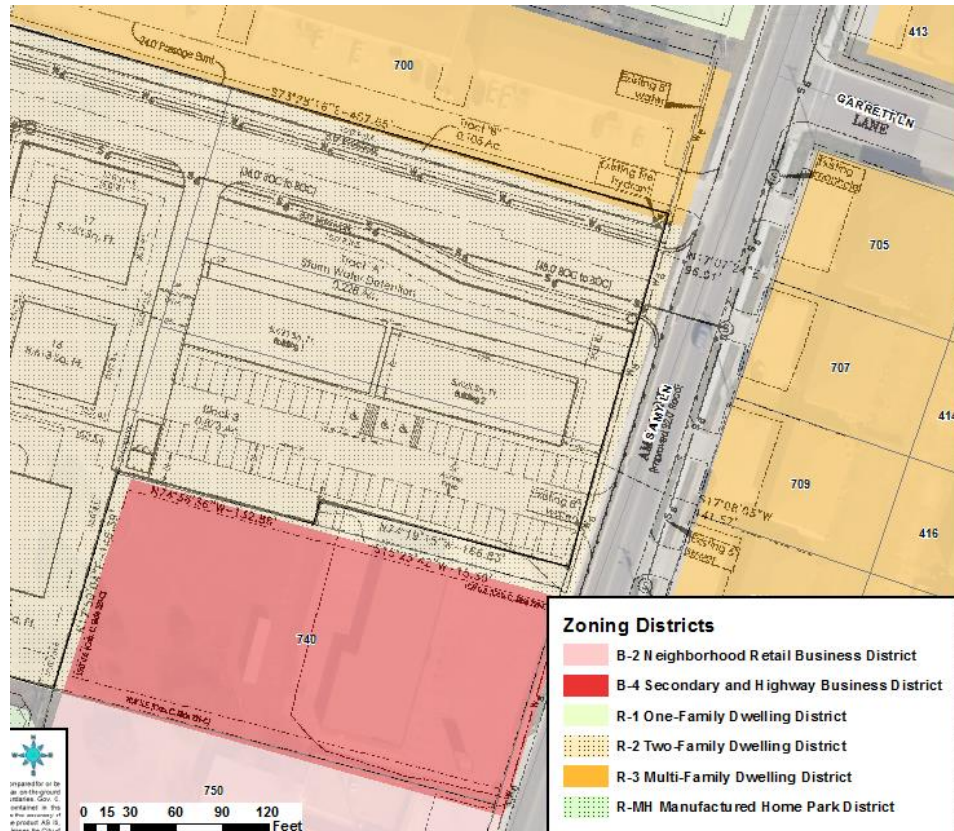
# AMY LANE ADDITION CONCEPT PLAN

CP21-01 – Amy Lane Addition – Revised Concept Plan Submittal

Plat Distributed to HH Staff: December 10, 2020  
Comments Returned to Surveyor/Eng.:

## Planning & Development

1. Rezoning for the commercial part of the plan will be required. The property that is proposed as commercial is currently zoned as R-2 (Two Family Dwelling District). Furthermore Future Land Use call for that area desired to be High Density Residential. With Commercial neighboring the site it is likely that this could be considered a favorable alternative fronting S. Amy Lane. B-1 would be a safe consideration for commercial within this area/thoroughfare.



2. In regards to your request for variance – in the event that this concept is approved by Council I would request that the development of the alternative ingress/egress be constructed at the time development of the residential section is underway.
3. KR - Applicant is advised that the front portion of the development where commercial structures are illustrated is currently zoned R-2. Therefore a request for formal zoning change to the indicated B-1 zoning will be required prior to the preliminary plat and development.

4. KR - Applicant shall provide a lot and block designation for the parcel with the two proposed commercial buildings.
5. KR - Applicant shall annotate all proposed block numbers and lots within each block shall begin with the number 1.

**Public Works, Mark Hyde**

- No Comments.

**Consulting Engineer, Otto Wiederhold**

1. Does not show existing 24" water line.

**Fire Marshal, Brad Alley**

- No Comments.

**Building Official, Mike Beard**

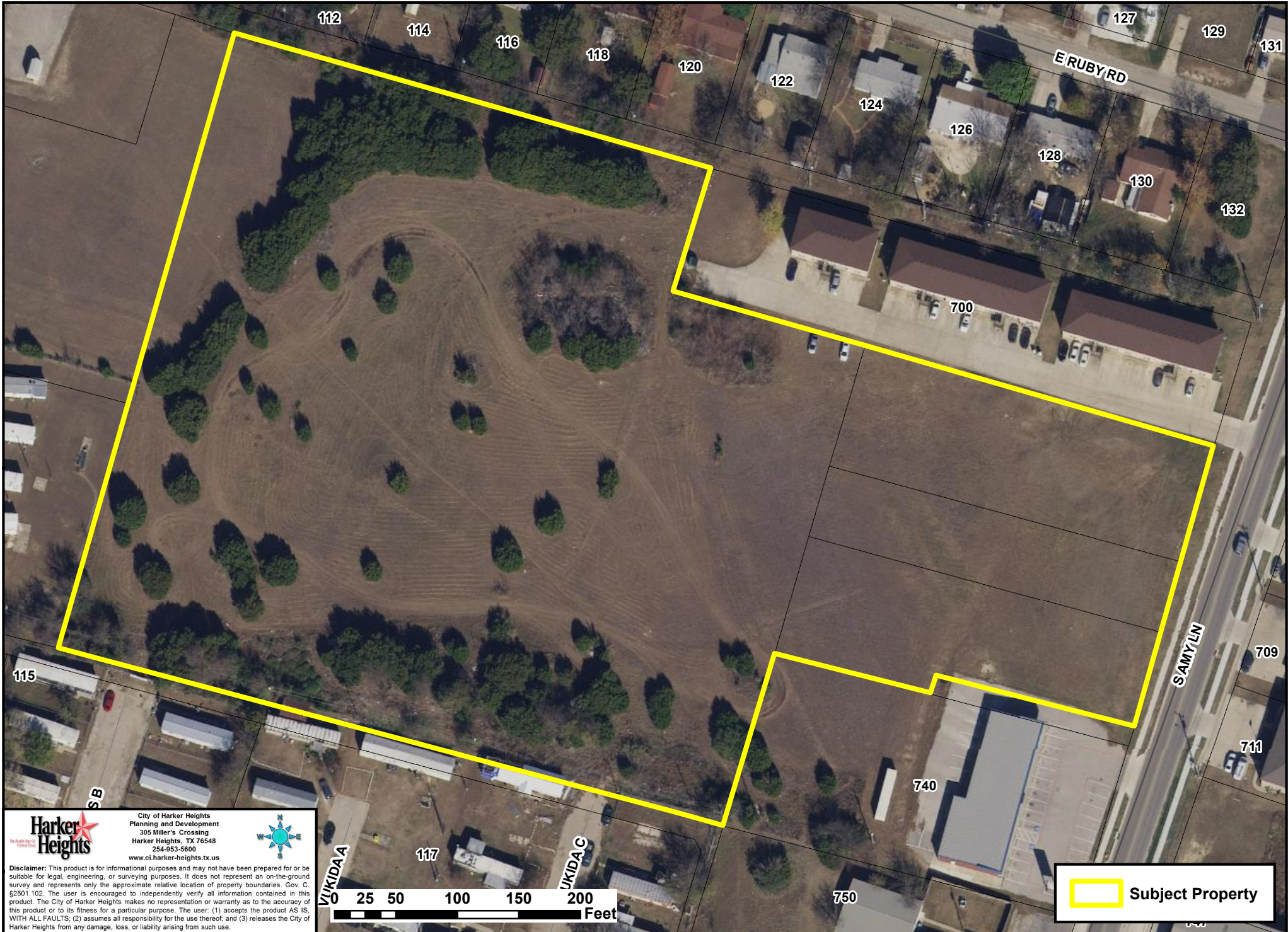
**ONCOR, Derex Spencer**

**Century Link, Chris McGuire**

**Time Warner Cable/Spectrum, Shaun Whitehead**

**ATMOS, Burton Jones**

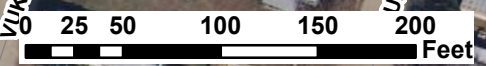





City of Harker Heights  
Planning and Development  
305 Miller's Crossing  
Harker Heights, TX 76548  
254-953-5600  
www.ci.harker-heights.tx.us

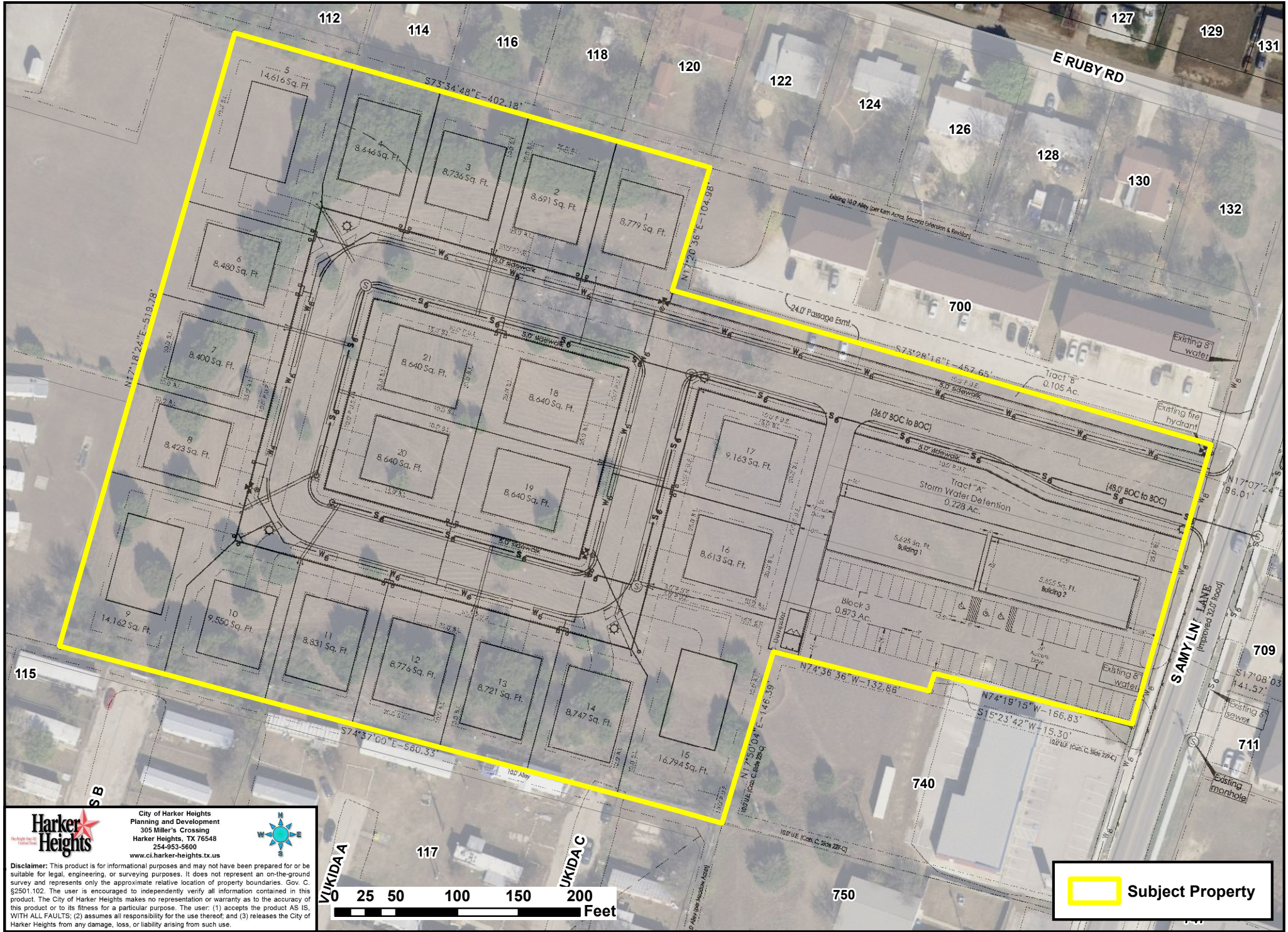


Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C. §2501.102. The user is encouraged to independently verify all information contained in this product. The City of Harker Heights makes no representation or warranty as to the accuracy of this product or to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Harker Heights from any damage, loss, or liability arising from such use.



 Subject Property






**Harker Heights**  
City of Harker Heights  
Planning and Development  
305 Miller's Crossing  
Harker Heights, TX 76548  
254-953-5600  
www.ci.harker-heights.tx.us

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 Subject Property



## § 154.37 STREETS.

### (A) *Street layout.*

(1) *Thoroughfare plan.* Proposed streets must be in conformance with the city thoroughfare plan. All arterial and collector street locations, alignments, right-of-way widths, pavement widths and cross-sections shall be in accordance with the adopted plans and standards. Streets that are not on the thoroughfare plan and are proposed to collect traffic from residential streets shall be designed and constructed as collectors.

(2) *Consistency with existing streets.* The arrangement, character, extent, width, grade and location of each proposed street shall be consistent with streets in the immediate area. However, new streets must meet the minimum current standards. Consideration shall be made for topographical conditions, public safety, convenience and the proposed use of land to be served by such streets.

(3) *Entrances to subdivisions.* In no case shall platted lots have their sole access through an adjacent jurisdiction. As a rule, new subdivisions must have at least two access streets. Entrances shall be 42 feet wide with a 70-foot right-of-way for a minimum distance of 100 feet from the intersection. A developer may request the approval of one access street if the access street has no connecting streets, terminates in a permanent cul-de-sac or provides access to not more than a total of 30 single-family dwelling lots or an equivalent housing unit density comprised of duplex or multi-family structures. In addition to the single point of access situation presented by streets that end in permanent cul-de-sac, a single point of access may be dictated by property configuration, safety or access management restrictions. In determining if a new subdivision may have one point of ingress/egress, consideration shall be given to:

- (a) Traffic circulation and emergency vehicle access;
- (b) Traffic and pedestrian safety with due consideration given to school bus routes; and
- (c) Topography and visibility distances.

(4) *Residential streets.* Internal local streets shall be laid out so as to discourage then-use by through traffic when possible.

(5) *Secondary access streets.* Where a subdivision has frontage on an arterial street, the city may require a secondary access street to facilitate the sharing of curb cuts and/or to separate access to lots from through traffic.

(6) *Projection of streets.* Where adjoining areas are not subdivided, the developer shall design and construct abutting short stub-outs or temporary turnarounds for the projection of streets at proper block intervals into such unsubdivided areas.

(7) *Inadequate or substandard streets.* Inadequate or substandard existing streets and other infrastructure shall be upgraded to city standards by the developer, including dedication of an additional right-of-way if necessary. If development is on one side of such a street, the developer shall dedicate an additional right-of-way if necessary, upgrade the street pavement and associated infrastructure on the side that is being platted. Sidewalks shall be constructed or upgraded (if needed) to city standards by the builder/owner prior to the issuance of a certificate of occupancy.

### (B) *Street design standards.*

(1) *Street design.* Street design shall be in accordance with the city's standards and specifications.

(2) *Curbs and gutters.* The developer shall install curbs and gutters on all new streets except as provided in §154.45, unless required in special situations determined by the city.

(3) *Curb cuts.* Restrictions to location, design, size and/or number of curb cuts are as required in the Zoning Code.

(4) *Pavement standards.* Streets shall be paved in accordance with city standards. The city may require increased right-of-way or pavement widths if traffic impacts of the proposed development or conditions in the area merit such changes.

(C) *Street classification.* All streets within the city shall be located and constructed as shown on the thoroughfare plan and, where not otherwise shown thereon, shall be designed as follows.

(1) *Residential streets.* Residential streets shall be 36 feet in width back-of-curb to back-of-curb with a minimum 60 feet of right-of-way. These are streets that serve individual residential lots. They carry low traffic volumes. Where entrances to subdivisions are not part of a collector street, they shall be 42 feet wide with 70 feet of right-of-way for a distance of 100 feet from the intersection.

(2) *Minor collectors.* Minor collectors shall be 42 feet wide, with a minimum of 70 feet of right-of-way. These are streets generally located within subdivisions or between subdivisions to collect traffic from minor (residential) streets and to channel this traffic to the major collectors. Residential lots may front on these streets.

(3) *Major collectors.* Major collectors shall be 48 feet wide with a minimum of 80 feet of right-of-way. These streets are generally located along borders of neighborhoods and within commercial areas to collect traffic from residential areas and to channel this traffic to the arterial system. These are limited access roads on which no residential lots may front (i.e., no driveways shall be allowed) unless there is no other reasonable and safe access to the lot.

(4) *Arterials.* Arterials shall be between 60 and 80 feet wide, depending on the needs and the design as determined by the city. The right-of-way shall be between 90 and 120 feet, depending on the design requirements as determined by the city. These are high volume streets with five or more lanes. These are limited access roads on which no residential lots may

front.

(D) *Miscellaneous street requirements.*

(1) *Property abutting arterials.* Where a subdivision abuts or contains an existing or proposed arterial, the Planning and Zoning Commission may require access streets, reverse frontage with a screening buffer containing a non-access easement along the rear property line, deep lots with rear service alleys or other such treatment as may be necessary for adequate protection of residential properties and to afford separation of through and local traffic.

(2) *Property abutting railroads.* Where a subdivision abuts or contains a railroad right-of-way or limited access highway right-of-way, the Planning and Zoning Commission may require a street approximately parallel to and on the side of such right-of-way.

(3) *Reserve strips.* Reserve strips controlling access to streets shall be prohibited except where their control is dedicated to the city, under conditions approved by the Planning and Zoning Commission.

(4) *Street jogs.* Street jogs with centerline off-sets of less than 125 feet shall be avoided.

(5) *Street intersections.* Streets shall be laid out so as to intersect at right angles, or as nearly as possible to 90 degrees. Six foot concrete valley gutters are required at street intersections where cross drainage will occur.

(6) *Non-cul-de-sac designed dead-end streets.* Dead-end streets shall be prohibited except for short stub-outs for future roadway extensions. Short stub-out streets may require special terminus treatments for drainage concerns and street integrity. Temporary turnarounds are required if they exceed 150 feet in length.

(7) *Cul-des-sac design.* For subdivisions with lots of less than one acre, cul-de-sac streets shall not exceed 800 feet in length (as measured from the right-of-way line of the intersecting roadway to the center of the turnaround). For single-family subdivisions with lots greater than one acre, the length may not exceed 1,200 feet. All cul-de-sacs shall be provided at the closed end with a turnaround having a minimum radius of 38 feet back of curb to back of curb with a 50 foot right-of-way required.

(8) *Street names.* No street names shall be used which will duplicate or be confused with names of existing streets. Street extensions shall use the existing street names. Street names shall be subject to the approval of the Planning and Zoning Commission.

(9) *Street signs.* The city, at the developer's expense, shall install all street signs. The developer shall be charged for the cost of materials only.

(E) *Alleys.*

(1) Alleys shall generally be parallel to the street.

(2) Alley intersections and sharp changes in alignment shall be avoided. Where two alleys intersect, or where an alley turns, additional width may be required to allow for the turning of vehicles or guying of utility poles.

(3) Easements may be required on either side of the alley or alleys for utility placement.

(4) The width of an alley shall not be less than 20 feet.

(5) Dead-end alleys shall be avoided where possible, but if unavoidable, shall be provided with adequate turn-around facilities at the terminus, as determined by the Planning and Zoning Commission.

(6) Alleys shall paved in the same manner as streets.

(F) *Construction standards.*

(1) *Design.* Pavement section design shall be accomplished by a professional engineer and shall be based upon a geo-technical analysis performed by a qualified geo-technical professional. All construction shall conform to Appendix A, Tables I through IV and the following adopted regulations where applicable: § 50.02, Chapter 50 of this Code of Ordinances, adoption of "Standard Specifications for Public Works Construction".

(2) *Street surfaces.* All street wearing surfaces shall consist of concrete or hot mixed asphaltic concrete (HMAC) laid over a base course of crushed stone which has been designed, and compacted in accordance with city standards and requirements.

(3) *Curb and gutter.* All curb and gutter, integral curbs, valley gutters, driveway approaches, drainage structures and the like shall be constructed of Class "A" (3,600 PSI) Portland Cement Concrete per city standards.

(Ord. 2010-08, passed 3-9-10)



**§ 154.60 WAIVERS.**

(A) The Planning and Zoning Commission and the City Council may authorize waivers from design standards. In granting a waiver, the city shall prescribe only conditions that it deems necessary or desirable in the public interest.

(B) In making the findings required under § 154.61, the Planning and Zoning Commission and the City Council shall take into account the nature of the proposed use of the land involved, existing uses of land in the vicinity, the number of persons who will reside or work in the proposed subdivision and the probable effect of such waiver upon traffic conditions and upon the public health, safety, convenience and welfare in the vicinity.

(Ord. 2010-08, passed 3-9-10)



## PLANNING AND ZONING COMMISSION MEMORANDUM

**P21-02**

**AGENDA ITEM VII-03**

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FROM: THE OFFICE OF THE DIRECTOR OF PLANNING & DEVELOPMENT  
DATE: JANUARY 6, 2021

DISCUSS AND CONSIDER APPROVING A REQUEST FOR FINAL PLAT APPROVAL FOR CEDARBROOK RIDGE PHASE TWO ON PROPERTY DESCRIBED AS APPROXIMATELY 72.18 ACRES OF LAND SITUATED IN THE H.R. MORRELL SURVEY, ABSTRACT NO. 579, THE LUCY O'DELL SURVEY, ABSTRACT NO. 644, AND THE J.T.W. HALLMARK SURVEY, ABSTRACT NO. 413, BELL COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 112.09 ACRE TRACT OF LAND DESCRIBED AS TRACT II BY A DEED TO WBW LAND INVESTMENTS, LP, RECORDED IN DOCUMENT NO. 201100006237, REAL PROPERTY RECORDS OF BELL COUNTY, TEXAS AND ALSO BEING ALL OF A CALLED 41.14 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO WBW LAND INVESTMENTS, LP, RECORDED IN DOCUMENT NO. 201100008134, REAL PROPERTY RECORDS OF BELL COUNTY, TEXAS GENERALLY LOCATED EAST OF STILLHOUSE LAKE ROAD (FM 3481) AND WEST OF CEDAR KNOB ROAD, HARKER HEIGHTS, BELL COUNTY, TEXAS.

**PROJECT DESCRIPTION:**

The applicant, WBW Development Group, LLC – Series 009, and their representatives, Yalgo, LLC and Dillon Whitis have submitted an application for final plat approval for approximately 144.18 acres of vacant land east of FM 3481 and along the western side of Cedar Knob Road. This is the second phase of development as outlined in the Tuscany Meadows Phase II Concept Plan (see attached) which was approved by P&Z on January 28, 2015 and City Council on February 10, 2015. This development was also outlined in the Tuscany Meadows Phase II Preliminary Plat (see attached) which was approved by P&Z on October 26, 2016 and City Council on November 8, 2016.

The property is zoned PD-R (Planned Development-Residential District) and must adhere to the conditions of the zoning district as well as the regulations of the Development Overlay District 1 – The Knight's Way Corridor. The property is also subject to the January 2018 Developer Agreement (see attached).

Staff has reviewed the submitted final plat and engineering plans and have made comments to address safety, streets, drainage, water and wastewater utilities, and other pertinent requirements to ensure adherence to all developmental regulations stipulated in the City of Harker Heights Code of Ordinances.



**STAFF RECOMMENDATION:**

At the time the agenda was posted, all but one of the comments provided by Staff have been addressed. The applicant still needed to submit a performance bond or letter of credit for the public infrastructure that has not yet been completed and accepted by the City. Therefore the submitted final plat does not currently meet the standards and ordinances of the City of Harker Heights, and Staff therefore recommends denial of the Final Plat approval for the proposed plat, Cedarbrook Ridge Phase Two, on property described as approximately 72.18 acres of land situated in the H.R. Morrell Survey, Abstract No. 579, the Lucy O'Dell Survey, Abstract No. 644, and the J.T.W. Hallmark Survey, Abstract No. 413, Bell County, Texas, and being a portion of a called 112.09 acre tract of land described as Tract II by a deed to WBW Land Investments, LP, recorded in Document No. 201100006237, real property records of Bell County, Texas and also being all of a called 41.14 acre tract of land as described by a deed to WBW Land Investments, LP, recorded in Document No. 201100008134, real property records of Bell County, Texas generally located east of Stillhouse Lake Road (FM 3481) and west of Cedar Knob Road, Harker Heights, Bell County, Texas.

**ACTION BY THE PLANNING AND ZONING COMMISSION:**

1. Motion to Approve/Disapprove a request for final plat approval for the proposed plat, Cedarbrook Ridge Phase Two, on property described as approximately 72.18 acres of land situated in the H.R. Morrell Survey, Abstract No. 579, the Lucy O'Dell Survey, Abstract No. 644, and the J.T.W. Hallmark Survey, Abstract No. 413, Bell County, Texas, and being a portion of a called 112.09 acre tract of land described as Tract II by a deed to WBW Land Investments, LP, recorded in Document No. 201100006237, real property records of Bell County, Texas and also being all of a called 41.14 acre tract of land as described by a deed to WBW Land Investments, LP, recorded in Document No. 201100008134, real property records of Bell County, Texas generally located east of Stillhouse Lake Road (FM 3481) and west of Cedar Knob Road, Harker Heights, Bell County, Texas.
  
2. Any other action desired.

**ATTACHMENTS:**

1. Application
2. Final Plat
3. Tuscany Meadows Phase II Concept Plan (Approved on January 28, 2015)
4. Tuscany Meadows Phase II Preliminary Plat (Approved on November 08, 2016)
5. Development Agreement (Effective Date of April 24, 2019)
6. Location Map
7. Staff Comments with Responses (December 28, 2020)



APPLICATION FOR FINAL PLAT APPROVAL
Application Fee \$ 150.00

City of Harker Heights
Planning & Development
305 Millers Crossing
Harker Heights, TX 76548
Phone: 254-953-5600

PLAT NAME: Cedarbrook Ridge phase II

NUMBER OF LOTS: 244 NUMBER OF ACRES 72.18

DATE OF PRELIMINARY APPROVAL:

PROPERTY OWNER: WBW Development Group WBU Land Investments

ADDRESS: 3000 Illinois Ave

PHONE: [Redacted]

DEVELOPER: WBW Development Group, LLC Series 009

ADDRESS:

PHONE:

SURVEYOR/ENG: Yulgo Engineering

ADDRESS:

PHONE:

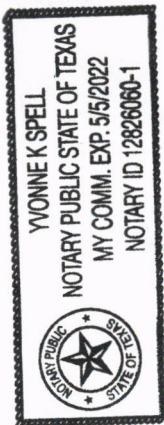
I HEREBY UNDERSTAND AND ACKNOWLEDGE:

THE FINAL PLAT MUST BE PREPARED IN ACCORDANCE WITH THE CITY'S SUBDIVISION RULES AND REGULATIONS AND SHALL CONFORM SUBSTANTIALLY TO THE PRELIMINARY LAYOUT AS APPROVED. THE SUBDIVIDER WILL BE REQUIRED TO INSTALL AT HIS/HER OWN EXPENSE ALL WATER LINES, STREETS, SEWER LINES, STORM SEWER LINES, DRAINAGE FACILITIES AND STRUCTURES WITHIN THE SUBDIVISION ACCORDING TO SECTION 154.45 OF THE HARKER HEIGHTS CODE OF ORDINANCES.

ALL REQUIRED IMPROVEMENTS HAVE BEEN COMPLETED UNLESS A BOND OR LETTER OF CREDIT HAS BEEN POSTED AND ATTACHED IN SUFFICIENT AMOUNT TO ASSURE COMPLETION.

A MAINTENANCE BOND OR SURETY INSTRUMENT HAS BEEN FURNISHED TO ASSURE THE QUALITY OF MATERIALS AND WORKMANSHIP AND MAINTENANCE OF ALL REQUIRED IMPROVEMENTS INCLUDING THE CITY'S COSTS FOR COLLECTING THE GUARANTEED FUNDS AND ADMINISTERING THE CORRECTION AND/OR REPLACEMENT OF COVERED IMPROVEMENTS IN THE EVENT THE SUBDIVIDER DEFAULTS. (BONDS OR OTHER INSTRUMENT MUST BE FOR 20% OF THE COST OF IMPROVEMENTS FOR ALL PUBLIC WORKS IMPROVEMENTS LESS STREETS AND SHALL RUN FOR A PERIOD OF ONE CALENDAR YEAR.) (BONDS AND OTHER INSTRUMENTS MUST BE FOR 40% OF THE COST OF IMPROVEMENTS FOR STREETS AND SHALL RUN FOR A PERIOD OF TWO CALENDAR YEARS.)

The developer or their authorized representative must be present at all Planning and Zoning Commission Meetings and City Council Meetings at which their plan or plat is on the agenda for discussion or action. Failure of the developer or their authorized representative to appear before the Planning and Zoning Commission or City Council during a meeting on which the plan or plat is on the agenda for discussion or action may be deemed a withdrawal of the plat or plan.



Printed Name of Property Owner

Signature of Property Owner Date 12-9-20

Printed Name of Authorized Agent (Corporation/Partnership) Dillon Whitis

Signature of Authorized Agent (Corporation/Partnership)

SWORN TO AND SUBSCRIBED BEFORE ME THIS 9 DAY OF December, 20 20.

MY COMMISSION EXPIRES: May 5, 2022

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

P21-02



KNOW ALL MEN BY THESE PRESENTS, that WBW Development Group, LLC - Series 009, 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 document number 2020052750, 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 CEDARBROOK RIDGE PHASE II. 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 area shown as Tract B on the plat.

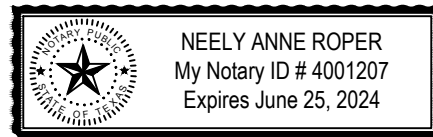
Grantor does hereby grant, convey, and transfer to Cedarbrook Ridge Residential Community, Inc., in fee simple, the area shown as Tract F on the plat.

WITNESS the execution hereof, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

WBW Development Group, LLC-Series 009

By: \_\_\_\_\_  
Jane Seals, Authorized Agent

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by Jane Seals, in her capacity as an Authorized Agent of WBW Development Group, LLC-Series 009, a separate series of WBW Development Group, LLC, a Texas series limited liability company.



Notary Public's Signature \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

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

Chairperson, Planning and Zoning Commission

Secretary, Planning and Zoning Commission

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ by the Director of Planning and Development of the City of Harker Heights, Texas.

Director of Planning and Development

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ by the City Council of the City of Harker Heights, Texas.

Mayor

Attest: City Secretary

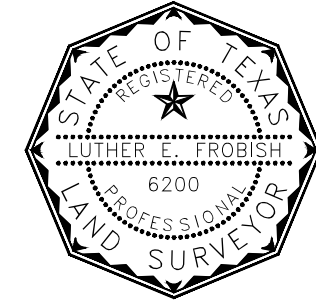
FILED FOR RECORD this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, in Plat Year \_\_\_\_\_, Number \_\_\_\_\_, Plat Records of Bell County, Texas, and Instrument No. \_\_\_\_\_ Official Records, Bell County, Texas.

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.
- Lots shown have an average width of not less than 65 feet, a minimum lot frontage of not less than 45 feet, and a minimum lot area of not less than 7,800 square feet.
- Lots shown have an average overall lot area of 9,650 square feet per lot.
- An HOA-maintained wooden perimeter fence with masonry columns shall be installed along Cedar Knob Road.
- Maintenance of all subdivision signs and landscaping shall be the responsibility of the HOA.
- Trees required for each lot shall be 3" caliper larger trees (not 2", as specified in zoning ordinances for R-1 lots).
- All first-floor sides of homes that face arterial and collector streets shall be masonry, unless there is a privacy fence between the house and the street.
- All second-floor sides of homes that face arterial and collector streets shall be masonry.
- Arrow ( ) indicates that the stormwater runoff from one lot must flow directly onto the other lot, without impediment or diversion to other lots. Drainage plans presented by the homebuilder for each individual lot must allow storm water to pass from upstream lots to the downstream lots without impediment. Any owner in the subdivision shall have the right to enforce this restriction.
- The adjoining property lines between Lots 25 and 26 Block 1, Lots 58 and 91 Block 1, Lots 91 and 92 Block 1, Lots 57 and 91 Block 1, and Lots 57 and 92 Block 1, within the 20' waterline easement, may not have fences built with a post depth more than 2' deep.
- There are no tracts labeled A, C, D or E on this plat.
- The bearings recited hereon are grid bearings based on NAD83 (2011) State Plane Coordinate System, Texas Central Zone No. 4203, as derived from GPS observations. All distances are horizontal surface distances. The Combined Correction Factor (CCF) is 0.9998502. Grid distance = Surface distance x CCF. Permanent iron rods found for corner are 1/2 inch in diameter with cap marked "YALGO 6200".

STATE OF TEXAS  
COUNTY OF BELL

I, Luther E. Frobish, Registered Public Surveyor No. 6200 in the State of Texas, hereby certify that this plat is true and correct to the best of my knowledge and was prepared from an actual survey of the property, and that the metes and bounds describing said subdivision will describe a closed geometric form.



by: \_\_\_\_\_  
LUTHER E. FROBISH  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6200

No portion of this tract is within a special flood hazard area per the flood insurance rate map, community panel no. 48027C0295E, dated September, 2008, or Letter of Map Revision Case No. 18-06-3437P. 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 Areas 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.

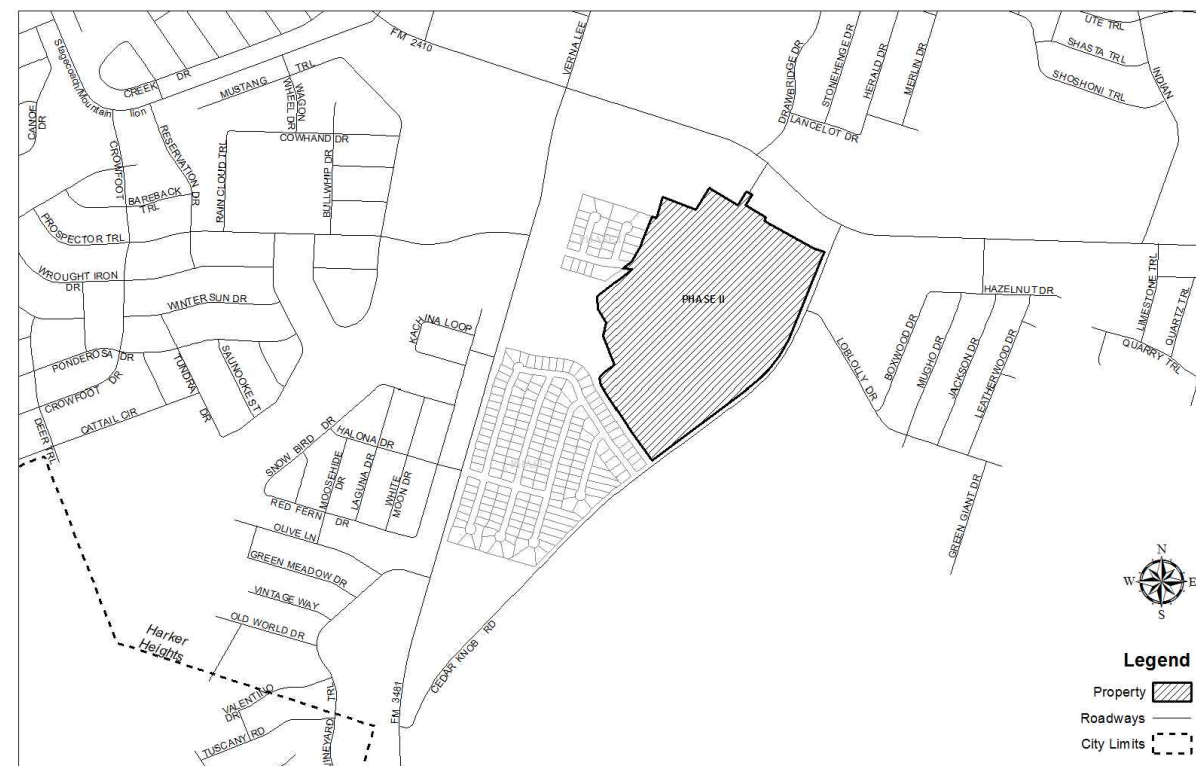
TAX CERTIFICATE

The Tax Appraisal District of Bell County does hereby certify there are currently no delinquent taxes due to the Tax Appraisal District of Bell County on the property described by this plat.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ A. D.

By: \_\_\_\_\_  
Bell County Tax Appraisal District

LOCATION MAP  
NOT TO SCALE



LEGEND

- A.E. ACCESS EASEMENT
- BM BENCHMARK
- DA DRAINAGE AREA
- D.E. DRAINAGE EASEMENT
- ELEV. ELEVATION
- N.T.S. NOT TO SCALE
- NO. NUMBER
- RE REFERENCE
- REV. REVISION
- TBM TEMPORARY BENCH MARK
- TYP. TYPICAL
- PUUE PUBLIC UNDERGROUND UTILITY EASEMENT
- FWLE FENCE, WALL & LANDSCAPE EASEMENT
- C.E.E. CITY EXCLUSIVE EASEMENT (ONLY FOR UTILITIES OWNED BY THE CITY)
- SEE NOTE 10
- LOTS WITH MIN FEE
- IRON ROD FOUND
- 1/2" IRON ROD SET
- CONCRETE MONUMENT FOUND
- CHANGE IN BEARING
- BLOCK NUMBERS

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	15.00'	20.95'	19.29'	N 76°25'37" E	80°01'12"
C2	250.00'	121.81'	120.61'	N 69°08'39" W	27°55'02"
C3	250.00'	6.99'	6.99'	S 54°23'04" E	1°36'09"
C4	250.00'	121.86'	120.66'	S 67°32'50" E	27°55'41"
C5	250.00'	68.86'	68.64'	S 89°24'08" E	15°46'55"
C6	250.00'	106.98'	106.16'	N 85°02'04" W	24°51'02"
C7	250.00'	29.71'	29.71'	S 76°10'56" E	6°48'46"
C8	250.00'	24.54'	24.53'	S 76°46'36" E	5°37'24"
C9	150.00'	38.68'	38.58'	S 29°01'43" W	14°46'36"
C10	420.00'	47.92'	47.89'	N 49°23'19" E	6°32'13"
C11	150.00'	4.07'	4.07'	S 16°48'43" W	1°33'16"
C12	150.00'	14.68'	14.67'	S 18°50'15" W	5°36'20"
C13	33.00'	49.29'	44.84'	N 64°25'56" E	85°35'02"
C14	150.00'	23.66'	23.21'	S 08°34'59" E	90°00'00"
C15	150.00'	42.52'	42.37'	N 44°32'13" E	16°14'25"
C16	150.00'	115.63'	112.79'	S 30°34'23" W	44°10'06"
C17	150.00'	118.55'	115.49'	S 15°20'52" W	45°16'54"
C18	150.00'	38.40'	38.30'	S 45°19'22" W	14°40'07"
C19	750.00'	414.47'	409.21'	N 36°49'32" E	31°39'47"
C20	450.00'	228.88'	226.42'	N 38°05'11" E	29°08'30"
C21	150.00'	54.36'	54.06'	S 62°23'57" E	20°45'51"
C22	150.00'	10.23'	10.23'	S 83°24'29" E	3°54'29"
C23	15.00'	27.51'	23.81'	N 16°07'01" W	105°04'03"
C24	15.00'	23.56'	21.21'	N 81°25'01" E	90°00'00"
C25	15.00'	23.04'	20.84'	N 28°44'57" W	87°59'18"
C26	15.00'	20.36'	18.83'	N 51°03'18" E	77°46'09"
C27	15.00'	23.56'	21.21'	S 52°17'35" E	90°00'00"
C28	15.00'	26.18'	22.98'	N 42°42'30" E	100°00'10"
C29	7.50'	23.56'	15.00'	S 07°24'42" W	90°00'00"
C30	262.00'	25.71'	25.70'	S 76°46'36" E	5°37'24"
C31	7.50'	23.56'	15.00'	S 16°02'05" W	180°00'00"
C32	247.00'	24.24'	24.23'	N 76°46'36" W	5°37'24"
C36	120.00'	30.95'	30.86'	N 29°01'43" E	14°46'36"
C37	120.00'	11.74'	11.74'	N 18°50'15" E	5°36'20"
C38	50.00'	48.99'	47.06'	N 34°21'26" W	28°08'30"
C39	50.00'	51.50'	49.25'	N 23°13'12" E	59°00'47"
C40	50.00'	44.82'	43.33'	S 78°24'21" W	51°21'31"
C41	50.00'	44.82'	43.33'	N 50°14'08" W	51°21'31"
C42	50.00'	35.42'	34.69'	N 04°15'38" W	40°35'31"
C43	180.00'	17.61'	17.60'	S 18°50'15" W	5°36'20"
C44	50.00'	66.84'	61.97'	N 10°28'06" E	76°35'32"
C45	50.00'	72.67'	66.44'	S 89°35'49" E	83°16'39"
C46	50.00'	24.71'	24.46'	S 33°48'07" E	28°18'45"
C47	60.00'	36.17'	35.63'	N 38°54'45" E	34°32'40"
C48	60.00'	50.93'	49.41'	N 80°30'02" E	48°37'53"
C49	60.00'	2.52'	2.52'	N 73°58'47" W	2°24'28"
C50	50.00'	15.24'	15.18'	N 57°17'21" E	17°27'55"
C51	50.00'	61.78'	57.92'	S 78°35'01" E	70°47'21"
C52	50.00'	48.55'	46.67'	S 15°22'15" E	55°38'11"
C53	120.00'	11.74'	11.74'	S 18°50'15" W	5°36'20"
C54	50.00'	48.55'	46.67'	S 40°15'55" W	55°38'11"
C55	50.00'	58.17'	53.25'	N 78°24'21" W	64°25'57"
C56	50.00'	19.15'	19.04'	N 36°35'36" W	21°56'52"
C57	50.00'	85.25'	75.30'	N 77°36'30" E	97°41'40"
C58	180.00'	30.15'	30.12'	S 26°26'21" W	9°35'51"
C59	180.00'	16.27'	16.26'	N 33°49'38" E	5°10'45"
C60	285.00'	60.45'	60.34'	S 78°51'08" E	12°09'11"
C61	50.00'	48.55'	46.67'	S 25°43'35" E	55°38'11"
C62	50.00'	59.99'	56.46'	S 36°27'53" W	68°44'45"
C63	50.00'	31.75'	31.22'	S 89°15'52" W	36°23'11"
C64	215.00'	39.13'	39.08'	S 58°47'50" E	10°25'42"
C65	215.00'	124.89'	123.14'	S 80°39'08" E	33°16'54"
C66	285.00'	61.50'	61.38'	N 88°53'21" E	12°21'51"
C67	285.00'	27.97'	27.96'	N 76°46'36" W	5°37'24"
C68	215.00'	21.10'	21.09'	S 76°46'36" E	5°37'24"
C69	285.00'	14.68'	14.68'	N 78°06'47" W	2°57'04"
C70	215.00'	25.56'	25.55'	N 76°10'56" W	6°48'46"
C71	215.00'	54.47'	54.32'	N 82°01'59" W	14°30'53"
C72	180.00'	98.95'	97.71'	S 08°27'19" W	31°29'48"
C73	15.00'	22.46'	20.42'	N 18°41'34" W	85°47'35"
C74	50.00'	21.98'	21.81'	S 66°41'25" W	25°11'33"

LOTS DRAINING FRONT TO BACK

BLOCK #	LOT #
1	30
1	31
1	32
1	57
1	74
1	77
1	78
1	79
1	80
1	81
1	82
1	83
1	84
1	85
1	86
1	87
1	88
1	89
1	90
3	14
3	15
3	16

LOTS DRAINING FRONT TO BACK

BLOCK #	LOT #
3	17
3	18
3	19
3	20
3	21
3	35
3	36
3	37
3	38
3	39
3	40
3	41
3	42
3	43
3	44
3	45
3	46
3	47
3	48
3	49
3	50
3	51

LOTS DRAINING FRONT TO BACK

BLOCK #	LOT #
4	11
4	12
4	13
4	14
4	15
4	16
4	17
4	18
4	19
4	20
4	21
4	22
4	23
4	24
4	25
4	26
4	27

LOTS DRAINING FRONT TO BACK

BLOCK #	LOT #
5	28
5	29
5	30
5	31
6	19
6	20
6	21
6	25
6	26
6	27
6	28
6	29
6	30
6	31
6	32
6	33
6	34
6	35
6	36
6	37

REV.	DESCRIPTION	DATE	BY
8	UPDATED BFE/FFE TABLE PER APPROVED LOMR	2/6/2020	TTW
7	UPDATED LOT AREA, REMOVED FENCING NOTE	1/13/2020	TTW
6	UPDATED BFE / FFE TABLE	3/26/18	TTW
5	ADDED TITLES TO LOT DRAINAGE TABLES	7/19/2017	TTW
4	ADDED RIGHT TO ENFORCE TO NOTE 11	7/18/2017	TTW
3	CITY REQUESTED REVISIONS	5/14/2017	TTW
2	CITY REQUESTED REVISIONS	4/3/2017	TTW
1	ORIGINAL RELEASE	12/23/2016	BTW

PROJECT INFORMATION	BENCHMARK	LEGAL DESCRIPTION	OWNER
TOTAL SIZE: 72.18 ACRES TOTAL BLOCKS: 5 RESIDENTIAL LOTS: 244 COMMERCIAL LOTS: 0 TOTAL TRACTS: 4	TXDOT MONUMENT IN EAST ROW BOUNDARY OF HIGHWAY 3481 STATE PLANE NAD83 COORDINATES, TEXAS CENTRAL ZONE 4203 NORTHING: 10355259.40 EASTING: 3134773.81 ELEVATION: 756.76	BEING PART OF THE H.R. MORRELL SURVEY, ABSTRACT #579, LUCY O'DELL SURVEY, ABSTRACT #644, AND J.T.W. HALLMARK SURVEY, ABSTRACT #413, BELL COUNTY, TEXAS	WBW Development Group, LLC - Series 009  Bruce Whitis, President  3000 Illinois Ave., Suite 100 Killeen, TX 76543 PH (254) 953-5353 FX (254) 953-5057

CLIENT INFORMATION	APPROVED BY	AUTHORIZED BY
CLIENT NAME: WBW DEVELOPMENT GROUP, LLC - SERIES 009 CLIENT LOCATION: KILLEEN, TX	SAB	WBW

# FINAL PLAT FOR CEDARBROOK RIDGE PHASE II

## CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS

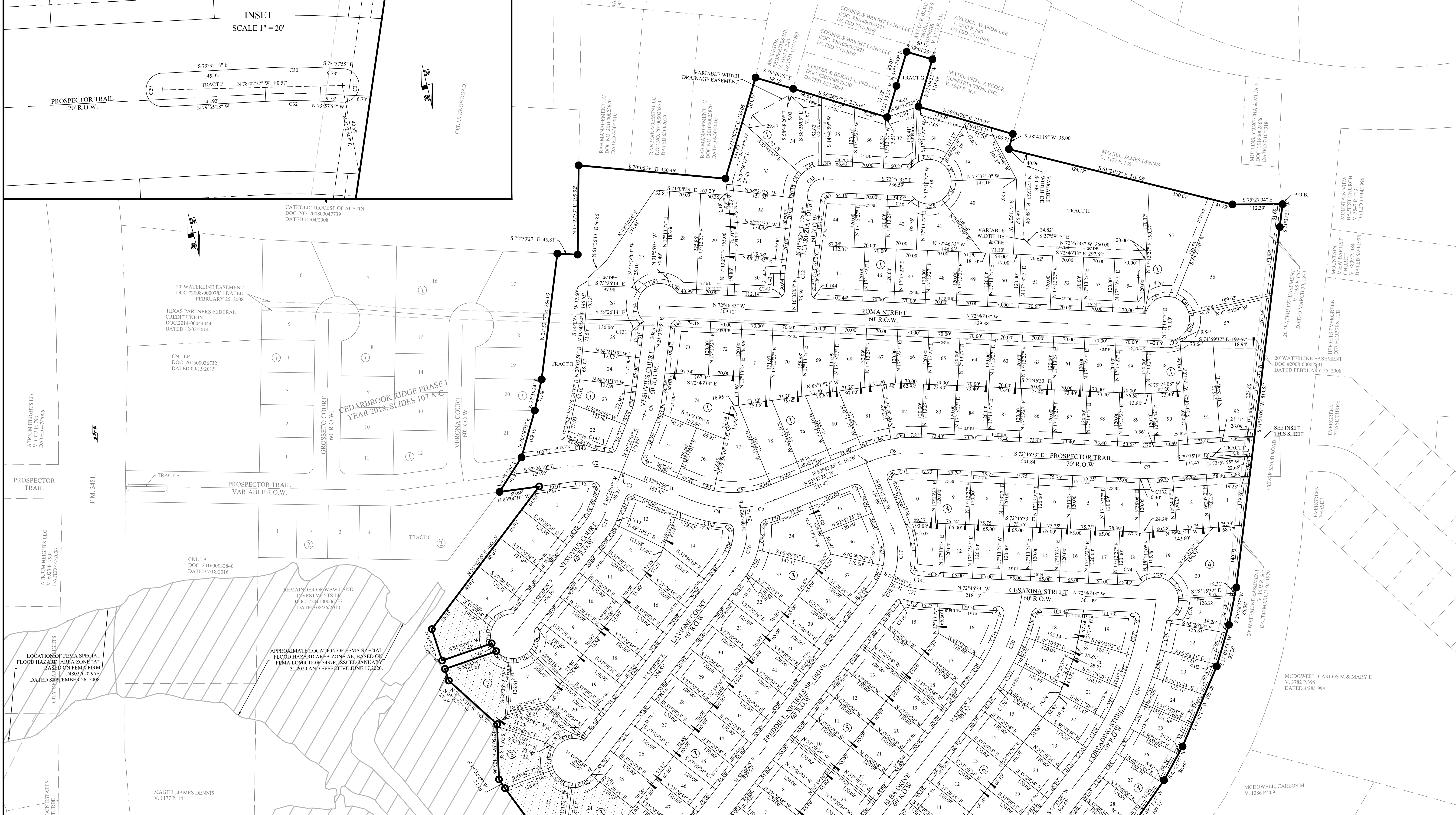
**Yalgo, LLC**  
3000 Illinois Ave., Suite 100  
Killeen, TX 76543  
PH (254) 953-5353  
FX (254) 953-5057

Texas Registered Engineering Firm F-10264

Texas Registered Surveying Firm 10194095

SHEET **1** OF **3**





REV.	DESCRIPTION	DATE	BY
9	UPDATED FLOODPLAIN PER APPROVED LOMR	2/5/2020	TTW
8	REVISED LOT LINES ON LAVIGNE AND VESUVIUS TO LINE UP U/E'S	2/4/2020	TTW
7	REVISED LOT WIDTHS ON LAVIGNE COURT AND VESUVIUS COURT	12/17/2019	TTW
6	ADDED 20' WATER LINE EASEMENT TO EASTERN BOUNDARY	3/23/2018	TTW
5	ADDED UE ALONG CEDAR KNOB RD	7/22/2017	TTW
4	UPDATED INSET ANNOTATION	7/19/2017	TTW
3	CITY REQUESTED REVISIONS	5/14/2017	TTW
2	CITY REQUESTED REVISIONS	4/3/2017	TTW
1	ORIGINAL RELEASE	12/23/2016	BTW

PROJECT INFORMATION	
TOTAL SIZE:	72.18 ACRES
TOTAL BLOCKS:	5
RESIDENTIAL LOTS:	244
COMMERCIAL LOTS:	0
TOTAL TRACTS:	4

BENCHMARK
TXDOT MONUMENT IN EAST ROW BOUNDARY OF HIGHWAY 3481 STATE PLANE NAD83 COORDINATES, TEXAS CENTRAL ZONE 4203 NORTHING: 10355259.40 EASTING: 313473.81 ELEVATION: 756.76

LEGAL DESCRIPTION
BEING PART OF THE H.R. MORRELL SURVEY, ABSTRACT #579, LUCY O'DELL SURVEY, ABSTRACT #644, AND J.T.W. HALLMARK SURVEY, ABSTRACT #413, BELL COUNTY, TEXAS

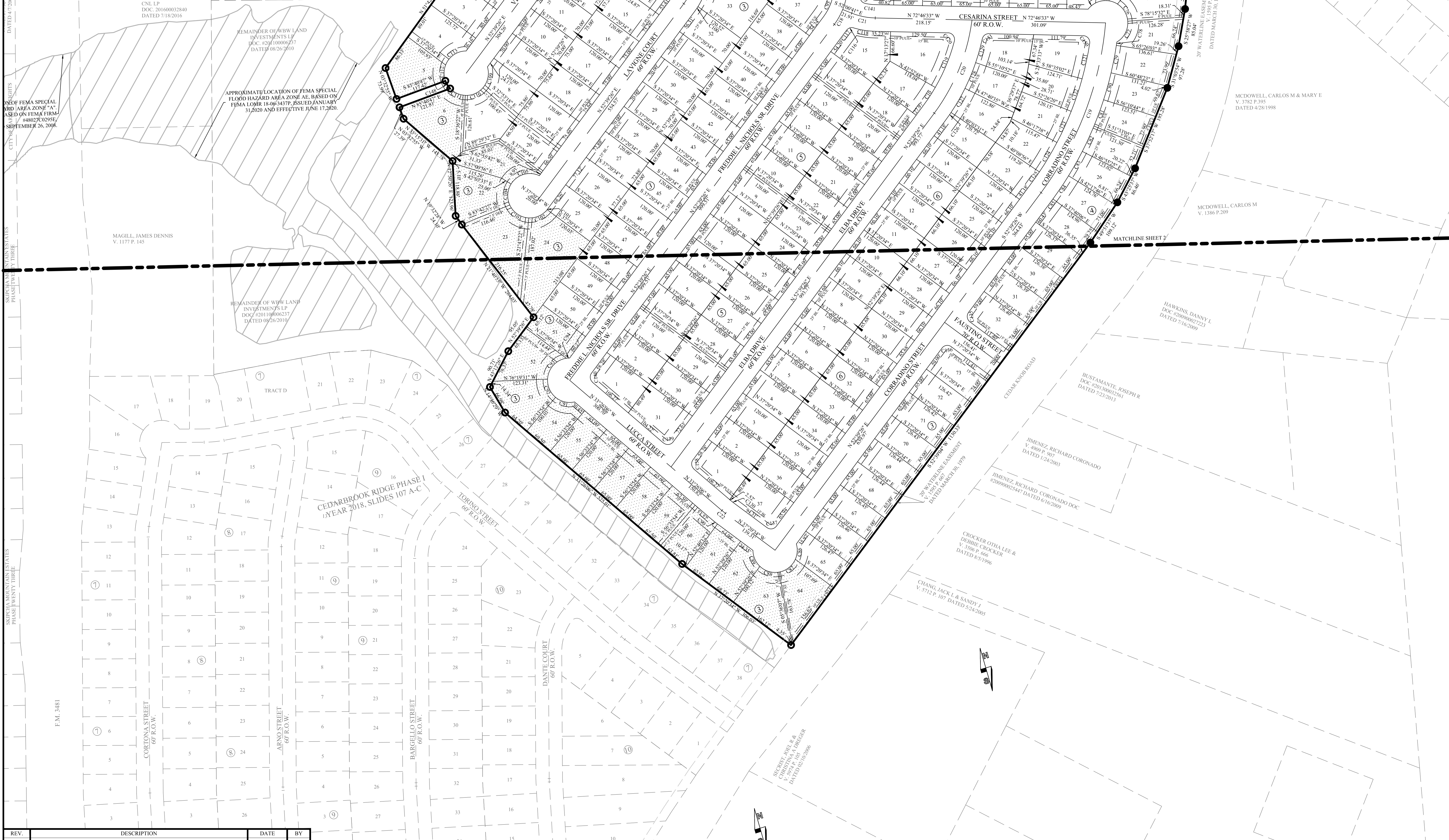
OWNER
WBW Development Group, LLC - Series 009 Bruce Whitis, President 3000 Illinois Ave., Suite 100 Killeen, TX 76543 PH (254) 953-5353 FX (254) 953-5057

**FINAL PLAT FOR**  
**CEDARBROOK RIDGE PHASE II**  
**CITY OF HARKER HEIGHTS, BELL**  
**COUNTY, TEXAS**

<b>Yalgo, LLC</b> 3000 Illinois Ave., Suite 100 Killeen, TX 76543 PH (254) 953-5353 FX (254) 953-5057 Texas Registered Engineering Firm F-10264 Texas Registered Surveying Firm 10194095	SHEET <b>2</b> OF <b>3</b>
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PRINTED ON December 9, 2020





REV.	DESCRIPTION	DATE	BY
7	UPDATED FLOODPLAIN PER APPROVED LOMR	2/5/2020	TTW
6	REVISED LOT WIDTHS ON LAVIGNE COURT AND VESUVIUS COURT	12/17/2019	TTW
5	ADDED 20' WATER LINE EASEMENT TO EASTERN BOUNDARY	3/23/2018	TTW
4	ADDED UE ALONG CEDAR KNOB RD	9/22/2017	TTW
3	CITY REQUESTED REVISIONS	5/14/2017	TTW
2	CITY REQUESTED REVISIONS	4/3/2017	TTW
1	ORIGINAL RELEASE	12/23/2016	BTW

PROJECT INFORMATION	
TOTAL SIZE:	72.18 ACRES
TOTAL BLOCKS:	5
RESIDENTIAL LOTS:	244
COMMERCIAL LOTS:	0
TOTAL TRACTS:	4

BENCHMARK
TXDOT MONUMENT IN EAST ROW BOUNDARY OF HIGHWAY 3481 STATE PLANE NAD83 COORDINATES, TEXAS CENTRAL ZONE 4203 NORTHING: 10355259.40 EASTING: 313473.81 ELEVATION: 756.76

LEGAL DESCRIPTION
BEING PART OF THE H.R. MORRELL SURVEY, ABSTRACT #579, LUCY O'DELL SURVEY, ABSTRACT #644, AND J.T.W. HALLMARK SURVEY, ABSTRACT #413, BELL COUNTY, TEXAS

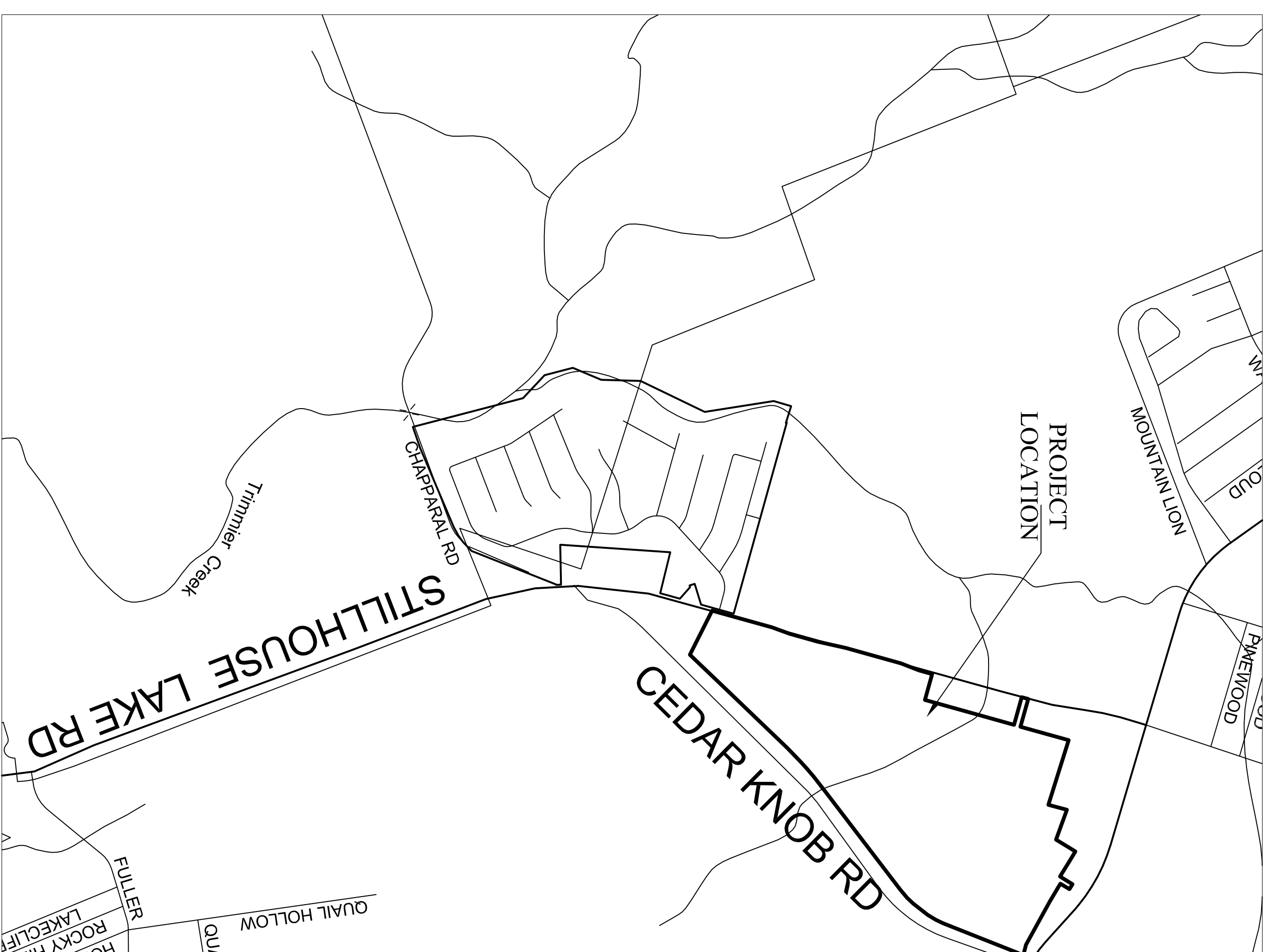
OWNER
WBW Development Group, LLC - Series 009  Bruce Whitis, President  3000 Illinois Ave., Suite 100 Killeen, TX 76543 PH (254) 953-5353 FX (254) 953-5057

**FINAL PLAT FOR  
CEDARBROOK RIDGE PHASE II  
CITY OF HARKER HEIGHTS, BELL  
COUNTY, TEXAS**

<b>Yalgo, LLC</b> 3000 Illinois Ave., Suite 100 Killeen, TX 76543 PH (254) 953-5353 FX (254) 953-5057  Texas Registered Engineering Firm F-10264  Texas Registered Surveying Firm 10194095	SHEET <b>3</b> OF <b>3</b>
--	-------------------------------------

PRINTED ON December 9, 2020

CONCEPT PLAN #1 FOR  
**TUSCANY MEADOWS PHASE II**  
 CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS



LOCATION MAP  
 SCALE 1" = 1000'

Sheet List Table	
PAGE	TITLE
1	CONCEPT PLAN #1
2	UTILITY CONCEPT PLAN #1
3	DRAINAGE CONCEPT PLAN #1



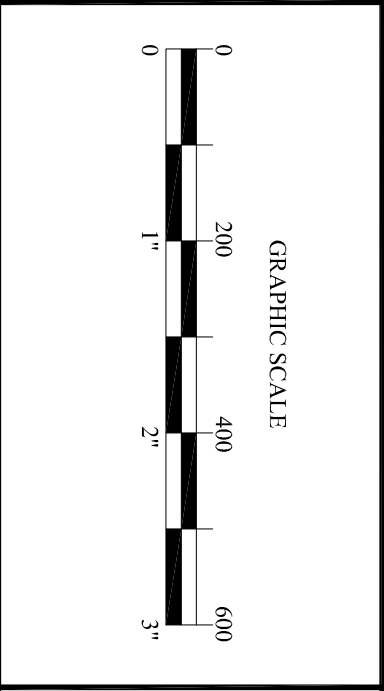
**YALGO, LLC**  
 3000 ILLINOIS AVE. STE 100  
 KILLEEN, TX. 76543 (254) 953-5353





REV.	DESCRIPTION	DATE	BY
1	ORIGINAL RELEASE	12/18/2014	EU
2	UPDATED SEWER AND WATER LAYOUT	7/22/2014	EU

PROJECT INFORMATION	
TOTAL ACRES:	15.73



REV.	DESCRIPTION	DATE	BY
1	ORIGINAL RELEASE	12/18/2014	EU
2	UPDATED SEWER AND WATER LAYOUT	7/22/2014	EU

**UTILITY CONCEPT PLAN #1**  
**TUSCANY MEADOWS II**  
**CITY OF HARKER HEIGHTS**  
**BELL COUNTY, TX**

PROJECT INFORMATION	
TOTAL ACRES:	15.73

**W&B DEVELOPMENT**  
 3000 Illinois Ave., Suite 100  
 Killeen, TX 76543  
 PH (254) 953-5353  
 FX (254) 953-0032

**Yalgo, LLC**  
 3000 Illinois Ave., Suite 100  
 Killeen, TX 76543  
 PH (254) 953-5353  
 FX (254) 953-0032  
 Texas Registered  
 Engineering Firm F-10064

**NOTES**

- LAYOUT IS CONCEPTUAL.
- FUTURE CONNECTIONS TO ADJACENT PROPERTIES TO BE CONSIDERED WHEN ENGINEERING PLANS ARE DRAFTED.



