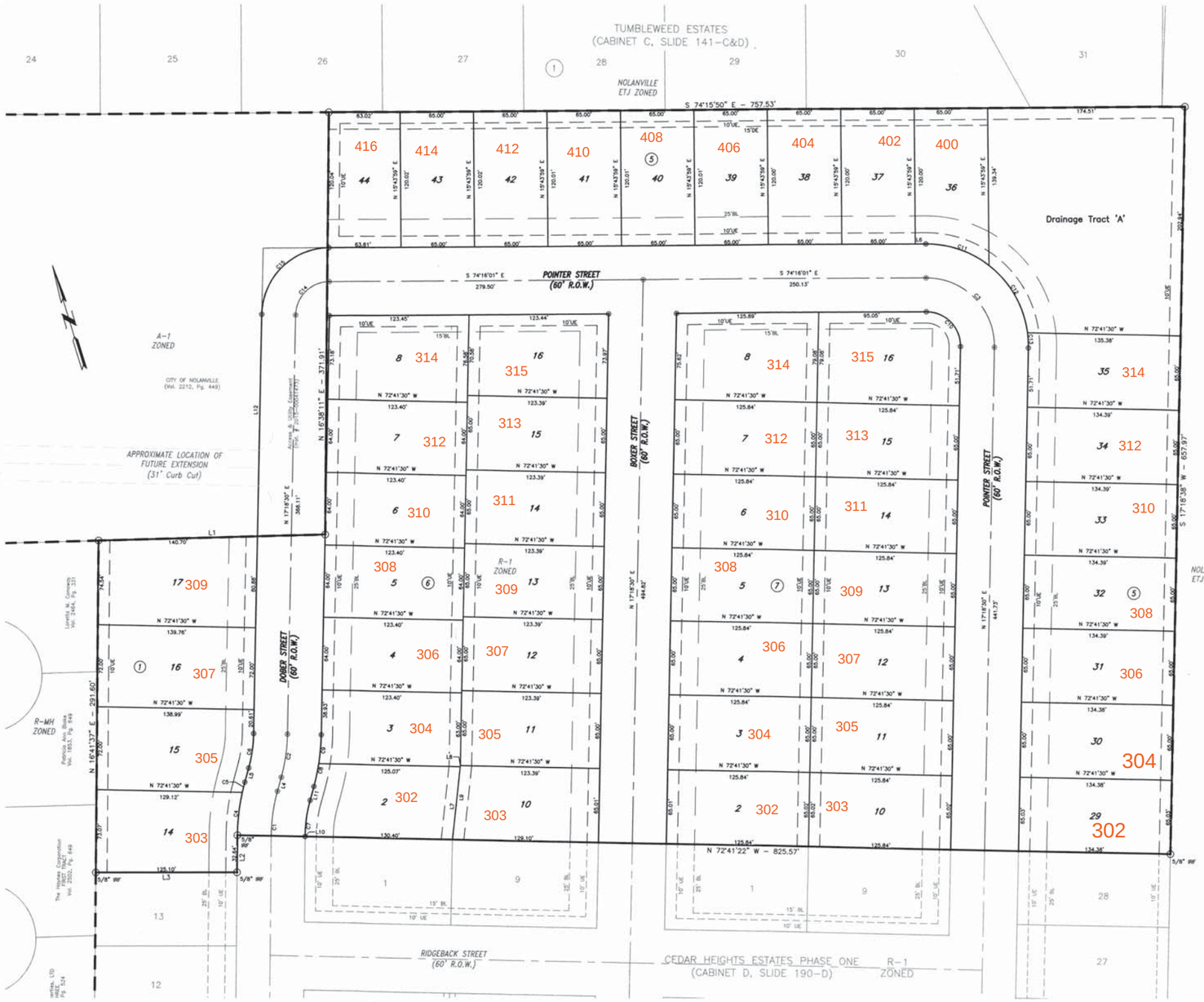


KNOW ALL MEN BY THESE PRESENTS, that C Corp Development, Inc., a Texas Corporation, ("Developer"), whose address is P.O. Box 2421, Harker Heights, Texas 76548, being the sole owner of that 12.50 acre tract of land in Bell County, Texas, part of the D. Oldham Survey, Abstract No. 642, which is more fully described in the dedication of CEDAR HEIGHTS ESTATES PHASE TWO, as shown by the plat hereof, attached hereto, and made a part hereon, and approved by the City Council of Nolanville, Bell County, Texas, does hereby adopt said CEDAR HEIGHTS ESTATES PHASE TWO, as an addition to the City of Nolanville, Bell County, Texas, and hereby dedicates to said city all streets, avenues, roads, drives, and alleys shown on said plat, the same to be used as public thoroughfares and for the installation and maintenance of public utilities when and as authorized by the City of Nolanville. The utility and drainage easements shown on said plat are dedicated to said city for installation and maintenance of any and all public utilities and drainage utilities which the city may install or permit to be installed or maintained. Fee simple title to Drainage Tract 'A' is hereby dedicated, granted and conveyed to the city subject to any and all reservations, restrictions, covenants, conditions and easements, if any, relating thereto (but only to the extent they are still in effect and shown of record in Bell County, Texas), and Owner agrees to warrant and forever defend title to such parcel to the city against every person lawfully claiming or to claim the same or any part thereof, when such claim arises by, through or under Owner but not otherwise.

