NOTICE OF MEETING OF THE
PLANNING & ZONING COMMISSION OF THE CITY OF HARKER HEIGHTS, TEXAS

Notice is hereby given that, beginning at 5:30 p.m. on Wednesday, September 30, 2026, and continuing from day to day thereafter, if necessary, the Planning and Zoning Commission (P&Z) of the City of Harker Heights, Texas, will conduct a regular meeting in the Kitty Young Council Chamber of the Harker Heights City Hall located at 305 Miller's Crossing, Harker Heights, Texas 76548. The subjects to be discussed are listed in the following agenda:

MEETING AGENDA

I. **CALL TO ORDER:**

II. **INVOCATION:**

III. **PLEDGE OF ALLEGIANCE:**
I Pledge Allegiance to the Flag of the United States of America and to the Republic for which it stands, one nation under God, indivisible, with liberty and justice for all.

Honor the Texas Flag. I pledge allegiance to thee Texas; one State under God, one and indivisible.

IV. **ROLL CALL:**

V. **PUBLIC COMMENTS:**
At this time, comments will be taken from the audience on any matter, for a length of time not to exceed three (3) minutes per person. To address the Planning and Zoning Commission, please clearly state your name and address prior to making a comment. ***No action may be taken by the Planning and Zoning Commission during Public Comments.***

VI. **APPROVAL OF AGENDA:**

1. Discuss and consider approval of the agenda for the regular meeting of the Planning & Zoning Commission for September 30, 2026.

VII. **CONSENT AGENDA:**

1. Discuss and consider approval of the minutes from the Planning & Zoning Commission regular meeting held on July 29, 2026.
Planning & Zoning Commission: Meeting - 29 Jul 2026 - Minutes - Pdf

VIII. **RECOGNITION OF AFFIDAVITS FOR CONFLICT OF INTEREST:**

IX. **PUBLIC HEARINGS:**

1. Z26-17 CONDUCT A PUBLIC HEARING TO DISCUSS AND TAKE POSSIBLE ACTION REGARDING A REQUEST FOR AN ORDINANCE TO CHANGE ZONING DESIGNATION FROM RT-1 (TOWNHOUSE SINGLE-FAMILY DWELLING DISTRICT) TO R-MU (MIXED RESIDENTIAL) ON PROPERTIES DESCRIBED AS KERN TERRACE 3RD EXT, BLOCK 002, LOT 0009 AND LOT 0010, GENERALLY KNOWN AS 211 AND 213 CYNTHIA DRIVE, HARKER HEIGHTS, BELL COUNTY, TEXAS. (PLANNING ADMINISTRATOR)
Z26-17 Staff Report - Pdf

X. **NEW BUSINESS:**

1. P26-11 DISCUSS AND CONSIDER APPROVING A FINAL PLAT REFERRED TO AS 24 BT INVESTMENTS FINAL PLAT, ON PROPERTY DESCRIBED AS BEING 3.95 ACRES OF LAND, OUT OF THE LUCY D. ODELL SURVEY, ABSTRACT NUMBER 644, THE MD ODELL SURVEY, ABSTRACT NUMBER 994 AND THE ANN S. ASHLEY SURVEY, ABSTRACT NUMBER 47, ALL OF BELL COUNTY, TEXAS, SAME BEING THAT CERTAIN 24 BT INVESTMENTS, LLC 3.95 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2024023180, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS. (PLANNING ADMINISTRATOR)

   P26-11 Staff Report - Pdf

2. P26-10 DISCUSS AND CONSIDER APPROVING A PRELIMINARY PLAT REFERRED TO AS THE SANCTUARY AT HARKER HEIGHTS PRELIMINARY PLAT, BEING 68.90 ACRES OF LAND OUT OF THE JAMES M. CROSS SURVEY, ABSTRACT NO. 179 AND THE W.H. WEBB SURVEY, ABSTRACT NO. 1016, BELL COUNTY, TEXAS, AND BEING ALL OF A CALLED 20.00 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO C.A. DOOSE & COMPANY, A TEXAS CORPORATION, RECORDED IN DOCUMENT NO. 2022017402, REAL PROPERTY RECORDS IN BELL COUNTY, TEXAS, AND BEING ALL OF A CALLED 48.91 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO SAID OWNER RECORDED IN DOCUMENT NO. 2021051936, OF SAID PROPERTY RECORDS. (PLANNING ADMINISTRATOR)

   P26-10 Staff Report - Pdf

XI. **REPORTS FROM COMMISSIONERS:**

XII. **STAFF COMMENTS:**

1. July 2026 Economic Development Report

   July_2026_EDR

2. August 2026 Economic Development Report

   August_2026_EDR

3. City Council Action Summary

   City Council 08042026 - 09222026

4. Discuss Commissioner Terms, Upcoming Expirations, and Applications for Re-Appointment

   P&Z Term Expirations

XIII. **ADJOURNMENT:**

I, the undersigned authority, do hereby certify that pursuant to the Texas Open Meetings Act, 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 5:00 P.M. on _____ _____, _____. Please contact the Planning and Development Department at (254) 953-5648 for further information.

Stephanie Hall, Planning Administrator
City of Harker Heights

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at 254-953-5600, or FAX 254-953-5614, or email jhelsham@harkerheights.gov for further information. ***Note: On occasion the Planning and Zoning Commission may consider agenda items out of order.***

Minutes of the City of Harker Heights Planning & Zoning Commission Meeting that was called to order on Wednesday, July 29, 2026, at 5:30 PM, in the Kitty Young Council Chamber at the Harker Heights City Hall at 305 Miller's Crossing, Harker Heights, Texas 76548, with the following members present:

ROLL CALL: Chairman Rodney Shine
Commissioner Elizabeth McDaniel
Commissioner Sharan Dockery
Vice Chairman Bary Heidtbrink
Commissioner Natalie Austin
Secretary Geri Schwartzman
Commissioner Trisha Ratliff
Commissioner Frank Stewart
Alternate Commissioner Angelina Seyler
Planning Administrator Stephanie Hall
Planning Coordinator Richelle Otero
Planning & Development Director Michael Beard

EXCUSED: Commissioner Joshua McCann
Alternate Commissioner Greg Dow
Alternate Commissioner Claudette Morgan-Scott

CALL TO ORDER:

1. Chairman Rodney Shine called to order the regular meeting of the Planning & Zoning Commission at 5:30 pm.

PUBLIC COMMENTS:

At this time, comments will be taken from the audience on any matter, for a length of time not to exceed three (3) minutes per person. To address the Planning and Zoning Commission, please clearly state your name and address prior to making a comment. ***No action may be taken by the Planning and Zoning Commission during Public Comments.***

APPROVAL OF AGENDA:

1. Discuss and consider approval of the agenda for the regular meeting of the Planning & Zoning Commission for July 29, 2026.

Vice-Chairman Bary Heidtbrink made a motion to approve the agenda for the regular meeting of the Planning & Zoning Commission for July 29, 2026 Secretary Geri Schwartzman seconded the motion. Carried unanimously.

CONSENT AGENDA:

1. Discuss and consider approval of the minutes from the Planning & Zoning Commission regular meeting held on June 24, 2026.

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Commissioner Natalie Austin made a motion to approve the consent agenda as presented Commissioner Elizabeth McDaniel seconded the motion. Carried unanimously.

RECOGNITION OF AFFIDAVITS FOR CONFLICT OF INTEREST:

PUBLIC HEARINGS:

1. Z26-14F CONDUCT A PUBLIC HEARING TO DISCUSS AND TAKE POSSIBLE ACTION REGARDING A REQUEST FOR AN ORDINANCE TO CHANGE LAND USE DESIGNATION FROM LOW DENSITY RESIDENTIAL TO REGIONAL CENTER ON PROPERTY DESCRIBED AS MEADOW ACRES 1ST EXT, BLOCK 009, LOT 0007, GENERALLY LOCATED AT 101 WEST ROBIN LANE AND 906 SOUTH ANN BOULEVARD, HARKER HEIGHTS, BELL COUNTY, TEXAS. (PLANNING ADMINISTRATOR)

   Daniel Garcia, property owner, Harker Heights

Commissioner Trisha Ratliff made a motion to recommend approval disapproval with explanation of Case Z26-14F as read in the caption by the Planning & Zoning Chairman, based on staff's recommendations and findings, with the following explanation(s):

a. The proposed use and rezoning are compatible with the current Comprehensive Plan and Land Use Plan. Commissioner Natalie Austin seconded the motion. Carried unanimously.

2. Z26-14 CONDUCT A PUBLIC HEARING TO DISCUSS AND TAKE POSSIBLE ACTION REGARDING A REQUEST FOR AN ORDINANCE TO CHANGE ZONING DESIGNATION FROM R-1 (ONE-FAMILY DWELLING DISTRICT) TO B-4 (SECONDARY AND HIGHWAY BUSINESS DISTRICT) WITH A CONDITIONAL USE PERMIT (CUP) TO ALLOW FOR A MOBILE FOOD VENDOR COURT FOR ONE MOBILE FOOD VENDOR UNIT ON PROPERTY DESCRIBED AS MEADOW ACRES 1ST EXT, BLOCK 009, LOT 0007, GENERALLY LOCATED AT 101 WEST ROBIN LANE AND 906 SOUTH ANN BOULEVARD, HARKER HEIGHTS, BELL COUNTY, TEXAS. (PLANNING ADMINISTRATOR)

Secretary Geri Schwartzman made a motion to recommend disapproval with explanation of Case Z26-14 as read in the caption by the Planning & Zoning Chairman, based on staff's recommendations and findings, with the following explanation:

a. The proposed use and rezoning are not compatible with the current Comprehensive Plan and Land Use Plan
Vice-Chairman Bary Heidtbrink seconded the motion. Carried unanimously.

3. Z26-15 CONDUCT A PUBLIC HEARING TO DISCUSS AND TAKE POSSIBLE ACTION REGARDING A REQUEST FOR AN ORDINANCE TO CHANGE ZONING

DESIGNATION FROM R-1 (ONE-FAMILY DWELLING DISTRICT) TO R-1 (ONE-FAMILY DWELLING DISTRICT) WITH A CONDITIONAL USE PERMIT (CUP) TO ALLOW FOR AN ACCESSORY DWELLING UNIT (ADU) ON PROPERTY DESCRIBED AS COUNTRY TRAILS ADDITION 16TH PHASE, BLOCK 031, LOT 0035, GENERALLY KNOWN AS 2124 GRIZZLY TRAIL, HARKER HEIGHTS, BELL COUNTY, TEXAS. (PLANNING ADMINISTRATOR)

Carlos Lopez, property owner, Harker Heights

Commissioner Sharan Dockery made a motion to recommend approval of Case Z26-15 as read in the caption by the Planning & Zoning Chairman, with the conditions as presented in Exhibit A, based on staff's recommendations and findings. Commissioner Natalie Austin seconded the motion. Carried unanimously.

NEW BUSINESS:

1. P26-08 DISCUSS AND CONSIDER APPROVING A FINAL PLAT REFERRED TO AS 24 BT INVESTMENTS FINAL PLAT, ON PROPERTY DESCRIBED AS BEING 3.95 ACRES OF LAND, OUT OF THE LUCY D. ODELL SURVEY, ABSTRACT NUMBER 644, THE MD ODELL SURVEY, ABSTRACT NUMBER 994 AND THE ANN S. ASHLEY SURVEY, ABSTRACT NUMBER 47, ALL OF BELL COUNTY, TEXAS, SAME BEING THAT CERTAIN 24 BT INVESTMENTS, LLC 3.95 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2024023180, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS. (PLANNING ADMINISTRATOR)

   Mirza Baig, Civil Engineer, PSCE

Secretary Geri Schwartzman made a motion to recommend approval with condition of a request for a Final Plat referred to as 24 BT Investments Final Plat, as read in the caption by the Planning & Zoning Chairman, based on staff's recommendation and findings, with the following condition(s): Vice-Chairman Bary Heidtbrink seconded the motion. Carried unanimously.

REPORTS FROM COMMISSIONERS:

STAFF COMMENTS:

1. Updated P&Z Calendar
2. June Economic Development Report
3. City Council Action Summary

ADJOURNMENT:

1. Chairman Shine adjourned the meeting at 6:40 pm.

_____
Rodney Shine, Chairman

_____
Michael Stegmeyer, Secretary

Memorandum

FROM: The Office of the Planning and Development Director **DATE: September 30, 2026**

Z26-17 CONDUCT A PUBLIC HEARING TO DISCUSS AND TAKE POSSIBLE ACTION REGARDING A REQUEST FOR AN ORDINANCE TO CHANGE ZONING DESIGNATION FROM RT-1 (TOWNHOUSE SINGLE-FAMILY DWELLING DISTRICT) TO R-MU (MIXED RESIDENTIAL) ON PROPERTIES DESCRIBED AS KERN TERRACE 3RD EXT, BLOCK 002, LOT 0009 AND LOT 0010, GENERALLY KNOWN AS 211 AND 213 CYNTHIA DRIVE, HARKER HEIGHTS, BELL COUNTY, TEXAS. (PLANNING ADMINISTRATOR)

EXPLANATION:

REFERENCES:
Zoning Case #Z26-17
MGO Project #2026-192

The applicant is requesting a change from the current zoning designation of RT-1 (Townhouse Single-Family Dwelling District) to R-MU (Mixed Residential) on properties generally known as 211 and 213 Cynthia Drive, Harker Heights, Bell County, Texas.
These lots were platted as part of the Kern Terrace Third Extension in 1963. Bell County Property Tax Appraisal Records indicate these lots are currently vacant and consist of approximately 0.10 acres (4,356 square feet) per lot.

STAFF ANALYSIS:
The current Land Use Plan and Comprehensive Plan identify this lot as Medium Density Residential (allowed zoning districts R1-M, R1-I, R1-A, R-2, R2-I, RT-1, R-MU, R-MH). This proposed zoning change is consistent with the adopted Comprehensive Plan and Land Use Plan.

Surrounding Land Uses
The existing land use for this lot is identified as vacant. Adjacent land uses and zoning districts include those identified in the table below:

	Existing Land Use	Land Use Plan	Zoning District
North	High Density Residential	Medium Density Residential	R-3 (Multi-Family Dwelling District)
South	Low Density Residential	Medium Density Residential	R-1 (One-Family Dwelling District)
East	Low Density Residential	Medium Density Residential	R-1 (One-Family Dwelling District)
West	Low Density Residential	Medium Density Residential	R-1 (One-Family

			Dwelling District)

Thoroughfare Plan

Cynthia Drive is classified as a Residential Street in the City's adopted Thoroughfare Plan and Mobility 2030 Plan. Per §154.01 of the City's code of ordinances, Residential Streets are defined as: "Streets whose primary function is to serve individual residential lots. They carry low traffic volumes at low speeds". Per §154.37(C), " Residential streets shall have a roadway surface that is 36 feet in width (back-of-curb to back-of-curb), with a minimum 60 feet of right-of-way. Where entrances to subdivisions are not part of a collector street, they shall be a minimum of 42 feet wide with 70 feet of right-of-way for a distance of 100 feet from the intersection. Residential streets shall have five-foot to six-foot wide residential sidewalks and amenities as indicated in the adopted sidewalk plan".

Flood Damage Prevention

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

Pharr vs. Tippett Considerations

1. The proposed use and rezoning are compatible with the current Comprehensive Plan and Land Use Plan.
2. The proposed use and rezoning will not have an adverse impact on surrounding properties.
3. The proposed use and rezoning are compatible with existing uses and zoning in the neighborhood.
4. The proposed use and rezoning will not pose an adverse impact to the public health, safety, or general welfare.

NOTICES:

Notice of this case was published in the Killeen Daily Herald on Sunday, September 6, 2026.

Based on the most recently approved tax roll available, staff sent out seventy (75) notices to property owners within the 400-foot notification area, including the notice sent to Killeen Independent School District as required by Local Government Code Section 211.007 (c-1). As of September 23, 2026, zero (0) responses were received in favor of the request, and zero (0) responses were received in opposition of the request.

Within the 200-foot notification area:

- Total area of land is ~139,995.37 sq. ft.
- Total area of land recommending denial is ~ 0 sq. ft.
- Percentage of land area recommending denial is ~ 0%

Any additional responses received after the above date will be provided during the meeting.

Per Texas Local Government Code Section 211.0061, for non-comprehensive zoning changes, property owners may file a written protest if they represent: (1) at least 20% of the subject property, (2) at least 20% of property within 200 feet, or (3) at least 60% of property within 200 feet when the request increases residential development (with limited/non-expanding commercial uses).

If a valid protest is filed, approval of the zoning change requires a three-fourths vote of the governing body for 20% protests, or a simple majority vote for qualifying 60% residential protests.

RECOMMENDATION:

Alternatives Considered
Staff considered two (2) alternatives for this case:

1. Recommend approval of the applicant's request as presented.
2. Recommend disapproval of the applicants zoning request based on Pharr v. Tippett considerations.

Staff Recommendation
Staff recommends approval to the Planning & Zoning Commission of Case Z26-17, to change zoning designation from RT-1 (Townhouse Single-Family Dwelling District) to R-MU (Mixed Residential) on properties generally known as 211 and 213 Cynthia Drive, Harker Heights, Bell County, Texas.

ACTION BY THE PLANNING & ZONING COMMISSION:

1. Motion to recommend **approval** of Case Z26-17 as read in the caption by the Planning & Zoning Chairman, based on **staff's** recommendations and findings.
2. Motion to recommend **disapproval with explanation** of Case Z26-17 as read in the caption by the Planning & Zoning Chairman, based on the **discussed** recommendations and findings, with the following explanation:
    a. **The proposed use and rezoning are not compatible with existing uses and zoning in the neighborhood.**
3. Any other action deemed necessary.

ATTACHMENTS:

Z26-17_Application
Z26-17_KERN TERRACE 3E
Z26-17 Location
Z26-17_Existing Land Use
Z26-17 Land Use Plan
Z26-17 Zoning
Z26-17 Notification

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 to the City of Harker Heights, refer to the most recently approved fee schedule**
3. **If zoning change will require amendment to the Land Use Plan (aka FLUM), there will be an additional fee - refer to most recently approved fee schedule**

City of Harker Heights
Planning & Development
305 Millers Crossing
Harker Heights, TX 76548
Phone: (254) 953-5600
Email:
planning@harkerheights.gov

Property Owner(s) Name: Rayham LLC **Date:** 9-1-26

Address: PO Box 2009

City/State/Zip: Harker Heights TX 76548

Phone: ~~254~~ **E-mail:**

Legal Description of Property:

Location of Property (Address if available): 211 Cynthia & 213 Cynthia

Lot: 0009/0010 Block: 002 Subdivision: Kern Terrace 3rd Ext.

Acres: Property ID: 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: Rmu

Current Zoning Classification: RT1 **Proposed Zoning:** Rmu

Current Land Use: Res. **Proposed Land Use:** Med. density

Applicant's Representative (if applicable):

Applicant's Representative: Raymond Hamden

Phone: **E-Mail:**

I, being the undersigned applicant of the property herein described, herby 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.

Rayham LLC - Raymond Hamden
Printed Name of Property Owner

Signature of Property Owner

Printed Name of Representative

Signature of Representative

SWORN AND SUBSCRIBED BEFORE ME ON THIS 2nd *DAY OF* Sept *, 20* 26.

Kristina Roach
SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/22/2029

KRISTINA ROACH
NOTARY PUBLIC STATE OF TEXAS
MY COMM. EXP. 6/22/29
NOTARY ID 133170496

STAFF ONLY -- DO NOT FILL OUT BELOW

Date Submitted: ☐ Pre-Application Meeting Receipt #:

Received By: Revised: 12/2022 Case #:

A/335 D

KERN TERRACE EXT. # 3

PROPOSED FUTURE DEVELOPMENT

ALL EASEMENTS 10 FEET

SCALE 1"=50'

9.46 ACRES

N 70°36' W

FUTURE STREET

MODIE DRIVE

RONALD DRIVE

CYNTHYA DRIVE

VALLEY VIEW

HARLEY DRIVE

TEDDY DRIVE

KERN TERRACE #1

S 19°24' W

N 19°24' E

S 70°36' E

EXISTING UTILITY EASEMENT

0.523 Ac. TRACT

I, FELIX J. MUELLER, A REGISTERED PUBLIC SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE PLAT IS A SURVEY MADE ON THE GROUND AND IS TRUE AND CORRECT TO THE BEST OF MY BELIEF AND KNOWLEDGE.