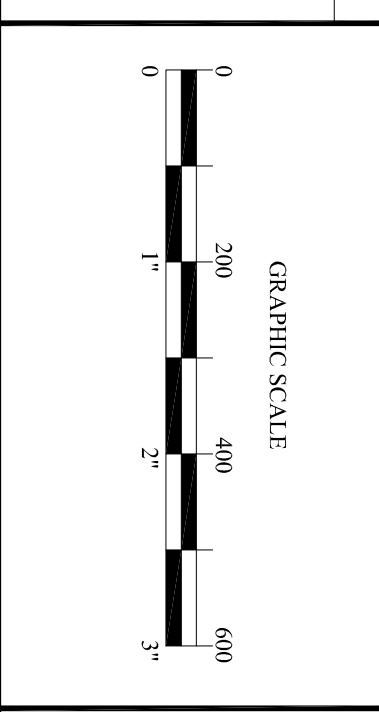
**LEGEND**

	= SANITARY SEWER LINE
	= SANITARY SEWER MANHOLE
	= SANITARY SEWER CLEANOUT
	= STORM SEWER LINE
	= WATER LINE
	= FIRE HYDRANT ASSEMBLY



REV	DESCRIPTION	DATE	BY
2	UPDATED STORM STRUCTURES	12/18/2014	EJ
1	ORIGINAL RELEASE	7/22/2014	EJ

PROJECT INFORMATION	
TOTAL ACRES:	15.73



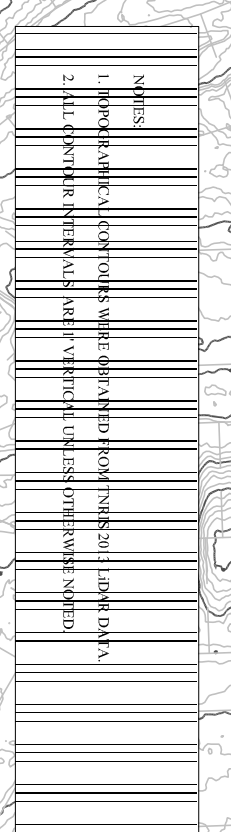
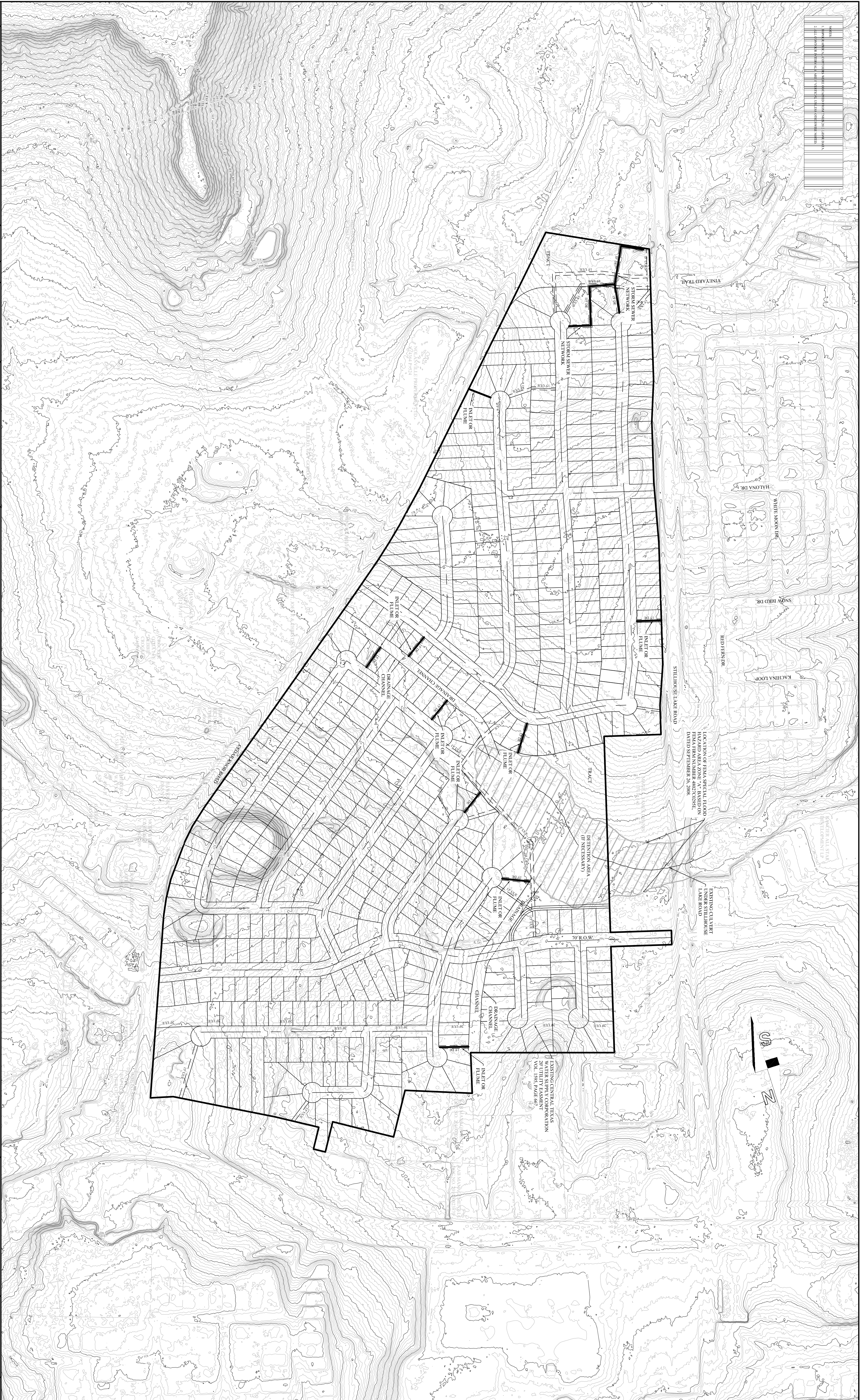
CLIENT INFORMATION	
CLIENT NAME:	W & B DEVELOPMENT
CLIENT LOCATION:	KILLEEN, TX

**DRAINAGE CONCEPT PLAN #1**  
**TUSCANY MEADOWS II**  
**CITY OF HARKER HEIGHTS**  
**BELL COUNTY, TX**

PROJECT INFORMATION	
TOTAL ACRES:	15.73

**W & B DEVELOPMENT**  
 3000 Illinois Ave., Suite 100  
 Killeen, TX 76543  
 PH (254) 953-5353  
 FX (254) 953-0032

**Yalco, LLC**  
 3000 Illinois Ave., Suite 100  
 Killeen, TX 76543  
 PH (254) 953-5353  
 FX (254) 953-0032  
 Texas Registered  
 Engineering Firm F-10064



LOCATION OF FEMA SPECIAL FLOOD  
 FIRM FROM NUMBER 4807C03953  
 DATED SEPTEMBER 26, 2008

EXISTING CULVERT  
 UNDER STILLHOUSE  
 LAKE ROAD

EXISTING CENTRAL TEXAS  
 20" UTILITY MAINS  
 VOL. 1395, PAGE 657

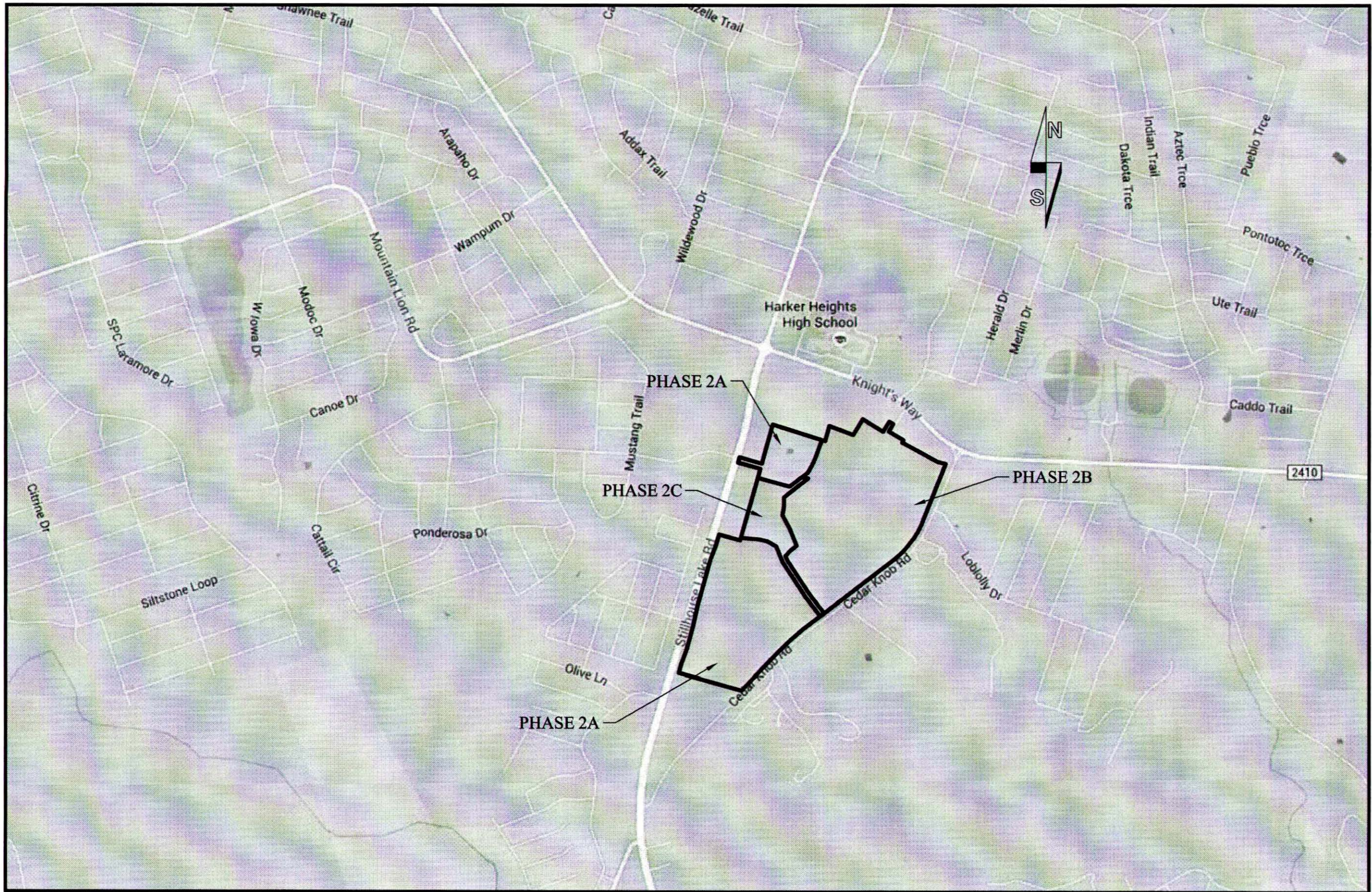




# PRELIMINARY PLAT FOR TUSCANY MEADOWS PHASE 2


City of Harker Heights, Bell County, Texas

**Received**  
 SEP 28 2016  
 Planning & Development



VICINITY MAP  
NTS

Sheet List Table	
PAGE	TITLE
--	TITLE PAGE
1	PHASING PLAN
1	PHASE 2A PLAT 1
2	PHASE 2A PLAT 2
1	PHASE 2B PLAT 1
2	PHASE 2B PLAT 2
3	PHASE 2B PLAT 3
1	PHASE 2C PLAT 1
2	PHASE 2C PLAT 2
9	LEGEND
10	WATER LAYOUT 1
11	WATER LAYOUT 2
12	SEWER LAYOUT 1
13	SEWER LAYOUT 2
14	SIDEWALK LAYOUT 1
15	SIDEWALK LAYOUT 2
16	STREET LIGHT LAYOUT 1
17	STREET LIGHT LAYOUT 2
18	STORM WATER POLLUTION PREVENTION PLAN
19	PRE-DRAINAGE
20	POST-DRAINAGE STREETS I
21	POST-DRAINAGE STREETS II
22	POST-DRAINAGE INLETS & FLUMES & SWALES
23	POST-DRAINAGE INLETS & FLUMES & SWALES II
24	POST-DRAINAGE INLETS & FLUMES & SWALES III
25	POST-DRAINAGE INLETS & FLUMES & SWALES IV
26	POST-DRAINAGE CULVERT I
27	POST-DRAINAGE CULVERT II
28	POST-DRAINAGE CULVERT III
29	POST-DRAINAGE CULVERT IV
30	POST-DRAINAGE CHANNELS I
31	POST-DRAINAGE CHANNELS II
32	POST-DRAINAGE PONDS



**YALGO**  
ENGINEERING

**YALGO, LLC**  
 3000 ILLINOIS AVE. STE 100  
 KILLEEN, TX. 76543 (254) 953-5353

Texas Registered Engineering Firm F-10264  
 Texas Registered Surveying Firm 10194095

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF SCOTT A. BROOKS, P.E. 99801 ON 9/28/16. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

**TUSCANY MEADOWS PHASE 2**

**September 2016**



KNOW ALL MEN BY THESE PRESENTS, that WBW Development Group, LLC - Series 009, 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 2A. 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 Home Owner's Association, in fee simple, the area shown as Tracts C, D and E on the plat.

WITNESS the execution hereof, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

WBW Development Group, LLC-Series 009

By: \_\_\_\_\_  
Bruce Whittis, President

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by Bruce Whittis, in his capacity as President of WBW Development Group, LLC-Series 009, a separate series of WBW Development Group, LLC, a Texas series limited liability company.

Notary Public's Signature  
My Commission Expires: \_\_\_\_\_

Approved this \_\_\_\_\_ day of \_\_\_\_\_, by the Planning and Zoning Commission of the City of Harker Heights, Texas.

Chairperson, Planning and Zoning Commission

Secretary, Planning and Zoning Commission

Approved this \_\_\_\_\_ day of \_\_\_\_\_, by the City Council of the City of Harker Heights, Texas.

Mayor

Attest: City Secretary

FILED FOR RECORD this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, in Plat Year \_\_\_\_\_, Number \_\_\_\_\_, Plat Records of Bell County, Texas, and Instrument No. \_\_\_\_\_, Official 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.
- Lots shown have an average width of not less than 65 feet, a minimum lot frontage of not less than 45 feet, and a minimum lot area of not less than 7,800 square feet.
- Lots shown have an average overall lot area of 9,713 square feet per lot.
- An HOA-maintained masonry (precast concrete product is allowed) perimeter fence shall be installed along FM 3481/Stillhouse Lake Road.
- An HOA-maintained wooden perimeter fence with masonry columns shall be installed along Cedar Knob Road.
- Maintenance of all subdivision signs and landscaping shall be the responsibility of the HOA.
- Trees required for each lot shall be 3" caliper or larger trees (not 2", as specified in zoning ordinances for R-1 lots).
- All first-floor sides of homes that face arterial and collector streets shall be masonry, unless there is a privacy fence between the house and the street.
- All second-floor sides of homes that face arterial and collector streets shall be masonry.
- Arrow indicates that the stormwater runoff from one lot must flow directly onto the other lot, without impediment or diversion to other lots. Drainage plans presented by the homebuilder for each individual lot must allow storm water to pass from upstream lots to the downstream lots without impediment.

No portion of this tract is within a special flood hazard area per the flood insurance rate map, community panel no. 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 Areas 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.

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Luther Frobish, Registered Public Surveyor No. 6200 in the State of Texas, hereby certify that this plat is true and correct to the best of my knowledge and was prepared from an actual survey of the property, and that the metes and bounds describing said subdivision will describe a closed geometric form.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

By: \_\_\_\_\_  
LUTHER FROBISH  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6200

BFE & FFE TABLE			
LOT #	BLOCK #	YALGO BFE (FT)	FFE (FT)
20	7	TBD	TBD
21	7	TBD	TBD
22	7	TBD	TBD
23	7	TBD	TBD
24	7	TBD	TBD
25	7	TBD	TBD
26	7	TBD	TBD
39	7	TBD	TBD
1	2	TBD	TBD
2	2	TBD	TBD
3	2	TBD	TBD
4	2	TBD	TBD

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	150.00'	11.42'	11.42'	S 17°46'16" W	4°21'45"
C2	150.00'	7.50'	7.50'	S 14°09'30" W	2°51'48"
C3	150.00'	23.80'	23.77'	S 20°10'55" W	9°05'23"
C4	250.00'	45.15'	45.09'	N 79°32'36" W	10°20'51"
C5	150.00'	163.48'	155.51'	N 53°29'42" W	62°28'38"
C6	150.00'	29.22'	29.17'	N 27°51'15" W	11°09'42"
C7	150.00'	10.23'	10.23'	N 35°23'20" W	3°54'29"
C8	150.00'	11.42'	11.42'	N 17°46'16" E	4°21'45"
C9	150.00'	7.50'	7.50'	S 14°09'30" W	2°51'48"
C10	150.00'	7.62'	7.62'	S 14°10'55" W	2°54'37"
C11	150.00'	23.80'	23.77'	N 20°10'55" E	9°05'23"
C12	150.00'	50.90'	50.66'	S 15°00'18" W	19°28'38"
C13	150.00'	11.42'	11.42'	S 17°46'16" W	4°21'45"
C14	150.00'	7.62'	7.62'	S 14°10'55" W	2°54'37"
C15	150.00'	107.15'	104.89'	S 36°06'04" W	40°55'41"
C16	150.00'	7.62'	7.62'	S 14°10'55" W	2°54'37"
C17	150.00'	107.15'	104.89'	S 36°06'04" W	40°55'41"
C18	150.00'	7.88'	7.88'	N 75°46'06" W	3°00'35"
C19	120.00'	6.00'	6.00'	S 14°09'30" W	2°51'48"
C20	120.00'	9.14'	9.13'	N 17°46'16" E	4°21'45"
C21	50.00'	4.88'	4.87'	S 14°51'54" W	10°10'29"
C22	50.00'	48.82'	47.78'	N 18°46'01" W	57°05'21"
C23	50.00'	48.82'	47.78'	N 75°51'22" W	57°05'21"
C24	50.00'	117.03'	82.09'	S 08°32'40" W	134°06'36"
C25	180.00'	13.70'	13.70'	N 17°46'16" E	4°21'45"
C26	180.00'	9.00'	8.99'	S 14°09'30" W	2°51'48"
C27	120.00'	19.04'	19.02'	S 20°10'55" W	9°05'23"
C28	180.00'	19.21'	19.20'	S 18°41'40" W	9°06'53"
C29	50.00'	0.32'	0.32'	N 28°41'18" W	0°21'47"
C30	50.00'	67.73'	62.67'	N 10°45'56" E	77°36'41"
C31	50.00'	49.01'	47.07'	S 77°38'56" W	56°09'21"
C32	50.00'	46.28'	44.65'	N 47°45'23" W	53°02'01"
C33	220.00'	39.73'	39.68'	N 79°32'36" W	10°20'51"
C34	180.00'	54.83'	54.62'	S 75°59'25" E	17°27'12"
C35	180.00'	57.31'	57.07'	N 58°08'31" W	18°14'38"
C36	180.00'	57.36'	57.12'	N 39°53'27" W	18°15'29"
C37	180.00'	26.84'	26.84'	N 28°31'03" W	8°29'19"
C38	120.00'	23.38'	23.34'	N 27°51'15" W	11°09'42"
C39	120.00'	8.18'	8.18'	N 35°23'20" W	3°54'29"
C40	180.00'	6.72'	6.72'	N 36°16'23" W	2°08'22"
C41	180.00'	5.56'	5.56'	S 34°19'09" E	1°46'07"
C42	180.00'	33.53'	33.48'	N 27°36'34" W	10°40'21"
C43	120.00'	84.93'	83.17'	S 42°32'56" E	40°33'04"
C44	120.00'	45.85'	45.57'	S 73°46'14" E	21°53'34"
C45	280.00'	50.57'	50.50'	N 79°32'36" W	10°20'51"
C46	120.00'	35.08'	34.95'	N 16°21'11" E	16°44'51"
C47	180.00'	28.56'	28.53'	S 20°10'55" W	9°05'23"
C48	180.00'	9.14'	9.14'	S 14°10'55" W	2°54'37"
C49	120.00'	4.40'	4.40'	N 14°32'23" E	2°06'02"
C50	120.00'	3.18'	3.18'	S 16°21'00" W	1°31'11"
C51	50.00'	53.65'	51.11'	N 42°20'38" E	61°28'38"
C52	50.00'	46.68'	45.00'	N 15°08'18" W	53°29'15"
C53	50.00'	46.68'	45.00'	N 68°37'33" W	53°29'15"
C54	50.00'	46.68'	45.00'	S 57°53'13" W	53°29'15"
C55	50.00'	56.13'	53.23'	S 01°01'02" E	64°19'15"
C56	180.00'	2.79'	2.79'	N 19°30'30" E	0°53'18"
C57	180.00'	10.91'	10.91'	S 17°19'37" W	3°28'27"
C58	180.00'	4.25'	4.25'	N 14°54'52" E	1°21'05"
C59	120.00'	6.10'	6.09'	N 14°10'55" E	2°54'37"
C60	120.00'	19.04'	19.02'	N 20°10'55" E	9°05'23"
C61	180.00'	55.44'	55.22'	N 15°54'12" E	17°38'48"
C62	180.00'	27.98'	27.95'	S 52°06'45" W	8°54'19"
C63	180.00'	58.20'	57.95'	N 38°23'46" E	18°31'37"
C64	180.00'	42.40'	42.30'	N 22°23'06" E	13°29'44"
C65	180.00'	9.14'	9.14'	S 14°10'55" W	2°54'37"
C66	120.00'	9.14'	9.13'	S 17°46'16" W	4°21'45"
C67	49.48'	34.76'	34.05'	N 37°40'24" E	40°14'57"
C68	50.20'	45.18'	43.67'	N 09°28'06" W	51°33'48"
C69	50.20'	46.10'	46.10'	N 62°28'25" W	57°14'50"
C70	50.20'	46.66'	45.00'	S 61°52'27" W	53°15'27"
C71	50.20'	67.17'	62.27'	S 03°05'13" E	76°39'53"
C72	50.20'	4.27'	4.27'	N 43°51'31" W	4°52'44"
C73	180.00'	13.70'	13.70'	S 17°46'16" W	4°21'45"
C74	120.00'	6.10'	6.09'	N 14°10'55" E	2°54'37"
C75	120.00'	85.72'	83.91'	S 36°06'04" W	40°55'41"
C76	180.00'	60.79'	60.50'	N 46°53'23" E	19°21'04"
C77	180.00'	58.08'	57.80'	N 27°58'27" E	18°28'47"
C78	180.00'	9.73'	9.73'	N 17°11'09" E	3°05'50"
C79	180.00'	9.14'	9.14'	N 14°10'55" E	2°54'37"
C80	50.00'	9.95'	9.93'	N 60°09'28" E	11°23'53"
C81	50.00'	58.99'	55.63'	N 20°39'39" E	67°35'46"
C82	50.00'	45.56'	44.00'	S 39°14'28" E	52°12'28"
C83	50.00'	56.15'	53.24'	S 82°29'10" W	64°20'17"
C84	50.00'	53.65'	51.11'	N 19°34'36" W	61°28'49"
C85	50.00'	25.52'	25.24'	N 28°47'00" W	28°14'24"
C86	120.00'	6.10'	6.09'	N 14°10'55" E	2°54'37"
C87	120.00'	85.72'	83.91'	S 36°06'04" W	40°55'41"
C88	120.00'	2.36'	2.36'	S 74°49'39" E	1°07'40"
C89	120.00'	3.94'	3.94'	N 76°19'57" W	1°52'55"
C90	180.00'	5.34'	5.34'	S 75°06'49" E	1°42'00"
C91	180.00'	4.11'	4.11'	N 76°37'06" W	1°18'35"
C92	250.00'	38.12'	38.08'	S 78°44'04" E	8°44'12"
C93	150.00'	22.87'	22.85'	N 11°15'56" E	8°44'12"
C94	50.00'	27.21'	26.87'	N 29°22'16" E	31°10'38"
C95	50.00'	46.87'	45.18'	N 71°48'57" E	53°42'44"
C96	50.00'	60.79'	57.12'	S 46°29'45" E	69°39'53"
C97	50.00'	92.27'	79.72'	S 41°12'05" W	105°43'47"
C98	215.00'	10.56'	10.56'	S 75°46'23" E	2°48'50"
C99	215.00'	22.22'	22.21'	S 80°08'29" E	5°55'21"
C100	180.00'	27.45'	27.42'	N 11°15'56" E	8°44'12"
C101	50.00'	18.66'	18.55'	N 26°19'36" E	21°23'09"
C102	50.00'	69.52'	64.06'	N 76°51'16" E	79°40'11"
C103	50.00'	46.84'	45.14'	S 36°28'26" E	53°40'24"
C104	50.00'	90.53'	78.66'	S 42°13'47" W	103°44'03"
C105	120.00'	18.30'	18.28'	S 11°15'56" W	8°44'12"
C106	285.00'	43.46'	43.42'	S 78°44'04" E	8°44'12"

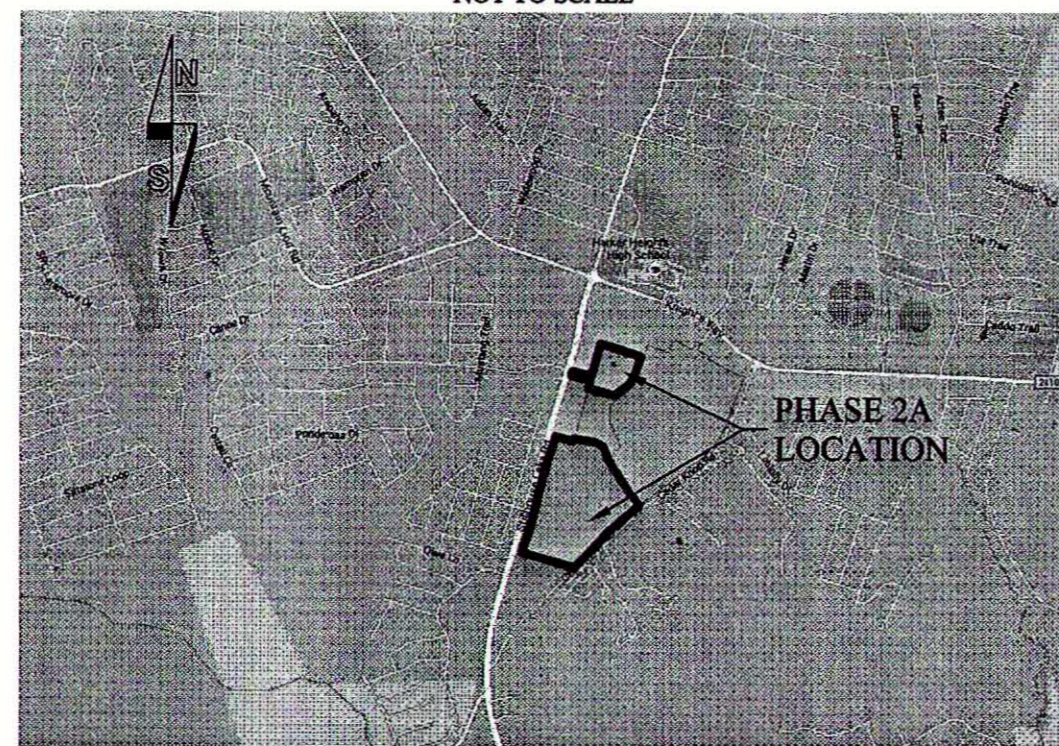
TAX CERTIFICATE

The Tax Appraisal District of Bell County does hereby certify there are currently no delinquent taxes due to the Tax Appraisal District of Bell County on the property described by this plat.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2016 A. D.

By: \_\_\_\_\_  
Bell County Tax Appraisal District

LOCATION MAP  
NOT TO SCALE



LEGEND

- A.E. ACCESS EASEMENT
- BM BENCHMARK
- DA DRAINAGE AREA
- D.E. DRAINAGE EASEMENT
- ELEV. ELEVATION
- N.T.S. NOT TO SCALE
- NO. NUMBER
- RE REFERENCE
- REV. REVISION
- TBM TEMPORARY BENCH MARK
- TYP. TYPICAL
- PUUE PUBLIC UNDERGROUND UTILITY EASEMENT
- FWLE FENCE, WALL & LANDSCAPE EASEMENT
- D.E. DRAINAGE EASEMENT
- SEE NOTE 11
- SEE POSITIVE OVERFLOW DETAIL
- LOTS WITH MIN FFE
- IRON ROD FOUND
- 1/2" IRON ROD SET
- CONCRETE MONUMENT FOUND
- CHANGE IN BEARING
- BLOCK NUMBERS

PRINTED ON September 28, 2016

REV.	DESCRIPTION	DATE	BY
1	ORIGINAL RELEASE	4/28/2016	BTW
PROJECT NUMBER: TM02		CLIENT NAME: WBW DEVELOPMENT GROUP, LLC - SERIES 009	
APPROVED BY: SAB		CLIENT LOCATION: KILLEEN, TX	
AUTHORIZED BY: WBW			

PROJECT INFORMATION	
TOTAL SIZE:	49.91 ACRES
TOTAL BLOCKS:	4
RESIDENTIAL LOTS:	207
COMMERCIAL LOTS:	0
TOTAL TRACTS:	3

BENCHMARK
TXDOT MONUMENT IN EAST ROW BOUNDARY OF HIGHWAY 3481 STATE PLANE NAD83 COORDINATES, TEXAS CENTRAL ZONE 4205
NORTHING: 10355259.40
EASTING: 3134773.81
ELEVATION: 756.76

LEGAL DESCRIPTION
BEING PART OF THE V.A. CROSS SURVEY, ABSTRACT #239, E.M. SPROTT SURVEY, ABSTRACT #1137, AND P. WILLIAMSON SURVEY, ABSTRACT #1099 BELL COUNTY, TEXAS

OWNER
WBW Development Group, LLC - Series 009
Bruce Whittis, President
3000 Illinois Ave., Suite 100 Killeen, TX 76543 PH (254) 953-5353 FX (254) 953-5057

**PRELIMINARY PLAT FOR TUSCANY MEADOWS PHASE 2A CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS**

**Yalgo, LLC**  
3000 Illinois Ave., Suite 100  
Killeen, TX 76543  
PH (254) 953-5353  
FX (254) 953-5057  
Texas Registered Engineering Firm F-10264  
Texas Registered Surveying Firm 10194095

SHEET 1 OF 2



SKIPCHA MOUNTAIN ESTATES  
PHASE TWENTY THREE

INSET A

SKIPCHA MOUNTAIN ESTATES  
PHASE TWENTY THREE

F.M. 3481

ATRIUM HEIGHTS LLC  
V. 6023 P. 790  
DATED 4/7/2006

F.M. 3481

INSET B

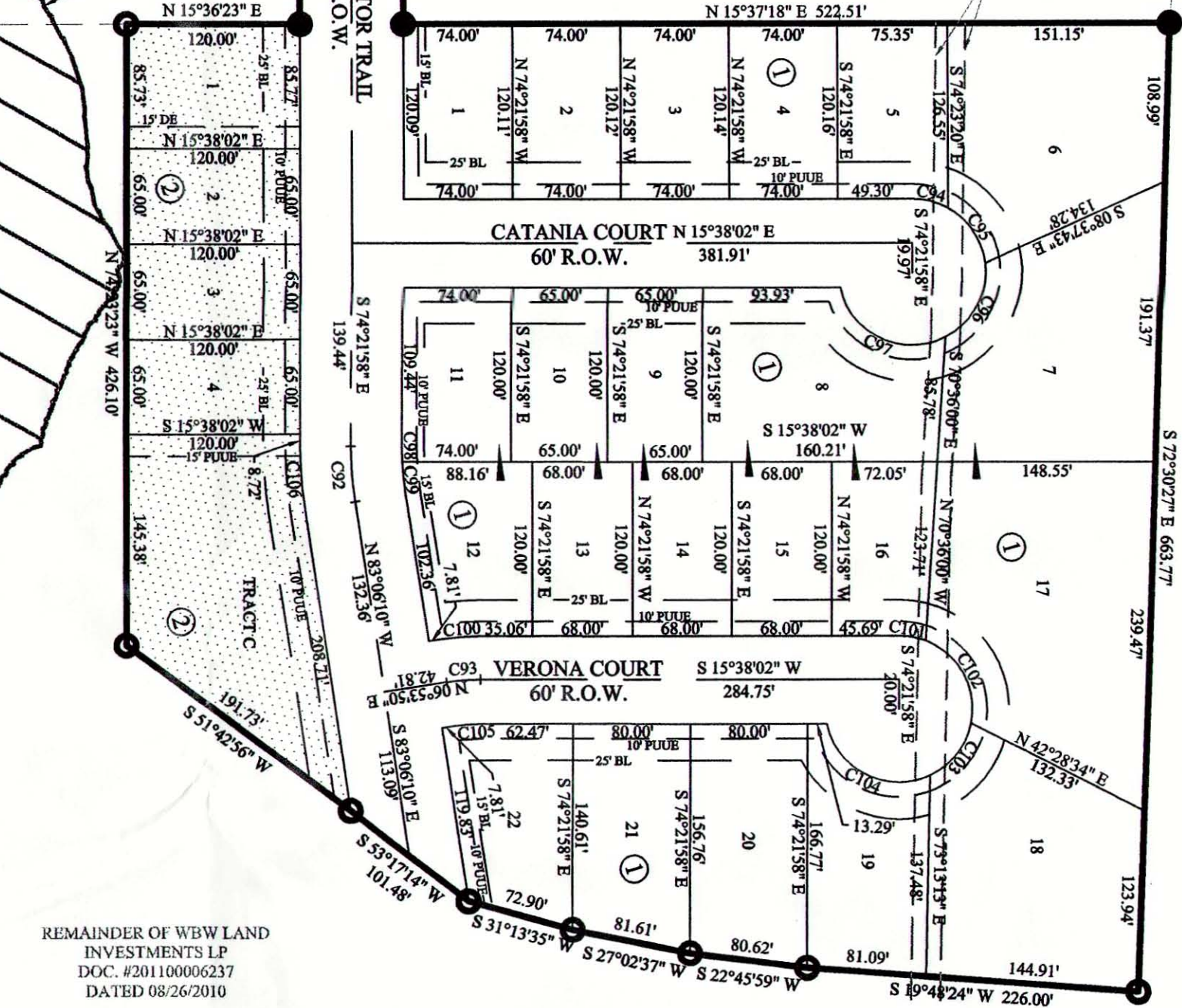
PROSPECTOR  
TRAIL

ATRIUM HEIGHTS LLC  
V. 6023 P. 790  
DATED 4/7/2006

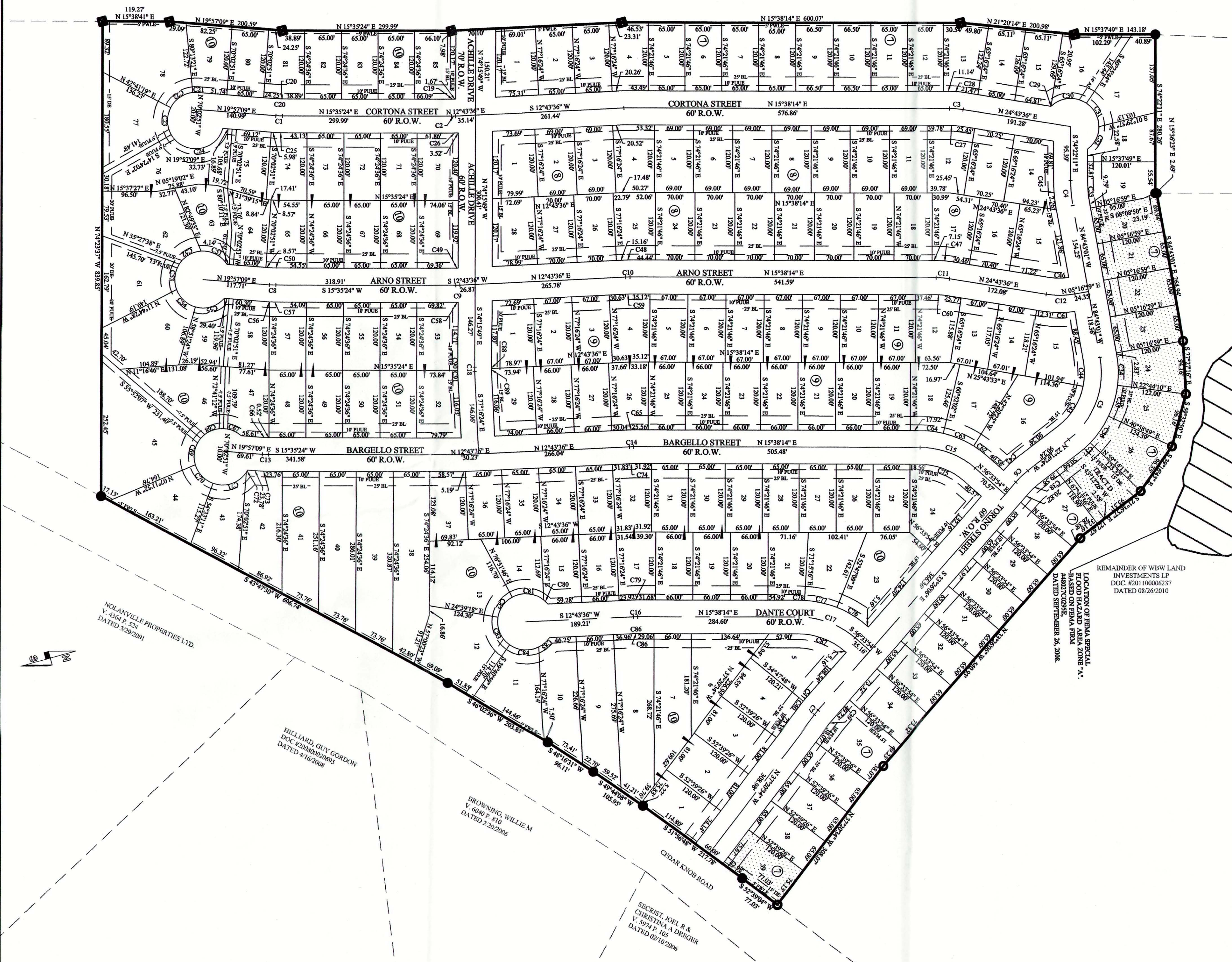
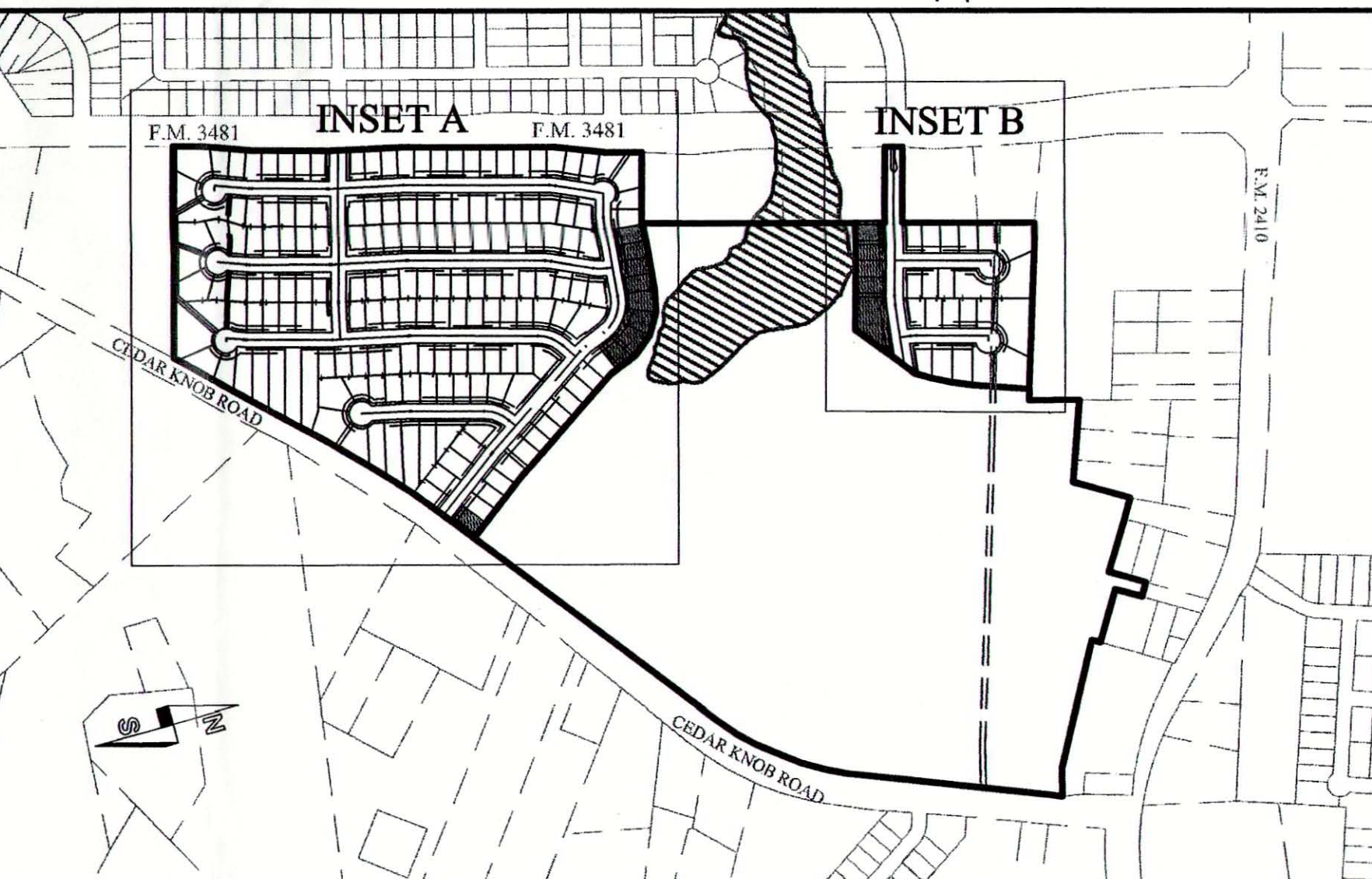
LOCATION OF FEMA SPECIAL  
FLOOD HAZARD AREA ZONE "A"  
BASED ON FEMA FIRM  
NO. 13080C0200A  
DATED SEPTEMBER 24, 2008

30' WATERLINE EASEMENT  
V. 1177 P. 145 DATED MAY 24, 1972  
TEXAS PARTNERS FEDERAL  
CREDIT UNION  
DOC# 2014-009444  
DATED 12/02/2014

CATHOLIC DIOCESE OF AUSTIN  
V. 3792 P. 763  
DATED 1/1/2013



REMAINDER OF WBW LAND  
INVESTMENTS LP  
DOC. #201100006237  
DATED 08/26/2010



REMAINDER OF WBW LAND  
INVESTMENTS LP  
DOC. #201100006237  
DATED 08/26/2010

NOLANVILLE PROPERTIES LTD.  
V. 4364 P. 524  
DATED 1/29/2001

HILLIARD GUN GORDON  
DOC# 20080920695  
DATED 4/16/2008

BROWNING, WILLIAM  
V. 6040 P. 810  
DATED 2/20/2006

SECRET, JOEL R. &  
CHRISTINA A. DREGER  
V. 5974 P. 105  
DATED 02/10/2006

REV.	DESCRIPTION	DATE	BY
2	REVISED BOUNDARY	9/27/2016	BTW
1	ORIGINAL RELEASE	4/28/2016	BTW

PROJECT NUMBER: TM02

APPROVED BY: SAB  
AUTHORIZED BY: WBW

PROJECT INFORMATION	
TOTAL SIZE:	49.91 ACRES
TOTAL BLOCKS:	4
RESIDENTIAL LOTS:	207
COMMERCIAL LOTS:	0
TOTAL TRACTS:	3

CLIENT NAME: WBW DEVELOPMENT GROUP, LLC - SERIES 009  
CLIENT LOCATION: KILLEEN, TX

BENCHMARK
TXDOT MONUMENT IN EAST ROW BOUNDARY OF HIGHWAY 3481 STATE PLANE NAD83 COORDINATES, TEXAS CENTRAL ZONE 4893 NORTHING: 1035259.40 EASTING: 3134773.81 ELEVATION: 756.76

LEGAL DESCRIPTION
BEING PART OF THE V.A. CROSS SURVEY, ABSTRACT #239, E.M. SPROTT SURVEY, ABSTRACT #1137, AND P. WILLIAMSON SURVEY, ABSTRACT #1099 BELL COUNTY, TEXAS

OWNER
WBW Development Group, LLC - Series 009 Bruce Whitis, President 3000 Illinois Ave., Suite 100 Killeen, TX 76543 PH (254) 953-5353 FX (254) 953-5057

**PRELIMINARY PLAT FOR  
TUSCANY MEADOWS PHASE 2A  
CITY OF HARKER HEIGHTS, BELL  
COUNTY, TEXAS**

Yalgo, LLC
3000 Illinois Ave., Suite 100 Killeen, TX 76543 PH (254) 953-5353 FX (254) 953-5057 Texas Registered Engineering Firm E-10264 Texas Registered Surveying Firm 10194095

SHEET  
2  
OF  
2

PRINTED ON September 28, 2016



KNOW ALL MEN BY THESE PRESENTS, that WBW Development Group, LLC - Series 009, 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 2B. 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 area shown as Tract B on the plat.

Grantor does hereby grant, convey, and transfer to the Home Owner's Association, in fee simple, the area shown as Tract F on the plat.

WITNESS the execution hereof, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

WBW Development Group, LLC-Series 009

By:  
Bruce Whitis, President

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by Bruce Whitis, in his capacity as President of WBW Development Group, LLC-Series 009, a separate series of WBW Development Group, LLC, a Texas series limited liability company.

Notary Public's Signature  
My Commission Expires: \_\_\_\_\_

Approved this \_\_\_\_\_ day of \_\_\_\_\_, by the Planning and Zoning Commission of the City of Harker Heights, Texas.

Chairperson, Planning and Zoning Commission

Secretary, Planning and Zoning Commission

Approved this \_\_\_\_\_ day of \_\_\_\_\_, by the City Council of the City of Harker Heights, Texas.

Mayor

Attest: City Secretary

FILED FOR RECORD this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ in Plat Year \_\_\_\_\_  
Number \_\_\_\_\_ Plat Records of Bell County, Texas, and Instrument  
No. \_\_\_\_\_ Official 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.
- Lots shown have an average width of not less than 65 feet, a minimum lot frontage of not less than 45 feet, and a minimum lot area of not less than 7,800 square feet.
- Lots shown have an average overall lot area of 9,668 square feet per lot.
- An HOA-maintained masonry (precast concrete product is allowed) perimeter fence shall be installed along FM 3481/Stillhouse Lake Road.
- An HOA-maintained wooden perimeter fence with masonry columns shall be installed along Cedar Knob Road.
- Maintenance of all subdivision signs and landscaping shall be the responsibility of the HOA.
- Trees required for each lot shall be 3" caliper larger trees (not 2", as specified in zoning ordinances for R-1 lots).
- All first-floor sides of homes that face arterial and collector streets shall be masonry, unless there is a privacy fence between the house and the street.
- All second-floor sides of homes that face arterial and collector streets shall be masonry.
- Arrow indicates that the stormwater runoff from one lot must flow directly onto the other lot, without impediment or diversion to other lots. Drainage plans presented by the homebuilder for each individual lot must allow storm water to pass from upstream lots to the downstream lots without impediment.

No portion of this tract is within a special flood hazard area per the flood insurance rate map, community panel no. 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 Areas 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.

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Luther Frobish, Registered Public Surveyor No. 6200 in the State of Texas, hereby certify that this plat is true and correct to the best of my knowledge and was prepared from an actual survey of the property, and that the metes and bounds describing said subdivision will describe a closed geometric form.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

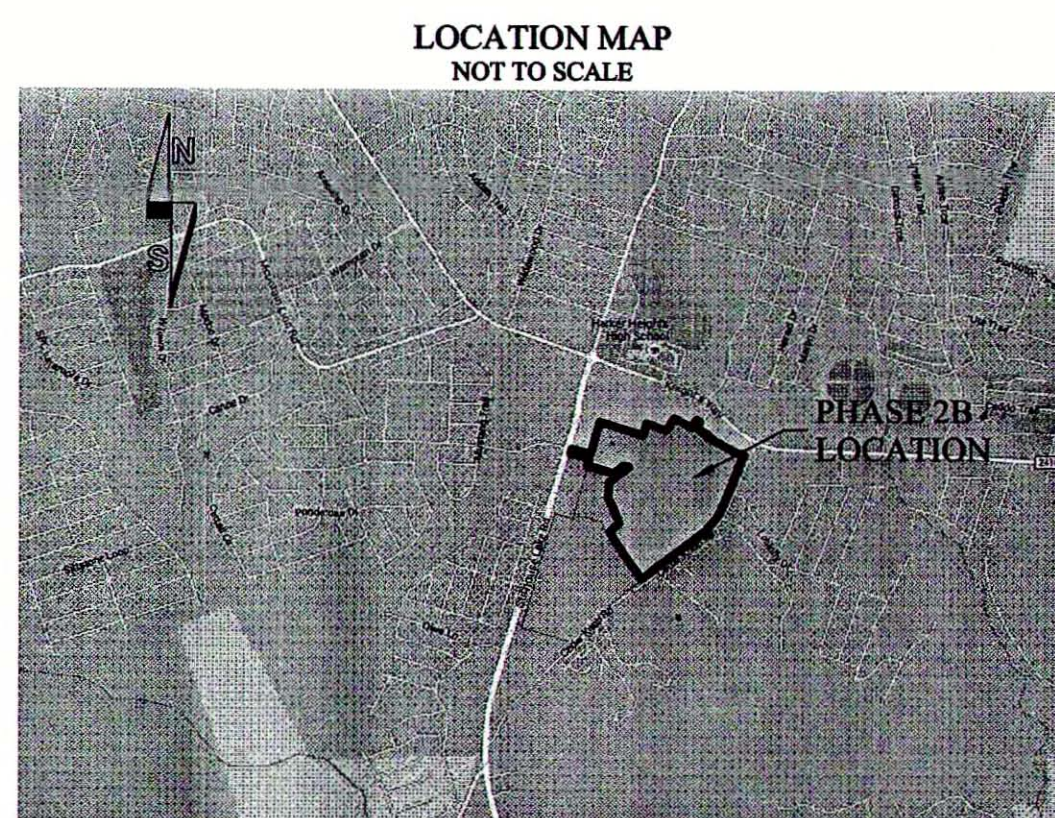
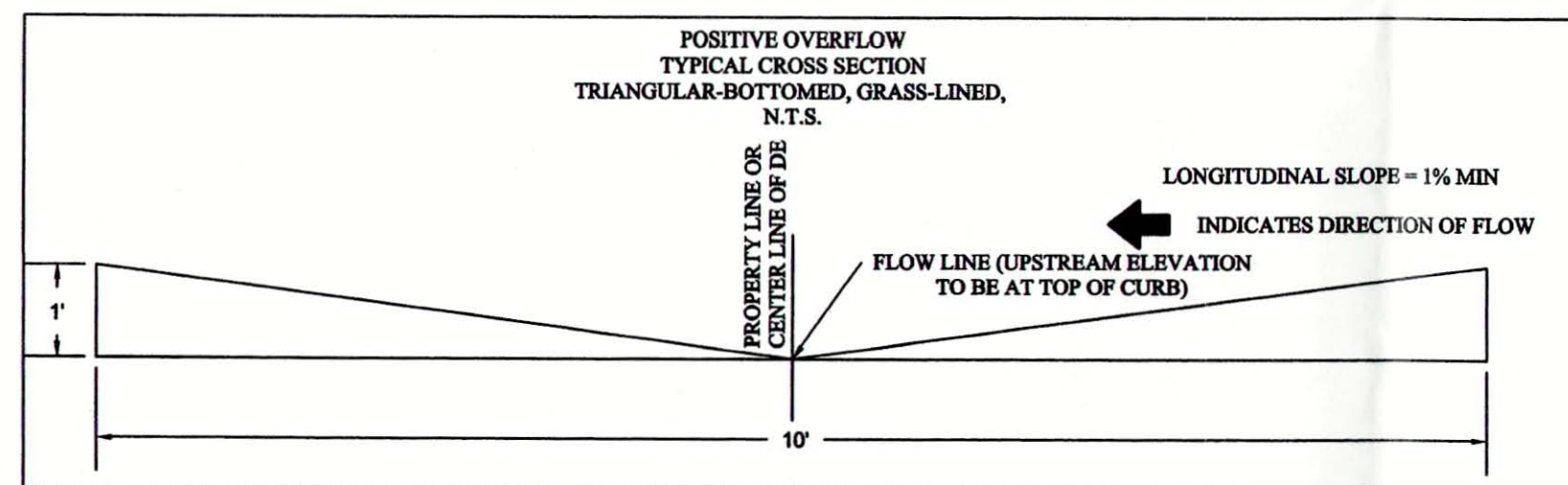
by:  
LUTHER FROBISH  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6200

TAX CERTIFICATE

The Tax Appraisal District of Bell County does hereby certify there are currently no delinquent taxes due to the Tax Appraisal District of Bell County on the property described by this plat.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2016 A. D.

By:  
Bell County Tax Appraisal District



LEGEND

- A.E. ACCESS EASEMENT
- BM BENCHMARK
- DA DRAINAGE AREA
- D.E. DRAINAGE EASEMENT
- ELEV. ELEVATION
- N.T.S. NOT TO SCALE
- NO. NUMBER
- REF. REFERENCE
- REV. REVISION
- TBM TEMPORARY BENCH MARK
- TYP. TYPICAL
- PUUE PUBLIC UNDERGROUND UTILITY EASEMENT
- FENCE, WALL & LANDSCAPE EASEMENT
- DRAINAGE EASEMENT
- CITY EXCLUSIVE EASEMENT (ONLY FOR UTILITIES OWNED BY THE CITY)
- SEE NOTE 11
- SEE POSITIVE OVERFLOW DETAIL
- LOTS WITH MIN FFE
- IRON ROD FOUND
- 1" IRON ROD SET
- CONCRETE MONUMENT FOUND
- CHANGE IN BEARING
- BLOCK NUMBERS

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C2	250.00'	121.81'	120.61'	N 69°08'39" W	27°55'02"
C3	250.00'	6.99'	6.99'	S 54°23'04" E	1°38'09"
C4	250.00'	121.86'	120.66'	S 67°32'50" E	27°55'41"
C5	250.00'	68.86'	68.64'	S 89°24'08" E	15°46'55"
C6	250.00'	106.98'	106.16'	N 85°02'04" W	24°31'02"
C7	250.00'	29.73'	29.71'	S 76°10'56" E	6°48'46"
C8	250.00'	24.54'	24.53'	S 76°46'36" E	5°37'24"
C9	150.00'	38.68'	38.58'	S 29°01'43" W	14°46'36"
C10	150.00'	10.61'	10.60'	S 19°36'53" W	4°03'04"
C11	150.00'	4.07'	4.07'	S 16°48'43" W	1°33'16"
C12	150.00'	14.68'	14.67'	S 18°50'15" W	5°36'20"
C13	33.00'	49.29'	44.84'	N 64°25'56" E	85°35'02"

C15	150.00'	42.52'	42.37'	N 44°32'13" E	16°14'25"
C16	150.00'	115.63'	112.79'	S 30°54'33" W	44°10'06"
C17	150.00'	118.55'	115.49'	S 19°20'52" W	45°16'54"
C18	150.00'	38.40'	38.30'	S 45°19'22" W	14°40'07"
C19	750.00'	414.47'	409.21'	N 36°49'32" E	31°39'47"
C20	450.00'	228.88'	226.42'	N 38°05'11" E	29°08'30"
C21	150.00'	54.36'	54.06'	S 62°23'37" E	20°45'51"
C22	150.00'	10.23'	10.23'	S 35°23'20" E	3°54'29"

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C68	215.00'	21.10'	21.09'	S 76°46'36" E	5°37'24"
C69	285.00'	14.68'	14.68'	N 78°06'47" W	2°57'04"
C70	285.00'	19.21'	19.20'	S 74°42'24" E	3°51'42"
C71	215.00'	72.23'	71.89'	S 82°24'02" E	19°14'59"
C72	180.00'	111.99'	110.19'	N 10°31'48" E	35°38'46"
C73	120.00'	37.94'	37.78'	S 63°43'07" E	18°06'52"
C74	50.00'	21.98'	21.81'	S 66°41'25" W	25°11'33"
C75	50.00'	51.48'	49.22'	N 71°13'47" W	58°58'01"
C76	50.00'	46.68'	45.00'	N 15°00'09" W	53°29'15"
C77	50.00'	56.76'	52.92'	N 43°41'21" E	63°53'47"
C78	780.00'	7.83'	7.83'	S 24°16'42" W	0°34'30"
C79	780.00'	63.00'	62.98'	N 26°52'47" E	4°37'39"
C80	780.00'	63.00'	62.98'	N 31°30'26" E	4°37'39"
C81	780.00'	63.00'	62.98'	N 36°08'06" E	4°37'39"
C82	780.00'	63.00'	62.98'	N 40°45'45" E	4°37'39"
C83	780.00'	63.00'	62.98'	N 45°23'25" E	4°37'39"
C84	780.00'	63.00'	62.98'	N 50°01'04" E	4°37'39"
C85	780.00'	4.43'	4.43'	S 52°29'40" W	0°19'32"
C86	50.00'	35.30'	34.57'	N 19°45'10" E	40°27'06"
C87	50.00'	48.54'	46.66'	N 67°47'25" E	55°37'24"
C88	50.00'	46.70'	45.02'	S 57°38'20" E	53°31'05"
C89	50.00'	40.72'	39.61'	S 07°32'47" E	46°40'02"
C90	180.00'	12.28'	12.27'	S 35°43'20" E	3°54'29"
C91	50.00'	45.42'	43.98'	N 60°32'27" W	52°02'54"
C92	50.00'	46.68'	45.00'	N 07°46'22" W	53°29'14"
C93	50.00'	68.38'	63.18'	N 58°09'05" E	78°21'39"
C94	50.00'	7.38'	7.37'	S 78°26'26" E	8°27'20"
C95	120.00'	53.14'	52.70'	N 39°58'17" E	25°22'17"
C96	120.00'	72.42'	71.33'	S 09°59'47" W	34°34'43"
C97	285.00'	48.45'	48.39'	S 87°34'36" W	9°44'32"
C98	180.00'	61.39'	61.09'	S 18°15'30" W	19°32'28"
C99	180.00'	57.31'	57.07'	S 37°09'09" W	18°14'58"
C100	180.00'	20.05'	20.04'	N 49°27'59" E	6°23'00"
C101	50.00'	7.66'	7.65'	S 57°02'37" W	8°46'25"
C102	50.00'	43.37'	42.02'	S 86°16'43" W	49°41'47"
C103	50.00'	47.05'	45.33'	N 41°54'56" W	53°54'56"
C104	50.00'	45.93'	44.33'	N 11°21'32" E	52°38'01"
C105	50.00'	81.55'	72.80'	N 84°23'53" E	93°26'40"
C106	120.00'	92.51'	90.23'	N 30°34'23" E	44°10'06"
C107	285.00'	108.86'	108.20'	N 64°31'34" W	21°53'09"
C108	180.00'	40.54'	40.45'	N 46°12'19" E	12°54'14"
C109	50.00'	50.25'	48.16'	N 28°19'10" E	57°35'05"
C110	50.00'	46.93'	44.33'	S 83°25'43" W	52°38'01"
C111	50.00'	53.46'	50.95'	S 39°37'28" E	61°15'38"
C112	50.00'	40.82'	39.70'	N 14°23'39" E	46°46'37"
C113	50.00'	59.35'	55.92'	S 71°47'06" W	68°00'17"
C114	120.00'	34.01'	33.90'	S 44°32'13" W	16°14'25"
C115	215.00'	73.60'	73.24'	N 73°17'48" W	19°36'45"

C117	180.00'	16.03'	16.02'	N 50°08'21" E	5°06'09"
C118	180.00'	59.65'	59.38'	N 83°16'57" W	18°59'11"
C119	420.00'	132.03'	131.48'	S 37°06'53" W	18°00'39"
C120	420.00'	47.92'	47.89'	N 49°23'19" E	6°32'13"
C121	720.00'	99.07'	98.99'	N 27°28'28" E	7°53'01"
C122	720.00'	77.22'	77.18'	N 34°29'19" E	6°08'42"
C123	720.00'	77.22'	77.18'	N 40°38'01" E	6°08'42"
C124	720.00'	77.22'	77.18'	N 46°46'43" E	6°08'42"
C125	720.00'	35.26'	35.26'	N 51°15'15" E	28°42'21"
C126	480.00'	5.40'	5.40'	S 50°09'04" W	0°38'42"

C130	120.00'	8.18'	8.18'	S 35°23'20" E	3°54'29"
C131	50.00'	3.20'	3.20'	N 28°39'32" W	3°39'43"
C132	50.00'	66.84'	61.97'	N 10°28'06" E	76°35'32"
C133	50.00'	72.67'	66.44'	S 89°35'49" E	83°16'39"
C134	50.00'	24.71'	24.46'	S 33°48'07" E	28°18'45"

BFE & FFE TABLE

LOT #	BLOCK #	VALGO BFE (FT)	FFE (FT)
6	3	TBD	TBD
7	3	TBD	TBD
24	3	TBD	TBD
25	3	TBD	TBD
26	3	TBD	TBD
55	3	TBD	TBD
56	3	TBD	TBD

REV.	DESCRIPTION	DATE	BY
1	ORIGINAL RELEASE	4/28/2016	BTW
PROJECT NUMBER: TM02			
APPROVED BY: SAB			
AUTHORIZED BY: WBW			

PROJECT INFORMATION	BENCHMARK
TOTAL SIZE: 82.57 ACRES	TXDOT MONUMENT IN EAST ROW
TOTAL BLOCKS: 6	BOUNDARY OF HIGHWAY 3481
RESIDENTIAL LOTS: 253	STATE PLANE NAD83
COMMERCIAL LOTS: 0	COORDINATES, TEXAS CENTRAL
TOTAL TRACTS: 2	ZONE 4203
	NORTHING: 1035259.40
	EASTING: 3134773.81
	ELEVATION: 756.76

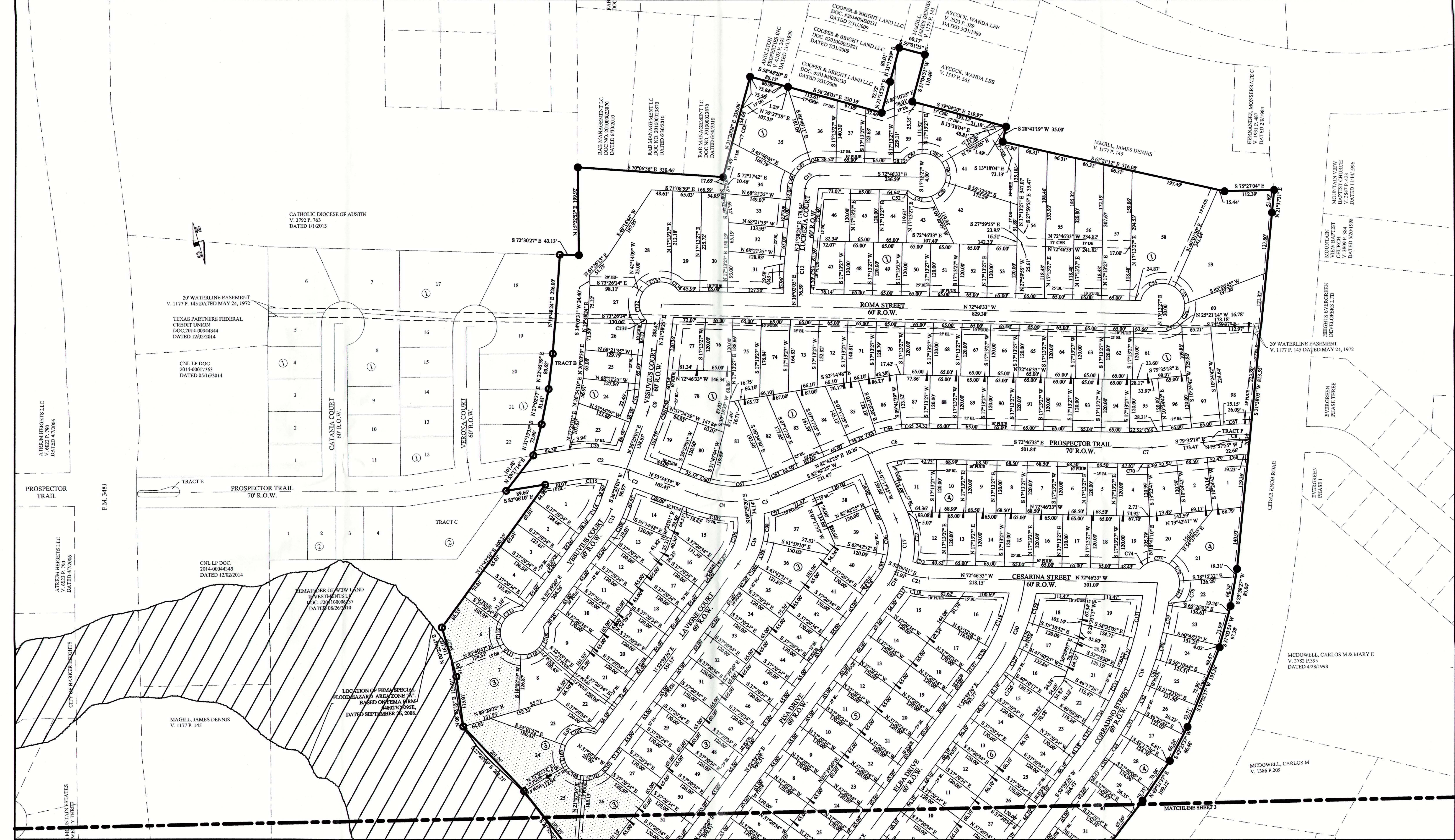
LEGAL DESCRIPTION	OWNER
BEING PART OF THE V.A. CROSS SURVEY, ABSTRACT #239, E.M. SPOTT SURVEY, ABSTRACT #1137, AND P. WILLIAMSON SURVEY, ABSTRACT #1099	WBW Development Group, LLC - Series 009
BELL COUNTY, TEXAS	Bruce Whitis, President
	3000 Illinois Ave., Suite 100
	Killeen, TX 76543
	PH (254) 953-5353
	FX (254) 953-5057

**PRELIMINARY PLAT FOR TUSCANY MEADOWS PHASE 2B CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS**

**Yalco, LLC**  
3000 Illinois Ave., Suite 100  
Killeen, TX 76543  
PH (254) 953-5353  
FX (254) 953-5057

Texas Registered Engineering Firm F-10264  
Texas Registered Surveying Firm 10194095

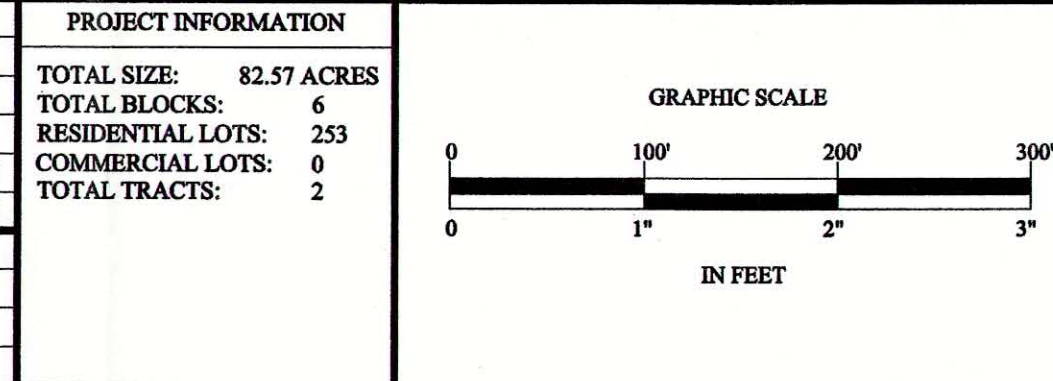




REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION
1	ADDED TRACT C, REVISED TRACT B ADDED CBE/DE EASEMENT	9/27/2016	BTW	TOTAL SIZE: 82.57 ACRES TOTAL BLOCKS: 6 RESIDENTIAL LOTS: 253 COMMERCIAL LOTS: 0 TOTAL TRACTS: 2
2	ORIGINAL RELEASE	4/28/2016	BTW	

PROJECT NUMBER: TM02  
 CLIENT NAME: WBW DEVELOPMENT GROUP, LLC - SERIES 009  
 CLIENT LOCATION: KILLEEN, TX

APPROVED BY: SAB  
 AUTHORIZED BY: WBW



**BENCHMARK**  
 TXDOT MONUMENT IN EAST ROW  
 BOUNDARY OF HIGHWAY 3481  
 STATE PLANE NAD83  
 COORDINATES, TEXAS CENTRAL  
 ZONE 4203  
 NORTHING: 1035259.40  
 EASTING: 314773.81  
 ELEVATION: 756.76

**LEGAL DESCRIPTION**  
 BEING PART OF THE V.A. CROSS SURVEY, ABSTRACT #239, E.M. SPROTT  
 SURVEY, ABSTRACT #1137, AND P. WILLIAMSON SURVEY, ABSTRACT #1099  
 BELL COUNTY, TEXAS

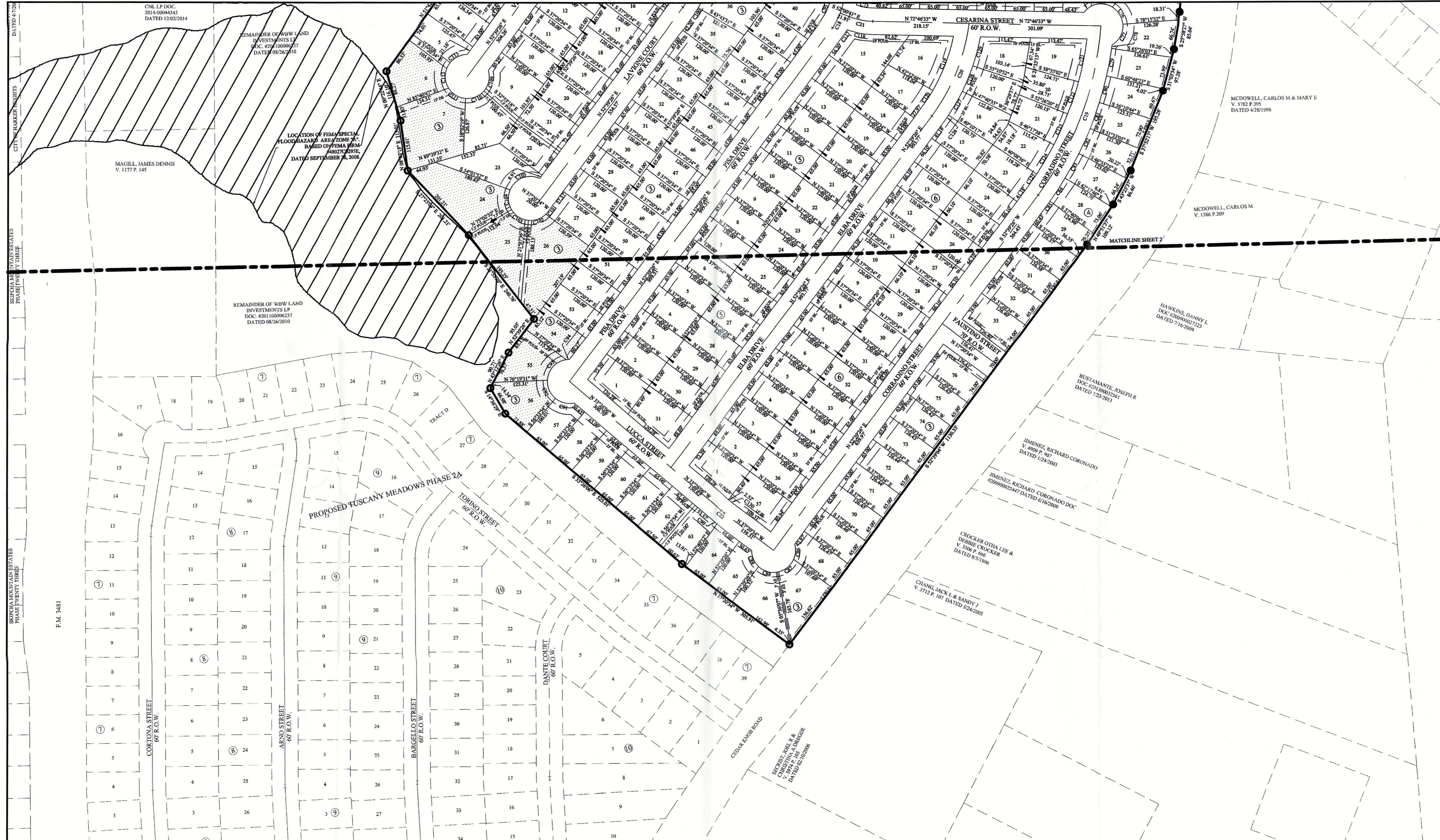
**OWNER**  
 WBW Development Group,  
 LLC - Series 009  
 Bruce Whittis, President  
 3000 Illinois Ave., Suite 100  
 Killeen, TX 76543  
 PH (254) 953-5353  
 FX (254) 953-5057

**PRELIMINARY PLAT FOR  
 TUSCANY MEADOWS PHASE 2B  
 CITY OF HARKER HEIGHTS, BELL  
 COUNTY, TEXAS**

**Yalgo, LLC**  
 3000 Illinois Ave., Suite 100  
 Killeen, TX 76543  
 PH (254) 953-5353  
 FX (254) 953-5057  
 Texas Registered  
 Engineering Firm F-10264  
 Texas Registered  
 Surveying Firm 10194095

PRINTED ON September 28, 2016





REV.	DESCRIPTION	DATE	BY
1	ORIGINAL RELEASE	4/28/2016	BTW

PROJECT NUMBER: TM02  
 CLIENT NAME: WBW DEVELOPMENT GROUP, LLC - SERIES 009  
 CLIENT LOCATION: KILLEEN, TX  
 APPROVED BY: SAB  
 AUTHORIZED BY: WBW

PROJECT INFORMATION	
TOTAL SIZE:	82.57 ACRES
TOTAL BLOCKS:	6
RESIDENTIAL LOTS:	253
COMMERCIAL LOTS:	0
TOTAL TRACTS:	2

BENCHMARK	LEGAL DESCRIPTION
TXDOT MONUMENT IN EAST ROW BOUNDARY OF HIGHWAY 3481 STATE PLANE NAD83 COORDINATES, TEXAS CENTRAL ZONE 4203 NORTHING: 1035259.40 EASTING: 3134773.81 ELEVATION: 756.76	BEING PART OF THE V.A. CROSS SURVEY, ABSTRACT #239, E.M. SPROTT SURVEY, ABSTRACT #1137, AND P. WILLIAMSON SURVEY, ABSTRACT #1099 BELL COUNTY, TEXAS

OWNER
WBW Development Group, LLC - Series 009 Bruce Whitis, President 3000 Illinois Ave., Suite 100 Killeen, TX 76543 PH (254) 953-5353 FX (254) 953-5057

**PRELIMINARY PLAT FOR  
TUSCANY MEADOWS PHASE 2B  
CITY OF HARKER HEIGHTS, BELL  
COUNTY, TEXAS**

**Yalgo, LLC**  
 3000 Illinois Ave., Suite 100  
 Killeen, TX 76543  
 PH (254) 953-5353  
 FX (254) 953-5057  
 Texas Registered Engineering Firm F-10264  
 Texas Registered Surveying Firm 10194095

PRINTED ON September 23, 2016

SHEET 3 OF 3



KNOW ALL MEN BY THESE PRESENTS, that WBW Development Group, LLC - Series 009, 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 2C. 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 area shown as Tract A on the plat.

WITNESS the execution hereof, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

WBW Development Group, LLC-Series 009

By: \_\_\_\_\_  
Bruce Whitis, President

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by Bruce Whitis, in his capacity as President of WBW Development Group, LLC-Series 009, a separate series of WBW Development Group, LLC, a Texas series limited liability company.

Notary Public's Signature \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

Approved this \_\_\_\_\_ day of \_\_\_\_\_, by the Planning and Zoning Commission of the City of Harker Heights, Texas.

Chairperson, Planning and Zoning Commission

Secretary, Planning and Zoning Commission

Approved this \_\_\_\_\_ day of \_\_\_\_\_, by the City Council of the City of Harker Heights, Texas.

Mayor

Attest: City Secretary

FILED FOR RECORD this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, in Plat Year \_\_\_\_\_, Number \_\_\_\_\_, Plat Records of Bell County, Texas, and Instrument No. \_\_\_\_\_ Official Records, Bell County, Texas.

NOTES:

1. An HOA-maintained masonry (precast concrete product is allowed) perimeter fence shall be installed along FM 3481/Stillhouse Lake Road.
2. An HOA-maintained wooden perimeter fence with masonry columns shall be installed along Cedar Knob Road.
3. Maintenance of all subdivision signs and landscaping shall be the responsibility of the HOA.

The limits of the 100-year flood (i.e., Special Flood Hazard Area), as shown hereon, were imported using the FEMA shape files 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 Areas 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.

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Luther Frobish, Registered Public Surveyor No. 6200 in the State of Texas, hereby certify that this plat is true and correct to the best of my knowledge and was prepared from an actual survey of the property, and that the metes and bounds describing said subdivision will describe a closed geometric form.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

by: \_\_\_\_\_  
LUTHER FROBISH  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6200

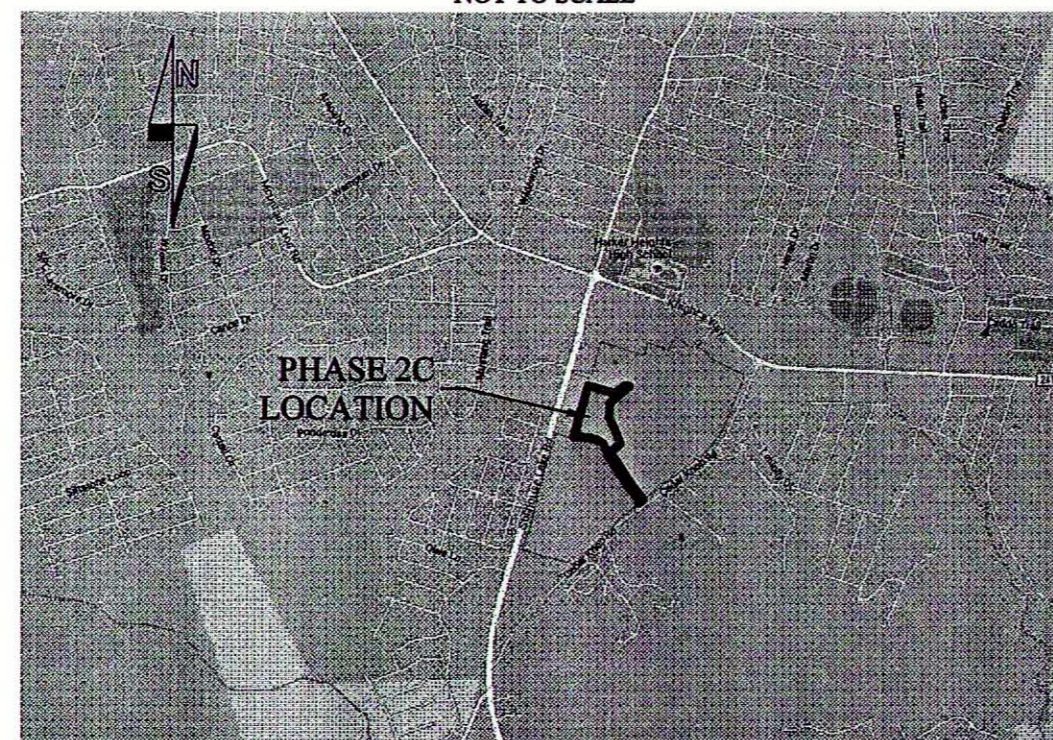
TAX CERTIFICATE

The Tax Appraisal District of Bell County does hereby certify there are currently no delinquent taxes due to the Tax Appraisal District of Bell County on the property described by this plat.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2016 A. D.

By: \_\_\_\_\_  
Bell County Tax Appraisal District

LOCATION MAP  
NOT TO SCALE



LEGEND

- A.E. ACCESS EASEMENT
- BM BENCHMARK
- DA DRAINAGE AREA
- D.E. DRAINAGE EASEMENT
- ELEV. ELEVATION
- N.T.S. NOT TO SCALE
- NO. NUMBER
- RE REFERENCE
- REV. REVISION
- TBM TEMPORARY BENCH MARK
- TYP. TYPICAL
- P.U.E. PUBLIC UNDERGROUND UTILITY EASEMENT
- FWLE FENCE, WALL & LANDSCAPE EASEMENT
- D.E. DRAINAGE EASEMENT
- SEE NOTE 11
- SEE POSITIVE OVERFLOW DETAIL
- LOTS WITH MIN FFE
- IRON ROD FOUND
- 1/2" IRON ROD SET
- CONCRETE MONUMENT FOUND
- CHANGE IN BEARING
- BLOCK NUMBERS

PRINTED ON September 28, 2016

REV.	DESCRIPTION	DATE	BY
1	ORIGINAL RELEASE	4/28/2016	BTW
PROJECT NUMBER: TM02		CLIENT NAME: WBW DEVELOPMENT GROUP, LLC - SERIES 009	
APPROVED BY: SAB		CLIENT LOCATION: KILLEEN, TX	
AUTHORIZED BY: WBW			

PROJECT INFORMATION	
TOTAL SIZE:	11.65 ACRES
TOTAL BLOCKS:	0
RESIDENTIAL LOTS:	0
COMMERCIAL LOTS:	0
TOTAL TRACTS:	1

BENCHMARK	
TXDOT MONUMENT IN EAST ROW	
BOUNDARY OF HIGHWAY 3481	
STATE PLANE NAD83	
COORDINATES, TEXAS CENTRAL	
ZONE 4203	
NORTHING:	10355259.40
EASTING:	3134773.81
ELEVATION:	756.76

LEGAL DESCRIPTION	
BEING PART OF THE V.A. CROSS SURVEY, ABSTRACT #239, E.M. SPROTT SURVEY, ABSTRACT #1137, AND P. WILLIAMSON SURVEY, ABSTRACT #1099 BELL COUNTY, TEXAS	

OWNER	
WBW Development Group, LLC - Series 009	
Bruce Whitis, President	
3000 Illinois Ave., Suite 100 Killeen, TX 76543 PH (254) 953-5353 FX (254) 953-5057	

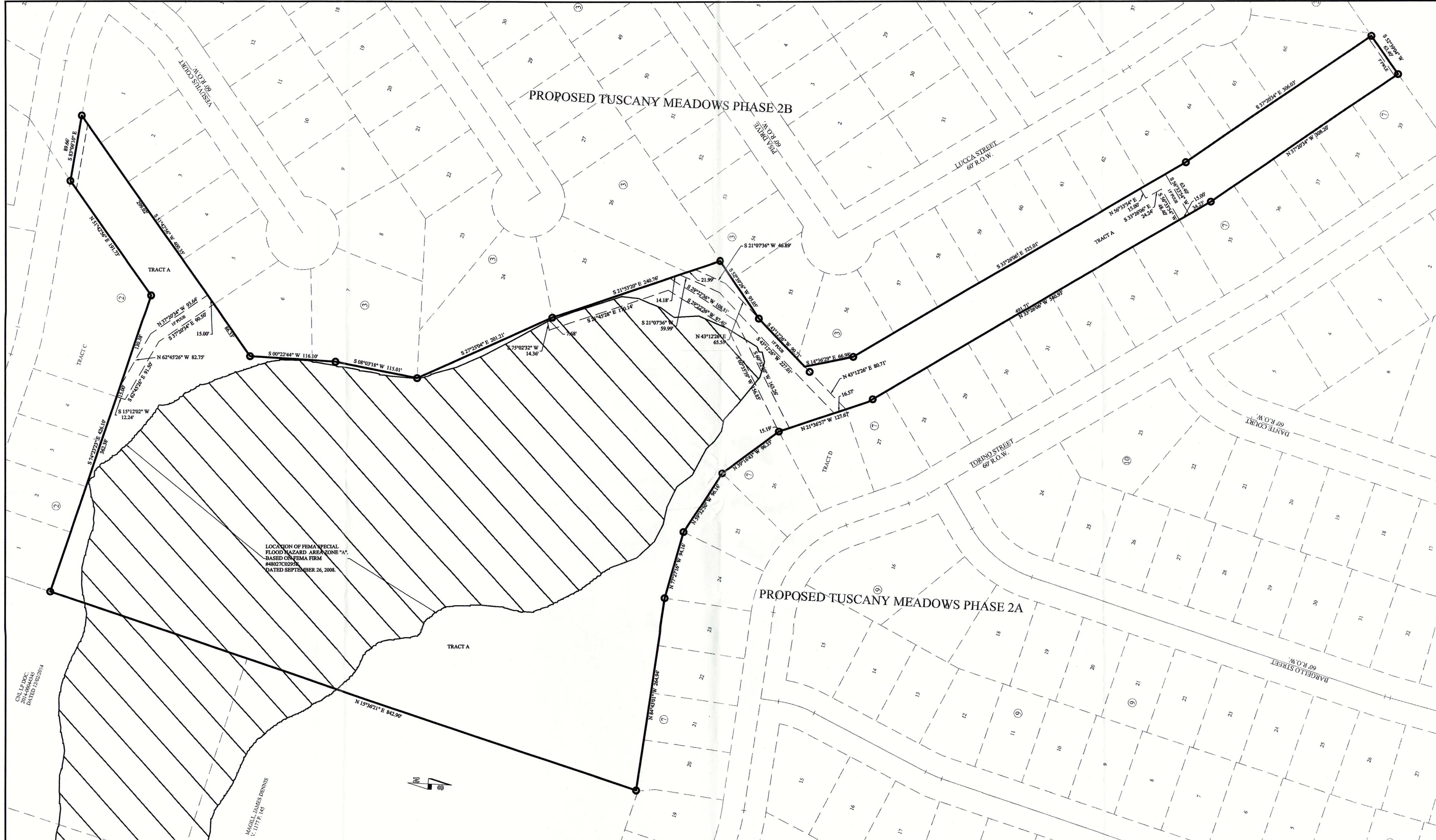
**PRELIMINARY PLAT FOR  
TUSCANY MEADOWS PHASE 2C  
CITY OF HARKER HEIGHTS, BELL  
COUNTY, TEXAS**

**Yalco, LLC**  
3000 Illinois Ave., Suite 100  
Killeen, TX 76543  
PH (254) 953-5353  
FX (254) 953-5057

Texas Registered  
Engineering Firm F-10264

Texas Registered  
Surveying Firm 10194095





REV.	DESCRIPTION	DATE	BY
1	ORIGINAL RELEASE	9/27/2016	BTW
2	REVISED PROPERTY BOUNDARY AND ADDED EASEMENT	4/28/2016	BTW

PROJECT NUMBER: TM02

CLIENT NAME: WBW DEVELOPMENT GROUP, LLC - SERIES 009

CLIENT LOCATION: KILLEEN, TX

APPROVED BY: SAB

AUTHORIZED BY: WBW

PROJECT INFORMATION	
TOTAL SIZE:	11.65 ACRES
TOTAL BLOCKS:	0
RESIDENTIAL LOTS:	0
COMMERCIAL LOTS:	0
TOTAL TRACTS:	1

BENCHMARK
TXDOT MONUMENT IN EAST ROW BOUNDARY OF HIGHWAY 3481
STATE PLANE NAD83 COORDINATES, TEXAS CENTRAL ZONE 4203
NORTHING: 10355259.40
EASTING: 3134773.81
ELEVATION: 756.76

LEGAL DESCRIPTION
BEING PART OF THE V.A. CROSS SURVEY, ABSTRACT #239, E.M. SPROTT SURVEY, ABSTRACT #1137, AND P. WILLIAMSON SURVEY, ABSTRACT #1099
BELL COUNTY, TEXAS

OWNER
WBW Development Group, LLC - Series 009
Bruce Whitis, President
3000 Illinois Ave., Suite 100
Killeen, TX 76543
PH (254) 953-5353
FX (254) 953-5057

**PRELIMINARY PLAT FOR TUSCANY MEADOWS PHASE 2C**  
**CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS**

**Yalco, LLC**  
 3000 Illinois Ave., Suite 100  
 Killeen, TX 76543  
 PH (254) 953-5353  
 FX (254) 953-5057

Texas Registered Engineering Firm F-10264  
 Texas Registered Surveying Firm 10194095

SHEET 2 OF 2

PRINTED ON September 28, 2016



STATE OF TEXAS

§ DEVELOPMENT AGREEMENT

COUNTY OF BELL

§ REGARDING

§ CEDARBROOK RIDGE DEVELOPMENT

This is a DEVELOPMENT AGREEMENT (the "Agreement") by and between THE CITY OF HARKER HEIGHTS, TEXAS, a Texas municipal corporation, (the "City"), and WBW Development Group, LLC – Series 009, a separate series of a Texas series limited liability company ("WBW"). The Effective Date of this Agreement is the date it is approved by the Harker Heights City Council.

**WHEREAS**, WBW owns approximately 144.127 acres of land (the "Property") as shown in Exhibit "A", attached hereto; and

**WHEREAS**, for platting purposes the Property has been divided into Phase I, Phase II and Phase III, also shown in Exhibit "A"; and

**WHEREAS**, because WBW has chosen to locate the storm detention facilities for the Property within a FEMA flood plain in Phase III, WBW must receive a FEMA Letter of Map Revision ("LOMR") with respect to Phase III; and

**WHEREAS**, WBW desires to proceed with infrastructure installation while its LOMR application is being considered by FEMA; and

**WHEREAS**, the City requires the LOMR to be completed and approved before the City will approve a final plat of the entire Property; and

**WHEREAS**, both the City and WBW understand that FEMA timelines can be unpredictable, and both the City and WBW desire the Property to be developed in a timely fashion; and

**WHEREAS**, both the City and WBW understand that there is no guarantee the LOMR application will be approved by FEMA; and



**WHEREAS**, the City desires to have financial assurances that the FEMA LOMR process will be completed by WBW;

**NOW THEREFORE**, for and in consideration of the promises and the mutual agreements set forth herein, the City and WBW hereby agree as follows:

1. The City will immediately allow infrastructure development of all phases of the Property.
2. Within sixty (60) days of the Effective Date of this Agreement, WBW must submit cash, a bond, or a letter of credit to the City of Harker Heights in the amount of \$25,000.00, representing the estimated reasonable costs related to completion of the LOMR process (the "LOMR Fiscal Security").
  - a. The intent of the LOMR Fiscal Security is to ensure that the LOMR process for Phase III of the Property is completed by WBW.
  - b. If a bond or letter of credit is submitted as the LOMR Fiscal Security, the bond or letter of credit should have a term of 10 years, or until FEMA issues the LOMR, whichever comes first. If cash is submitted as the LOMR Fiscal Security, the City will deposit such cash in a federally-insured, interest-bearing account pending disposition thereof in accordance with this Agreement.
  - c. Upon completion of the LOMR process, the City will return the LOMR Fiscal Security to WBW. If, after 10 years, the LOMR application has not been submitted by WBW or approved by FEMA, the City will use the LOMR Fiscal Security to complete the process, and, if the full amount of the LOMR Fiscal Security is not needed to complete the LOMR process, the City will refund the balance to WBW.



- d. The City will cooperate with any reasonable requests from WBW or from FEMA for the completion of the LOMR process. Likewise, if the City undertakes to complete the LOMR process, WBW and its successors or assigns agree to cooperate with any reasonable requests from the City or from FEMA for the completion of the LOMR process. The City will not impose any requirements on the LOMR process that are more stringent (from the LOMR applicant's perspective) than those imposed by FEMA.
3. Upon receipt of the LOMR Fiscal Security, the City will consider the final plat applications for Phases I and II for approval and filing.
4. Once the final plats for Phases I and II have been approved and filed, WBW may apply for building permits for Phases I and II.
5. WBW must submit a complete LOMR application to FEMA for the development within the flood plain, known as Phase III, within 90 days of the Effective Date of this Agreement.
6. WBW and the City agree that fences within the drainage easements along the detention facilities will be prohibited.
7. Once the LOMR has been issued by FEMA, WBW may file a final plat for Phase III.
8. After the final plat of Phase III is approved, the City will take possession of the detention facilities and responsibility for their operation and maintenance. Until such time, WBW or the successor property owner will be responsible for their maintenance and operation.

#### **MISCELLANEOUS PROVISIONS**

- A. Actions Performable. The City and WBW agree that all actions to be performed under



this Agreement are performable in Bell County, Texas.

- B. Governing Law. The City and WBW agree that this Agreement has been made under the laws of the State of Texas in effect on this date, and that any interpretation of this Agreement at a future date shall be made under the laws of the State of Texas.
- C. Severability. If a provision hereof shall be finally declared void or illegal by any court or administrative agency having jurisdiction, the entire Agreement shall not be void, but the remaining provisions shall continue in effect as nearly as possible in accordance with the original intent of the parties.
- D. Complete Agreement. This Agreement represents a complete agreement of the parties and supersedes all prior written and oral matters related to this Agreement. Any amendment to this Agreement must be in writing and signed by all parties.
- E. Exhibits. All exhibits attached to this Agreement are incorporated by reference and expressly made part of this Agreement as if copied verbatim.
- F. Notice. All notices, requests or other communications required or permitted by this Agreement shall be in writing and shall be sent by (i) telecopy, with the original delivered by hand or overnight carried, (ii) by overnight courier or hand delivery, or (iii) certified mail, postage prepaid, return receipt requested, and addressed to the parties at the following addresses:

City:

David R. Mitchell  
City Manager  
305 Millers Crossing Harker  
Heights, TX 76548 Phone:  
(254) 953-5600



WBW:

WBW Development Group, LLC  
Attn: Josh Welch  
3000 Illinois Ave.  
Killeen, Texas 76543  
(254) 953-5353

- G. Assignment. This Agreement may be assigned by WBW only with the written consent of the Harker Heights City Council, which shall not be unreasonably withheld. Notwithstanding the foregoing, WBW may assign this Agreement to a homeowners association established for the Property. Any assignment must bind the assignee to all the terms and conditions of this Agreement, which will be recorded in the Bell County Official Records.
- H. Signature Warranty Clause. The signatories to this Agreement represent and warrant that they have the authority to execute this Agreement on behalf of the City and WBW, respectively.



SIGNED as of this 10<sup>th</sup> day of January, 2017. <sup>9 P/B</sup>

THE CITY OF HARKER HEIGHTS

By: Spencer H. Smith  
Spencer H. Smith, Mayor

ATTEST:

Patty Brunson  
Patty Brunson, City Secretary

STATE OF TEXAS

COUNTY OF BELL

This instrument was acknowledged before me on, Jan. 5, 2018, ~~2017~~, by Spencer H. Smith, Mayor of the City of Harker Heights, Texas, a Texas municipal corporation, on behalf of said city.



Ursula Paddie  
Notary Public's Signature

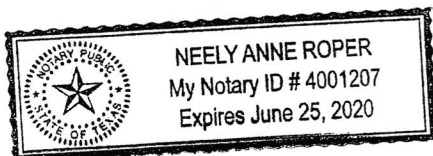
WBW DEVELOPMENT GROUP, LLC – SERIES 009, a separate series of a Texas limited liability company

By: Bruce Whitis  
Bruce Whitis, President

STATE OF TEXAS

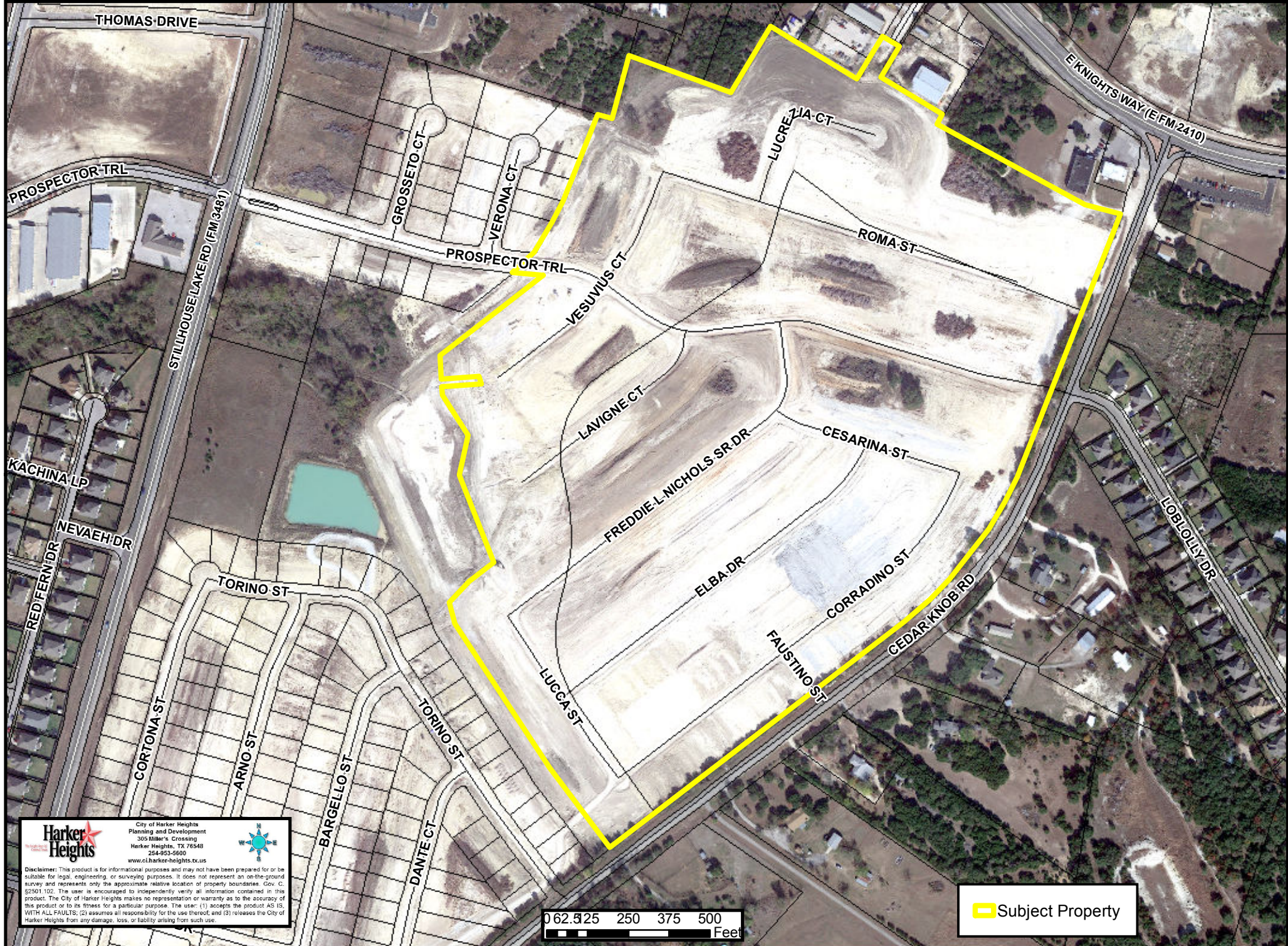
COUNTY OF BELL

This instrument was acknowledged before me on, December 20, 2017, by Bruce Whitis, President of WBW Development Group, LLC – Series 009, a separate series of a Texas limited liability company, on behalf of said entity.



Neely Anne Roper  
Notary Public's Signature





**Harker Heights**  
 City of Harker Heights  
 Planning and Development  
 305 Miller's Crossing  
 Harker Heights, TX 76548  
 254-953-5600  
 www.ci.harker-heights.tx.us

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C. §2501.102. The user is encouraged to independently verify all information contained in this product. The City of Harker Heights makes no representation or warranty as to the accuracy of this product or to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Harker Heights from any damage, loss, or liability arising from such use.

 Subject Property



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# **CEDARBROOK RIDGE PHASE II & III**

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## **P21-02 Final Plat – Cedarbrook Phase II & III**

**Plat Distributed to HH Staff: December 10, 2020**

**Comments Returned to Surveyor/Eng.: December 28, 2020**

### **Planning & Development**

#### **Cedarbrook Ridge Phase II - KR**

1. Applicant is advised, since this final plat is offering Tract B fee simple to the City and there was a change in the SFHA, this final plat will go before the Planning & Zoning Commission (1/6) and City Council (1/12) for final acceptance/approval.
2. The plat dedication page must be signed by the surveyor.
3. Applicant shall correct image in Note #10 on the plat dedication page.
4. Applicant shall clarify the intent of Tracts G & H.
5. Per Section 154.22(C)(4) & 154.23 of the City's code of ordinances, the applicant shall submit a letter of credit/performance bond for any infrastructure construction remaining.

#### **Cedarbrook Ridge Phase III - KR**

1. Applicant is advised, since this final plat is offering Tract A fee simple to the City and there was a change in the SFHA, this final plat will go before the Planning & Zoning Commission and City Council for final acceptance/approval.
2. The plat dedication page must be signed by the surveyor.
3. Per Section 154.22(B)(1)(f) & (g) of the City's code of ordinances, the plat shall clearly display the location, size and purpose of all existing and proposed easements and sidewalks on or adjoining the property. In particular, we are looking for connectivity of the sidewalks to the PUE easements in this phase.
4. Per Section 154.24 of the City's code of ordinances and since there are no home to be constructed on for this subdivision, the applicant shall submit a maintenance bond for the stormwater infrastructure prior to recordation of the final plat.

### **Public Works, Mark Hyde**

The subdivision has numerous outstanding infrastructure items to complete that are too extensive to include on a punch list. Items include, but are not limited to the following:

- Additional densities to be taken of the laid street flex base.
- Street asphalt paving has not been completed.
- Bacteriological testing of the water mains has not been completed.
- Sanitary sewer manholes and cleanouts have not been set to grade.

### **Consulting Engineer, Otto Wiederhold**



- No Comments.

**Fire Marshal, Brad Alley**

- No Comments.

**Building Official, Mike Beard**

- No Comments.

**ONCOR, Derex Spencer**

**Century Link, Chris McGuire**

**Time Warner Cable/Spectrum, Shaun Whitehead**

**ATMOS, Burton Jones**





## PLANNING AND ZONING COMMISSION MEMORANDUM

**P21-03**

**AGENDA ITEM VII-04**

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FROM: THE OFFICE OF THE DIRECTOR OF PLANNING & DEVELOPMENT

DATE: JANUARY 6, 2021

DISCUSS AND CONSIDER APPROVING A REQUEST FOR FINAL PLAT APPROVAL FOR CEDARBROOK RIDGE PHASE THREE ON PROPERTY DESCRIBED AS APPROXIMATELY 12.02 ACRES OF LAND SITUATED IN THE H.R. MORRELL SURVEY, ABSTRACT NO. 579, THE LUCY O'DELL SURVEY, ABSTRACT NO. 644, AND THE J.T.W. HALLMARK SURVEY, ABSTRACT NO. 413, BELL COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 112.09 ACRE TRACT OF LAND DESCRIBED AS TRACT II BY A DEED TO WBW LAND INVESTMENTS, LP, RECORDED IN DOCUMENT NO. 201100006237, REAL PROPERTY RECORDS OF BELL COUNTY, TEXAS GENERALLY LOCATED EAST OF STILLHOUSE LAKE ROAD (FM 3481) AND WEST OF CEDAR KNOB ROAD, HARKER HEIGHTS, BELL COUNTY, TEXAS.

**PROJECT DESCRIPTION:**

The applicant, WBW Development Group, LLC – Series 009, and their representatives, Yalgo, LLC and Dillon Whitis have submitted an application for final plat approval for approximately 12.02 acres of vacant land east of FM 3481 and along the western side of Cedar Knob Road. This is the third phase of development as outlined in the Tuscany Meadows Phase II Concept Plan (see attached) which was approved by P&Z on January 28, 2015 and City Council on February 10, 2015. This development was also outlined in the Tuscany Meadows Phase II Preliminary Plat (see attached) which was approved by P&Z on October 26, 2016 and City Council on November 8, 2016.

The property is zoned PD-R (Planned Development-Residential District) and must adhere to the conditions of the zoning district as well as the regulations of the Development Overlay District 1 – The Knight's Way Corridor. The property is also subject to the January 2018 Developer Agreement (see attached).

Staff has reviewed the submitted final plat and engineering plans and have made comments to address safety, streets, drainage, water and wastewater utilities, and other pertinent requirements to ensure adherence to all developmental regulations stipulated in the City of Harker Heights Code of Ordinances.



**STAFF RECOMMENDATION:**

The comments provided by Staff have been addressed and the submitted final plat meets the standards and ordinances of the City of Harker Heights. Staff recommends approval of the Final Plat for the proposed plat, Cedarbrook Ridge Phase Three, on property described as approximately 12.02 acres of land situated in the H.R. Morrell Survey, Abstract No. 579, the Lucy O’Dell Survey, Abstract No. 644, and the J.T.W. Hallmark Survey, Abstract No. 413, Bell County, Texas, and being a portion of a called 112.09 acre tract of land described as Tract II by a deed to WBW Land Investments, LP, recorded in Document No. 201100006237, real property records of Bell County, Texas generally located east of Stillhouse Lake Road (FM 3481) and west of Cedar Knob Road, Harker Heights, Bell County, Texas.

**ACTION BY THE PLANNING AND ZONING COMMISSION:**

1. Motion to Approve/Disapprove a request for final plat approval for the proposed plat, Cedarbrook Ridge Phase Two, on property described as approximately 12.02 acres of land situated in the H.R. Morrell Survey, Abstract No. 579, the Lucy O’Dell Survey, Abstract No. 644, and the J.T.W. Hallmark Survey, Abstract No. 413, Bell County, Texas, and being a portion of a called 112.09 acre tract of land described as Tract II by a deed to WBW Land Investments, LP, recorded in Document No. 201100006237, real property records of Bell County, Texas generally located east of Stillhouse Lake Road (FM 3481) and west of Cedar Knob Road, Harker Heights, Bell County, Texas.
  
2. Any other action desired.

**ATTACHMENTS:**

1. Application
2. Final Plat
3. Tuscany Meadows Phase II Concept Plan (Approved on January 28, 2015)
4. Tuscany Meadows Phase II Preliminary Plat (Approved on November 08, 2016)
5. Development Agreement (Effective Date of April 24, 2019)
6. Location Map
7. Staff Comments with Responses (December 28, 2020)





APPLICATION FOR FINAL PLAT APPROVAL
Application Fee \$ 150.00

City of Harker Heights
Planning & Development
305 Millers Crossing
Harker Heights, TX 76548
Phone: 254-953-5600

PLAT NAME: Cedar Brook Ridge Phase III
NUMBER OF LOTS: 1 NUMBER OF ACRES 12.02
DATE OF PRELIMINARY APPROVAL:
PROPERTY OWNER: WBLW Development Group WBLW Land Investments
ADDRESS: 3000 Illinois Ave.
PHONE:
DEVELOPER: WBLW Development Group, Inc. Series 009
ADDRESS:
PHONE:
SURVEYOR/ENG: Valgo Engineering
ADDRESS:
PHONE:

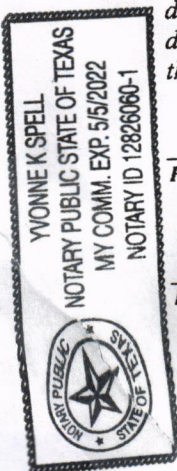
I HEREBY UNDERSTAND AND ACKNOWLEDGE:

THE FINAL PLAT MUST BE PREPARED IN ACCORDANCE WITH THE CITY'S SUBDIVISION RULES AND REGULATIONS AND SHALL CONFORM SUBSTANTIALLY TO THE PRELIMINARY LAYOUT AS APPROVED. THE SUBDIVIDER WILL BE REQUIRED TO INSTALL AT HIS/HER OWN EXPENSE ALL WATER LINES, STREETS, SEWER LINES, STORM SEWER LINES, DRAINAGE FACILITIES AND STRUCTURES WITHIN THE SUBDIVISION ACCORDING TO SECTION 154.45 OF THE HARKER HEIGHTS CODE OF ORDINANCES.

ALL REQUIRED IMPROVEMENTS HAVE BEEN COMPLETED UNLESS A BOND OR LETTER OF CREDIT HAS BEEN POSTED AND ATTACHED IN SUFFICIENT AMOUNT TO ASSURE COMPLETION.

A MAINTENANCE BOND OR SURETY INSTRUMENT HAS BEEN FURNISHED TO ASSURE THE QUALITY OF MATERIALS AND WORKMANSHIP AND MAINTENANCE OF ALL REQUIRED IMPROVEMENTS INCLUDING THE CITY'S COSTS FOR COLLECTING THE GUARANTEED FUNDS AND ADMINISTERING THE CORRECTION AND/OR REPLACEMENT OF COVERED IMPROVEMENTS IN THE EVENT THE SUBDIVIDER DEFAULTS. (BONDS OR OTHER INSTRUMENT MUST BE FOR 20% OF THE COST OF IMPROVEMENTS FOR ALL PUBLIC WORKS IMPROVEMENTS LESS STREETS AND SHALL RUN FOR A PERIOD OF ONE CALENDAR YEAR.) (BONDS AND OTHER INSTRUMENTS MUST BE FOR 40% OF THE COST OF IMPROVEMENTS FOR STREETS AND SHALL RUN FOR A PERIOD OF TWO CALENDAR YEARS.)

The developer or their authorized representative must be present at all Planning and Zoning Commission Meetings and City Council Meetings at which their plan or plat is on the agenda for discussion or action. Failure of the developer or their authorized representative to appear before the Planning and Zoning Commission or City Council during a meeting on which the plan or plat is on the agenda for discussion or action may be deemed a withdrawal of the plat or plan.



Printed Name of Property Owner: Dillon Whitiz
Signature of Property Owner: [Signature]
Date: 12-9-20
Printed Name of Authorized Agent (Corporation/Partnership):
Signature of Authorized Agent (Corporation/Partnership): [Signature]

SWORN TO AND SUBSCRIBED BEFORE ME THIS 9 DAY OF December, 20 20.

MY COMMISSION EXPIRES: May 5, 2022
Notary Public in and for the State of Texas: Yvonne K Spell
P21-03



KNOW ALL MEN BY THESE PRESENTS, that WBW Development Group, LLC - Series 009, 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 **CEDARBROOK RIDGE PHASE III**. 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.

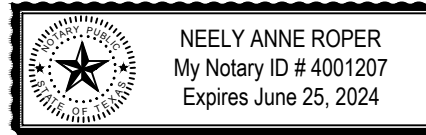
Grantor does hereby grant, convey, and transfer to the City of Harker Heights, in fee simple, the area shown as Tract A on the plat.

WITNESS the execution hereof, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

WBW Development Group, LLC-Series 009

By: \_\_\_\_\_  
Jane Seals, Authorized Agent

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by Jane Seals, in her capacity as an Authorized Agent of WBW Development Group, LLC-Series 009, a separate series of WBW Development Group, LLC, a Texas series limited liability company.



Notary Public's Signature \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

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

\_\_\_\_\_  
Chairperson, Planning and Zoning Commission

\_\_\_\_\_  
Secretary, Planning and Zoning Commission

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ by the Director of Planning and Development of the City of Harker Heights, Texas.

\_\_\_\_\_  
Director of Planning and Development

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by the City Council of the City of Harker Heights, Texas.

\_\_\_\_\_  
Mayor

Attest: City Secretary

FILED FOR RECORD this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, in Plat Year \_\_\_\_\_,  
Number \_\_\_\_\_, Plat Records of Bell County, Texas, and Instrument  
No. \_\_\_\_\_ Official Records, Bell County, Texas.

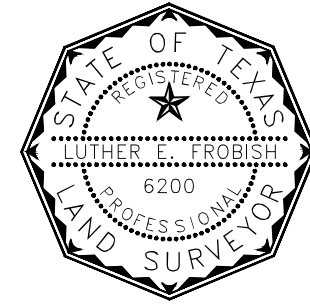
NOTES:

1. An HOA-maintained masonry (precast concrete product is allowed) perimeter fence shall be installed along FM 3481/Stillhouse Lake Road.
2. An HOA-maintained wooden perimeter fence with masonry columns shall be installed along Cedar Knob Road.
3. Maintenance of all subdivision signs and landscaping shall be the responsibility of the HOA.
4. The HOA shall maintain the concrete walking trail in all of Tract A.
5. The bearings recited hereon are grid bearings based on NAD83 (2011) State Plane Coordinate System, Texas Central Zone No. 4203, as derived from GPS observations. All distances are horizontal surface distances. The Combined Correction Factor (CCF) is 0.9998502. Grid distance = Surface distance x CCF. Permanent iron rods found for corner are ½ inch in diameter with cap marked "YALGO 6200".

The limits of the 100-year flood (i.e., Special Flood Hazard Area), as shown hereon, were imported using the FEMA shape files from the Current Flood Insurance Rate Map (FIRM) Panel number 48027C0295E, dated September, 2008, or Letter of Map Revision Case No. 18-06-3437P. 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 Areas 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.

STATE OF TEXAS  
COUNTY OF BELL  
I, Luther E. Frobish, Registered Professional Land Surveyor No. 6200 in the State of Texas, hereby certify that this plat is true and correct to the best of my knowledge and was prepared from an actual survey of the property, and that the metes and bounds describing said subdivision will describe a closed geometric form.



by: \_\_\_\_\_  
LUTHER E. FROBISH  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6200

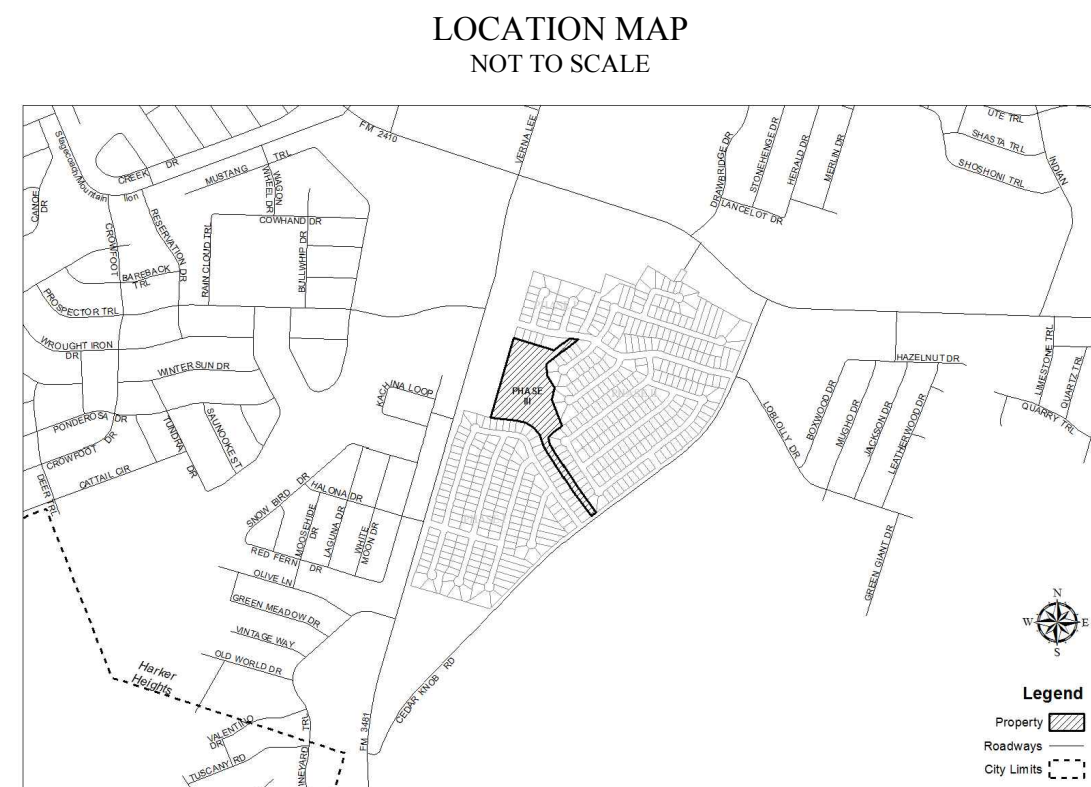
CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	20.56'	20.42'	S 15°57'12" E	23°33'53"

**TAX CERTIFICATE**

The Tax Appraisal District of Bell County does hereby certify there are currently no delinquent taxes due to the Tax Appraisal District of Bell County on the property described by this plat.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ A. D.

By: \_\_\_\_\_  
Bell County Tax Appraisal District



LEGEND	
A.E.	ACCESS EASEMENT
BM	BENCHMARK
DA	DRAINAGE AREA
D.E.	DRAINAGE EASEMENT
ELEV.	ELEVATION
N.T.S.	NOT TO SCALE
NO.	NUMBER
RE	REFERENCE
REV.	REVISION
TBM	TEMPORARY BENCH MARK
TYP.	TYPICAL
PUUE	PUBLIC UNDERGROUND UTILITY EASEMENT
FWLE	FENCE, WALL & LANDSCAPE EASEMENT
→	SEE NOTE 11
↑	SEE POSITIVE OVERFLOW DETAIL
▨	LOTS WITH MIN FFE
○	IRON ROD FOUND
⊙	1/2" IRON ROD SET
⊕	CONCRETE MONUMENT FOUND
+	CHANGE IN BEARING
①②③...	BLOCK NUMBERS

REV.	DESCRIPTION	DATE	BY
4	ADDED NOTE 4	7/14/2017	TTW
3	CITY REQUESTED REVISIONS	5/14/2017	TTW
2	CITY REQUESTED REVISIONS	4/3/2017	TTW
1	ORIGINAL RELEASE	12/23/2016	BTW

PROJECT NUMBER: TM02	CLIENT NAME: WBW DEVELOPMENT GROUP, LLC - SERIES 009
APPROVED BY: SAB	CLIENT LOCATION: KILLEEN, TX
AUTHORIZED BY: WBW	

PROJECT INFORMATION
TOTAL SIZE: 12.02 ACRES
TOTAL BLOCKS: 0
RESIDENTIAL LOTS: 0
COMMERCIAL LOTS: 0
TOTAL TRACTS: 1

BENCHMARK
TXDOT MONUMENT IN EAST ROW BOUNDARY OF HIGHWAY 3481
STATE PLANE NAD83
COORDINATES, TEXAS CENTRAL ZONE 4203
NORTHING: 10355259.40
EASTING: 3134773.81
ELEVATION: 756.76

LEGAL DESCRIPTION
BEING PART OF THE H.R. MORRELL SURVEY, ABSTRACT #579, LUCY O'DELL SURVEY, ABSTRACT #644, AND J.T.W. HALLMARK SURVEY, ABSTRACT #413, BELL COUNTY, TEXAS

OWNER
WBW Development Group, LLC - Series 009
Bruce Whitis, President
3000 Illinois Ave., Suite 100 Killeen, TX 76543 PH (254) 953-5353 FX (254) 953-5057

**FINAL PLAT FOR  
CEDARBROOK RIDGE PHASE III  
CITY OF HARKER HEIGHTS, BELL  
COUNTY, TEXAS**

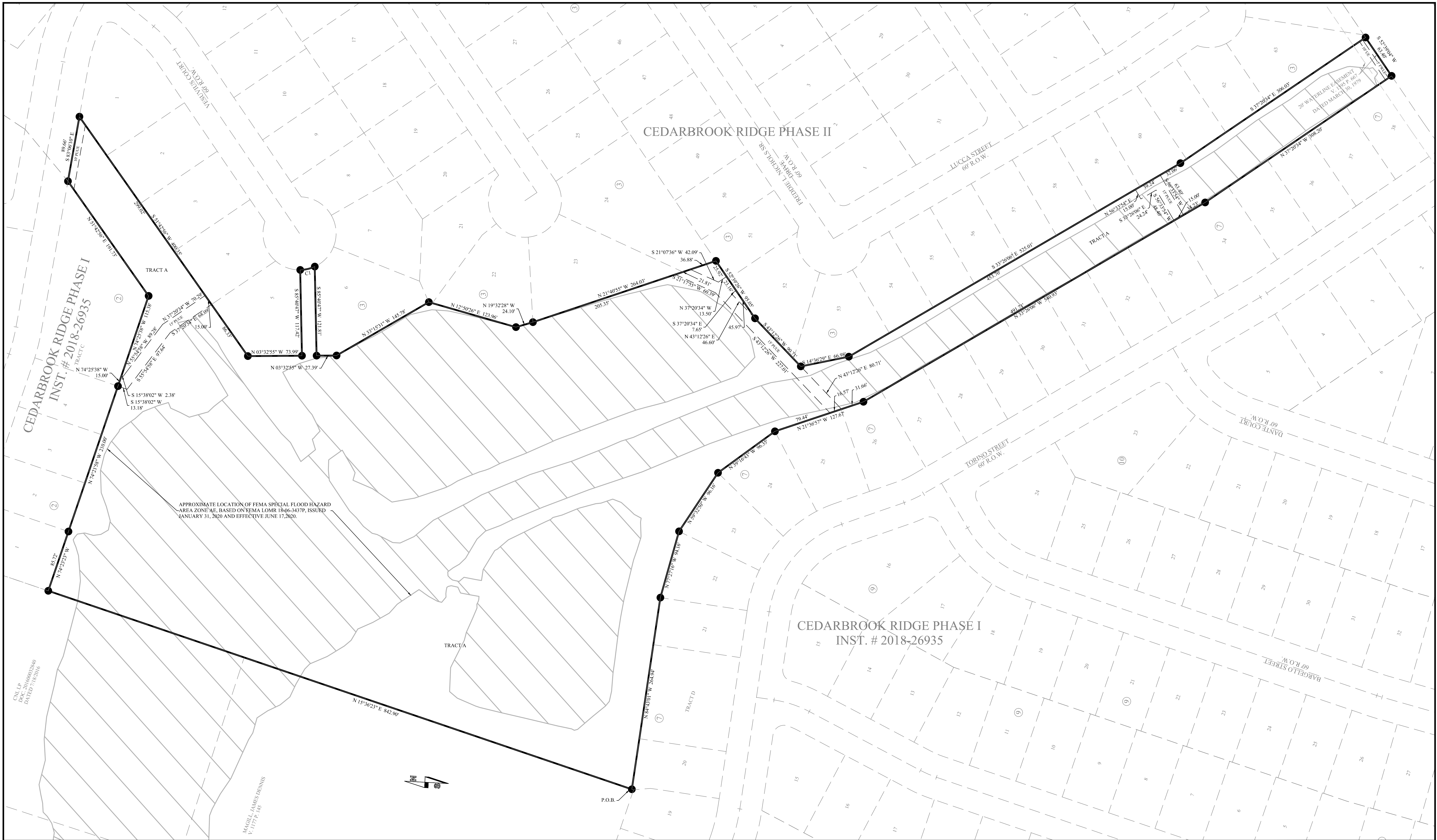
**Yalco, LLC**  
3000 Illinois Ave., Suite 100  
Killeen, TX 76543  
PH (254) 953-5353  
FX (254) 953-5057

Texas Registered  
Engineering Firm F-10264

Texas Registered  
Surveying Firm 10194095

SHEET  
**1**  
OF  
**2**





APPROXIMATE LOCATION OF FEMA SPECIAL FLOOD HAZARD AREA ZONE AE, BASED ON FEMA LOMR 18-06-3437P, ISSUED JANUARY 31, 2020 AND EFFECTIVE JUNE 17, 2020.

CNL LP DOC #060003280 DATED 7/18/2016

MACIEL JAMES DENNIS V. 11/27/14

REV.	DESCRIPTION	DATE	BY
5	UPDATED FLOODPLAIN PER APPROVED LOMR	4/5/2020	TTW
4	ADDED 20' WATER LINE EASEMENT TO EASTERN BOUNDARY	3/23/2018	TTW
3	CITY REQUESTED REVISIONS	5/14/2017	TTW
2	CITY REQUESTED REVISIONS	4/3/2017	TTW
1	ORIGINAL RELEASE	12/23/2016	BTW

PROJECT NUMBER: TM02  
 CLIENT NAME: WBW DEVELOPMENT GROUP, LLC - SERIES 009  
 CLIENT LOCATION: KILLEEN, TX

APPROVED BY: SAB  
 AUTHORIZED BY: WBW

PROJECT INFORMATION	
TOTAL SIZE:	12.02 ACRES
TOTAL BLOCKS:	0
RESIDENTIAL LOTS:	0
COMMERCIAL LOTS:	0
TOTAL TRACTS:	1

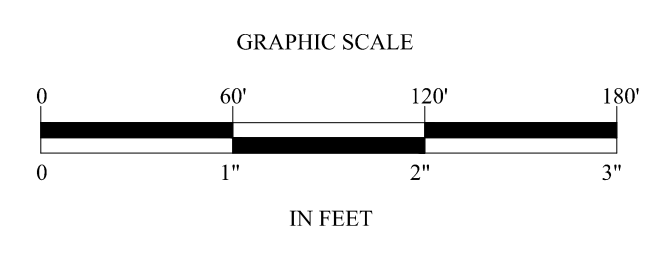
BENCHMARK
TXDOT MONUMENT IN EAST ROW BOUNDARY OF HIGHWAY 3481 STATE PLANE NAD83 COORDINATES, TEXAS CENTRAL ZONE 4203 NORTHING: 10355259.40 EASTING: 3134773.81 ELEVATION: 756.76

LEGAL DESCRIPTION
BEING PART OF THE H.R. MORRELL SURVEY, ABSTRACT #579, LUCY O'DELL SURVEY, ABSTRACT #644, AND J.T.W. HALLMARK SURVEY, ABSTRACT #413, BELL COUNTY, TEXAS

OWNER
WBW Development Group, LLC - Series 009  Bruce Whitis, President  3000 Illinois Ave., Suite 100 Killeen, TX 76543 PH (254) 953-5353 FX (254) 953-5057

**FINAL PLAT FOR  
 CEDARBROOK RIDGE PHASE III  
 CITY OF HARKER HEIGHTS, BELL  
 COUNTY, TEXAS**

Yalgo, LLC
3000 Illinois Ave., Suite 100 Killeen, TX 76543 PH (254) 953-5353 FX (254) 953-5057  Texas Registered Engineering Firm F-10264  Texas Registered Surveying Firm 10194095

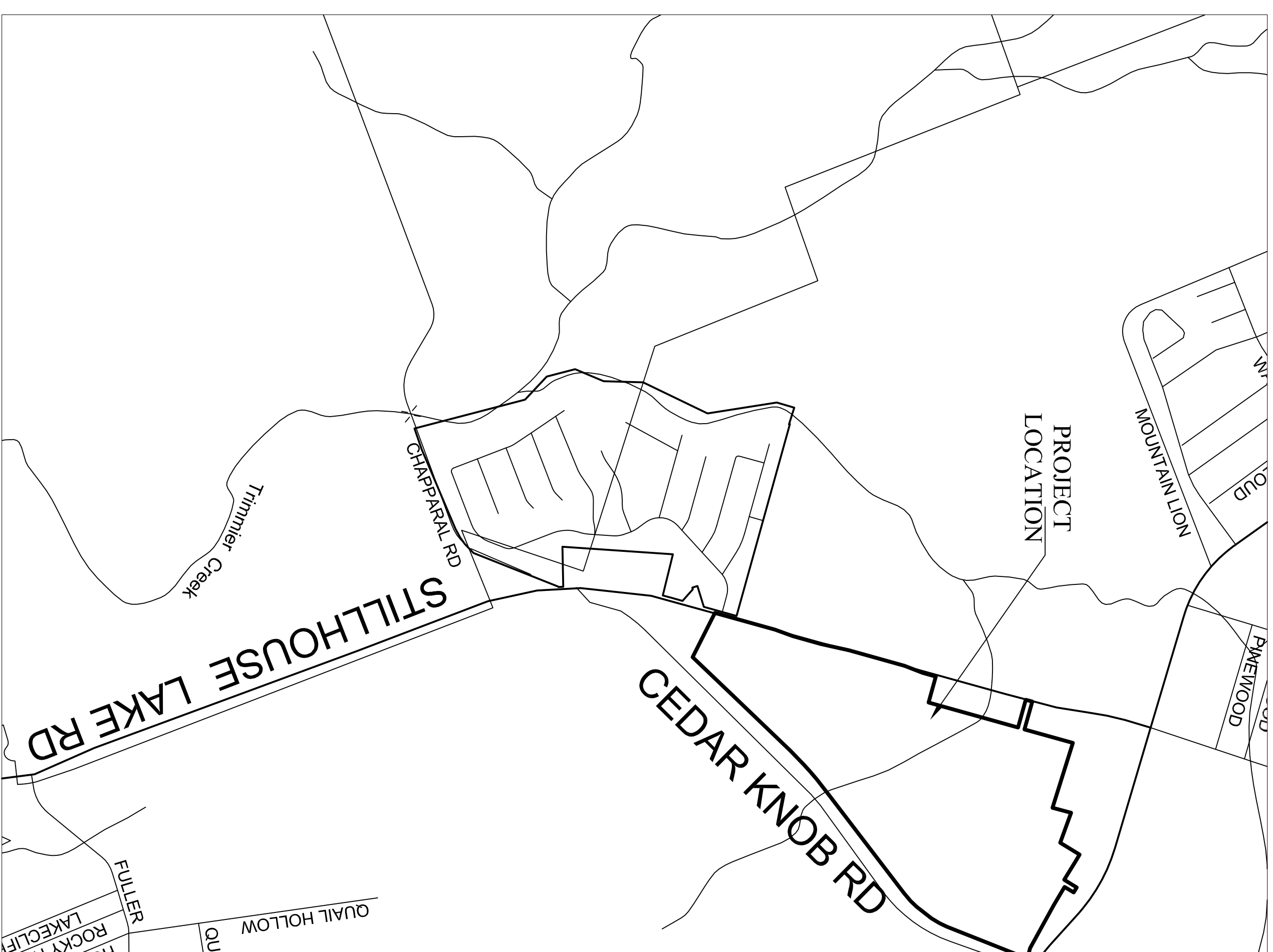


PRINTED ON December 9, 2020

SHEET 2 OF 2



CONCEPT PLAN #1 FOR  
**TUSCANY MEADOWS PHASE II**  
 CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS



LOCATION MAP  
 SCALE 1" = 1000'

Sheet List Table	
PAGE	TITLE
1	CONCEPT PLAN #1
2	UTILITY CONCEPT PLAN #1
3	DRAINAGE CONCEPT PLAN #1

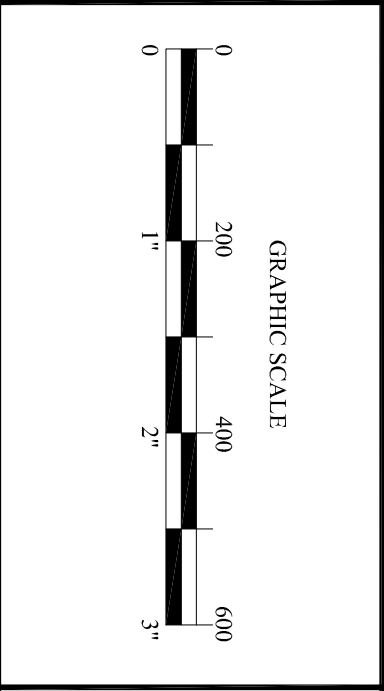


**YALGO, LLC**  
 3000 ILLINOIS AVE. STE 100  
 KILLEEN, TX. 76543 (254) 953-5353



REV.	DESCRIPTION	DATE	BY
1	ORIGINAL RELEASE	12/18/2014	EU
2	REVISED LAYOUT AND ADDED NOTES	7/22/2014	EU

PROJECT INFORMATION	TOTAL ACRES: 15.73
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CLIENT NAME: W & B DEVELOPMENT
CLIENT LOCATION: KILLEEN, TX

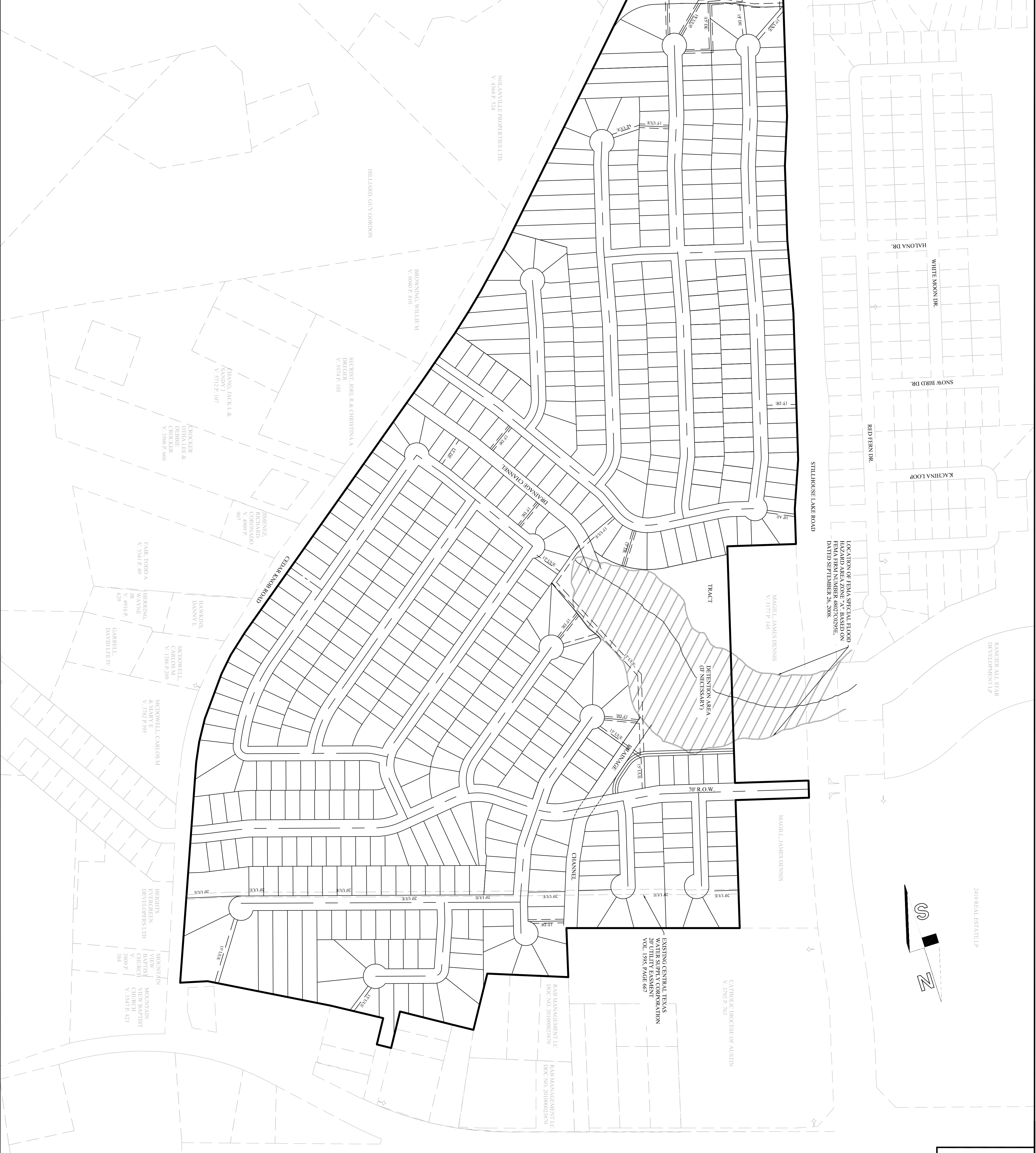
**CONCEPT PLAN #1  
TUSCANY MEADOWS II  
CITY OF HARKER HEIGHTS  
BELL COUNTY, TX**

**W & B DEVELOPMENT**  
3000 Illinois Ave., Suite 100  
Killeen, TX 76543  
PH (254) 953-5353  
FX (254) 953-0032

**Yalgo, LLC**  
3000 Illinois Ave., Suite 100  
Killeen, TX 76543  
PH (254) 953-5353  
FX (254) 953-0032  
Texas Registered  
Engineering Firm F-10064

**NOTES**

- LOT WIDTHS AND SIZES WILL MEET THE CITY'S MINIMUM STANDARDS AT THE PRELIMINARY PLANNING AND FINAL PLANNING STAGES.
- SIDEWALKS WILL MEET THE CITY REQUIREMENTS AT THE PRELIMINARY PLANNING AND FINAL PLANNING STAGES.
- FIRETRUCK SPACING WILL MEET THE CITY REQUIREMENTS AT THE PRELIMINARY PLANNING AND FINAL PLANNING STAGES.
- STREET LIGHT SPACING WILL MEET THE CITY REQUIREMENTS FOR PRELIMINARY PLANNING AND FINAL PLANNING STAGES.



LOCATION OF FEMA SPECIAL FLOOD HAZARD AREA FROM FEMA MAP NUMBER 48027C0255, DATED SEPTEMBER 26, 2008.

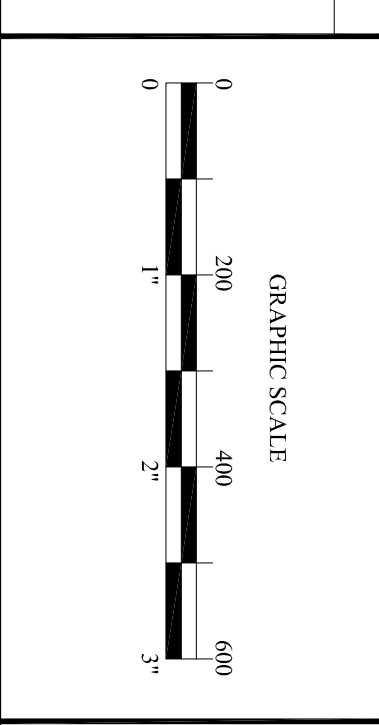
**ABBREVIATIONS**

D/E	= DRAINAGE EASEMENT
U/E	= UNDERGROUND UTILITY EASEMENT
A/E	= ACCESS EASEMENT
R.O.W.	= RIGHT OF WAY



REV.	DESCRIPTION	DATE	BY
1	ORIGINAL RELEASE	12/18/2014	EU
2	UPDATED SEWER AND WATER LAYOUT	7/22/2014	EU

PROJECT INFORMATION	
TOTAL ACRES:	15.73



REV.	DESCRIPTION	DATE	BY
1	ORIGINAL RELEASE	12/18/2014	EU
2	UPDATED SEWER AND WATER LAYOUT	7/22/2014	EU

**UTILITY CONCEPT PLAN #1**  
**TUSCANY MEADOWS II**  
**CITY OF HARKER HEIGHTS**  
**BELL COUNTY, TX**

PROJECT INFORMATION	
TOTAL ACRES:	15.73

**W&B DEVELOPMENT**  
 3000 Illinois Ave., Suite 100  
 Killeen, TX 76543  
 PH (254) 953-5353  
 FX (254) 953-0032

**Yalgo, LLC**  
 3000 Illinois Ave., Suite 100  
 Killeen, TX 76543  
 PH (254) 953-5353  
 FX (254) 953-0032  
 Texas Registered  
 Engineering Firm F-10064

**NOTES**

- LAYOUT IS CONCEPTUAL.
- FUTURE CONNECTIONS TO ADJACENT PROPERTIES TO BE CONSIDERED WHEN ENGINEERING PLANS ARE DRAFTED.



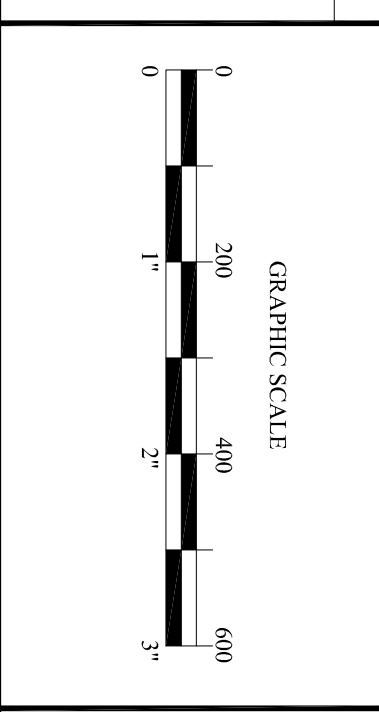
**LEGEND**

	= SANITARY SEWER LINE
	= SANITARY SEWER MANHOLE
	= SANITARY SEWER CLEANOUT
	= STORM SEWER LINE
	= WATER LINE
	= FIRE HYDRANT ASSEMBLY



REV	DESCRIPTION	DATE	BY
2	UPDATED STORM STRUCTURES	12/18/2014	EJ
1	ORIGINAL RELEASE	7/22/2014	EJ

PROJECT INFORMATION	
TOTAL ACRES:	15.73



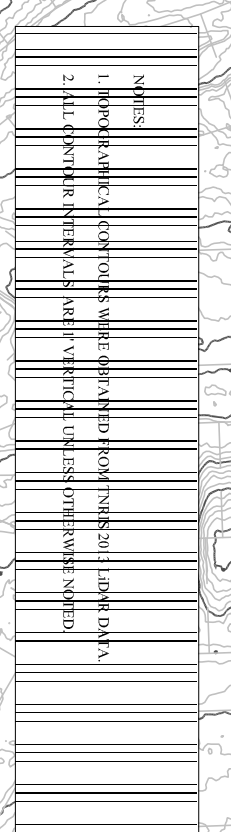
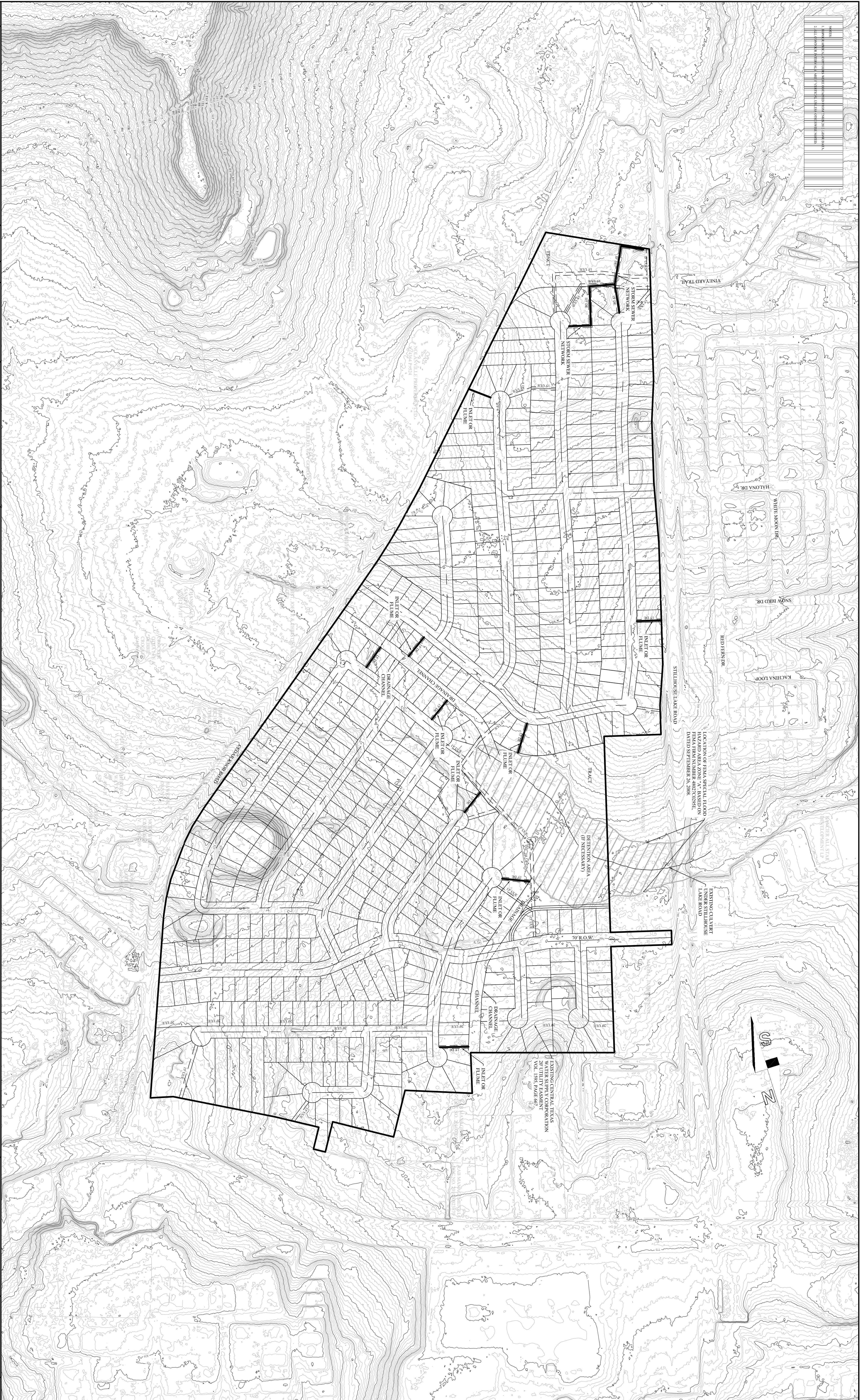
CLIENT INFORMATION	
CLIENT NAME:	W & B DEVELOPMENT
CLIENT LOCATION:	KILLEEN, TX

**DRAINAGE CONCEPT PLAN #1**  
**TUSCANY MEADOWS II**  
**CITY OF HARKER HEIGHTS**  
**BELL COUNTY, TX**

PROJECT INFORMATION	
TOTAL ACRES:	15.73

**W & B DEVELOPMENT**  
 3000 Illinois Ave., Suite 100  
 Killeen, TX 76543  
 PH (254) 953-5353  
 FX (254) 953-0032

**Yalco, LLC**  
 3000 Illinois Ave., Suite 100  
 Killeen, TX 76543  
 PH (254) 953-5353  
 FX (254) 953-0032  
 Texas Registered  
 Engineering Firm F-10064

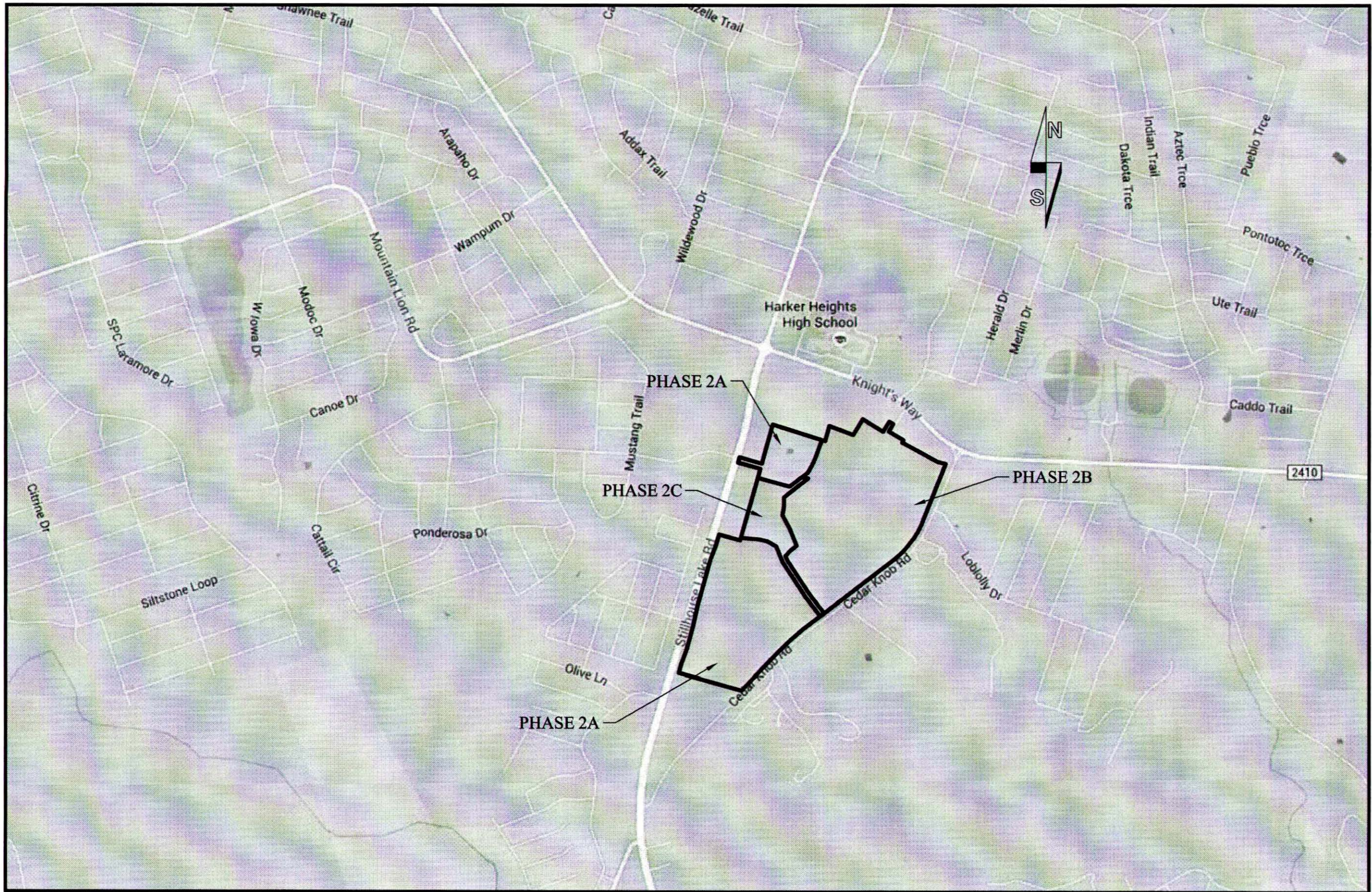




# PRELIMINARY PLAT FOR TUSCANY MEADOWS PHASE 2


City of Harker Heights, Bell County, Texas

**Received**  
 SEP 28 2016  
 Planning & Development



VICINITY MAP  
NTS

Sheet List Table	
PAGE	TITLE
--	TITLE PAGE
1	PHASING PLAN
1	PHASE 2A PLAT 1
2	PHASE 2A PLAT 2
1	PHASE 2B PLAT 1
2	PHASE 2B PLAT 2
3	PHASE 2B PLAT 3
1	PHASE 2C PLAT 1
2	PHASE 2C PLAT 2
9	LEGEND
10	WATER LAYOUT 1
11	WATER LAYOUT 2
12	SEWER LAYOUT 1
13	SEWER LAYOUT 2
14	SIDEWALK LAYOUT 1
15	SIDEWALK LAYOUT 2
16	STREET LIGHT LAYOUT 1
17	STREET LIGHT LAYOUT 2
18	STORM WATER POLLUTION PREVENTION PLAN
19	PRE-DRAINAGE
20	POST-DRAINAGE STREETS I
21	POST-DRAINAGE STREETS II
22	POST-DRAINAGE INLETS & FLUMES & SWALES
23	POST-DRAINAGE INLETS & FLUMES & SWALES II
24	POST-DRAINAGE INLETS & FLUMES & SWALES III
25	POST-DRAINAGE INLETS & FLUMES & SWALES IV
26	POST-DRAINAGE CULVERT I
27	POST-DRAINAGE CULVERT II
28	POST-DRAINAGE CULVERT III
29	POST-DRAINAGE CULVERT IV
30	POST-DRAINAGE CHANNELS I
31	POST-DRAINAGE CHANNELS II
32	POST-DRAINAGE PONDS



**YALGO**  
ENGINEERING

**YALGO, LLC**  
 3000 ILLINOIS AVE. STE 100  
 KILLEEN, TX. 76543 (254) 953-5353

Texas Registered Engineering Firm F-10264  
 Texas Registered Surveying Firm 10194095

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF SCOTT A. BROOKS, P.E. 99801 ON 9/28/16. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

**TUSCANY MEADOWS PHASE 2**

**September 2016**



KNOW ALL MEN BY THESE PRESENTS, that WBW Development Group, LLC - Series 009, 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 2A. 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 Home Owner's Association, in fee simple, the area shown as Tracts C, D and E on the plat.

WITNESS the execution hereof, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

WBW Development Group, LLC-Series 009

By: \_\_\_\_\_  
Bruce Whittis, President

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by Bruce Whittis, in his capacity as President of WBW Development Group, LLC-Series 009, a separate series of WBW Development Group, LLC, a Texas series limited liability company.

Notary Public's Signature  
My Commission Expires: \_\_\_\_\_

Approved this \_\_\_\_\_ day of \_\_\_\_\_, by the Planning and Zoning Commission of the City of Harker Heights, Texas.

Chairperson, Planning and Zoning Commission

Secretary, Planning and Zoning Commission

Approved this \_\_\_\_\_ day of \_\_\_\_\_, by the City Council of the City of Harker Heights, Texas.

Mayor

Attest: City Secretary

FILED FOR RECORD this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, in Plat Year \_\_\_\_\_, Number \_\_\_\_\_, Plat Records of Bell County, Texas, and Instrument No. \_\_\_\_\_ Official 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.
- Lots shown have an average width of not less than 65 feet, a minimum lot frontage of not less than 45 feet, and a minimum lot area of not less than 7,800 square feet.
- Lots shown have an average overall lot area of 9,713 square feet per lot.
- An HOA-maintained masonry (precast concrete product is allowed) perimeter fence shall be installed along FM 3481/Stillhouse Lake Road.
- An HOA-maintained wooden perimeter fence with masonry columns shall be installed along Cedar Knob Road.
- Maintenance of all subdivision signs and landscaping shall be the responsibility of the HOA.
- Trees required for each lot shall be 3" caliper or larger trees (not 2", as specified in zoning ordinances for R-1 lots).
- All first-floor sides of homes that face arterial and collector streets shall be masonry, unless there is a privacy fence between the house and the street.
- All second-floor sides of homes that face arterial and collector streets shall be masonry.
- Arrow indicates that the stormwater runoff from one lot must flow directly onto the other lot, without impediment or diversion to other lots. Drainage plans presented by the homebuilder for each individual lot must allow storm water to pass from upstream lots to the downstream lots without impediment.

No portion of this tract is within a special flood hazard area per the flood insurance rate map, community panel no. 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 Areas 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.

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Luther Frobish, Registered Public Surveyor No. 6200 in the State of Texas, hereby certify that this plat is true and correct to the best of my knowledge and was prepared from an actual survey of the property, and that the metes and bounds describing said subdivision will describe a closed geometric form.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

By: \_\_\_\_\_  
LUTHER FROBISH  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6200

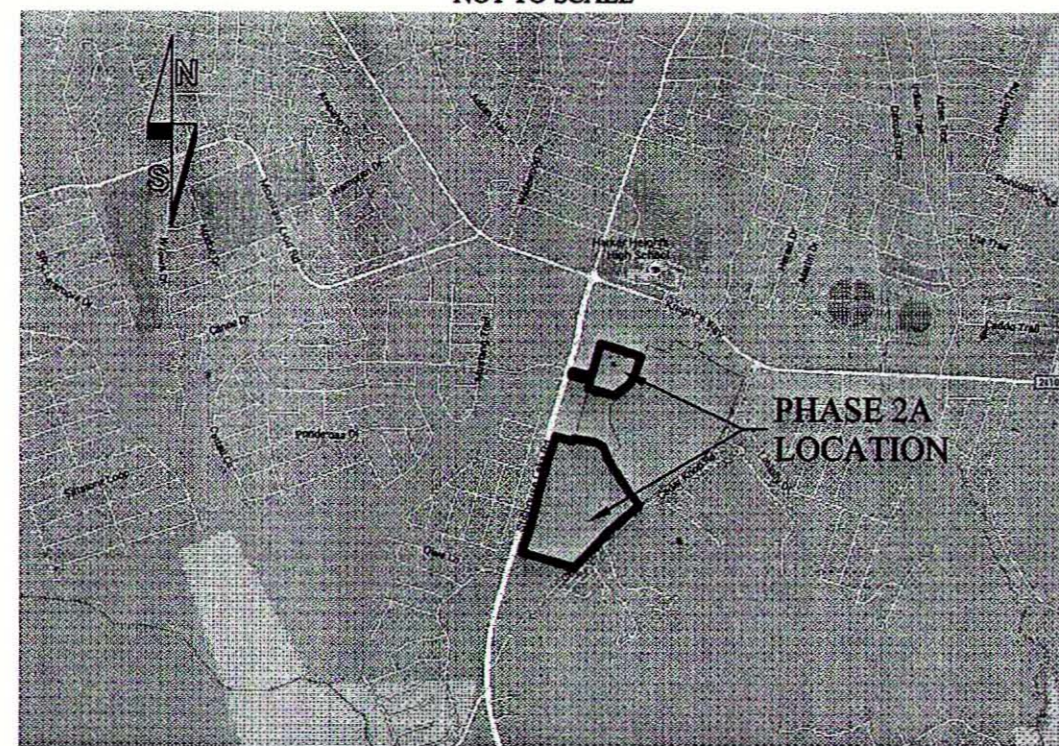
TAX CERTIFICATE

The Tax Appraisal District of Bell County does hereby certify there are currently no delinquent taxes due to the Tax Appraisal District of Bell County on the property described by this plat.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2016 A. D.

By: \_\_\_\_\_  
Bell County Tax Appraisal District

LOCATION MAP  
NOT TO SCALE



LEGEND

- A.E. ACCESS EASEMENT
- BM BENCHMARK
- DA DRAINAGE AREA
- D.E. DRAINAGE EASEMENT
- ELEV. ELEVATION
- N.T.S. NOT TO SCALE
- NO. NUMBER
- RE REFERENCE
- REV. REVISION
- TBM TEMPORARY BENCH MARK
- TYP. TYPICAL
- PUUE PUBLIC UNDERGROUND UTILITY EASEMENT
- FWLE FENCE, WALL & LANDSCAPE EASEMENT
- D.E. DRAINAGE EASEMENT
- SEE NOTE 11
- SEE POSITIVE OVERFLOW DETAIL
- LOTS WITH MIN FFE
- IRON ROD FOUND
- 1/2" IRON ROD SET
- CONCRETE MONUMENT FOUND
- CHANGE IN BEARING
- BLOCK NUMBERS

BFE & FFE TABLE			
LOT #	BLOCK #	YALGO BFE (FT)	FFE (FT)
20	7	TBD	TBD
21	7	TBD	TBD
22	7	TBD	TBD
23	7	TBD	TBD
24	7	TBD	TBD
25	7	TBD	TBD
26	7	TBD	TBD
39	7	TBD	TBD
1	2	TBD	TBD
2	2	TBD	TBD
3	2	TBD	TBD
4	2	TBD	TBD

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	150.00'	11.42'	11.42'	S 17°46'16" W	4°21'45"
C2	150.00'	7.50'	7.50'	S 14°09'30" W	2°51'48"
C3	150.00'	23.80'	23.77'	S 20°10'55" W	9°05'23"
C4	250.00'	45.15'	45.09'	N 79°32'36" W	10°20'51"
C5	150.00'	163.48'	155.51'	N 53°29'42" W	62°28'38"
C6	150.00'	29.22'	29.17'	N 27°51'15" W	11°09'42"
C7	150.00'	10.23'	10.23'	N 35°23'20" W	3°54'29"
C8	150.00'	11.42'	11.42'	N 17°46'16" E	4°21'45"
C9	150.00'	7.50'	7.50'	S 14°09'30" W	2°51'48"
C10	150.00'	7.62'	7.62'	S 14°10'55" W	2°54'37"
C11	150.00'	23.80'	23.77'	N 20°10'55" E	9°05'23"
C12	150.00'	50.90'	50.66'	S 15°00'18" W	19°28'38"
C13	150.00'	11.42'	11.42'	S 17°46'16" W	4°21'45"
C14	150.00'	7.62'	7.62'	S 14°10'55" W	2°54'37"
C15	150.00'	107.15'	104.89'	S 36°06'04" W	40°55'41"
C16	150.00'	7.62'	7.62'	S 14°10'55" W	2°54'37"
C17	150.00'	107.15'	104.89'	S 36°06'04" W	40°55'41"
C18	150.00'	7.88'	7.88'	N 75°46'06" W	3°00'35"
C19	120.00'	6.00'	6.00'	S 14°09'30" W	2°51'48"
C20	120.00'	9.14'	9.13'	N 17°46'16" E	4°21'45"
C21	50.00'	8.87'	8.87'	S 14°51'54" W	10°10'29"
C22	50.00'	48.82'	47.78'	N 18°46'01" W	57°05'21"
C23	50.00'	48.82'	47.78'	N 75°51'22" W	57°05'21"
C24	50.00'	117.03'	82.09'	S 08°32'40" W	134°06'36"
C25	180.00'	13.70'	13.70'	N 17°46'16" E	4°21'45"
C26	180.00'	9.00'	8.99'	S 14°09'30" W	2°51'48"
C27	120.00'	19.04'	19.02'	S 20°10'55" W	9°05'23"
C28	180.00'	19.21'	19.20'	S 18°41'40" W	9°06'53"
C29	50.00'	0.32'	0.32'	N 28°41'18" W	0°21'47"
C30	50.00'	67.73'	62.67'	N 10°45'56" E	77°36'41"
C31	50.00'	49.01'	47.07'	S 77°38'56" W	56°09'21"
C32	50.00'	46.28'	44.65'	N 47°45'23" W	53°02'01"
C33	220.00'	39.73'	39.68'	N 79°32'36" W	10°20'51"
C34	180.00'	54.83'	54.62'	S 75°59'25" E	17°27'12"
C35	180.00'	57.31'	57.07'	N 58°08'31" W	18°14'38"
C36	180.00'	57.36'	57.12'	N 39°53'27" W	18°15'29"
C37	180.00'	26.84'	26.84'	N 28°31'03" W	8°29'19"
C38	120.00'	23.38'	23.34'	N 27°51'15" W	11°09'42"
C39	120.00'	8.18'	8.18'	N 35°23'20" W	3°54'29"
C40	180.00'	6.72'	6.72'	N 36°16'23" W	2°08'22"
C41	180.00'	5.56'	5.56'	S 34°19'09" E	1°46'07"
C42	180.00'	33.53'	33.48'	N 27°36'34" W	10°40'21"
C43	120.00'	84.93'	83.17'	S 42°32'56" E	40°33'04"
C44	120.00'	45.85'	45.57'	S 73°46'14" E	21°53'34"
C45	280.00'	50.57'	50.50'	N 79°32'36" W	10°20'51"
C46	120.00'	35.08'	34.95'	N 16°21'11" E	16°44'51"
C47	180.00'	28.56'	28.53'	S 20°10'55" W	9°05'23"
C48	180.00'	9.14'	9.14'	S 14°10'55" W	2°54'37"
C49	120.00'	4.40'	4.40'	N 14°32'23" E	2°06'02"
C50	120.00'	3.18'	3.18'	S 16°21'00" W	1°31'11"
C51	50.00'	53.65'	51.11'	N 42°20'38" E	61°28'38"
C52	50.00'	46.68'	45.00'	N 15°08'18" W	53°29'15"
C53	50.00'	46.68'	45.00'	N 68°37'33" W	53°29'15"
C54	50.00'	46.68'	45.00'	S 57°53'13" W	53°29'15"
C55	50.00'	56.13'	53.23'	S 01°01'02" E	64°19'15"
C56	180.00'	2.79'	2.79'	N 19°30'30" E	0°53'18"
C57	180.00'	10.91'	10.91'	S 17°19'37" W	3°28'27"
C58	180.00'	4.25'	4.25'	N 14°54'52" E	1°21'05"
C59	120.00'	6.10'	6.09'	N 14°10'55" E	2°54'37"
C60	120.00'	19.04'	19.02'	N 20°10'55" E	9°05'23"
C61	180.00'	55.44'	55.22'	N 15°54'12" E	17°38'48"
C62	180.00'	27.98'	27.95'	S 52°06'45" W	8°54'19"
C63	180.00'	58.20'	57.95'	N 38°23'46" E	18°31'37"
C64	180.00'	42.40'	42.30'	N 22°23'06" E	13°29'44"
C65	180.00'	9.14'	9.14'	S 14°10'55" W	2°54'37"
C66	120.00'	9.14'	9.13'	S 17°46'16" W	4°21'45"
C67	49.48'	34.76'	34.05'	N 37°40'24" E	40°14'57"
C68	50.20'	45.18'	43.67'	N 09°28'06" W	51°33'48"
C69	50.20'	46.10'	46.10'	N 62°28'26" W	57°14'50"
C70	50.20'	46.66'	45.00'	S 61°52'27" W	53°15'27"
C71	50.20'	67.17'	62.27'	S 03°05'13" E	76°39'53"
C72	50.20'	4.27'	4.27'	N 43°51'31" W	4°52'44"
C73	180.00'	13.70'	13.70'	S 17°46'16" W	4°21'45"
C74	120.00'	6.10'	6.09'	N 14°10'55" E	2°54'37"
C75	120.00'	85.72'	83.91'	S 36°06'04" W	40°55'41"
C76	180.00'	60.79'	60.50'	N 46°53'23" E	19°21'04"
C77	180.00'	58.08'	57.80'	N 27°58'27" E	18°28'47"
C78	180.00'	9.73'	9.73'	N 17°11'09" E	3°05'50"
C79	180.00'	9.14'	9.14'	N 14°10'55" E	2°54'37"
C80	50.00'	9.95'	9.93'	N 60°09'28" E	11°23'53"
C81	50.00'	58.99'	55.63'	N 20°39'39" E	67°35'46"
C82	50.00'	45.56'	44.00'	S 39°14'28" E	52°12'28"
C83	50.00'	56.15'	53.24'	S 82°29'10" W	64°20'17"
C84	50.00'	53.65'	51.11'	N 19°34'36" W	61°28'49"
C85	50.00'	25.52'	25.24'	N 28°47'00" W	28°14'24"
C86	120.00'	6.10'	6.09'	N 14°10'55" E	2°54'37"
C87	120.00'	85.72'	83.91'	S 36°06'04" W	40°55'41"
C88	120.00'	2.36'	2.36'	S 74°49'39" E	1°07'40"
C89	120.00'	3.94'	3.94'	N 76°19'57" W	1°52'55"
C90	180.00'	5.34'	5.34'	S 75°06'49" E	1°42'00"
C91	180.00'	4.11'	4.11'	N 76°37'06" W	1°18'35"
C92	250.00'	38.12'	38.08'	S 78°44'04" E	8°44'12"
C93	150.00'	22.87'	22.85'	N 11°15'56" E	8°44'12"
C94	50.00'	27.21'	26.87'	N 29°22'16" E	31°10'38"
C95	50.00'	46.87'	45.18'	N 71°48'57" E	53°42'44"
C96	50.00'	60.79'	57.12'	S 46°29'45" E	69°39'53"
C97	50.00'	92.27'	79.72'	S 41°12'05" W	105°43'47"
C98	215.00'	10.56'	10.56'	S 75°46'23" E	2°48'50"
C99	215.00'	22.22'	22.21'	S 80°08'29" E	5°55'21"
C100	180.00'	27.45'	27.42'	N 11°15'56" E	8°44'12"
C101	50.00'	18.66'	18.55'	N 26°19'36" E	21°23'09"
C102	50.00'	69.52'	64.06'	N 76°51'16" E	79°40'11"
C103	50.00'	46.84'	45.14'	S 36°28'26" E	53°40'24"
C104	50.00'	90.53'	78.66'	S 42°13'47" W	103°44'03"
C105	120.00'	18.30'	18.28'	S 11°15'56" W	8°44'12"
C106	285.00'	43.46'	43.42'	S 78°44'04" E	8°44'12"

PRINTED ON September 28, 2016

REV.	DESCRIPTION	DATE	BY
1	ORIGINAL RELEASE	4/28/2016	BTW
PROJECT NUMBER: TM02		CLIENT NAME: WBW DEVELOPMENT GROUP, LLC - SERIES 009	
APPROVED BY: SAB		CLIENT LOCATION: KILLEEN, TX	
AUTHORIZED BY: WBW			

PROJECT INFORMATION	
TOTAL SIZE:	49.91 ACRES
TOTAL BLOCKS:	4
RESIDENTIAL LOTS:	207
COMMERCIAL LOTS:	0
TOTAL TRACTS:	3

BENCHMARK
TXDOT MONUMENT IN EAST ROW BOUNDARY OF HIGHWAY 3481 STATE PLANE NAD83 COORDINATES, TEXAS CENTRAL ZONE 4205
NORTHING: 10355259.40
EASTING: 3134773.81
ELEVATION: 756.76

LEGAL DESCRIPTION
BEING PART OF THE V.A. CROSS SURVEY, ABSTRACT #239, E.M. SPROTT SURVEY, ABSTRACT #1137, AND P. WILLIAMSON SURVEY, ABSTRACT #1099 BELL COUNTY, TEXAS

OWNER
WBW Development Group, LLC - Series 009
Bruce Whittis, President
3000 Illinois Ave., Suite 100 Killeen, TX 76543 PH (254) 953-5353 FX (254) 953-5057

**PRELIMINARY PLAT FOR  
TUSCANY MEADOWS PHASE 2A  
CITY OF HARKER HEIGHTS, BELL  
COUNTY, TEXAS**

**Yalgo, LLC**  
3000 Illinois Ave., Suite 100  
Killeen, TX 76543  
PH (254) 953-5353  
FX (254) 953-5057

Texas Registered  
Engineering Firm F-10264

Texas Registered  
Surveying Firm 10194095

SHEET  
1  
OF  
2



SKIPCHA MOUNTAIN ESTATES  
PHASE TWENTY THREE

INSET A

SKIPCHA MOUNTAIN ESTATES  
PHASE TWENTY THREE

F.M. 3481

ATRIUM HEIGHTS LLC  
V. 6023 P. 790  
DATED 4/7/2006

F.M. 3481

INSET B

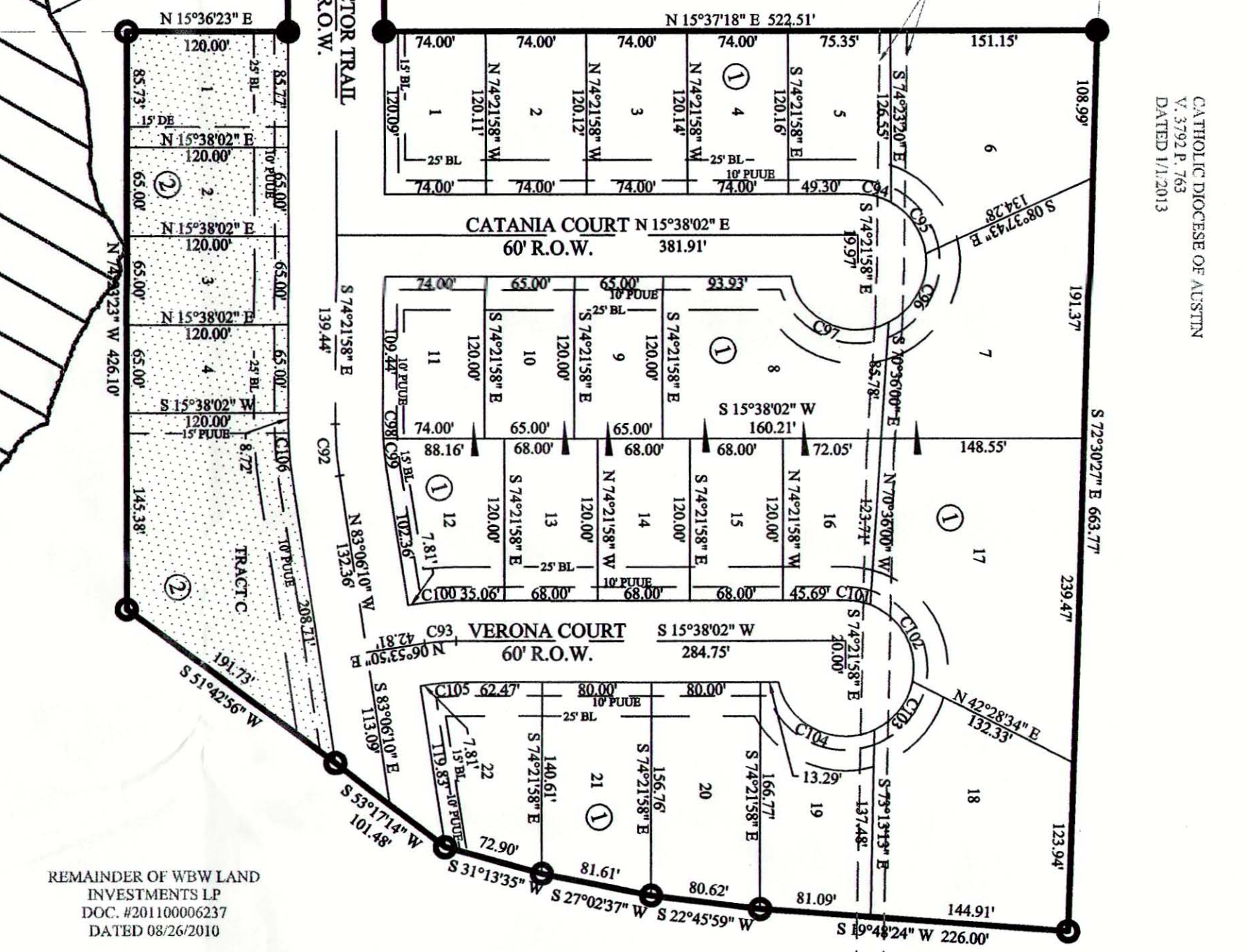
PROSPECTOR  
TRAIL

ATRIUM HEIGHTS LLC  
V. 6023 P. 790  
DATED 4/7/2006

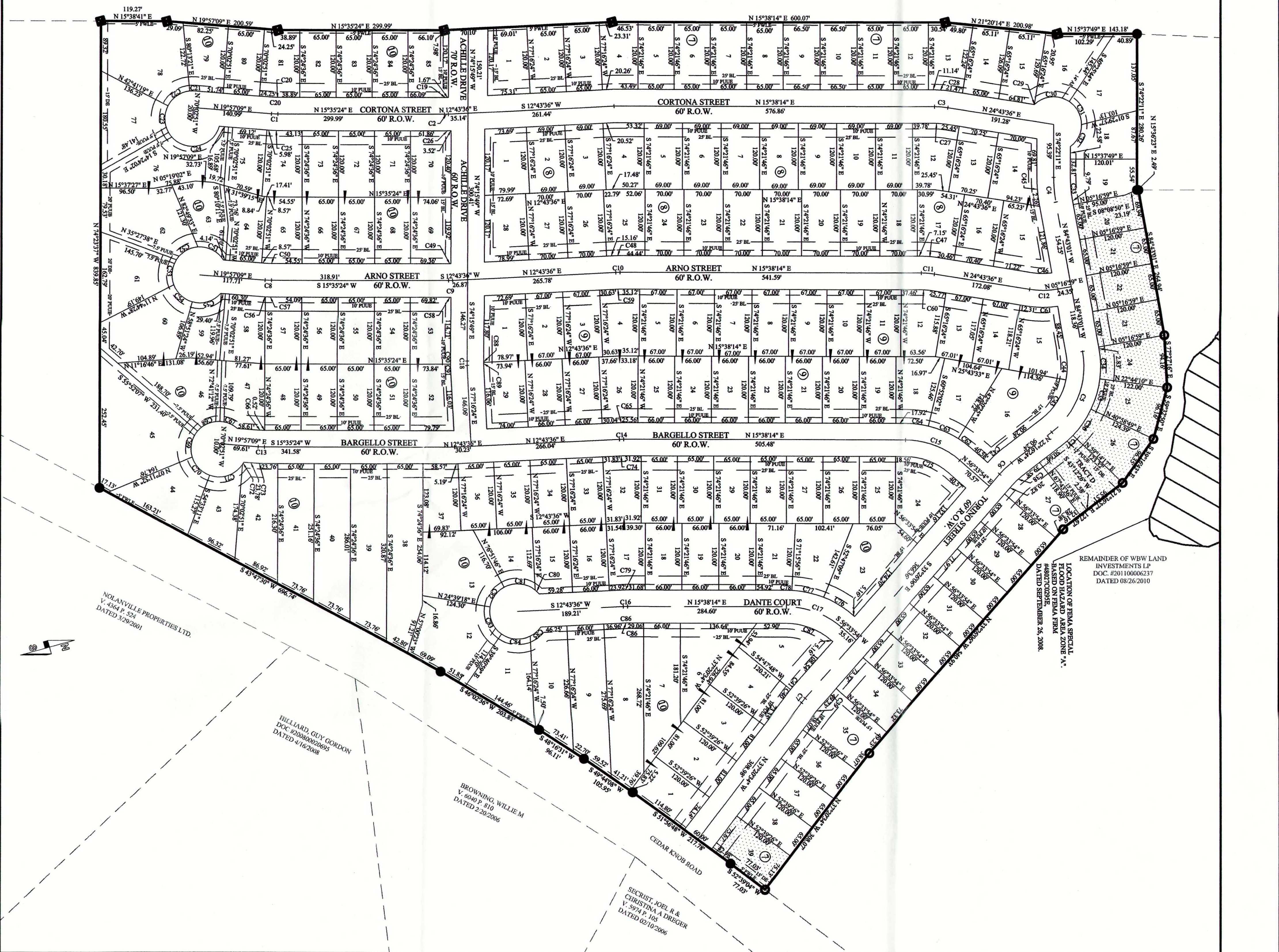
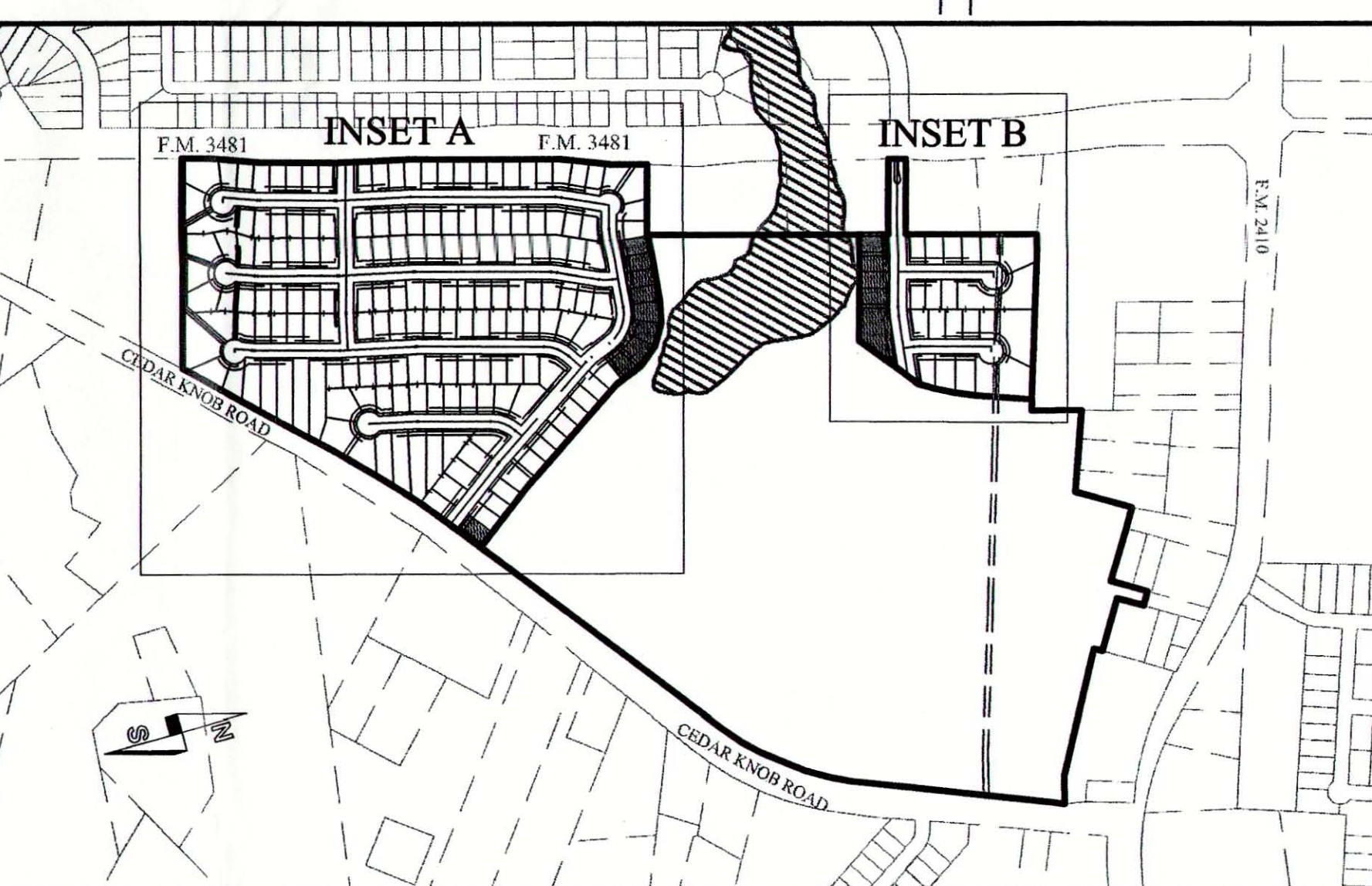
LOCATION OF FEMA SPECIAL  
FLOOD HAZARD AREA ZONE "A"  
BASED ON FEMA FIRM  
NO. 13080C0200A  
DATED SEPTEMBER 24, 2008

30' WATERLINE EASEMENT  
V. 1177 P. 145 DATED MAY 24, 1972  
TEXAS PARTNERS FEDERAL  
CREDIT UNION  
DOC#2014409444  
DATED 12/02/2014

CATHOLIC DIOCESE OF AUSTIN  
V. 3792 P. 763  
DATED 1/1/2013



REMAINDER OF WBW LAND  
INVESTMENTS LP  
DOC. #201100006237  
DATED 08/26/2010



REMAINDER OF WBW LAND  
INVESTMENTS LP  
DOC. #201100006237  
DATED 08/26/2010

NOLANVILLE PROPERTIES LTD.  
V. 4364 P. 524  
DATED 1/29/2001

HILLIARD GUN GORDON  
DOC#20080920695  
DATED 4/16/2008

BROWNING WILLIAM  
V. 6040 P. 810  
DATED 2/20/2006

SECRET, JOEL R &  
CHRISTINA A DREGER  
V. 5974 P. 105  
DATED 02/10/2006

REV.	DESCRIPTION	DATE	BY
2	REVISED BOUNDARY	9/27/2016	BTW
1	ORIGINAL RELEASE	4/28/2016	BTW

PROJECT NUMBER: TM02

APPROVED BY: SAB  
AUTHORIZED BY: WBW

PROJECT INFORMATION	
TOTAL SIZE:	49.91 ACRES
TOTAL BLOCKS:	4
RESIDENTIAL LOTS:	207
COMMERCIAL LOTS:	0
TOTAL TRACTS:	3

CLIENT NAME: WBW DEVELOPMENT GROUP, LLC - SERIES 009  
CLIENT LOCATION: KILLEEN, TX

BENCHMARK
TXDOT MONUMENT IN EAST ROW BOUNDARY OF HIGHWAY 3481 STATE PLANE NAD83 COORDINATES, TEXAS CENTRAL ZONE 4893 NORTHING:1035259.40 EASTING:3134773.81 ELEVATION:756.76

LEGAL DESCRIPTION
BEING PART OF THE V.A. CROSS SURVEY, ABSTRACT #239, E.M. SPROTT SURVEY, ABSTRACT #1137, AND P. WILLIAMSON SURVEY, ABSTRACT #1099 BELL COUNTY, TEXAS

OWNER
WBW Development Group, LLC - Series 009 Bruce Whitis, President 3000 Illinois Ave., Suite 100 Killeen, TX 76543 PH (254) 953-5353 FX (254) 953-5057

**PRELIMINARY PLAT FOR  
TUSCANY MEADOWS PHASE 2A  
CITY OF HARKER HEIGHTS, BELL  
COUNTY, TEXAS**

Yalgo, LLC
3000 Illinois Ave., Suite 100 Killeen, TX 76543 PH (254) 953-5353 FX (254) 953-5057 Texas Registered Engineering Firm E-10264 Texas Registered Surveying Firm 10194095

SHEET 2 OF 2

PRINTED ON September 28, 2016



KNOW ALL MEN BY THESE PRESENTS, that WBW Development Group, LLC - Series 009, 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 2B. 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 area shown as Tract B on the plat.

Grantor does hereby grant, convey, and transfer to the Home Owner's Association, in fee simple, the area shown as Tract F on the plat.

WITNESS the execution hereof, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

WBW Development Group, LLC-Series 009

By:  
Bruce Whitis, President

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by Bruce Whitis, in his capacity as President of WBW Development Group, LLC-Series 009, a separate series of WBW Development Group, LLC, a Texas series limited liability company.

Notary Public's Signature  
My Commission Expires: \_\_\_\_\_

Approved this \_\_\_\_\_ day of \_\_\_\_\_, by the Planning and Zoning Commission of the City of Harker Heights, Texas.

Chairperson, Planning and Zoning Commission

Secretary, Planning and Zoning Commission

Approved this \_\_\_\_\_ day of \_\_\_\_\_, by the City Council of the City of Harker Heights, Texas.

Mayor

Attest: City Secretary

FILED FOR RECORD this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ in Plat Year \_\_\_\_\_  
Number \_\_\_\_\_ Plat Records of Bell County, Texas, and Instrument  
No. \_\_\_\_\_ Official 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.
- Lots shown have an average width of not less than 65 feet, a minimum lot frontage of not less than 45 feet, and a minimum lot area of not less than 7,800 square feet.
- Lots shown have an average overall lot area of 9,668 square feet per lot.
- An HOA-maintained masonry (precast concrete product is allowed) perimeter fence shall be installed along FM 3481/Stillhouse Lake Road.
- An HOA-maintained wooden perimeter fence with masonry columns shall be installed along Cedar Knob Road.
- Maintenance of all subdivision signs and landscaping shall be the responsibility of the HOA.
- Trees required for each lot shall be 3" caliper larger trees (not 2", as specified in zoning ordinances for R-1 lots).
- All first-floor sides of homes that face arterial and collector streets shall be masonry, unless there is a privacy fence between the house and the street.
- All second-floor sides of homes that face arterial and collector streets shall be masonry.
- Arrow indicates that the stormwater runoff from one lot must flow directly onto the other lot, without impediment or diversion to other lots. Drainage plans presented by the homebuilder for each individual lot must allow storm water to pass from upstream lots to the downstream lots without impediment.

No portion of this tract is within a special flood hazard area per the flood insurance rate map, community panel no. 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 Areas 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.

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Luther Frobish, Registered Public Surveyor No. 6200 in the State of Texas, hereby certify that this plat is true and correct to the best of my knowledge and was prepared from an actual survey of the property, and that the metes and bounds describing said subdivision will describe a closed geometric form.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

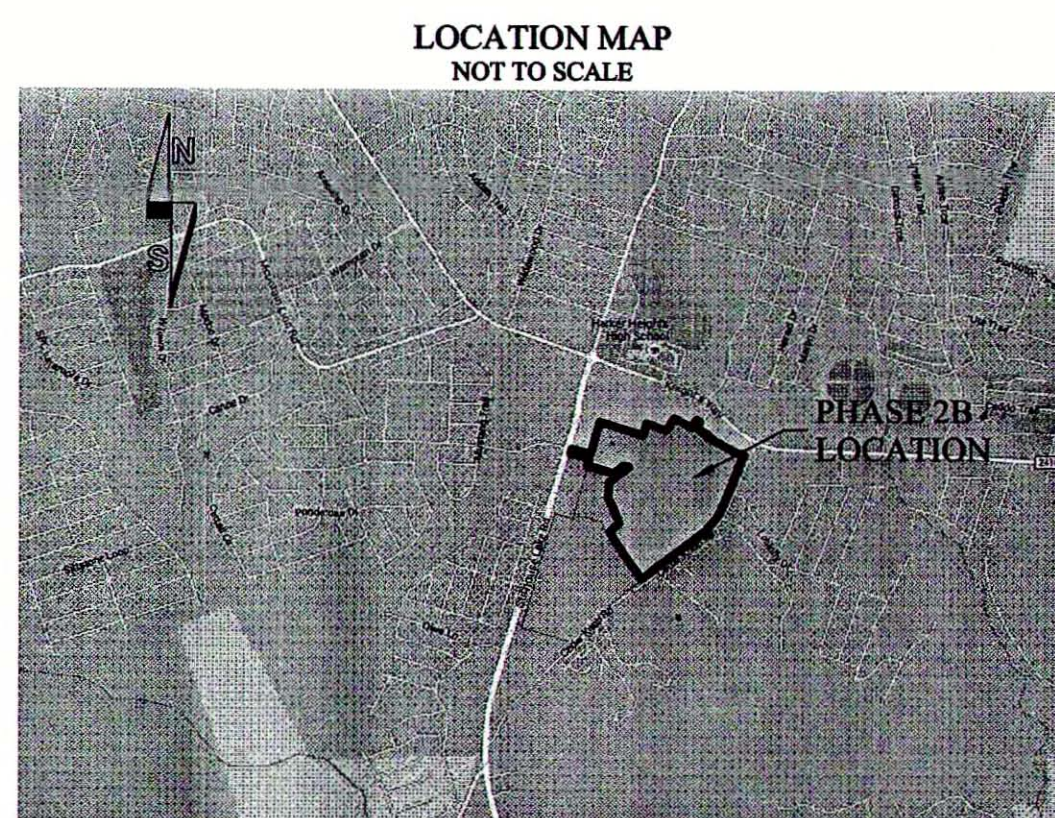
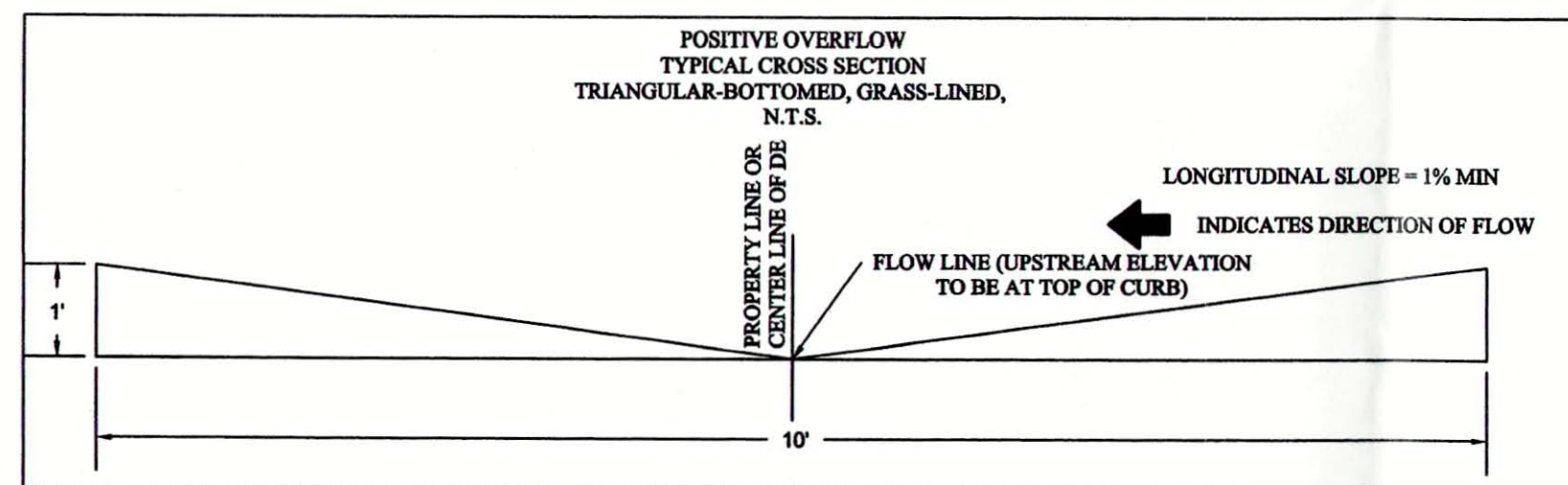
by:  
LUTHER FROBISH  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6200

TAX CERTIFICATE

The Tax Appraisal District of Bell County does hereby certify there are currently no delinquent taxes due to the Tax Appraisal District of Bell County on the property described by this plat.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2016 A. D.

By:  
Bell County Tax Appraisal District



LEGEND

- A.E. ACCESS EASEMENT
- BM BENCHMARK
- DA DRAINAGE AREA
- D.E. DRAINAGE EASEMENT
- ELEV. ELEVATION
- N.T.S. NOT TO SCALE
- NO. NUMBER
- REF. REFERENCE
- REV. REVISION
- TBM TEMPORARY BENCH MARK
- TYP. TYPICAL
- PUUE PUBLIC UNDERGROUND UTILITY EASEMENT
- FENCE, WALL & LANDSCAPE EASEMENT
- DRAINAGE EASEMENT
- CITY EXCLUSIVE EASEMENT (ONLY FOR UTILITIES OWNED BY THE CITY)
- SEE NOTE 11
- SEE POSITIVE OVERFLOW DETAIL
- LOTS WITH MIN FFE
- IRON ROD FOUND
- 1" IRON ROD SET
- CONCRETE MONUMENT FOUND
- CHANGE IN BEARING
- BLOCK NUMBERS

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C2	250.00'	121.81'	120.61'	N 69°08'39" W	27°55'02"
C3	250.00'	6.99'	6.99'	S 54°23'04" E	1°38'09"
C4	250.00'	121.86'	120.66'	S 67°32'50" E	27°55'41"
C5	250.00'	68.86'	68.64'	S 89°24'08" E	15°46'55"
C6	250.00'	106.98'	106.16'	N 85°02'04" W	24°31'02"
C7	250.00'	29.73'	29.71'	S 76°10'56" E	6°48'46"
C8	250.00'	24.54'	24.53'	S 76°46'36" E	5°37'24"
C9	150.00'	38.68'	38.58'	S 29°01'43" W	14°46'36"
C10	150.00'	10.61'	10.60'	S 19°36'53" W	4°03'04"
C11	150.00'	4.07'	4.07'	S 16°48'43" W	1°33'16"
C12	150.00'	14.68'	14.67'	S 18°50'15" W	5°36'20"
C13	33.00'	49.29'	44.84'	N 64°25'56" E	85°35'02"

C15	150.00'	42.52'	42.37'	N 44°32'13" E	16°14'25"
C16	150.00'	115.63'	112.79'	S 30°54'33" W	44°10'06"
C17	150.00'	118.55'	115.49'	S 19°20'52" W	45°16'54"
C18	150.00'	38.40'	38.30'	S 45°19'22" W	14°40'07"
C19	750.00'	414.47'	409.21'	N 36°49'32" E	31°39'47"
C20	450.00'	228.88'	226.42'	N 38°05'11" E	29°08'30"
C21	150.00'	54.36'	54.06'	S 62°23'37" E	20°45'51"
C22	150.00'	10.23'	10.23'	S 35°23'20" E	3°54'29"

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C68	215.00'	21.10'	21.09'	S 76°46'36" E	5°37'24"
C69	285.00'	14.68'	14.68'	N 78°06'47" W	2°57'04"
C70	285.00'	19.21'	19.20'	S 74°42'24" E	3°51'42"
C71	215.00'	72.23'	71.89'	S 82°24'02" E	19°14'59"
C72	180.00'	111.99'	110.19'	N 10°31'48" E	35°38'46"
C73	120.00'	37.94'	37.78'	S 63°43'07" E	18°06'52"
C74	50.00'	21.98'	21.81'	S 66°41'25" W	25°11'33"
C75	50.00'	51.48'	49.22'	N 71°13'47" W	58°58'01"
C76	50.00'	46.68'	45.00'	N 15°00'09" W	53°29'15"
C77	50.00'	56.76'	52.92'	N 43°41'21" E	63°53'47"
C78	780.00'	7.83'	7.83'	S 24°16'42" W	0°34'30"
C79	780.00'	63.00'	62.98'	N 26°52'47" E	4°37'39"
C80	780.00'	63.00'	62.98'	N 31°30'26" E	4°37'39"
C81	780.00'	63.00'	62.98'	N 36°08'06" E	4°37'39"
C82	780.00'	63.00'	62.98'	N 40°45'45" E	4°37'39"
C83	780.00'	63.00'	62.98'	N 45°23'25" E	4°37'39"
C84	780.00'	63.00'	62.98'	N 50°01'04" E	4°37'39"
C85	780.00'	4.43'	4.43'	S 52°29'40" W	0°19'32"
C86	50.00'	35.30'	34.57'	N 19°45'10" E	40°27'06"
C87	50.00'	48.54'	46.66'	N 67°47'25" E	55°37'24"
C88	50.00'	46.70'	45.02'	S 57°38'20" E	53°31'05"
C89	50.00'	40.72'	39.61'	S 07°32'47" E	46°40'02"
C90	180.00'	12.28'	12.27'	S 35°43'20" E	3°54'29"
C91	50.00'	45.42'	43.98'	N 60°32'27" W	52°02'54"
C92	50.00'	46.68'	45.00'	N 07°46'22" W	53°29'14"
C93	50.00'	68.38'	63.18'	N 58°09'05" E	78°21'39"
C94	50.00'	7.38'	7.37'	S 78°26'26" E	8°27'20"
C95	120.00'	53.14'	52.70'	N 39°58'17" E	25°22'17"
C96	120.00'	72.42'	71.33'	S 09°59'47" W	34°34'43"
C97	285.00'	48.45'	48.39'	S 87°34'36" W	9°44'32"
C98	180.00'	61.39'	61.09'	S 18°15'30" W	19°32'28"
C99	180.00'	57.31'	57.07'	S 37°09'09" W	18°14'58"
C100	180.00'	20.05'	20.04'	N 49°27'59" E	6°23'00"
C101	50.00'	7.66'	7.65'	S 57°02'37" W	8°46'25"
C102	50.00'	43.37'	42.02'	S 86°16'43" W	49°41'47"
C103	50.00'	47.05'	45.33'	N 41°54'56" W	53°54'56"
C104	50.00'	45.93'	44.33'	N 11°21'32" E	52°38'01"
C105	50.00'	81.55'	72.80'	N 84°23'53" E	93°26'40"
C106	120.00'	92.51'	90.23'	N 30°34'23" E	44°10'06"
C107	285.00'	108.86'	108.20'	N 64°31'34" W	21°53'09"
C108	180.00'	40.54'	40.45'	N 46°12'19" E	12°54'14"
C109	50.00'	50.25'	48.16'	N 28°19'10" E	57°35'05"
C110	50.00'	46.93'	44.33'	S 83°25'43" W	52°38'01"
C111	50.00'	53.46'	50.95'	S 39°37'28" E	61°15'38"
C112	50.00'	40.82'	39.70'	N 14°23'39" E	46°46'37"
C113	50.00'	59.35'	55.92'	S 71°47'06" W	68°00'17"
C114	120.00'	34.01'	33.90'	S 44°32'13" W	16°14'25"
C115	215.00'	73.60'	73.24'	N 73°17'48" W	19°36'45"

C117	180.00'	16.03'	16.02'	N 50°08'21" E	5°06'09"
C118	180.00'	59.65'	59.38'	N 83°16'57" W	18°59'11"
C119	420.00'	132.03'	131.48'	S 37°06'53" W	18°00'39"
C120	420.00'	47.92'	47.89'	N 49°23'19" E	6°32'13"
C121	720.00'	99.07'	98.99'	N 27°28'28" E	7°53'01"
C122	720.00'	77.22'	77.18'	N 34°29'19" E	6°08'42"
C123	720.00'	77.22'	77.18'	N 40°38'01" E	6°08'42"
C124	720.00'	77.22'	77.18'	N 46°46'43" E	6°08'42"
C125	720.00'	35.26'	35.26'	N 51°15'15" E	28°42'21"
C126	480.00'	5.40'	5.40'	S 50°09'04" W	0°38'42"

C130	120.00'	8.18'	8.18'	S 35°23'20" E	3°54'29"
C131	50.00'	3.20'	3.20'	N 28°39'32" W	3°39'43"
C132	50.00'	66.84'	61.97'	N 10°28'06" E	76°35'32"
C133	50.00'	72.67'	66.44'	S 89°35'49" E	83°16'39"
C134	50.00'	24.71'	24.46'	S 33°48'07" E	28°18'45"

BFE & FFE TABLE

LOT #	BLOCK #	VALGO BFE (FT)	FFE (FT)
6	3	TBD	TBD
7	3	TBD	TBD
24	3	TBD	TBD
25	3	TBD	TBD
26	3	TBD	TBD
55	3	TBD	TBD
56	3	TBD	TBD

REV.	DESCRIPTION	DATE	BY
1	ORIGINAL RELEASE	4/28/2016	BTW
PROJECT NUMBER: TM02			
APPROVED BY: SAB			
AUTHORIZED BY: WBW			

PROJECT INFORMATION
TOTAL SIZE: 82.57 ACRES
TOTAL BLOCKS: 6
RESIDENTIAL LOTS: 253
COMMERCIAL LOTS: 0
TOTAL TRACTS: 2

BENCHMARK
TXDOT MONUMENT IN EAST ROW
BOUNDARY OF HIGHWAY 3481
STATE PLANE NAD83
COORDINATES, TEXAS CENTRAL
ZONE 4203
NORTHING: 1035259.40
EASTING: 3134773.81
ELEVATION: 756.76

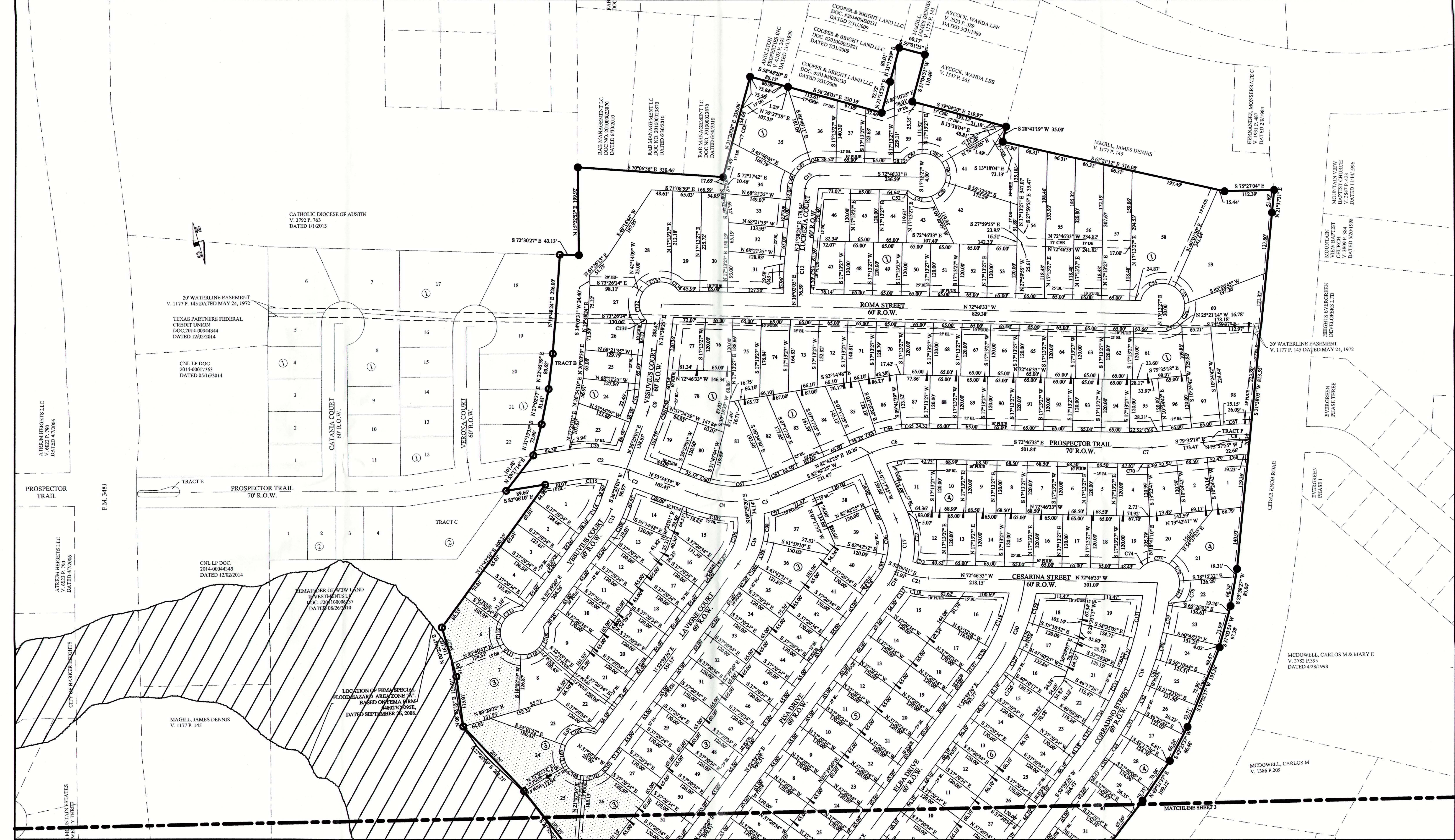
LEGAL DESCRIPTION
BEING PART OF THE V.A. CROSS SURVEY, ABSTRACT #239, E.M. SPROTT SURVEY, ABSTRACT #1137, AND P. WILLIAMSON SURVEY, ABSTRACT #1099
BELL COUNTY, TEXAS

OWNER
WBW Development Group, LLC - Series 009
Bruce Whitis, President
3000 Illinois Ave., Suite 100
Killeen, TX 76543
PH (254) 953-5353
FX (254) 953-5057

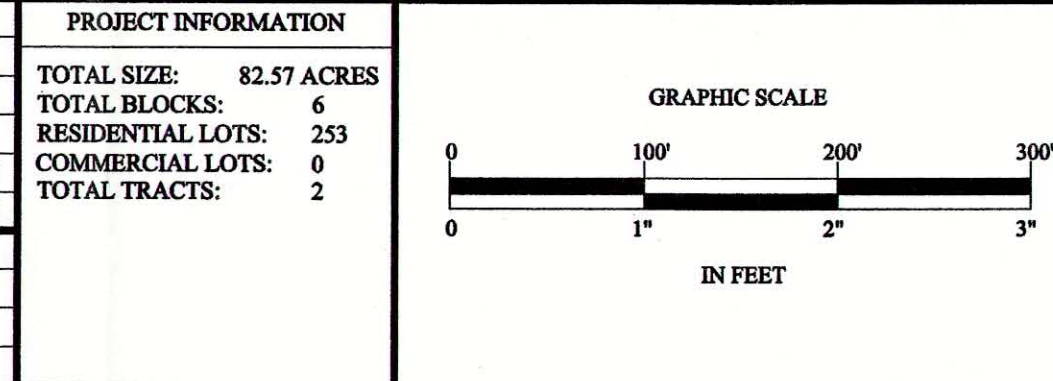
PRELIMINARY PLAT FOR  
TUSCANY MEADOWS PHASE 2B  
CITY OF HARKER HEIGHTS, BELL  
COUNTY, TEXAS

Yalgo, LLC  
3000 Illinois Ave., Suite 100  
Killeen, TX 76543  
PH (254) 953-5353  
FX (254) 953-5057  
Texas Registered  
Engineering Firm F-10264  
Texas Registered  
Surveying Firm 10194095





REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION
1	ADDED TRACT C, REVISED TRACT B ADDED CBE/DE EASEMENT	9/27/2016	BTW	TOTAL SIZE: 82.57 ACRES TOTAL BLOCKS: 6 RESIDENTIAL LOTS: 253 COMMERCIAL LOTS: 0 TOTAL TRACTS: 2
2	ORIGINAL RELEASE	4/28/2016	BTW	



**BENCHMARK**  
 TXDOT MONUMENT IN EAST ROW  
 BOUNDARY OF HIGHWAY 3481  
 STATE PLANE NAD83  
 COORDINATES, TEXAS CENTRAL  
 ZONE 4203  
 NORTHING: 1035259.40  
 EASTING: 314773.81  
 ELEVATION: 756.76

**LEGAL DESCRIPTION**  
 BEING PART OF THE V.A. CROSS SURVEY, ABSTRACT #239, E.M. SPROTT  
 SURVEY, ABSTRACT #1137, AND P. WILLIAMSON SURVEY, ABSTRACT #1099  
 BELL COUNTY, TEXAS

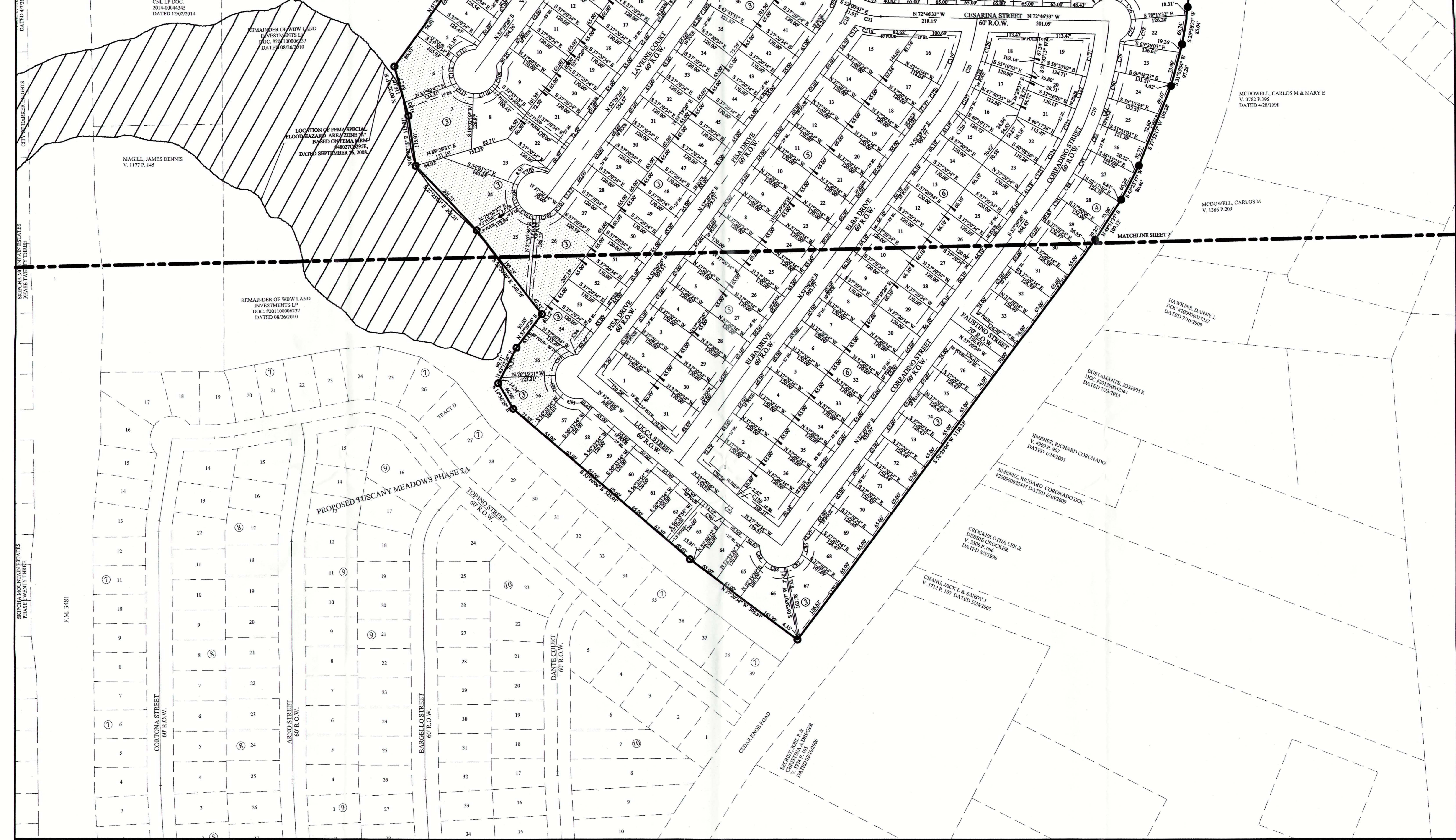
**OWNER**  
 WBW Development Group,  
 LLC - Series 009  
 Bruce Whitis, President  
 3000 Illinois Ave., Suite 100  
 Killeen, TX 76543  
 PH (254) 953-5353  
 FX (254) 953-5057

**PRELIMINARY PLAT FOR  
 TUSCANY MEADOWS PHASE 2B  
 CITY OF HARKER HEIGHTS, BELL  
 COUNTY, TEXAS**

**Yalgo, LLC**  
 3000 Illinois Ave., Suite 100  
 Killeen, TX 76543  
 PH (254) 953-5353  
 FX (254) 953-5057  
 Texas Registered  
 Engineering Firm F-10264  
 Texas Registered  
 Surveying Firm 10194095

PRINTED ON September 28, 2016





REV.	DESCRIPTION	DATE	BY
1	ORIGINAL RELEASE	4/28/2016	BTW

PROJECT NUMBER: TM02	CLIENT NAME: WBW DEVELOPMENT GROUP, LLC - SERIES 009
APPROVED BY: SAB	CLIENT LOCATION: KILLEEN, TX
AUTHORIZED BY: WBW	

PROJECT INFORMATION	
TOTAL SIZE:	82.57 ACRES
TOTAL BLOCKS:	6
RESIDENTIAL LOTS:	253
COMMERCIAL LOTS:	0
TOTAL TRACTS:	2

BENCHMARK	LEGAL DESCRIPTION
TXDOT MONUMENT IN EAST ROW BOUNDARY OF HIGHWAY 3481 STATE PLANE NAD83 COORDINATES, TEXAS CENTRAL ZONE 4203 NORTHING: 1035259.40 EASTING: 3134773.81 ELEVATION: 756.76	BEING PART OF THE V.A. CROSS SURVEY, ABSTRACT #239, E.M. SPROTT SURVEY, ABSTRACT #1137, AND P. WILLIAMSON SURVEY, ABSTRACT #1099 BELL COUNTY, TEXAS

OWNER
WBW Development Group, LLC - Series 009 Bruce Whitis, President 3000 Illinois Ave., Suite 100 Killeen, TX 76543 PH (254) 953-5353 FX (254) 953-5057

**PRELIMINARY PLAT FOR  
TUSCANY MEADOWS PHASE 2B  
CITY OF HARKER HEIGHTS, BELL  
COUNTY, TEXAS**

**Yalgo, LLC**  
3000 Illinois Ave., Suite 100  
Killeen, TX 76543  
PH (254) 953-5353  
FX (254) 953-5057

Texas Registered  
Engineering Firm F-10264

Texas Registered  
Surveying Firm 10194095



KNOW ALL MEN BY THESE PRESENTS, that WBW Development Group, LLC - Series 009, 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 2C. 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 area shown as Tract A on the plat.

WITNESS the execution hereof, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

WBW Development Group, LLC-Series 009

By: \_\_\_\_\_  
Bruce Whitis, President

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by Bruce Whitis, in his capacity as President of WBW Development Group, LLC-Series 009, a separate series of WBW Development Group, LLC, a Texas series limited liability company.

\_\_\_\_\_  
Notary Public's Signature  
My Commission Expires: \_\_\_\_\_

Approved this \_\_\_\_\_ day of \_\_\_\_\_, by the Planning and Zoning Commission of the City of Harker Heights, Texas.

\_\_\_\_\_  
Chairperson, Planning and Zoning Commission

\_\_\_\_\_  
Secretary, Planning and Zoning Commission

Approved this \_\_\_\_\_ day of \_\_\_\_\_, by the City Council of the City of Harker Heights, Texas.

\_\_\_\_\_  
Mayor

Attest: City Secretary

FILED FOR RECORD this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, in Plat Year \_\_\_\_\_, Number \_\_\_\_\_, Plat Records of Bell County, Texas, and Instrument No. \_\_\_\_\_ Official Records, Bell County, Texas.

NOTES:

1. An HOA-maintained masonry (precast concrete product is allowed) perimeter fence shall be installed along FM 3481/Stillhouse Lake Road.
2. An HOA-maintained wooden perimeter fence with masonry columns shall be installed along Cedar Knob Road.
3. Maintenance of all subdivision signs and landscaping shall be the responsibility of the HOA.

The limits of the 100-year flood (i.e., Special Flood Hazard Area), as shown hereon, were imported using the FEMA shape files 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 Areas 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.

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Luther Frobish, Registered Public Surveyor No. 6200 in the State of Texas, hereby certify that this plat is true and correct to the best of my knowledge and was prepared from an actual survey of the property, and that the metes and bounds describing said subdivision will describe a closed geometric form.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

by: \_\_\_\_\_  
LUTHER FROBISH  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6200

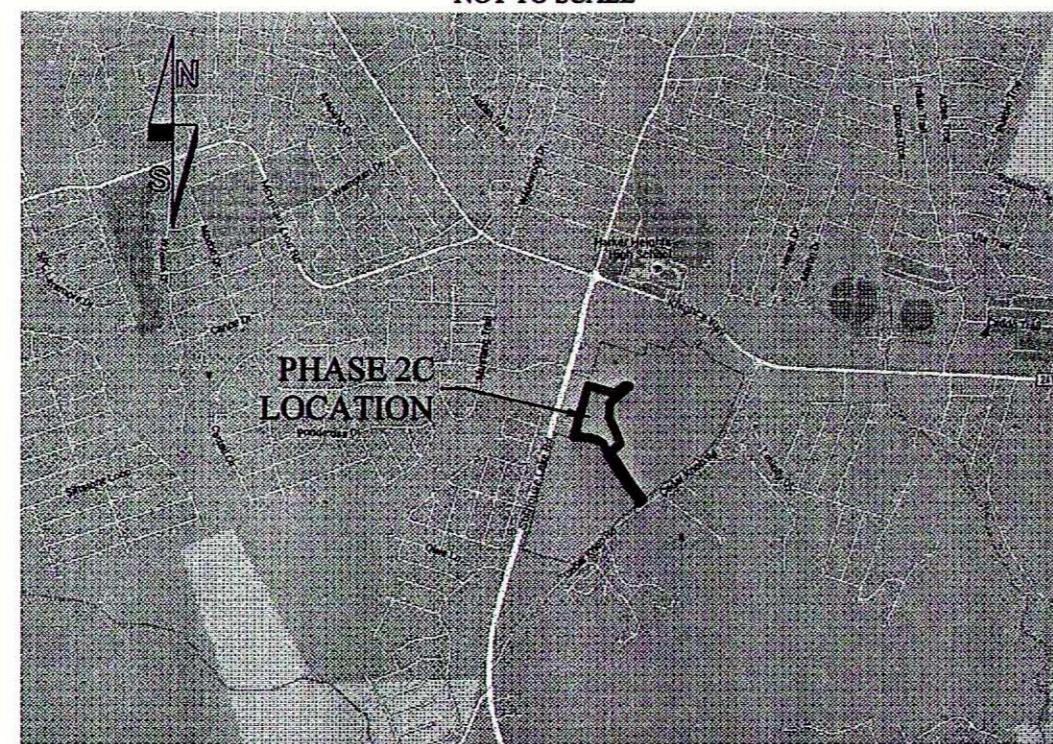
TAX CERTIFICATE

The Tax Appraisal District of Bell County does hereby certify there are currently no delinquent taxes due to the Tax Appraisal District of Bell County on the property described by this plat.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2016 A. D.

By: \_\_\_\_\_  
Bell County Tax Appraisal District

LOCATION MAP  
NOT TO SCALE



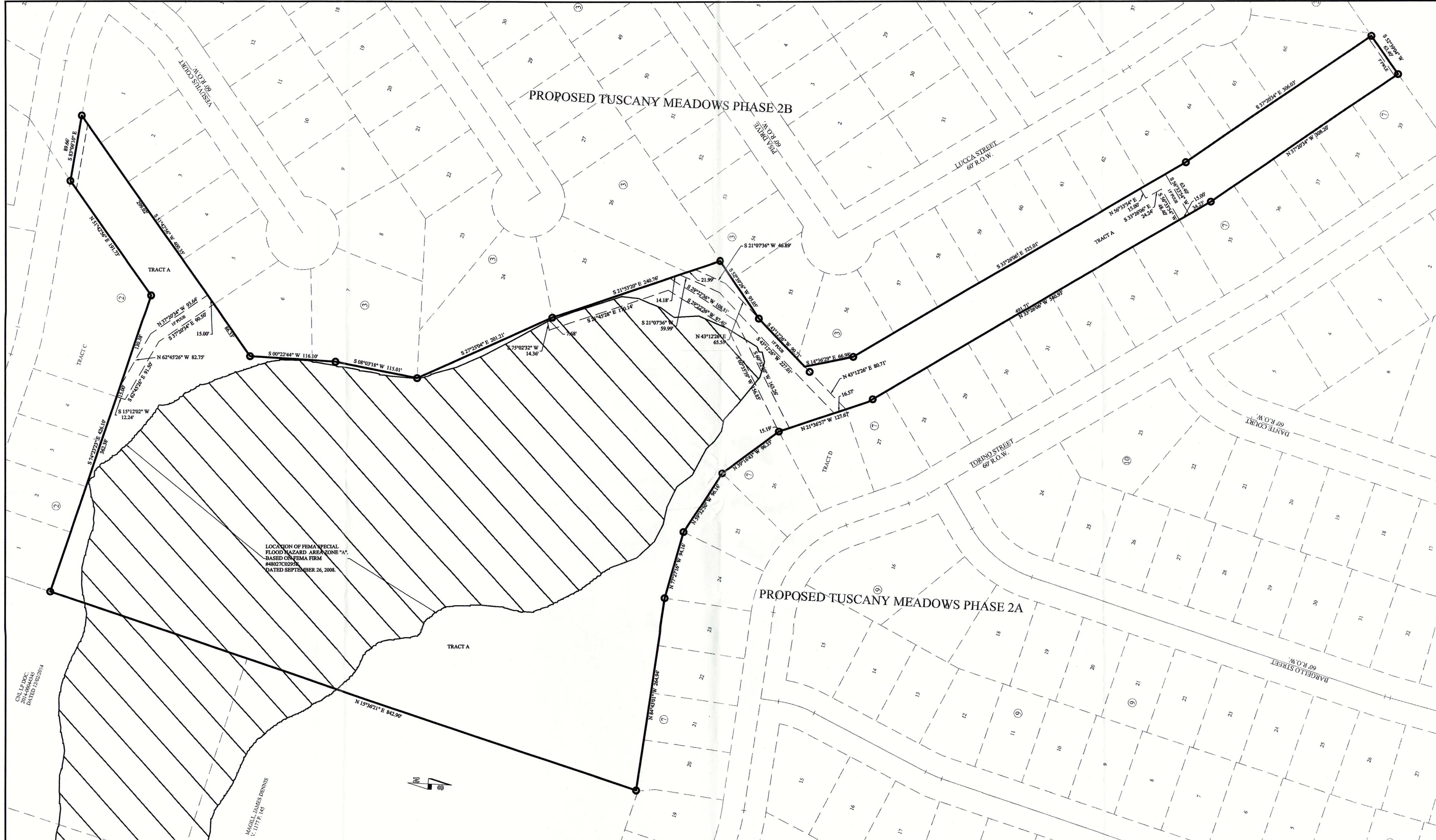
LEGEND

- A.E. ACCESS EASEMENT
- BM BENCHMARK
- DA DRAINAGE AREA
- D.E. DRAINAGE EASEMENT
- ELEV. ELEVATION
- N.T.S. NOT TO SCALE
- NO. NUMBER
- RE REFERENCE
- REV. REVISION
- TBM TEMPORARY BENCH MARK
- TYP. TYPICAL
- P.U.E. PUBLIC UNDERGROUND UTILITY EASEMENT
- FWLE FENCE, WALL & LANDSCAPE EASEMENT
- D.E. DRAINAGE EASEMENT
- SEE NOTE 11
- SEE POSITIVE OVERFLOW DETAIL
- LOTS WITH MIN FFE
- IRON ROD FOUND
- 1/2" IRON ROD SET
- CONCRETE MONUMENT FOUND
- CHANGE IN BEARING
- BLOCK NUMBERS

PRINTED ON September 28, 2016

REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION	BENCHMARK	LEGAL DESCRIPTION	OWNER	PRELIMINARY PLAT FOR TUSCANY MEADOWS PHASE 2C CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS	Yalco, LLC 3000 Illinois Ave., Suite 100 Killeen, TX 76543 PH (254) 953-5353 FX (254) 953-5057  Texas Registered Engineering Firm F-10264  Texas Registered Surveying Firm 10194095	SHEET 1 OF 2
1	ORIGINAL RELEASE	4/28/2016	BTW	TOTAL SIZE: 11.65 ACRES TOTAL BLOCKS: 0 RESIDENTIAL LOTS: 0 COMMERCIAL LOTS: 0 TOTAL TRACTS: 1	TXDOT MONUMENT IN EAST ROW BOUNDARY OF HIGHWAY 3481 STATE PLANE NAD83 COORDINATES, TEXAS CENTRAL ZONE 4203 NORTHING:10355259.40 EASTING:3134773.81 ELEVATION:756.76	BEING PART OF THE V.A. CROSS SURVEY, ABSTRACT #239, E.M. SPROTT SURVEY, ABSTRACT #1137, AND P. WILLIAMSON SURVEY, ABSTRACT #1099 BELL COUNTY, TEXAS	WBW Development Group, LLC - Series 009  Bruce Whitis, President  3000 Illinois Ave., Suite 100 Killeen, TX 76543 PH (254) 953-5353 FX (254) 953-5057			
				PROJECT NUMBER: TM02						
				CLIENT NAME: WBW DEVELOPMENT GROUP, LLC - SERIES 009						
				CLIENT LOCATION: KILLEEN, TX						
				APPROVED BY: SAB						
				AUTHORIZED BY: WBW						





REV.	DESCRIPTION	DATE	BY
1	ORIGINAL RELEASE	9/27/2016	BTW
2	REVISED PROPERTY BOUNDARY AND ADDED EASEMENT	4/28/2016	BTW

PROJECT NUMBER: TM02

CLIENT NAME: WBW DEVELOPMENT GROUP, LLC - SERIES 009

CLIENT LOCATION: KILLEEN, TX

APPROVED BY: SAB

AUTHORIZED BY: WBW

PROJECT INFORMATION	
TOTAL SIZE:	11.65 ACRES
TOTAL BLOCKS:	0
RESIDENTIAL LOTS:	0
COMMERCIAL LOTS:	0
TOTAL TRACTS:	1

BENCHMARK
TXDOT MONUMENT IN EAST ROW BOUNDARY OF HIGHWAY 3481
STATE PLANE NAD83 COORDINATES, TEXAS CENTRAL ZONE 4203
NORTHING: 10355259.40
EASTING: 3134773.81
ELEVATION: 756.76

LEGAL DESCRIPTION
BEING PART OF THE V.A. CROSS SURVEY, ABSTRACT #239, E.M. SPROTT SURVEY, ABSTRACT #1137, AND P. WILLIAMSON SURVEY, ABSTRACT #1099
BELL COUNTY, TEXAS

OWNER
WBW Development Group, LLC - Series 009
Bruce Whitis, President
3000 Illinois Ave., Suite 100
Killeen, TX 76543
PH (254) 953-5353
FX (254) 953-5057

**PRELIMINARY PLAT FOR TUSCANY MEADOWS PHASE 2C**  
**CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS**

**Yalco, LLC**  
 3000 Illinois Ave., Suite 100  
 Killeen, TX 76543  
 PH (254) 953-5353  
 FX (254) 953-5057

Texas Registered Engineering Firm F-10264  
 Texas Registered Surveying Firm 10194095

SHEET 2 OF 2

PRINTED ON September 28, 2016



STATE OF TEXAS

§ DEVELOPMENT AGREEMENT

COUNTY OF BELL

§ REGARDING

§ CEDARBROOK RIDGE DEVELOPMENT

This is a DEVELOPMENT AGREEMENT (the "Agreement") by and between THE CITY OF HARKER HEIGHTS, TEXAS, a Texas municipal corporation, (the "City"), and WBW Development Group, LLC – Series 009, a separate series of a Texas series limited liability company ("WBW"). The Effective Date of this Agreement is the date it is approved by the Harker Heights City Council.

**WHEREAS**, WBW owns approximately 144.127 acres of land (the "Property") as shown in Exhibit "A", attached hereto; and

**WHEREAS**, for platting purposes the Property has been divided into Phase I, Phase II and Phase III, also shown in Exhibit "A"; and

**WHEREAS**, because WBW has chosen to locate the storm detention facilities for the Property within a FEMA flood plain in Phase III, WBW must receive a FEMA Letter of Map Revision ("LOMR") with respect to Phase III; and

**WHEREAS**, WBW desires to proceed with infrastructure installation while its LOMR application is being considered by FEMA; and

**WHEREAS**, the City requires the LOMR to be completed and approved before the City will approve a final plat of the entire Property; and

**WHEREAS**, both the City and WBW understand that FEMA timelines can be unpredictable, and both the City and WBW desire the Property to be developed in a timely fashion; and

**WHEREAS**, both the City and WBW understand that there is no guarantee the LOMR application will be approved by FEMA; and



**WHEREAS**, the City desires to have financial assurances that the FEMA LOMR process will be completed by WBW;

**NOW THEREFORE**, for and in consideration of the promises and the mutual agreements set forth herein, the City and WBW hereby agree as follows:

1. The City will immediately allow infrastructure development of all phases of the Property.
2. Within sixty (60) days of the Effective Date of this Agreement, WBW must submit cash, a bond, or a letter of credit to the City of Harker Heights in the amount of \$25,000.00, representing the estimated reasonable costs related to completion of the LOMR process (the "LOMR Fiscal Security").
  - a. The intent of the LOMR Fiscal Security is to ensure that the LOMR process for Phase III of the Property is completed by WBW.
  - b. If a bond or letter of credit is submitted as the LOMR Fiscal Security, the bond or letter of credit should have a term of 10 years, or until FEMA issues the LOMR, whichever comes first. If cash is submitted as the LOMR Fiscal Security, the City will deposit such cash in a federally-insured, interest-bearing account pending disposition thereof in accordance with this Agreement.
  - c. Upon completion of the LOMR process, the City will return the LOMR Fiscal Security to WBW. If, after 10 years, the LOMR application has not been submitted by WBW or approved by FEMA, the City will use the LOMR Fiscal Security to complete the process, and, if the full amount of the LOMR Fiscal Security is not needed to complete the LOMR process, the City will refund the balance to WBW.



- d. The City will cooperate with any reasonable requests from WBW or from FEMA for the completion of the LOMR process. Likewise, if the City undertakes to complete the LOMR process, WBW and its successors or assigns agree to cooperate with any reasonable requests from the City or from FEMA for the completion of the LOMR process. The City will not impose any requirements on the LOMR process that are more stringent (from the LOMR applicant's perspective) than those imposed by FEMA.
3. Upon receipt of the LOMR Fiscal Security, the City will consider the final plat applications for Phases I and II for approval and filing.
4. Once the final plats for Phases I and II have been approved and filed, WBW may apply for building permits for Phases I and II.
5. WBW must submit a complete LOMR application to FEMA for the development within the flood plain, known as Phase III, within 90 days of the Effective Date of this Agreement.
6. WBW and the City agree that fences within the drainage easements along the detention facilities will be prohibited.
7. Once the LOMR has been issued by FEMA, WBW may file a final plat for Phase III.
8. After the final plat of Phase III is approved, the City will take possession of the detention facilities and responsibility for their operation and maintenance. Until such time, WBW or the successor property owner will be responsible for their maintenance and operation.

#### **MISCELLANEOUS PROVISIONS**

- A. Actions Performable. The City and WBW agree that all actions to be performed under



this Agreement are performable in Bell County, Texas.

- B. Governing Law. The City and WBW agree that this Agreement has been made under the laws of the State of Texas in effect on this date, and that any interpretation of this Agreement at a future date shall be made under the laws of the State of Texas.
- C. Severability. If a provision hereof shall be finally declared void or illegal by any court or administrative agency having jurisdiction, the entire Agreement shall not be void, but the remaining provisions shall continue in effect as nearly as possible in accordance with the original intent of the parties.
- D. Complete Agreement. This Agreement represents a complete agreement of the parties and supersedes all prior written and oral matters related to this Agreement. Any amendment to this Agreement must be in writing and signed by all parties.
- E. Exhibits. All exhibits attached to this Agreement are incorporated by reference and expressly made part of this Agreement as if copied verbatim.
- F. Notice. All notices, requests or other communications required or permitted by this Agreement shall be in writing and shall be sent by (i) telecopy, with the original delivered by hand or overnight carried, (ii) by overnight courier or hand delivery, or (iii) certified mail, postage prepaid, return receipt requested, and addressed to the parties at the following addresses:

City:

David R. Mitchell  
City Manager  
305 Millers Crossing Harker  
Heights, TX 76548 Phone:  
(254) 953-5600



WBW:

WBW Development Group, LLC  
Attn: Josh Welch  
3000 Illinois Ave.  
Killeen, Texas 76543  
(254) 953-5353

- G. Assignment. This Agreement may be assigned by WBW only with the written consent of the Harker Heights City Council, which shall not be unreasonably withheld. Notwithstanding the foregoing, WBW may assign this Agreement to a homeowners association established for the Property. Any assignment must bind the assignee to all the terms and conditions of this Agreement, which will be recorded in the Bell County Official Records.
- H. Signature Warranty Clause. The signatories to this Agreement represent and warrant that they have the authority to execute this Agreement on behalf of the City and WBW, respectively.



SIGNED as of this 10<sup>th</sup> day of January, 2017. <sup>9 P/B</sup>

THE CITY OF HARKER HEIGHTS

By: Spencer H. Smith  
Spencer H. Smith, Mayor

ATTEST:

Patty Brunson  
Patty Brunson, City Secretary

STATE OF TEXAS

COUNTY OF BELL

This instrument was acknowledged before me on, Jan. 5, 2018, ~~2017~~, by Spencer H. Smith, Mayor of the City of Harker Heights, Texas, a Texas municipal corporation, on behalf of said city.



Ursula Paddie  
Notary Public's Signature

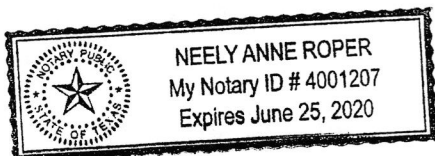
WBW DEVELOPMENT GROUP, LLC – SERIES 009, a separate series of a Texas limited liability company

By: Bruce Whitis  
Bruce Whitis, President

STATE OF TEXAS

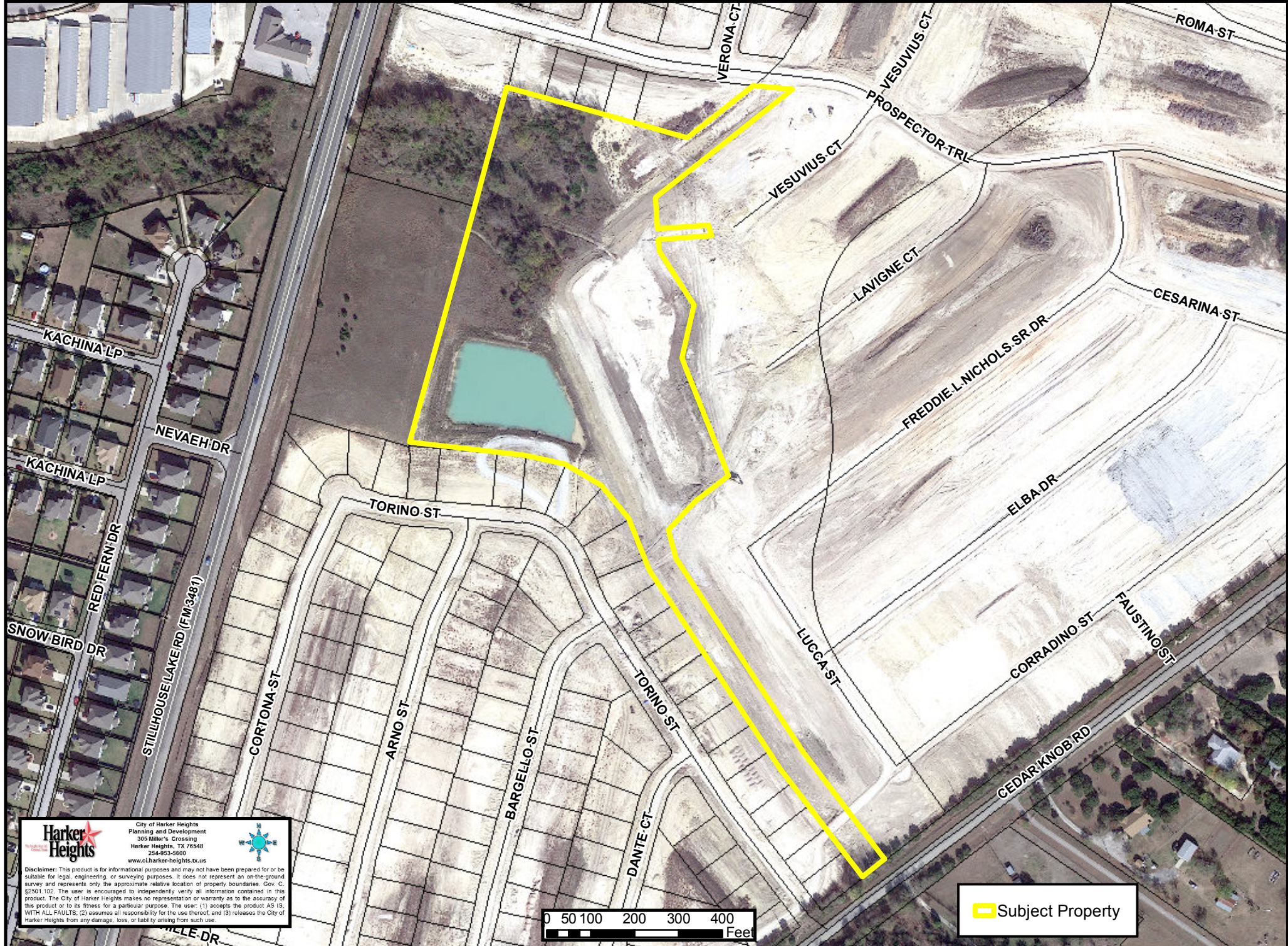
COUNTY OF BELL

This instrument was acknowledged before me on, December 20, 2017, by Bruce Whitis, President of WBW Development Group, LLC – Series 009, a separate series of a Texas limited liability company, on behalf of said entity.