For: C Corp Development, Inc., a Texas Corporation

By: _____
Kyle Halfmann, President

STATE OF TEXAS
COUNTY OF BELL

This instrument was acknowledged before me on the 2 day of May, 20 16 by Kyle Halfmann, President of C Corp Development, Inc., a Texas Corporation.

CYNTHIA A. MURPHY
Notary Public, State of Texas
My Commission Expires
August 20, 2019

_____
Notary Public, State of Texas

WCID #3

_____
Richard Williams, President
Bell County W.C.I.D.No.3

_____
Stephanie Hall, Secretary

APPROVED THIS _____ DAY OF _____, 20_____, BY THE CITY COUNCIL OF THE CITY OF NOLANVILLE, TEXAS.

_____
DAVID ESCOBAR
MAYOR

_____
CRYSTAL BRIGGS
ATTEST: CITY SECRETARY

_____
YVONNE FRATE
PLANNING AND ZONING CHAIRMAN

DEVELOPER:
C CORP DEVELOPER, INC., A TEXAS CORPORATION
P.O. BOX 2421
HARKER HEIGHTS, TEXAS 76548
Ph: (254) 681-4663

_____
Kyle Halfmann
President

FILED FOR RECORD this _____ day of _____, 20_____ A.D.

Year _____, Number _____, Plat Records of Bell County, Texas.

Dedication Instrument in Instrument No._____, Official Records of Bell County, Texas.

KNOW ALL MEN BY THESE PRESENTS:

That I, Michelle E. Lee, a Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the perimeter corner monuments shown hereon were properly placed or found under my personal supervision, in accordance with the Subdivision Regulations of the City of Nolanville, Texas. This subdivision, CEDAR HEIGHTS ESTATES PHASE TWO, is located within the City Limits of Nolanville, Texas.

STATE OF TEXAS
REGISTERED
MICHELLE E. LEE
5772
PROFESSIONAL
LAND SURVEYOR

_____ 5-2-16
Michelle E. Lee, RPLS (TX 5772)

AFFIDAVIT:

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

NOTES:

1. ALL CORNERS SHOWN ARE 3/8" IRON ROD SET WITH KILLEEN ENGINEERING & SURVEYING CAP UNLESS OTHERWISE NOTED.
2. LOCATION OF THE FUTURE TIE ON IN THE WEST MARGIN OF DOBER STREET IS TO BE DETERMINED AND COORDINATED BY THE CITY OF NOLANVILLE, BELL COUNTY, TEXAS.
3. FUTURE TIE ON EXTENSION SHALL BE 31' CURB CUT.
4. PAVEMENT WIDTH SHALL BE 36' BACK-TO-BACK.
5. AGREEMENT OF CASH-IN-LIEU-OF PARKLAND DEDICATION IS ESTIMATED BY THE CITY OF NOLANVILLE, BELL COUNTY, TEXAS, AT $9,641.00 FOR 0.680 ACRES (150' X 200'). THE CITY OF NOLANVILLE ESTIMATED DOLLAR VALUE OF PARKLAND DEDICATION WILL BE SUBSTITUTED BY THE COST OF CLEARING AND GRUBBING OF LAND NOT TO EXCEED $9,641.00 IN VALUE.
6. DRAINAGE TRACT 'A' TO BE FENCED 8' CHAIN-LINK.
7. SIDE ACCESS IS PROHIBITED FOR BLOCK 6, LOTS 8 AND 16 AND BLOCK 7, LOTS 8 AND 16.
8. AREA BETWEEN BLOCK 6, LOTS 6 THRU 8 SHALL BE PAVED WITH A THIRTY-SIX FEET (36') WIDE, FROM BACK OF CURB TO BACK OF CURB, AND INSTALL UTILITY INFRASTRUCTURE TO SERVE THE AFOREMENTIONED DEVELOPMENT, ALL BUILT TO THE CITY OF NOLANVILLE'S SPECIFICATIONS AND ACCEPTABLE BY IT, SAID AGREEMENT ACCOMPLISHED BY 'GRANTEE' DESCRIBED IN THE REFERENCED INSTRUMENT NUMBERS AS FOLLOWS: 2015-00041473, 2015-00041474, AND 2015-00041475, AS RECORDED IN DEED RECORDS, BELL COUNTY, TEXAS.