Felix J. Mueller

FELIX J. MUELLER
STATE PUBLIC SURVEYOR
NO. 747

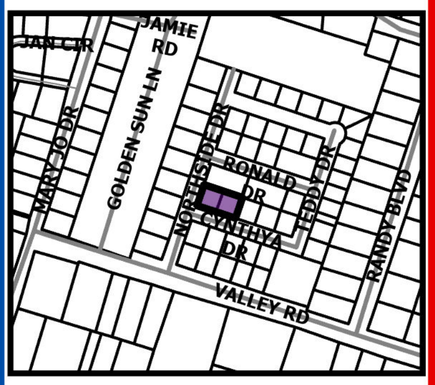
STATE OF TEXAS
FELIX J. MUELLER
747
REGISTERED PUBLIC SURVEYOR

M & S SURVEYING SERVICES
P.O. BOX 2204 PH.
401 W. NOLAN TRAIL
HARKER HEIGHTS, TEXAS

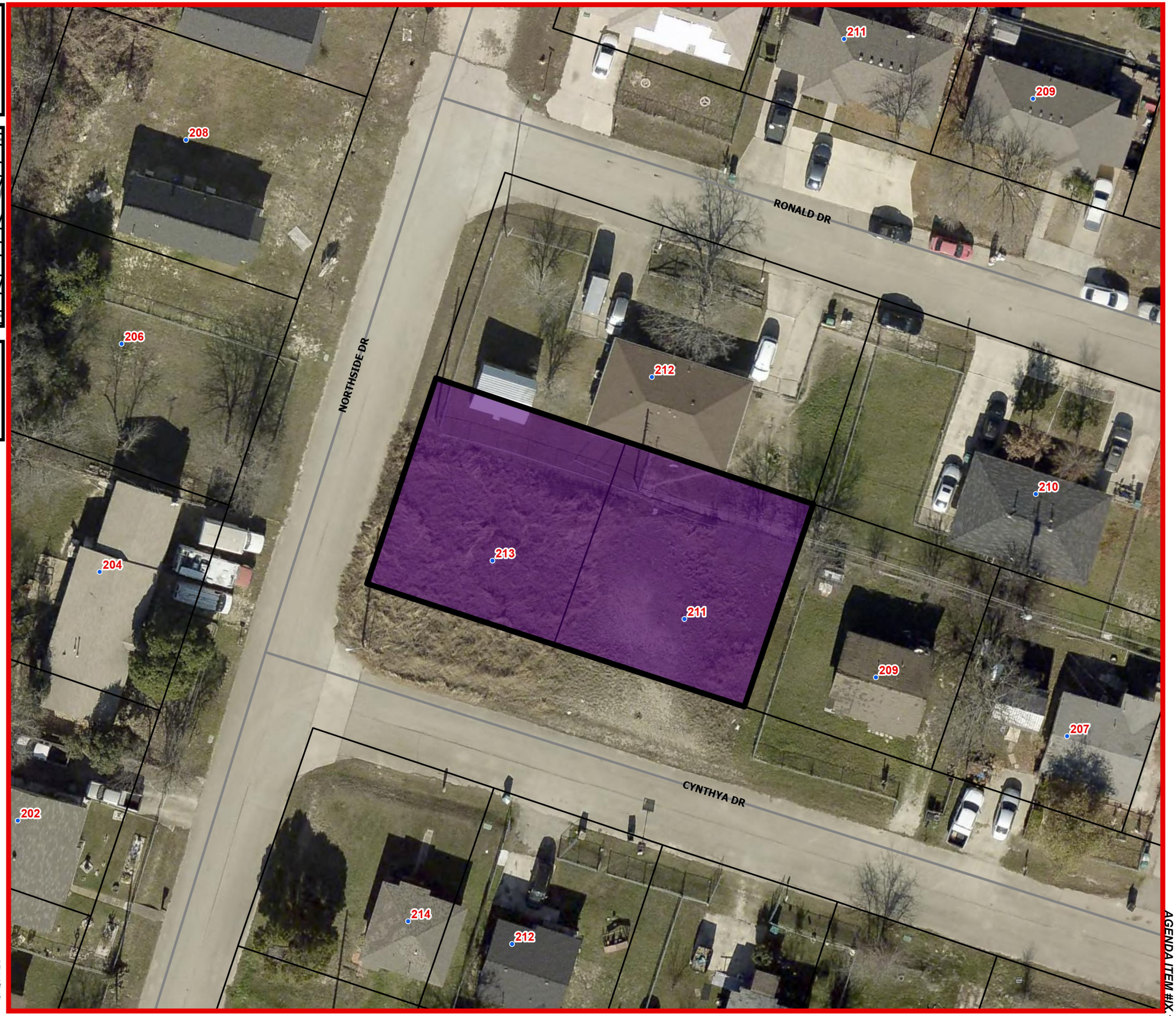
KERN TERRACE EXT. #3		
HARKER HEIGHTS, TEXAS	SCALE 1"=50	DRAWN BY L.F.S.
		REVISED
DATE 4-63	APPROVED BY F.J.M.	DRAWING NUMBER 16981

DEDICATION VOL 877 PAGE 444

Z26-17 Location



211 & 213 Cynthya Drive



Harker Heights

City of Harker Heights
Planning and Development
305 Miller's Crossing
Harker Heights, TX 76548
254-953-5600
www.harkerheights.gov

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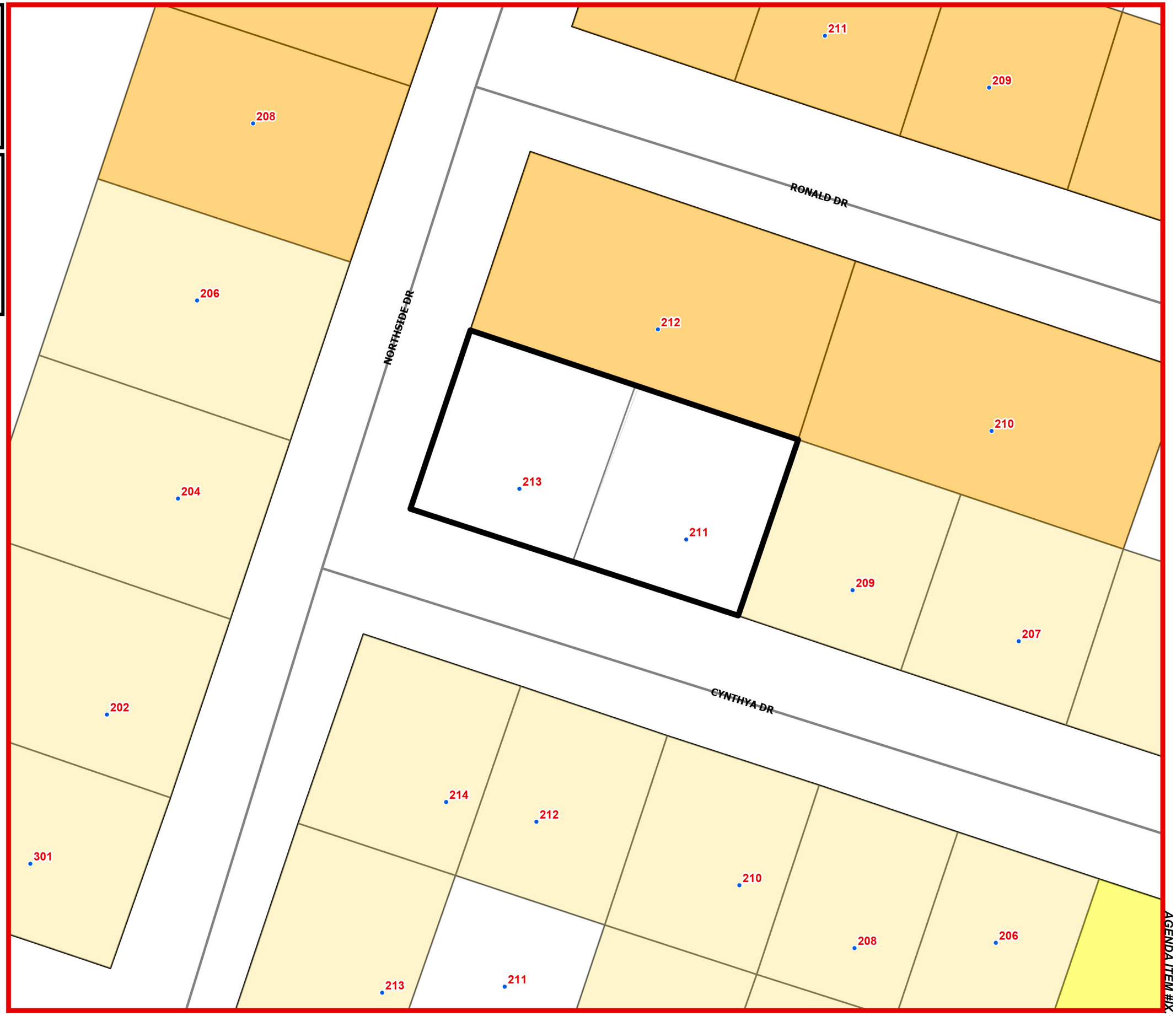
Z26-17 Existing Land Use

211 & 213 Cynthya Drive

Existing Land Use

- **Low Density Residential**
- **Medium Density Residential**
- **High Density Residential**
- **Vacant**



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AGENDA ITEM #IX 1.

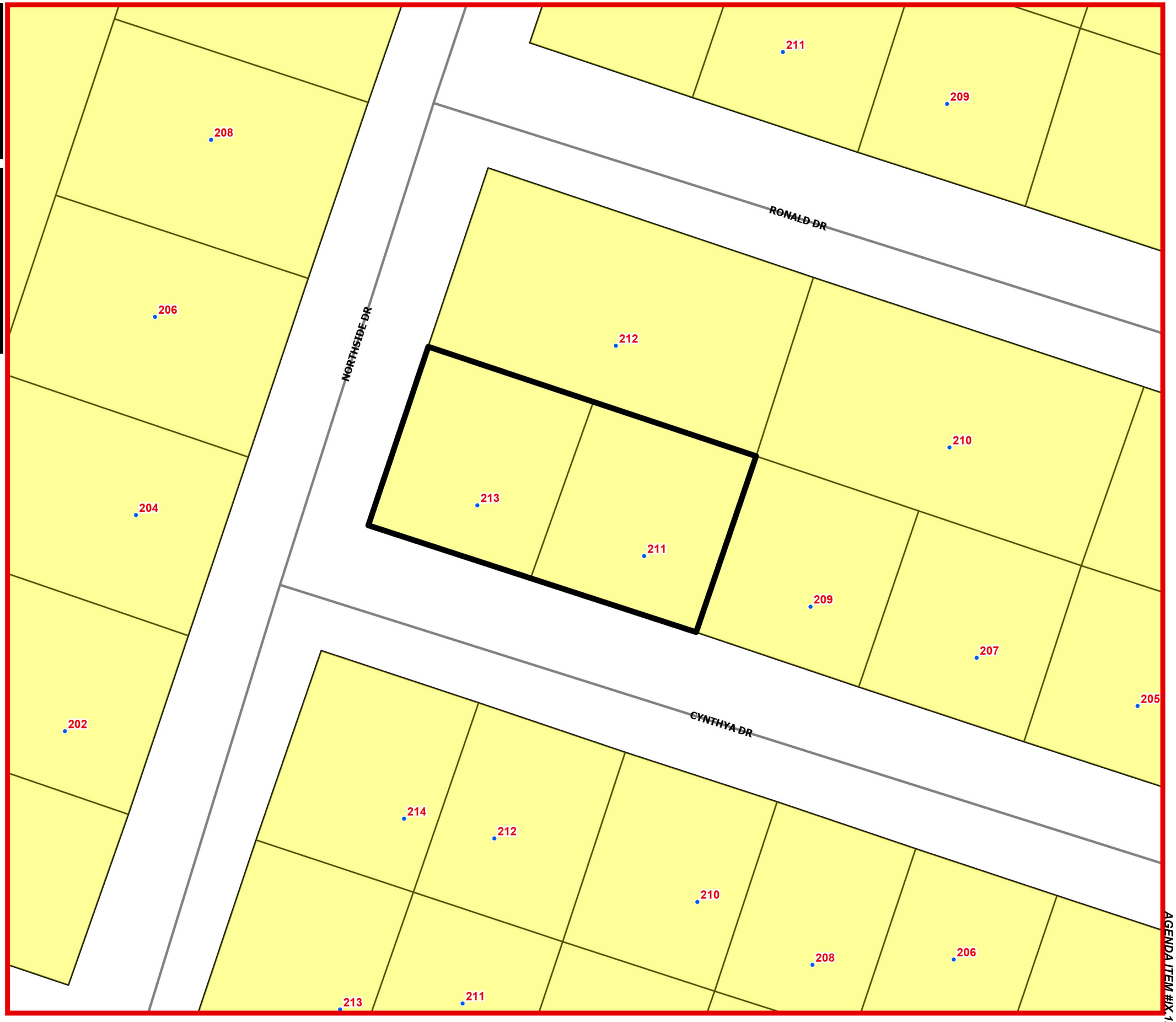
Z26-17 Land Use Plan

211 & 213 Cynthya Drive

Land Use Plan

Medium Density Residential

Regional Commercial Centers



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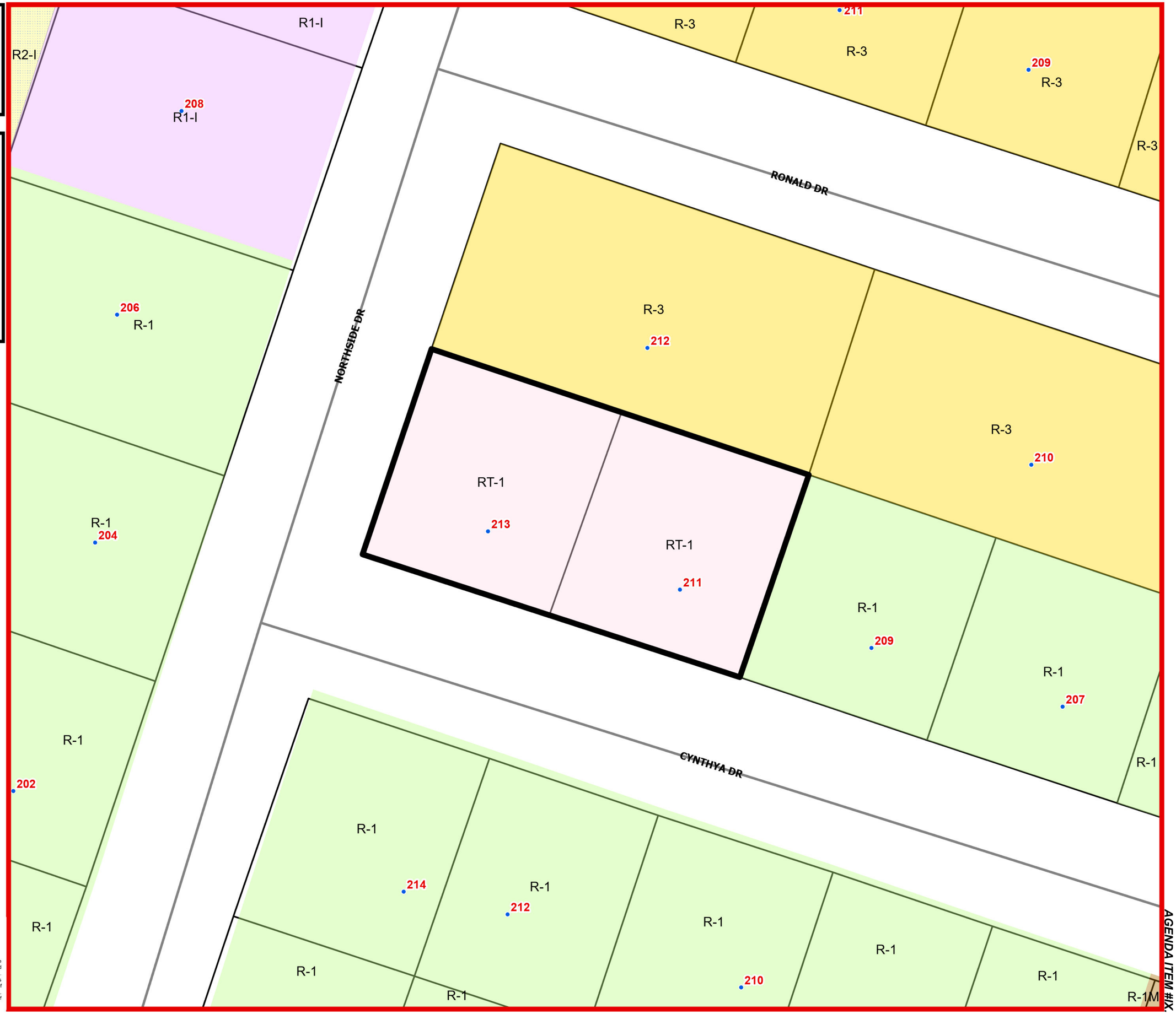
Z26-17 Zoning

211 & 213 Cynthya Drive

Zoning Districts

- R-1 One-Family Dwelling District
- R1-I Single- Family Infill Dwelling District
- RT-1 Townhouse Single-Family Dwelling District
- R2-I Two-Family Infill Dwelling District
- R-3 Multi-Family Dwelling District



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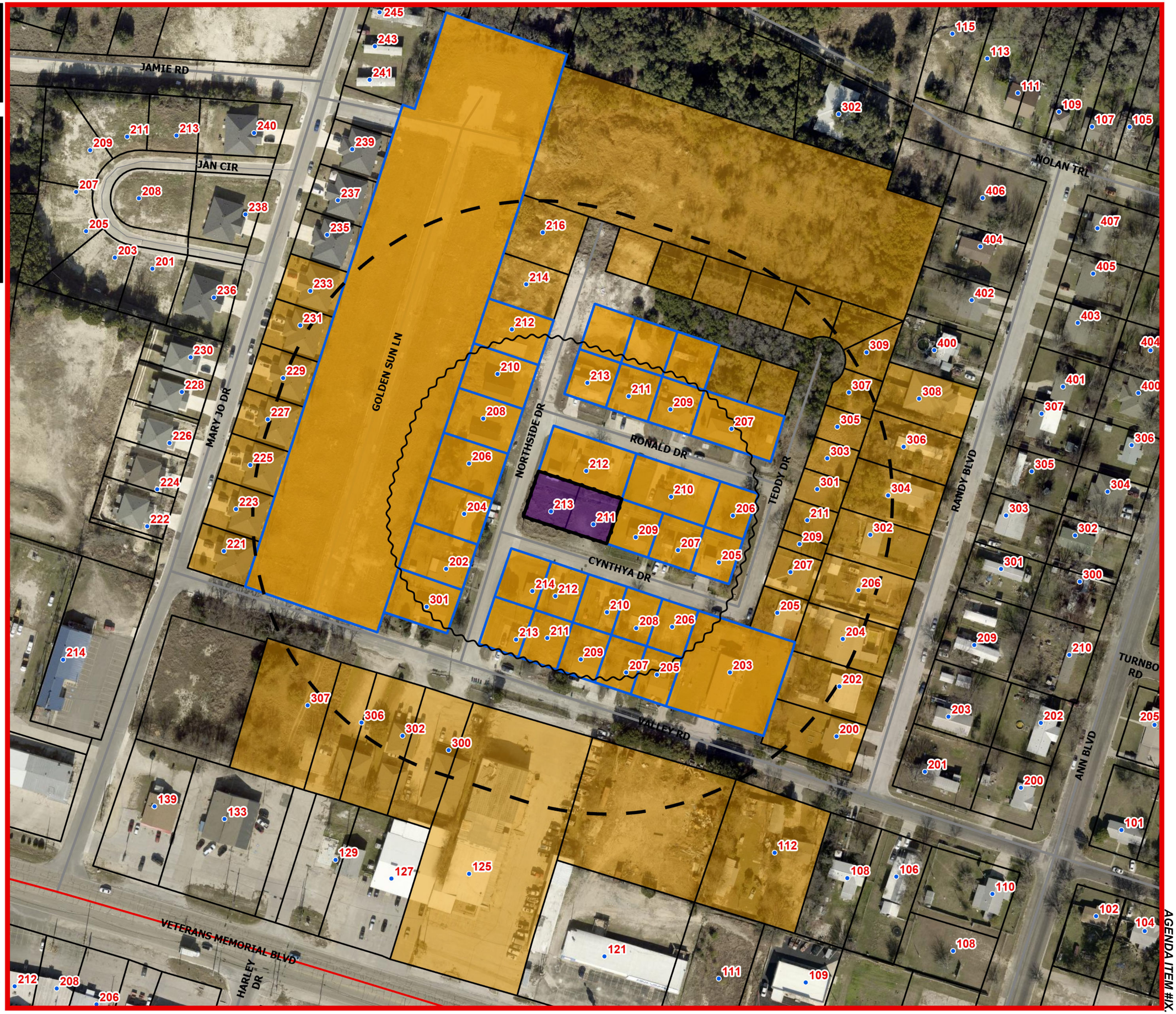
Z26-17 Notification

- 211 & 213 Cynthya Drive
- 200ft Buffer
- 400ft Buffer
- Notified Properties 200ft (32)
- Notified Properties 400ft (42)



0 75 150 300 Feet

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Memorandum

FROM: The Office of the Planning and Development Director **DATE: September 30, 2026**

P26-11 DISCUSS AND CONSIDER APPROVING A FINAL PLAT REFERRED TO AS 24 BT INVESTMENTS FINAL PLAT, ON PROPERTY DESCRIBED AS BEING 3.95 ACRES OF LAND, OUT OF THE LUCY D. ODELL SURVEY, ABSTRACT NUMBER 644, THE MD ODELL SURVEY, ABSTRACT NUMBER 994 AND THE ANN S. ASHLEY SURVEY, ABSTRACT NUMBER 47, ALL OF BELL COUNTY, TEXAS, SAME BEING THAT CERTAIN 24 BT INVESTMENTS, LLC 3.95 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2024023180, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS. (PLANNING ADMINISTRATOR)

EXPLANATION:

REFERENCES:
Case #P26-11
MGO #2026-190

The applicant submitted an application for a Final Plat referred to as 24 BT Investments Final Plat for a 3.95 acre tract of land located at 1500 E. Knights Way. The purpose of this Final Plat is to create 1 commercial lot.

The proposed subdivision is consistent with the existing zoning of B-4 (Secondary and Highway Business District).

The Preliminary Plat related to this submittal was approved by the Planning & Zoning Commission and City Council in 2024.

A Final Plat application was submitted on June 30, 2026. Staff reviewed the submitted plat documents and provided comments related to safety and compliance with applicable development regulations outlined in the City of Harker Heights Code of Ordinances. The applicant submitted multiple revisions throughout the review process; however, some outstanding items remained unresolved prior to potential consideration by the Planning & Zoning Commission. As a result, the applicant withdrew the Final Plat application and proceeded with a subsequent resubmittal after addressing the outstanding items.

A subsequent Final Plat application was submitted by the applicant on September 1, 2026. Staff reviewed the revised plat documents and confirmed that the outstanding items identified during the previous review had been addressed. Staff has no remaining comments or outstanding items related to the current Final Plat submittal.

Particular attention during the review of final plats is given to the arrangement, location, and width of streets and access easements; their relationship to the topography; utility infrastructure including water, wastewater, and drainage; the coordination with future development of adjacent properties; and compliance with applicable city ordinances, policies, and plans.

RECOMMENDATION:

Staff recommends approval of this Final Plat with the following conditions:

1. All outstanding comments shall be addressed as directed by staff prior to the recordation of the Final Plat.

ACTION BY THE PLANNING & ZONING COMMISSION:

1. Motion to recommend **approval** of a request for a Final Plat referred to as 24 BT Investments Final Plat, as read in the caption by the Planning & Zoning Chairman, based on **staff's** recommendations and findings.
2. Motion to recommend **disapproval with explanation** of a request for a Final Plat referred to as 24 BT Investments Final Plat, as read in the caption by the Planning & Zoning Chairman, based on the **discussed** recommendations and findings**with the following explanation: Applicant has not met the requirements of §154: SUBDIVISIONS**
3. Any other action desired.

ATTACHMENTS:

P26-11_Final Plat Application
P26-11 Location
P26-11_Final Plat Checklist
P26-11_Field Notes
P26-11_Utility & Drainage Plan
P26-11_CombinedComments_24_BT_Investments (MGO 2026-190)
P26-11_Final Plat

Final Plat Application

City of Harker Heights
Planning & Development
305 Miller's Crossing
Harker Heights, TX 76548
Phone: (254) 953-5647
Email:
planning@harkerheights.gov

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 per the most recently approved fee schedule**
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 department email in PDF format.**
5. **Completed Final Plat Checklist**

Property Information:

Plat Name: 24 BT Investments Commercial Plat Date Submitted: 07/17/2024

Number of Lots: 1 Number of Units/Suites: 1 Acreage: 3.95

Site Address or General Location: Grant Edwin Blvd & FM 2410

◯ Residential ◯ Commercial ◯ Both On Site Detention Proposed with Subdivision: ◯ Yes ◯ No ◯ Other

Date of Preliminary Plat Approval by P&Z: _____

Owner Information & Authorization:

Property Owner: 24 BT Investments, LLC

Address: 2623 Jones Rd Austin, TX 78745

Phone: 512-423-4985 E-Mail: westgate2623@yahoo.com

Developer: 24 BT Investments, LLC

Address: 2623 Jones Rd Austin, TX 78745

Phone: 512-423-4985 E-Mail: westgate2623@yahoo.com

Engineer: Professional StruCIVIL Engineers, Inc. - Mirza T. Baig

Address: 2205 W Parmer Ln, Suite 201, Austin, TX 78727

Phone: 512-238-6422 E-Mail: psce@psceinc.com

Surveyor: All Star Land Surveying

Address: 9020 Anderson Mill Rd. Austin, TX 78729

Phone: 512-249-8149 E-Mail: chris@allstarlandsurveying.com

For more information reference Section 154.22 Final Plat of the Harker Heights Code of Ordinances

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 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.

24 BT Investments, LLC - Baslan Omar

Printed Name of Owner

Baslan S. Omar

Signature of Owner

Professional StruCIVIL Engineers, Inc. - Mirza T. Baig, P.E.

Printed Name of Authorized Agent (Corporation/Partnership)

Signature of Authorized Agent (Corporation/Partnership)

SWORN AND SUBSCRIBED BEFORE ME THIS 17 th *DAY OF* July, *20* 2024

Signature of Notary Public

My Commission Expires: 08/21/2027

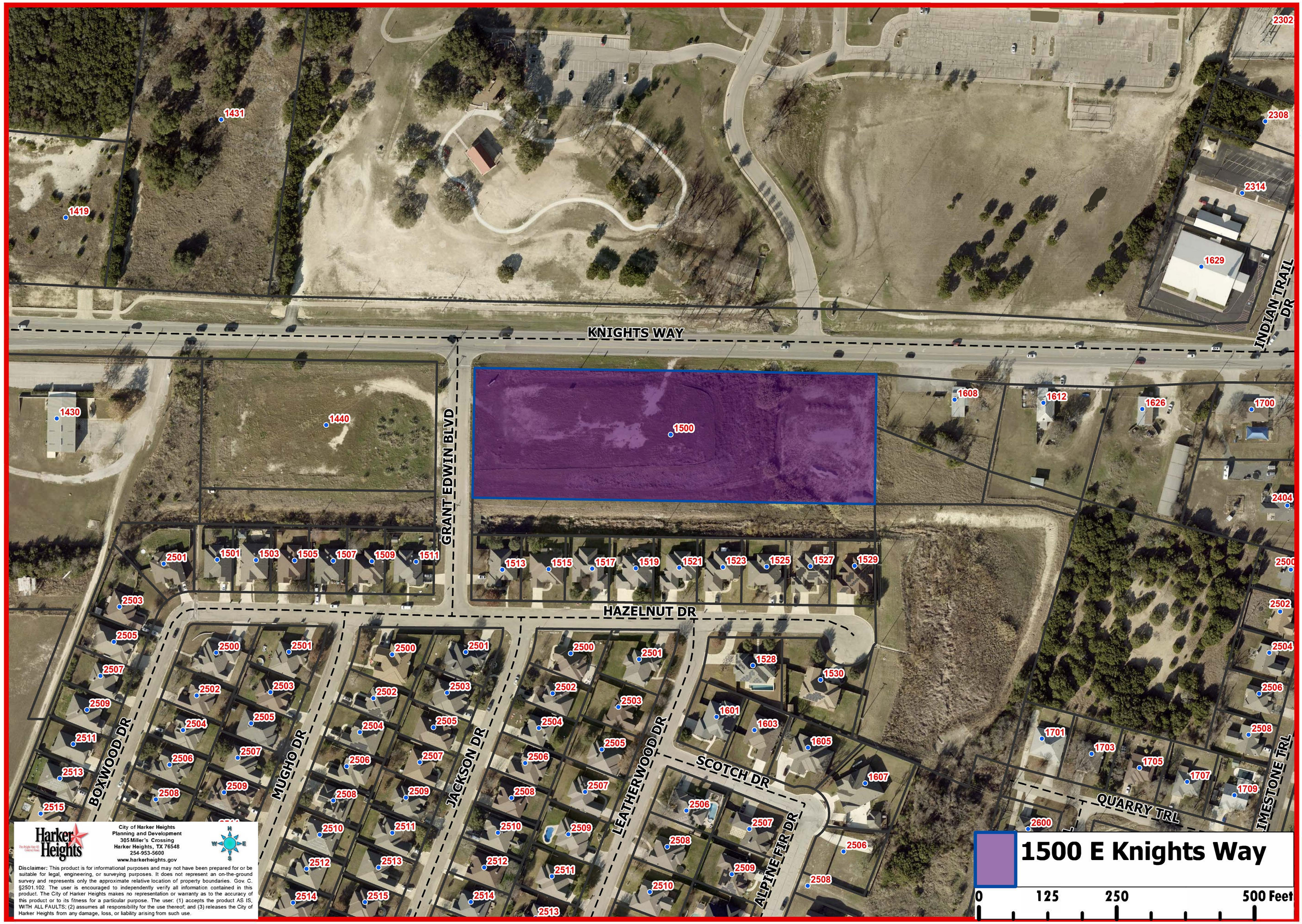
Abdul Arab
My Commission Expires
8/21/2027
Notary ID134518850

STAFF ONLY -- DO NOT FILL OUT

Date Submitted: _____ Received By: _____ Case #: _____ Receipt #: _____

Rev. 12/22

P26-11 Location



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.

For Office Use Only

Project # _____

Final Plat/ Replat/ Minor Plat/ Amending Plat Checklist

The following is a partial listing of requirements for Final Plat, Replat, Minor Plat, and Amending Plat applications as found in the City of Harker Heights' Code of Ordinances and policies. A completed checklist must be submitted with each application. All applications are required to be submitted via the City's online portal at https://www.mygovernmentonline.org/. Applications are only accepted on the dates indicated in the adopted annual intake calendar (https://harkerheights.gov/index.php/boards-and-commissions/planning-and-zoning/p-z-commission). Applicants shall indicate compliance with standards by checking the box adjacent to the standard. Failure to comply with standards could result in rejection of application, delay of Final Plat, Replat, Minor Plat, and Amending Plat approval, and/or disapproval. This checklist is in accordance with §154.20(A)(1) and §154.22 of the City's Code of Ordinances.

Section 1 – General Provisions *(check if provided; indicate NA if not applicable)*

Please clarify the status of this Final Plat/Replat/Minor Plat/ Amending Plat (Plat) submittal:

☑ **1.1** A pre-application meeting with the City's Development Review Committee has been held for this Plat area. **(§154.20(A)(1)(a))**

Date of Meeting: 06/21/2024.

☐ **1.2** A Concept Plan was previously approved /conditionally approved for this Plat area. **(§154.20(A)(2))**

Date of Approval: _____; Case Number: _____.

☐ **1.3** Concurrent filing of this Plat with a Concept Plan was approved in writing by the Planning & Development Director. **(§154.20(A)(2)(e))**

Date of Approval: _____.

☑ **1.4** A Preliminary Plat was previously approved /conditionally approved for this Plat area. **(§154.20(A)(3))**

Date of Approval: 09/26/2024; Case Number: 2024-197.

Section 1 – General Provisions cont. *(check if provided; indicate NA if not applicable)*

☑ **1.5** Concurrent filing of this Plat with a Preliminary Plat was approved in writing by the Planning & Development Director.

Date of Approval: 09/26/2024.

☐ **1.6** This is a replat of a previously approved Final Plat.

Name of original Final Plat: _____.

Date original Final Plat was approved: _____.

Change in the number of Lots from _____ to _____.

☑ **1.7** Total area for this Plat is: 3.95 (acres); 172,062 (square feet).

☑ **1.8** Current Zoning District(s) for this Plat area is:

B-4.

☑ **1.9** Number of Lots/Tracts/Remainders Per respective Zoning District in this Plat area is:

1.

Section 2 – Legal *(check if provided; indicate NA if not applicable)*

☑ **2.1** Provide a completed application form and fees. **(§154.20(B)(1-2))**

☑ **2.2** Provide proof of ownership for the Plat area. **(§154.20(A))**

- Copy of deed
- For businesses, non-profits, etc. provide signed documentation authorizing applicant to sign on behalf of the entity. **(§154.20(A)(6))**

☑ **2.3** Provide a copy of recorded documentation for existing easements.

Section 3 – General Plat Standards *(check if provided; indicate NA if not applicable)*

☑ **3.1** Provide an exact digital copy of the submitted/revised Final Plat. **(§154.20(B)(3)(c) and §154.20(B)(6))**

- DXF, DWG, or GIS Shapefile/feature class / coverage format.
- Based of State Plane 83 Texas South Central Zone 4204 coordinate system.

Section 3 – General Plat Standards cont. *(check if provided; indicate NA if not applicable)*

☑ **3.2** Provide an exact digital copy, three full sized hard copy and a half-sized hard copy of the public infrastructure As-Built drawings. **(§154.20(B)(3)(c), §154.20(B)(6), and §154.25))**

- DXF, DWG, or GIS Shapefile/feature class / coverage format.
- Based of State Plane 83 Texas South Central Zone 4204 coordinate system.
- All requirements stated in **§154.25** shall be met in the submitted as-builts.

☑ **3.3** Provide two hard copies of the Plat and engineering drawings. **(§154.20(B)(3)(b) and §154.22(B))**

- Hard copies are legible such that they can be clearly reproduced.
- Line types and weights are clearly identifiable in black and white and upon reproduction.
- Abandonments are indicated with shading or hatching and are labeled “To be abandoned by this plat.”.
- ROW dedication is indicated with a unique shading or hatching and are labeled.

☑ **3.3** Plat is sealed by a Texas Licensed Professional Engineer or Texas Registered Professional Land surveyor. **(§154.22(B)(1))**

☑ **3.4** Sheet sizes shall be a 22” x 34” black and white drawing in landscape view at a scale of 1-inch = 100 feet. **(§154.21(B)(1))**

☑ **3.5** If submitting three or more sheets, provide a cover sheet with table of contents and a vicinity map that clearly shows the project’s location. **(§154.22(B)(1)(a))**

- The vicinity map shall be at a scale such that it is easy to determine what part of the city the project is located (major road name(s)).

☑ **3.6** Title block on each page includes: the proposed subdivision name, phase(s), block numbers, lot numbers, current legal description, acreage, name/address of property owner, name/address of surveyor, name/address of engineer, date of survey, date of preparation, page content title. **(§154.22(B)(1)(b))**

☑ **3.7** Index Sheet at 1-inch = 100 feet is provided if applicable. **(§154.22(B)(1)(d))**

☑ **3.8** A north arrow is required on all sheets and should be oriented either upward or to the right. **(§154.22(B)(1)(o))**

- Orient the plan sheets such that north is toward the top or left-hand side of the sheet.

Section 4 – Plat Standards *(check if provided; indicate NA if not applicable)*

☑ **4.1** Provide legal description, existing boundary, lot lines and right-of-way lines of streets and easements with accurate dimensions, bearings, deflection angles, radii, and central angles of all curves. **(§154.22(B)(1)(c), §154.22(B)(3) and §154.26)**

- Label and illustrate all of the above items. This includes current and proposed configurations for replats, minor plats and amending plats.
- The applicant will furnish the city with a signed, original copy of the dedication, resolution, and field notes.
- Provide enough information for easements shall be such that they can be found in the field with the plans.
- Label types and dimensions of easements (proposed, existing, utility, drainage, access, etc.)

☑ **4.2** Lot lines shall have line dimensions clearly displayed within the lot along with the lot’s respective lot number. Groups of lots that are considered within a block shall have the block number clearly displayed. **(§154.22(B)(1)(e))**

Section 4 – Plat Standards cont. *(check if provided; indicate NA if not applicable)*

☑ **4.3** All right-of-way lines and easements shall be clearly displayed on the plat. The plat shall clearly display the location, size, and purpose of all existing and proposed easements on or adjoining the property. **(§154.22(B)(1)(f))**

☑ **4.4** Location of existing and proposed streets, alleys, bikeways, and sidewalks on or adjoining the site. Such information shall include name, right-of-way widths, type and width of surfacing. All private streets shall be clearly labeled. **(§154.22(B)(1)(g))**

☑ **4.5** Identify (illustrate and label) any areas reserved or dedicated for public use. **(§154.22(B)(1)(h))**

☑ **4.6** Provide notes addressing how lots with low wastewater service tolerances will be served. **(§154.22(B)(1)(i))**

☑ **4.7** Delineation of the Federal Emergency Management Association (FEMA) Special Flood Hazard Area as well as any hazards from adjacent detention facilities or as required by the city. **(§154.22(B)(1)(j))**

☑ **4.8** Identify (illustrate and label) easements and street stub-outs necessary to serve adjacent properties. **(§154.22(B)(1)(k))**

- Refer to adjacent recorded plats, any recorded easements, the City's plans, the City's Thoroughfare plan, the City's sidewalk plan, the City's Hike and Bike plan and all of the City's various utility Master Plans. **(§154.21(C)(2)(D)(2-3))**
- TXDOT required marginal access easement.
- Provide field notes and other documents for offsite easement and/or R.O.W. dedication.

☑ **4.9** Adjacent property information including present ownership, legal descriptions (recorded volume and page or subdivision Lot and Block) and property lines within 100 feet. **(§154.22(B)(1)(l))**

- This includes properties across the street from the plat area.

☑ **4.10** Primary control points or descriptions and ties to such control points to which all dimensions, angles, bearings, and similar data shall be referred. **(§154.22(B)(1)(m))**

☑ **4.11** The plat shall be located with respect to a corner of the surveyor tract, or an original corner of the original survey of which it is a part. Temporary benchmarks and NGS datum shall be described on each sheet. **(§154.22(B)(1)(m))**

☑ **4.12** Scale, basis of bearing and benchmarks (datum) and description shall all be clearly displayed on the plat. **(§154.22(B)(1)(n))**

☑ **4.13** Provide the minimum building setback lines on all lots and other sites. **(§154.22(B)(1)(p))**

☑ **4.14** All Final Plats, Replats, Minor Plats and Amending Plats shall have affixed to the first page of the plat sheets to be recorded a surveyor's certificate, in the following format **(§154.22(B)(1)(q)(1))**:

KNOW ALL MEN BY THESE PRESENTS:

That I, _____, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision and Property Development Regulations of the City of Harker Heights, Texas.

_____

Signature

_____

Texas Reg. No.

Section 4 – Plat Standards cont. *(check if provided; indicate NA if not applicable)*

☑ **4.15** All Final Plats and conditionally approved Final Plats, Replats, Minor Plats and Amending Plats shall have affixed to the first page of the plat sheets to be recorded a certificate of approval by the Planning and Zoning Commission, in the following format **(§154.22(B)(1)(q)(3))**:

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

☑ **4.16** All Final Plats and conditionally approved Final Plats, Replats, Minor Plats and Amending Plats shall have affixed to the first page of the plat sheets to be recorded a certificate of approval by the City Council, in the following format **(§154.22(B)(1)(q)(4))**:

Approved this_____day of _____, _____, by the City Council of the City of Harker Heights, Texas.

_____

Mayor

_____

City Secretary

☑ **4.17** All Replats, Minor Plats and Amending Plats without conditional approval shall have affixed to the first page of the plat sheets to be recorded a certificate of approval by the Director of Planning and Development, in the following format **(§154.22(B)(1)(q)(5))**:

Approved this_____day of _____, _____, by the Director of Planning and Development of the City of Harker Heights, Texas.

_____

Director of Planning and Development

_____

City Secretary

☑ **4.18** All Final Plats, Replats, Minor Plats and Amending Plats shall have affixed to the first page of the plat sheets to be recorded a tax certificate block, in the following format **(§154.22(B)(1)(q)(6))**:

The Bell County Tax Appraisal District, the taxing authority for all entities in Bell County, Texas, does hereby certify that there are currently no delinquent taxes due or owing on the property described by this plat.

Dated this _____ day of _____, _____, A.D.

Bell County Tax Appraisal District

By: _____

☑ **4.19** All Final Plats, Replats, Minor Plats and Amending Plats shall have affixed to the first page of the plat sheets to be recorded a recordation block, in the following format **(§154.22(B)(1)(q)(7))**:

FILED FOR RECORD this _____ day of _____, _____, in Cabinet _____ , Slide(s)_____, Plat Records of Bell County, Texas. Dedication instrument in Instrument # _____, Deed Records of Bell County, Texas.

Section 4 – Plat Standards cont. *(check if provided; indicate NA if not applicable)*

☑ **4.20** An original certificate of ownership and of dedication of all streets, alleys, easements, and lands to public use forever, signed and acknowledged before a notary public by the owner of the land, shall appear on the face of the Plat, containing complete and accurate description of the property being platted and public dedications. **(§154.22(B)(1)(q)(2))**

Section 5 – Engineering Drawing Standards *(check if provided; indicate NA if not applicable)*

☑ **5.1** Preliminary Engineering Drawings are sealed by a Texas Licensed Professional Engineer. **(§154.22(B)(2))**

☑ **5.2** Sheet sizes shall be a 22" x 34" black and white drawing in landscape view at a scale of 1-inch = 100 feet. **(§154.22(B)(2))**

☑ **5.3** Comply with the standards of design and requirements in the current edition of the North Central Texas Council of Governments' Standard Specifications for Public Works Construction and the City of Harker Heights' Code of Ordinances. **(§154.22(B)(2), §154 and Title XV.)**

☑ **5.4** Title block on each page includes: the proposed subdivision name, phase(s), block numbers, lot numbers, current legal description, acreage, name/address of property owner, name/address of surveyor, name/address of engineer, date of survey, date of preparation, page content title. **(§154.22(B)(2)(a))**

☑ **5.5** Lot layout with the area in square feet of each proposed lot annotated. **(§154.22(B)(2)(b))**

☑ **5.6** Provide a Water Layout Plan and details that include locations and labeling of the following **(§154.22(B)(2)(c)):**

- water service connections
- pipe diameters
- valve locations
- fire hydrants
- flush assemblies

☑ **5.7** Provide fire flow and water design sealed explanation and verification that proves fire flow and designed flow that meets state regulatory and technical code requirements can be provided. **(§154.22(B)(2)(c))**

☑ **5.8** Provide a Sewer Layout Plan and profiles that includes details, specifications, and locations and labeling of the following **(§154.22(B)(2)(d) and §154.22(B)(2)(r)):**

- sewer service connections
- pipe diameters
- cleanouts
- manholes & special manholes

☑ **5.9** Provide wastewater system design and lift station capacity sealed explanation and detailed engineering verification that proves designed flow that meets state regulatory and technical code requirements can be serviced. **(§154.22(B)(2)(d))**

Section 5 – Engineering Drawing Standards cont. *(check if provided; indicate NA if not applicable)*

☑ **5.10** Provide Street Plan and profiles that includes paving details, a traffic control plan, and locations and labeling of the following **(§154.21(C)(2)(d)):**

- 9-1-1 approved street names
- roadway classification
- ROW width
- sidewalk width
- alley width (if applicable)
- access easements (passage, trash, etc.)
- fire lanes (if applicable)
- Major thoroughfare plans and profiles shall be drawn at a scale of one inch equals two feet vertically and one inch equals 20 feet horizontally. Minor streets and easement plans and profiles shall be drawn at a scale of one inch equals five feet vertically and one inch equals 50 feet horizontally or one inch equals four feet vertically and one inch equals 40 feet horizontally. Label each plan sheet as to street widths, right-of-way widths, pavement width and thickness, type of roadway materials, curbs, intersection radii, curve data, stationing, existing utilities type and location. Stationing must run from left to right, except for short streets or lines originating from a major intersection where the full length can be shown on a single plan and profile sheet. **(§154.22(B)(2)(m))**

☑ **5.11** Provide a street light layout. **(§154.22(B)(2)(f))**

☑ **5.12** Display natural ground profiles of each right-of-way or easement line. Centerline profiles will be satisfactory for right-of-way or easements, except where there is a difference of 0.50 foot or more from one right-of-way or easement line to the other line measured parallel at any point along the right-of-way or easement. **(§154.22(B)(2)(g))**

☑ **5.13** Provide a Stormwater Drainage Plan that includes locations and labeling of the following **(§154.22(B)(2)(h-k), §154.22(B)(2)(q) and §154.22(B)(2)(r)):**

- Storm water plan and profiles of culverts and channels with specifications and details.
- A grading plan with two-foot contours with delineated drainage basins. Existing contours at intervals of two feet for grades up to 5% and not more than five feet for grades over 5%;
- A drainage/ stormwater design sealed explanation and detailed engineering verification for all stormwater infrastructure that proves no adverse impact and that meets federal & state regulatory requirements, Chapter 158, the adopted Drainage Design Criteria, and technical code requirements.
- A grading, erosion, and sedimentation control plan.
- Details for all stormwater structures to include but not limited to flow line elevations, directional flow, ponds, channels, gully crossings, streams, etc.
- Include FEMA special flood hazard area boundaries (if applicable), FEMA base flood elevations (if applicable), watercourses, railroads, and other physical features on or adjacent to the site.

☑ **5.14** Illustrate and annotate the location and size of all existing and/or proposed city utilities, and all others where known. All city utility lines six inches in diameter or larger within the right-of-way shall be shown on the profile view. All utility lines, regardless of size, should be shown in the plan view, where known. **(§154.22(B)(2)(l))**

Section 5 – Engineering Drawing Standards cont. *(check if provided; indicate NA if not applicable)*

☑ **5.15** Texas Department of Transportation (TXDOT) approvals for driveway and drainage into their jurisdiction, if applicable. **(§154.22(B)(2)(n))**

☑ **5.16** Illustrate and annotate existing conditions such as marshes, wooded areas, buildings, and other significant features. **(§154.22(B)(2)(o))**

☑ **5.17** Illustrate and annotate significant features on adjacent properties such as slopes, structures, and power lines. **(§154.22(B)(2)(p))**

☑ **5.18** Designs conform with the City's engineering standards and specifications, City Ordinances, City Standards, City's plans, the City's Thoroughfare plan, the City's sidewalk plan, the City's Hike and Bike plan and all of the City's various utility Master Plans. **(§154.22(C)(2) and §154.22(B)(2)(r)):**

- Utilize standard engineering scales for the preliminary engineering drawings.
- For special structures and standard details use vertical and horizontal scales that are equal to each other.

☑ **5.19** Station all points of curvature (P.C.'s), point of tangency (P.T.'s) radius returns and grade change point of intersection (P.I.'s) in the profile with their respective elevations. **(§154.22(B)(2)(r))**

Section 6 – Other Requirements (*check if provided; indicate NA if not applicable)*

☐ **6.1** Provide a guarantee of performance, a local unconditional letter of credit, or performance bond for all portions of public infrastructure construction that are not completed at the time of Plat submittal. **(§154.22(B)(4), and §154.23)**

- Sealed Engineer's detailed Opinion of Probable Cost
- Construction Plans for public infrastructure that have been released for construction by the City.

☐ **6.2** Provide any special zoning requirements for those lots within the current City Limits. **(§155)**

- This is typically for parcels with conditional use permits, planned development zoning, or for those within the City's Overlay District.

EXHIBIT "A"

LEGAL DESCRIPTION

BEING 3.95 ACRES OF LAND, OUT OF THE LUCY D. ODELL SURVEY, ABSTRACT NUMBER 644, THE MD ODELL SURVEY, ABSTRACT NUMBER 994 AND THE ANN S. ASHLEY SURVEY, ABSTRACT NUMBER 47, ALL OF BELL COUNTY, TEXAS, SAME BEING THAT CERTAIN 24 BT INVESTMENTS, LLC 3.95 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2024023180, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS, SAID 3.95 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING at an iron rod found at the intersection of the southerly right-of-way line of F.M. 2410 and the easterly right-of-way line of Grant Edwin Boulevard, same being the northwest corner of said 3.95 acre tract, for the northwest corner hereof;

THENCE along said F.M. 2410 and the northerly right-of-way line of said 3.95 acre tract, South 89 degrees 02 minutes 51 seconds East, 405.20 feet to an iron pipe found and South 88 degrees 50 minutes 06 seconds East, 323.46 feet to an iron rod found at the northwest corner of the remainder of that certain Gary Downing 1.00 acre tract recorded in Volume 4815, Page 473, Deed Records, said county, same being the northeast corner of said 3.95 acre tract, for the northeast corner hereof;

THENCE South 00 degrees 49 minutes 15 seconds West, along the westerly line of said Remaining 1.00 acre tract and the easterly line of said 3.95 acre tract, 96.18 feet to a 60D nail set at the northwest corner of Tract A Detention Area, of Evergreen, Phase 1, a subdivision recorded in Cabinet D, Slides 155B-155C, Plat Records, said county, at the southwest corner of said remaining 1.00 acre tract, same being an angle corner in the easterly line of said 3.95 acre tract, for an angle corner in the easterly line hereof;

THENCE South 00 degrees 50 minutes 08 seconds West, along the westerly line of said Tract A, continuing along the easterly line of said 3.95 acre tract, 139.62 feet to an iron rod found at the northeast corner of Tract D Drainage Channel, of said Evergreen, Phase 1, same being the southeast corner of said 3.95 acre tract, for the southeast corner hereof;

THENCE North 88 degrees 55 minutes 03 seconds West, along the northerly line of said Tract D and the southerly line of said 3.95 acre tract, 729.93 feet to an iron rod found in the easterly right-of-way line of Grant Edwin Boulevard, at the northwest corner of said Tract D, same being the southwest corner of said 3.95 acre tract, for the southwest corner hereof;

THENCE North 01 degrees 08 minutes 18 seconds East, along said Grant Edwin Boulevard and westerly line of said 3.95 acre tract, 235.35 feet to the POINT OF BEGINNING.

THIS LEGAL DESCRIPTION IS TO BE USED IN CONJUCTION WITH THE ATTACHED SURVEY PLAT (BY SEPARATE INSTRUMENT), ONLY.



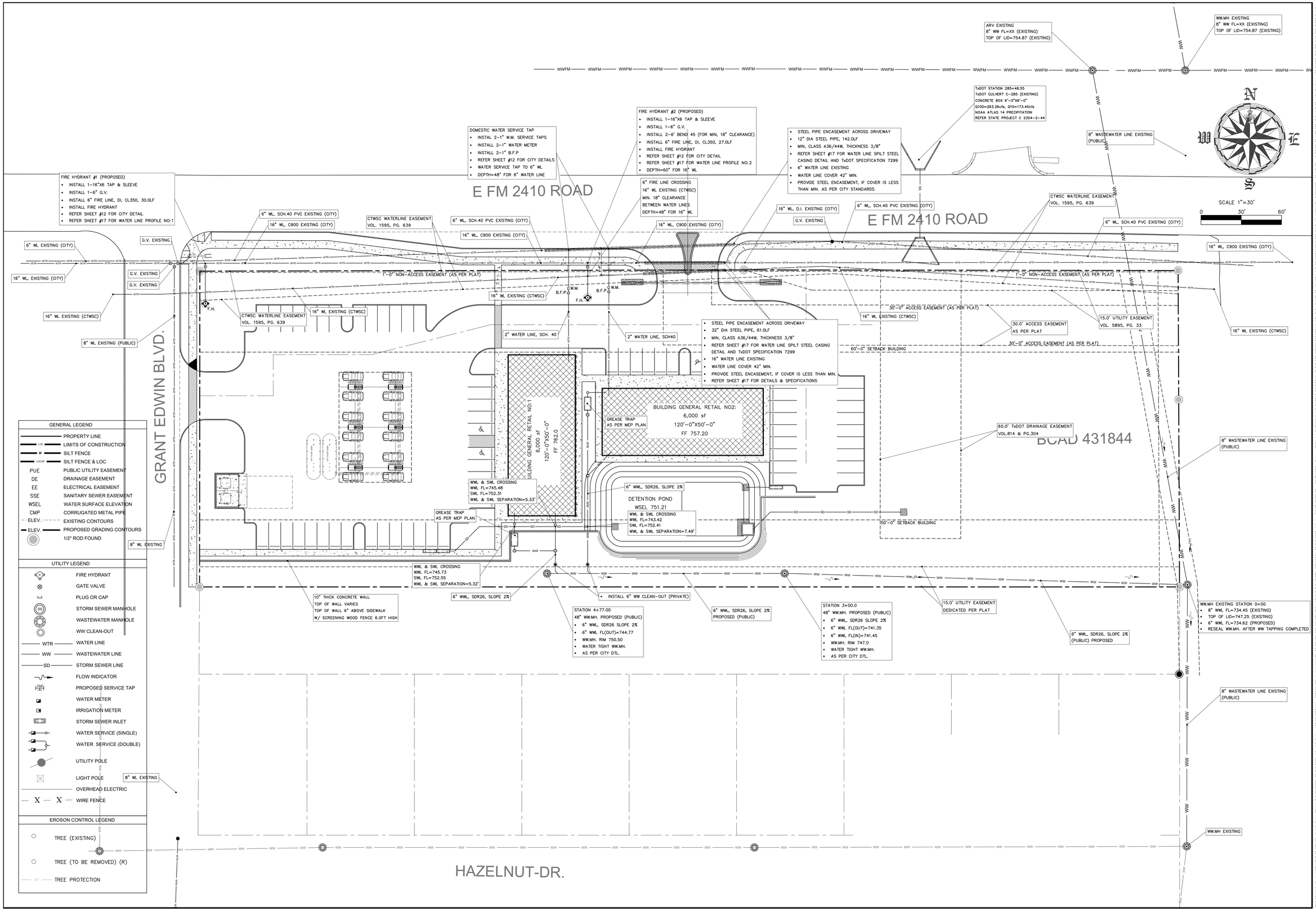
06/26/2024

EDWARD RUMSEY — DATE

TX R.P.L.S. NO. 5729

JOB # A0603124

FIRM # 10135000



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FIRM REGISTRATION F-4951

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PROFESSIONAL STRUCIVIL ENGINEERS, INC.
CONSULTING CIVIL AND STRUCTURAL ENGINEERS
2205 WEST PARMER LANE, SUITE 210, AUSTIN, TX 78727 | TEL. 512.228.6422 | pevar@pevarinc.com

Project :
FM2410 RETAIL CENTER I PRELIMINARY PLAT
1500 E KNIGHTS WAY
CITY OF HARKER HEIGHTS, TEXAS 76548

Title :
UTILITY SITE PLAN

PROJECT 30799

SHEET 5 OF 21

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PROPOSED CULVERT & DRIVEWAY
1-18" RCP PIPE CULVERT #1, 103.0 LF, SLOPE 1.0%
FL(IN)=752.03', FL(OUT)=751.0'
Q(5)=3.87cfs @ HGL=753.13
Q(10)=5.15cfs @ HGL=753.35
Q(culvert capacity)=14.96cfs @ HGL=755.90
Q(100)=10.38cfs @ HGL=754.39
TOP OF PAVEMENT=755.90'
DRIVEWAY CULVERT AS PER TxDOT STANDARDS (SET P-PD)

TxDOT STATION 285+48.55
TxDOT CULVERT C-285 (EXISTING)
CONCRETE BOX 6'-0"X6'-0"
Q100=263.26cfs, Q10=173.40cfs
NOAA ATLAS 14 PRECIPITATION
REFER STATE PROJECT C 2304-2-44

E FM 241 ROAD

E FM 2410 ROAD

BOAD 431844

GRANTED WIN BLVD

HAZELNUT-DR.

1-12" RCP PIPE CULVERT EXISTING

CTWSC WATERLINE EASEMENT
VOL. 1595, PG. 639

CTWSC WATERLINE EASEMENT
VOL. 1595, PG. 639

CTWSC WATERLINE EASEMENT
VOL. 1595, PG. 639

1'-0" NON-ACCESS EASEMENT (AS PER PLAT)

1'-0" NON-ACCESS EASEMENT (AS PER PLAT)

50'-0" ACCESS EASEMENT (AS PER PLAT)

30.0' ACCESS EASEMENT
AS PER PLAT

15.0' UTILITY EASEMENT
VOL. 5895, PG. 33

50'-0" ACCESS EASEMENT (AS PER PLAT)

50'-0" SETBACK BUILDING

50'-0" SETBACK BUILDING

JOINT ACCESS BOX CULVERT
FOR PHASE II (FUTURE DEVELOPMENT)
STATION 4+14.00 TO STATION 4+41.00
CONCRETE BOX (2)-6'-0"X6'-0"
AS PER TXDOT STANDARD SCC-5 & 6

GRASS CHANNEL
BOTTOM 27'-0" WIDE, SIDE SLOPE 1V:5H
FL(IN)=746.0, FL(OUT)=743.0, SLOPE 1.61%
Q100=263.26cfs, & Q25=173.40cfs
REFER SHEET #21 FORHEC-RAS ANALYSIS WSEL VARIES.
REFER SHEET #18, GRASS CHANNEL DETAILS

60.0' TxDOT DRAINAGE EASEMENT
VOL.814 & PG.304

ENERGY DISSIPATER
STONE 4"-8"

BUILDING GENERAL RETAIL NO1:
6,000 sf
120'-0"X50'-0"
FF 762.0

BUILDING GENERAL RETAIL NO2:
6,000 sf
120'-0"X50'-0"
FF 757.20

ROOF GUTTER

DOWNSPOT

DETENTION POND
WSEL 751.21

18" HDPE PIPE NO:2, 102.0LF
FL(IN)=754.04, FL(OUT)=752.0, SLOPE 2%
Q100=8.77cfs, Qc=16.10cfs

CURB INLET #1
AS PER CITY DETAIL
(1)-10FT INLET

24" HDPE PIPE NO:1, 116.0LF
FL(IN)=748.0, FL(OUT)=746.0, SLOPE 1.73%
Q100=34.93cfs, Qc=51.75cfs

18" HDPE PIPE NO:3, 18.0LF
FL(IN)=751.86, FL(OUT)=751.50, SLOPE 2%
Q100=4.47cfs, Qc=16.10cfs

CURB INLET #2
AS PER CITY DETAIL
(2)-10FT INLETS

10" THICK CONCRETE WALL
TOP OF WALL 761.0

10" THICK CONCRETE WALL
TOP OF WALL VARIES
TOP OF WALL 6" ABOVE SIDEWALK
W/ SCREENING WOOD FENCE 6.0FT HIGH

15.0' UTILITY EASEMENT
DEDICATED PER PLAT

SCALE 1"=30'
0 30' 60'

DRAINAGE SUMMARY OF BOX CULVERT

EVENTS	STATION 5+00(*)	STATION 2+50.00
	cfs	cfs
Q10	173.40	185.65 (173.40+12.25)
Q100	263.26	286.79 (263.26+23.53)

(*) TxDOT IMPROVEMENT PLAN FM2410, REFER SHEET#114 & #117

GENERAL LEGEND

	PROPERTY LINE
LOC	LIMITS OF CONSTRUCTION
SF	SILT FENCE
LOD/SF	SILT FENCE & LOC
PUE	PUBLIC UTILITY EASEMENT
DE	DRAINAGE EASEMENT
EE	ELECTRICAL EASEMENT
SSE	SANITARY SEWER EASEMENT
WSEL	WATER SURFACE ELEVATION
CMP	CORRUGATED METAL PIPE
ELEV.	EXISTING CONTOURS
ELEV.	PROPOSED GRADING CONTOURS
	1/2" ROD FOUND

UTILITY LEGEND

	FIRE HYDRANT
	GATE VALVE
	PLUG OR CAP
S	STORM SEWER MANHOLE
	WASTEWATER MANHOLE
	WW CLEAN-OUT
WTR	WATER LINE
WW	WASTEWATER LINE
SD	STORM SEWER LINE
	FLOW INDICATOR
TAP	PROPOSED SERVICE TAP
	WATER METER
	IRRIGATION METER
	STORM SEWER INLET
	WATER SERVICE (SINGLE)
	WATER SERVICE (DOUBLE)
	UTILITY POLE
	LIGHT POLE
	OVERHEAD ELECTRIC
X X	WIRE FENCE

EROSON CONTROL LEGEND

	TREE (EXISTING)
	TREE (TO BE REMOVED) (R)
TP	TREE PROTECTION

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FIRM REGISTRATION F-4951

Rev.	Description	Date	Drawn
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PROFESSIONAL STRUCIVIL ENGINEERS, INC.
CIVIL AND STRUCTURAL ENGINEERS
CONSULTING
2305 WEST PARMER LANE, SUITE 210, AUSTIN, TX 78727 | TEL: 512.228.6422 | pevc@pevcinc.com

Project:
FM2410 RETAIL CENTER I PRELIMINARY PLAT
1500 E KNIGHTS WAY
CITY OF HARKER HEIGHTS, TEXAS 76548

Title:
DRAINAGE & GRADING PLAN

PROJECT 30799

SHEET 7 OF 21

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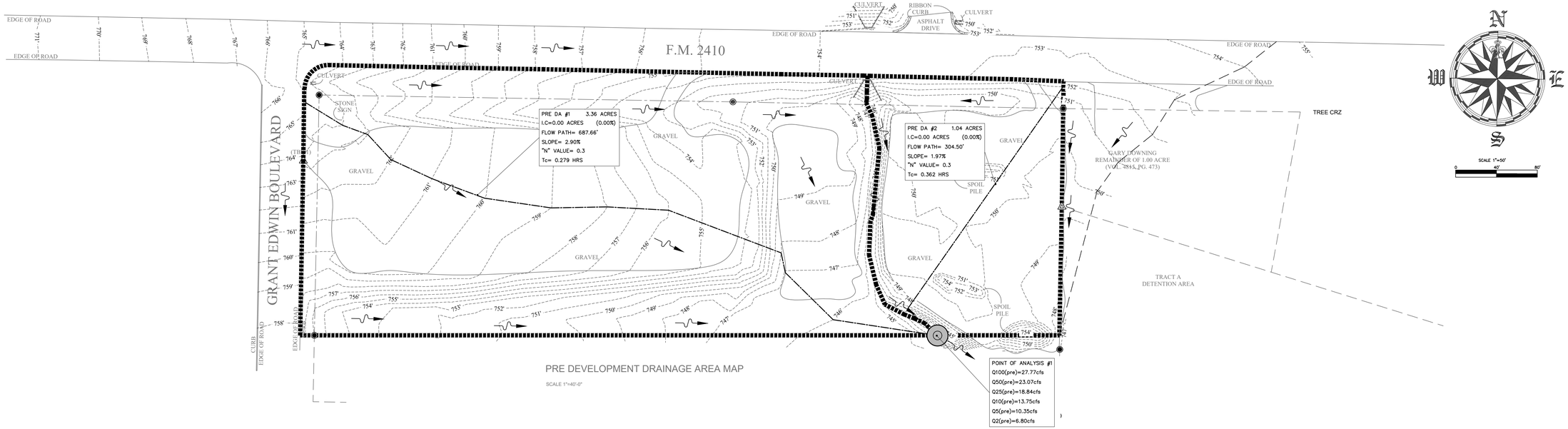
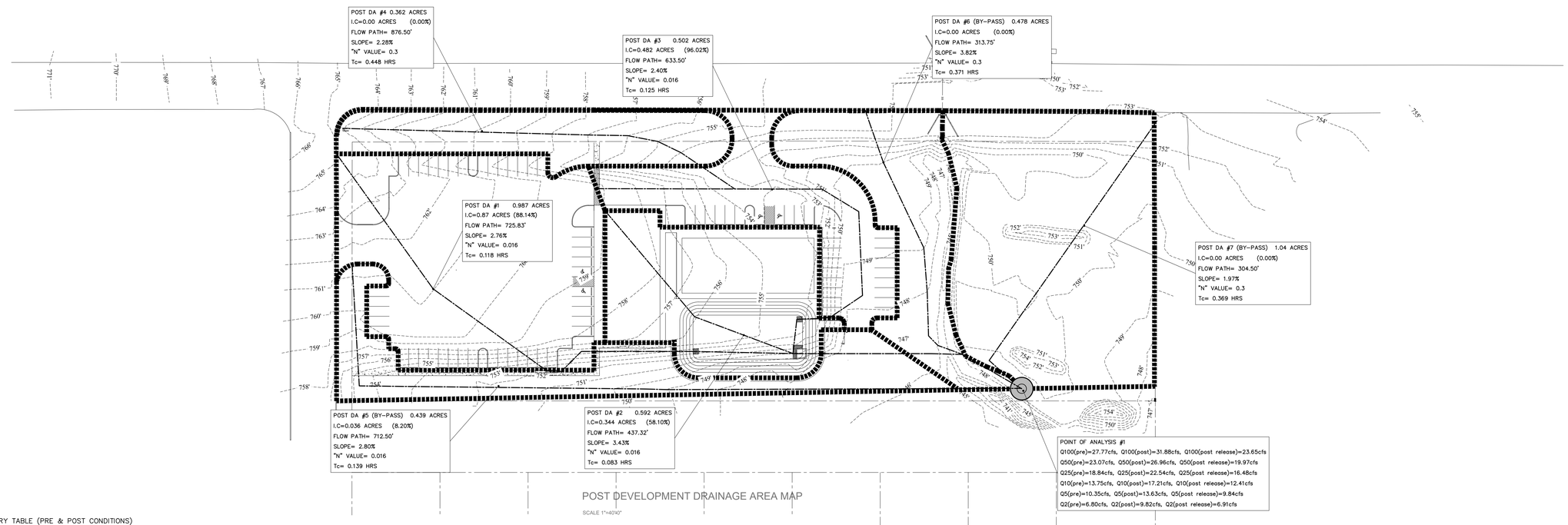


PRE DEVELOPMENT DRAINAGE AREA MAP

SCALE 1"=40'-0"



POST DEVELOPMENT DRAINAGE AREA MAP

SCALE 1"=40'-0"

DRAINAGE SUMMARY TABLE (PRE & POST CONDITIONS)

BASIN NAME	PRE DA#1	PRE DA#2	POST DA#1	POST DA#2	POST DA#3	POST DA#4	POST DA#5	POST DA#6	POST DA#7	TOTAL PRE "Q"	TOTAL POST "Q"	TOTAL POST "Q" RELEASED
DRAINAGE AREA (acres)	3.36	1.04	0.987	0.592	0.502	0.362	0.439	0.478	1.04			
IMPERVIOUS COVER (acres)	0.00	0.00	0.87	0.344	0.482	0.00	0.036	0.00	0.00			
CN (PRE)	79.00	79.00	79.00	79.00	79.00	79.00	79.00	79.00	79.00			
CN (POST)	79.00	79.00	95.75	90.04	77.24	79.00	80.56	79.00	79.00			
Tc (hrs.)	0.279	0.362	0.118	0.083	0.125	0.448	0.139	0.371	0.369			
2YRS. (cfs)	5.36	1.51	3.17	1.68	1.66	0.48	0.88	0.69	1.50	6.80	9.82	6.91
5YRS. (cfs)	8.15	2.30	4.15	2.28	2.15	0.73	1.31	1.05	2.28	10.35	13.63	9.84
10YRS. (cfs)	10.81	3.05	5.07	2.85	2.61	0.97	1.72	1.39	3.03	13.75	17.21	12.41
25YRS. (cfs)	14.79	4.18	6.42	3.69	3.29	1.34	2.33	1.90	4.15	18.84	22.54	16.48
50YRS (cfs)	18.10	5.11	7.53	4.38	3.85	1.64	2.83	2.33	5.08	23.07	26.96	19.97
100YRS. (cfs)	21.79	6.15	8.77	5.15	4.47	1.97	3.40	2.81	6.11	27.77	31.88	23.65

NOTE: THE DRAINAGE ANALYSIS ARE BASED ON ATLAS 14 PRECIPITATION-FREQUENCY ATLAS OF THE UNITED STATES.

THE STATE OF TEXAS
MIRZA TAHIR BAIG
92577
REGISTERED
PROFESSIONAL ENGINEER

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FIRM REGISTRATION F-4951

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PROFESSIONAL STRUCTURAL CIVIL ENGINEERS, INC.
CONSULTING CIVIL AND STRUCTURAL ENGINEERS
2305 WEST PARMER LANE, SUITE 210, AUSTIN, TX 78727 | TEL. 512.228.6422 | pevc@pevcinc.com

Project:
FM2410 RETAIL CENTER I PRELIMINARY PLAT
1500 E KNIGHTS WAY
CITY OF HARKER HEIGHTS, TEXAS 76548

Title:
DRAINAGE AREA MAP
PRE & POST DEVELOPMENT

PROJECT 30799

SHEET 8 OF 21

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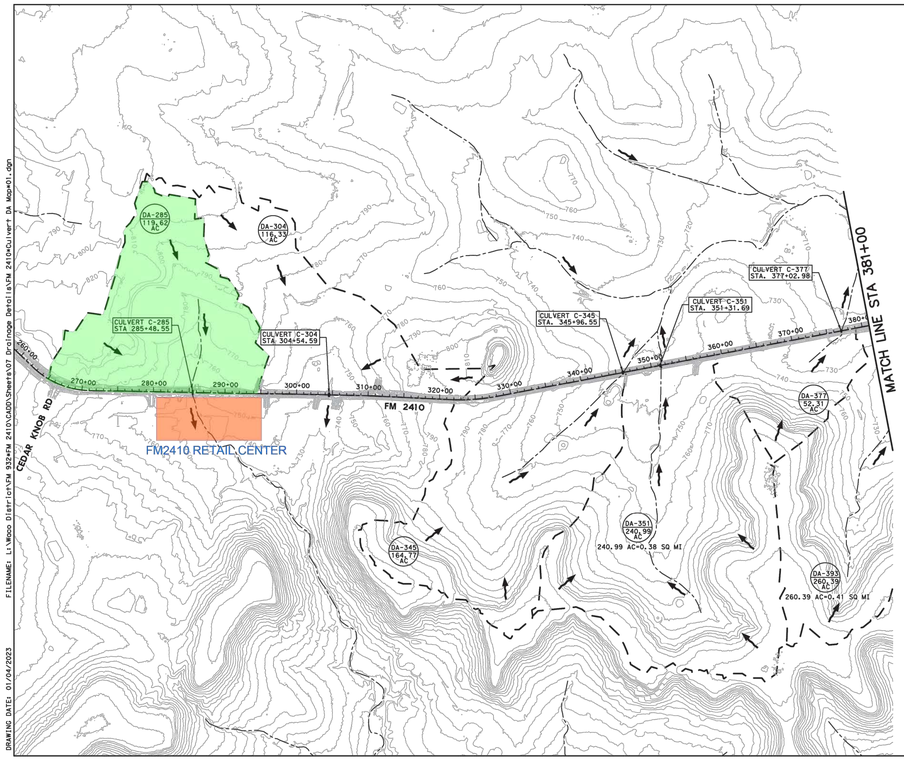

0' 250' 500' 1000'
HORIZONTAL SCALE: 1"=1000'

LEGEND:

- DIRECTION OF FLOW
- STREAM
- DRAINAGE AREA BOUNDARY
- 10 FT CONTOURS
- (DA-XXX XX.XX AC) DRAINAGE AREA ID ACREAGE

STATE OF TEXAS
SAHAS SHRESTHA
116045
LICENSED
PROFESSIONAL ENGINEER
01/04/2023

I.S. ENGINEERS, LLC
FIRM REGISTRATION NO. F-11437
7670 WOODWAY DRIVE
SUITE 320
HOUSTON, TEXAS 77063

Texas Department of Transportation © 2023

FM 2410

DRAINAGE AREA MAP

(SHEET 1 OF 3)

DESIGN	FED.RD. DIV.NO.	FEDERAL AID PROJECT NO.		HIGHWAY NO.
YH	6	(SEE TITLE SHEET)		FM 2410
DESIGN CK	STATE	DISTRICT	COUNTY	SHEET NO.
SRS	TX	WACO	BELL	
GRAPHICS	CONTROL	SECTION	JOB	
TW	2304	02	044	114
DRFT CHECK				
SRS				

DRAWING DATE: 01/04/2023 FILENAME: L:\Waco District\FM 932+FM 2410\CADD\Sheets\07 Drainage Details\FM 2410+Culvert DA Maps01.dgn

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STATE OF TEXAS
DEPARTMENT OF TRANSPORTATION

PLANS OF PROPOSED
STATE HIGHWAY IMPROVEMENT

STATE PROJECT NUMBER C 2304-2-44

BELL COUNTY

FM 2410

DIST. NO.	STATE PROJECT NO.	SHT. NO.
6	C 2304-2-44	1
STATE	DIST.	COUNTY
TEXAS	WACO	BELL
CONT.	SECT.	JOB
2304	02	044
		ASSEMBLY NO.
		FM 2410

DESIGN SPEED = 40 MPH (FM 2410)

2023 ADT = 5,100
2043 ADT = 7,700

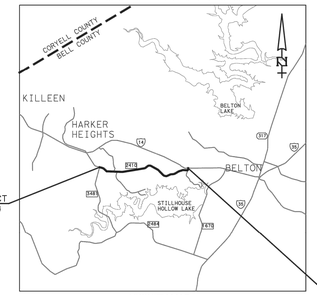
TOTAL LENGTH OF PROJECT = ROADWAY = 35,443.26 FT. = 6.713 MI.; BRIDGE = 0.00 FT. = 0.000 MI.; TOTAL = 35,443.26 FT. = 6.713 MI.

CSJ 2304-02-044
LIMITS: FROM FM 3481 TO IH 14

FOR THE CONSTRUCTION OF REHABILITATION OF EXISTING ROAD CONSISTING OF REHAB AND WIDEN ROADWAY

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	INDEX OF SHEETS



BEGIN PROJECT
CSJ 2304-02-044
STA 236+55.15
MP=8.409
TRM=542+0.256

END PROJECT
CSJ 2304-02-044
STA 590+96.41
MP=15.065
TRM=548+0.919

EXCEPTIONS: NONE
EQUATIONS: NONE
RAILROAD CROSSING: NONE

HORIZONTAL SCALE= 1" = 4 MI.

NOTE:
SPECIFICATIONS ADOPTED BY THE TEXAS DEPARTMENT OF TRANSPORTATION A NOVEMBER 1, 2014, AND SPECIFICATION ITEMS LISTED AND DATED AS FOLLOWS, PROVISIONS FOR ALL STATE CONSTRUCTION PROJECTS, TSP000-0081

FILE: P:\WACO\TXDOT\B2439\DGN\FM2410\PROJ+SHEETS\TITLE SHEET.dgn
DATE: 12/19/2022 8:29:31 AM
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FIRM REGISTRATION NO. F-2200
tnp
teague nall & perkins

SUBMITTED FOR LETTING 12/15/2022
DANIEL P. MCCLELLAND, P.E.

Texas Department of Transportation © 2023

RECOMMENDED FOR LETTING 12/15/2022
STEPHEN MICHAEL FARLEY, P.E.
AREA ENGINEER

RECOMMENDED FOR LETTING 12/19/2022
DIRECTOR OF TRANSPORTATION PLANNING AND DEVELOPMENT

APPROVED FOR LETTING 12/19/2022
STANLEY SWATEK
DISTRICT ENGINEER

Rev.	Description	Date	Drawn
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FIRM REGISTRATION F-4951

PROFESSIONAL STRUCIVIL ENGINEERS, INC.
CONSULTING CIVIL AND STRUCTURAL ENGINEERS
2205 WEST PARMER LANE, SUITE 210, AUSTIN, TX 78727 | TEL: 512.258.6422 | pwe@pwsinc.com

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Project: FM2410 RETAIL CENTER I PRELIMINARY PLAT
1500 E KNIGHTS WAY
CITY OF HARKER HEIGHTS, TEXAS 76548

Title: OFF-SITE DRAINAGE AREA MAP

PROJECT 30799

SHEET 9 OF 21

FM 2410 CULVERT CROSSING RUNOFF COMPUTATIONS (RATIONAL METHOD)

DRAINAGE AREA ID	DRAINAGE STRUCTURE ID	EXISTING STRUCTURE	PROPOSED STRUCTURE	STATION	DRAINAGE AREA (acres)	T_c (min)	COMPOSITE 'C' VALUE	INTENSITY$_{10\text{-}YR}$ (in/hr)	INTENSITY$_{100\text{-}YR}$ (in/hr)	$Q_{10\text{-}YR}$ (cfs)	$Q_{100\text{-}YR}$ (cfs)
DA-285	C-285	6'X6' RCB	N/A	285+48.55	119.62	39	0.39	3.72	5.64	173.40	263.26
DA-304	C-304	2-5'X4' RCB	2-5'X4' RCB EXT	304+54.59	116.33	61	0.41	2.71	4.16	129.41	198.27
DA-345	C-345	2-6'X4' RCB	2-6'X4' RCB EXT	345+96.55	164.77	50	0.23	3.20	4.88	121.27	184.81
DA-377	C-377	5'X5' RCB	5'X5' RCB EXT	377+02.98	52.31	25	0.24	4.74	7.19	59.47	90.31
DA-411	C-411	2-5'X4' RCB	2-5'X4' RCB EXT	411+32.28	146.86	29	0.25	4.26	6.45	156.38	236.98
DA-438	C-438	36" CMP	36" RCP	438+19.16	18.82	18	0.25	5.57	8.49	26.22	39.93
DA-507	C-507	42" CMP	42" RCP	507+96.60	19.04	25	0.23	4.74	7.19	20.74	31.50
DA-539	C-539	36" CMP	36" RCP	539+51.53	12.96	17	0.23	5.69	8.67	16.96	25.85
DA-548	C-548	24" CMP	24" RCP	548+96.80	8.11	20	0.27	5.33	8.12	11.68	17.77
DA-559	C-559	24" CMP	24" RCP	559+66.15	7.25	15	0.27	5.93	9.04	11.61	17.70
DA-573	C-573	48" RCP	N/A	573+81.40	21.30	26	0.41	4.62	7.01	40.32	61.21
DA-585	C-585	2-24" RCP	2-24" RCP	585+31.64	6.66	17	0.41	5.69	8.67	15.54	23.68

FM 2410 CULVERT CROSSING RUNOFF COMPUTATIONS (NRCS METHOD)

DRAINAGE AREA ID	DRAINAGE STRUCTURE ID	EXISTING STRUCTURE	PROPOSED STRUCTURE	STATION	DRAINAGE AREA (Sq MI)	T_c (min)	LAG TIME (min)	BASE CN	USED CN	$Q_{10\text{-}YR}$ (cfs)	$Q_{100\text{-}YR}$ (cfs)
DA-351	C-351	2-6'X5' RCB	2-6'X5' RCB EXT	351+31.69	0.38	56	34	78	69	355	762
DA-393	C-393	2-6'X5' RCB	2-6'X5' RCB EXT	393+08.22	0.41	63	38	77	68	347	751
DA-454	C-454	2-8'X6' RCB	2-8'X6' RCB EXT	454+78.66	0.66	54	32	79	71	691	1424

FREQUENCY STORM PRECIPITATION DEPTH (INCH)		
DURATION	10-yr	100-yr
5 min	0.743	1.14
15 min	1.48	2.26
1 hour	2.73	4.18
2 hour	3.45	5.59
3 hour	3.90	6.54
6 hour	4.66	8.06
12 hour	5.36	9.27
24 hour	6.08	10.40

NRCS METHOD IS MODELED IN HEC-HMS VERSION 4.3
PRECIPITATION DATA IS DERIVED FROM "NOAA ATLAS 14 PRECIPITATION - REQUENCY ATLAS OF THE UNITED STATES VOLUME 11 VERSION 2.0: TEXAS"
SOILS DATA IS OBTAINED FROM NRCS WEB SOIL SURVEY UTILITY
LAND USE DATA IS OBTAINED FROM NLCD DATABASE
CN ADJUSTMENT IS BASED ON THE HAILEY AND MCGILL METHOD AS OUTLINED IN THE TXDOT HYDRAULIC MANUAL, FIGURE 4-22

STATE OF TEXAS
SAHAS SHRESTHA
116045
LICENSED
PROFESSIONAL ENGINEER
01/04/2023

I.S. ENGINEERS, LLC
FIRM REGISTRATION NO. F-11437
7670 WOODWAY DRIVE
SUITE 320
HOUSTON, TEXAS 77063

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FM 2410

DRAINAGE CALCULATIONS

DESIGN	FED.RD. DIV.NO.	FEDERAL AID PROJECT NO.		HIGHWAY NO.
YH	6	(SEE TITLE SHEET)		FM 2410
DESIGN CK	STATE	DISTRICT	COUNTY	SHEET NO.
SRS	TX	WACO	BELL	
GRAPHICS	CONTROL	SECTION	JOB	
TW	2304	02	044	117
DRFT CHECK				
SRS				

DRAWING DATE: 01/04/2023 FILENAME: L:\Waco District\FM 932+FM 2410\CADD\Sheets\07 Drainage Details\FM 2410+Culvert Runoff.dgn

24 BT INVESTMENTS

P26-11 –24 BT Investment – Final Plat

Plat Distributed to HH Staff & Public Utilities: 08/01/2026
Comments sent to Applicant 9/16/2026

No Response To Date – Comments may be forthcoming
Oncor
Atmos
Brightspeed
KISD
Fire Department
Building Official

TXDOT – No Comments

Planning & Development
No comments.

Public Works
No Comments.

24 BT INVESTMENTS COMMERCIAL PLAT

BEARING BASIS:
BEARINGS ARE GRID NORTH BASED ON THE TEXAS COORDINATE SYSTEM
CENTRAL TEXAS ZONE (4203) NAD83 HARN HORIZONTAL CONTROL.

NOTES:

1. ALL LOTS PROPOSED FOR COMMERCIAL USE MUST SHOW 2X'S THE PROPOSED DRAINFIELD AREA AS PER BELL COUNTY PUBLIC HEALTH DISTRICT'S LOCAL ORDER. THE SECONDARY DRAINFIELD AREA MUST MEET THE PROVISIONS OF TAC 30 CHAPTER 285.

2. BEARINGS ARE ORIENTED TO GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE 4203, SURVEY FEET.

3. PROPERTY ZONED B-4: SECONDARY AND HIGHWAY BUSINESS DISTRICT, AND WITHIN THE CITY OF HARKER HEIGHTS, TX.

4. THE SUBJECT TRACT LIES IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP NO. 48027C0295E WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.

5. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCES AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

N
NW NE
W SCALE 1" = 60' E
SW SE
S

60 0 30 60 120 240

GRAPHIC SCALE

LEGEND

- 1/2" ROD FOUND
- 1/2" IRON PIPE FOUND
- 60D NAIL SET
- FENCE POST FOR CORNER
- ( ) RECORD INFORMATION
- 6.0' WIDE SIDEWALK

OWNER: 24 BT INVESTMENTS LLC,
A TX LIMITED LIABILITY COMPANY
2623 JONES ROAD
AUSTIN, TEXAS 78745

ACREAGE: 172,048.25 SQ. FT. - 3.95 ACRES
NUMBER OF BLOCKS: 1
NUMBER OF LOTS: 1

SUBMITTAL DATE: 07/08/2024
DATE OF REVISION: 08/05/2026

SURVEYOR: ALL STAR LAND SURVEYING - FIRM: 10050200
1640 HIGHLAND FALLS DR., LEANDER, TEXAS 78641
(512) 337-7585 REF# A0603124

ENGINEER: PROFESSIONAL STRUCIVIL ENGINEERS, INC.
REGISTERED ENGINEERING FIRM# F-4851
2205 W. PARMER LANE, STE. 201
AUSTIN, TEXAS 78727

PROJECT DATUM: NORTH AMERICAN DATUM 1983 (NAD 83)
PROJECTION: TEXAS STATE PLANE -
CENTRAL ZONE (4203)
UNITS: US SURVEY FEET

STATE OF TEXAS
COUNTY OF TRAVIS

THAT I, MIRZA TAHIR BAIG, DO HEREBY CERTIFY THAT THE ENGINEERING WORK BEING SUBMITTED HEREIN COMPLIES WITH ALL PROVISIONS OF THE TEXAS ENGINEERING PRACTICES ACT, INCLUDING SECTION 131.152(E). I HEREBY ACKNOWLEDGE THAT ANY MISREPRESENTATION REGARDING THIS CERTIFICATION CONSTITUTES A VIOLATION OF THE ACT, AND MAY RESULT IN CRIMINAL, CIVIL, AND/OR ADMINISTRATIVE PENALTIES AGAINST ME AS AUTHORIZED BY THE ACT. I ALSO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SUBDIVISION AND PROPERTY DEVELOPMENT REGULATIONS OF THE CITY OF HARKER HEIGHTS, TEXAS.

07/29/2026
DATE

MIRZA TAHIR BAIG, P.E.
PROFESSIONAL STRUCIVIL ENGINEERS, INC.
REGISTERED ENGINEERING FIRM# F-4951
2205 W. PARMER LANE, STE. 201
AUSTIN, TEXAS 78727 (512) 238-6422

STATE OF TEXAS · REGISTERED · PROFESSIONAL ENGINEER · MIRZA TAHIR BAIG · 82577

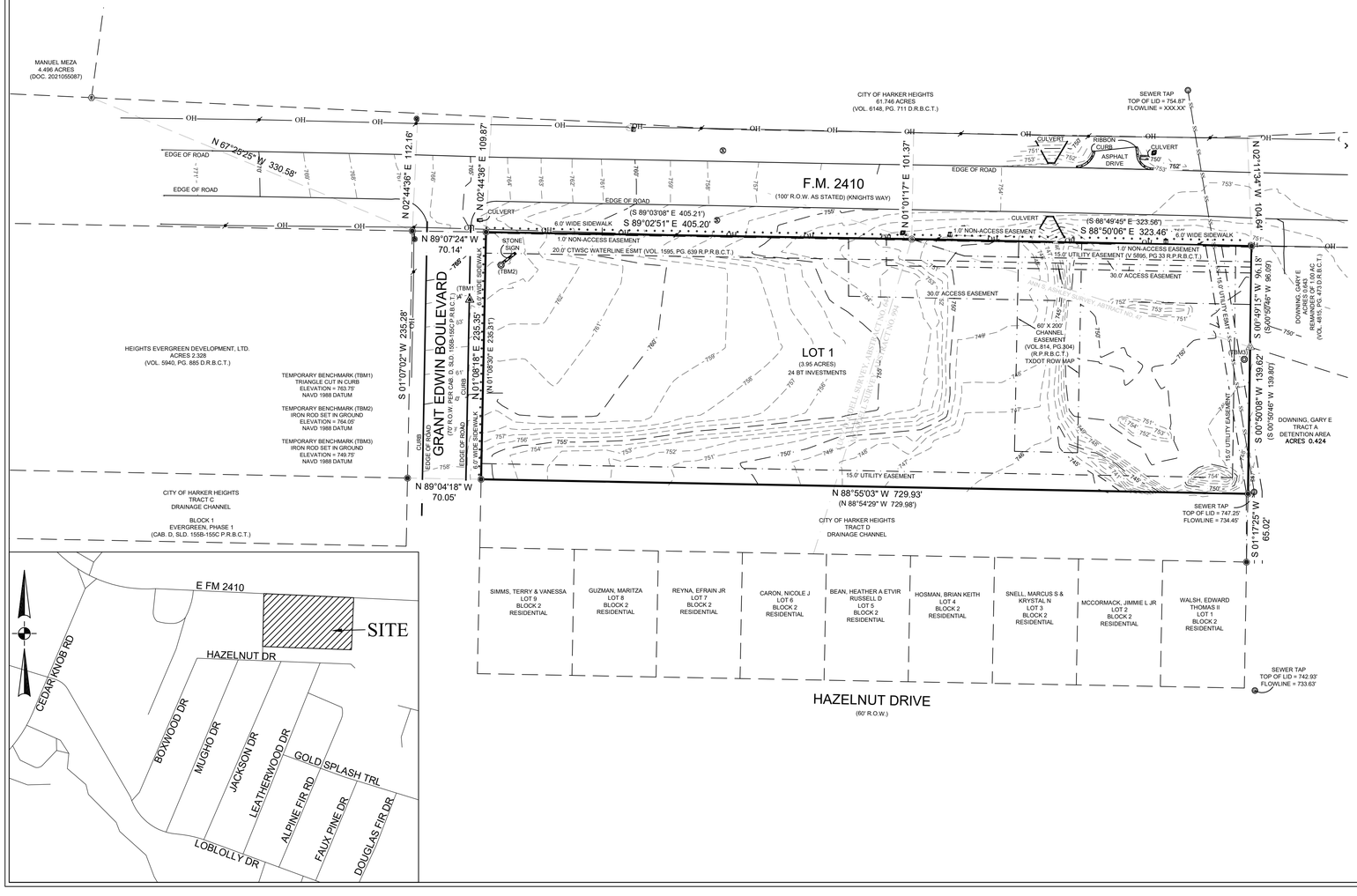
KNOW ALL MEN BY THESE PRESENTS

THAT I, JOHN ABLES, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION AND PROPERTY DEVELOPMENT REGULATIONS OF THE CITY OF HARKER HEIGHTS, TEXAS.

08/05/2026
DATE

JOHN ABLES R.P.L.S. #6102
1640 HIGHLAND FALLS DR., STE. 1001
LEANDER, TEXAS 78641
REF# A0507423

STATE OF TEXAS · REGISTERED · PROFESSIONAL LAND SURVEYOR · JOHN A. ABLES · 6102



FIELD NOTES:

BEING 3.95 ACRES OF LAND, OUT OF THE LUCY D. ODELL SURVEY, ABSTRACT NUMBER 644, THE MD ODELL SURVEY, ABSTRACT NUMBER 994 AND THE ANN S. ASHLEY SURVEY, ABSTRACT NUMBER 47, ALL OF BELL COUNTY, TEXAS, SAME BEING THAT CERTAIN 24 BT INVESTMENTS, LLC'S 3.95 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2024023180, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS, SAID 3.95 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT AN IRON ROD FOUND AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF F.M. 2410 AND THE EASTERLY RIGHT-OF-WAY LINE OF GRANT EDWIN BOULEVARD, SAME BEING THE NORTHWEST CORNER OF SAID 3.95 ACRE TRACT, FOR THE NORTHWEST CORNER HEREOF;

THENCE ALONG SAID F.M. 2410 AND THE NORTHERLY RIGHT-OF-WAY LINE OF SAID 3.95 ACRE TRACT, SOUTH 89 DEGREES 02 MINUTES 51 SECONDS EAST, 405.20 FEET TO AN IRON PIPE FOUND AND SOUTH 88 DEGREES 50 MINUTES 06 SECONDS EAST, 323.46 FEET TO AN IRON ROD FOUND AT THE NORTHWEST CORNER OF THE REMAINDER OF THAT CERTAIN GARY DOWNING 1.00 ACRE TRACT RECORDED IN VOLUME 4815, PAGE 473, DEED RECORDS, SAID COUNTY, SAME BEING THE NORTHEAST CORNER OF SAID 3.95 ACRE TRACT, FOR THE NORTHEAST CORNER HEREOF;

THENCE SOUTH 00 DEGREES 49 MINUTES 15 SECONDS WEST, ALONG THE WESTERLY LINE OF SAID REMAINING 1.00 ACRE TRACT AND THE EASTERLY LINE OF SAID 3.95 ACRE TRACT, 96.18 FEET TO A 60D NAIL SET AT THE NORTHWEST CORNER OF TRACT A DETENTION AREA, OF EVERGREEN, PHASE 1, A SUBDIVISION RECORDED IN CABINET D, SLIDES 155B-155C, PLAT RECORDS, SAID COUNTY, AT THE SOUTHWEST CORNER OF SAID REMAINING 1.00 ACRE TRACT, SAME BEING AN ANGLE CORNER IN THE EASTERLY LINE OF SAID 3.95 ACRE TRACT, FOR AN ANGLE CORNER IN THE EASTERLY LINE HEREOF;

THENCE SOUTH 00 DEGREES 50 MINUTES 08 SECONDS WEST, ALONG THE WESTERLY LINE OF SAID TRACT A, CONTINUING ALONG THE EASTERLY LINE OF SAID 3.95 ACRE TRACT, 139.62 FEET TO AN IRON ROD FOUND AT THE NORTHEAST CORNER OF TRACT D DRAINAGE CHANNEL, OF SAID EVERGREEN, PHASE 1, SAME BEING THE SOUTHEAST CORNER OF SAID 3.95 ACRE TRACT, FOR THE SOUTHEAST CORNER HEREOF;

THENCE NORTH 88 DEGREES 55 MINUTES 03 SECONDS WEST, ALONG THE NORTHERLY LINE OF SAID TRACT D AND THE SOUTHERLY LINE OF SAID 3.95 ACRE TRACT, 729.93 FEET TO AN IRON ROD FOUND IN THE EASTERLY RIGHT-OF-WAY LINE OF GRANT EDWIN BOULEVARD, AT THE NORTHWEST CORNER OF SAID TRACT D, SAME BEING THE SOUTHWEST CORNER OF SAID 3.95 ACRE TRACT, FOR THE SOUTHWEST CORNER HEREOF;

THENCE NORTH 01 DEGREES 08 MINUTES 18 SECONDS EAST, ALONG SAID GRANT EDWIN BOULEVARD AND WESTERLY LINE OF SAID 3.95 ACRE TRACT, 235.35 FEET TO THE POINT OF BEGINNING.

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

_____
CITY SECRETARY

APPROVED THIS _____ DAY OF _____, _____, BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF THE CITY OF HARKER HEIGHTS, TEXAS.

_____
DIRECTOR OF PLANNING AND DEVELOPMENT

_____
CITY SECRETARY

THE BELL COUNTY TAX APPRAISAL DISTRICT, THE TAXING AUTHORITY FOR ALL ENTITIES IN BELL COUNTY, TEXAS, DOES HEREBY CERTIFY THAT THERE ARE CURRENTLY NO DELINQUENT TAXES DUE OR OWING ON THE PROPERTY DESCRIBED BY THIS PLAT.

DATED THIS _____ DAY OF _____, _____, A.D.

BELL COUNTY TAX APPRAISAL DISTRICT

BY: _____

FILED FOR RECORD THIS _____ DAY OF _____, _____ IN CABINET _____, SLIDE(S) _____, PLAT RECORDS OF BELL COUNTY, TEXAS. DEDICATION INSTRUMENT IN INSTRUMENT # _____, DEED RECORDS OF BELL COUNTY, TEXAS.

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

THAT I, BASLAN S. OMAR, FOR 24 BT INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY, BEING THE OWNER OF A 3.95 ACRE TRACT, MORE OR LESS, OUT OF THE A.S. ASHLEY SURVEY, ABSTRACT NUMBER 47, BELL COUNTY, TEXAS, DESCRIBED BY WARRANTY DEED CONVEYED TO 24 BT INVESTMENTS, LLC., RECORDED IN DOCUMENT NUMBER 2024023180, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS, DO HEREBY SUBDIVIDE THE HEREIN DESCRIBED PROPERTY INTO ONE LOT, ACCORDING TO THE PLAT HEREOF, TO BE KNOWN AS:

"24 BT INVESTMENTS COMMERCIAL PLAT"

AND MADE A PART HEREOF AND APPROVED BY THE CITY OF HARKER HEIGHTS, TEXAS, BELL COUNTY, TEXAS, FOR THE PURPOSE OF SELLING LOTS AND BLOCKS OF LAND WITH REFERENCE THERETO AND FOR THE PROPERTY DEVELOPMENT OF SAID LAND BY ITS OWNERS AND FOR ALL PURPOSES, AND DO HEREBY DEDICATE TO THE CITY OF HARKER HEIGHTS, ALL RIGHTS OF WAY, AS HSOWN ON SAID PLAT, TO BE USED AS PUBLIC THOROUGHFARES AND FOR PUBLIC UTILITIES WHEN AND AS AUTHORIZED BY THE CITY OF HARKER HEIGHTS, TEXAS.

WITNESS MY HAND THIS THE ____ DAY OF _____, 20___ A.D.

_____
FOR 24 BT INVESTMENTS, LLC
A TEXAS LIMITED LIABILITY COMPANY
2623 JONES ROAD
AUSTIN, TEXAS 78745

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BASLAN S. OMAR, FOR 24 BT INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE ____ DAY OF _____, 20___ A.D.

_____
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME MY COMMISSION EXPIRES

ALLSTAR Land Surveying
1640 HIGHLAND FALLS DR.
SUITE 1001
LEANDER, TEXAS 78641
(512) 337-7585 PHONE
TBPELS FIRM NO. 10050200

SCALE:	1" = 60'
BEGIN DATE:	07/08/2024
DRAWN BY:	DAMIAN SMITH
JOB NO.:	A0603124
REVISED DATE:	07/29/2026

24 BT INVESTMENTS COMMERCIAL PLAT
BEING 3.95 ACRES TRACT, MORE OR LESS, OUT OF THE A.S. ASHLEY SURVEY, ABSTRACT NUMBER 47, BELL COUNTY, TEXAS, DESCRIBED BY WARRANTY DEED CONVEYED TO 24 BT INVESTMENTS, LLC., RECORDED IN DOCUMENT NUMBER 2024023180, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS.

F.I.R.M. MAP INFORMATION

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD - PLAIN, AND HAS A ZONE RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS
F.I.R.M. MAP NO.: 48027C0295E
PANEL: "X"
DATED: 09/26/2008

THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD PLAIN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.

SHEET
1
OF 1

Memorandum

FROM: The Office of the Planning and Development Director **DATE: September 30, 2026**

P26-10 DISCUSS AND CONSIDER APPROVING A PRELIMINARY PLAT REFERRED TO AS THE SANCTUARY AT HARKER HEIGHTS PRELIMINARY PLAT, BEING 68.90 ACRES OF LAND OUT OF THE JAMES M. CROSS SURVEY, ABSTRACT NO. 179 AND THE W.H. WEBB SURVEY, ABSTRACT NO. 1016, BELL COUNTY, TEXAS, AND BEING ALL OF A CALLED 20.00 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO C.A. DOOSE & COMPANY, A TEXAS CORPORATION, RECORDED IN DOCUMENT NO. 2022017402, REAL PROPERTY RECORDS IN BELL COUNTY, TEXAS, AND BEING ALL OF A CALLED 48.91 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO SAID OWNER RECORDED IN DOCUMENT NO. 2021051936, OF SAID PROPERTY RECORDS. (PLANNING ADMINISTRATOR)

EXPLANATION:

REFERENCES:
Case #P26-10
MGO #2026-188

The applicant submitted an application for a Preliminary Plat referred to as The Sanctuary at Harker Heights Preliminary Plat for a 68.90 acre tract of land located along the western portion of Big Valley Lane. The purpose of this Preliminary Plat is to 106 residential lots.

The proposed subdivision is consistent with the existing zoning of R-1 (One-Family Dwelling District).

The Preliminary Plat application was submitted on September 1, 2026. Staff reviewed the submitted plat documents and provided comments addressing safety and compliance with applicable development regulations in the City of Harker Heights Code of Ordinances. Comments were provided to the applicant on September 16, 2026.

Any additional submittals and corresponding comments will be provided to the Planning and Zoning Commission at the time of the meeting.

As of September 23, 2026, comments remain outstanding. See the attachment titled:

“P26-10_CombinedComments_The Sanctuary at Harker Heights (MGO 2026-188) – 9-16-26”

Particular attention during the review of Preliminary plats is given to the arrangement, location, and width of streets and access easements; their relationship to the topography; utility infrastructure including water, wastewater, and drainage; the coordination with future

development of adjacent properties; and compliance with applicable city ordinances, policies, and plans.

RECOMMENDATION:

Staff recommends approval of this Preliminary Plat with the following conditions:

1. All outstanding comments shall be addressed as directed by staff prior to consideration by City Council.

ACTION BY THE PLANNING & ZONING COMMISSION:

1. Motion to recommend **approval** of a request for a Preliminary Plat referred to as The Sanctuary at Harker Heights Preliminary Plat, as read in the caption by the Planning & Zoning Chairman, based on the **discussed** recommendations and findings.
2. Motion to recommend **approval with condition** of a request for a Preliminary Plat referred to as The Sanctuary at Harker Heights, as read in the caption by the Planning & Zoning Chairman, based on **staff's** recommendation and findings, **with the following conditions:**
    a. All outstanding comments shall be addressed as directed by staff prior to consideration by City Council.
3. Motion to recommend **disapproval with explanation** of a request for a Preliminary Plat referred to as The Sanctuary at Harker Heights Preliminary Plat, as read in the caption by the Planning & Zoning Chairman, based on the **discussed** recommendations and findings**with the following explanation: Applicant has not met the requirements of §154: SUBDIVISIONS**
4. Any other action desired.

ATTACHMENTS:

P26-10_Preliminary Plat Application
P26-10_Preliminary Plat Checklist
P26-10 Location
P26-10 Lot Lines
P26-10_Dedication
P26-10_Field Notes
P26-10_Preliminary Plat
P26-10_CombinedComments_The Sanctuary at Harker Heights (MGO 2026-188) - 9-16-26

Preliminary Plat Application

City of Harker Heights
Planning & Development
305 Millers Crossing
Harker Heights, TX 76548
Phone: (254) 953-5600
Email:
planning@harkerheights.gov

*** 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. **Pre-Application Meeting with Staff to ensure applicability**
2. **Payment, refer to most recently approved fee schedule**
3. **Signed Original Field Notes and Dedication Pages**
4. **Paper Plan Submissions: Ten (10) Copies of the Plat and Seven (7) Copies of Preliminary Engineering Drawings**
5. **Electronic Submission of all documents for review delivered to Planning Administrative Assistant**

Property Information:

Plat Name: The Sanctuary At Harker Heights **Date Submitted:** 9/1/2026

Existing Lot Count: 0 **Proposed Lot Count:** 106 **Proposed Units:** 106 **Acreage:** 68.90

Existing Land Use: Ag / Undeveloped **Proposed Land Use:** Single-Family Residential

Site Address or General Location: SE corner of FM 2410 & Big Valley Rd

Public Infrastructure Proposed with Subdivision: ☑ Water ☑ Wastewater ☑ Streets (including Private) ☑ Stormwater

Owner Information & Authorization:

Property Owner: Doose, C A & Company
Address: 800 Kennedy Ct, Belton, Texas 78513
Phone: (254) 290-3148 E-Mail: craig@flintrockbuilders.com

Developer: Flintrock Builders
Address: 800 Kennedy Ct, Belton, Texas 78513
Phone: (254) 290-3148 E-Mail: craig@flintrockbuilders.com

Engineer/Surveyor: Republic Engineering
Address: 6305 Pat Cole, Temple, Texas 76502
Phone: (512) 665-8910 E-Mail: jtheriot@RepublicEDS.com

CHECK ONE OF THE FOLLOWING:

☐ I will represent the application myself.

☑ I hereby designate Republic Engineering (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.

Christopher A. Doose, IV
Printed Name of Owner

Signature of Owner

JON MARK ENTERKIN
NOTARY PUBLIC STATE OF TEXAS
Notary Public, State of Texas
Comm. Expires 12-04-2027
Notary ID 134665753

SWORN AND SUBSCRIBED BEFORE ME ON THIS 26 *DAY OF* August, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS *MY COMMISSION EXPIRES:* 12-4-27

STAFF ONLY -- DO NOT FILL OUT

Date Submitted: _____ Received By: _____ Receipt #: _____

For Office Use Only

Project # _____

Preliminary Plat/ Revised Preliminary Plat Checklist

The following is a partial listing of requirements for Preliminary Plat and Revised Preliminary Plat applications as found in the City of Harker Heights' Code of Ordinances and policies. A completed checklist must be submitted with each application. All applications are required to be submitted via the City's online portal at https://www.mygovernmentonline.org/. Applications are only accepted on the dates indicated in the adopted annual intake calendar (https://harkerheights.gov/index.php/boards-and-commissions/planning-and-zoning/p-z-commission). Applicants shall indicate compliance with standards by checking the box adjacent to the standard. Failure to comply with standards could result in rejection of application, delay of preliminary plat/preliminary replat approval, and/or disapproval. This checklist is in accordance with §154.20(A)(1) and §154.21 of the City's Code of Ordinances.

Section 1 – General Provisions *(check if provided; indicate NA if not applicable)*

Please clarify the status of this Preliminary Plat / Revised Preliminary Plat (Plat) submittal:

☑ **1.1** A pre-application meeting with the City's Development Review Committee has been held for this Plat area. **(§154.20(A)(1)(a))**

Date of Meeting: several of the past year.

☑ **1.2** A Concept Plan was previously approved /conditionally approved for this Plat area. **(§154.20(A)(2))**

Date of Approval: 11/14/2023; Case Number: CP-23-03.

N/A ☐ **1.3** Concurrent filing of this Plat with a Concept Plan was approved in writing by the Planning & Development Director. **(§154.20(A)(2)(e))**

Date of Approval: _____.

N/A ☐ **1.4** This is a replat of a previously approved Preliminary Plat. **(§154.21(B))**

Name of original Preliminary Plat: _____.

Date original Preliminary Plat was approved: _____.

Change in the number of Lots from _____ to _____.

Section 1 – General Provisions cont. *(check if provided; indicate NA if not applicable)*

Proposed Change in infrastructure was deemed in writing a minor amendment by the Public Works Director. **(§154.21(B)(3))**

Date of Approval: _____.

☑ **1.5** Total area for this Plat is: 68.90 (acres); _____ (square feet).

☑ **1.6** Current Zoning District(s) for this Plat area is:

R-1.

☑ **1.7** Number of Lots/Tracts/Remainders Per respective Zoning District in this Plat area is:

106 Lots, 3 Tracts, 5 Blocks.

Section 2 – Legal *(check if provided; indicate NA if not applicable)*

☑ **2.1** Provide a completed application form and fees. **(§154.20(B)(1-2))**

☑ **2.2** Provide proof of ownership for the Plat area. **(§154.20(A))**

- Copy of deed
- For businesses, non-profits, etc. provide signed documentation authorizing applicant to sign on behalf of the entity. **(§154.20(A)(6))**

☑ **2.3** Provide a copy of recorded documentation for existing easements.

Section 3 – General Plat Standards *(check if provided; indicate NA if not applicable)*

☑ **3.1** Illustrate and label all phases of development for land under the same ownership. **(§154.21(A))**

☑ **3.2** Provide two hard copies of the Plat and engineering drawings. **(§154.20(B)(3)(a) and §154.21 (C))**

- Hard copies are legible such that they can be clearly reproduced.
- Line types and weights are clearly identifiable in black and white and upon reproduction.
- Abandonments are indicated with shading or hatching and are labeled “To be abandoned by this plat.”.
- ROW dedication is indicated with a unique shading or hatching and are labeled.

☑ **3.3** Plat is sealed by a Texas Licensed Professional Engineer or Texas Registered Professional Land surveyor. **(§154.21(C)(1))**

☑ **3.4** Sheet sizes shall be a 22” x 34” black and white drawing in landscape view at a scale of 1-inch = 100 feet. **(§154.21(C)(1))**

☑ **3.5** If submitting three or more sheets, provide a cover sheet with table of contents and a vicinity map that clearly shows the project’s location. **(§154.21(C)(1)(a))**

- The vicinity map shall be at a scale such that it is easy to determine what part of the city the project is located (major road name(s)).

Section 3 – General Plat Standards cont. *(check if provided; indicate NA if not applicable)*

- [x] **3.6** Title block on each page includes: the proposed subdivision name, phase(s), block numbers, lot numbers, current legal description, acreage, name/address of property owner, name/address of surveyor, name/address of engineer, date of survey, date of preparation, page content title. **(§154.21(C)(1)(b) and §154.21(C)(1)(f))**
- [x] **3.7** Index Sheet at 1-inch = 100 feet is provided if applicable. **(§154.21(C)(1)(c))**
- [ ] **3.8** Phasing Plan provided if applicable. **(§154.21(C)(1)(e))** N/A
- [x] **3.9** A north arrow is required on all sheets and should be oriented either upward or to the right. **(§154.21(C)(1)(n))**
    - Orient the plan sheets such that north is toward the top or left-hand side of the sheet.

Section 4 – Plat Standards *(check if provided; indicate NA if not applicable)*

- [x] **4.1** Provide legal description, existing boundary, lot lines and right-of-way lines of streets and easements with accurate dimensions, bearings, deflection angles, radii, and central angles of all curves. **(§154.21(C)(1)(d))**
    - Label and illustrate all of the above items.
    - Provide field notes for the Plat.
    - Provide enough information for easements shall be such that they can be found in the field with the plans.
    - Label types and dimensions of easements (proposed, existing, utility, drainage, access, etc.)
- [x] **4.2** Lot lines shall have line dimensions clearly displayed within the lot along with the lot's respective lot number. Groups of lots that are considered within a block shall have the block number clearly displayed. **(§154.21(C)(1)(f))**
- [x] **4.3** All right-of-way lines and easements shall be clearly displayed on the plat. The plat shall clearly display the location, size and purpose of all existing and proposed easements on or adjoining the property. **(§154.21(C)(1)(g))**
- [x] **4.4** Location of existing and proposed streets, alleys, bikeways, and sidewalks on or adjoining the site. Such information shall include name, right-of-way widths, type and width of surfacing. All private streets shall be clearly labeled. **(§154.21(C)(1)(h))**
- [x] **4.5** Identify (illustrate and label) any areas reserved or dedicated for public use. **(§154.21(C)(1)(i))**
- [x] **4.6** Identify (illustrate and label) easements and street stub-outs necessary to serve adjacent properties. **(§154.21(C)(1)(j))**
    - Refer to adjacent recorded plats, any recorded easements, the City's plans, the City's Thoroughfare plan, the City's sidewalk plan, the City's Hike and Bike plan and all of the City's various utility Master Plans. **(§154.21(C)(2)(D)(2-3))**
    - TXDOT required marginal access easement.
    - Provide field notes and other documents for offsite easement and/or R.O.W. dedication.
- [x] **4.7** Adjacent property information including present ownership, legal descriptions (recorded volume and page or subdivision Lot and Block) and property lines within 100 feet. **(§154.21(C)(1)(k))**
    - This includes properties across the street from the plat area.

Section 4 – Plat Standards cont. *(check if provided; indicate NA if not applicable)*

- ☑ **4.8** Primary control points or descriptions and ties to such control points to which all dimensions, angles, bearings, and similar data shall be referred. **(§154.21(C)(1)(l))**
- ☑ **4.9** The plat shall be located with respect to a corner of the surveyor tract, or an original corner of the original survey of which it is a part. Temporary benchmarks and NGS datum shall be described on each sheet. **(§154.21(C)(1)(l))**
- ☑ **4.10** Scale, basis of bearing and benchmarks (datum) and description shall all be clearly displayed on the plat. **(§154.21(C)(1)(m))**

Section 5 – Engineering Drawing Standards *(check if provided; indicate NA if not applicable)*

- ☑ **5.1** Preliminary Engineering Drawings are sealed by a Texas Licensed Professional Engineer. **(§154.21(C)(2))**
- ☑ **5.2** Sheet sizes shall be a 22” x 34” black and white drawing in landscape view at a scale of 1-inch = 100 feet. **(§154.21(C)(2))**
- ☑ **5.3** Comply with the standards of design and requirements in the current edition of the North Central Texas Council of Governments’ Standard Specifications for Public Works Construction and the City of Harker Heights’ Code of Ordinances. **(§154.21(C)(2), and Title XV.)**
- ☑ **5.4** Title block on each page includes: the proposed subdivision name, phase(s), block numbers, lot numbers, current legal description, acreage, name/address of property owner, name/address of surveyor, name/address of engineer, date of survey, date of preparation, page content title. **(§154.21(C)(2)(a))**
- ☑ **5.5** All stationing should start from cardinal points of the compass and proceed in the direction of construction. **(§154.21(C)(1)(n))**
- ☑ **5.6** Designs conform with the City’s engineering standards and specifications, City Ordinances, City Standards, City’s plans, the City’s Thoroughfare plan, the City’s sidewalk plan, the City’s Hike and Bike plan and all of the City’s various utility Master Plans. **(§154.21(C)(2)(D)(2))**
    - Utilize standard engineering scales for the preliminary engineering drawings.
- ☑ **5.7** Provide a Water Layout Plan that includes rough locations and labeling of the following **(§154.21(C)(2)(b)):**
    - water service connections
    - pipe diameters
    - valve locations
    - fire hydrants
    - flush assemblies
- ☑ **5.8** Provide a Sewer Layout Plan that includes rough locations and labeling of the following **(§154.21(C)(2)(c)):**
    - sewer service connections
    - pipe diameters
    - cleanouts
    - manholes

Section 5 – Engineering Drawing Standards *(check if provided; indicate NA if not applicable)*

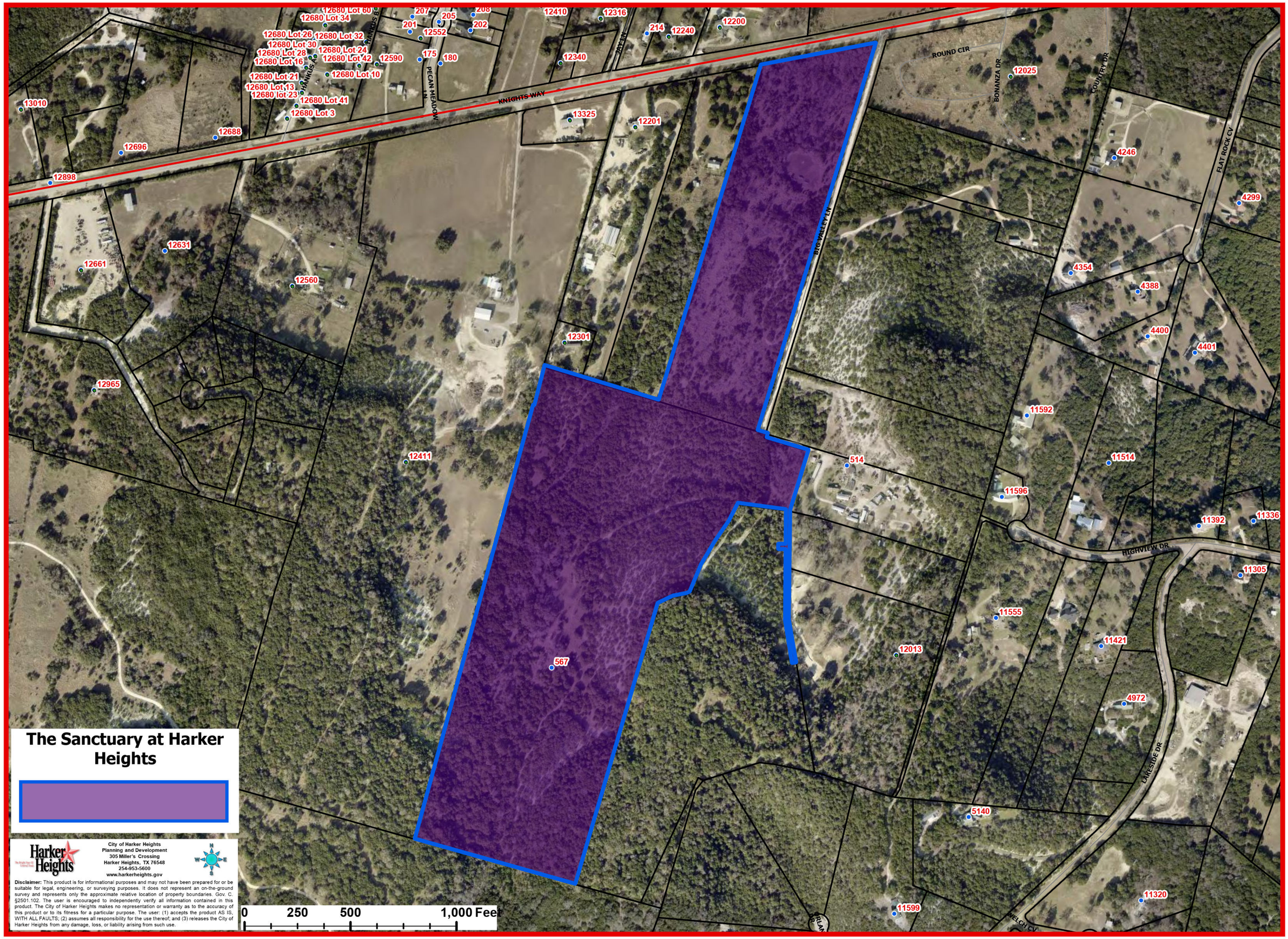
☑ **5.9** Provide a Street and Sidewalk Layout Plan that includes rough locations and labeling of the following **(§154.21(C)(2)(d)):**

- proposed street names
- roadway classification
- ROW width
- sidewalk width
- alley width (if applicable)
- access easements (passage, trash, etc.)
- fire lanes (if applicable)

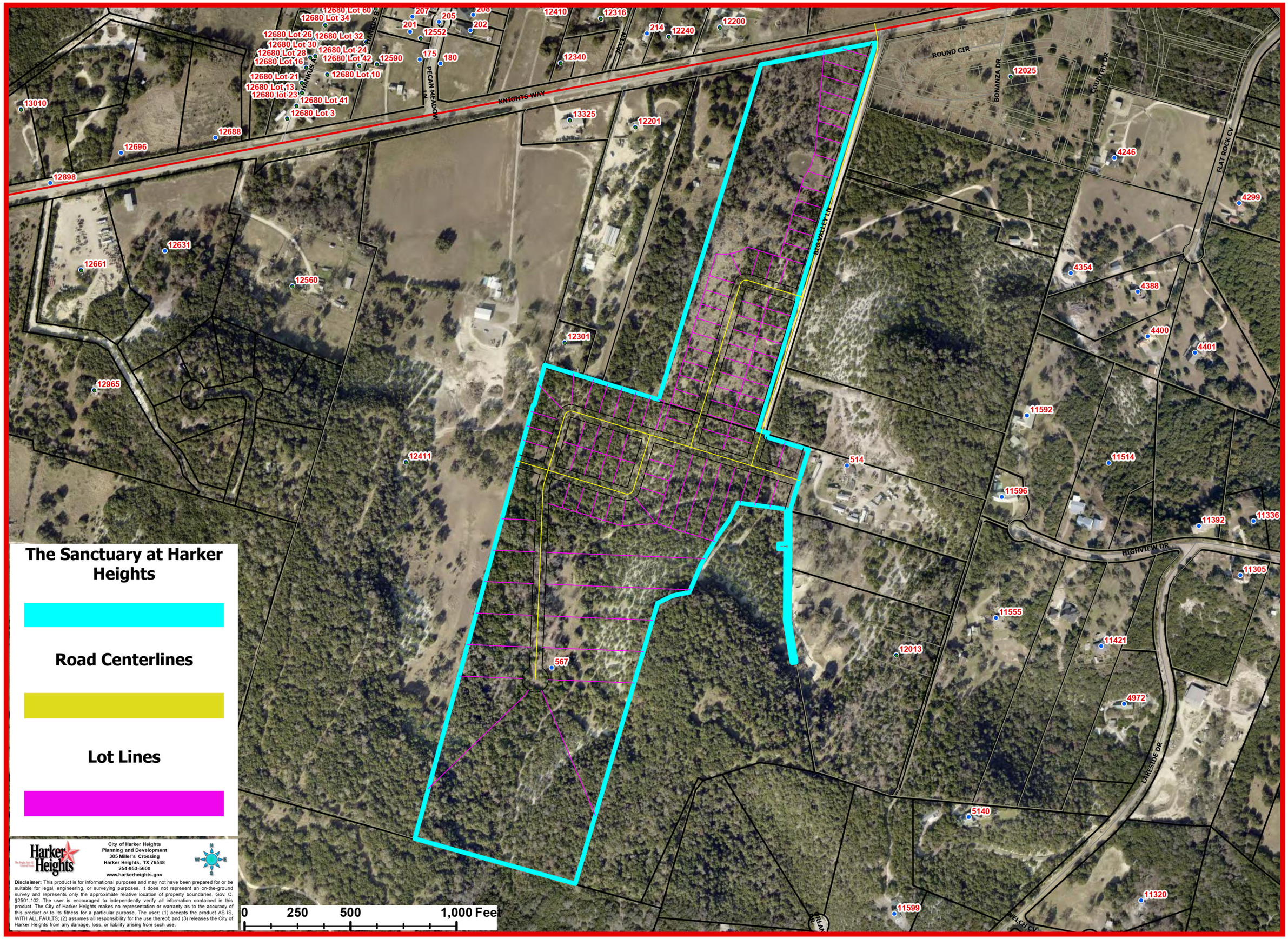
☑ **5.10** Provide a Stormwater Drainage Layout Plan that includes rough locations and labeling of the following **(§154.21(C)(2)(e)):**

- Include elevation contours
- Pipes and inlets
- Channels and flumes
- Include FEMA special flood hazard area boundaries (if applicable), and FEMA base flood elevations (if applicable)
- Identify conceptual area for a detention basin (if applicable)
- Include drainage calculations for major drainage structures (if applicable)

P26-10 Location



P26-10 Lot Lines



The Sanctuary at Harker Heights

Road Centerlines

Lot Lines

City of Harker Heights
Planning and Development
305 Miller's Crossing
Harker Heights, TX 76548
254-953-5600
www.harkerheights.gov

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.

DEDICATION

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF BELL

That **C.A. DOOSE & COMPANY, LLC**, being the owner of the land shown on this plat designated as **THE SANCTUARY AT HARKER HEIGHTS**, an addition to the City of Harker Heights, Bell County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, watercourses, drains, easements, and public places as shown hereon.

WITNESS the execution hereof, on this _____ day of _____, 20__ A.D.

_____
Craig Langford, Agent

STATE OF TEXAS
COUNTY OF BELL

This instrument was acknowledged before me on this _____ day of _____, 20__ A.D. by Craig Langford.

_____
NOTARY PUBLIC STATE OF TEXAS
My Commission Expires: _____

THE SANCTUARY AT HARKER HEIGHTS
68.90 ACRES
BELL COUNTY, TEXAS

BEING 68.90 acres of land out of the James M. Cross Survey, Abstract No. 179 and the W.H. Webb Survey, Abstract No. 1016, Bell County, Texas, and being all of a called 20.00 acre tract of land as described by a deed to C.A. DOOSE & COMPANY, a Texas Corporation, recorded in Document No. 2022017402, Real Property Records in Bell County, Texas, and being all of a called 48.91 acre tract of land as described by a dee to said owner recorded in Document No. 2021051936, of said Property Records, and being more particularly described by metes and bounds as follows:

BEGINNING at a capped iron rod found in the intersection of the south right-of-way line of F.M. Road 2410 and the west right-of-way line of Big Valley Lane, for the northeast corner of said 20.00 acre tract, for the most northeasterly corner of this tract;

THENCE S 16°57'12" W, 1911.67 feet, with the east boundary line of said 20.00 acre tract and with the west right-of-way line of said Big Valley Lane, to a ½ inch iron rod found for the southeast corner of said 20.00 acre tract and for the southwest corner of said Big Valley Lane and being in the north boundary line of said 48.91 acre tract;

THENCE S 73°29'40" E, 50.00 feet, with the north boundary line of said 48.91 acre tract and with the south boundary line of said Big Valley Lane, to a ½ inch iron rod found for the southeast corner of said Big Valley Lane and for the southwest corner of a called 8.09 acre tract of land described by a deed to ANN THI THANH NGUYEN & LOI NGOC BUI NGUYEN, recorded in Document No. 2025016922, of said Property Records, and for the northeast corner of a called 0.095 acre passage easement recorded in Volume 3838, Page 161, Official Public Records of Bell County, Texas;

THENCE with the common boundary line of said passage easement and said 48.91 acre tract for the following courses:

1. S 16°07'21" W, 20.61 feet, to a ½ inch iron rod found at the southwest corner of said passage easement;
2. S 73°18'24" E, 206.23 feet, to a ½ inch iron rod found for the southeast corner of said passage easement and being in the west boundary line of a called 6.321 acre tract described by a deed to IMMANUEL PRAYER HOUSE, INC., recorded in Volume 3838, Page 161, of said Public Records;

THENCE with the east boundary line of said 48.91 acre tract for the following courses:

1. S 16°58'04" W, 297.23, with the west boundary line of said 6.321 acre tract, to a ½ inch iron rod found at the southwest corner of said 6.321 acre tract and for the northwest corner of a called 5.1 tract of land described by a deed to IMMANUEL PRAYER HOUSE, INC., recorded in Document No. 2021006851, of said Property Records;

2. S 00°23’33” W, 521.17 feet, with the west boundary line of said 5.1 acre tract and with the west boundary line of a called 12.44 acre tract of land described by a deed to MICHAEL JOHN AUSTIN, recorded in Document No. 2025015769, of said Property Records, to a ½ inch iron rod found;
3. S 09°12’04” E, 200.53 feet, to a ½ inch iron rod found for an easterly corner of a called 24.02 acre tract of land described by a deed to THE TRUE VINE, LC, recorded in Volume 5760, Page 299, of said Public Records;

THENCE with the common boundary line of said 48.91 acre tract and said 24.02 acre tract for the following courses:

1. S 80°47’56” W, 20.00 feet, to a ⅜ inch iron rod found;
2. N 09°12’04” W, 202.21 feet, to a ⅜ inch iron rod found;
3. N 00°23’30” E, 337.94 feet, to a 1-inch iron pipe found;
4. N 89°59’07” W, 34.75 feet, to a 1-inch iron pipe found;
5. N 00°01’24” E, 24.96 feet, to a 1-inch iron pipe found;
6. N 89°45’45” E, 34.91 feet, to a 1-inch iron pipe found;
7. N 00°23’30” E, 163.13 feet, to a ⅜ inch iron rod found;
8. N 82°22’06” W, 228.45 feet, to an 18-inch diameter oak tree found;
9. S 26°52’12” W, 92.76 feet, to a cedar fence post found;
10. S 35°26’14” W, 96.79 feet, to a ⅜ inch iron rod found;
11. S 30°32’02” W, 150.54 feet, to a ½ inch iron rod found;
12. S 22°37’15” W, 138.35 feet, to a ⅜ inch iron rod found;
13. S 44°04’50” W, 6.86 feet, to a ⅜ inch iron rod found;
14. S 79°50’30” W, 44.38 feet, to an 18-inch diameter elm tree;
15. S 77°56’34” W, 31.41 feet, to an 12-inch diameter cedar tree;
16. S 64°26’57” W, 79.72 feet, to an iron railroad spike found in the base of a cedar tree stump;
17. S 16°20’39” W, 1381.46 feet, to a 1-inch iron pipe found for the southeast corner of said 48.91 acre tract and being at the southwest corner of said 24.02 acre tract and being in the north boundary line of a called 173.849 acre tract of land described by a deed to PETER ANDREW LOWRY ET AL., recorded in Document No. 2022038486, of said Public Records, for the most southerly corner of this tract;

THENCE N 74°18’05” W, 786.73 feet, with the south boundary line of said 48.91 acre tract and along the north boundary line of said 173.849 acre tract, to a 60D nail found at the base of a cedar fence post for the southwest corner of said 48.91 acre tract and being at the southeast corner of a called 74.37 acre tract of land described by a deed to DINNA MARIE HAMILTON, recorded in Volume 2291, Page 568, of said Public Records, for the southwest corner of this tract;

THENCE with the west boundary line of said 48.91 acre tract and along the east boundary line of said 74.37 acre tract for the following courses:

1. N 15°15’02” E, 2122.71 feet, to a ½ inch iron rod found;
2. S 82°48’01” E, 6.12 feet, to a 60D nail found at the base of a cedar fence post;

3. N 14°20'35" E, 194.66 feet, to a ½ inch iron rod found at the southwest corner of a called 1 acre tract of land described by a deed to JOSE RODRIGUEZ, recorded in Document No. 2013007988, of said Property Records, for a northwesterly corner of this tract;

THENCE S 73°05'57" E, 562.68 feet, with the north boundary line of said 48.91 acre tract and along the south boundary line of said 1 acre tract and along the south boundary line of a called 9.096 acre tract of land described by a deed to JOSE & ROSA C. RODRIGUEZ, recorded in Document No. 2008037571, of said Property Records, and along the south boundary line of a called 10.0 acre tract of land described by a deed to CAROLINE & SALLY JOHNSON, recorded in Volume 2480, Page 64, of said Public Records, to a ½ inch iron rod found at the southeast corner of said 10.0 acre tract and for the southwest corner of said 20.00 acre tract;

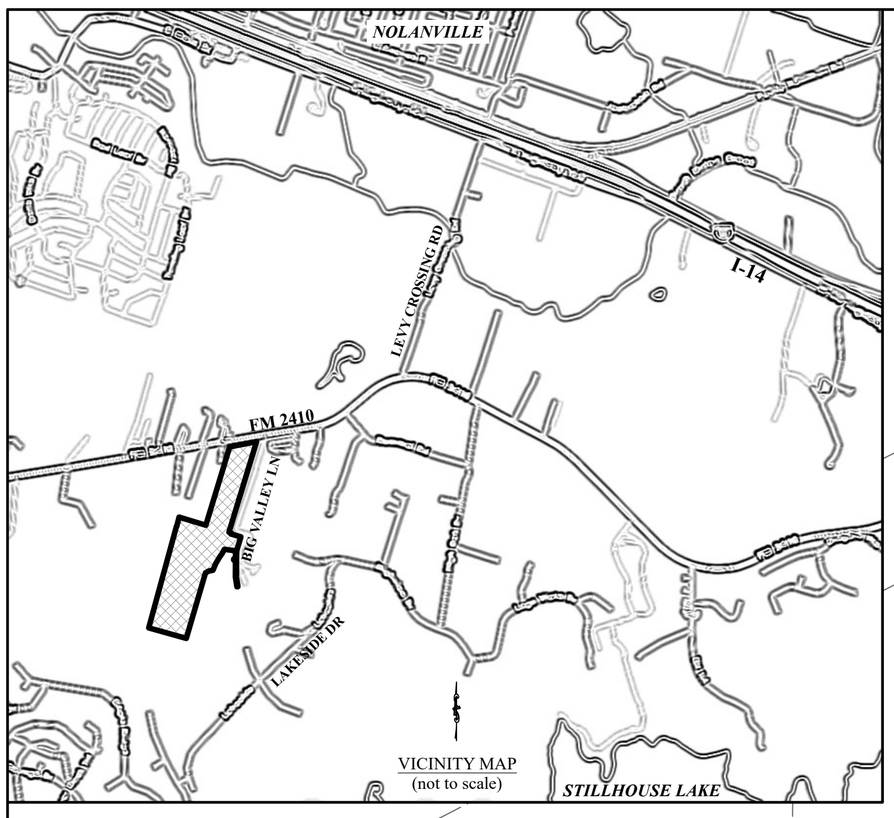
THENCE N 16°57'50" E, 1653.87 feet (*deed: N 16°58'05" E, 1653.92'*), with the west boundary line of said 20.00 acre tract and along the east boundary line of said 10.0 acre tract, to a ½ inch iron rod found in the south right-of-way line of said F.M. Road 2410, for the northwest corner of said 20.00 acre tract and being at the northeast corner of said 10.0 acre tract, for the most northwesterly corner of this tract;

THENCE N 79°10'40" E, 552.03 feet (*deed: N 79°11'15" E, 551.95'*), with the north boundary line of said 20.00 acre tract and with the south right-of-way line of said F.M. Road 2410, to the **POINT OF BEGINNING** and containing 68.90 acres of land.