Neely Anne Roper  
Notary Public's Signature





**Harker Heights**  
 City of Harker Heights  
 Planning and Development  
 305 Miller's Crossing  
 Harker Heights, TX 76548  
 254-953-5600  
 www.ci.harker-heights.tx.us

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C. §2501.102. The user is encouraged to independently verify all information contained in this product. The City of Harker Heights makes no representation or warranty as to the accuracy of this product or its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Harker Heights from any damage, loss, or liability arising from such use.

 Subject Property



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# **CEDARBROOK RIDGE PHASE II & III**

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## **P21-02 Final Plat – Cedarbrook Phase II & III**

**Plat Distributed to HH Staff: December 10, 2020**

**Comments Returned to Surveyor/Eng.: December 28, 2020**

### **Planning & Development**

#### **Cedarbrook Ridge Phase II - KR**

1. Applicant is advised, since this final plat is offering Tract B fee simple to the City and there was a change in the SFHA, this final plat will go before the Planning & Zoning Commission (1/6) and City Council (1/12) for final acceptance/approval.
2. The plat dedication page must be signed by the surveyor.
3. Applicant shall correct image in Note #10 on the plat dedication page.
4. Applicant shall clarify the intent of Tracts G & H.
5. Per Section 154.22(C)(4) & 154.23 of the City's code of ordinances, the applicant shall submit a letter of credit/performance bond for any infrastructure construction remaining.

#### **Cedarbrook Ridge Phase III - KR**

1. Applicant is advised, since this final plat is offering Tract A fee simple to the City and there was a change in the SFHA, this final plat will go before the Planning & Zoning Commission and City Council for final acceptance/approval.
2. The plat dedication page must be signed by the surveyor.
3. Per Section 154.22(B)(1)(f) & (g) of the City's code of ordinances, the plat shall clearly display the location, size and purpose of all existing and proposed easements and sidewalks on or adjoining the property. In particular, we are looking for connectivity of the sidewalks to the PUE easements in this phase.
4. Per Section 154.24 of the City's code of ordinances and since there are no home to be constructed on for this subdivision, the applicant shall submit a maintenance bond for the stormwater infrastructure prior to recordation of the final plat.

### **Public Works, Mark Hyde**

The subdivision has numerous outstanding infrastructure items to complete that are too extensive to include on a punch list. Items include, but are not limited to the following:

- Additional densities to be taken of the laid street flex base.
- Street asphalt paving has not been completed.
- Bacteriological testing of the water mains has not been completed.
- Sanitary sewer manholes and cleanouts have not been set to grade.

### **Consulting Engineer, Otto Wiederhold**



- No Comments.

**Fire Marshal, Brad Alley**

- No Comments.

**Building Official, Mike Beard**

- No Comments.

**ONCOR, Derex Spencer**

**Century Link, Chris McGuire**

**Time Warner Cable/Spectrum, Shaun Whitehead**

**ATMOS, Burton Jones**





## PLANNING AND ZONING COMMISSION MEMORANDUM

**P21-04**

**AGENDA ITEM VII-05**

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FROM: THE OFFICE OF THE DIRECTOR OF PLANNING & DEVELOPMENT  
DATE: JANUARY 6, 2021

DISCUSS AND CONSIDER FINAL PLAT APPROVAL FOR THE SUBDIVISION REFERRED TO AS FREEDOM PARK SUBDIVISION PHASE TWO, ON PROPERTY DESCRIBED AS 1.679 ACRES OF LAND SITUATED IN THE V.L. EVANS SURVEY, ABSTRACT NO. 288, AND BEING ALL OF LOTS THREE (3), FOUR (4), AND FIVE (5) IN BLOCK THREE (3) OF KERN TERRACE EXTENSION TWO AS RECORDED IN CABINET A, SLIDE 225-A OF PLAT RECORDS OF BELL COUNTY, TEXAS AND ALSO BEING THE REMAINDER OF A 2.488 ACRE TRACT OF LAND CONVEYED TO ADVANCED SPECIALTY SERVICES RECORDED IN DOCUMENT NO. 20200025486 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS, GENERALLY LOCATED ALONG N. MARY JO DRIVE WITHIN JAN CIRCLE, A PRIVATE DRIVE IN HARKER HEIGHTS, BELL COUNTY, TEXAS.

### **PROJECT DESCRIPTION:**

The applicant, Justin Hernandez and his representative, Matthew Chu with Thonhoff Consulting Engineers, Inc., has submitted an application for Final Plat approval for approximately 1.679 acres of land located southwest the intersection of N. Mary Jo and Jamie Road. Freedom Park Subdivision Phase 2 consists of seven (7) lots that gain access from the private drive, Jan Circle. Phase 2 required the upsizing of all of the existing two-inch (2") and four-inch (4") waterlines and the installation of a six-inch (6") wastewater line within the Jan Circle right-of-way.

Staff has reviewed the submitted final plat and engineering plans and have made comments to address safety, streets, drainage, water and wastewater utilities, and other pertinent requirements to ensure adherence to all developmental regulations stipulated in the City of Harker Heights Code of Ordinances.

### **STAFF RECOMMENDATION:**

1. At the time the agenda was posted, the code requirement for completion of all public infrastructure or submission of performance bonds or a letter of credit had not been satisfied. Therefore, the submitted final plat does not currently meet the standards and ordinances of the City of Harker Heights. Staff recommends denial of the request for Final Plat approval for the subdivision referred to as Freedom Park Subdivision Phase Two, on property described as 1.679 acres of land situated in the V.L. Evans Survey, Abstract No. 288, and being all of lots three (3), four (4), and five (5) in Block Three (3) of Kern Terrace Extension Two as recorded in Cabinet A, Slide 225-A of Plat Records of Bell County, Texas and also being the remainder of a 2.488 acre tract of land conveyed to Advanced Specialty Services



recorded in Document No. 20200025486 of the Official Public Records of Bell County, Texas, generally located along N. Mary Jo Drive within Jan Circle, a private drive in Harker Heights, Bell County, Texas.

**ACTION BY THE PLANNING AND ZONING COMMISSION:**

1. Motion to approve/disapprove a request for final plat approval for the subdivision referred to as Freedom Park Subdivision Phase Two, on property described as 1.679 acres of land situated in the V.L. Evans Survey, Abstract No. 288, and being all of lots three (3), four (4), and five (5) in Block Three (3) of Kern Terrace Extension Two as recorded in Cabinet A, Slide 225-A of Plat Records of Bell County, Texas and also being the remainder of a 2.488 acre tract of land conveyed to Advanced Specialty Services recorded in Document No. 20200025486 of the Official Public Records of Bell County, Texas, generally located along N. Mary Jo Drive within Jan Circle, a private drive in Harker Heights, Bell County, Texas.
2. Any other action desired.

**ATTACHMENTS:**

1. Application
2. Final Plat
3. Freedom Park Subdivision Preliminary Plat (Approved on May 27, 2020)
4. Location Map
5. Staff Comments with Responses (December 28, 2020)





# Final Plat Application

**\*Requirements - APPLICATION MUST BE FULLY COMPLETED OR WILL NOT BE ACCEPTED\***

This application must be completed and returned to the Planning and Development Department of the City of Harker Heights, Texas along with the following:

1. Payment of \$150.00
2. Signed Original Field Notes and Dedication Pages
3. Paper Plan Submissions: Ten (10) Copies of Plat and Seven (7) sets of Final Engineering Plans
4. Electronic Submissions: Plat and Engineering Plans submitted to [tdake@harkerheights.gov](mailto:tdake@harkerheights.gov) in PDF format.
5. Completed Final Plat Checklist

**City of Harker Heights**  
 Planning & Development  
 305 Millers Crossing  
 Harker Heights, TX 76548  
 Phone: (254) 953-5647  
 Fax: (254) 953-5666

## Property Information:

**Plat Name:** Freedom Park Subdivision Phase II **Date Submitted:** 2020-12-09

**Number of Lots:** 8 **Number of Units/Suites:** 7 **Acreage:** 1.679

**Site Address or General Location:** Lots are located along Jan Circle. Jan Circle is intersecting with North Mary Jo Drive.

Residential  Commercial  Both **On Site Detention Proposed with Subdivision:**  Yes  No  Other

**Date of Preliminary Plat Approval by P&Z:** 5/27/2020

## Owner Information & Authorization:

**Property Owner:** Justin Hernandez with Advanced Specialty Construction Services

**Address:** P.O. Box 162, Temple, TX 76503

**Phone:** [REDACTED] **E-Mail:** [REDACTED]

**Developer:** Advanced Specialty Construction Services

**Address:** P.O. Box 162, Temple, TX 76503

**Phone:** [REDACTED] **E-Mail:** [REDACTED]

**Engineer:** Matthew Chu with Thonhoff Consulting Engineers, Inc.

**Address:** 1301 South Capital of Texas Highway, Suite A236, Austin, TX 78746

**Phone:** [REDACTED] **E-Mail:** [REDACTED]

**Surveyor:** Claude F. Hinkle, Jr.

**Address:** P.O. Box 180243, Austin, TX 78758

**Phone:** [REDACTED] **E-Mail:** [REDACTED]

*For more information reference Section 154.22 Final Plat of the Harker Heights Code of Ordinances*



**HEREBY UNDERSTAND AND ACKNOWLEDGE:**

The final plat must be prepared in accordance with the City's subdivision rules and regulations and shall conform substantially to preliminary plat layout as approved. The subdivider will be required to install at his/her own expense all water lines, streets, sewer lines, drainage facilities, and structures within the subdivision accords to Section 154.36 of the Harker Heights Code of Ordinances.

All required improvements must be completed unless a Bond or Letter of Credit has been posted and attached in sufficient amount to assure completion.

A maintenance bond/surety instruments has been furnished to assure the quality of materials and workmanship and maintenance of all required improvements including the City's cost for collecting the guaranteed funds and administering the correction and/or replacement of covered improvements in the even the subdivider defaults.

The maintenance bond or other surety instrument shall be satisfactory to the city as to form, sufficiency and manner of execution. For water and sewer related improvements, the bond or other instrument shall be in an amount equal to 20% of the cost of improvements verified by the city Engineer and shall run for a period of one calendar year. Bonds or other instruments for streets and drainage facilities shall be in an amount equal to 40% of the improvements verified by the city Engineer and shall run for a period of two calendar years.

*The applicant or their authorized representative must be present at all Planning and Zoning Commission and City Council Meetings at which their plat is on the agenda for discussion or action. Failure of the applicant or their authorized representative to appear before the Planning and Zoning Commission or City Council during a meeting on which their plat is on the agenda for discussion or action may be deemed a withdrawal of their plat.*

Justin Hernandez

**Printed Name of Owner**

*Justin Hernandez*

**Signature of Owner**

Matthew Chu with Thonhoff Consulting Engineers, Inc.

**Printed Name of Authorized Agent (Corporation/Partnership)**

*Matthew Chu*

**Signature of Authorized Agent (Corporation/Partnership)**

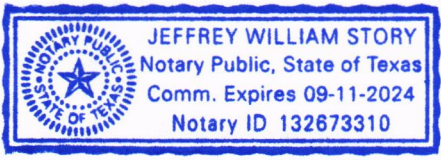
SWORN AND SUBSCRIBED BEFORE ME THIS 8<sup>th</sup> DAY OF

December, 2020

*Jeffrey William Story*

**Signature of Notary Public**

My Commission Expires: 9/11/2024



**STAFF ONLY -- DO NOT FILL OUT**

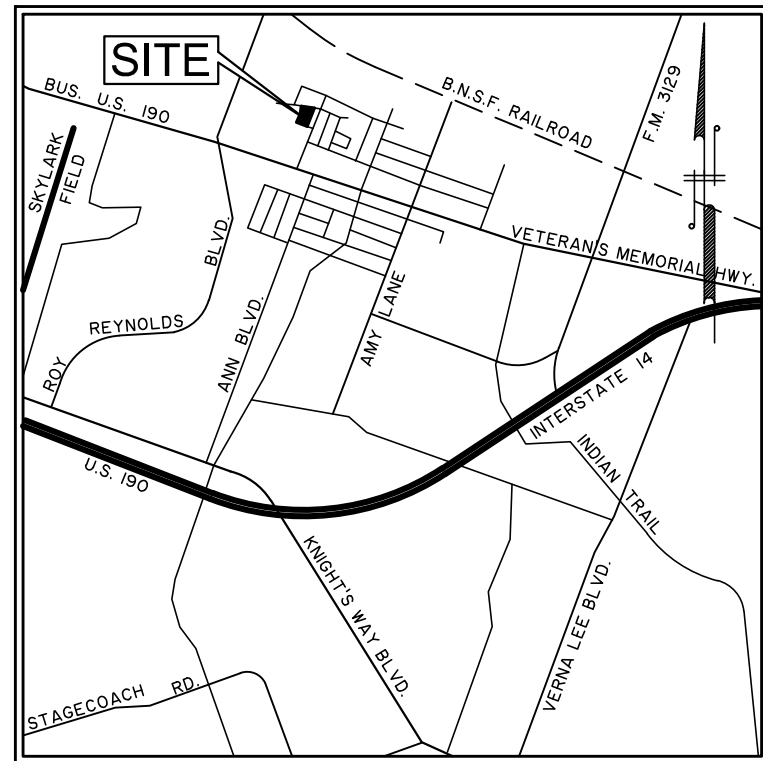
Date Submitted: 12/19/2020 Received By: Walter Everett Case #: 221-04 Receipt #: 01643234

Rev. 5/20



# PRELIMINARY PLAT of FREEDOM PARK SUBDIVISION, PHASE 2 CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS

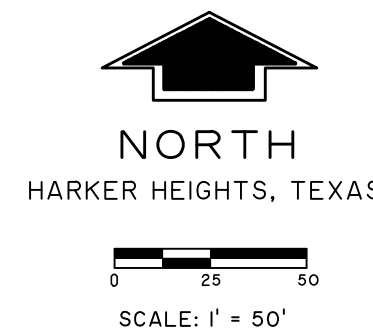
BEING 1.679 ACRES OUT OF AND A PART OF A 2.488 TRACT OF LAND CONVEYED TO  
ADVANCED SPECIALTY SERVICES BY DEED RECORDED IN DOCUMENT NUMBER 2020025486,  
OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS



VICINITY MAP  
NO SCALE

PLAT NOTES:

1. LAND USE: DUPLEX, ZONE: R2-1
2. EXISTING PRIVATE DRIVEWAY (JAN CIRCLE) TO REMAIN
3. PHASE 1 DEVELOPMENT - 3 LOTS - LOT 1, LOT 8, AND LOT 9
4. PHASE 2 DEVELOPMENT - REMAINING 7 LOTS - LOT 2 TO LOT 7, AND LOT 10
5. JAN CIRCLE IS DESIGNATED AND MARKED AS FIRE LANE
6. AN H.O.A. WILL BE ESTABLISHED AND FUNDED TO MAINTAIN JAN CIRCLE AND ANY OTHER COMMON AREAS NOT DEDICATED TO THE CITY



Roy Reynolds Estates, LLC  
Tract 2  
3.943 Acres  
DOC. # 2019-2238 O.P.R.B.C.T.

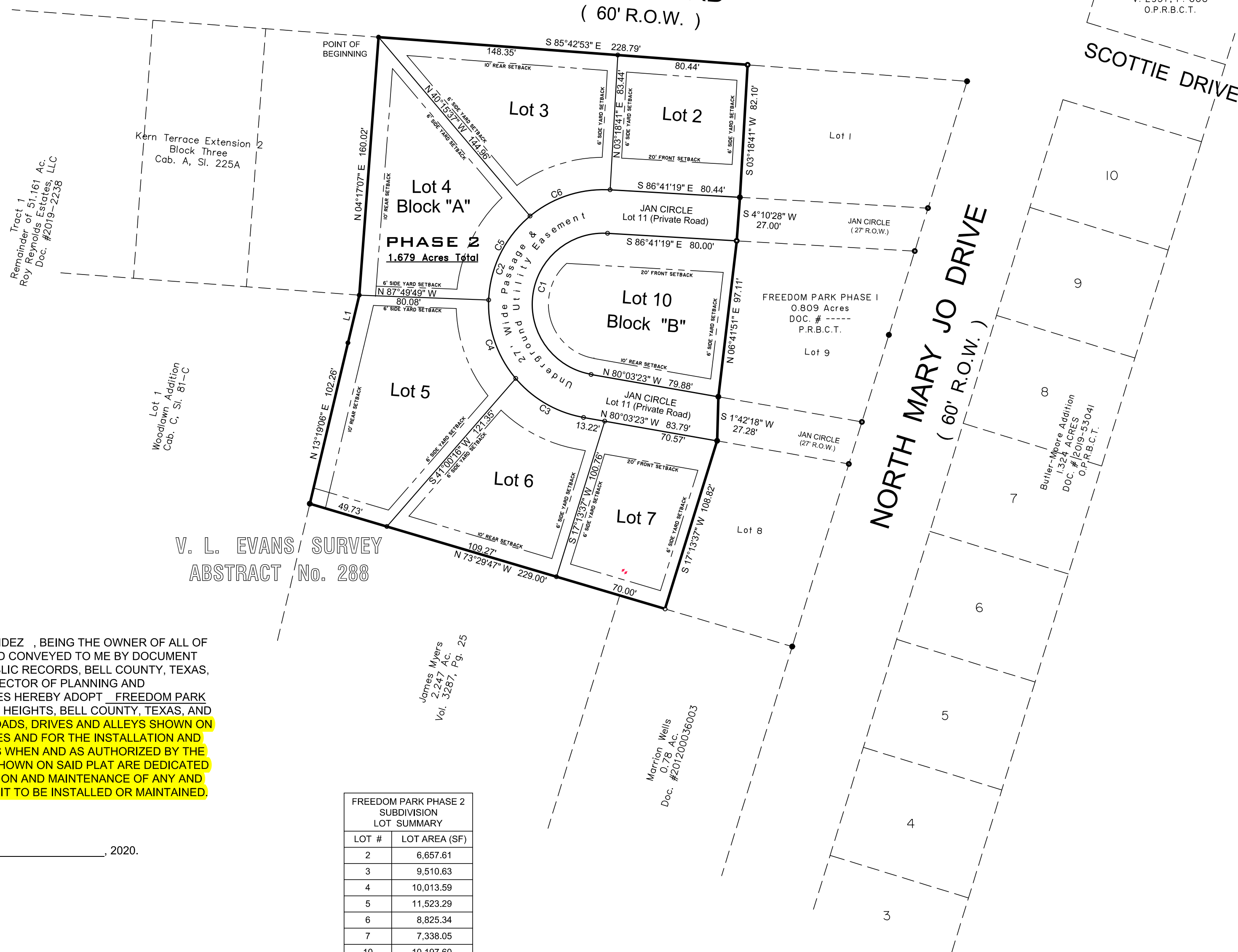
Kern Terrace Extension 2  
Block Three  
Cab. A, Sl. 225A

0.381 Acres  
Adelheid K. Moss  
V. 2957, P. 608  
O.P.R.B.C.T.

JAMIE ROAD  
( 60' R.O.W. )

SCOTTIE DRIVE

NORTH MARY JO DRIVE  
( 60' R.O.W. )



LEGEND

- IRON ROD W/ PLASTIC CAP STAMPED "AUSTIN SURVEYORS" SET
- IRON ROD W/ NO IDENTIFYING CAP FOUND
- O.R.B.C.T. OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS
- R.O.W. RIGHT-OF-WAY
- V., P. VOLUME, PAGE
- DOC. # DOCUMENT NUMBER
- ( ) RECORD INFORMATION
- P.U.E. PUBLIC UTILITY EASEMENT
- O.H.U. OVERHEAD UTILITY LINE

LINE BEARING	DISTANCE
L1 N 13°20'39" E	30.30'

CURVE	CH. BEARING	DISTANCE	ARC	RADIUS
C1	N 6°37'39" E	87.85'	131.14'	44.00'
C2	N 6°37'39" E	141.76'	214.85'	71.00'
C3	N 60°08'00" W	48.39'	49.38'	71.00'
C4	N 19°01'42" W	51.31'	52.50'	71.00'
C5	N 26°14'20" E	57.85'	59.69'	71.00'
C6	N 71°49'04" E	52.03'	53.87'	71.00'

STATE OF TEXAS  
COUNTY OF BELL

KNOW ALL MEN THESE PRESENTS, THAT I, JUSTIN HERNANDEZ, BEING THE OWNER OF ALL OF THE REMAINDER OF THAT CERTAIN 2.488 ACRE TRACT OF LAND CONVEYED TO ME BY DOCUMENT RECORDED IN DOCUMENT NUMBER 2020-025486, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS, AS SHOWN BY THE PLAT HEREOF, AND APPROVED BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF THE CITY OF HARKER HEIGHTS, TEXAS, DOES HEREBY ADOPT, FREEDOM PARK SUBDIVISION PHASE 2, 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 AND DRAINAGE FACILITIES WHEN AND AS AUTHORIZED BY THE CITY OF HARKER HEIGHTS, TEXAS, THE UTILITY EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO THE CITY OF HARKER HEIGHTS, TEXAS 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 \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

JUSTIN HERNANDEZ, Owner  
Advanced Specialty Services  
P.O. Box 162  
Temple, Texas 76503

STATE OF TEXAS  
COUNTY OF BELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2020, A.D., NOTARY PUBLIC FOR BELL COUNTY, TEXAS.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES \_\_\_\_\_

LOT #	LOT AREA (SF)
2	6,697.61
3	9,510.63
4	10,013.59
5	11,523.29
6	8,825.34
7	7,338.05
10	10,197.60
LOT 11 (PRIVATE ROAD)	9,073.26
TOTAL:	73,139.37

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020, BY THE CITY COUNCIL OF THE CITY OF HARKER HEIGHTS, TEXAS.

MAYOR \_\_\_\_\_

CITY SECRETARY \_\_\_\_\_

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF HARKER HEIGHTS, TEXAS.

CHAIRMAN, PLANNING AND ZONING COMMISSION \_\_\_\_\_

SECRETARY, PLANNING AND ZONING COMMISSION \_\_\_\_\_

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020, BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF THE CITY OF HARKER HEIGHTS, TEXAS, BELL COUNTY, TEXAS.

DIRECTOR OF PLANNING AND DEVELOPMENT \_\_\_\_\_

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 OR OWING ON THE PROPERTY DESCRIBED BY THIS PLAT.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020, A.D.

BELL COUNTY TAX APPRAISAL DISTRICT

BY \_\_\_\_\_

FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, IN YEAR \_\_\_\_\_, PLAT # \_\_\_\_\_, PLAT RECORDS OF BELL COUNTY, TEXAS. DEDICATION INSTRUMENT # \_\_\_\_\_, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

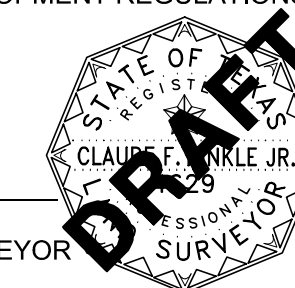
WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE \_\_\_\_ DAY OF \_\_\_\_\_, 2020, A.D.

SHELLEY COSTON, COUNTY CLERK  
BELL COUNTY, TEXAS

BY \_\_\_\_\_  
DEPUTY

KNOW ALL MEN BY THESE PRESENTS:

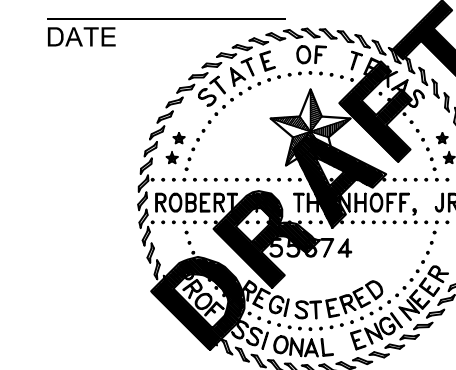
THAT I, CLAUDE F. HINKLE, JR. DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEYOR THE LAND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION AND PROPERTY DEVELOPMENT REGULATIONS OF THE CITY OF HARKER HEIGHTS, TEXAS.



CLAUDE F. HINKLE, JR.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS LICENSE NO. 4629  
P.O. BOX 180243  
AUSTIN, TEXAS 78758  
PH: (512) 454-6605

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48027C 0285 C, COMMUNITY PANEL NO. 480029 0285 E, CITY OF HARKER HEIGHTS, TEXAS, BEARING AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.

ROBERT H. THONHOFF, JR., P.E.  
REGISTERED PROFESSIONAL ENGINEER  
TEXAS LICENSE NO. 55674  
THONHOFF CONSULTING ENGINEERS, INC.  
100 WEST KATHEY ROAD  
SUITE B  
HARKER HEIGHTS, TEXAS 76548  
PH: (512) 328-6736  
BTHONHOFF@TCETX.COM



**TCE** THONHOFF CONSULTING ENGINEERS, INC.  
MUNICIPAL ENVIRONMENTAL WATER & WASTEWATER  
FIRM REGISTRATION NO. F-002921

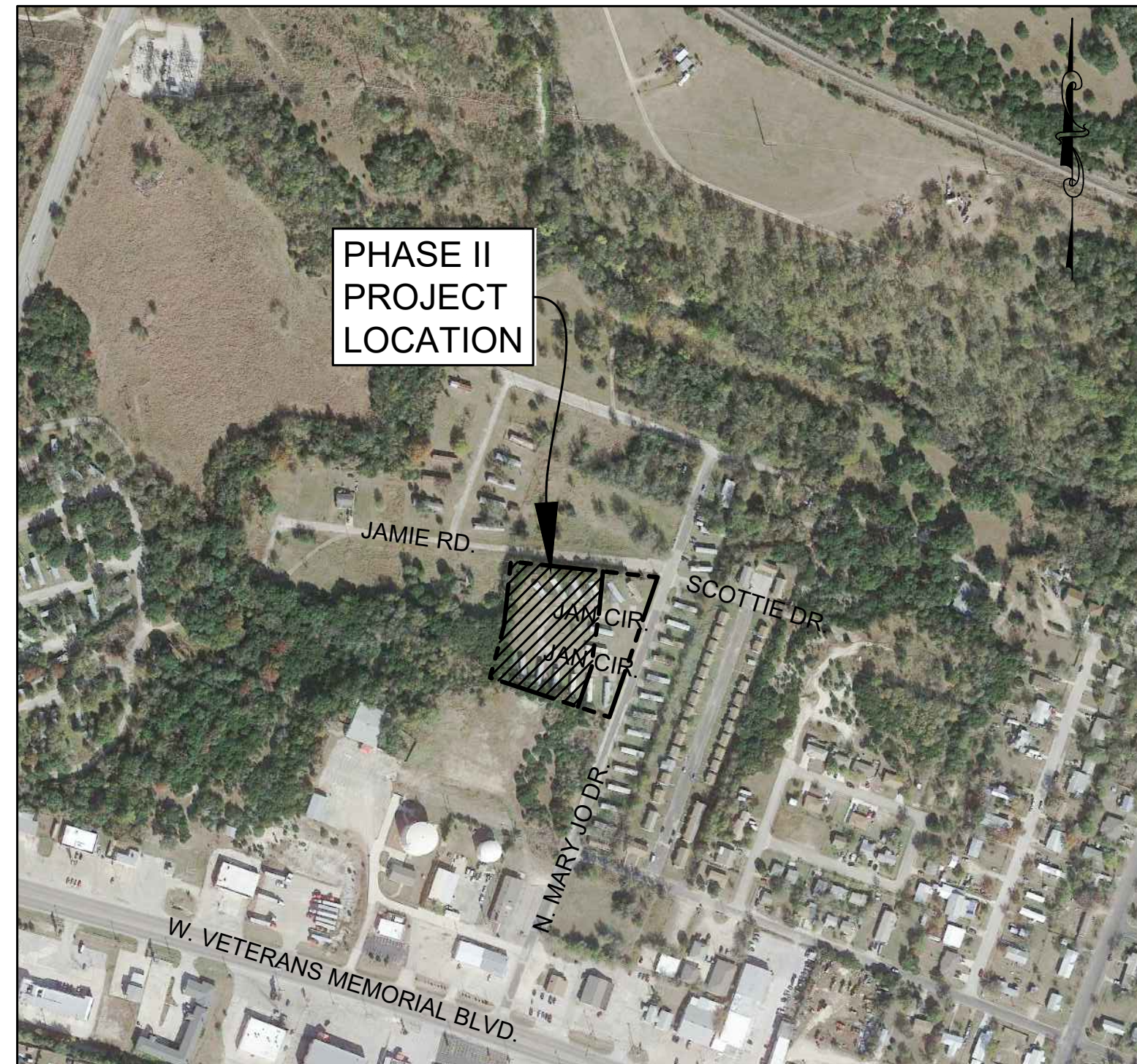
1301 CAPITAL OF TEXAS HWY. SOUTH SUITE A-236 AUSTIN, TEXAS 78746  
(512) 328-6736 FAX (512) 328-6848



# FREEDOM PARK SUBDIVISION, PHASE II HARKER HEIGHTS, BELL COUNTY TEXAS ENGINEERING PLAN

**GENERAL CONSTRUCTION NOTES:**

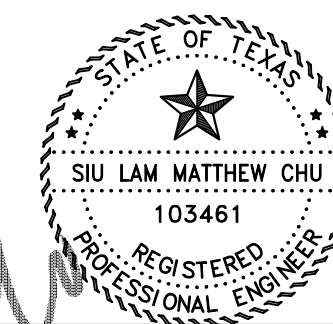
1. CONTRACTOR SHALL CALL TEXAS 811 FOR UTILITY LOCATIONS PRIOR TO ANY WORK IN CITY EASEMENTS OR STREET R.O.W. 48 HOURS BEFORE YOU DIG.
2. CONTRACTOR OR OWNER'S REPRESENTATIVE SHALL SUBMIT A STORMWATER POLLUTION PREVENTION PLAN THAT COMPLIES WITH CHAPTER 156 OF THE CITY OF HARKER HEIGHTS' CODE OF ORDINANCES PRIOR TO CONSTRUCTION.
3. ALL PIPELINE WITHIN STREETS SHALL BE BACKFILLED WITH TxDOT BASE MATERIAL AS PER CITY OF HARKER HEIGHTS STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION.



LOCATION MAP  
NOT TO SCALE

INDEX OF SHEETS	
Sheet Number	Sheet Title
1	COVER SHEET
2	GENERAL NOTES
3	SITE PLAN
4	WATER PLAN 1
5	WATER PLAN 2
6	WASTEWATER PLAN 1
7	WASTEWATER PLAN 2
8	DRAINAGE PLAN
9	STANDARD DETAILS
10	STANDARD DETAILS

SUBMITTED FOR APPROVAL BY:



12/07/2020

THONHOFF CONSULTING ENGINEERS, INC.

Date

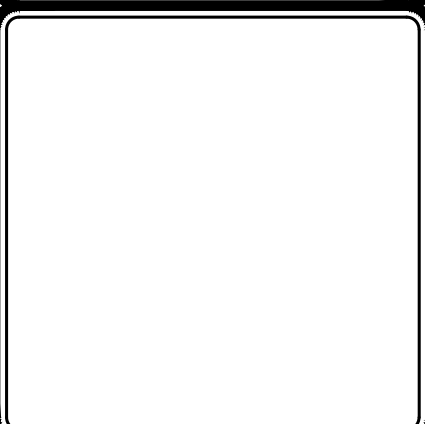
APPROVED BY:

CITY OF HARKER HEIGHTS PUBLIC WORKS

Date

THIS PLAN SET HAS BEEN RELEASED FOR CONSTRUCTION BY THE CITY OF HARKER HEIGHTS FOR A PERIOD OF ONE YEAR.

REVISIONS		
REV. NO.	REVISION DESCRIPTION	APPROVED BY / DATE



**TCE**  
THONHOFF CONSULTING ENGINEERS, INC.  
MUNICIPAL • ENVIRONMENTAL • WATER & WASTEWATER  
FIRM REGISTRATION NO. P-002921

AUSTIN, TEXAS 78748  
FAX (512) 328-6648

SUITE A-236  
SOUTH  
1301 CAPITAL OF TEXAS HWY. SOUTH  
(512) 328-6736

**FREEDOM PARK SUBDIVISION  
PHASE II  
HARKER HEIGHTS  
BELL COUNTY, TEXAS**

**COVER SHEET**

JOB NO. 20007.1.400

DESIGNED	SMC
DRAWN BY	SMC
APPROVED	RHT
DATE	DEC 2020
SCALE	AS NOTED

SHEET  
**1 OF 10**  
REVISION NO.    
DATE



**SPILL PREVENTION AND CONTROL NOTES**  
(BASED ON TAC 30.327)

327.3 NOTIFICATION REQUIREMENTS:

A DISCHARGE OR SPILL IS AN ACT OR OMISSION BY WHICH OIL, HAZARDOUS SUBSTANCES, WASTE, OR OTHER SUBSTANCES ARE SPILLED, LEAKED, PUMPED, POURED, EMITTED, ENTERED, OR DUMPED ONTO OR INTO WATERS IN THE STATE OF TEXAS OR BY WHICH THOSE SUBSTANCES ARE DEPOSITED WHERE, UNLESS CONTROLLED OR REMOVED, THEY MAY DRAIN, SEEP, RUN, OR OTHERWISE ENTER WATER IN THE STATE OF TEXAS.

A. REPORTABLE DISCHARGE OR SPILL. A REPORTABLE DISCHARGE OR SPILL IS A DISCHARGE OR SPILL OF OIL, PETROLEUM PRODUCT, USEFUL HAZARDOUS SUBSTANCES, INDUSTRIAL SOLID WASTE, OR OTHER SUBSTANCES INTO THE ENVIRONMENT IN A QUANTITY EQUAL TO OR GREATER THAN THE REPORTABLE QUANTITY LISTED IN SECTION 327.4 OF THIS TITLE (RELATING TO REPORTABLE QUANTITIES) IN ANY 24-HOUR PERIOD.

B. INITIAL NOTIFICATION. UPON THE DETERMINATION THAT A REPORTABLE DISCHARGE OR SPILL HAS OCCURRED, THE CONTRACTOR SHALL NOTIFY THE TCEQ AS SOON AS POSSIBLE BUT NOT LATER THAN 24 HOURS AFTER THE DISCOVERY OF THE SPILL OR DISCHARGE.

C. METHOD OF NOTIFICATION. THE CONTRACTOR SHALL NOTIFY THE TCEQ IN ANY REASONABLE MANNER INCLUDING BY TELEPHONE, IN PERSON, OR BY ANY OTHER METHOD APPROVED BY THE TCEQ. IN ALL CASES, THE INITIAL NOTIFICATION SHALL PROVIDE, TO THE EXTENT KNOWN, THE INFORMATION LISTED IN SUBSECTION (D) OF THIS SECTION. NOTICE PROVIDED UNDER THIS SECTION SATISFIES THE FEDERAL REQUIREMENT TO NOTIFY THE STATE EMERGENCY RESPONSE COMMISSION IN THE STATE OF TEXAS. THE CONTRACTOR SHALL NOTIFY ONE OF THE FOLLOWING:

- (1) THE STATE EMERGENCY RESPONSE CENTER AT 1-800-832-8224;
- (2) DURING NORMAL BUSINESS HOURS ONLY, THE REGIONAL OFFICE FOR THE TCEQ REGION IN WHICH THE DISCHARGE OR SPILL OCCURRED; OR
- (3) THE TCEQ AT THE TCEQ 24-HOUR SPILL REPORTING NUMBER (512) 239-2507 OR (512) 463-7727.

D. INFORMATION REQUIRED IN INITIAL NOTIFICATION. THE INITIAL NOTIFICATION SHALL PROVIDE, TO THE EXTENT KNOWN, THE INFORMATION IN THE FOLLOWING LIST. COPIES OF SPILL REPORTS PREPARED FOR OTHER GOVERNMENTAL AGENCIES SHALL SATISFY THIS REQUIREMENT IF THEY CONTAIN, OR ARE SUPPLEMENTED TO CONTAIN, ALL THE INFORMATION REQUIRED BY THIS SUBSECTION. THE INITIAL NOTIFICATION SHALL CONTAIN:

- (1) THE NAME, ADDRESS AND TELEPHONE NUMBER OF THE PERSON MAKING THE TELEPHONE REPORT;
- (2) THE DATE, TIME, AND LOCATION OF THE SPILL OR DISCHARGE;
- (3) A SPECIFIC DESCRIPTION OR IDENTIFICATION OF THE OIL, PETROLEUM PRODUCT, HAZARDOUS SUBSTANCES OR OTHER SUBSTANCES DISCHARGED OR SPILLED;
- (4) AN ESTIMATE OF THE QUANTITY DISCHARGED OR SPILLED;
- (5) THE DURATION OF THE INCIDENT;
- (6) THE NAME OF THE SURFACE WATER OR A DESCRIPTION OF THE WATERS IN THE STATE AFFECTED OR THREATENED BY THE DISCHARGE OR SPILL;
- (7) THE SOURCE OF THE DISCHARGE OR SPILL;
- (8) A DESCRIPTION OF THE EXTENT OF ACTUAL OR POTENTIAL WATER POLLUTION OR HARMFUL IMPACTS TO THE ENVIRONMENT AND AN IDENTIFICATION OF ANY ENVIRONMENTALLY SENSITIVE AREAS OR NATURAL RESOURCES AT RISK;
- (9) IF DIFFERENT FROM THE INFORMATION IN THIS SUBSECTION, THE NAMES, ADDRESSES, AND TELEPHONE NUMBERS OF THE CONTRACTOR AND THE CONTACT PERSON AT THE LOCATION OF THE DISCHARGE OR SPILL;
- (10) A DESCRIPTION OF ANY ACTIONS THAT HAVE BEEN TAKEN, ARE BEING TAKEN, AND WILL BE TAKEN TO CONTAIN AND RESPOND TO THE DISCHARGE OR SPILL;
- (11) ANY KNOWN OR ANTICIPATED HEALTH RISKS;
- (12) THE IDENTITY OF ANY GOVERNMENTAL REPRESENTATIVES, INCLUDING LOCAL AUTHORITIES OR THIRD PARTIES, RESPONDING TO THE DISCHARGE OR SPILL; AND
- (13) ANY OTHER INFORMATION THAT MAY BE SIGNIFICANT TO THE RESPONSE ACTION.

E. UPDATE NOTIFICATION. THE CONTRACTOR SHALL NOTIFY THE TCEQ AS SOON AS POSSIBLE WHENEVER NECESSARY TO PROVIDE INFORMATION THAT WOULD TRIGGER A CHANGE IN THE RESPONSE TO THE SPILL OR DISCHARGE.

F. CORRECTION OF RECORDS. NOTIFYING THE TCEQ THAT A REPORTABLE DISCHARGE OR SPILL HAS OCCURRED SHALL NOT BE CONSTRUED AS AN ADMISSION THAT POLLUTION HAS OCCURRED. FURTHERMORE, IF THE CONTRACTOR DETERMINES, AFTER NOTIFICATION, THAT A REPORTABLE DISCHARGE OR SPILL DID NOT OCCUR, THE CONTRACTOR MAY SEND A LETTER TO THE TCEQ DOCUMENTING THAT DETERMINATION. IF THE EXECUTIVE DIRECTOR AGREES WITH THAT DETERMINATION, THE EXECUTIVE DIRECTOR WILL NOTE THE DETERMINATION IN COMMISSION RECORDS. IF THE EXECUTIVE DIRECTOR DISAGREES WITH THAT DETERMINATION, THE EXECUTIVE DIRECTOR WILL NOTIFY THE CONTRACTOR WITHIN 30 DAYS.

G. NOTIFICATION OF LOCAL GOVERNMENTAL AUTHORITIES. IF THE DISCHARGE OR SPILL CREATES AN IMMINENT HEALTH THREAT, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY AND COOPERATE WITH LOCAL EMERGENCY AUTHORITIES (FIRE DEPARTMENT, FIRE MARSHAL, LAW ENFORCEMENT AUTHORITY, HEALTH AUTHORITY, OR LOCAL EMERGENCY PLANNING COMMITTEE (LEPC), AS APPROPRIATE). THE RESPONSIBLE PARTY WILL COOPERATE WITH THE LOCAL EMERGENCY AUTHORITY IN PROVIDING SUPPORT TO IMPLEMENT APPROPRIATE NOTIFICATION AND RESPONSE ACTIONS. THE LOCAL EMERGENCY AUTHORITY, AS NECESSARY, WILL IMPLEMENT ITS EMERGENCY MANAGEMENT PLAN, WHICH MAY INCLUDE NOTIFYING AND EVACUATING AFFECTED PERSONS. IN THE ABSENCE OF A LOCAL EMERGENCY AUTHORITY, THE CONTRACTOR SHALL TAKE REASONABLE MEASURES TO NOTIFY POTENTIALLY AFFECTED PERSONS OF THE IMMINENT HEALTH THREAT.

H. NOTIFICATION TO PROPERTY OWNER AND RESIDENTS. AS SOON AS POSSIBLE, BUT NO LATER THAN TWO WEEKS AFTER DISCOVERY OF THE SPILL OR DISCHARGE, THE CONTRACTOR SHALL REASONABLY ATTEMPT TO NOTIFY THE OWNER (IF IDENTIFIABLE) OR OCCUPANT OF THE PROPERTY UPON WHICH THE DISCHARGE OR SPILL OCCURRED AS WELL AS THE OCCUPANTS OF ANY PROPERTY THAT THE CONTRACTOR REASONABLY BELIEVES IS ADVERSELY AFFECTED.

I. ADDITIONAL NOTIFICATION REQUIRED.

- (1) NOTICE PROVIDED UNDER THIS SECTION SATISFIES THE FEDERAL REQUIREMENT TO NOTIFY THE STATE EMERGENCY RESPONSE COMMISSION IN THE STATE OF TEXAS. HOWEVER, COMPLYING WITH THE NOTIFICATION REQUIREMENTS SET FORTH IN THIS SECTION DOES NOT RELIEVE, SATISFY, OR FULFILL ANY OTHER NOTIFICATION REQUIREMENTS IMPOSED BY PERMIT OR OTHER LOCAL, STATE, OR FEDERAL LAW. THE CONTRACTOR SHOULD CONTACT THE LOCAL AUTHORITIES TO DETERMINE IF ANY ADDITIONAL NOTIFICATION IS REQUIRED AND SHOULD CONSULT WITH THE TCEQ AS TO WHETHER ANY ADDITIONAL STATE OR FEDERAL NOTIFICATION IS REQUIRED.

J. ALTERNATIVE NOTIFICATION PLANS.

- (1) CONTRACTORS IN CHARGE OF ACTIVITIES AND FACILITIES MAY SUBMIT AND IMPLEMENT AN ALTERNATIVE NOTIFICATION PLAN. THIS ALTERNATIVE NOTIFICATION PLAN SHALL COMPLY WITH THE TEXAS WATER CODE, SECTION 26.039. CONTRACTORS SHALL OBTAIN THE TCEQ'S WRITTEN APPROVAL BEFORE IMPLEMENTING ANY ALTERNATIVE NOTIFICATION PLAN.
- (2) UPON APPROVAL OF THE TCEQ REGIONAL MANAGER, CONTRACTORS MAY PROVIDE THE INITIAL NOTIFICATION BY FACSIMILE TO THE REGIONAL OFFICE DURING NORMAL BUSINESS HOURS.

**GENERAL NOTES**

1. INFORMATION SHOWN ON THESE DRAWINGS INDICATING TYPE AND LOCATION OF UNDERGROUND, SURFACE AND AERIAL UTILITIES IS NOT GUARANTEED TO BE EXACT OR COMPLETE. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT TYPE AND LOCATION OF ALL UTILITIES AFFECTED BY THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL IMMEDIATELY ARRANGE FOR REPAIR AND RESTORATION OF CONTRACTOR DAMAGED UTILITIES, AND PAY FOR SAME.
2. CONTRACTOR SHALL TELEPHONE "TEXAS 811" AT 811 OR 1-800-344-8377 FOR EXISTING UTILITY LOCATIONS BEFORE BEGINNING CONSTRUCTION.
3. BEFORE BEGINNING ACTUAL EXCAVATION AND CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING FACILITIES IN THE AREA SO THESE COMPANIES CAN DETERMINE IF THE PROPOSED CONSTRUCTION WILL CONFLICT WITH THEIR FACILITIES.
4. CONSTRUCTION OPERATIONS SHALL BE CONDUCTED IN SUCH A MANNER AS TO PROTECT ROADWAY FACILITIES AT ALL TIMES.
5. NO EXPLOSIVES SHALL BE USED FOR THIS PROJECT.
6. CONTRACTOR SHALL MAINTAIN THE JOB SITE IN A SAFE, NEAT AND WORKMAN-LIKE MANNER AT ALL TIMES. JOB SITE SAFETY SHALL NOT BE COMPROMISED. ANY OBSTRUCTIVE MATERIALS SHALL BE REMOVED OR CAMOUFLAGED BY CONTRACTOR WHEN DIRECTED BY THE OWNER OR ENGINEER.
7. CONTRACTOR SHALL OBSERVE ALL APPLICABLE MATERIALS, SPECIFICATIONS AND INSTALLATION REQUIREMENTS INCLUDING SPECIAL ATTENTION TO MAINTAINING PROPER DIMENSIONS AND ALIGNMENT.
8. ALL HOLES, TRENCHES AND OTHER HAZARDOUS AREAS SHALL BE ADEQUATELY PROTECTED BY BARRICADES, FENCING, LIGHTS AND/OR OTHER PROTECTIVE DEVICES AT ALL TIMES.

327.4 REPORTABLE QUANTITIES (RQ)

A. HAZARDOUS SUBSTANCES. THE REPORTABLE QUANTITIES FOR HAZARDOUS SUBSTANCES SHALL BE:

- (1) FOR SPILLS OR DISCHARGES ONTO LAND--THE QUANTITY DESIGNATED AS THE FINAL REPORTABLE QUANTITY (RQ) IN TABLE 302.4 IN 40 CFR SECTION 302.4; OR
  - (2) FOR SPILLS OR DISCHARGES INTO WATERS IN THE STATE--THE QUANTITY DESIGNATED AS THE FINAL RQ IN TABLE 302.4 IN 40 CFR SECTION 302.4, EXCEPT WHERE THE FINAL RQ IS GREATER THAN 100 POUNDS IN WHICH CASE THE RQ SHALL BE 100 POUNDS.
- B. OIL, PETROLEUM PRODUCT, AND USED OIL.
- (1) THE RQ FOR CRUDE OIL AND OIL OTHER THAN THAT DEFINED AS PETROLEUM PRODUCT OR USED OIL SHALL BE:
    - a. FOR SPILLS OR DISCHARGES ONTO LAND--210 GALLONS (FIVE BARRELS); OR
    - b. OR SPILLS OR DISCHARGES DIRECTLY INTO WATER IN THE STATE--QUANTITY SUFFICIENT TO CREATE A SHEEN.
  - (2) THE RQ FOR PETROLEUM PRODUCT AND USED OIL SHALL BE:
    - a. EXCEPT AS NOTED IN SUBPARAGRAPH (B) OF THIS PARAGRAPH, FOR SPILLS OR DISCHARGES ONTO LAND--25 GALLONS;
    - b. FOR SPILLS OR DISCHARGES TO LAND FROM PST EXEMPTED FACILITIES--210 GALLONS (FIVE BARRELS); OR
    - c. FOR SPILLS OR DISCHARGES DIRECTLY INTO WATER IN THE STATE--QUANTITY SUFFICIENT TO CREATE A SHEEN.
  - (3) INDUSTRIAL SOLID WASTE OR OTHER SUBSTANCES. THE RQ FOR SPILLS OR DISCHARGES INTO WATER IN THE STATE SHALL BE 100 POUNDS.

C. INDUSTRIAL SOLID WASTE OR OTHER SUBSTANCES. THE RQ FOR SPILLS OR DISCHARGES INTO WATER IN THE STATE SHALL BE 100 POUNDS.

327.4 ACTIONS REQUIRED

A. THE CONTRACTOR SHALL IMMEDIATELY ABATE AND CONTAIN THE SPILL OR DISCHARGE AND COOPERATE FULLY WITH THE EXECUTIVE DIRECTOR AND THE LOCAL INCIDENT COMMAND SYSTEM. THE CONTRACTOR SHALL ALSO BEGIN REASONABLE RESPONSE ACTIONS WHICH MAY INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING ACTIONS:

- (1) ARRIVAL OF THE CONTRACTOR OR RESPONSE PERSONNEL HIRED BY THE CONTRACTOR AT THE SITE OF THE DISCHARGE OR SPILL;
- (2) INITIATING EFFORTS TO STOP THE DISCHARGE OR SPILL;
- (3) MINIMIZING THE IMPACT TO THE PUBLIC HEALTH AND THE ENVIRONMENT;
- (4) NEUTRALIZING THE EFFECTS OF THE INCIDENT;
- (5) REMOVING THE DISCHARGED OR SPILLED SUBSTANCES; AND
- (6) MANAGING THE WASTES.

B. UPON REQUEST OF THE LOCAL GOVERNMENT RESPONDERS OR THE EXECUTIVE DIRECTOR, THE CONTRACTOR SHALL PROVIDE A VERBAL OR WRITTEN DESCRIPTION, OR BOTH, OF THE PLANNED RESPONSE ACTIONS AND ALL ACTIONS TAKEN BEFORE THE LOCAL GOVERNMENTAL RESPONDERS OR THE EXECUTIVE DIRECTOR ARRIVE. WHEN THE TCEQ ON-SCENE COORDINATOR REQUESTS THIS INFORMATION, IT IS SUBJECT TO POSSIBLE ADDITIONAL RESPONSE ACTION REQUIREMENTS BY THE EXECUTIVE DIRECTOR. THE INFORMATION WILL SERVE AS A BASIS FOR THE EXECUTIVE DIRECTOR TO DETERMINE THE NEED FOR:

- (1) FURTHER RESPONSE ACTIONS BY THE CONTRACTOR;
- (2) INITIATING STATE FUNDED ACTIONS FOR WHICH THE CONTRACTOR MAY BE HELD LIABLE TO THE MAXIMUM EXTENT ALLOWED BY LAW; AND
- (3) SUBSEQUENT REPORTS ON THE RESPONSE ACTIONS.

C. EXCEPT FOR DISCHARGES OR SPILLS OCCURRING DURING THE NORMAL COURSE OF TRANSPORTATION ABOUT WHICH CARRIERS ARE REQUIRED TO FILE A WRITTEN REPORT WITH THE U.S. DEPARTMENT OF TRANSPORTATION UNDER 49 CFR SECTION 171.16, THE CONTRACTOR SHALL SUBMIT WRITTEN INFORMATION, SUCH AS A LETTER, DESCRIBING THE DETAILS OF THE DISCHARGE OR SPILL AND SUPPORTING THE ADEQUACY OF THE RESPONSE ACTION, TO THE APPROPRIATE TCEQ REGIONAL MANAGER WITHIN 30 WORKING DAYS OF THE DISCOVERY OF THE REPORTABLE DISCHARGE OR SPILL. THE REGIONAL MANAGER HAS THE DISCRETION TO EXTEND THE DEADLINE. THE DOCUMENTATION SHALL CONTAIN ONE OF THE FOLLOWING ITEMS:

- (1) A STATEMENT THAT THE DISCHARGE OR SPILL RESPONSE ACTION HAS BEEN COMPLETED AND A DESCRIPTION OF HOW THE RESPONSE ACTION WAS CONDUCTED. THE STATEMENT SHALL INCLUDE THE INITIAL REPORT INFORMATION REQUIRED BY SECTION 327.3(C) OF THIS TITLE (RELATING TO NOTIFICATION REQUIREMENTS). THE EXECUTIVE DIRECTOR MAY REQUEST ADDITIONAL INFORMATION. APPROPRIATE RESPONSE ACTIONS AT ANY TIME FOLLOWING THE DISCHARGE OR SPILL INCLUDE USE OF THE TEXAS RISK REDUCTION PROGRAM RULES IN CHAPTER 350 OF THIS TITLE (RELATING TO TEXAS RISK REDUCTION PROGRAM).
- (2) A REQUEST FOR AN EXTENSION OF TIME TO COMPLETE THE RESPONSE ACTION, ALONG WITH THE REASONS FOR THE REQUEST. THE REQUEST SHALL ALSO INCLUDE A PROJECTED WORK SCHEDULE OUTLINING THE TIME REQUIRED TO COMPLETE THE RESPONSE ACTION. THE EXECUTIVE DIRECTOR MAY GRANT AN EXTENSION UP TO SIX MONTHS FROM THE DATE THE SPILL OR DISCHARGE WAS REPORTED, UNLESS OTHERWISE NOTIFIED BY THE APPROPRIATE REGIONAL MANAGER OR THE EMERGENCY RESPONSE TEAM. THE CONTRACTOR SHALL PROCEED ACCORDING TO THE TERMS OF THE PROJECTED WORK SCHEDULE.
- (3) A STATEMENT THAT THE DISCHARGE OR SPILL RESPONSE ACTION HAS NOT BEEN COMPLETED NOR IS IT EXPECTED TO BE COMPLETED WITHIN THE MAXIMUM ALLOWABLE SIX MONTH EXTENSION. THE STATEMENT SHALL EXPLAIN WHY COMPLETION OF THE RESPONSE ACTION IS NOT FEASIBLE AND INCLUDE A PROJECTED WORK SCHEDULE OUTLINING THE REMAINING TASKS TO COMPLETE THE RESPONSE ACTION. THIS INFORMATION WILL ALSO SERVE AS NOTIFICATION THAT THE RESPONSE ACTIONS TO THE DISCHARGE OR SPILL WILL BE CONDUCTED UNDER THE TEXAS RISK REDUCTION PROGRAM RULES IN CHAPTER 350 OF THIS TITLE (RELATING TO TEXAS RISK REDUCTION PROGRAM).

**NOTES ON CONSTRUCTION MATERIALS**

1. ALL FITTINGS UNLESS SPECIFICALLY NOTED OTHERWISE SHALL BE DUCTILE IRON, MECHANICAL JOINT FITTINGS.
2. ALL FITTINGS SHALL BE ENCASED IN LLDPE POLYETHYLENE, HAVING A MINIMUM THICKNESS OF 0.008 INCHES.
3. ALL FITTINGS ON PRESSURE PIPING SHALL UTILIZE JOINT RESTRAINT (SEE BELOW) AND CONCRETE THRUST BLOCKING.
4. GLANDS FOR MECHANICAL JOINT PRESSURE PIPE FITTINGS SHALL BE EBAA IRON INC. SERIES 2000PV MEGALUGS OR ENGINEER APPROVED EQUAL.

**TEXAS COMMISSION ON ENVIRONMENTAL QUALITY**  
**WATER DISTRIBUTION SYSTEM**  
**GENERAL CONSTRUCTION NOTES**

REVISED FEBRUARY 2019

1. THIS WATER DISTRIBUTION SYSTEM MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) RULES AND REGULATIONS FOR PUBLIC WATER SYSTEMS 30 TEXAS ADMINISTRATIVE CODE (TAC) CHAPTER 290 SUBCHAPTER D. WHEN CONFLICTS ARE NOTED WITH LOCAL STANDARDS, THE MORE STRINGENT REQUIREMENT SHALL BE APPLIED. AT A MINIMUM, CONSTRUCTION FOR PUBLIC WATER SYSTEMS MUST ALWAYS MEET TCEQ'S RULES AND REGULATIONS FOR PUBLIC WATER SYSTEMS.
2. ALL NEWLY INSTALLED PIPES AND RELATED PRODUCTS MUST CONFORM TO AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)/NSF INTERNATIONAL STANDARD 61 AND MUST BE CERTIFIED BY AN ORGANIZATION ACCREDITED BY ANSI (§290.44(A)(1)).
3. PLASTIC PIPE FOR USE IN PUBLIC WATER SYSTEMS MUST BEAR THE NSF INTERNATIONAL SEAL OF APPROVAL (NSF-PW) AND HAVE AN ASTM DESIGN PRESSURE RATING OF AT LEAST 150 PSI OR A STANDARD DIMENSION RATIO OF 26 OR LESS (§290.44(A)(2)).
4. NO PIPE WHICH HAS BEEN USED FOR ANY PURPOSE OTHER THAN THE CONVEYANCE OF DRINKING WATER SHALL BE ACCEPTED OR RELOCATED FOR USE IN ANY PUBLIC DRINKING WATER SUPPLY (§290.44(A)(3)).
5. ALL WATER LINE CROSSINGS OF WASTEWATER MAINS SHALL BE PERPENDICULAR (§290.44(E)(4)(B)).
6. WATER TRANSMISSION AND DISTRIBUTION LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. HOWEVER, THE TOP OF THE WATER LINE MUST BE LOCATED BELOW THE FROST LINE AND IN NO CASE SHALL THE TOP OF THE WATER LINE BE LESS THAN 24 INCHES BELOW GROUND SURFACE (§290.44(A)(4)).
7. THE MAXIMUM ALLOWABLE LEAD CONTENT OF PIPES, PIPE FITTINGS, PLUMBING FITTINGS, AND FIXTURES IS 0.25 PERCENT (§290.44(B)).
8. THE CONTRACTOR SHALL INSTALL APPROPRIATE AIR RELEASE DEVICES WITH VENT OPENINGS TO THE ATMOSPHERE COVERED WITH 16-MESH OR FINER, CORROSION RESISTANT SCREENING MATERIAL OR AN ACCEPTABLE EQUIVALENT (§290.44(D)(1)).
9. THE CONTRACTOR SHALL NOT PLACE THE PIPE IN WATER OR WHERE IT CAN BE FLOODED WITH WATER OR SEWAGE DURING ITS STORAGE OR INSTALLATION (§290.44(F)(1)).
10. WHEN WATERLINES ARE LAID UNDER ANY FLOWING OR INTERMITTENT STREAM OR SEMI-PERMANENT BODY OF WATER THE WATERLINE SHALL BE INSTALLED IN A SEPARATE WATERTIGHT PIPE ENCASEMENT. VALVES MUST BE PROVIDED ON EACH SIDE OF THE CROSSING WITH FACILITIES TO ALLOW THE UNDERWATER PORTION OF THE SYSTEM TO BE ISOLATED AND TESTED (§290.44(F)(2)).
11. PURSUANT TO 30 TAC §290.44(A)(5), THE HYDROSTATIC LEAKAGE RATE SHALL NOT EXCEED THE AMOUNT ALLOWED OR RECOMMENDED BY THE MOST CURRENT AWWA FORMULAS FOR PVC PIPE, CAST IRON AND DUCTILE IRON PIPE. INCLUDE THE FORMULAS IN THE NOTES ON THE PLANS.

• THE HYDROSTATIC LEAKAGE RATE FOR POLYVINYL CHLORIDE (PVC) PIPE AND APPURTENANCES SHALL NOT EXCEED THE AMOUNT ALLOWED OR RECOMMENDED BY FORMULAS IN AMERICA WATER WORKS ASSOCIATION (AWWA) C-605 AS REQUIRED IN 30 TAC §290.44(A)(5). PLEASE ENSURE THAT THE FORMULA FOR THIS CALCULATION IS CORRECT AND MOST CURRENT FORMULA IS IN USE:

$$Q = \frac{LD\sqrt{P}}{148,000}$$

WHERE:

- Q = THE QUANTITY OF MAKEUP WATER IN GALLONS PER HOUR,
- L = THE LENGTH OF THE PIPE SECTION BEING TESTED, IN FEET,
- D = THE NOMINAL DIAMETER OF THE PIPE IN INCHES, AND
- P = THE AVERAGE TEST PRESSURE DURING THE HYDROSTATIC TEST IN POUNDS PER SQUARE INCH (PSI).

• THE HYDROSTATIC LEAKAGE RATE FOR DUCTILE IRON (DI) PIPE AND APPURTENANCES SHALL NOT EXCEED THE AMOUNT ALLOWED OR RECOMMENDED BY FORMULAS IN AMERICA WATER WORKS ASSOCIATION (AWWA) C-600 AS REQUIRED IN 30 TAC §290.44(A)(5). PLEASE ENSURE THAT THE FORMULA FOR THIS CALCULATION IS CORRECT AND MOST CURRENT FORMULA IS IN USE:

$$L = \frac{SD\sqrt{P}}{148,000}$$

WHERE:

- L = THE QUANTITY OF MAKEUP WATER IN GALLONS PER HOUR,
- S = THE LENGTH OF THE PIPE SECTION BEING TESTED, IN FEET,
- D = THE NOMINAL DIAMETER OF THE PIPE IN INCHES, AND
- P = THE AVERAGE TEST PRESSURE DURING THE HYDROSTATIC TEST IN POUNDS PER SQUARE INCH (PSI).

12. THE CONTRACTOR SHALL MAINTAIN A MINIMUM SEPARATION DISTANCE IN ALL DIRECTIONS OF NINE FEET BETWEEN THE PROPOSED WATERLINE AND WASTEWATER COLLECTION FACILITIES INCLUDING MANHOLES. IF THIS DISTANCE CANNOT BE MAINTAINED, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE PROJECT ENGINEER FOR FURTHER DIRECTION. SEPARATION DISTANCES, INSTALLATION METHODS, AND MATERIALS UTILIZED MUST MEET §290.44(E)(1)-(4).
13. THE SEPARATION DISTANCE FROM A POTABLE WATERLINE TO A WASTEWATER MAIN OR LATERAL MANHOLE OR CLEANOUT SHALL BE A MINIMUM OF NINE FEET. WHERE THE NINE-FOOT SEPARATION DISTANCE CANNOT BE ACHIEVED, THE POTABLE WATERLINE SHALL BE ENCASED IN A JOINT OF AT LEAST 150 PSI PRESSURE CLASS PIPE AT LEAST 18 FEET LONG AND TWO NOMINAL SIZES LARGER THAN THE NEW CONVEYANCE. THE SPACE AROUND THE CARRIER PIPE SHALL BE SUPPORTED AT FIVE-FOOT INTERVALS WITH SPACERS OR BE FILLED TO THE SPRINGLINE WITH WASHED SAND. THE ENCASEMENT PIPE SHALL BE CENTERED ON THE CROSSING AND BOTH ENDS SEALED WITH CEMENT GROUT OR MANUFACTURED SEALANT (§290.44(E)(5)).
14. FIRE HYDRANTS SHALL NOT BE INSTALLED WITHIN NINE FEET VERTICALLY OR HORIZONTALLY OF ANY WASTEWATER LINE, WASTEWATER LATERAL, OR WASTEWATER SERVICE LINE REGARDLESS OF CONSTRUCTION (§290.44(E)(6)).
15. SUCTION MAINS TO PUMPING EQUIPMENT SHALL NOT CROSS WASTEWATER MAINS, WASTEWATER LATERALS, OR WASTEWATER SERVICE LINES. RAW WATER SUPPLY LINES SHALL NOT BE INSTALLED WITHIN FIVE FEET OF ANY TILE OR CONCRETE WASTEWATER MAIN, WASTEWATER LATERAL, OR WASTEWATER SERVICE LINE (§290.44(E)(7)).
16. WATERLINES SHALL NOT BE INSTALLED CLOSER THAN TEN FEET TO SEPTIC TANK DRAINFIELDS (§290.44(E)(8)).
17. THE CONTRACTOR SHALL DISINFECT THE NEW WATERLINES IN ACCORDANCE WITH AWWA STANDARD C-651-14 OR MOST RECENT, THEN FLUSH AND SAMPLE THE LINES BEFORE BEING PLACED INTO SERVICE. SAMPLES SHALL BE COLLECTED FOR MICROBIOLOGICAL ANALYSIS TO CHECK THE EFFECTIVENESS OF THE DISINFECTION PROCEDURE WHICH SHALL BE REPEATED IF CONTAMINATION PERSISTS. A MINIMUM OF ONE SAMPLE FOR EACH 1,000 FEET OF COMPLETED WATERLINE WILL BE REQUIRED OR AT THE NEXT AVAILABLE SAMPLING POINT BEYOND 1,000 FEET AS DESIGNATED BY THE DESIGN ENGINEER (§290.44(F)(3)).
18. DECHLORINATION OF DISINFECTING WATER SHALL BE IN STRICT ACCORDANCE WITH CURRENT AWWA STANDARD C655-09 OR MOST RECENT.

**GENERAL NOTES**  
**EROSION/SEDIMENTATION CONTROL**

1. THE CONTRACTOR SHALL INSTALL EROSION/SEDIMENTATION CONTROLS PRIOR TO ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR EXCAVATION).
2. THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH CURRENT TCEQ REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED DURING AND AFTER CONSTRUCTION IF DURING SUBSEQUENT RUNOFF EVENTS EROSION OR SEDIMENT DAMAGE IS DOCUMENTED AS A VIOLATION OF TCEQ REGULATIONS OR CITY ORDINANCE BY CITY STAFF.
3. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD ON-SITE WITH THE CONTRACTOR, DESIGN ENGINEER/CITY OF HARKER HEIGHTS STAFF AFTER INSTALLATION OF THE EROSION/SEDIMENTATION CONTROLS AND PRIOR TO BEGINNING ANY SITE PREPARATION WORK. THE CONTRACTOR SHALL NOTIFY THE CITY OF HARKER HEIGHTS AT LEAST THREE DAYS PRIOR TO THE MEETING DATE.
4. ANY MAJOR VARIATION IN MATERIALS OR LOCATIONS OF CONTROLS OR FENCES FROM THOSE SHOWN ON THE APPROVED PLANS WILL REQUIRE A REVISION AND MUST BE APPROVED BY THE CITY OF HARKER HEIGHTS. MINOR CHANGES TO BE MADE AS FIELD REVISIONS TO THE EROSION AND SEDIMENTATION CONTROL PLAN MAY BE REQUIRED BY THE CITY OF HARKER HEIGHTS STAFF DURING THE COURSE OF CONSTRUCTION TO CORRECT CONTROL INADEQUACIES.
5. THE CONTRACTOR IS REQUIRED TO INSPECT THE CONTROLS AND FENCES AT WEEKLY INTERVALS AND AFTER RAINFALL EVENTS IN EXCESS OF 0.5" TO ENSURE THAT THEY ARE FUNCTIONING PROPERLY. THE PERSON(S) RESPONSIBLE FOR MAINTENANCE OF THE CONTROLS AND FENCES SHALL IMMEDIATELY MAKE ANY NECESSARY REPAIRS TO DAMAGED AREAS. SILT ACCUMULATION AT CONTROLS MUST BE REMOVED WHEN THE DEPTH REACHES SIX (6) INCHES.
6. PRIOR TO FINAL ACCEPTANCE BY THE CITY OF HARKER HEIGHTS, HAUL ROAD CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED, ACCUMULATED SEDIMENT REMOVED AND THE AREA RESTORED TO THE ORIGINAL GRADE AND REVEGETATED. ALL LAND CLEARING DEBRIS SHALL BE DISPOSED OF IN APPROVED SPOIL DISPOSAL SITES.
7. PERMANENT EROSION CONTROL: ALL DISTURBED AREAS SHALL BE RESTORED AS NOTED BELOW.

- A. A MINIMUM OF FOUR INCHES OF TOPSOIL SHALL BE PLACED ON ALL DISTURBED AREAS (EXCEPT ROCK OUTCROPS). SALVAGED TOPSOIL FROM THE SITE SHOULD BE USED WHENEVER POSSIBLE. IMPORTED TOPSOIL SHALL BE WEED FREE WITH A MINIMUM 20% ORGANIC CONTENT. TOPSOIL PLACED ON SLOPES EXCEEDING 5 HORIZONTAL TO 1 VERTICAL SHALL HAVE A RELATIVELY HIGH RESISTIVITY TO EROSION.
- B. THE SEEDING FOR PERMANENT EROSION CONTROL SHALL BE APPLIED OVER AREAS DISTURBED BY CONSTRUCTION AS FOLLOWS (SELECT ONE OF THE THREE SEED COMBINATIONS LISTED BELOW):

DATES YEAR ROUND	CLIMATE PERMANENT COOL/WARM SEASONS (NATIVE SPECIES)	SPECIES (LB/AC)	
		PURPLE THREE-AWN (ARISTIDA PURPUREA)	1.4
		SIDEOATS GRAMA (BOUETOLOUA CURTIPENDULA)	2.0
		SILVER BLUESTEM (BOTHRIOCHLOA LAGUROIDES)	6.0
		BUFFALOGRASS (BUCHLOE DACTYLOIDES)	1.4
		CANADIAN WILDRYE (ELOYMUS CANADENSIS)	1.4
		ENGELMANN'S DAISY (ENGELMANNIA PINNATIF)	0.6
		GREEN SPRANGLETOP (LEPTOCHLOA DUBIA)	2.6
		MEXICAN HAT (RATHBIDA COLUMMIFERA)	1.0
		LITTLE BLUESTEM (SCHIZACHYRIUM SCOPARIUM)	1.8
		INDIANGRASS (SORGHASTRUM NUTANS)	1.8
		TEXAS WINTERGRASS (NASSELLA LEUCOTRICHIA) 5/0	
		TOTAL	35.0
MAR 30 - OCT 1	PERMANENT WARM SEASON	BERMUDA (CYNODON DACTYLON) (HULLED)	45.0
OCT 1 - MAR 30	PERMANENT COOL/WARM SEASON	BERMUDA (CYNODON DACTYLON) (UNHULLED) * CERERAL RYE (SECALE CEREALE) TOTAL	79.0 90.0 160.0

\* TAKE CARE TO DISTRIBUTE SEED EVENLY, BY SOWING FINE AND LARGE SEEDS SEPARATELY OR BY USING A FINE SEED BOX. WHEN BROADCASTING SEEDING, THE APPLICATION RATE SHOULD BE DOUBLED AND THE AREA ROLLED TO ENSURE A GOOD SEED/SOIL CONTACT.

\* FROM SEPTEMBER 15 TO MARCH 1, OATS (21 LB/ACRE) AND WINTER WHEAT (30 LB/ACRE) MAY BE SUBSTITUTED FOR RYE.

MULCH TYPE USED SHALL BE HAY, STRAW OR MULCH APPLIED AT A RATE OF 3500 LB/ACRE (HAY), 4500 LB/ACRE (STRAW) OR 2500 LB/ACRE (HYDRAULIC MULCH). TACKIFIER, IF USED, SHALL BE BIODEGRADABLE.

- C. THE PLANTED AREA SHALL BE IRRIGATED OR SPRINKLED IN A MANNER THAT WILL NOT ERODE THE TOPSOIL, BUT WILL SUFFICIENTLY SOAK THE SOIL TO A DEPTH OF SIX INCHES. THE IRRIGATION SHALL OCCUR AT TEN-DAY INTERVALS DURING THE FIRST TWO MONTHS. RAINFALL OCCURRENCES OF 1/8 INCH OR MORE SHALL POSTPONE THE WATERING SCHEDULE FOR ONE WEEK.
- D. RESTORATION SHALL BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST 1 1/2 INCHES HIGH WITH 70% COVERAGE, PROVIDED NO BARE SPOTS LARGER THAN 16 SQUARE FEET EXIST. CRITICAL AREAS INCLUDING CREEK CROSSINGS, SLOPES, AND STORMWATER DISCHARGE POINTS MUST BE COMPLETELY STABILIZED. PERMANENT WATER QUALITY BMPs MUST ATTAIN 80% COVERAGE.

B. DEVELOPER INFORMATION:

OWNER: JUSTIN HERNANDEZ  
ADVANCED SPECIALTY CONSTRUCTION SERVICES PHONE: 866-447-8574  
ADDRESS: P.O. BOX 162, TEMPLE, TX 76503

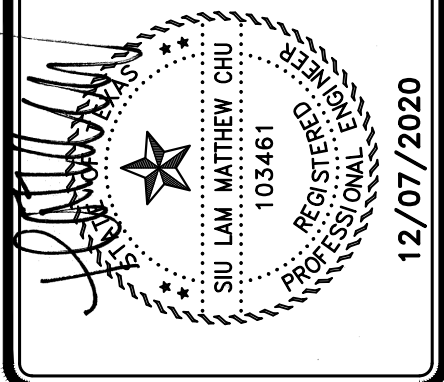
OWNER'S REPRESENTATIVE RESPONSIBLE FOR PLAN ALTERATIONS:  
SIU LAM MATTHEW CHU, P.E. PHONE: 512-328-6736

PERSON OR FIRM RESPONSIBLE FOR EROSION/SEDIMENTATION CONTROL MAINTENANCE:  
TBA PHONE: \_\_\_\_\_

PERSON OR FIRM RESPONSIBLE FOR TREE/NATURAL AREA PROTECTION MAINTENANCE:  
TBA PHONE: \_\_\_\_\_

- 9. THE CONTRACTOR SHALL NOT DISPOSE OF SURPLUS EXCAVATED MATERIAL FROM THE SITE WITHOUT NOTIFYING THE CITY OF HARKER HEIGHTS STAFF AT LEAST 48 HOURS PRIOR WITH THE LOCATION AND A COPY OF THE PERMIT ISSUED TO RECEIVE THE MATERIAL.

REVISIONS	
REV. NO.	DESCRIPTION



12/07/2020

**THONHOFF CONSULTING ENGINEERS, INC.**  
MUNICIPAL • ENVIRONMENTAL • WATER & WASTEWATER

FIRM REGISTRATION NO. P-002921

**TCE**

1301 CAPITAL OF TEXAS HWY. SOUTH SUITE A-236  
AUSTIN, TEXAS 78748  
(512) 328-6736

**FREEDOM PARK SUBDIVISION**

**PHASE II**

**HARKER HEIGHTS**

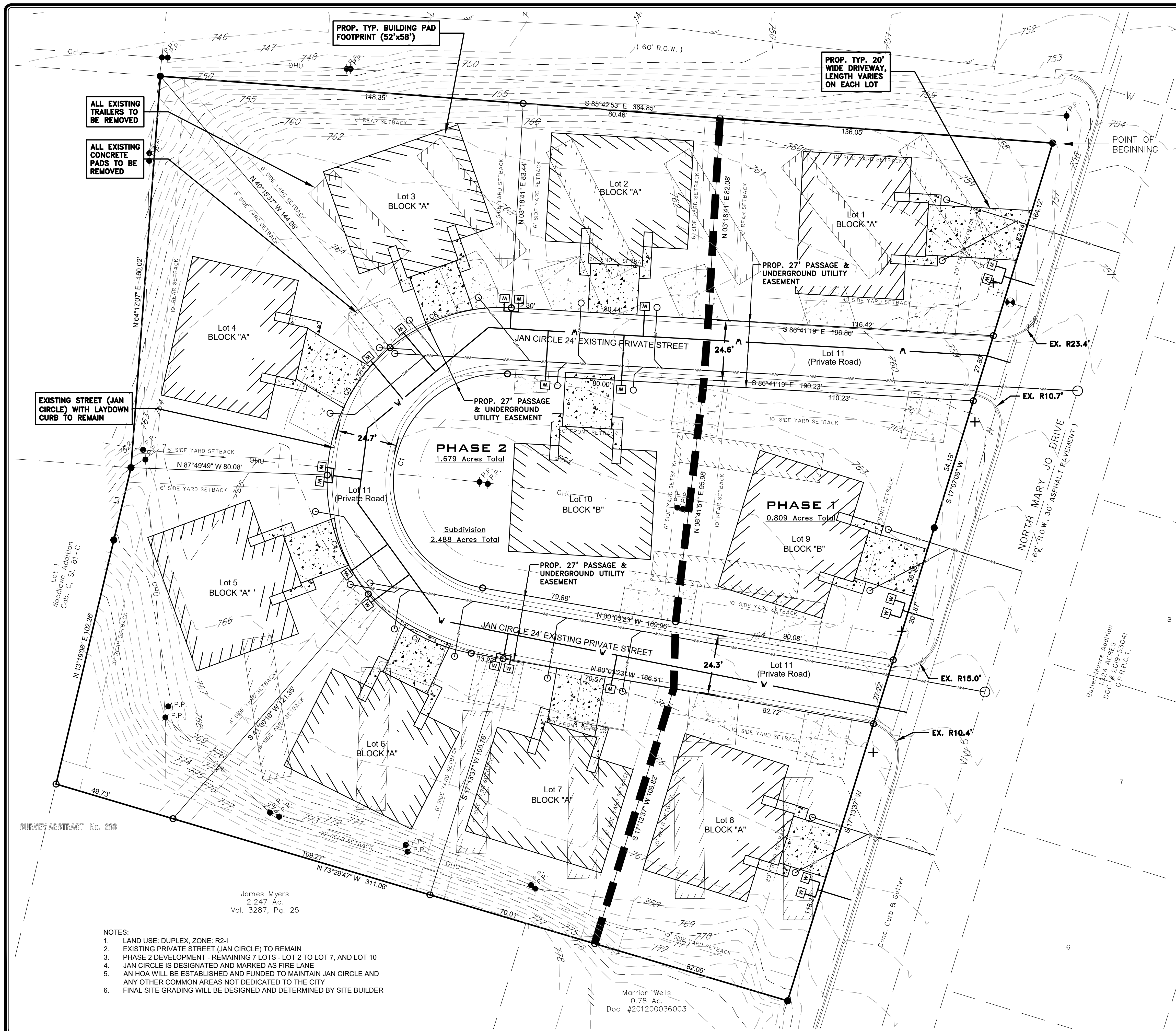
**BELL COUNTY, TEXAS**

**GENERAL NOTES**

JOB NO.	20007.1.400
DESIGNED	SMC
DRAWN BY	SMC
APPROVED	RHT
DATE	DEC 2020
SCALE	AS NOTED

SHEET	2 OF 10
REVISION NO.	△
DATE	





**LEGEND**

R.O.W. OR PROPERTY LINE  
 EXISTING WASTEWATER LINE  
 EXISTING WATER LINE  
 EXISTING FIRE HYDRANT  
 EXISTING WASTEWATER MANHOLE  
 EXISTING EDGE OF PAVEMENT  
 EXISTING CURB AND GUTTER

EXISTING OVERHEAD CABLE/ELECTRIC  
 EXISTING CABLE OR POWER POLE  
 EXISTING LOT LINE  
 EXISTING MAJOR TOPO  
 EXISTING MINOR TOPO

EXISTING CONCRETE PAD

PROPOSED PROPERTY LINE  
 PROPOSED SETBACK  
 CONSTRUCTION PHASE LINE

**LINE BEARING DISTANCE**

L1	N 13°20'39" E	30.30'
----	---------------	--------

CURVE	CH. BEARING	DISTANCE	ARC	RADIUS
C1	N 6°37'39" E	87.85'	131.14'	44.00'
C2	N 6°37'39" E	141.76'	214.85'	71.00'
C3	N 60°08'00" W	48.39'	49.38'	71.00'
C4	N 19°01'42" W	51.31'	52.50'	71.00'
C5	N 26°14'20" E	57.95'	59.69'	71.00'
C6	N 71°49'04" E	52.03'	53.67'	71.00'

**FREEDOM PARK SUBDIVISION PHASE II, LOT SUMMARY**

LOT #	LOT AREA (SF)
2	6,657.61
3	9,510.63
4	10,013.59
5	11,523.29
6	8,825.34
7	7,338.05
10	10,197.60
11 (PRIVATE ROAD)	9,073.26

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE REGISTERED PROFESSIONAL ENGINEER WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF HARKER HEIGHTS MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

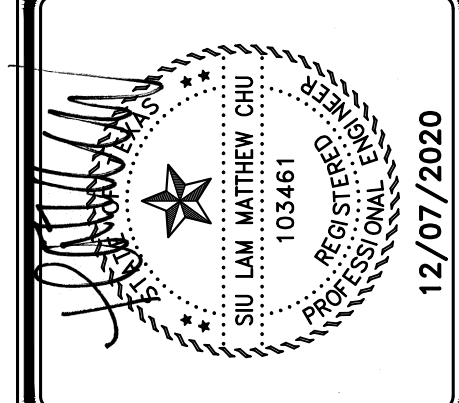
**!!!CAUTION!!!**  
 EXISTING OVERHEAD UTILITIES IN VICINITY CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING NEAR ELECTRIC FACILITIES

**!!!WARNING!!!**  
 THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION OF UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION AND AVOIDING ALL EXISTING UTILITIES BY CALLING THE "TEXAS 811" 811 OR 800-344-8377 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.

0 20 40 Feet  
 FULL SIZE (22x34) SCALE: 1" = 20'  
 HALF SIZE (11x17) SCALE: 1" = 40'

**REVISIONS**

REV. NO.	REVISION DESCRIPTION	APPROVED BY	DATE



**THONHOFF CONSULTING ENGINEERS, INC.**  
 MUNICIPAL • ENVIRONMENTAL • WATER & WASTEWATER  
 FIRM REGISTRATION NO. P-002921

**TCE**

1301 CAPITAL OF TEXAS HWY. SOUTH SUITE A-236 AUSTIN, TEXAS 78748  
 (512) 328-6736 FAX (512) 328-6848

**FREEDOM PARK SUBDIVISION PHASE II HARKER HEIGHTS BELL COUNTY, TEXAS**

**SITE PLAN**

JOB NO. 20007.1.400

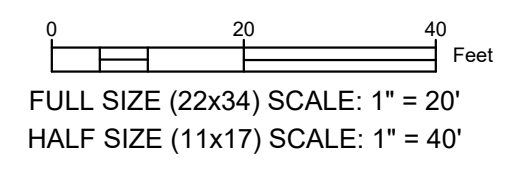
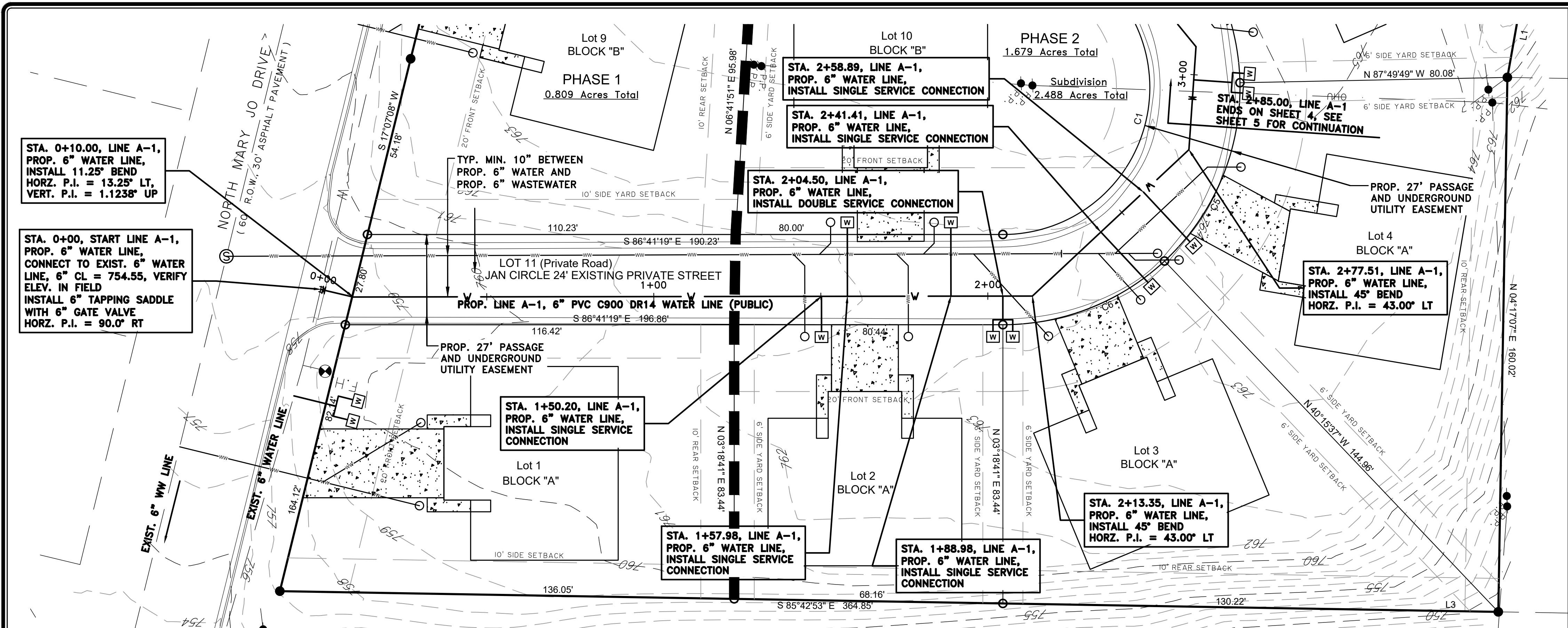
DESIGNED	SMC
DRAWN BY	SMC
APPROVED	RHT
DATE	DEC 2020
SCALE	AS NOTED

SHEET  
**3 OF 10**  
 REVISION NO.    
 DATE

James Myers  
 2,247 Ac.  
 Vol. 3287, Pg. 25

- NOTES:**
- LAND USE: DUPLEX, ZONE: R2-I
  - EXISTING PRIVATE STREET (JAN CIRCLE) TO REMAIN
  - PHASE 2 DEVELOPMENT - REMAINING 7 LOTS - LOT 2 TO LOT 7, AND LOT 10
  - JAN CIRCLE IS DESIGNATED AND MARKED AS FIRE LANE
  - AN HOA WILL BE ESTABLISHED AND FUNDED TO MAINTAIN JAN CIRCLE AND ANY OTHER COMMON AREAS NOT DEDICATED TO THE CITY
  - FINAL SITE GRADING WILL BE DESIGNED AND DETERMINED BY SITE BUILDER

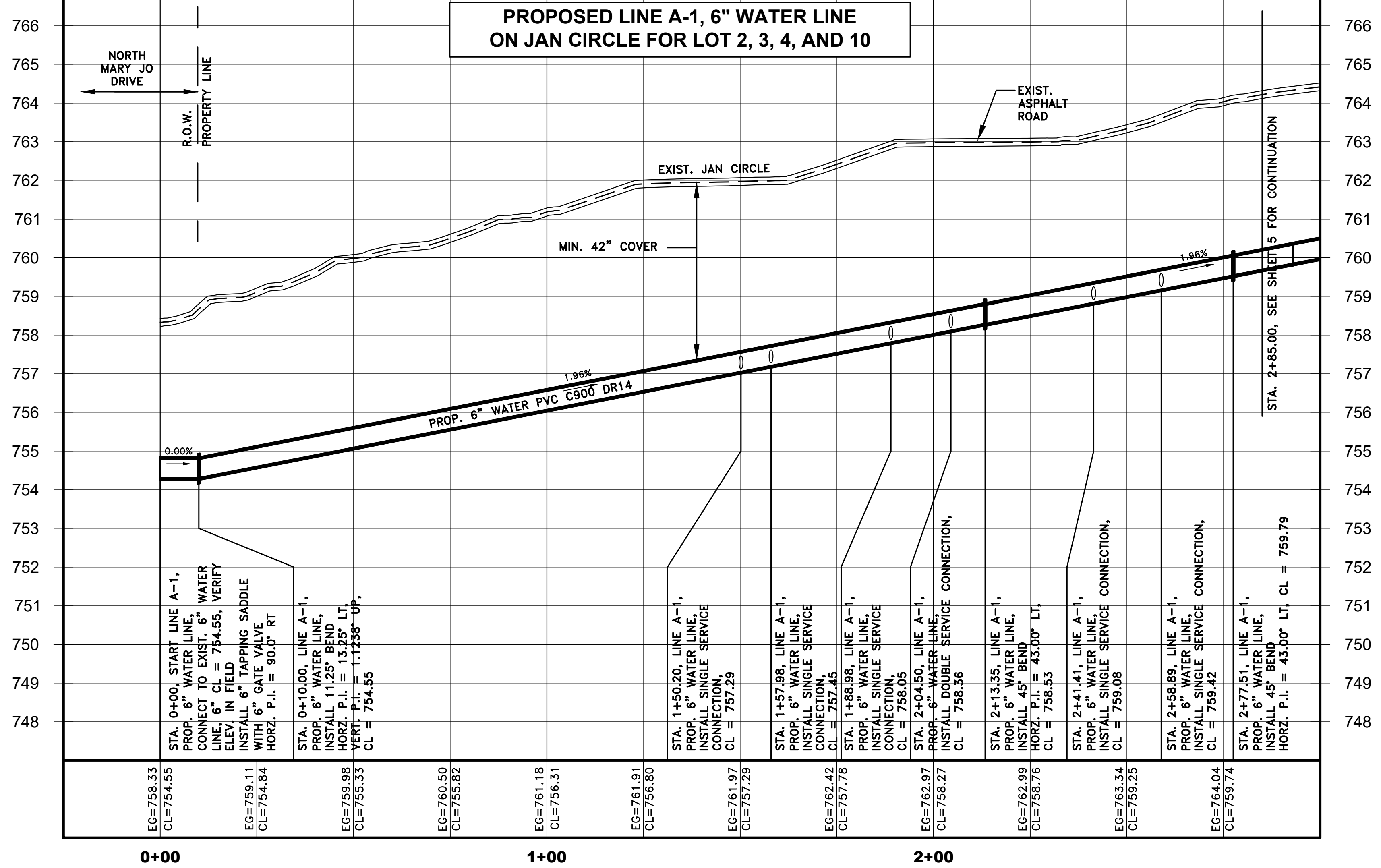




**LEGEND**

R.O.W. AND PROPERTY LINE	---
EXISTING WASTEWATER LINE	---W <sup>6"</sup> ---
EXISTING WASTEWATER MANHOLE	⊙
EXISTING OVERHEAD ELECTRIC	---OHE---
EXISTING WATER LINE	---W <sup>4"</sup> ---
TELEPHONE OR POWER POLE	•P.P.
EXISTING FIRE HYDRANT	•F.H.
PROPOSED LOT LINE	---
PROPOSED WATER LINE	—W—
PROPOSED WASTEWATER LINE	—WW—
PROPOSED WASTEWATER CLEANOUT	○
PROPOSED WASTEWATER MANHOLE	⊙
PROPOSED WATER SERVICE CONNECTION (SINGLE)	—W—
PROPOSED WATER SERVICE CONNECTION (DOUBLE)	—W— —W—
PROPOSED WATER VALVE	⊗
CONSTRUCTION PHASE LINE	▬▬▬▬

- NOTES:**
1. HYDROSTATIC TEST SHALL BE PERFORMED ON THE PROPOSED 6" WATER BEFORE PLACING FOR SERVICE.
  2. RECORD SHOWS EXISTING 2" WATER ON SITE SHALL BE ABANDONED IN PLACE, VERIFY LOCATION IN FIELD.
  3. WATER LINE SHALL BE PVC C900 DR14 UNLESS SPECIFIED OTHERWISE.
  4. WATER LINE SHALL HAVE A MINIMUM OF 42" COVER.
  5. ALL MATERIALS SHALL BE U.S.A. DOMESTIC ONLY.
  6. A PVC SLEEVE IS REQUIRED ON WATER SERVICE CONNECTION ACROSS PAVEMENT. PVC SLEEVE SHALL BE 4" SCH. 40 PVC OR 4" C900 PVC DR14.



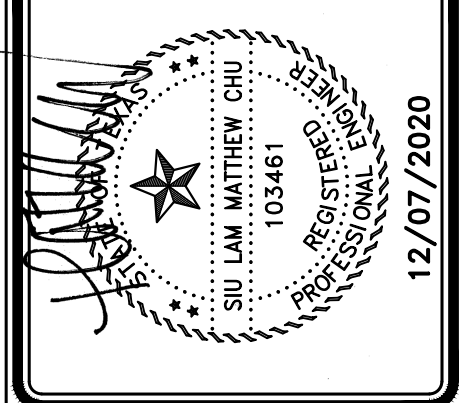
**PROFILE SCALE**  
 FULL SIZE (22X34)  
 HORL.: 1" = 20'  
 VERT.: 1" = 2'  
 HALF SIZE (11X17)  
 HORL.: 1" = 40'  
 VERT.: 1" = 4'

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**!!!CAUTION!!!**  
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**!!!WARNING!!!**  
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REVISIONS	
REV. NO.	DESCRIPTION



**THONHOFF CONSULTING ENGINEERS, INC.**  
 MUNICIPAL • ENVIRONMENTAL • WATER & WASTEWATER

1301 CAPITAL OF TEXAS HWY. SOUTH SUITE A-236 AUSTIN, TEXAS 78746  
 (512) 328-6726 FAX (512) 328-6848

FRM REGISTRATION NO. F-020921

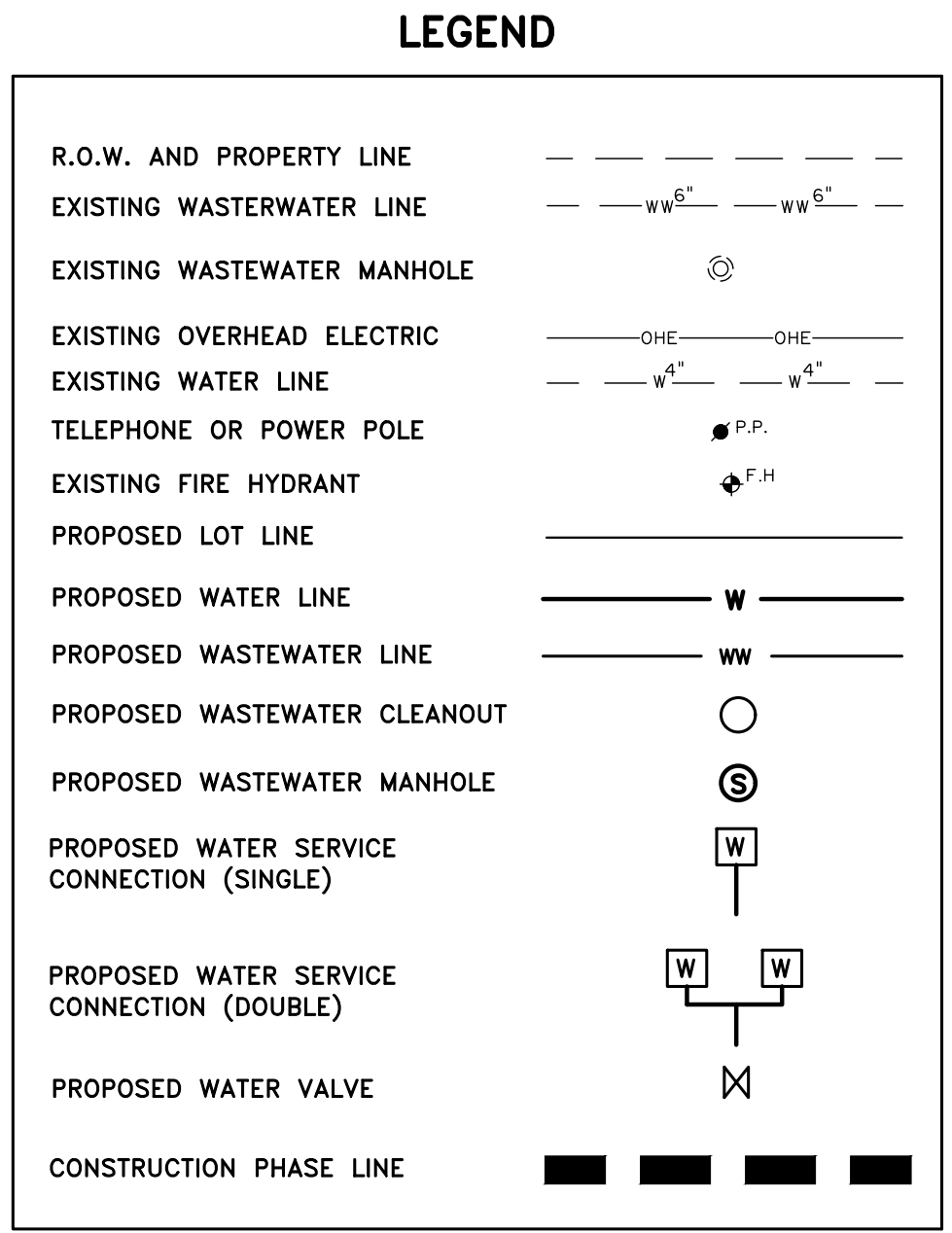
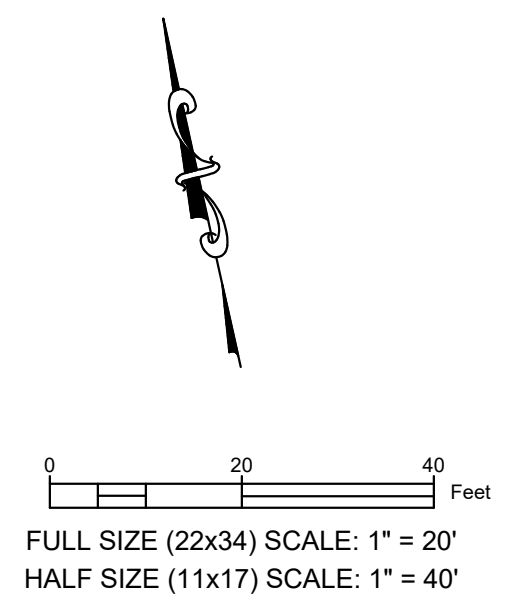
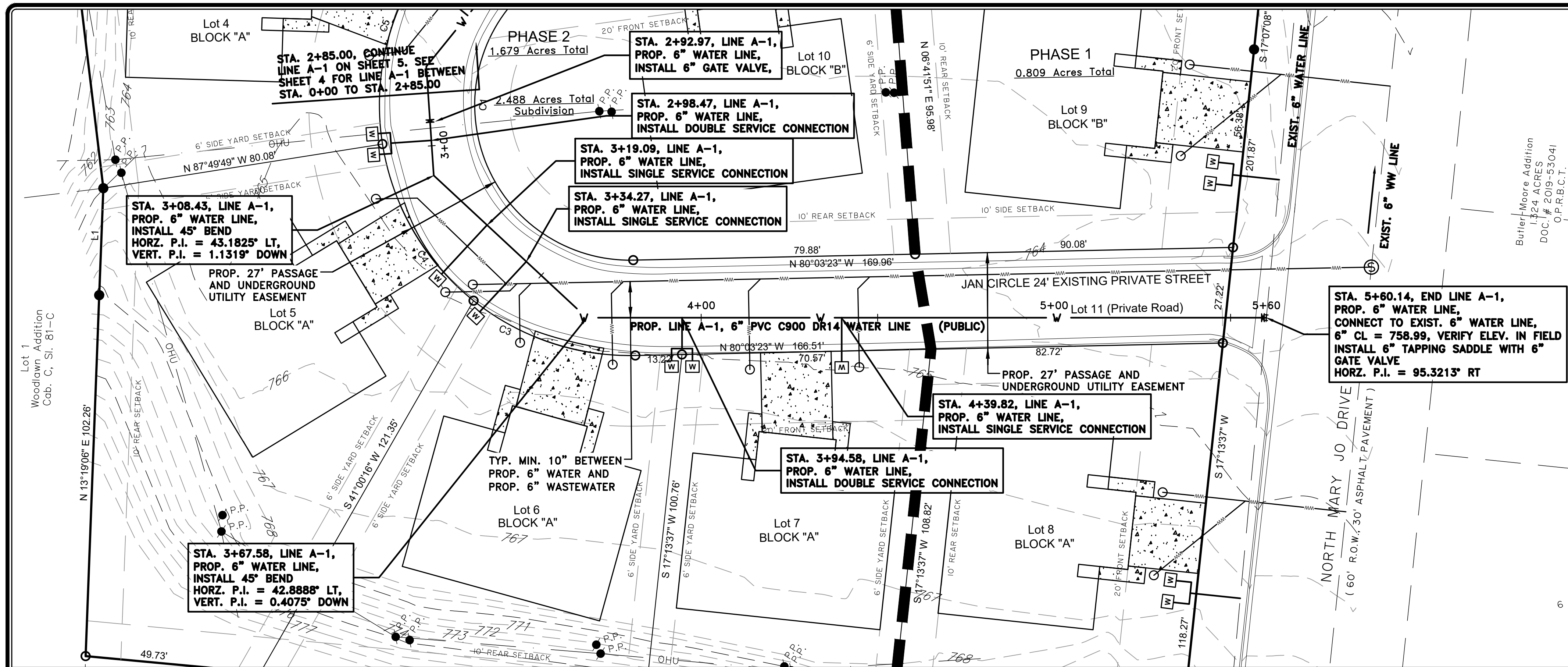
**TCE**

**FREEDOM PARK SUBDIVISION  
 PHASE II  
 HARKER HEIGHTS  
 BELL COUNTY, TEXAS**

**WATER PLAN 1**

JOB NO.	20007.1.400
DESIGNED	SMC
DRAWN BY	SMC
APPROVED	RHT
DATE	DEC 2020
SCALE	AS NOTED
SHEET	4 OF 10
REVISION NO.	
DATE	





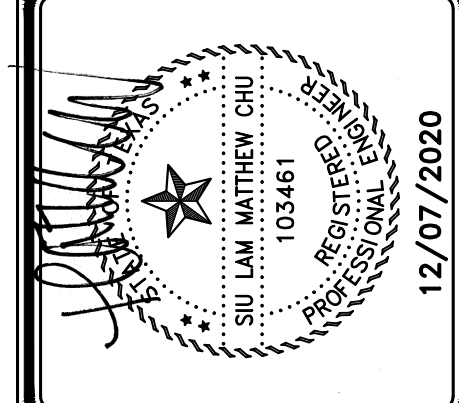
- NOTES:**
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  - RECORD SHOWS EXISTING 2" WATER ON SITE, IT SHALL BE ABANDONED IN PLACE, VERIFY LOCATION IN FIELD.
  - WATER LINE SHALL BE PVC C900 DR14 UNLESS SPECIFIED OTHERWISE.
  - WATER LINE SHALL HAVE A MINIMUM OF 42" COVER.
  - ALL MATERIALS SHALL BE U.S.A. DOMESTIC ONLY.
  - A PVC SLEEVE IS REQUIRED ON WATER SERVICE CONNECTION ACROSS PAVEMENT. PVC SLEEVE SHALL BE 4" SCH. 40 PVC OR 4" C900 PVC DR14.

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REVISIONS	
REV. NO.	DESCRIPTION



**THONHOFF CONSULTING ENGINEERS, INC.**  
MUNICIPAL • ENVIRONMENTAL • WATER & WASTEWATER  
FIRM REGISTRATION NO. F-002921

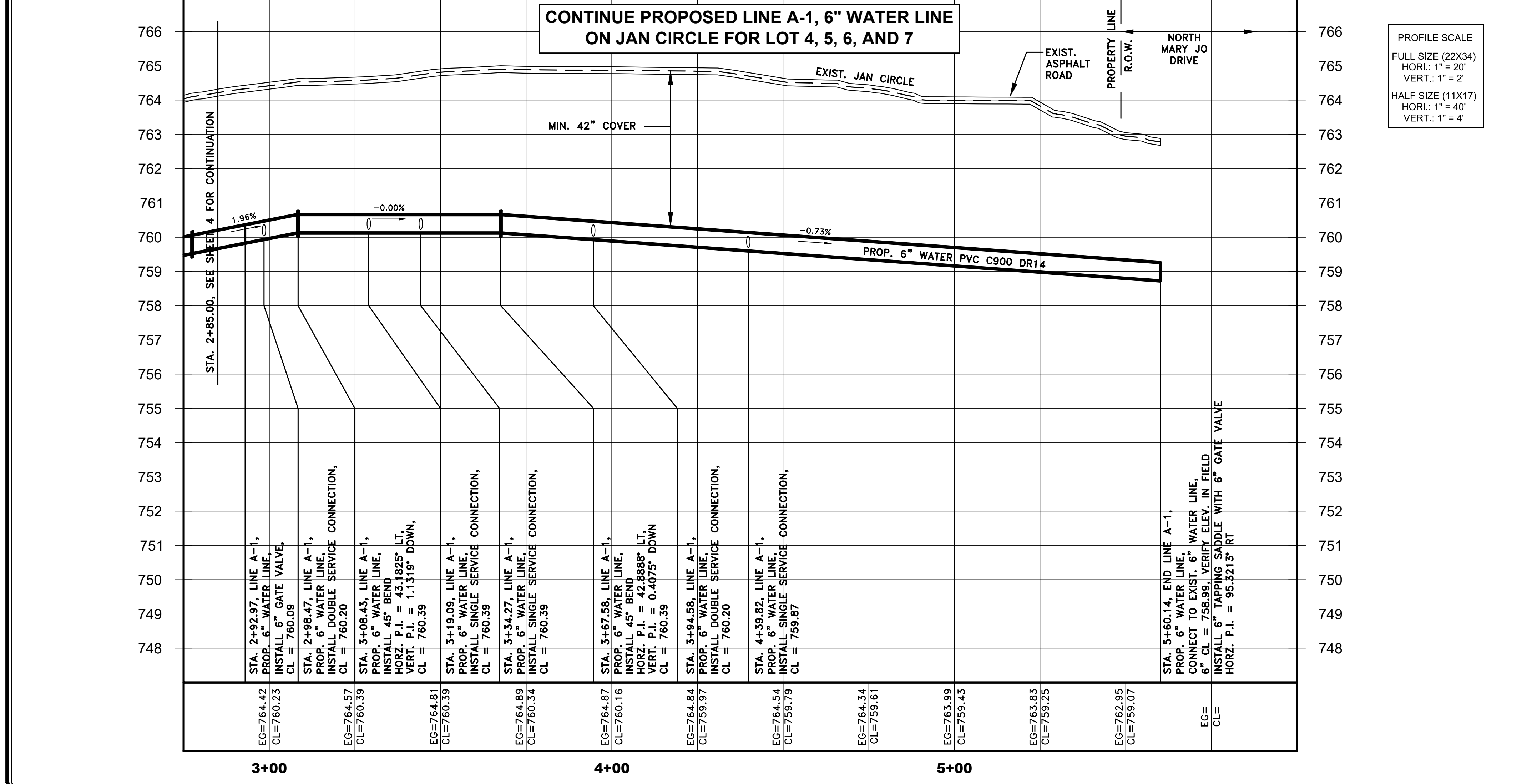
**TCE**

1301 CAPITAL OF TEXAS HWY. SOUTH SUITE A-236 AUSTIN, TEXAS 78748  
(512) 328-6736 FAX (512) 328-6848

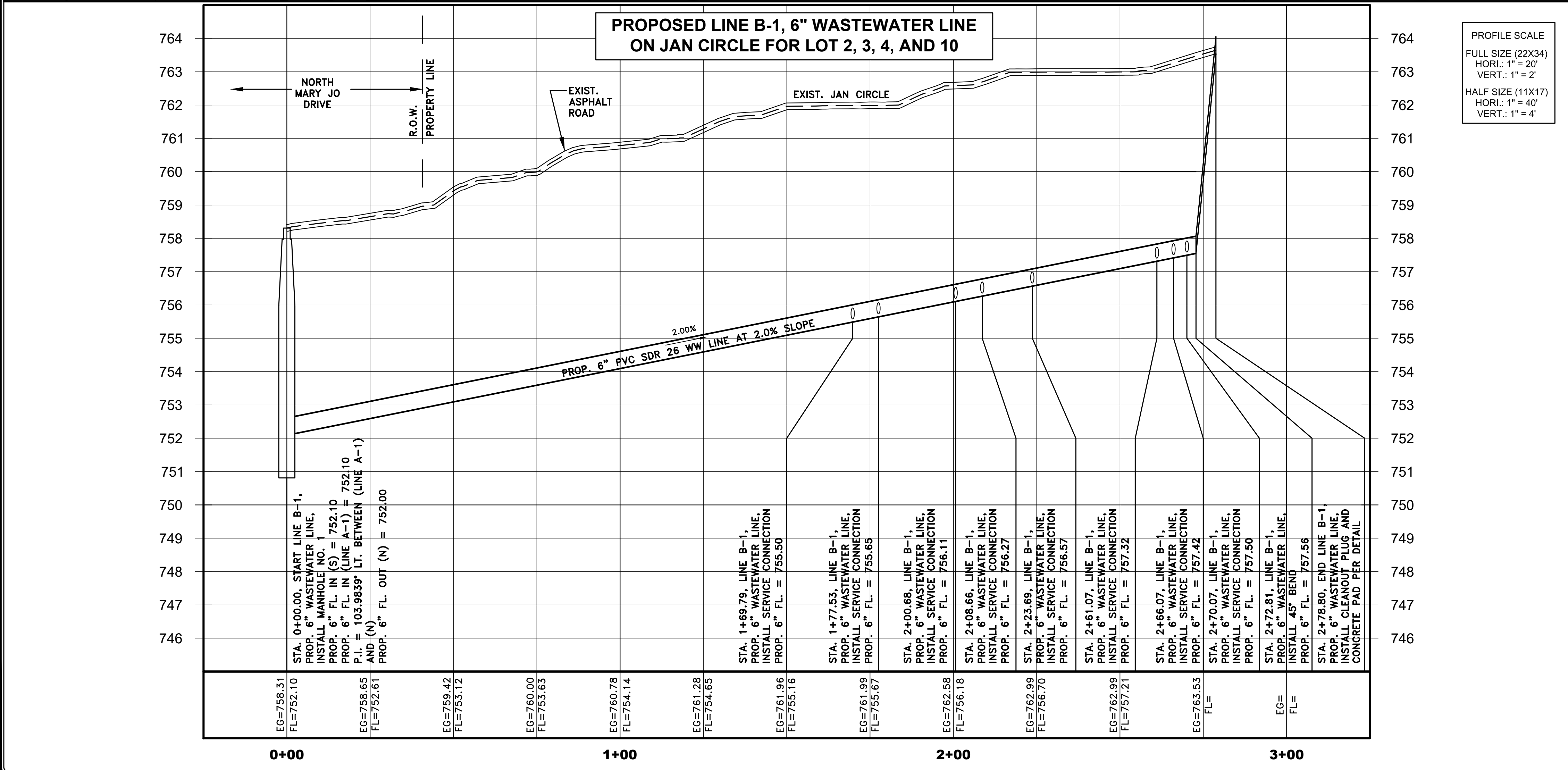
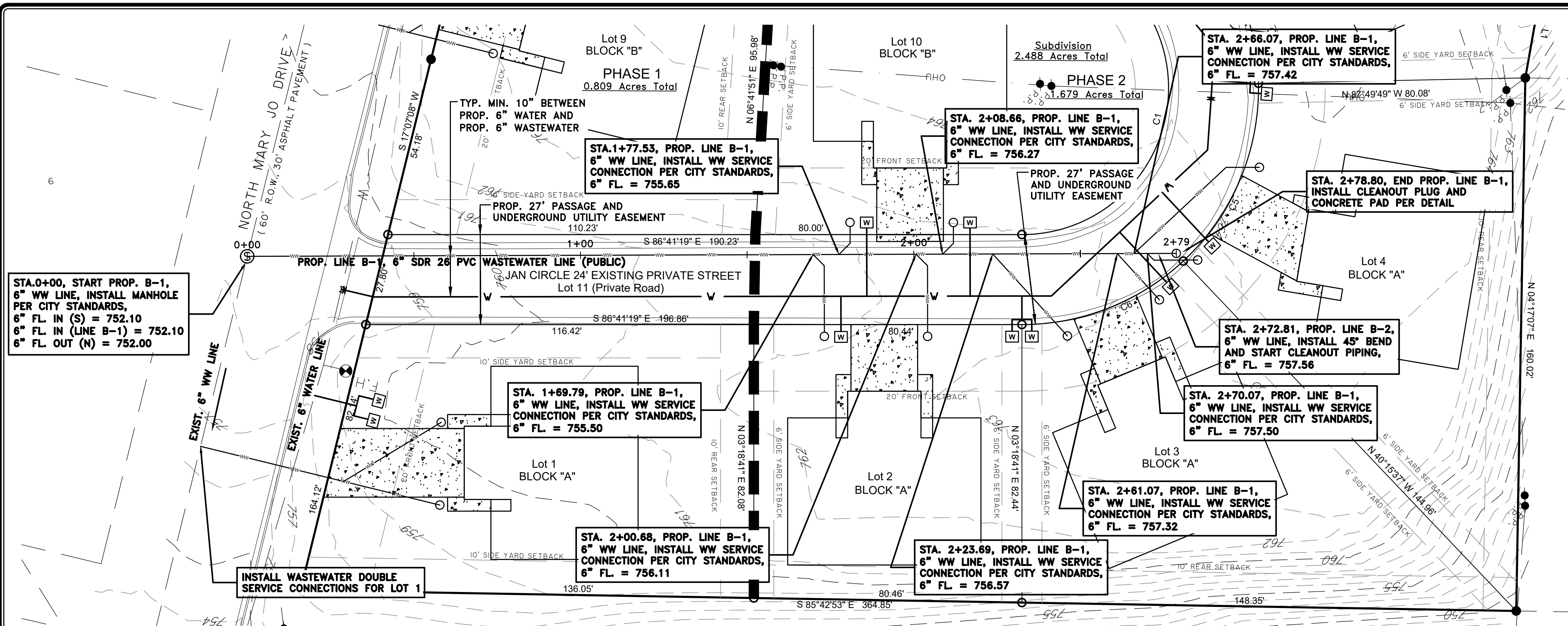
**FREEDOM PARK SUBDIVISION  
PHASE II  
HARKER HEIGHTS  
BELL COUNTY, TEXAS**

**WATER PLAN 2**

JOB NO.	20007.1.400
DESIGNED	SMC
DRAWN BY	SMC
APPROVED	RHT
DATE	DEC 2020
SCALE	AS NOTED
SHEET	5 OF 10
REVISION NO.	
DATE	







**REVISIONS**

REV. NO.	REVISION DESCRIPTION	APPROVED BY	DATE

0 20 40 Feet  
 FULL SIZE (22x34) SCALE: 1" = 20'  
 HALF SIZE (11x17) SCALE: 1" = 40'

**LEGEND**

- R.O.W. AND PROPERTY LINE
- EXISTING WASTEWATER LINE
- EXISTING WASTEWATER MANHOLE
- EXISTING OVERHEAD ELECTRIC
- EXISTING WATER LINE
- TELEPHONE OR POWER POLE
- EXISTING FIRE HYDRANT
- PROPOSED LOT LINE
- PROPOSED WATER LINE
- PROPOSED WASTEWATER LINE
- PROPOSED WASTEWATER CLEANOUT
- PROPOSED WASTEWATER MANHOLE
- PROPOSED WATER SERVICE CONNECTION (SINGLE)
- PROPOSED WATER SERVICE CONNECTION (DOUBLE)
- PROPOSED WATER VALVE
- CONSTRUCTION PHASE LINE

**THONHOFF CONSULTING ENGINEERS, INC.**  
 MUNICIPAL • ENVIRONMENTAL • WATER & WASTEWATER  
 FIRM REGISTRATION NO. P-0092921

**TCE**

1301 CAPITAL OF TEXAS HWY. SOUTH SUITE A-236 AUSTIN, TEXAS 78748  
 (512) 328-6736 FAX (512) 328-6648

REGISTERED PROFESSIONAL ENGINEER  
 SHU JAM MATTHEW CHU  
 033461  
 12/07/2020

**FREEDOM PARK SUBDIVISION  
 PHASE II  
 HARKER HEIGHTS  
 BELL COUNTY, TEXAS**

**WASTEWATER PLAN 1**

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE REGISTERED PROFESSIONAL ENGINEER WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF HARKER HEIGHTS MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

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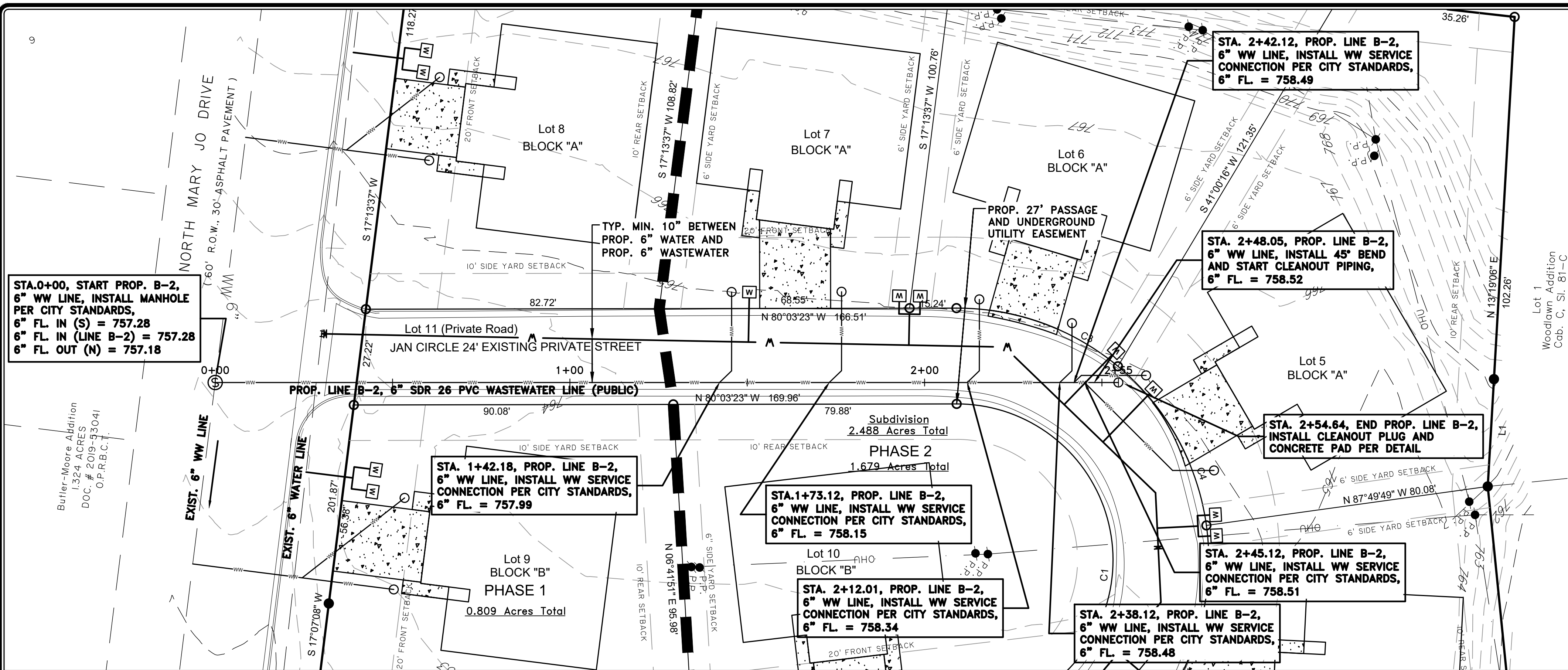
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JOB NO. 20007.1.400

DESIGNED	SMC
DRAWN BY	SMC
APPROVED BY	RHT
DATE	DEC 2020
SCALE	AS NOTED

SHEET  
**6 OF 10**  
 REVISION NO.    
 DATE

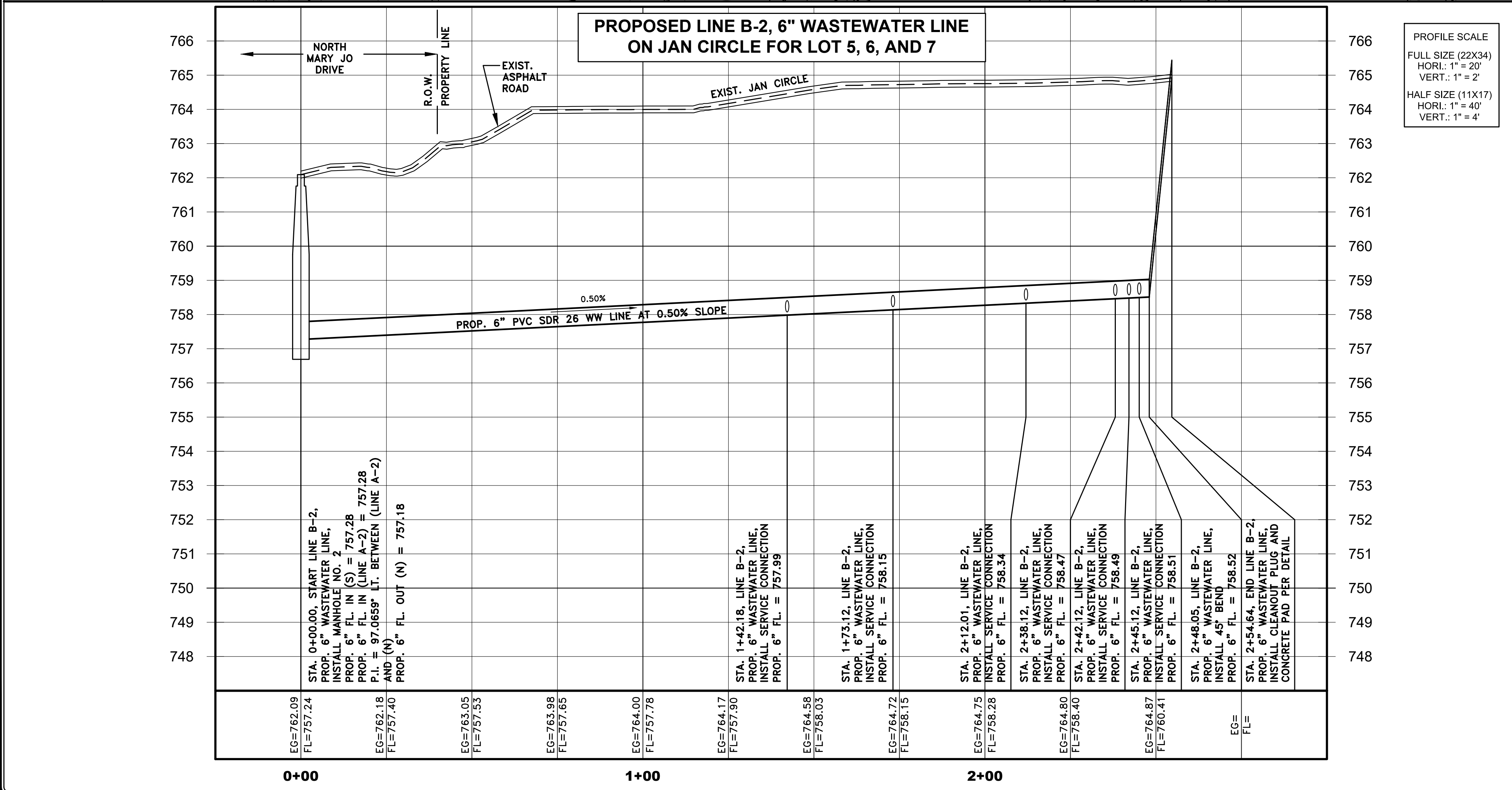




0 20 40 Feet  
 FULL SIZE (22x34) SCALE: 1" = 20'  
 HALF SIZE (11x17) SCALE: 1" = 40'

**LEGEND**

- R.O.W. AND PROPERTY LINE
- EXISTING WASTEWATER LINE
- EXISTING WASTEWATER MANHOLE
- EXISTING OVERHEAD ELECTRIC
- EXISTING WATER LINE
- TELEPHONE OR POWER POLE
- EXISTING FIRE HYDRANT
- PROPOSED LOT LINE
- PROPOSED WATER LINE
- PROPOSED WASTEWATER LINE
- PROPOSED WASTEWATER CLEANOUT
- PROPOSED WASTEWATER MANHOLE
- PROPOSED WATER SERVICE CONNECTION (SINGLE)
- PROPOSED WATER SERVICE CONNECTION (DOUBLE)
- PROPOSED WATER VALVE
- CONSTRUCTION PHASE LINE



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REVISIONS

REV. NO.	REVISION DESCRIPTION	APPROVED BY	DATE



**THONHOFF CONSULTING ENGINEERS, INC.**  
 MUNICIPAL • ENVIRONMENTAL • WATER & WASTEWATER  
 FIRM REGISTRATION NO. F-002921

**TCE**

1301 CAPITAL OF TEXAS HWY. SOUTH SUITE A-236 AUSTIN, TEXAS 78748  
 (512) 328-6736 FAX (512) 328-6648

**FREEDOM PARK SUBDIVISION  
 PHASE II  
 HARKER HEIGHTS  
 BELL COUNTY, TEXAS**

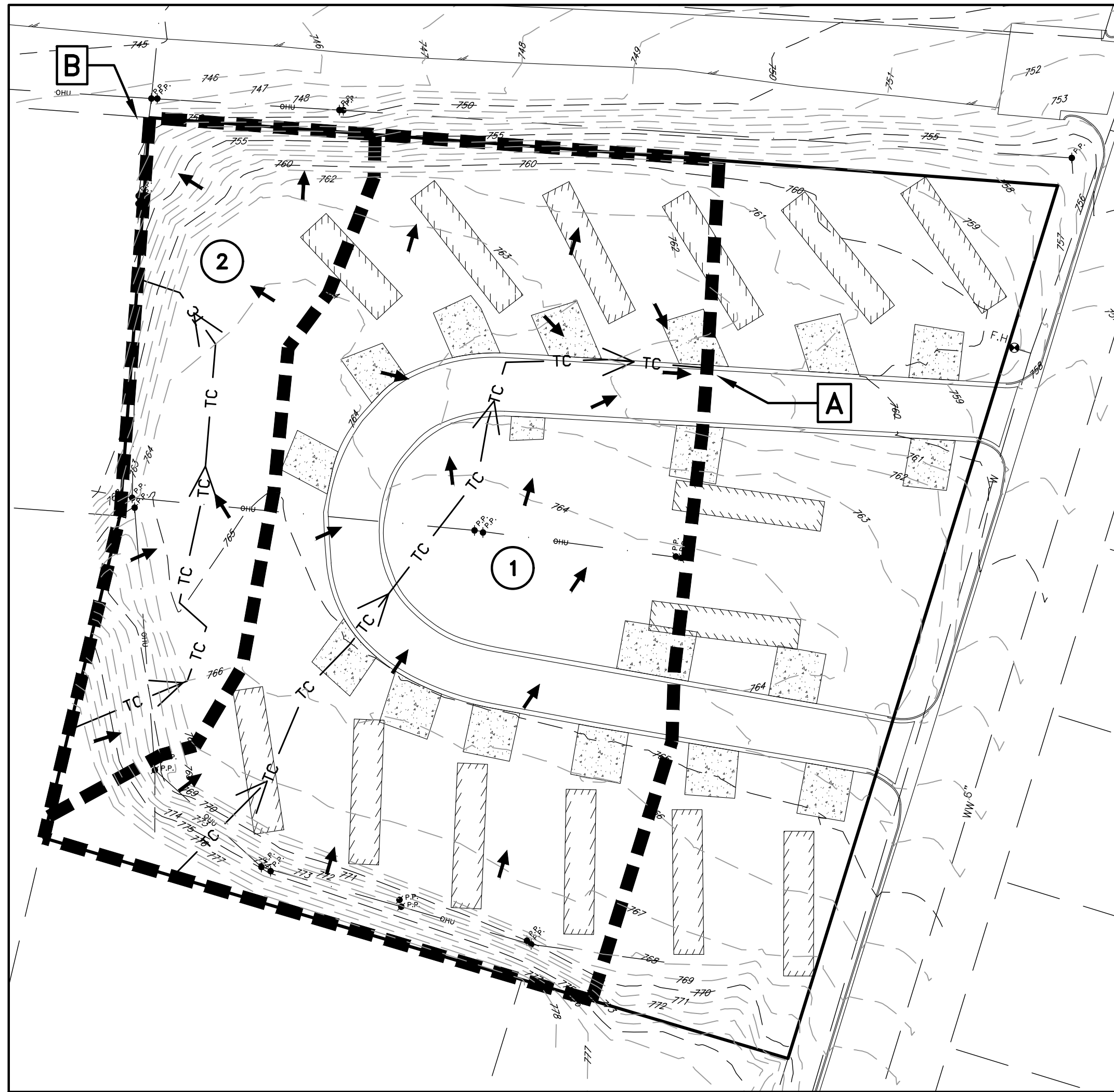
**WASTEWATER PLAN 2**

JOB NO. 20007.1.400

DESIGNED	SMC
DRAWN BY	SMC
APPROVED	RHT
DATE	DEC 2020
SCALE	AS NOTED

SHEET  
**7 OF 10**  
 REVISION NO.    
 DATE





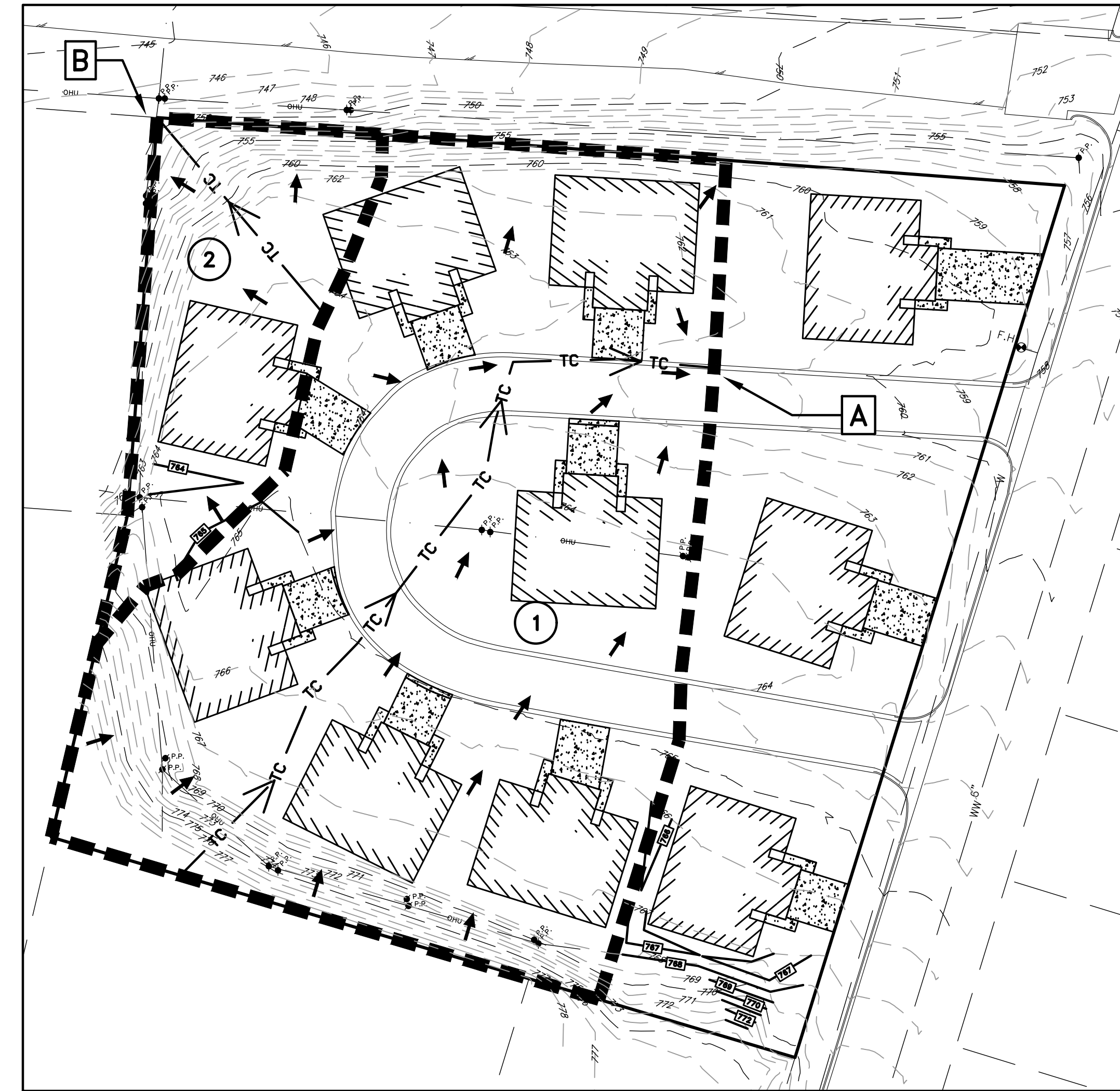
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 FULL SIZE (22x34) SCALE: 1" = 40'  
 HALF SIZE (11x17) SCALE: 1" = 80'

**PRE-DEVELOP DRAINAGE PLAN**

TIME OF CONCENTRATION (T<sub>c</sub>) IS LESS THAN 5 MINS., THEREFORE 5 MINS. IS USED

PRE-DEVELOP DRAINAGE CALCULATIONS (HEC-HMS MODEL SUMMARY)

BASIN	AREA		%iC	NRCS COMPOSITE "CN"	TOTAL T <sub>c</sub> (MIN)	PEAK DISCHARGE (cfs)		DISCHARGE POINT
	(acre)	(mi <sup>2</sup> )				25-YR	100-YR	
1	1.2738	0.00199	31.77%	85.72	5.0	8.2023	11.2518	A
2	0.4052	0.00063	1.38%	80.25	5.0	2.2980	3.2868	B



0 40 80 Feet  
 FULL SIZE (22x34) SCALE: 1" = 40'  
 HALF SIZE (11x17) SCALE: 1" = 80'

**POST-DEVELOP DRAINAGE PLAN**

TIME OF CONCENTRATION (T<sub>c</sub>) IS LESS THAN 5 MINS., THEREFORE 5 MINS. IS USED

POST-DEVELOP DRAINAGE CALCULATIONS (HEC-HMS MODEL SUMMARY)

BASIN	Area		%iC	NRCS COMPOSITE "CN"	TOTAL T <sub>c</sub> (MIN)	PEAK DISCHARGE (cfs)		DISCHARGE POINT
	(acre)	(mi <sup>2</sup> )				25-YR	100-YR	
1	1.3890	0.00217	48.91%	88.80	5.0	9.2953	12.5781	A
2	0.2900	0.00045	25.99%	84.68	5.0	1.8229	2.5157	B

COMPARE BETWEEN PRE-DEVELOP AND POST-DEVELOP

BASIN	PRE-DEVELOP PEAK DISCHARGE (cfs)		POST-DEVELOP PEAK DISCHARGE (cfs)		DISCHARGE POINT
	25-YR	100-YR	25-YR	100-YR	
1	8.2023	11.2518	9.2953	12.5781	A
2	2.2980	3.2868	1.8229	2.5157	B
<b>TOTAL DISCHARGE FROM SITE</b>	<b>10.5003</b>	<b>14.5386</b>	<b>11.1182</b>	<b>15.0938</b>	

NET DISCHARGE FROM SITE BETWEEN PRE-DEVELOP AND POST-DEVELOP

STORM EVENT	DISCHARGE (cfs)
25-YR	+0.6179
100-YR	+0.5552

DRAINAGE DISCHARGE INCREASES ABOUT 0.60 cfs WITH THE PROPOSED DEVELOPMENT.

- LEGEND**
- PROPERTY LINE
  - 683 EXISTING CONTOURS MINOR
  - 685 EXISTING CONTOURS MAJOR
  - 685 PROPOSED CONTOURS
  - DRAINAGE AREA BOUNDARY
  - ← DIRECTIONAL FLOW ARROW
  - ← TC → TIME OF CONCENTRATION
  - ② DRAINAGE AREA NUMBER
  - A POINT OF ANALYSIS (POA)

**REVISIONS**

REV. NO.	REVISION DESCRIPTION	APPROVED BY	DATE



**TCE**  
**THONHOFF CONSULTING ENGINEERS, INC.**  
 MUNICIPAL • ENVIRONMENTAL • WATER & WASTEWATER  
 FIRM REGISTRATION NO. P-002921

1301 CAPITAL OF TEXAS HWY. SOUTH SUITE A-236 AUSTIN, TEXAS 78748  
 (512) 328-6736 FAX (512) 328-6648

**FREEDOM PARK SUBDIVISION  
 PHASE II  
 HARKER HEIGHTS  
 BELL COUNTY, TEXAS**

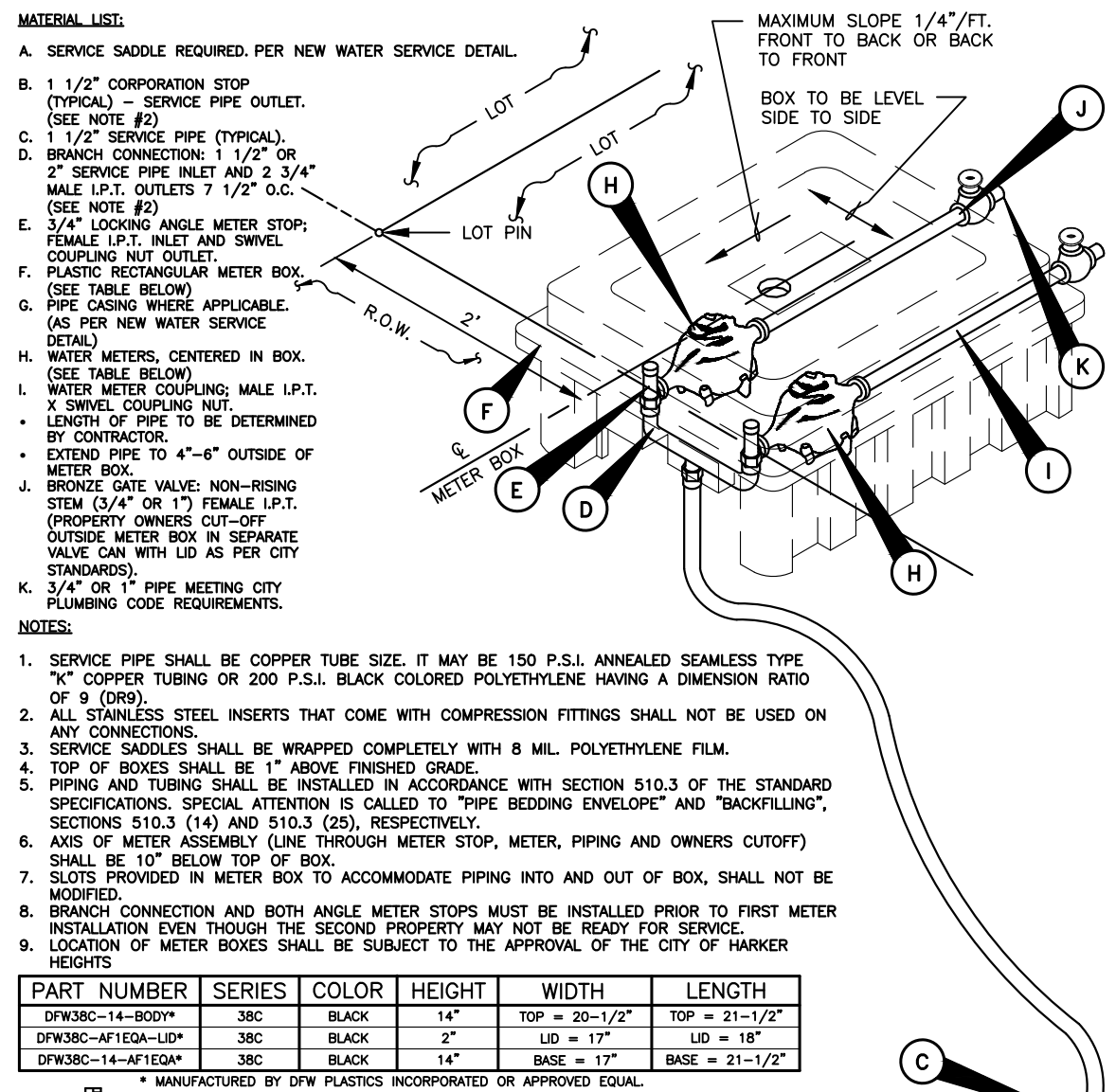
**DRAINAGE PLAN**

JOB NO. 20007.1.400

DESIGNED	SMC
DRAWN BY	SMC
APPROVED	RHT
DATE	DEC 2020
SCALE	AS NOTED

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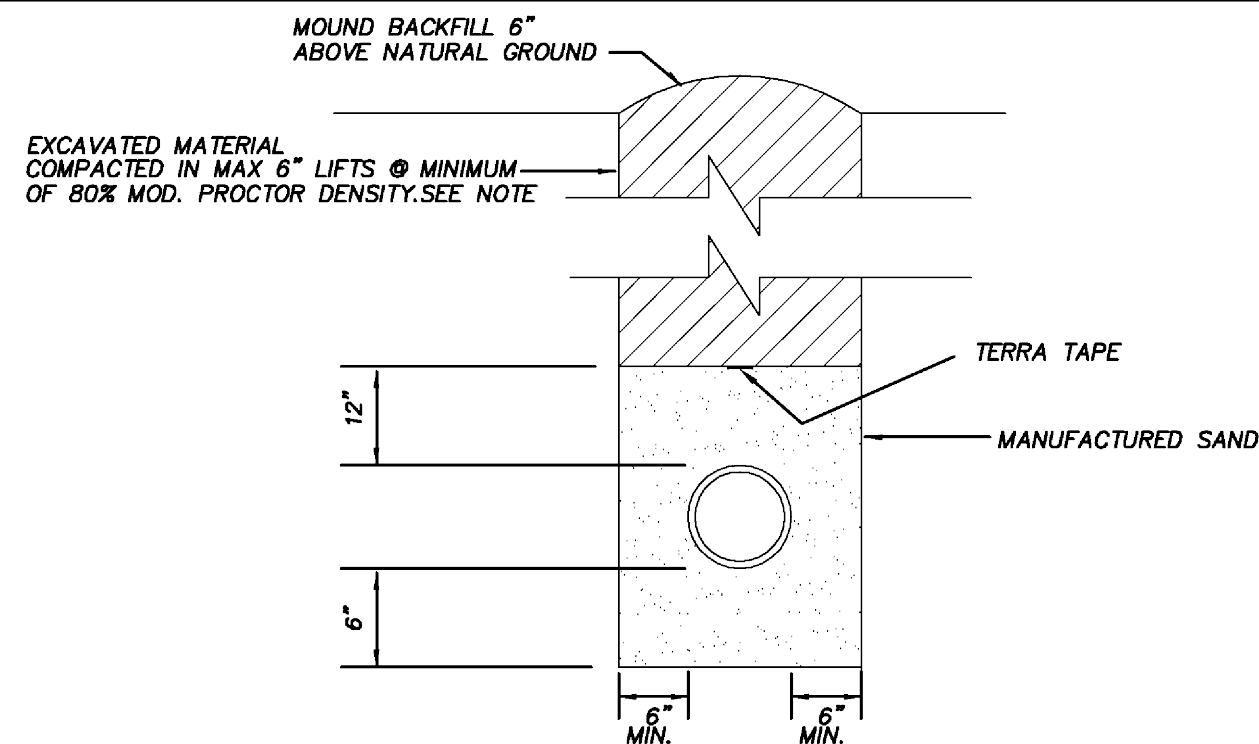


**DUAL 3/4\"/>**

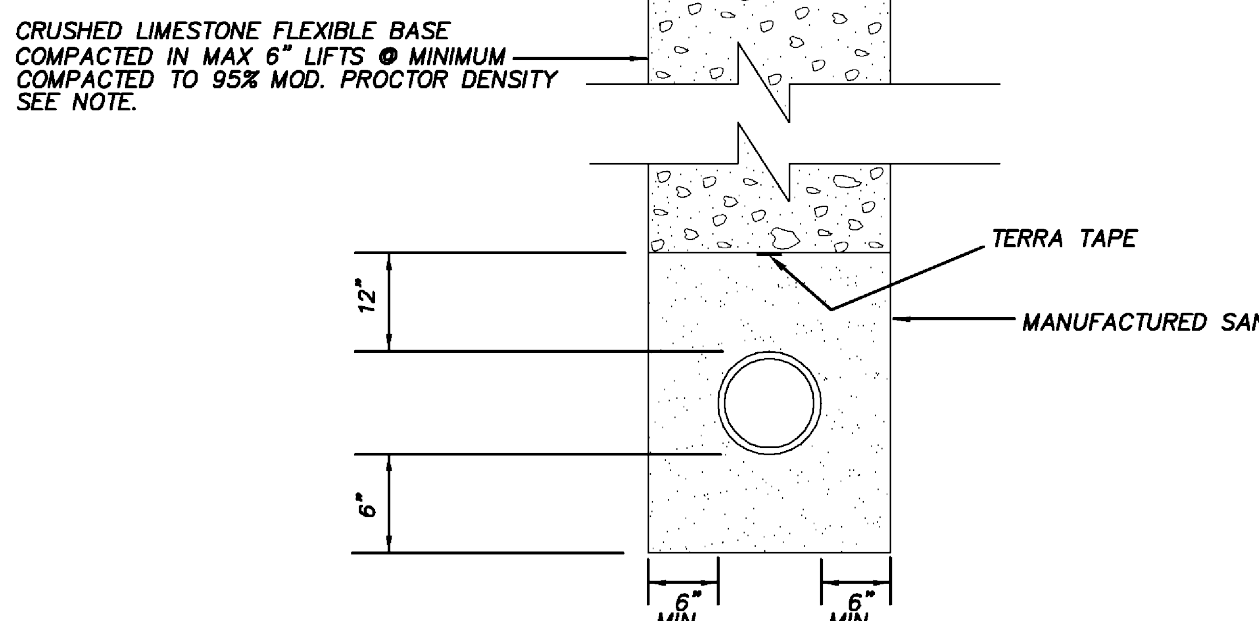
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**GENERAL NOTES:**

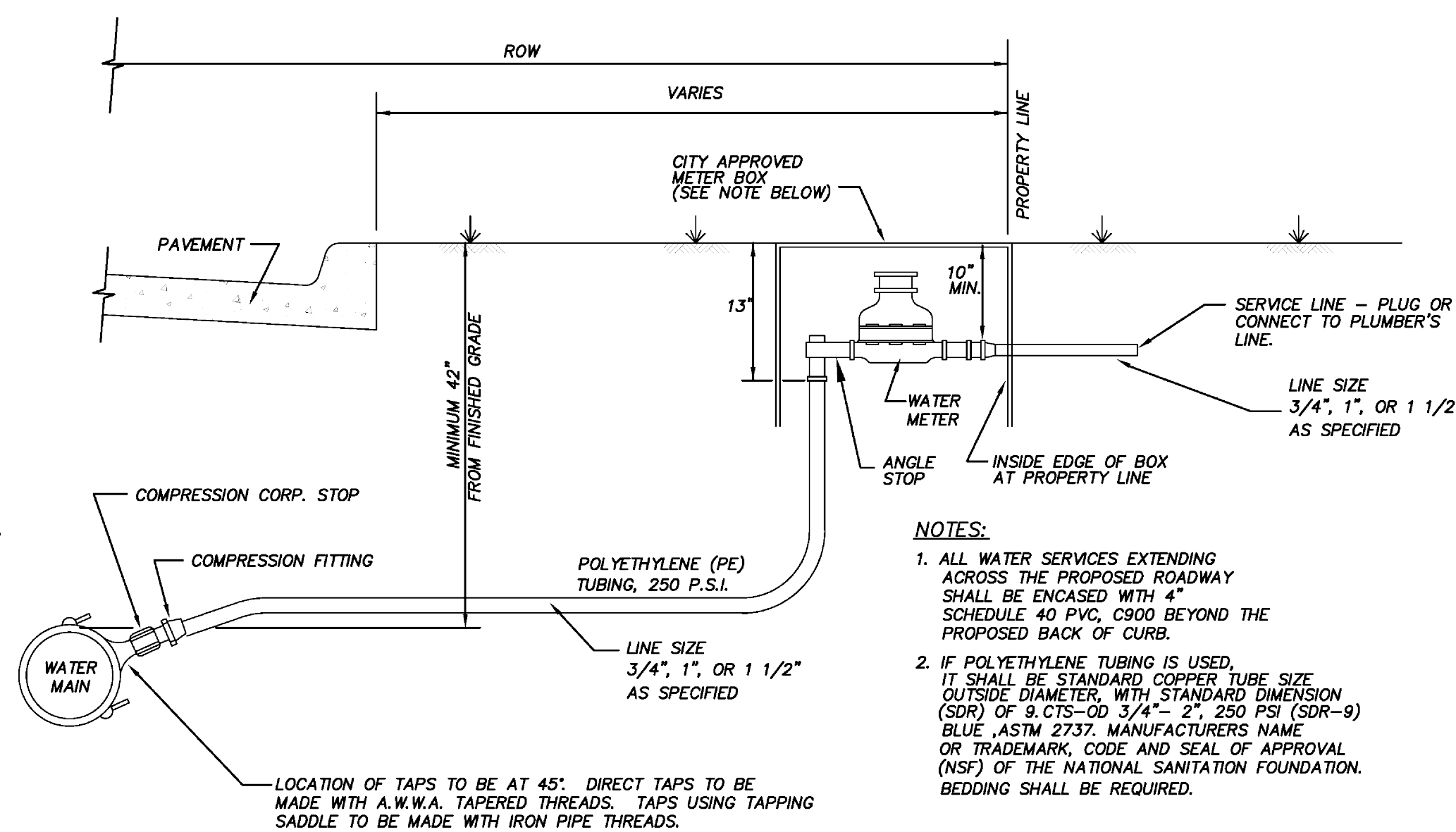
1. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND ELEVATION OF ALL UTILITIES BEFORE ANY EXCAVATION BEGINS. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY DAMAGE TO UTILITIES.
2. THE CONTRACTOR SHALL CONTACT ALL LOCAL UTILITIES AND TEXAS ONE CALL SYSTEM BEFORE COMMENCING ANY EXCAVATION OR DIGGING OPERATIONS.
3. BRACE UTILITY POLES AS REQUIRED TO MAINTAIN STABILITY OF THE POLES DURING CONSTRUCTION.
4. BLOCK ALL BENDS, TEES, WYES, PLUGS, AND ALL HORIZONTAL OR VERTICAL POINTS OF INTERSECTION GREATER THAN 5' USING SHORT-BODIED FITTINGS PER STANDARD WATER DETAILS.
5. CONCRETE SHALL NOT BE IN CONTACT WITH BOLTS OR NUTS.
6. ALL FITTINGS SHALL BE WRAPPED IN PLASTIC WHERE CONCRETE IS PLACED.
7. ALL MATERIALS SHALL BE DOMESTIC / USA.
8. CRUSHED LIMESTONE BASE MATERIAL SHALL BE TxDOT ITEM 248, TYPE A. GRADE 2 AND SHALL BE COMPACTED TO A MINIMUM OF 95% A.S.T.M. D1557, METHOD D @ + OR - 2% OPTIMAL MOISTURE AND LIFTS NOT TO EXCEED 6 INCHES.
9. ALL WATER MAINS TO BE AWWA C900 CLASS UNLESS OTHERWISE SPECIFIED.
10. ALL WATER MAINS TO BE BURIED A MINIMUM OF 42" BELOW FINISHED GRADE.
11. ALL INFRASTRUCTURE SHALL MEET MINIMUM CURRENT EFFECTIVE TCEQ STANDARDS.



**PIPE EMBEDMENT & BACKFILL DETAILS**

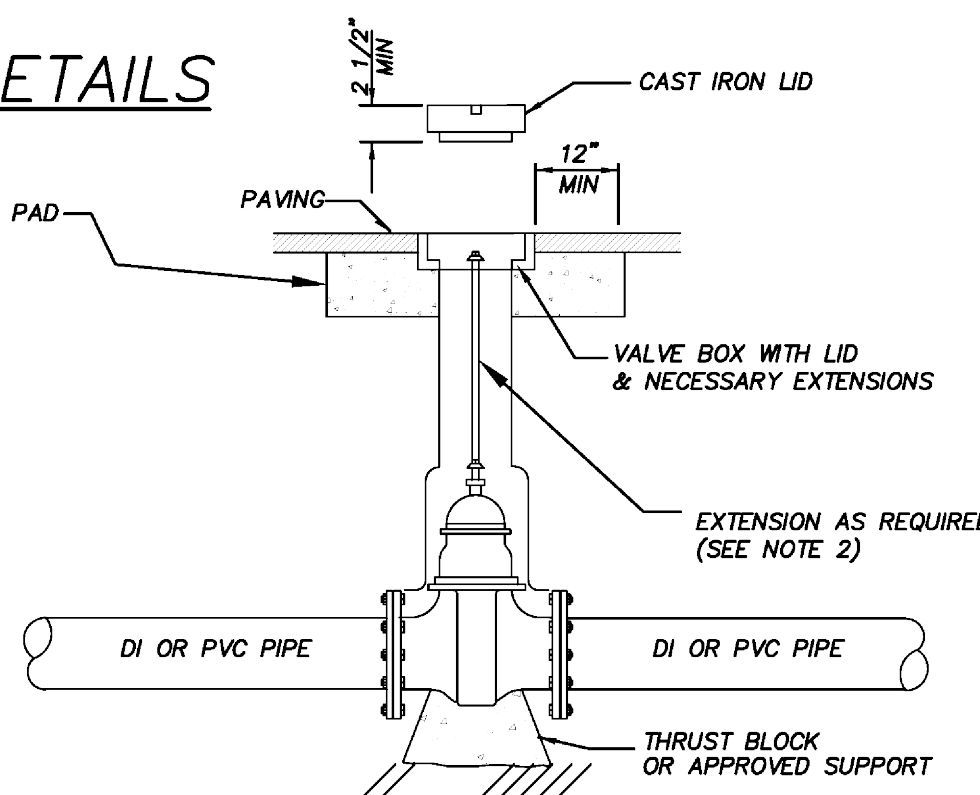


**PIPE EMBEDMENT & BACKFILL DETAILS**



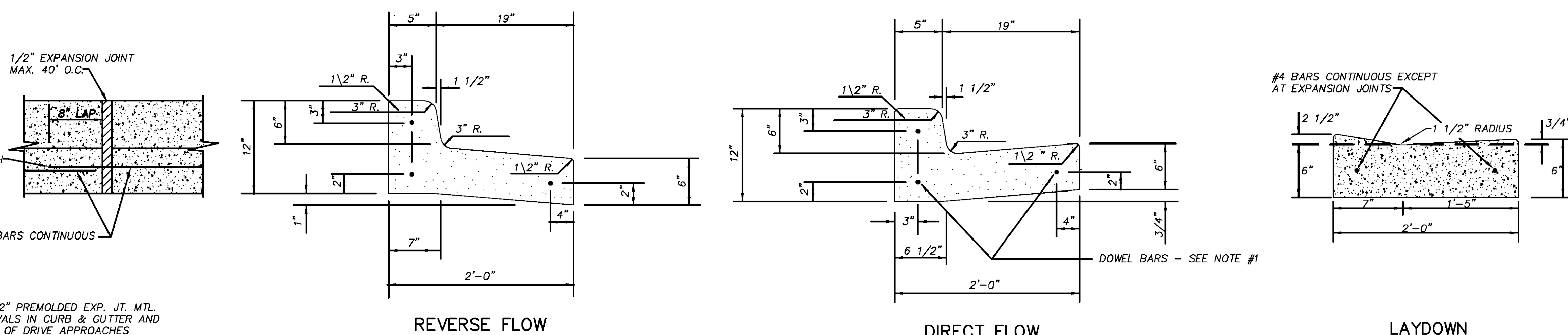
- CITY APPROVED METER BOX SIZES**
- a. 3/4" METER = 17 1/2" x 11 1/4" PLASTIC BODY, CAST IRON READER
  - b. 1 1/2" METER = 15" x 27" PLASTIC BODY, CAST IRON LID
  - c. 2" METER = 17" x 30" PLASTIC BODY, CAST IRON LID

**NEW WATER SERVICE DETAIL**



- NOTES:**
1. VALVE BOXES LOCATED OUTSIDE OF PAVED AREAS SHALL BE ADJUSTED FLUSH WITH THE NATURAL GROUND WITH A CONCRETE PAD 12" SQUARE BY 4" DEEP.
  2. EXTENSION REQUIRED WHEN VALVE OPERATING NUT IS GREATER THAN 4" FROM VALVE BOX COVER. UNLESS OTHERWISE NOTED ON PLANS, EXTENSIONS SHALL BE CONSTRUCTED WITH PVC C900 OR C909.
  3. VALVES TO BE RESILIENT SEATED GATE VALVE, (AWWA) EPOXY COATED INSIDE AND OUT, WITH A NON-RISING STEM, AND STAINLESS STEEL NUTS AND BOLTS.
  4. ALL FITTINGS TO BE WRAPPED IN PLASTIC WHERE CONCRETE IS PLACED.
  5. AMERICAN FLOW CONTROL, MUELLER OR APPROVED EQUAL.

**GATE VALVE & VALVE BOX INSTALLATION DETAIL**

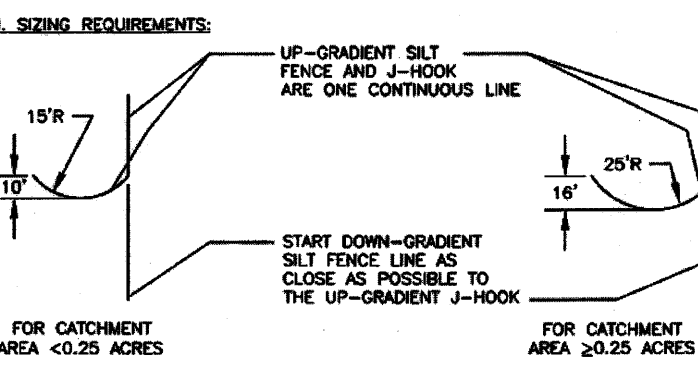
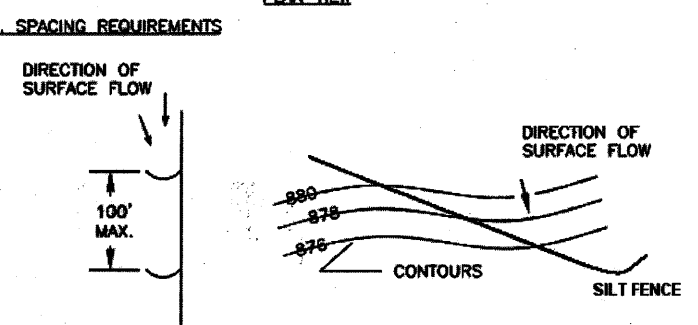


**STANDARD CURB & GUTTER DETAIL**

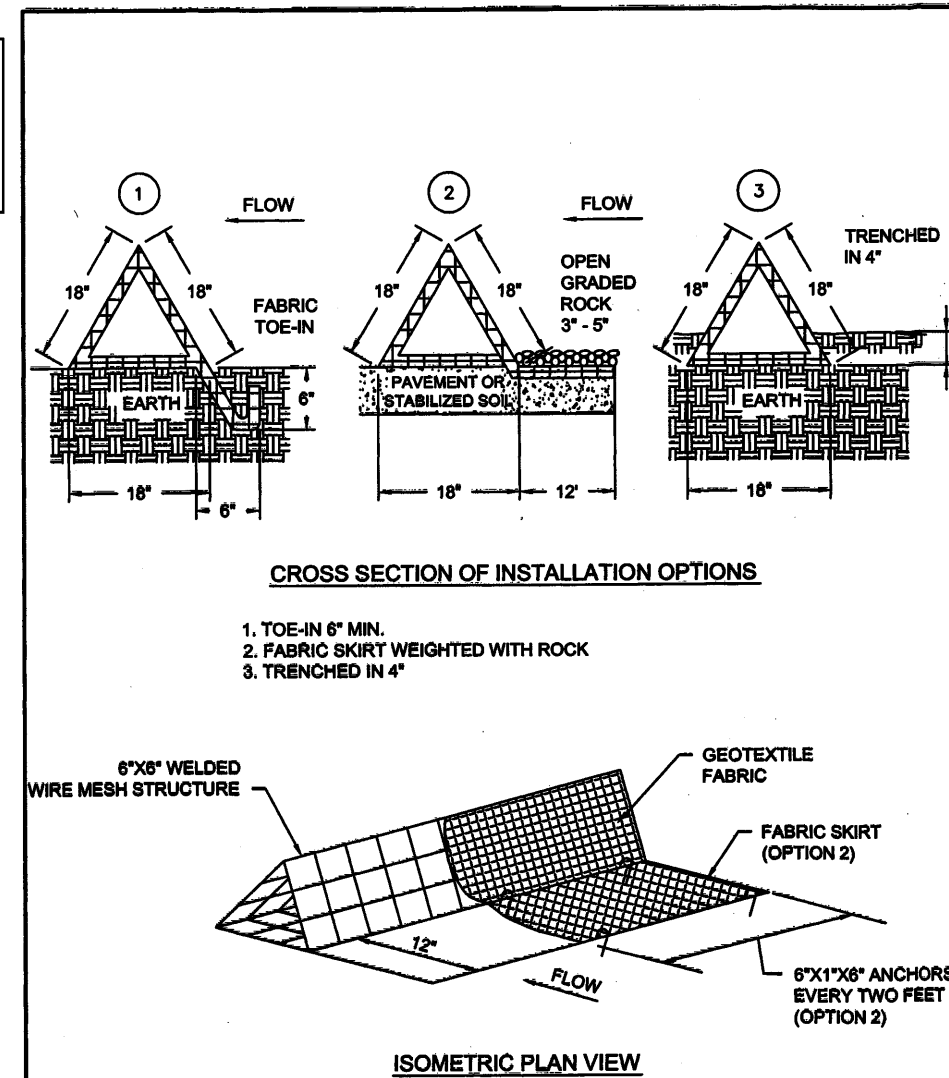
NOTE:  
1. INSTALL 1/2" PREMOLDED EXP. JT. W/ AT 40' INTERVALS IN CURB & GUTTER AND AT EACH END OF DRIVE APPROACHES AND AT EACH END OF RADIUS.  
2. INSTALL 5/8" X 24" SMOOTH DWEL BARS AT EXP. JTS. AND RETURNS. EXTEND 12" EACH SIDE AND WRAP ONE SIDE WITH 30# FELT X 15"

**Recommended Silt Fence Spacing on Sloping Sites**

Slope angle	Soil Type		
	Silty	Clays	Sandy
Very steep (1:1)	50 ft.	75 ft.	100 ft.
Steep (2:1)	75 ft.	100 ft.	125 ft.
Moderate (4:1)	100 ft.	125 ft.	150 ft.
Slight (10:1)	125 ft.	150 ft.	200 ft.



**J-hook Placement Details**



**TRIANGULAR SEDIMENT FILTER DIKE**

- SILT FENCE GENERAL NOTES:**
1. POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
  2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (e.g. PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
  3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
  4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH SUPPORT POST OR TO WIRE BACKING, WHICH IN TURN IS ATTACHED TO THE FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
  5. INSPECTION SHALL BE AS SPECIFIED IN THE SWPPP. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
  6. SILT FENCE SHALL BE REMOVED WHEN FINAL STABILIZATION IS ACHIEVED OR ANOTHER EROSION OR SEDIMENT CONTROL DEVICE IS EMPLOYED.
  7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

**SILT FENCE**

- TRIANGULAR SEDIMENT FILTER DIKE GENERAL NOTES:**
1. DIKES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT DIKE.
  2. THE FABRIC COVER AND SKIRT SHALL BE A CONTINUOUS EXTENSION OF THE FABRIC ON THE UPSTREAM FACE, AND FABRIC SHALL BE OVERLAPPED A MINIMUM OF 12".
  3. THE SKIRT SHALL BE WEIGHTED WITH A CONTINUOUS LAYER OF TYPE 'A' RIP RAP, OR TOED-IN 6" WITH MECHANICALLY COMPACTED MATERIAL. OTHERWISE, THE ENTIRE STRUCTURE SHALL BE TRENCHED TO A DEPTH OF 4 INCHES.
  4. DIKES AND SKIRT SHALL BE SECURELY ANCHORED IN PLACE USING 6-INCH WIRE STAPLES ON 2-FOOT CENTERS ON BOTH EDGES AND SKIRTS.
  5. FILTER MATERIAL SHALL BE LAPPED OVER ENDS 6" TO COVER DIKE TO DIKE JOINTS. JOINTS SHALL BE FASTENED WITH GALVANIZED SHOAT RINGS.
  6. THE DIKE STRUCTURE SHALL BE 6 GA. 6" X 6" WIRE MESH, 18" ON A SIDE.
  7. INSPECTION SHALL BE AS SPECIFIED IN THE SWPPP. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED BY THE CONTRACTOR.
  8. THE FILTER DIKE SHALL BE REMOVED WHEN FINAL STABILIZATION IS ACHIEVED OR ANOTHER EROSION OR SEDIMENT CONTROL DEVICE IS EMPLOYED.
  9. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES APPROXIMATELY 6-INCHES IN DEPTH. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

**TRIANGULAR SEDIMENT FILTER DIKE**

- SILT FENCE GENERAL NOTES:**
1. POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
  2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (e.g. PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
  3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
  4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH SUPPORT POST OR TO WIRE BACKING, WHICH IN TURN IS ATTACHED TO THE FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
  5. INSPECTION SHALL BE AS SPECIFIED IN THE SWPPP. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
  6. SILT FENCE SHALL BE REMOVED WHEN FINAL STABILIZATION IS ACHIEVED OR ANOTHER EROSION OR SEDIMENT CONTROL DEVICE IS EMPLOYED.
  7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

**SILT FENCE**

**REVISIONS**

REV. NO.	DATE	DESCRIPTION

**TCE**  
**THONHOFF CONSULTING ENGINEERS, INC.**  
 MUNICIPAL • ENVIRONMENTAL • WATER & WASTEWATER  
 FIRM REGISTRATION NO. F-002921  
 1301 CAPITAL OF TEXAS HWY. SOUTH SUITE A-236 AUSTIN, TEXAS 78748  
 (512) 328-6736 FAX (512) 328-6648

**FREEDOM PARK SUBDIVISION**  
**PHASE II**  
**HARKER HEIGHTS**  
**BELL COUNTY, TEXAS**  
**STANDARD DETAILS**

JOB NO. 20007.1.400

DESIGNED	SMC
DRAWN BY	SMC
APPROVED	RHT
DATE	DEC 2020
SCALE	AS NOTED

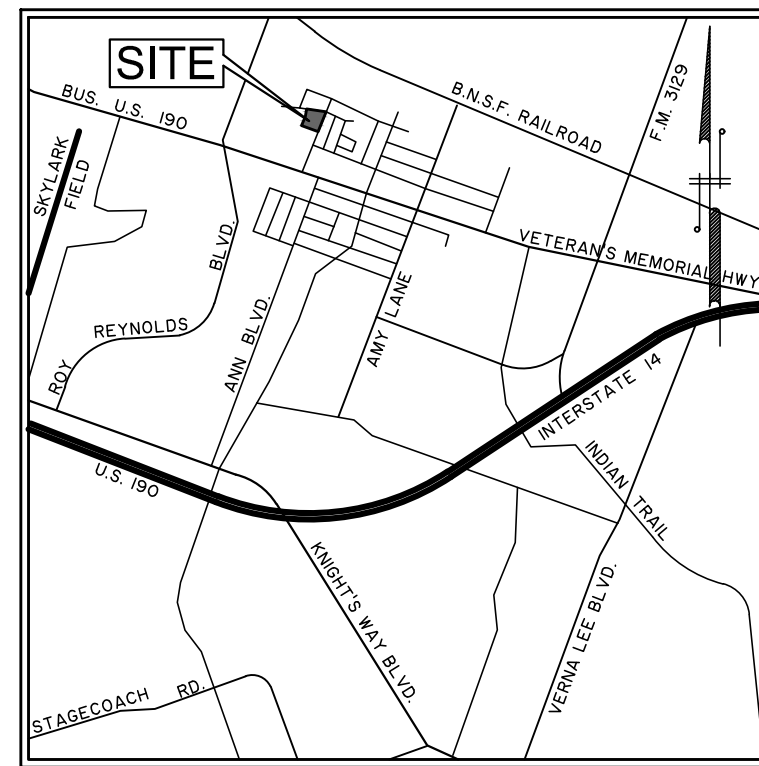
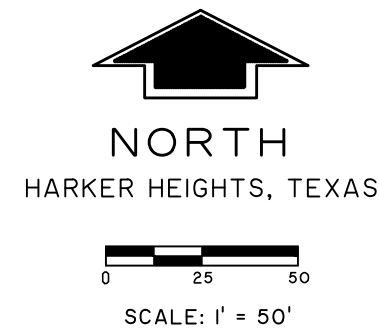
SHEET **9 OF 10**  
 REVISION NO.







PRELIMINARY PLAT of  
**FREEDOM PARK SUBDIVISION**  
 CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS  
 BEING ALL OF THE CERTAIN 2.488 TRACT OF LAND CONVEYED TO MARK A. MAYORAS BY DEED RECORDED IN DOCUMENT NUMBER 2020009343, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS



VICINITY MAP  
 NO SCALE

- PLAT NOTES:
1. LAND USE: DUPLEX, ZONE: R2-1
  2. EXISTING PRIVATE DRIVEWAY (JAN CIRCLE) TO REMAIN
  3. PHASE 1 DEVELOPMENT - 3 LOTS - LOT 1, LOT 8, AND LOT 9
  4. PHASE 2 DEVELOPMENT - REMAINING 7 LOTS - LOT 2 TO LOT 7, AND LOT 10
  5. JAN CIRCLE IS DESIGNATED AND MARKED AS FIRE LANE
  6. AN HOA WILL BE ESTABLISHED AND FUNDED TO MAINTAIN JAN CIRCLE AND ANY OTHER COMMON AREAS NOT DEDICATED TO THE CITY

Roy Reynolds Estates, LLC  
 Tract 2  
 3.943 Acres  
 DOC. # 2019-2238 O.P.R.B.C.T.

Kern Terrace Extension 2  
 Block Three  
 Cab. A, Sl. 225A

0.381 Acres  
 Adelheid K. Moss  
 v. 2957, P. 608  
 O.P.R.B.C.T.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, BY THE CITY COUNCIL OF THE CITY OF HARKER HEIGHTS, TEXAS.

MAYOR \_\_\_\_\_

CITY SECRETARY \_\_\_\_\_

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF HARKER HEIGHTS, TEXAS.

CHAIRMAN, PLANNING AND ZONING COMMISSION \_\_\_\_\_

SECRETARY, PLANNING AND ZONING COMMISSION \_\_\_\_\_

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF THE CITY OF HARKER HEIGHTS, TEXAS, BELL COUNTY, TEXAS.

DIRECTOR OF PLANNING AND DEVELOPMENT \_\_\_\_\_

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 OR OWING ON THE PROPERTY DESCRIBED BY THIS PLAT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, A.D.

BELL COUNTY TAX APPRAISAL DISTRICT

BY \_\_\_\_\_

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, IN YEAR \_\_\_\_\_, PLAT # \_\_\_\_\_, PLAT RECORDS OF BELL COUNTY, TEXAS. DEDICATION INSTRUMENT # \_\_\_\_\_, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

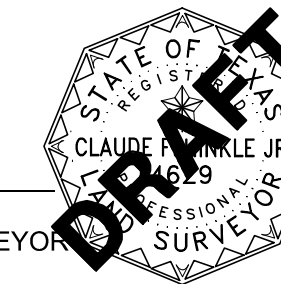
WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, A.D.

SHELLEY COSTON, COUNTY CLERK  
 BELL COUNTY, TEXAS

BY \_\_\_\_\_  
 DEPUTY

KNOW ALL MEN BY THESE PRESENTS:

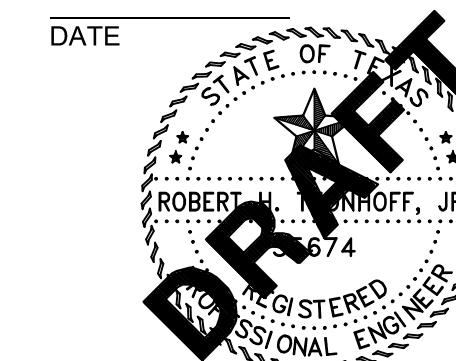
THAT I, CLAUDE F. HINKLE, JR. DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION AND PROPERTY DEVELOPMENT REGULATIONS OF THE CITY OF HARKER HEIGHTS, TEXAS.



CLAUDE F. HINKLE, JR.  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS LICENSE NO. 4629  
 P.O. BOX 180243  
 AUSTIN, TEXAS 78758  
 PH: (512) 454-6605

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48027C 0285 C, COMMUNITY PANEL NO. 480029 0285 E, CITY OF HARKER HEIGHTS, TEXAS, BEARING AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.

ROBERT H. THONHOFF, JR., P.E.  
 REGISTERED PROFESSIONAL ENGINEER  
 TEXAS LICENSE NO. 55674  
 THONHOFF CONSULTING ENGINEERS, INC.  
 100 WEST KATHEY ROAD  
 SUITE B  
 HARKER HEIGHTS, TEXAS 76548  
 PH: (512) 328-6736  
 BTHONHOFF@TCETX.COM



DATE \_\_\_\_\_

SHEET 1 OF 1

**TCE** THONHOFF CONSULTING ENGINEERS, INC.  
 MUNICIPAL ENVIRONMENTAL WATER & WASTEWATER  
 FIRM REGISTRATION NO. F-002921

1301 CAPITAL OF TEXAS HWY. SOUTH SUITE A-236 AUSTIN, TEXAS 78746  
 (512) 328-6736 FAX (512) 328-6846

- LEGEND
- IRON ROD W/ PLASTIC CAP STAMPED "AUSTIN SURVEYORS" SET
  - IRON ROD W/ NO IDENTIFYING CAP FOUND
- O.R.B.C.T. OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS
- R.O.W. RIGHT-OF-WAY
- V., P. VOLUME, PAGE
- DOC. # DOCUMENT NUMBER
- ( ) RECORD INFORMATION
- P.U.E. PUBLIC UTILITY EASEMENT
- O.H.U. OVERHEAD UTILITY LINE

LOT #	LOT AREA (SF)
1	10,225.34
2	6,657.53
3	9,510.56
4	10,013.55
5	11,523.32
6	8,825.43
7	7,335.29
8	9,316.59
9	10,285.10
10	10,197.60
TRACT A (PRIVATE ROAD)	14,465.86

LINE BEARING	DISTANCE
L1 N 13°20'39" E	30.30'

CURVE	CH. BEARING	DISTANCE	ARC	RADIUS
C1	N 6°37'39" E	87.85'	131.14'	44.00'
C2	N 6°37'39" E	141.76'	214.85'	71.00'
C3	N 60°08'00" W	48.39'	49.38'	71.00'
C4	N 19°01'42" W	51.31'	52.50'	71.00'
C5	N 26°14'20" E	57.95'	59.69'	71.00'
C6	N 71°49'04" E	52.03'	53.67'	71.00'

STATE OF TEXAS  
 COUNTY OF BELL

KNOW ALL MEN THESE PRESENTS, THAT I, MARK A. MAYORAS, BEING THE OWNER OF ALL OF THAT CERTAIN 2.488 ACRE TRACT OF LAND CONVEYED TO ME BY DOCUMENT RECORDED IN DOCUMENT NUMBER 2020-009343, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS, AS SHOWN BY THE PLAT HEREOF, AND APPROVED BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF THE CITY OF HARKER HEIGHTS, TEXAS, DOES HEREBY ADOPT FREEDOM PARK SUBDIVISION, 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 AND DRAINAGE FACILITIES WHEN AND AS AUTHORIZED BY THE CITY OF HARKER HEIGHTS, TEXAS. THE UTILITY EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO THE CITY OF HARKER HEIGHTS, TEXAS 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

MARK A. MAYORAS, Owner  
 709 Hays Street  
 Fayetteville, North Carolina 28301

STATE OF NORTH CAROLINA  
 COUNTY OF CUMBERLAND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, A.D., NOTARY PUBLIC FOR CUMBERLAND COUNTY, NORTH CAROLINA.

NOTARY PUBLIC IN AND FOR THE STATE OF NORTH CAROLINA


MY COMMISSION EXPIRES \_\_\_\_\_



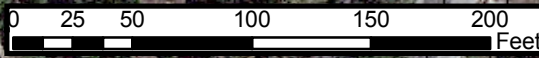





**Harker Heights**  
City of Harker Heights  
Planning and Development  
305 Miller's Crossing  
Harker Heights, TX 76548  
254-953-5600  
www.ci.harker-heights.tx.us



Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C. §2501.102. The user is encouraged to independently verify all information contained in this product. The City of Harker Heights makes no representation or warranty as to the accuracy of this product or to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Harker Heights from any damage, loss, or liability arising from such use.



 Subject Property



# FREEDOM PARK SUBDIVISION PHASE TWO

P21-04 Final Plat – Freedom Park Subdivision, Phase Two

Plat Distributed to HH Staff: December 10, 2020  
Comments Returned to Surveyor/Eng.: December 28, 2020

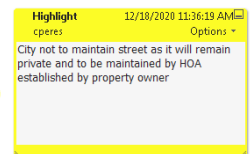
## Planning & Development

1. Revise dedication statement to read as, “...Justin Hernandez, whose address is \_\_\_\_\_, being the sole owner of all of the remainder of that certain 1.679 acres out of and a part of a 2.488 acre tract of land conveyed to me by document recorded in document number \_\_\_\_\_, official public records, Bell County, Texas, as shown by the plat hereof, and approved by the City Council of the City of Harker Heights, Bell County, Texas, does hereby adopt Freedom Park Subdivision Phase Two, an addition to the City of Harker Heights, Texas, Bell County, Texas, and hereby dedicates to said City all ...”
  - a. **City not to maintain street as it will remain private and to be maintained by HOA established by the property owner. Please ensure verbiage is appropriate.**

STATE OF TEXAS  
COUNTY OF BELL

KNOW ALL MEN THESE PRESENTS, THAT I, JUSTIN HERNANDEZ, BEING THE OWNER OF ALL OF THE REMAINDER OF THAT CERTAIN 2.488 ACRE TRACT OF LAND CONVEYED TO ME BY DOCUMENT RECORDED IN DOCUMENT NUMBER 2020-025486, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS, AS SHOWN BY THE PLAT HEREOF, AND APPROVED BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF THE CITY OF HARKER HEIGHTS, TEXAS, DOES HEREBY ADOPT FREEDOM PARK SUBDIVISION PHASE 2, 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 AND DRAINAGE FACILITIES WHEN AND AS AUTHORIZED BY THE CITY OF HARKER HEIGHTS, TEXAS, THE UTILITY EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO THE CITY OF HARKER HEIGHTS, TEXAS FOR THE INSTALLATION AND MAINTENANCE OF ANY AND ALL PUBLIC UTILITIES WHICH THE CITY MAY INSTALL OR PERMIT TO BE INSTALLED OR MAINTAINED.

ABSTRACT / NO. 288



b.

FREEDOM PA
SUBD\A
LOT SU
LOT #   LC

## Public Works, Mark Hyde

- Since Jan Circle will be a privately maintained street, the public 6-inch water main needs to be installed outside of the paved area of the street within a dedicated 15' wide utility easement.
- Delete the street dedication to the City off of the plat sheet.



**Consulting Engineer, Otto Wiederhold**

- No Comments.

**Fire Marshal, Brad Alley**

- No Comments.

**Building Official, Mike Beard**

- No Comments.

**ONCOR, Derex Spencer**

**Century Link, Chris McGuire**

**Time Warner Cable/Spectrum, Shaun Whitehead**

**ATMOS, Burton Jones**