



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

**Wednesday,
June 30, 2021**

5:30 P.M. Meeting

Workshop Immediately Following



**PLANNING & ZONING COMMISSION
MEETING & WORKSHOP
HARKER HEIGHTS CITY HALL
WEDNESDAY, JUNE 30 – 5:30 P.M.**

Notice is hereby given that beginning at 5:30 P.M. on Wednesday, June 30, 2021, the Planning and Zoning Commission (P&Z) of the City of Harker Heights will conduct a regular meeting and then beginning immediately after the regular meeting will hold a P&Z workshop. Both the Meeting and the Workshop will be held in the Kitty Young Council Chambers of the Harker Heights City Hall located at 305 Millers Crossing, Harker Heights, Texas 76548. The subjects to be discussed are listed in the following Agenda:

MEETING AGENDA

- I. CALL TO ORDER** - Convene Regular Meeting of the Planning and Zoning Commission and establish a quorum.
- II. APPROVAL OF AGENDA:**
 1. Consider approval of the agenda for the regular meeting of the Planning and Zoning Commission for June 30, 2021.
- III. CONSENT AGENDA:**
 1. Consider approval of Minutes from the Regular Planning and Zoning Meeting held on May 26, 2021.
- IV.** Report on City Council results from the June 8, 2021 meeting.
- V.** Recognition of Affidavits for Conflict of Interest.
- VI. PUBLIC COMMENTS:**
 1. At this time, comments will be taken from the audience on non-agenda related topics, for a length of time not to exceed three minutes per person. To address the Planning and Zoning Commission, please clearly state your name and address for the Planning & Development Administrative Assistant prior to making a comment. *No action may be taken by the Planning and Zoning Commission during Public Comments.*
- VII. PUBLIC HEARING:**

None
- VIII. NEW BUSINESS:**
 1. **P21-17** Discuss and consider a request for Preliminary Plat approval for the subdivision referred to as Stone Lake Trails, on property described as a certain tract

of land located in the John Hughes Survey, A-379, located in Bell County, Texas; subject tract being all of the following:

1. A called "28.68 Acres" conveyed in a Warranty deed from Monica Martin, et al to Emmons General Investments, LTD dated 6-19-2018 and recorded in Document No. 2018-00025884 of the Official Public Records of Bell County (OPRBC)
2. A called "53.70 Acres" conveyed in an Assumption Special Warranty Deed from Unlimited Exchange II, Inc. to Emmons General Investments, LTD dated 2-28-2018 and recorded in Document No. 2018-00008312, OPRBC
3. A called "41.06 Acres" conveyed in a Warranty Deed from Ken Emery, et al to Emmons General Investments, LTD dated 8-13-2012 and recorded in Document No. 2012-00033701, OPRBC and
4. A called "11.326 Acres" conveyed in a Warranty Deed from Emmons Construction, LTD to Emmons General Investments, LTD dated 9-25-2013 and recorded in Document No. 2013-00042514, OPRBC

Generally located East of Warriors Path and South of Knight's Way (FM 2410), Harker Heights, Bell County, Texas.

2. **P21-18** Discuss and consider a request for Final Plat approval for the subdivision referred to as Espresso Addition, on property described as a 2.736 acre tract of land being part of the W.F. Hunt Survey, Abstract No. 458, Bell County, Texas, being part of that tract conveyed to Schoolgirl, LLC, a Texas Limited Liability Company, as recorded in Instrument No. 2017-001963, Official Public Records of Bell County, Texas, generally located South of Wampum Drive, Harker Heights, Bell County, Texas.
3. **P21-20** Discuss and consider a request for Preliminary Plat approval for the subdivision referred to as Corona De Vida Addition, on property described as a 9.997 acre tract of land in Bell County, Texas, being part of the Uriah Hunt Survey, Abstract No. 401, the land herein being all of a called 9.99 acre tract of land conveyed in a Warranty Deed to Corona De Vida, a nonprofit corporation, being described of record in Document No. 2020021660, Official Public Records of Real Property, Bell County, Texas, generally located East of Comanche Gap Road, Harker Heights, Bell County, Texas.

IX. REPORTS FROM COMMISSIONERS

X. STAFF COMMENTS

XI. ADJOURNMENT OF P&Z MEETING

MEETING WORKSHOP

- I.* Convene a Planning & Zoning Commission Workshop.
- II.* Presentations by Staff:
 1. Receive & discuss an overview on technology changes for the Commission.
 2. Receive & discuss updates to Section 3 of the Future Land Use Map.
 3. Receive & discuss updates to Section 2 of the Future Land Use Map.
- III.* Adjournment of Workshop.

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 **10:00 A.M. on Friday, June 25, 2021**. Please contact the Planning and Development Department at (254) 953-5648 for further information.

Wilson Everett

Wilson Everett, Planning & Development Administrative Assistant



*Minutes of the Teleconference Meeting
of the Harker Heights Planning & Zoning Commission
May 26, 2021*

Present:

Commission

Larry Robison	Chairman
Robert Robinson III	Vice Chairman
Noel Webster	Commissioner
Rodney Shine	Commissioner
Joshua McCann	Commissioner
Stephen Watford	Commissioner
Kay Carey	Commissioner

Michael Stegmeyer	Alternate Commissioner
Bary Heidtbrink	Alternate Commissioner
Natalie Austin	Alternate Commissioner

Staff

Kristina Ramirez	Planning and Development Director
Wilson Everett	Planning and Development Administrative Assistant
Courtney Fye	Building Official Secretary
Yvonne Spell	Public Works Customer Relations Supervisor
Daniel Phillips	GIS Analyst/Planner

Absent:

Adam Parker	Secretary
Nuala Taylor	Commissioner
Christopher Albus	Alternate Commissioner

Meeting Agenda:

Agenda Item I: A quorum was established, and the teleconference meeting for the Planning and Zoning Commission was called to order at 5:30 P.M.

Agenda Item II: The next agenda item was approval of the Agenda for the regular Planning and Zoning Meeting for May 26, 2021. Commissioner McCann made a motion to approve the Agenda. Commissioner Carey seconded the motion. **The motion was approved (7-0).**

Agenda Item III: The next agenda item was approval of the meeting minutes from the regular Planning and Zoning Meeting held on April 28, 2021. Commissioner McCann made a motion to approve the meeting minutes. Commissioner Watford seconded the motion. **The motion was approved (7-0).**

Agenda Item IV: Mrs. Ramirez provided a summary of the City Council results from the May 11, 2021 meeting.

Agenda Item V: Recognition of Affidavits for Conflict of Interest. There were no conflicts of interest submitted.

Agenda Item VI: Public Comments: There was no one present in person or attending virtually who wished to address the Planning and Zoning Commission during this meeting.

Agenda Item VII: **Public Hearing:**

None.

Agenda Item VIII: **New Business:**

1. P21-15 Discuss and consider a request for Preliminary Plat approval for the subdivision referred to as The Enclave at Indian Trail, on property described as a 16.92 acre tract of land situated in the W. E. Hall Survey, Abstract No. 1086, and the J. M. Roberts Survey, Abstract No. 723, and being all of the called 2.980 acre tract of land described in a deed to Terra Azul Developments, LLC., recorded in Instrument No. 201300048431, Deed Records of Bell County, Texas, all of the called 7.971 acre tract of land described in a deed to Terra Azul Developments, LLC., recorded in Instrument No. 201300048422, Deed Records of Bell County, