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, October 28, 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 October 28, 2026.

VII. **CONSENT AGENDA:**

1. Discuss and consider approval of the minutes from the Planning & Zoning Commission regular meeting held on September 30, 2026.
Planning & Zoning Commission: Meeting - 30 Sep 2026 - Minutes - Pdf

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

IX. **NEW BUSINESS:**

1. P26-14 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)

P26-14 Staff Report - Pdf

2. P26-13 DISCUSS AND CONSIDER APPROVING A FINAL PLAT REFERRED TO AS RANGER TOP ADDITION FINAL PLAT, ON PROPERTY DESCRIBED AS A 1.003 ACRE, SITUATED IN THE ELIZABETH DAWSON SURVEY, ABSTRACT 258, BELL COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT DESCRIBED AS 1.0 ACRE IN A GENERAL WARRANTY DEED WITH VENDOR'S LIEN, TO RANGER TOP, LLC., RECORDED IN DOCUMENT NO. 2022004499, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS. (PLANNING ADMINISTRATOR)

P26-13 Staff Report - Pdf

X. **REPORTS FROM COMMISSIONERS:**

XI. **STAFF COMMENTS:**

1. September 2026 Economic Development Report

September_2026_EDR

2. City Council Action Summary

City Council 09292026 - 10132026

XII. **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, September 30, 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
Vice Chairman Bary Heidtbrink
Commissioner Natalie Austin
Commissioner Trisha Ratliff
Commissioner Frank Stewart
Alternate Commissioner Angelina Seyler
Alternate Commissioner Claudette Morgan-Scott
Planning Administrator Stephanie Hall
Planning Coordinator Richelle Otero
GIS Coordinator Lesli Owens
Planning & Development Director Michael Beard

EXCUSED: Commissioner Sharan Dockery
Secretary Geri Schwartzman
Commissioner Joshua McCann
Alternate Commissioner Greg Dow

CALL TO ORDER:

1. Chairman Rodney Shine called to order the regular meeting of the Planning & Zoning Commission at 5:31 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 September 30, 2026.

Commissioner Natalie Austin made a motion made a motion to approve the agenda for the regular meeting of the Planning & Zoning Commission for September 30, 2026. Vice-Chairman Bary Heidtbrink seconded the motion. Carried unanimously.

CONSENT AGENDA:

1. Discuss and consider approval of the minutes from the Planning & Zoning Commission regular meeting held on July 29, 2026.

Commissioner Natalie Austin made a motion to approve the Consent Agenda as presented. Vice-Chairman Bary Heidtbrink seconded the motion. Carried unanimously.

RECOGNITION OF AFFIDAVITS FOR CONFLICT OF INTEREST:

1. One affidavit received for Commissioner McDaniel for New Business Item 10-2 (Sanctuary at Harker Heights Preliminary Plat)

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)

   Raymond Hammond, property owner

Alternate Commissioner Claudette Morgan-Scott made a 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. Commissioner Elizabeth McDaniel seconded the motion. Carried unanimously.

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)

Commissioner Trisha Ratliff made a motion to approve 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. Vice-Chairman Bary Heidtbrink seconded the motion. Carried unanimously.

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,

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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)

Vice-Chairman Bary Heidtbrink made a 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:
a. Applicant has not met the requirements of the §154: SUBDIVISIONS Commissioner Natalie Austin seconded the motion. Carried unanimously.

REPORTS FROM COMMISSIONERS:

STAFF COMMENTS:

1. July 2026 Economic Development Report
2. August 2026 Economic Development Report
3. City Council Action Summary
4. Discuss Commissioner Terms, Upcoming Expirations, and Applications for Re-Appointment

ADJOURNMENT:

1. Chairman Shine adjourned the meeting at 6:04 pm.

_____
Rodney Shine, Chairman

_____
Geri Scwartzman, Secretary

Memorandum

FROM: The Office of the Planning and Development Director **DATE: October 28, 2026**

P26-14 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 #P26-14
MGO #2026-216

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).

A Preliminary Plat application was submitted on September 1, 2026 and was forwarded to the Planning & Zoning Commission on September 30, 2026 for consideration. The Planning & Zoning Commission voted (7-0) to recommend disapproval of the preliminary plat. The application was withdrawn by the applicant on October 1, 2026.

The current Preliminary Plat application was submitted on October 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 October 19, 2026.

As of October 20, 2026, comments remain outstanding. See the attachment titled:

- “P26-14_CombinedComments_The Sanctuary at Harker Heights (MGO 2026-216) – 10-19-26”

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

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 Preliminary Plat, 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:

P26-14_Preliminary Plat Application
P26-14_Preliminary Plat Checklist
P26-14_Location
P26-14_Lot Lines
P26-14_Dedication
P26-14_Field Notes
P26-14_Preliminary Plat
P26-14_CombinedComments_The Sanctuary at Harker Heights (MGO 2026-216) - 10-19-26

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:** 10/01/2026

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)*

☑ **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))**

☑ **3.7** Index Sheet at 1-inch = 100 feet is provided if applicable. **(§154.21(C)(1)(c))**

N/A ☐ **3.8** Phasing Plan provided if applicable. **(§154.21(C)(1)(e))**

☑ **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)*

☑ **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.)

☑ **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))**

☑ **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))**

☑ **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))**

☑ **4.5** Identify (illustrate and label) any areas reserved or dedicated for public use. **(§154.21(C)(1)(i))**

☑ **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.

☑ **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)*

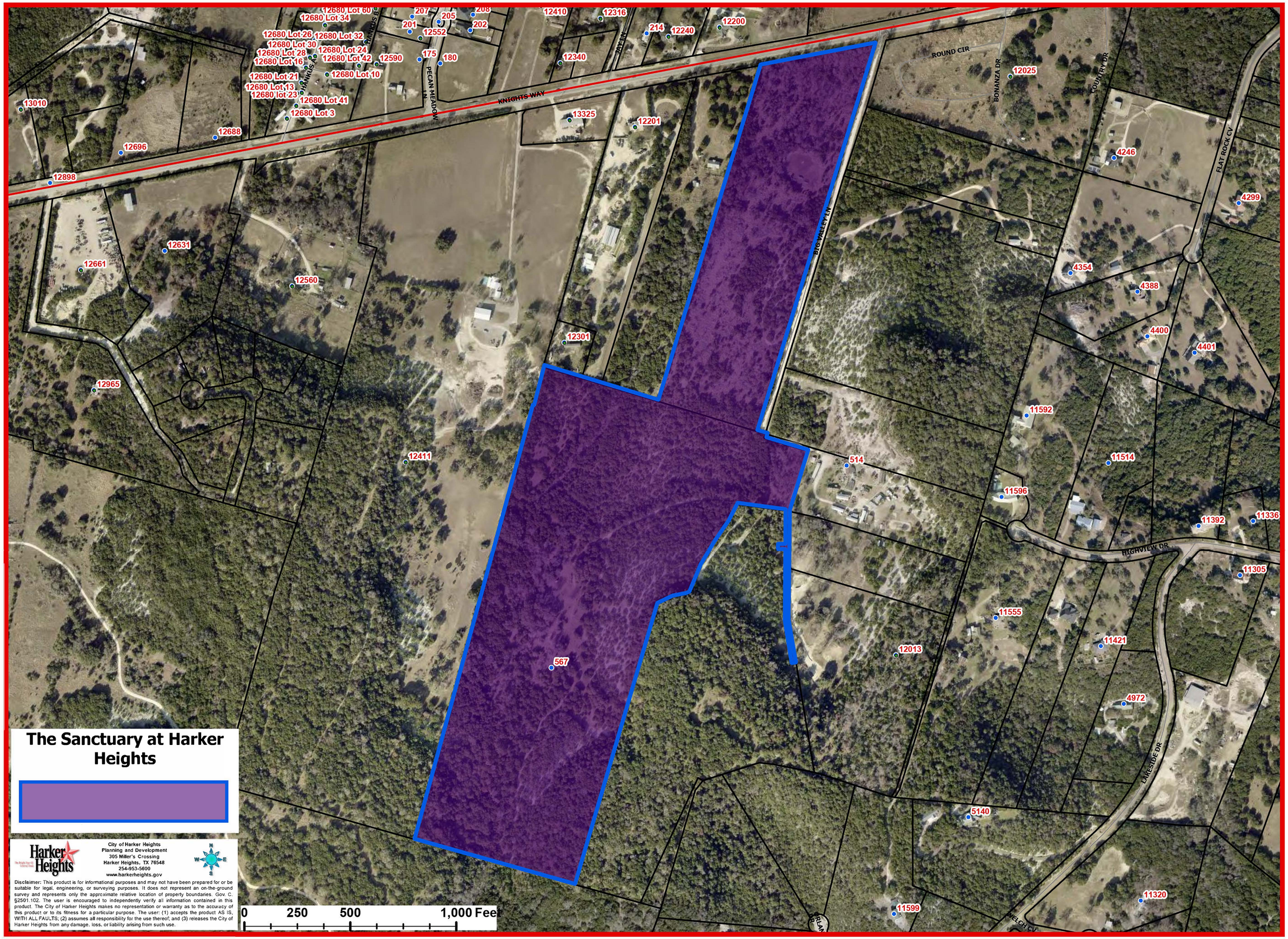
☑ **5.9** Provide a Street and Sidewalk Layout Plan that includes rough locations and labeling of the following **(§154.21(C)(2)(d)):**

- 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)

P26-14 Location



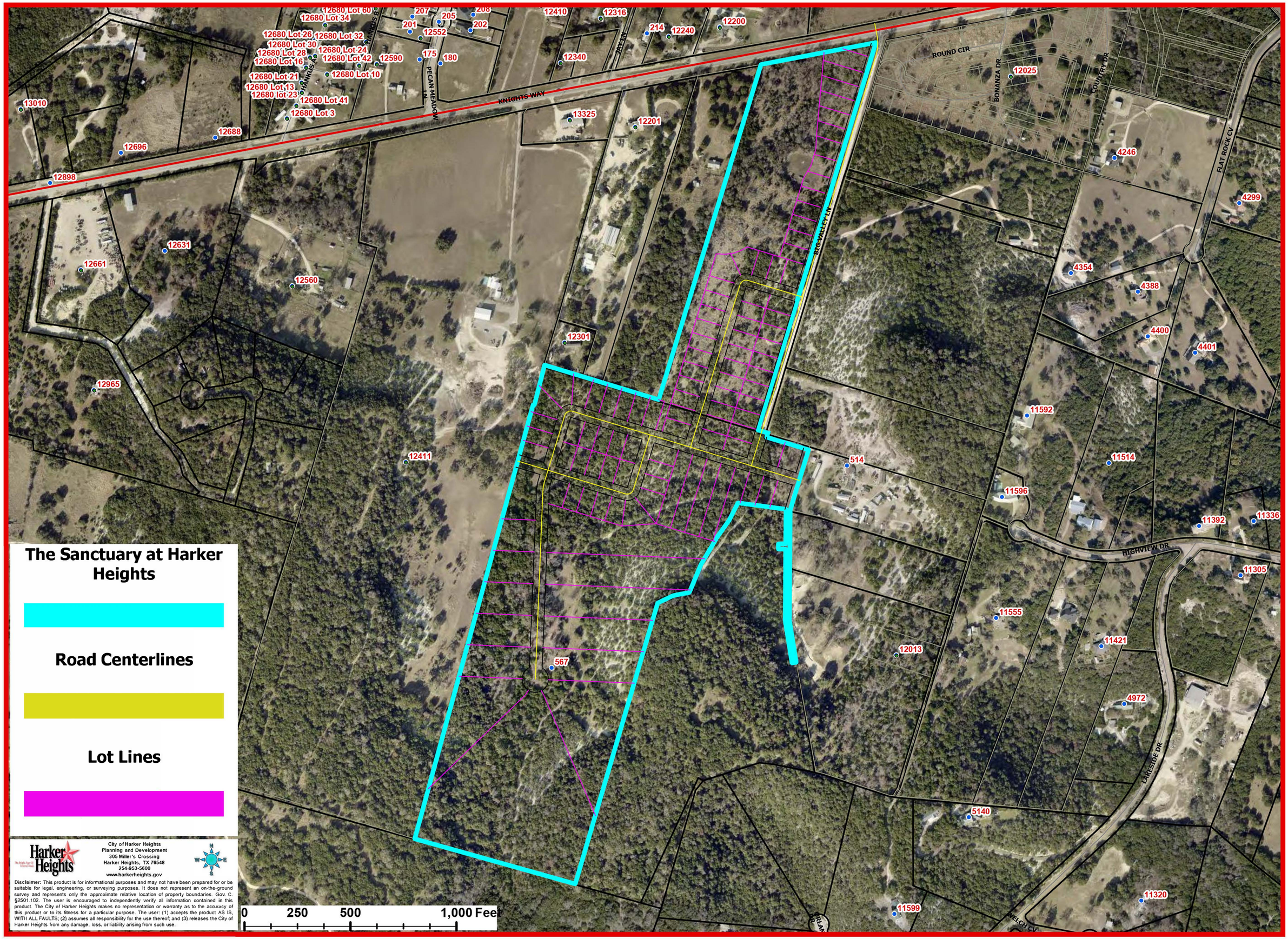
The Sanctuary at Harker Heights

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.

0 250 500 1,000 Feet

P26-14 Lot Lines



The Sanctuary at Harker Heights

Road Centerlines

Lot Lines

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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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

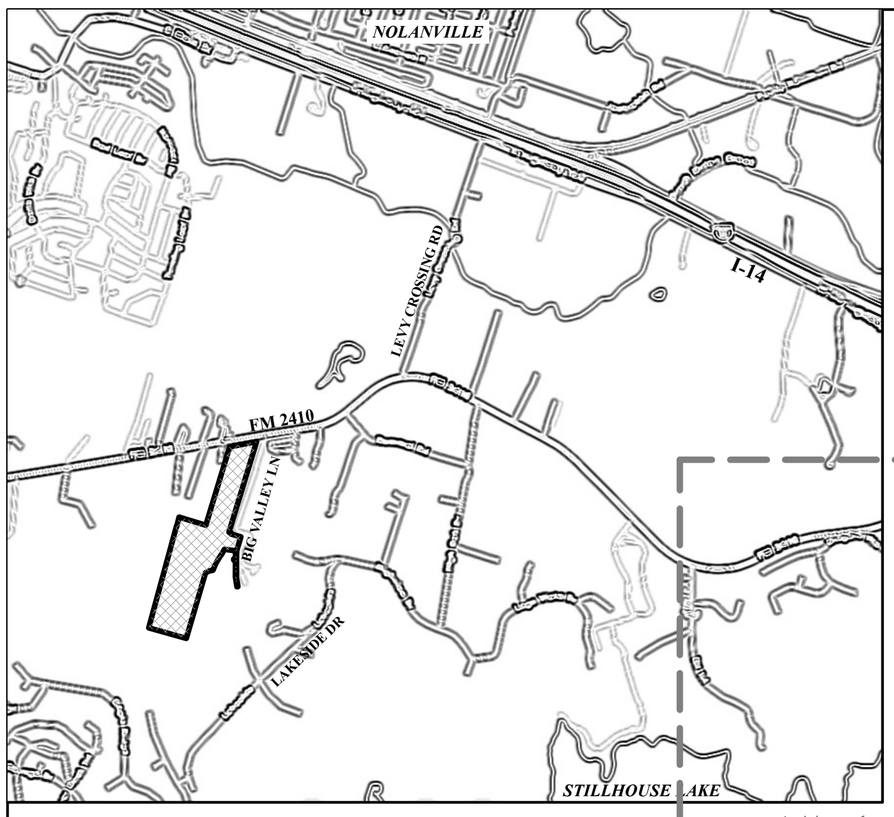


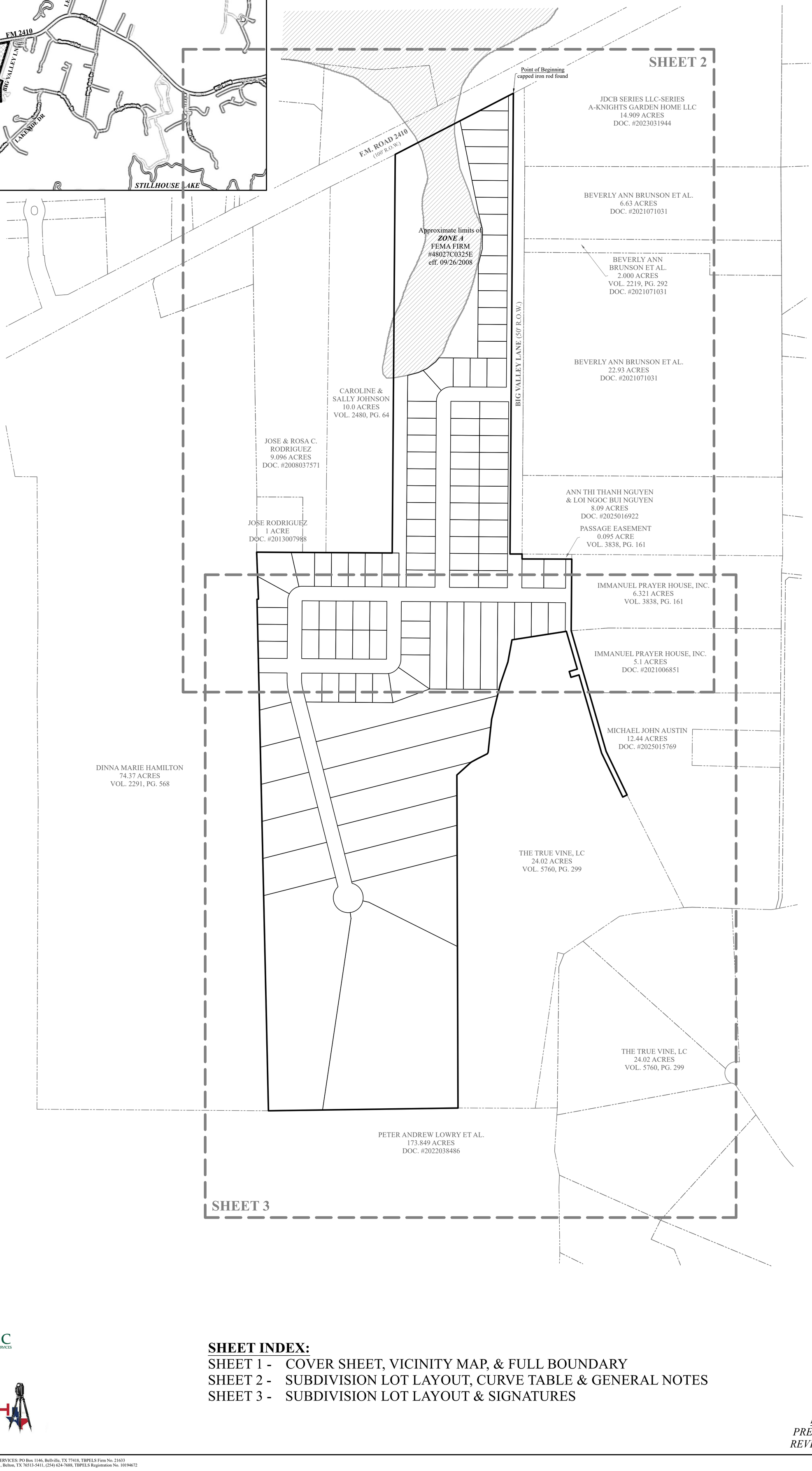
PRELIMINARY PLAT

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





REPUBLIC
ENGINEERING & DEVELOPMENT SERVICES

FROBISH
LAND SURVEYING

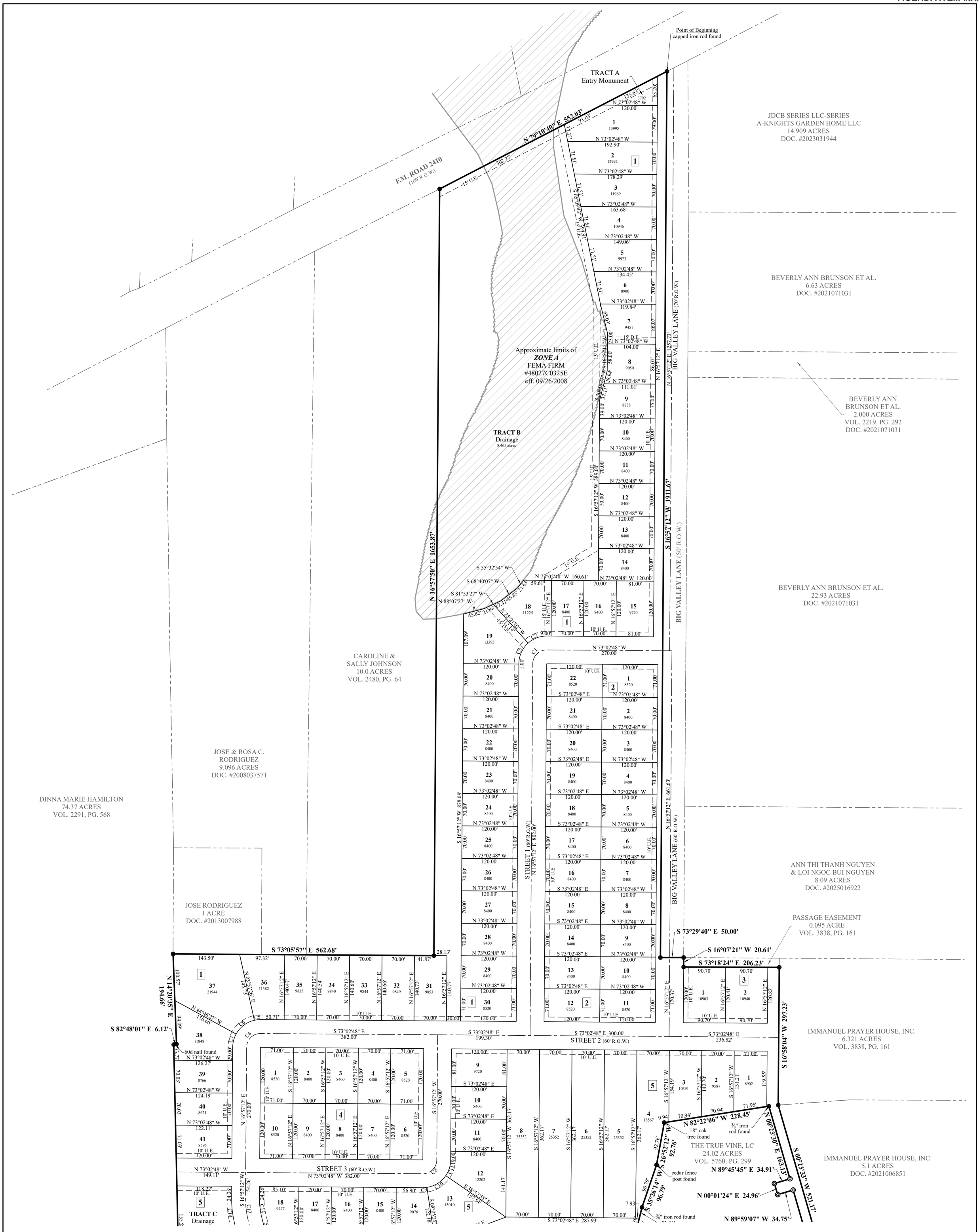
SHEET INDEX:

SHEET 1 - COVER SHEET, VICINITY MAP, & FULL BOUNDARY
SHEET 2 - SUBDIVISION LOT LAYOUT, CURVE TABLE & GENERAL NOTES
SHEET 3 - SUBDIVISION LOT LAYOUT & SIGNATURES

0 100' 200'
SCALE: 1" = 200'

DO NOT RECORD
PRELIMINARY PLAT FOR
REVIEW PURPOSES ONLY

REPUBLIC ENGINEERING & DEVELOPMENT SERVICES: PO Box 1146, Bellville, TX 77418, TBPELS Firm No. 21633
FROBISH LAND SURVEYING, LLC: PO Box 1411, Belton, TX 76513-5411, (254) 624-7688, TBPELS Registration No. 10194672



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 SUCH 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.
8. LOT 27 BLOCK 5 SHALL BE A DRAINAGE TRACT OWNED AND MAINTAINED BY THE HOA.

CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	30.00'	47.12'	N 61°57'12" E	42.43'
C2	60.00'	44.30'	N 85°48'05" E	43.30'
C3	60.00'	49.95'	N 40°48'05" E	48.52'
C4	30.00'	47.12'	N 61°57'12" E	42.43'
C5	60.00'	13.71'	S 79°35'41" E	13.68'
C6	60.00'	50.93'	N 69°32'30" E	49.41'
C7	60.00'	29.61'	N 31°05'22" E	29.31'
C8	30.00'	47.12'	S 61°57'12" W	42.43'
C9	60.00'	9.28'	N 77°28'42" W	9.27'
C10	60.00'	49.19'	S 74°36'15" W	47.82'
C11	60.00'	35.78'	S 34°02'08" W	35.25'
C12	200.00'	51.19'	N 09°37'13" E	51.06'
C13	170.00'	43.52'	S 09°37'13" W	43.40'
C14	230.00'	58.87'	S 09°37'13" W	58.71'
C15	62.00'	94.69'	S 15°01'25" E	85.75'
C16	62.00'	75.92'	S 63°48'26" W	71.27'
C17	62.00'	156.32'	N 08°52'56" W	118.08'

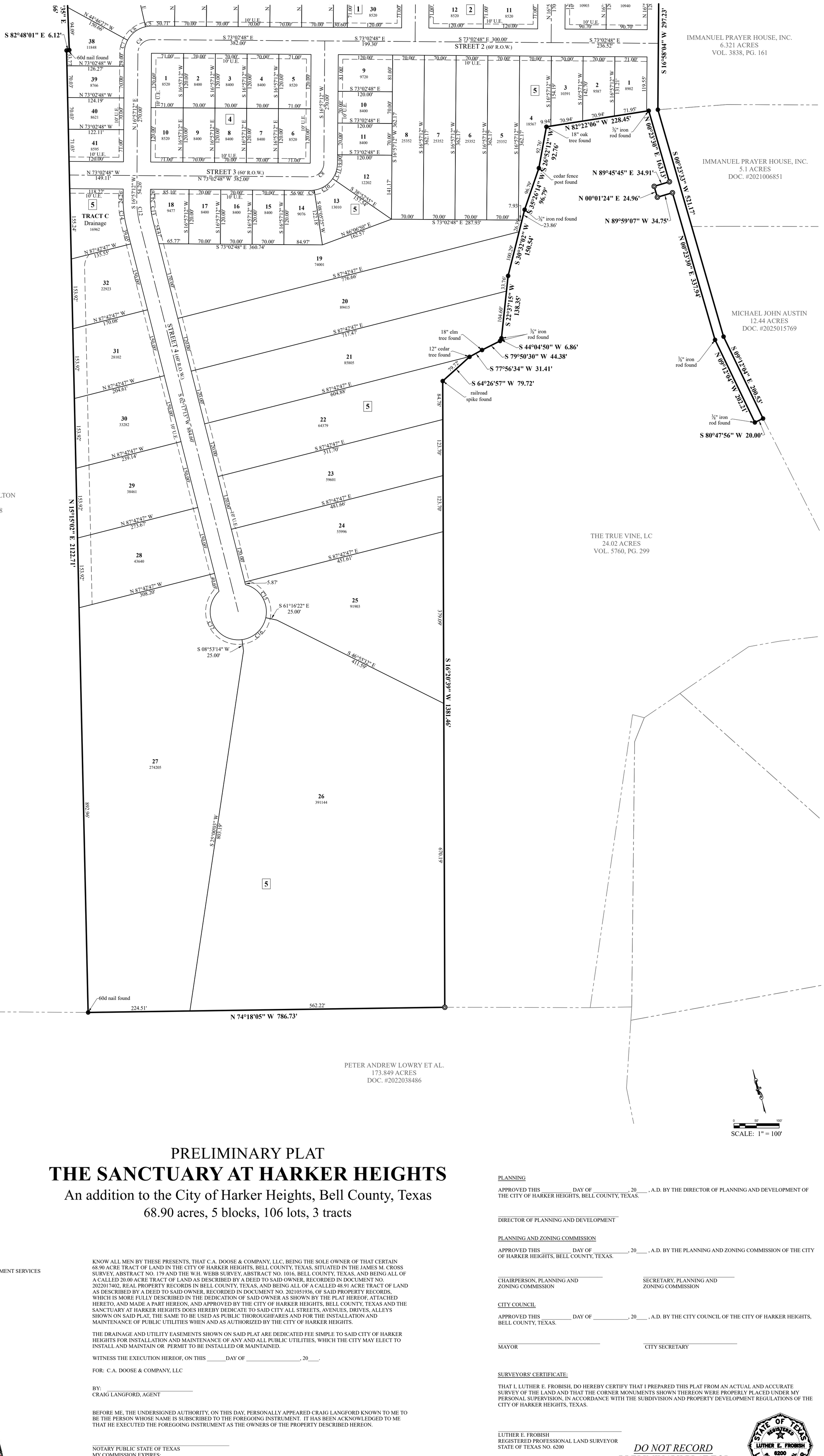
0 50' 100'

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
•	= ½" IRON ROD FOUND (unless otherwise noted)
⊙	= 1" 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

P26-14 – The Sanctuary at Harker Heights – Preliminary Plat

Plat Distributed to HH Staff & Public Utilities: 10/5/2026
Comments Sent to Applicant: 10/19/2026

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

TXDOT – TxDOT has no comments at this time; however, TxDOT will continue to work with the developer to ensure the appropriate mitigation measures are incorporated into the project.

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.

Building Official

1. § 158.10 Floodplain Management. (C) Coordination of City of Harker Heights and FEMA floodplain delineations. For all subdivisions developed adjacent to or within non-detailed designated FEMA floodplains, the applicant/ developer shall be required to provide a detailed study to determine the Base Flood Elevations (BFEs) for all lots that are adjacent or within the non-detailed area. The BFEs must be developed using approved FEMA guidelines and methods. A copy is to be furnished to the city prior to final plat.
2. § 154.37 (A) (3) Per Public works comments, the proposed entrance to the subdivision must meet the requirements as a collector and each lane must be a minimum of 24' wide.

Public Works

1. Indicate all Public Utility Easements meet the minimum 15' width requirement for water and sanitary sewer utilities (§ 154.42(A)(1)). 15' Easements for Sanitary Sewer Utilities noted. 10' PUE's were indicated on submitted plans for Water Utilities.
2. Provide a street and sidewalk layout plan that includes the proposed street names (§ 154.2(C)(2)(D). Only one street name "Big Valley Lane" was noted on the submitted plans.

Memorandum

FROM: The Office of the Planning and Development Director **DATE: October 28, 2026**

P26-13 DISCUSS AND CONSIDER APPROVING A FINAL PLAT REFERRED TO AS RANGER TOP ADDITION FINAL PLAT, ON PROPERTY DESCRIBED AS A 1.003 ACRE, SITUATED IN THE ELIZABETH DAWSON SURVEY, ABSTRACT 258, BELL COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT DESCRIBED AS 1.0 ACRE IN A GENERAL WARRANTY DEED WITH VENDOR'S LIEN, TO RANGER TOP, LLC., RECORDED IN DOCUMENT NO. 2022004499, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS. (PLANNING ADMINISTRATOR)

EXPLANATION:

REFERENCES:
Case #P26-13
MGO #2026-213

The applicant submitted an application for a Final Plat referred to as Ranger Top Addition Final Plat for a 1.003 acre tract of land located at 1829 E. Knights Way. The purpose of this Final Plat is to create 1 commercial lot.

Per the Bell County Tax Appraisal District, since 1977 there has been a structure on this parcel consisting of approximately 1,280 square feet. This property was then annexed into the City in 1988. The parcel is zoned B-3 (Local Business District) and the current Land Use Plan designates this parcel for Regional Commercial Center use. The applicant intends to utilize this parcel as a convenience store/gas station, which is consistent with the current zoning.

On January 23, 2023, a Preliminary Plat application was submitted and was withdrawn prior to consideration by the Planning & Zoning Commission and City Council.

On April 4, 2025, a Preliminary Plat application was submitted and was conditionally approved by the Planning & Zoning Commission and City Council with the following condition:

- All outstanding comments shall be addressed and resolved as directed by staff prior to the release of infrastructure permits and/or the submission of the Final Plat.

On October 1, 2026, a Final Plat application was submitted. Staff reviewed the submitted plat documents and on October 14, 2026, provided comments related to safety and compliance with applicable development regulations outlined in the City of Harker Heights Code of Ordinances.

As of October 21, 2026, comments are still outstanding; see attachment titled:

- "P25-07_CombinedComments_RangerTop_(MGO 2026-213) - 10-14-26"

Any updated submittals and corresponding comments will be compiled and provided to Commissioners during the meeting.

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 disapproval of this Final Plat with the following explanation:

1. The applicant has not satisfied the conditions of Preliminary Plat approval established by the City Council. Additionally, numerous outstanding review comments remain unresolved and must be addressed prior to Final Plat approval.

ACTION BY THE PLANNING & ZONING COMMISSION:

1. Motion to recommend **approval** of a request for a Final Plat referred to as Ranger Top Addition Final Final 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 Final Plat referred to as Ranger Top Addition Final Plat, as read in the caption by the Planning & Zoning Chairman, based on the **discussed** recommendations and findings. with the following condition(s):
    a. All comments shall be addressed as directed by staff prior to the recordation of the Final Plat.
3. Motion to recommend **disapproval with explanation** of a request for a Final Plat referred to as Ranger Top Addition Final Plat, as read in the caption by the Planning & Zoning Chairman, based on **staff's** recommendations and findings**with the following explanation: Applicant has not met the requirements of §154: SUBDIVISIONS**
4. Any other action desired.

ATTACHMENTS:

P26-13_Final Plat Application
P26-13_Final Plat Checklist
P26-13_Location
P26-13_Dedication
P26-13_Field Notes
P26-13_Final Plat
P26-13_Preliminary Construction Plan Sheets
P26-13_CombinedComments_RangerTop_(MGO 2026-213) - 10-14-26

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: Ranger Top Addition Date Submitted: 09/04/2026

Number of Lots: 1 Number of Units/Suites: 1 Acreage: 1.003

Site Address or General Location: 1829 East F.M. 2410 Road Harker Heights Texas 76513

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

Date of Preliminary Plat Approval by P&Z: May 14, 2025

Owner Information & Authorization:

Property Owner: Ranger Top LLC

Address: 3913 Hickory View Harker Heights Texas, 76548

Phone: E-Mail: cp.paudel@gmail.com

Developer:

Address:

Phone: E-Mail:

Engineer: Om Gharty Chhetri, P.E.

Address: 1001 W. Euless Boulevard Suite 412H

Phone: E-Mail: omgc@icivileng.com

Surveyor: Brett A. Butts, R.P.L.S.

Address: 4330 South 5th Street Temple TX

Phone: E-Mail: brett@allcountysurveying.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.

	BRETT A. BUTTS, ALL COUNTY SURVEYING
Printed Name of Owner	**Printed Name of Authorized Agent (Corporation/Partnership)**
Signature of Owner	**Signature of Authorized Agent (Corporation/Partnership)**

SWORN AND SUBSCRIBED BEFORE ME THIS 4th *DAY OF* September, 20 26.

Signature of Notary Public

JUSTIN S. MYERS
Notary Public, State of Texas
Comm. Expires 04-13-2027
Notary ID 131971188

My Commission Expires: 04-13-2027

STAFF ONLY – DO NOT FILL OUT

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

Rev. 12/22

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: _____.

☐ **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: May 14, 2025; Case Number: P25-07/MGO#2025-110.

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: _____.

☐ **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: 1.003 (acres); 43690.68 (square feet).

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

B-3.

☑ **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)*

- [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. **(§154.22(B)(1)(f))**
- [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. **(§154.22(B)(1)(g))**
- [x] **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))**
- [x] **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))**
- [x] **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.
- [x] **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.
- [x] **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))**
- [x] **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))**
- [x] **4.12** Scale, basis of bearing and benchmarks (datum) and description shall all be clearly displayed on the plat. **(§154.22(B)(1)(n))**
- [x] **4.13** Provide the minimum building setback lines on all lots and other sites. **(§154.22(B)(1)(p))**
- [x] **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.

Ranger Top Addition Location



DEDICATION OF
RANGER TOP ADDITION
within the City of Harker Heights,
Bell County, Texas.

STATE OF TEXAS)
COUNTY OF BELL)

That **RANGER TOP LLC.,** being the sole owner of that certain tract of land containing 1.003 acre described in Field Notes prepared by Brett A. Butts, RPLS No. 6254, dated September 29, 2026 which Field Notes are attached hereto and made a part hereof as fully as if written verbatim, do hereby name and designate said 1.003 acre tract as **RANGER TOP ADDITION,** a subdivision in the City of Harker Heights, Bell County, Texas, and do hereby adopt the attached map and plat thereof and do hereby agree that all future sales and conveyances of said property shall be by reference to said plat and dedication.

RANGER TOP LLC., do hereby give, grant and convey to the **CITY OF HARKER HEIGHTS, TEXAS,** its assignees and franchisees furnishing public utilities in said subdivision, the easements as shown on said plat for drainage and for the installation, operation, maintenance, repair, use and replacement of all public utility lines, including electric power, water, sewer, gas and telephone, and reference is hereby made to such plat for the location of such easements.

To have and to hold said easements unto said Grantee, and the undersigned hereby binds itself, its heirs, administrators, executors, successors and assigns, to warrant and forever defend all and singular said premises unto the said Grantee against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS THE EXECUTION HEREOF, on this ____ day of _____, 2026.

Ranger Top, LLC.
3913 Hickory View
Harker Heights, Texas 76548

_____

By: Chet P. Paudel, Managing Member

ACKNOWLEDGMENTS

STATE OF TEXAS)
COUNTY OF **BELL**)

BEFORE ME, the undersigned authority, on this day personally appeared **Chet P. Paudel**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ___ day of _____, 2026.

_____
NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING, RETURN TO:
All County Surveying, Inc.
4330 South 5th Street
Temple, Texas 76502

FIELD NOTES PREPARED BY ALL COUNTY SURVEYING, INC.

September 29, 2026

Perimeter Description of a **1.003 ACRE,** situated in the **Elizabeth Dawson Survey, Abstract 258,** Bell County, Texas, and being all of that certain tract described as 1.0 acre in a General Warranty Deed with Vendor's Lien, to Ranger Top, LLC., recorded in Document No. 2022004499, Official Public Records of Real Property, Bell County, Texas, and being more particularly described as follows:

BEGINNING at a ½" iron rod with cap stamped "M&ASSOC KILLEEN" found on the north line of F.M. 2410, being the southwest corner of said 1.0 acre tract, same being the southeast corner of a 1.204 acre tract described in a Warranty Deed with Vendor's Lien to Shining Light Investments, LLC, a Texas limited liability, recorded in Document No. 2025060299, of said official public records, for the southwest corner of the herein described tract, from which a ½" iron rod found at the southwest corner of Lot 2, Block 1, W. A. Matkin Subdivision, an addition within the City of Harker Heights, Bell County, Texas according to the plat of record in Cabinet B, Slide 188-B, Plat Records of Bell County, Texas, of said official public records bears *N 88°51'45" W – 830.26';*

THENCE, N 01°09'21" E – 209.41', *(Deed N 03°07'40" E – 208.7'),* to a 1" metal pipe found on the south line of a 3.817 acre tract described in a General Warranty Deed to Hector Ruiz, III, Ryan Enrique Ruiz, and Kaitlin Rene Ruiz, recorded in Document No. 2012-00001602, of said official public records, being the northeast corner of said Lot 1, same being the northwest corner of said 1.0 acre tract, for the northwest corner of the herein described tract, from which a ½" iron rod found at the northwest corner of said 1.204 acre tract bears *N 88°52'32" W – 248.06';*

THENCE, S 88°52'32" E – 239.61', *(Deed S 86°52'20" E – 239.61'),* to a 5/8" iron rod with cap stamped "ACS" set on the west line of Warriors Path Road, being the southeast corner of said 3.817 acre tract, same being the northeast corner of said 1.0 acre tract, for the northeast corner of the herein described tract;

THENCE, with the western line of said Warriors Path Road, the following two (2) courses and distances:

1. **S 14°32'48" W – 164.63',** *(Deed S 16°30'00" W – 165.36'),* to a 2" metal post with "Surveyed" etched in concrete found at the most easterly southeast corner of said 1.0 acre tract, for the most easterly southeast corner of the herein described tract;

2. **S 52°54'08" W – 79.70',** *(Deed S 55°26'30" W – 78.4'),* to a 5/8" iron rod with cap stamped "ACS" set at the intersection of the west line of Warriors Path Road and the north line of F.M. 2410, being the most southerly southeast corner of said 1.0 acre tract, for the most southerly southeast corner of the herein described tract;

THENCE, N 88°51'45" W – 138.90', *(Deed N 86°52'20" W – 138.90'),* with the north line of said F.M. 2410, to the **POINT OF BEGINNING** and containing 1.003 acre of land, more or less, in Bell County, Texas.

The bearings cited hereon are based on grid north of the Texas Coordinate System of 1983, Central Zone, as derived from GPS observations. Distances cited hereon are expressed in US Survey Feet as measured horizontally along the surface of the earth. The combined correction factor (CCF) for this project is 0.99985175, scaled about CP-100 (N:10,356,621.92 E:3,142,239.26).This document is not valid for any purpose unless signed and sealed by a Registered Professional Land Surveyor.

Fieldwork completed March 11, 2026. Surveyed under the direction and supervision of the undersigned:

ALL COUNTY SURVEYING, INC.
1-800-749-PLAT
TX. Firm Lic. No. 10023600
server/projects /pro220000/221300/221372/221372.doc

STATE OF TEXAS
REGISTERED
BRETT A. BUTTS
6254
PROFESSIONAL
LAND SURVEYOR

9/29/2026

Brett A. Butts
Registered Professional Land Surveyor
Registration No. 6254

FINAL PLAT of

RANGER TOP ADDITION

a subdivision within the City of Harker Heights, Bell County, Texas.

1.003 Acres, situated in the Elizabeth Dawson Survey, Abstract 258, Bell County, Texas, being all of that certain tract described as 1.0 acre in a General Warranty Deed with Vendor's Lien, to Ranger Top, LLC., recorded in Document No. 2022004499, Official Public Records of Real Property, Bell County, Texas.

STATE OF TEXAS
COUNTY OF BELL

RANGER TOP LLC, OWNER OF THE 1.003 ACRE TRACT OF LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS RANGER TOP ADDITION WITHIN THE CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATES THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON WITHIN THE PLAT BOUNDARIES OF THIS SUBDIVISION.

RANGER TOP LLC
3413 Hickory View
Harker Heights
Texas, 76548

_____
BY: CHET P. PAUDEL, MANAGING MEMBER

STATE OF TEXAS
COUNTY OF BELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, CHET P. PAUDEL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME, FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF_____, 20____.

_____
NOTARY PUBLIC, STATE OF TEXAS

APPROVED THIS _____ DAY OF _____, 2026 BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF THE CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS.

_____
DIRECTOR OF PLANNING AND DEVELOPMENT

APPROVED THIS _____ DAY OF _____, 2026 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

APPROVED THIS _____ DAY OF _____, 2026 BY THE CITY COUNCIL OF THE CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS.

_____
MAYOR

_____
CITY SECRETARY

AFFIDAVIT:

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

Dated this the _____ day of _____, 20____ A. D.

Bell County Tax Appraisal District

By: _____

STATE OF TEXAS
COUNTY OF BELL

KNOWN ALL MEN BY THESE PRESENTS:

That I, Brett A. Butts, 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.

Sep 29, 2026
Brett A. Butts, R.P.L.S.

#6254
Registration No.

STATE OF TEXAS · REGISTERED · BRETT A. BUTTS · 6254 · PROFESSIONAL · LAND SURVEYOR

0 30 60 90

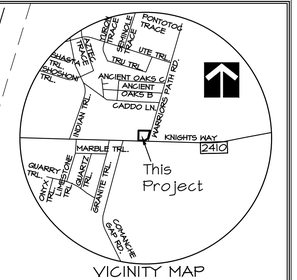
■ - Square Concrete Monument Found (Unless otherwise Stated)

RECORDATION INFORMATION:

FILED FOR RECORD THIS _____DAY OF_____, 20____.

IN DOCUMENT NO. _____, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

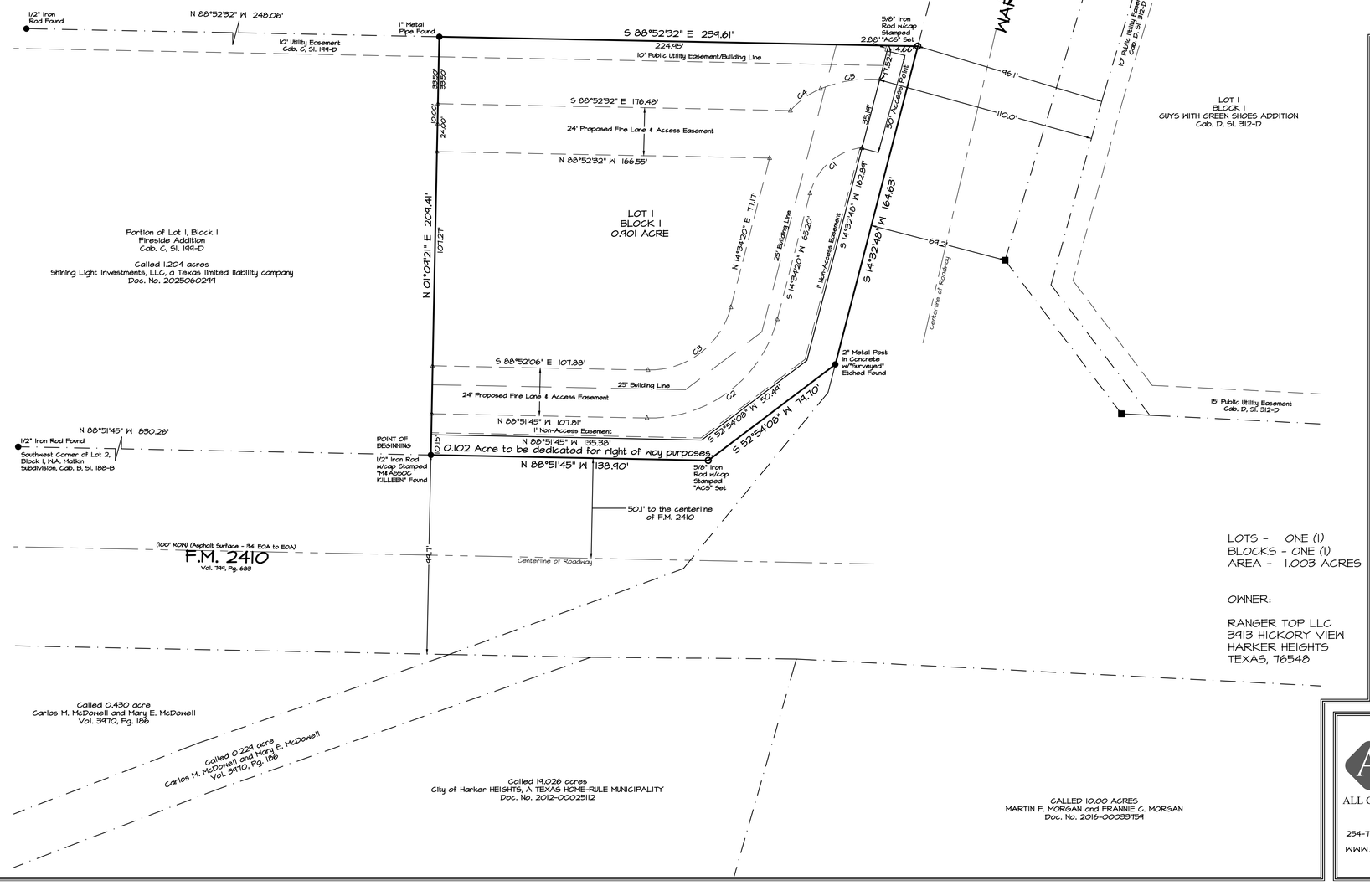
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	31.00'	36.90'	34.76'	S 48°40'13" W	68°11'47"
C2	66.00'	88.20'	81.78'	S 52°51'17" W	76°33'55"
C3	42.00'	56.13'	52.04'	N 52°51'17" E	76°33'55"
C4	40.00'	18.84'	18.66'	N 54°12'42" E	26°58'53"
C5	65.00'	30.24'	29.96'	N 81°01'43" E	26°39'09"



VICINITY MAP
- N.T.S. -

Called 3.817 acres
Hector Ruiz, III, Ryan Enrique Ruiz and Kaitlin Rene Ruiz
Doc. No. 2012-00001602

Matte Bushbaker, Magareta Jutta et al
as per Bell County Tax Appraisal District I.D. #69430



LOT 1
BLOCK 1
GUY'S WITH GREEN SHOES ADDITION
Cab. D, Sl. 312-D

Notes:

1. The bearings cited hereon are based on grid north of the Texas Coordinate System of 1983, Central Zone, as derived from GPS observations. Distances cited hereon are expressed in US Survey Feet as measured horizontally along the surface of the earth. The combined correction factor (CCF) for this project is 0.99985115.
2. Based upon what can be scaled from the graphics shown on Federal Insurance Rate Map (FIRM), Community Panel No. 48027C0225E, dated September 26, 2008, the above shown property does not appear within the "Special Flood Hazard Area", and appears to be situated in Zone X. This flood statement does not imply that this tract will never flood, nor does it create any liability in such event on the part of this surveyor or company.
3. It is intended that a 1' non-access easement shall cover the entire frontage of F.M. 2410 (also known as Knights Way) and the entirety of the Warriors Path Road frontage except for the access point shown hereon.

LOTS - ONE (1)
BLOCKS - ONE (1)
AREA - 1.003 ACRES

OWNER:

RANGER TOP LLC
3413 HICKORY VIEW
HARKER HEIGHTS
TEXAS, 76548

FINAL PLAT of
RANGER TOP ADDITION
a subdivision within the City of Harker Heights, Bell County, Texas.
1.003 Acres, situated in the Elizabeth Dawson Survey, Abstract 258, Bell County, Texas, being all of that certain tract described as 1.0 acre in a General Warranty Deed with Vendor's Lien, to Ranger Top, LLC., recorded in Document No. 2022004499, Official Public Records of Real Property, Bell County, Texas.

Plot Date: 09-29-2026
Survey completed 03-11-2026
Scale: 1" = 30'
Job No. 221372
Dwg No. 221372.3
Drawn by JSM
Surveyor B.A.B. #6254

Copyright 2026 All County Surveying, Inc.

ALL COUNTY SURVEYING, INC.
Tx. Firm No. 10023600
4330 South 5th Street
Temple, Texas 76502
254-778-2272 Killeen 254-634-4636
Fax 254-774-1608
www.allcountysurveying.com

PRELIMINARY CONSTRUCTION PLANS
FOR
HARKER HEIGHTS C STORE AND GAS STATION
HARKER HEIGHTS, TX

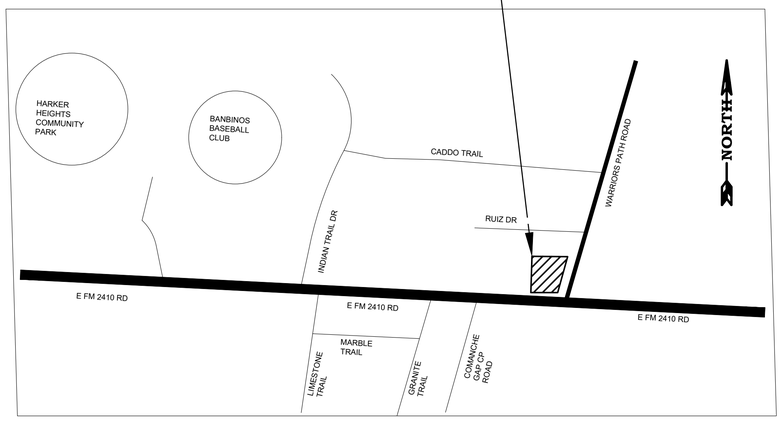
LEGEND

- EXIST. CONTOUR
- PROPOSED CONTOUR
- EXISTING FENCE
- EXIST. WATER MAIN
- EXIST. SEWER MAIN
- EXIST. STORM MAIN
- FLOW DIRECTION
- REMOVE AND REPLACE
- PROP. 6" CONCRETE

ABBREVIATION

TC	TOP OF CURB
TP	TOP OF PAVEMENT
FS	FINISH SURFACE
FG	FINISH GRADE
FL	FLOWLINE
HP	HIGH POINT
LP	LOW POINT
TG	TOP OF GRATE
GB	GRADE BREAK
P/L	PROPERTY LINE
R/W	RIGHT OF WAY
SW	SIDEWALK
OHE.	OVERHEAD ELECTRICITY
WM	WATER METER
PP	POWER POLE
TOC	TOP OF CLEANOUT
TSW	TOP OF STEMWALL
FF	FINISHED FLOOR
UE	UTILITY EASEMENT
TRW	TOP OF RETAINING WALL
TF	TOP OF FOOTING
CF	CURB FACE
TCH	TOP OF CHANNEL
BCH	BOTTOM OF CHANNEL
BSL	BUILDING SETBACK LINE
HR	HEIGHT OF RETAINING WALL
RH	RETAINED HEIGHT

PROJECT SITE



VICINITY MAP

NOT TO SCALE

SHEET INDEX

SHEET NO	DESCRIPTION
C.1	COVER SHEET
C.2	SITE PLAN
C.3	GRADING PLAN
C.4	UTILITY PLAN
C.5	PRE-PROJECT DAM
C.6	POST-PROJECT DAM
C.7	UNDERGROUND DETENTION CALCULATIONS

PREPARED BY:
iCIVIL ENGINEERING
1001 W EULESS BLVD, STE 412H
EULESS,TX 76040
TEL.(972) 523-5493
EMAIL:INFO@ICIVILENG.COM
TBPE:F-19293

FEMA ZONE

AS DETERMINED BY THE FLOOD INSURANCE RATE MAPS FOR TARRANT COUNTY, TEXAS, THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA (100 YEAR FLOOD), MAP DATE 09-26-2008 COMMUNITY PANEL NO. 48027C0295E SUBJECT LOT IS LOCATED IN ZONE X.

PROPERTY ADDRESS:
HARKER HEIGHTS C STORE AND GAS STATION
1829 FARMS TO MARKET 2410
HARKER HEIGHTS,TEXAS 76548

Harker Heights — The Bright Star Of Central Texas

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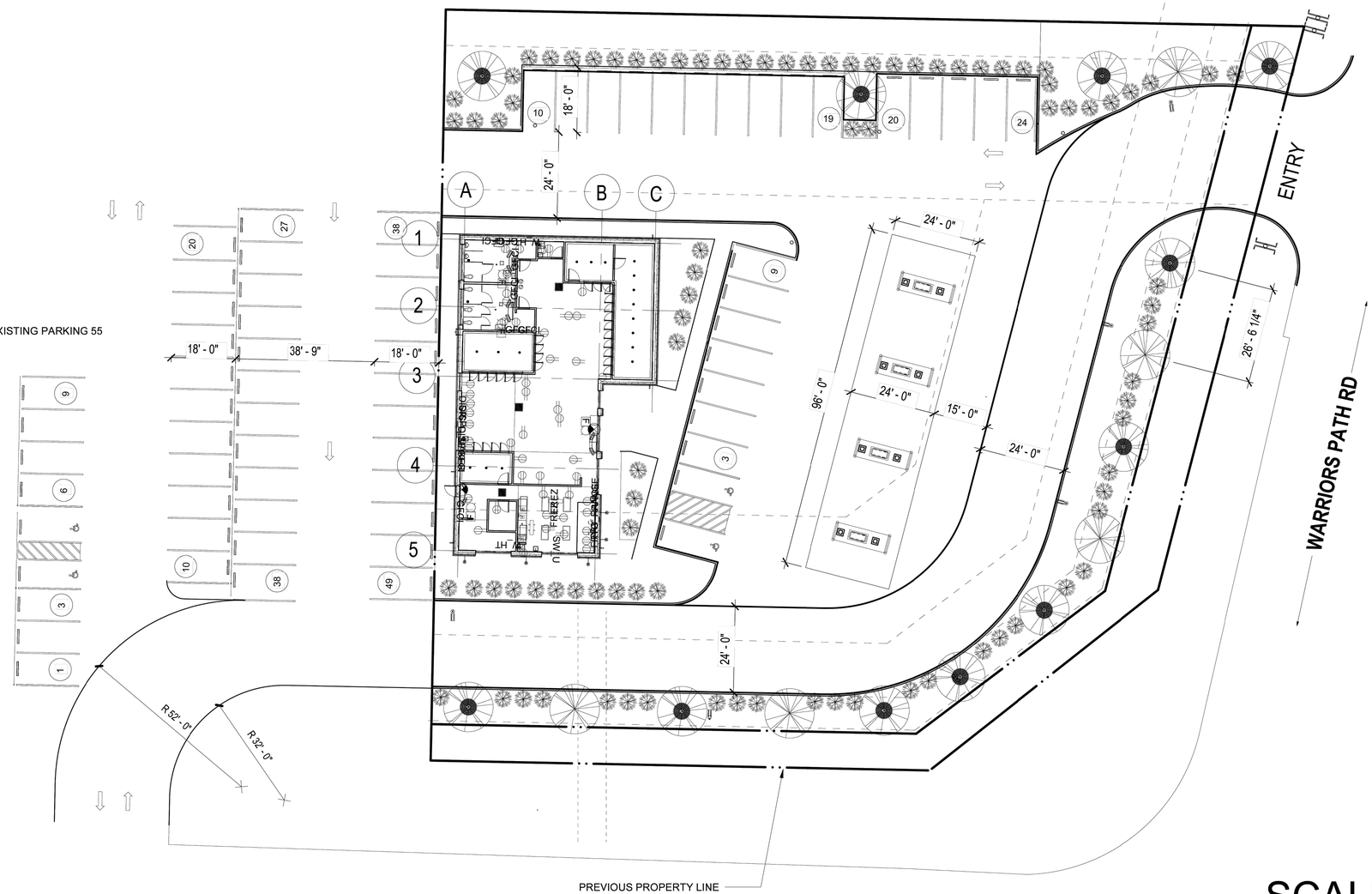
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MAY 2026

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CITY OF HARKER HEIGHTS, TX
COVER SHEET
FOR
HARKER HEIGHTS C STORE & GAS STATION
1829 FARMS TO MARKET 2410
HARKER HEIGHTS, TX 76548

PROJECT NO.
sheet 1 of 7



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76040
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CITY OF HARKER HEIGHTS, TX
SITEPLAN
FOR
HARKER HEIGHTS C STORE & GAS STATION
1829 FARMS TO MARKET 2410
HARKER HEIGHTS, TX 76548

PROJECT NO.

sheet 2 of 7

HECTOR RUIZ, III
RYAN ENRIQUE RUIZ and KAITLIN RENE RUIZ
CALLED 3.817 ACRES
(INST. No. 2012-00001602)

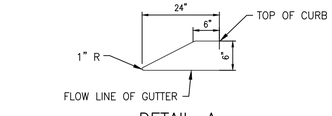
WIELAND MANAGEMENT CO., LLC
a Texas Corporation
CALLED 1.204 ACRES
(DOC No. 2016-50845)

WARRIORS PATH ROAD
ROW VARIES

F.M. 2410
ROW VARIES

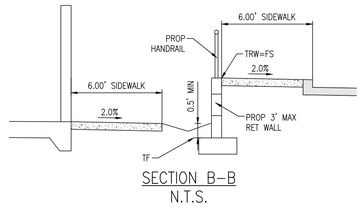
FF756.00

NORTH
0 20' 40' 60' 80'
SCALE 1"= 20'

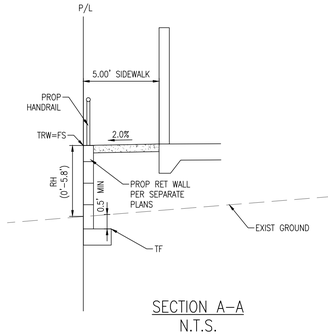


DETAIL–A (A)
NOT TO SCALE

NOTE:
(A) TRANSITION FROM 6" CURB TO 0" CURB PER DETAIL A



SECTION B–B
N.T.S.



SECTION A–A
N.T.S.

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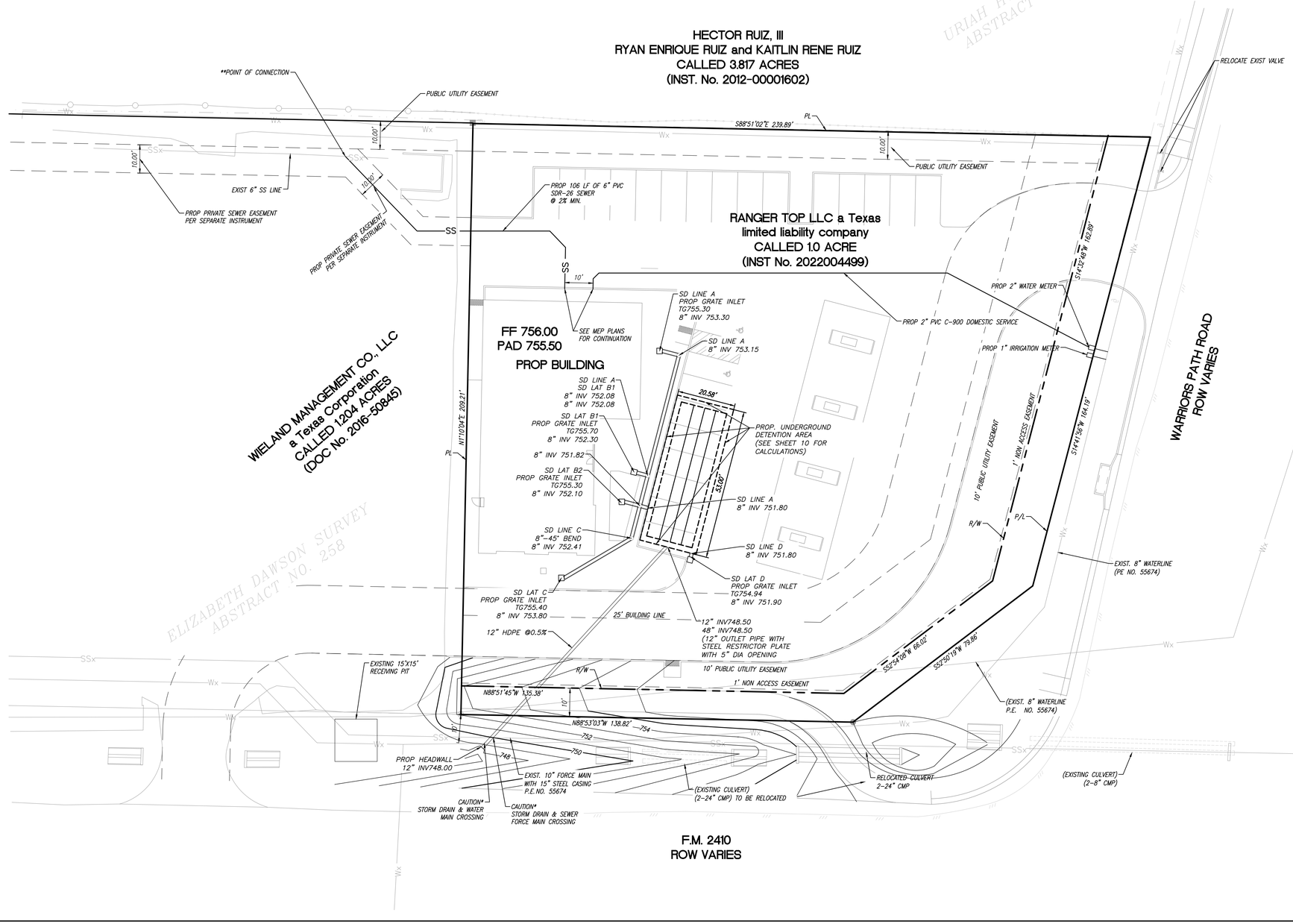
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CITY OF HARKER HEIGHTS, TX
GRADING PLAN
FOR
HARKER HEIGHTS C STORE & GAS STATION
1829 FARMS TO MARKET 2410
HARKER HEIGHTS, TX 76548

PROJECT NO.
sheet 3 of 7



UTILITY NOTES:

1. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR HIS MEANS AND METHODS OF CONSTRUCTION, JOB SITE CONDITIONS AND JOB SITE SAFETY, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO WORKING HOURS. THE CONTRACTOR SHALL SAVE, PROTECT, INDEMNIFY, DEFEND AND HOLD HARMLESS THE OWNER, THE ARCHITECT AND THE ENGINEER FROM ANY CLAIM OF LIABILITY, REAL OR ALLEGED, ARISING OUT OF THE PERFORMANCE OF ANY WORK ON THIS PROJECT. THE CONTRACTOR SHALL NAME THE OWNER, THE ARCHITECT AND THE ENGINEER AS "ADDITIONAL INSURED" ON HIS INSURANCE POLICIES.
2. ALL DRY UTILITY INFORMATION SHOWN ON THESE PLANS (GAS, ELECTRIC, CABLE, PHONE, ETC.) IS SHOWN FOR INFORMATION ONLY. THE CONTRACTOR SHALL COORDINATE WITH THE INDIVIDUAL UTILITY COMPANIES FOR FINAL LOCATION OF TRANSFORMERS, SWITCH BOXES, PEDESTALS, AND CONDUIT PRIOR TO INSTALLATION.
3. WHEN WATER AND SEWER LINES ARE INSTALLED IN PROXIMITY TO ONE ANOTHER, SUCH INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH THE RULES AND REGULATIONS OF THE JURISDICTIONAL AUTHORITY. SPECIAL ATTENTION IS CALLED TO REQUIREMENTS FOR BOTH LATERAL AND VERTICAL SEPARATION BETWEEN WATER AND SEWER FACILITIES.
4. THIS PROJECT TO BE BUILT IN ACCORDANCE WITH CITY STANDARDS, SPECIFICATIONS AND DETAILS FOR WATER AND SEWER CONSTRUCTION.
5. THE CONTRACTOR SHALL COMPLY WITH ALL BUILDING CODES AND REGULATIONS, FEDERAL STATE, COUNTY AND CITY SAFETY CODES AND INSPECTION REQUIREMENTS.
6. THE CONTRACTOR SHALL PROVIDE DUST PROTECTION DURING CONSTRUCTION. ALL TRASH AND DEBRIS SHALL BE PICKED UP AT ALL TIMES.
7. WATER LINES SHALL BE PVC IN ACCORDANCE WITH AWAA C-900.
8. WHERE CONSTRUCTION DETAILS AND SPECIFICATIONS ARE NOT NOTED ON THESE PLANS USE CITY OF MANSFIELD STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION.

NOTE:
CONTRACTOR TO POTHOLE & VERIFY THE LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION

NOTE:
EXISTING ABOVE GROUND UTILITIES HAVE BEEN SHOWN BASED ON INFORMATION SHOWN ON A SURVEY OF THE PROPERTY BY OTHERS. UNDERGROUND UTILITIES ARE SHOWN BASED ON RECORD DATA AND MAY NOT BE COMPLETE OR EXACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS AND DEPTHS OF ALL ABOVE GROUND AND UNDERGROUND UTILITIES AND ESTABLISHING THEIR EXACT LOCATION AND DEPTH PRIOR TO SETTING ANY FINISH GRADE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO EXISTING ABOVE GROUND OR UNDERGROUND UTILITIES, INCLUDING THOSE NOT SHOWN ON THE PLANS. THE CONTRACTOR IS ADVISED TO CONTACT THE CITY AND ALL FRANCHISE UTILITY COMPANIES, EASEMENT HOLDERS, ETC. AT LEAST 48 HOURS PRIOR TO BEGINNING EXCAVATION IN THE VICINITY OF ANY UNDERGROUND UTILITY

UNDERGROUND DETENTION SUMMARY

48" ADS N-12 PIPE
TOTAL LENGTH = 150 FT
25 YR WSE = 751.93
STORAGE REQUIRED = 2,570 CF (25YR EVENT)
STORAGE PROVIDED = 3,369 CF
(CHAMBER STORAGE = 1860 CF)
(STONE STORAGE = 1590 CF)
COVER = 2.4 FT (MINIMUM)
BOTTOM OF UG DETENTION = 748.5
TOP OF UG DETENTION = 752.5
TOP OF PAVEMENT = 754.9
FOOTPRINT = 20.58' X 53'
(SEE SHEET 10 FOR CALCULATIONS)

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CITY OF HARKER HEIGHTS, TX
UTILITY PLAN
FOR
HARKER HEIGHTS C STORE & GAS STATION
1829 FARMS TO MARKET 2410
HARKER HEIGHTS, TX 76548

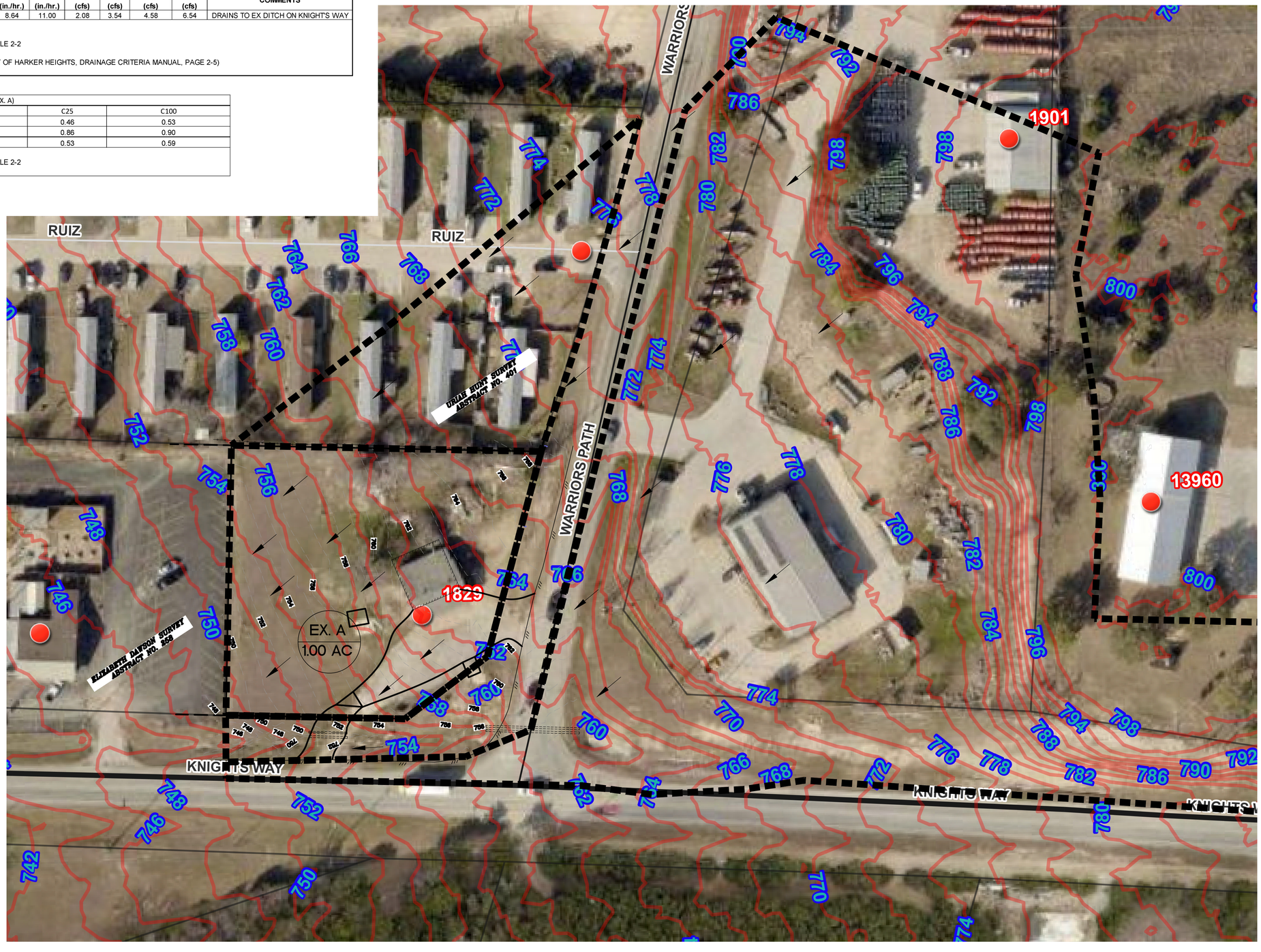
PROJECT NO.
sheet 4 of 7

PRE-PROJECT RUNOFF CALCULATION															
Area ID	Area (acres)	C_2	C_{10}	C_{25}	C_{100}	T_C (min.)	I_2 (in./hr.)	I_{10} (in./hr.)	I_{25} (in./hr.)	I_{100} (in./hr.)	Q_2 (cfs)	Q_{10} (cfs)	Q_{25} (cfs)	Q_{100} (cfs)	COMMENTS
EX-A	1.003	0.43	0.49	0.53	0.59	10.00	4.82	7.14	8.64	11.00	2.08	3.54	4.58	6.54	DRAINS TO EX DITCH ON KNIGHT'S WAY

NOTES:
(1) C VALUE WERE TAKEN FROM CITY OF HARKER HEIGHTS, DRAINAGE CRITERIA MANUAL, TABLE 2-2
(2) INTENSITY VALUES WERE TAKEN FROM NOAA ATLAS 14
(3) MINIMUM TIME OF CONCENTRATION FOR COMMERCIAL DEVELOPMENT = 10 MIN. (FROM CITY OF HARKER HEIGHTS, DRAINAGE CRITERIA MANUAL, PAGE 2-5)
(4) Q=C*I*A

WEIGHTED RUNOFF COEFFICIENT (EX. A)					
LAND USE	TOTAL LAND AREA	C2	C10	C25	C100
UNDEVELOPED	0.83	0.37	0.43	0.46	0.53
ASPHALT	0.17	0.73	0.81	0.86	0.90
WEIGHTED RUNOFF COEFFICIENT	1.00	0.43	0.49	0.53	0.59
NOTES: 1. C VALUES WERE TAKEN FROM CITY OF HARKER HEIGHTS, DRAINAGE CRITERIA MANUAL, TABLE 2-2 2. THE WEIGHTED RUNOFF COEFFICIENT IS COMPUTED BY Σ(A*C)/A					

NOTE:
ONSITE UNDERGROUND DETENTION SYSTEM PROPOSED TO MANAGE ONSITE DRAINAGE. THE SYSTEM WILL BE FULLY DESIGNED DURING FINAL ENGINEERING DESIGN



NORTH

0 40' 80' 120' 160'

SCALE 1"= 40'

RUNOFF CALCULATION

Q=CIA

WHERE,
C=RUNOFF COEFFICIENT
I=RAINFALL INTENSITY
A=DRAINAGE AREA

LEGEND

DRAINAGE AREA BOUNDARY

FLOW DIRECTION

EX. A
1.00 AC

ID
AREA (Ac.)

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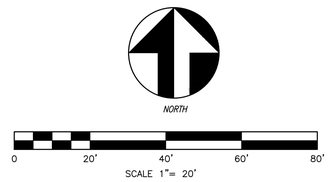
CITY OF HARKER HEIGHTS, TX
PRE-PROJECT DAM
FOR
HARKER HEIGHTS C STORE & GAS STATION
1829 FARMS TO MARKET 2410
HARKER HEIGHTS, TX 76548

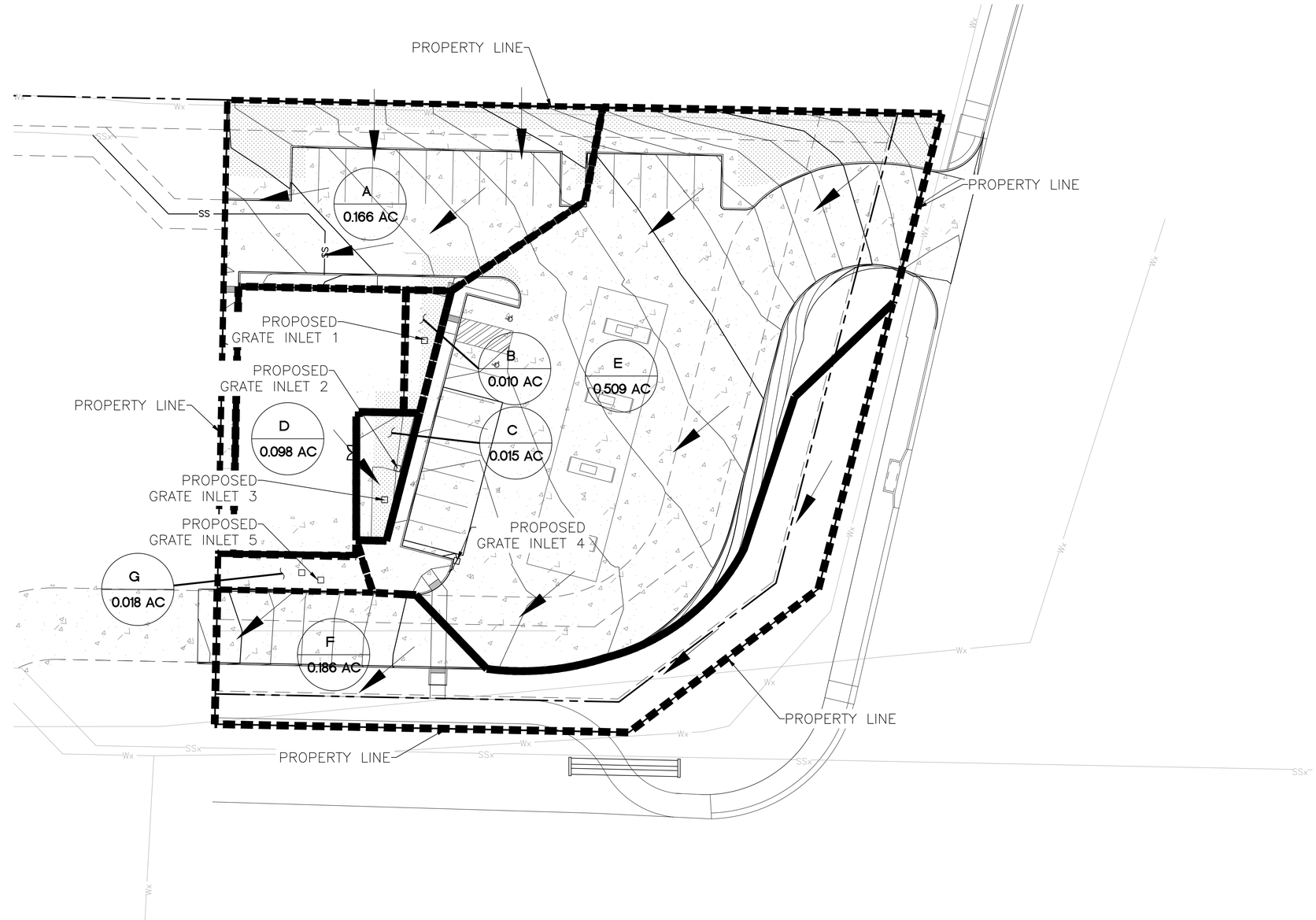
PROJECT NO.
sheet 5 of 7

POST-PROJECT RUNOFF CALCULATION

Area ID	Area (acres)	C_2	C_{10}	C_{25}	C_{100}	T_C (min.)	I_2 (in./hr.)	I_{10} (in./hr.)	I_{25} (in./hr.)	I_{100} (in./hr.)	Q_2 (cfs)	Q_{10} (cfs)	Q_{25} (cfs)	Q_{100} (cfs)	COMMENTS
A	0.166	0.75	0.83	0.88	0.97	10.00	4.82	7.14	8.64	11.00	0.60	0.98	1.26	1.77	DRAINS TO NE SIDE OF PROPERTY
B	0.010	0.75	0.83	0.88	0.97	10.00	4.82	7.14	8.64	11.00	0.04	0.06	0.08	0.11	DRAINS TO GRATE INLET 1
C	0.015	0.75	0.83	0.88	0.97	10.00	4.82	7.14	8.64	11.00	0.05	0.09	0.11	0.16	DRAINS TO GRATE INLET 2 & 3
D	0.098	0.75	0.83	0.88	0.97	10.00	4.82	7.14	8.64	11.00	0.35	0.58	0.75	1.05	DRAINS TO GRATE INLET 1, 2 & 3
E	0.509	0.75	0.83	0.88	0.97	10.00	4.82	7.14	8.64	11.00	1.84	3.02	3.87	5.43	DRAINS TO GRATE INLET 4
F	0.187	0.75	0.83	0.88	0.97	10.00	4.82	7.14	8.64	11.00	0.68	1.11	1.42	2.00	DRAINS TO EX DITCH ON KNIGNT'S WAY
G	0.018	0.75	0.83	0.88	0.97	10.00	4.82	7.14	8.64	11.00	0.07	0.11	0.14	0.19	DRAINS TO GRATE INLET 5

NOTES:
(1) C VALUE WERE TAKEN FROM CITY OF HARKER HEIGHTS, DRAINAGE CRITERIA MANUAL, TABLE 2-2
(2) INTENSITY VALUES WERE TAKEN FROM NOAA ATLAS 14
(3) MINIMUM TIME OF CONCENTRATION FOR COMMERCIAL DEVELOPMENT = 10 MIN. (FROM CITY OF HARKER HEIGHTS, DRAINAGE CRITERIA MANUAL, PAGE 2-5)
(4) Q=C*I*A





RUNOFF CALCULATION

Q=CIA

WHERE,
C=RUNOFF COEFFICIENT
I=RAINFALL INTENSITY
A=DRAINAGE AREA

LEGEND

DRAINAGE AREA BOUNDARY

FLOW DIRECTION

A
0.166 AC

ID
AREA (Ac)

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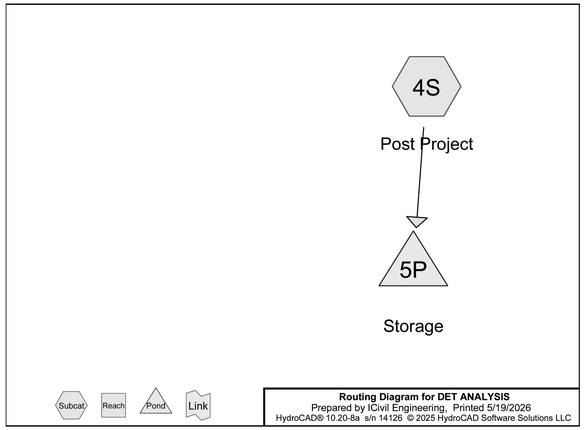
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CITY OF HARKER HEIGHTS, TX
POST-PROJECT DAM
FOR
HARKER HEIGHTS C STORE & GAS STATION
1829 FARMS TO MARKET 2410
HARKER HEIGHTS, TX 76548

PROJECT NO.
sheet 6 of 7



Routing Diagram for DET ANALYSIS
Prepared by ICivil Engineering, Printed 5/19/2026
HydroCAD® 10.20-8a s/n 14126 © 2025 HydroCAD Software Solutions LLC

DET ANALYSIS *Belton TX PF_Intensity_English_PDS 2-yr Duration=10 min, Inten=4.82 in/hr*
Prepared by ICivil Engineering Printed 5/19/2026
HydroCAD® 10.20-8a s/n 14126 © 2025 HydroCAD Software Solutions LLC Page 1

Summary for Pond 5P: Storage

Inflow Area = 0.650 ac, 0.00% Impervious, Inflow Depth = 0.71" for 2-yr event
Inflow = 2.73 cfs @ 0.17 hrs, Volume= 0.038 af
Outflow = 0.44 cfs @ 0.31 hrs, Volume= 0.033 af, Atten= 84%, Lag= 8.4 min
Primary = 0.44 cfs @ 0.31 hrs, Volume= 0.033 af

Routing by Stor-Ind method, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
Peak Elev= 750.35' @ 0.31 hrs Surf.Area= 0.025 ac Storage= 0.032 af

Plug-Flow detention time= 30.8 min calculated for 0.033 af (86% of inflow)
Center-of-Mass det. time= 30.1 min (40.1 - 10.0)

Volume	Invert	Avail.Storage	Storage Description
#1A	748.00'	0.035 af	**20.58'W x 53.00'L x 5.50'H Field A** 0.138 af Overall - 0.051 af Embedded = 0.087 af x 40.0% Voids
#2A	748.50'	0.043 af	**ADS N-12 48"** x 9 Inside #1 Inside= 47.7"W x 47.7"H => 12.40 sf x 20.00'L = 248.0 cf Outside= 54.0"W x 54.0"H => 14.85 sf x 20.00'L = 297.0 cf Row Length Adjustment= -10.00' x 12.40 sf x 3 rows
		0.077 af	Total Available Storage

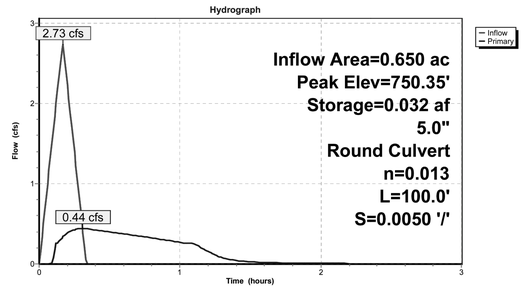
Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	748.50'	**5.0" Round Culvert** L= 100.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 748.50' / 748.00' S= 0.0050 '/' Cc= 0.900 n= 0.013, Flow Area= 0.14 sf

Primary OutFlow Max=0.44 cfs @ 0.31 hrs HW=750.35' (Free Discharge)
1=Culvert (Barrel Controls 0.44 cfs @ 3.23 fps)

DET ANALYSIS *Belton TX PF_Intensity_English_PDS 2-yr Duration=10 min, Inten=4.82 in/hr*
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Pond 5P: Storage



DET ANALYSIS *Belton TX PF_Intensity_English_PDS 10-yr Duration=10 min, Inten=7.14 in/hr*
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Summary for Pond 5P: Storage

Inflow Area = 0.650 ac, 0.00% Impervious, Inflow Depth = 1.05" for 10-yr event
Inflow = 4.05 cfs @ 0.17 hrs, Volume= 0.057 af
Outflow = 0.54 cfs @ 0.31 hrs, Volume= 0.051 af, Atten= 87%, Lag= 8.7 min
Primary = 0.54 cfs @ 0.31 hrs, Volume= 0.051 af

Routing by Stor-Ind method, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
Peak Elev= 751.28' @ 0.31 hrs Surf.Area= 0.025 ac Storage= 0.048 af

Plug-Flow detention time= 39.5 min calculated for 0.051 af (91% of inflow)
Center-of-Mass det. time= 38.7 min (48.8 - 10.0)

Volume	Invert	Avail.Storage	Storage Description
#1A	748.00'	0.035 af	**20.58'W x 53.00'L x 5.50'H Field A** 0.138 af Overall - 0.051 af Embedded = 0.087 af x 40.0% Voids
#2A	748.50'	0.043 af	**ADS N-12 48"** x 9 Inside #1 Inside= 47.7"W x 47.7"H => 12.40 sf x 20.00'L = 248.0 cf Outside= 54.0"W x 54.0"H => 14.85 sf x 20.00'L = 297.0 cf Row Length Adjustment= -10.00' x 12.40 sf x 3 rows
		0.077 af	Total Available Storage

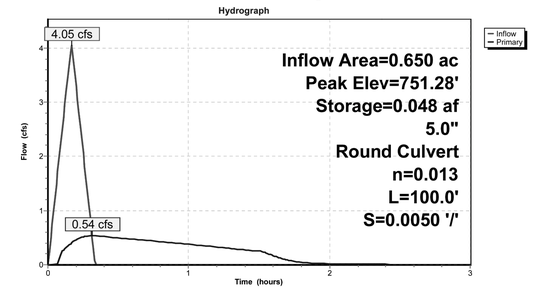
Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	748.50'	**5.0" Round Culvert** L= 100.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 748.50' / 748.00' S= 0.0050 '/' Cc= 0.900 n= 0.013, Flow Area= 0.14 sf

Primary OutFlow Max=0.54 cfs @ 0.31 hrs HW=751.28' (Free Discharge)
1=Culvert (Barrel Controls 0.54 cfs @ 3.92 fps)

DET ANALYSIS *Belton TX PF_Intensity_English_PDS 10-yr Duration=10 min, Inten=7.14 in/hr*
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Pond 5P: Storage



DET ANALYSIS *Belton TX PF_Intensity_English_PDS 25-yr Duration=10 min, Inten=8.64 in/hr*
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Summary for Pond 5P: Storage

Inflow Area = 0.650 ac, 0.00% Impervious, Inflow Depth = 1.27" for 25-yr event
Inflow = 4.90 cfs @ 0.17 hrs, Volume= 0.069 af
Outflow = 0.59 cfs @ 0.31 hrs, Volume= 0.063 af, Atten= 88%, Lag= 8.8 min
Primary = 0.59 cfs @ 0.31 hrs, Volume= 0.063 af

Routing by Stor-Ind method, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
Peak Elev= 751.93' @ 0.31 hrs Surf.Area= 0.025 ac Storage= 0.059 af

Plug-Flow detention time= 44.0 min calculated for 0.063 af (92% of inflow)
Center-of-Mass det. time= 43.7 min (53.7 - 10.0)

Volume	Invert	Avail.Storage	Storage Description
#1A	748.00'	0.035 af	**20.58'W x 53.00'L x 5.50'H Field A** 0.138 af Overall - 0.051 af Embedded = 0.087 af x 40.0% Voids
#2A	748.50'	0.043 af	**ADS N-12 48"** x 9 Inside #1 Inside= 47.7"W x 47.7"H => 12.40 sf x 20.00'L = 248.0 cf Outside= 54.0"W x 54.0"H => 14.85 sf x 20.00'L = 297.0 cf Row Length Adjustment= -10.00' x 12.40 sf x 3 rows
		0.077 af	Total Available Storage

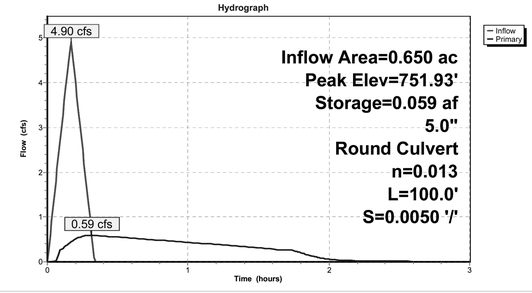
Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	748.50'	**5.0" Round Culvert** L= 100.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 748.50' / 748.00' S= 0.0050 '/' Cc= 0.900 n= 0.013, Flow Area= 0.14 sf

Primary OutFlow Max=0.59 cfs @ 0.31 hrs HW=751.92' (Free Discharge)
1=Culvert (Barrel Controls 0.59 cfs @ 4.34 fps)

DET ANALYSIS *Belton TX PF_Intensity_English_PDS 25-yr Duration=10 min, Inten=8.64 in/hr*
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Pond 5P: Storage



DET ANALYSIS *Belton TX PF_Intensity_English_PDS 100-yr Duration=10 min, Inten=11.04 in/hr*
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Summary for Pond 5P: Storage

Inflow Area = 0.650 ac, 0.00% Impervious, Inflow Depth = 1.62" for 100-yr event
Inflow = 6.26 cfs @ 0.17 hrs, Volume= 0.088 af
Outflow = 0.71 cfs @ 0.31 hrs, Volume= 0.082 af, Atten= 89%, Lag= 8.8 min
Primary = 0.71 cfs @ 0.31 hrs, Volume= 0.082 af

Routing by Stor-Ind method, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
Peak Elev= 753.41' @ 0.31 hrs Surf.Area= 0.025 ac Storage= 0.076 af

Plug-Flow detention time= 50.5 min calculated for 0.082 af (93% of inflow)
Center-of-Mass det. time= 50.3 min (60.3 - 10.0)

Volume	Invert	Avail.Storage	Storage Description
#1A	748.00'	0.035 af	**20.58'W x 53.00'L x 5.50'H Field A** 0.138 af Overall - 0.051 af Embedded = 0.087 af x 40.0% Voids
#2A	748.50'	0.043 af	**ADS N-12 48"** x 9 Inside #1 Inside= 47.7"W x 47.7"H => 12.40 sf x 20.00'L = 248.0 cf Outside= 54.0"W x 54.0"H => 14.85 sf x 20.00'L = 297.0 cf Row Length Adjustment= -10.00' x 12.40 sf x 3 rows
		0.077 af	Total Available Storage

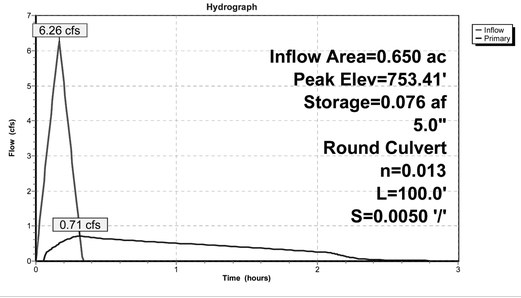
Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	748.50'	**5.0" Round Culvert** L= 100.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 748.50' / 748.00' S= 0.0050 '/' Cc= 0.900 n= 0.013, Flow Area= 0.14 sf

Primary OutFlow Max=0.71 cfs @ 0.31 hrs HW=753.41' (Free Discharge)
1=Culvert (Barrel Controls 0.71 cfs @ 5.18 fps)

DET ANALYSIS *Belton TX PF_Intensity_English_PDS 100-yr Duration=10 min, Inten=11.04 in/hr*
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Pond 5P: Storage



UNDERGROUND DETENTION SUMMARY									
AREA	PEAK RUNOFF INFLOW(cfs)				PEAK RUNOFF OUTFLOW(cfs)				REMARKS
	2 YEAR	10 YEAR	25 YEAR	100 YEAR	2 YEAR	10 YEAR	25 YEAR	100 YEAR	
B+C+D+E+G	2.73	4.05	4.90	6.26	0.49	0.58	0.63	0.74	REFER TO POST PROJECT DAM FOR AREA AND PEAK RUNOFF INFLOW DATA. REFER TO UNDERGROUND DETENTION CALCULATION SHEET (SHT 11A & 11B) FOR PEAK RUNOFF OUTFLOW DATA

ONSITE RUNOFF SUMMARY													
PRE PROJECT RUNOFF (cfs)				POST PROJECT RUNOFF(cfs)				▲ (POST-PRE)				REMARKS
2 YEAR	10 YEAR	25 YEAR	100 YEAR	2 YEAR	10 YEAR	25 YEAR	100 YEAR	2 YEAR	10 YEAR	25 YEAR	100 YEAR	
2.08	3.54	4.58	6.54	1.77	2.67	3.31	4.73	-0.32	-0.87	-1.26	-1.81	REFER TO PRE PROJECT DAM(SHT 8) FOR PRE PROJECT RUNOFF DATA. REFER TO UNDERGROUND DETENTION CALCULATION SHEET(SHT 11A & 11B) & POST PROJECT DAM (SHT 10) SHEET POST PROJECT RUNOFF DATA.
NOTE: 1) POST PROJECT RUNOFF FOR GIVEN STORM FREQUENCY = DETENTION POND OUTFLOW FOR GIVEN YEAR + DRAINAGE AREA (A+F)												

Harker Heights — The Bright Star Of Central Texas

Texas811 — Know what's below. Call before you dig.

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EMAIL:INFO@ICIVILENG.COM

no.	revision	by	date

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MAY 2026

PRELIMINARY PLAN
For Review Only
This document is released for the purpose of interim review and markup under the authority of OM GHARTY CHHETRI, P.E. Licence No: 106562 on 5/21/26. This document is not to be used for construction, bidding or permit purposes.

CITY OF HARKER HEIGHTS, TX
UNDERGROUND DETENTION CALCULATION
FOR
HARKER HEIGHTS C STORE & GAS STATION
1829 FARMS TO MARKET 2410
HARKER HEIGHTS, TX 76548

PROJECT NO.
sheet 7 of 7

RANGER TOP ADDITION

P26-13 – Ranger Top Final Plat

Plat Distributed to HH Staff & Public Utilities: 9/30/2026
Sent to Applicant 10/14/2026

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

Bell County Public Health – No comments

TXDOT – TxDOT will need additional information before approval can be considered. Please complete the attached Minor Traffic Study (see attached) so that TxDOT can determine whether a Traffic Impact Analysis (TIA) will be required for the proposed development.

Planning & Development

1. No comments

Public Works

1. Per §154.21(C)(2)(d), the applicant shall provide a sidewalk layout along the northern right-of-way (ROW) of FM 2410/Knights Way. The proposed sidewalk shall be designed in accordance with the City's Mobility 2030 Plan, which specifies a sidewalk width of 6 to 10 feet for this area
2. The Agreement for Sanitary Sewer Easement and Future Plat Dedication (Separate Instrument) identifies the parties' properties as 1827 E. FM 2410 (Tract A) and 1329 E. FM 2410 (Tract B). However, the property records and submitted application materials identify Tract B as 1829 E. FM 2410. Revise and resubmit the easement agreement to reflect the correct property address and ensure that all applicable grantor and grantee information is accurate and consistent with the property records and submitted documents.
3. The Municipal Public Sanitary Sewer System does not begin, traverse, or terminate within either subject property: 1827 E. FM 2410/Knights Way (Tract A) or 1829 E. FM

2410/Knights Way (Tract B). The municipal public sanitary sewer system connection begins at the sanitary sewer manhole located at the northwestern corner of 1825 E. FM 2410/Knights Way, within the 10-foot Public Utility Easement.

a. The Agreement for Sanitary Sewer Easement and Future Plat Dedication shall be revised to clearly establish access rights through the entirety of the property or properties containing the sanitary sewer infrastructure, including provisions for routine and emergency inspection, maintenance, repair, and replacement. The agreement shall ensure that the grantor(s) and grantee(s), as applicable, have sufficient legal access to the portions of adjacent properties through which the sanitary sewer easement and associated infrastructure extend, without being unreasonably denied or prevented from accessing the facilities.
b. The sanitary sewer infrastructure serving 1827 E. FM 2410/Knights Way currently traverses 1825 E. FM 2410/Knights Way before connecting to the municipal public sanitary sewer system. Accordingly, the necessary easement and access rights must be established to allow the owner(s) of 1827 to access and maintain the sewer infrastructure located on 1825.

   Additionally, a separate agreement between the owners of 1829 and 1825 E. FM 2410/Knights Way, or an appropriately structured agreement among all affected property owners, shall be provided to ensure that the owner(s) of 1829 retain the legal right to access, inspect, maintain, repair, and replace the sanitary sewer infrastructure serving their property, including any portions located on 1825, without being dependent solely on the consent or actions of the owner(s) of 1827.

   This requirement is particularly important because the submitted plans indicate that the sanitary sewer service for 1829 is proposed to connect to the sewer line serving 1827 rather than connect independently to the municipal public sanitary sewer system. All necessary easements, access rights, and maintenance provisions shall be documented to ensure continued access to the sewer infrastructure by all affected property owners and to address routine and emergency maintenance needs.

4. The proposed private sanitary sewer easement is shown at a width of 10 feet. Pursuant to §154.42(A)(1), all water and sanitary sewer utility easements shall have a minimum width of 15 feet. Revise the plat and proposed easement documentation to provide a minimum 15-foot-wide sanitary sewer easement.
5. The existing Public Utility Easements (PUEs) along the frontages of FM 2410/Knights Way and Warriors Path are not identified on the submitted plat. Revise the plat to identify

and delineate all existing and proposed public and private utility easements, including their locations and widths.

6. Pursuant to §154.21(C)(1)(g) and (j) and §154.42(C), provide the required off-site easement documentation for the proposed 24-foot Fire Lane and Access Easement. The easements shall be properly executed, notarized, and recorded. Provide evidence of recordation to the City.

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

Economic Development Report
SEPTEMBER 2026 DEVELOPMENT ACTIVITY REPORT

COMMERCIAL DEVELOPMENT

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

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

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 **zero (0)** permits for single-family residential construction within the month of September.

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

- 1907 Dakota Trace
  - Valued at $330,000.00
- 1905 Dakota Trace
  - Valued at $330,000.00

To date in calendar year 2026 (January 1, 2026 - December 31, 2026) the City has issued a total of seventeen (17) residential permits: six (6) new single-family permits, eleven (11) new two-family permits, and zero (0) new multi-family permits.

POPULATION ESTIMATES

As of September 30, 2026, the estimated population for the City of Harker Heights is **36,269** residents. According to the US Census, the population as of April 1, 2020, was 33,097 residents. Since that time, we have added 1,068 new water accounts with an average household size of 2.97.

P&Z Related City Council Actions

September 29, 2026 – October 13, 2026

September 29, 2026 (Special Meeting & Workshop)

- No P&Z related items

October 13, 2026 (Regular Meeting)

- Z26-17 211 & 213 Cynthia Drive RT-1 to R-MU
  - Tabled (No Action Taken)