NOTES:
The bearings recited herein are grid bearings derived from GPS observations based on the NAD 1983 (2011 datum) State Plane Coordinate System, Texas Central Zone (4203). All distances are horizontal ground distances.

Luther E. Frobish 08/19/2026
Luther E. Frobish
Registered Professional Land Surveyor
State of Texas No. 6200





Point of Beginning
capped iron rod found

TRACT A
Entry Monument

N 79°10'40" E 552.03'

F.M. ROAD 2410
(100' R.O.W.)

15' U.E.

JDCB SERIES LLC-SERIES
A-KNIGHTS GARDEN HOME LLC
14.909 ACRES
DOC. #2023031944

BEVERLY ANN BRUNSON ET AL.
6.63 ACRES
DOC. #2021071031

BEVERLY ANN
BRUNSON ET AL.
2.000 ACRES
VOL. 2219, PG. 292
DOC. #2021071031

BEVERLY ANN BRUNSON ET AL.
22.93 ACRES
DOC. #2021071031

BIG VALLEY LANE (70' R.O.W.)

S 16°57'12" W 1911.67'

BIG VALLEY LANE (50' R.O.W.)

Approximate limits of
ZONE A
FEMA FIRM
#48027C0325E
eff. 09/26/2008

TRACT B
Drainage
8.465 acres

N 16°57'50" E 1653.87'

CAROLINE &
SALLY JOHNSON
10.0 ACRES
VOL. 2480, PG. 64

JOSE & ROSA C.
RODRIGUEZ
9.096 ACRES
DOC. #2008037571

DINNA MARIE HAMILTON
74.37 ACRES
VOL. 2291, PG. 568

JOSE RODRIGUEZ
1 ACRE
DOC. #2013007988

STREET 1 (60' R.O.W.)
N 16°57'12" E 802.00'

STREET 2 (60' R.O.W.)

STREET 3 (60' R.O.W.)

ANN THI THANH NGUYEN
& LOI NGOC BUI NGUYEN
8.09 ACRES
DOC. #2025016922

PASSAGE EASEMENT
0.095 ACRE
VOL. 3838, PG. 161

IMMANUEL PRAYER HOUSE, INC.
6.321 ACRES
VOL. 3838, PG. 161

THE TRUE VINE, LC
24.02 ACRES
VOL. 5760, PG. 299

IMMANUEL PRAYER HOUSE, INC.
5.1 ACRES
DOC. #2021006851

S 73°05'57" E 562.68'

S 73°29'40" E 50.00'

S 16°07'21" W 20.61'

S 73°18'24" E 206.23'

N 82°22'06" W 228.45'

S 16°58'04" W 297.23'

S 00°23'33" W 521.17'

N 89°45'45" E 34.91'

N 00°01'24" E 24.96'

S 82°48'01" E 6.12'

N 14°20'35" E 194.69'

60d nail found

18" oak tree found

3/8" iron rod found

cedar fence post found

TRACT C

PRELIMINARY PLAT

THE SANCTUARY AT HARKER HEIGHTS

An addition to the City of Harker Heights, Bell County, Texas

68.90 acres, 5 blocks, 106 lots, 3 tracts

LEGEND:

8 / 8400	= LOT NUMBER/SQUARE FEET
4	= BLOCK NUMBER
D.E.	= DRAINAGE EASEMENT
R.O.W.	= RIGHT-OF-WAY
U.E.	= UTILITY EASEMENT
•	= ½" IRON ROD FOUND (unless otherwise noted)
⊙	= 1" IRON PIPE FOUND

GENERAL NOTES:

1. THE BEARINGS RECITED HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATIONS BASED ON THE NAD83(2011) STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE NO. 4203. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES. THE COMBINED SCALE FACTOR (CSF) = 1.0001533.
2. A PORTION OF THIS TRACT IS SHOWN TO BE WITHIN A *ZONE A* (100-YEAR FLOOD ZONE), PER FEMA'S FLOOD INSURANCE RATE MAP (FIRM) FOR BELL COUNTY, TEXAS, PANEL NUMBER 48027C0325E, EFFECTIVE 09/26/2008. THIS DOES NOT IMPLY THAT THIS TRACT WILL, OR WILL NOT FLOOD, NOR DOES IT CREATE ANY LIABILITY IN SCRIPT EVENT ON THE PART OF THIS SURVEYOR.
3. BUILDING SETBACK LINES PER THE CITY OF HARKER HEIGHTS ZONING DISTRICT REGULATION 155.020 R-1 ONE-FAMILY DWELLING DISTRICT ARE AS FOLLOWS: FRONT = 20', EXCEPT FOR FRONT ENTRY GARAGES AND CARPORTS WHICH SHALL BE 25', CORNER = 15', SIDE = 6', REAR = 20'
4. FIELD NOTES ACCOMPANY THIS PLAT.
5. WATER AND SEWER SERVICES FOR THIS TRACT WILL BE PROVIDED BY THE CITY OF HARKER HEIGHTS.
6. ELECTRIC SERVICE FOR THIS TRACT IS PROVIDED BY ONCOR ELECTRIC DELIVERY.
7. ALL TRACTS ARE TO BE OWNED AND MAINTAINED BY THE HOA.

CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	30.00'	47.12'	S 61°57'12" W	42.43'
C2	60.00'	44.30'	S 85°48'05" W	43.30'
C3	60.00'	49.95'	S 40°48'05" W	48.52'
C4	30.00'	47.12'	S 61°57'12" W	42.43'
C5	60.00'	13.71'	N 79°35'41" W	13.68'
C6	60.00'	50.93'	S 69°32'30" W	49.41'
C7	60.00'	29.61'	S 31°05'22" W	29.31'
C8	30.00'	47.12'	N 61°57'12" E	42.43'
C9	60.00'	9.28'	S 77°28'42" E	9.27'
C10	60.00'	49.19'	N 74°36'15" E	47.82'
C11	60.00'	35.78'	N 34°02'08" E	35.25'
C12	200.00'	51.19'	S 09°37'13" W	51.06'
C13	170.00'	43.52'	N 09°37'13" E	43.40'
C14	230.00'	58.87'	S 09°37'13" W	58.71'
C15	62.00'	66.07'	N 28°14'37" W	62.99'
C16	62.00'	64.93'	N 32°17'13" E	62.00'
C17	62.00'	64.93'	S 87°42'47" E	62.00'
C18	62.00'	64.93'	S 27°42'47" E	62.00'
C19	62.00'	66.07'	S 32°49'04" W	62.99'

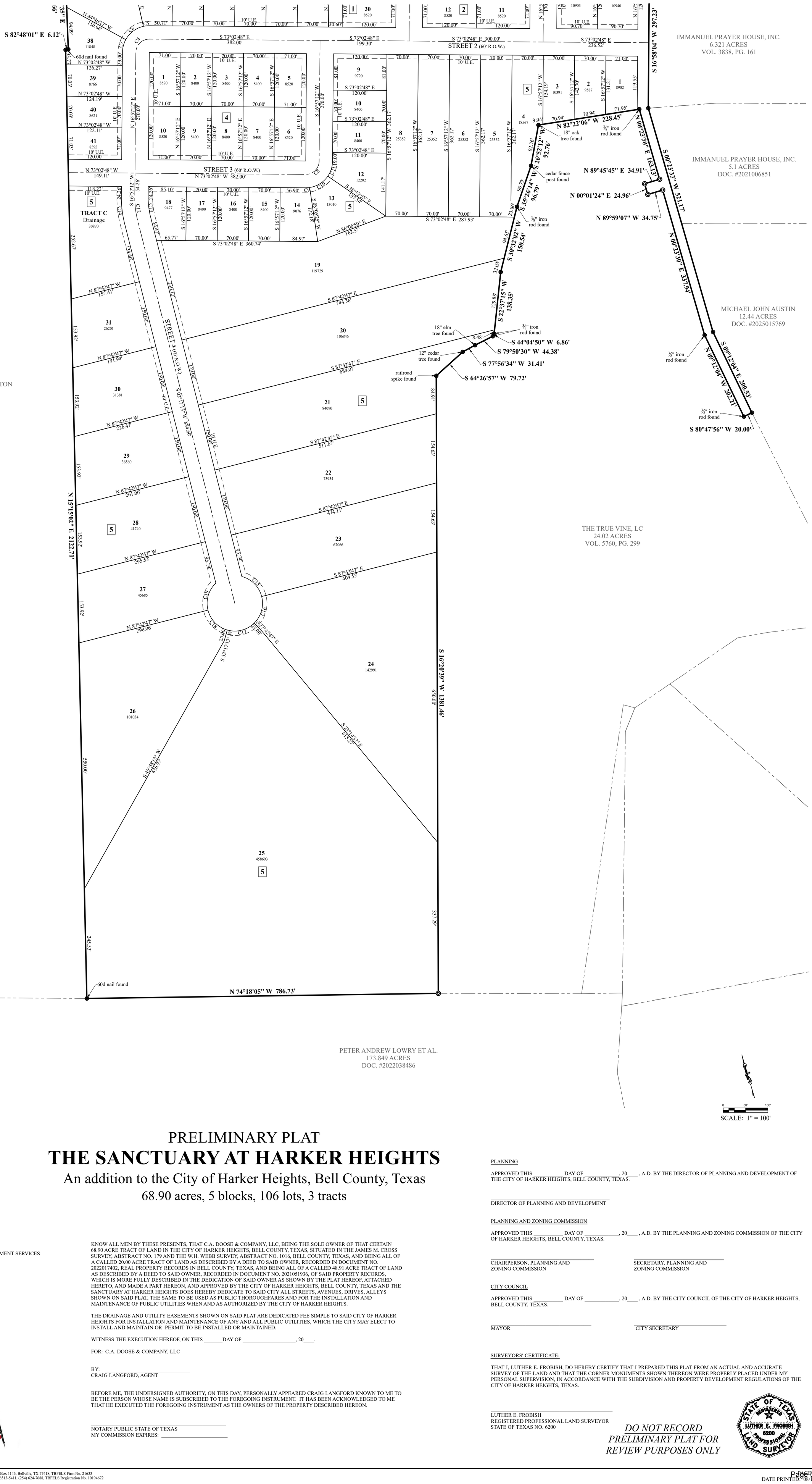
0 50' 100'

SCALE: 1" = 100'

DO NOT RECORD
PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY

REPUBLIC
ENGINEERING & DEVELOPMENT SERVICES

FROBISH
LAND SURVEYING



LEGEND:

8 / 8400	= LOT NUMBER/SQUARE FEET
4	= BLOCK NUMBER
D.E.	= DRAINAGE EASEMENT
R.O.W.	= RIGHT-OF-WAY
U.E.	= UTILITY EASEMENT
•	= IRON ROD FOUND (unless otherwise noted)
⊙	= IRON PIPE FOUND

PRELIMINARY PLAT
THE SANCTUARY AT HARKER HEIGHTS
An addition to the City of Harker Heights, Bell County, Texas
68.90 acres, 5 blocks, 106 lots, 3 tracts

OWNER/DEVELOPER:
C.A. DOOSE & COMPANY, LLC
800 KENNEDY COURT
BELTON, TX 76513

ENGINEER:
REPUBLIC ENGINEERING & DEVELOPMENT SERVICES
PO BOX 1146
BELLVILLE, TX 77418

SURVEYOR:
FROBISH LAND SURVEYING, LLC
P.O. BOX 1411
BELTON, TX 76513

KNOW ALL MEN BY THESE PRESENTS, THAT C.A. DOOSE & COMPANY, LLC, BEING THE SOLE OWNER OF THAT CERTAIN 68.90 ACRE TRACT OF LAND IN THE CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS, SITUATED IN THE JAMES M. CROSS SURVEY, ABSTRACT NO. 179 AND THE W.H. WEBB SURVEY, ABSTRACT NO. 1016, BELL COUNTY, TEXAS, AND BEING ALL OF A CALLED 20.00 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO SAID OWNER, RECORDED IN DOCUMENT NO. 2022017402, REAL PROPERTY RECORDS IN BELL COUNTY, TEXAS, AND BEING ALL OF A CALLED 48.91 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO SAID OWNER, RECORDED IN DOCUMENT NO. 2021051936, OF SAID PROPERTY RECORDS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF SAID OWNER AS SHOWN BY THE PLAT HEREOF, ATTACHED HERETO, AND MADE A PART HEREON, AND APPROVED BY THE CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS AND THE SANCTUARY AT HARKER HEIGHTS DOES HEREBY DEDICATE TO SAID CITY ALL STREETS, AVENUES, DRIVES, ALLEYS SHOWN ON SAID PLAT, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES WHEN AND AS AUTHORIZED BY THE CITY OF HARKER HEIGHTS.

THE DRAINAGE AND UTILITY EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED FEE SIMPLE TO SAID CITY OF HARKER HEIGHTS FOR INSTALLATION AND MAINTENANCE OF ANY AND ALL PUBLIC UTILITIES, WHICH THE CITY MAY ELECT TO INSTALL AND MAINTAIN OR PERMIT TO BE INSTALLED OR MAINTAINED.

WITNESS THE EXECUTION HEREOF, ON THIS _____DAY OF _____, 20____.

FOR: C.A. DOOSE & COMPANY, LLC

BY: _____
CRAIG LANGFORD, AGENT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY, PERSONALLY APPEARED CRAIG LANGFORD KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. IT HAS BEEN ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING INSTRUMENT AS THE OWNERS OF THE PROPERTY DESCRIBED HEREON.

_____
NOTARY PUBLIC STATE OF TEXAS
MY COMMISSION EXPIRES: _____

PLANNING

APPROVED THIS _____ DAY OF _____, 20____ , A.D. BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF THE CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS.

_____
DIRECTOR OF PLANNING AND DEVELOPMENT

PLANNING AND ZONING COMMISSION

APPROVED THIS _____ DAY OF _____, 20____ , A.D. BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS.

_____ _____
CHAIRPERSON, PLANNING AND ZONING COMMISSION — SECRETARY, PLANNING AND ZONING COMMISSION

CITY COUNCIL

APPROVED THIS _____ DAY OF _____, 20____ , A.D. BY THE CITY COUNCIL OF THE CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS.

_____ _____
MAYOR — CITY SECRETARY

SURVEYORS' CERTIFICATE:

THAT I, LUTHER E. FROBISH, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION AND PROPERTY DEVELOPMENT REGULATIONS OF THE CITY OF HARKER HEIGHTS, TEXAS.

_____
LUTHER E. FROBISH
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6200

DO NOT RECORD
PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY

STATE OF TEXAS · REGISTERED · LUTHER E. FROBISH · 6200 · PROFESSIONAL · LAND SURVEYOR

REPUBLIC ENGINEERING & DEVELOPMENT SERVICES

FROBISH LAND SURVEYING

THE SANCTUARY AT HARKER HEIGHTS

P26-10 – The Sanctuary at Harker Heights – Preliminary Plat

Plat Distributed to HH Staff & Public Utilities: 9/1/2026
Comments sent to Applicant 9/16/2026

No Response To Date – Comments may be forthcoming
Oncor
Atmos
Brightspeed
KISD
Fire Department
Building Official

TXDOT – No Comments

Planning & Development

1. Title block should include the current legal description (or reference thereto) date of survey, and date of preparation. This title block shall be present on each page of the plat.
2. Index sheet is required for plats with more than one sheet that shows the entire subdivision drawn to a scale of not less than one inch equals 100 feet.

Public Works

1. Preliminary Engineering Drawings must be sealed by a Texas Licensed Professional Engineer. (§ 154.21(C)(2)).
    a. Only the Licensed Land Surveyor seal is noted the submitted drawings.
2. Indicate all Public Utility Easements meet the minimum 15' width requirement for water and sanitary sewer utilities (§ 154.42(A)(1)).
3. Include proposed sidewalk along E. Knights Way. (§ 154.40(A-F). (Mobility 2030 Plan).
4. Provide a street and sidewalk layout plan that includes the proposed street names and roadway classification. (§ 154.2(C)(2)(D).
    a. Proposed street names and roadway classification are not noted on the submitted drawings

City of Harker Heights
Planning & Development
305 Miller's Crossing
Harker Heights, TX 76548
planning@harkerheights.gov

Economic Development Report
JULY 2026 DEVELOPMENT ACTIVITY REPORT

COMMERCIAL DEVELOPMENT

The City issued **zero (0)** new commercial permits within the month of July.

The City issued **three (3)** commercial remodeling permits within the month of July.

- 13960 E. Knight's Way (Fortress Lutheran Church)
  - Valued at $100,000.00
- 110 E. Central Texas Expy (Mavis Tire Supply, LLC)
  - Valued at $25,000.00
- 408 E. Knight's Way (Take 5 Oil Change)
  - Valued at $49,000.00

To date in calendar year 2026 (January 1, 2026 - December 31, 2026) the City has issued a total of eighteen (18) commercial permits: two (2) new commercial permits, and sixteen (16) commercial remodeling permits.

RESIDENTIAL DEVELOPMENT

The City issued **two (2)** permits for single-family residential construction within the month of July.

- 3324 Eagle Ridge
  - Valued at $1,230,000.00
- 1722 Paint Horse Trail
  - Valued at $330,000.00

The City issued **one (1)** permit for two-family (duplex) residential construction within the month of July.

- 224 N. Mary Jo Drive
  - Valued at $220,000.00

To date in calendar year 2026 (January 1, 2026 - December 31, 2026) the City has issued a total of fifteen (15) residential permits: six (6) new single-family permits, nine (9) new two-family permits, and zero (0) new multi-family permits.

POPULATION ESTIMATES

As of July 31, 2026, the estimated population for the City of Harker Heights is **36,355** residents. According to the US Census, the population as of April 1, 2020, was 33,097 residents. Since that time, we have added 1,097 new water accounts with an average household size of 2.97.

City of Harker Heights
Planning & Development
305 Miller's Crossing
Harker Heights, TX 76548
planning@harkerheights.gov

Economic Development Report
AUGUST 2026 DEVELOPMENT ACTIVITY REPORT

COMMERCIAL DEVELOPMENT

The City issued **one (1)** new commercial permit within the month of August.

- 352 Morgan Street (U.S. Veteran Affairs Behavioral Health Clinic)
  - Valued at $2,280,000.00

The City issued **zero (0)** commercial remodeling permits within the month of August.

To date in calendar year 2026 (January 1, 2026 - December 31, 2026) the City has issued a total of nineteen (19) commercial permits: three (3) new commercial permits, and sixteen (16) commercial remodeling permits.

RESIDENTIAL DEVELOPMENT

The City issued **one (1)** permit for single-family residential construction within the month of August.

- 398 E. Robin Lane
  - Valued at $220,000.00

The City issued **zero (0)** permits for two-family (duplex) residential construction within the month of August.

To date in calendar year 2026 (January 1, 2026 - December 31, 2026) the City has issued a total of fifteen (15) residential permits: six (6) new single-family permits, nine (9) new two-family permits, and zero (0) new multi-family permits.

POPULATION ESTIMATES

As of August 31, 2026, the estimated population for the City of Harker Heights is **36,340** residents. According to the US Census, the population as of April 1, 2020, was 33,097 residents. Since that time, we have added 1,092 new water accounts with an average household size of 2.97.

P&Z Related City Council Actions

August 4, 2026 – September 22, 2026

August 4, 2026 (Workshop Meeting)

- Discussion regarding purchase of 3.066 acres in Cedar Trails subdivision

August 11, 2026 (Regular Meeting)

- Z26-15 2124 Grizzly Trl CUP for ADU
  - Approved
- Z26-14/F 101 W Robin Ln/906 S Ann Blvd
  - Withdrawn prior to public hearing
- P26-08 24 BT Investments Final Plat (1500 E. Knight's Way)
  - Withdrawn prior to City Council
- Discussion regarding annexation of 137.84 acres

August 18, 2026 (Workshop/Special Meeting)

- 2026 NEC Adoption
- Discussion and action regarding purchase of 3.066 acres in Cedar Trails subdivision

August 25, 2026 (Regular Meeting Meeting)

- No P&Z related items

September 1, 2026 (No Meeting)

September 8, 2026 (Regular Meeting)

- No P&Z related items

September 15, 2026 (Workshop Meeting)

- No P&Z related items

September 22, 2026 (Workshop Meeting)

- Planning Month Proclamation

The terms for the members listed below are set to expire at the end of December 2026:

Planning & Zoning Commission		
	Eligible to be Re-Appointed	Term Limited:
Regular Members:		
Elizabeth McDaniel	Frank Stewart	No
Joshua McCann	No (except as Alternate)	Yes
Rodney Shine	No (except as Alternate)	Yes
Alternate Members:		
Greg Dow	Yes	No

Application for Re-Appointment:

https://harkerheights.civicweb.net/Portal/BoardApplication/