NOTES (CONTINUED):

9. SIDEWALKS SHALL CONFORM TO THE CITY OF NOLANVILLE SUBDIVISION ORDINANCE.
10. SETBACKS SHALL CONFORM TO THE CITY OF NOLANVILLE ZONING ORDINANCE.
11. LANDSCAPING SHALL CONFORM TO THE CITY OF NOLANVILLE ZONING ORDINANCE.
12. TOPOGRAPHIC SURVEY DATA WAS OBTAINED FROM A 2006 SURVEY BY RONALD CARROLL SURVEYORS, INC.
13. ALL DRAINAGE EASEMENTS WITH SURFACE DRAINAGE SHALL BE KEPT FREE OF ALL OBSTRUCTIONS.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	15°09'05"	150.00'	39.67'	19.95'	N 24°13'29" E	39.55'
C2	14°29'31"	150.00'	37.94'	19.07'	N 24°33'16" E	37.84'
C3	91°34'31"	60.00'	95.90'	61.67'	N 28°28'45" W	86.01'
C4	12°10'57"	179.90'	38.25'	19.20'	N 22°44'40" E	38.18'
C5	2°58'07"	179.91'	9.32'	4.66'	N 30°19'12" E	9.32'
C6	14°29'31"	120.00'	30.35'	15.26'	N 24°33'16" E	30.27'
C7	15°09'01"	120.00'	31.73'	15.96'	N 24°13'31" E	31.64'
C8	8°29'06"	180.00'	20.37'	10.20'	N 28°33'28" E	20.36'
C9	8°00'25"	180.00'	25.15'	12.60'	N 21°18'43" E	25.13'
C10	91°34'31"	30.00'	47.95'	30.84'	S 28°28'50" E	43.00'
C11	38°16'38"	90.00'	60.13'	31.23'	S 55°07'42" E	59.01'
C12	44°48'12"	90.00'	70.38'	37.10'	S 13°35'17" E	68.60'
C13	8°29'41"	90.00'	13.34'	6.68'	S 17°03'39" W	13.33'
C14	88°25'29"	30.00'	46.30'	29.19'	N 61°31'15" E	41.84'
C15	87°10'50"	60.00'	91.30'	57.12'	N 60°53'55" E	82.74'

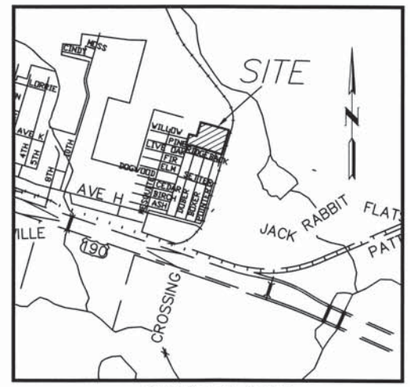
LINE TABLE

LINE	BEARING	DISTANCE
L1	S 75°16'43" E	200.76'
L2	S 16°41'37" W	32.96'
L3	N 73°47'52" W	125.10'
L4	N 31°48'01" E	12.68'
L5	N 31°48'01" E	12.68'
L6	S 74°16'01" E	9.25'
L7	N 22°19'34" E	64.25'
L8	N 22°19'13" E	1.00'
L9	N 22°19'34" E	64.25'
L10	N 16°41'47" E	0.35'
L11	N 31°48'01" E	12.68'
L12	N 17°18'30" E	194.62'

LEGEND

IRF	IRON ROD FOUND
VOL.	VOLUME
PG.	PAGE
- - - -	ZONING BOUNDARY
———	PLAT BOUNDARY

SCALE: 1" = 50'
0 25' 50' 100'



VICINITY MAP
N.T.S.

KILLEEN ENGINEERING & SURVEYING, LTD
2901 E. Stan Schlueter Loop
Killeen, Texas 76542
OFFICE: (254) 526-3981 FAX: (254) 526-4351
TBPE REGISTRATION NO. F-4200
TBPLS REGISTRATION NO. 100144-00

△	DATE	SHEETS

FINAL PLAT
CEDAR HEIGHTS ESTATES PHASE TWO
NOLANVILLE, BELL COUNTY, TEXAS

Project No.:	2015-012
Acres:	12.50
No. of Lots:	48
Scale:	1" = 50'
Date:	04/18/2016
Design By:	MEL/BJP
Sheet No.:	1.00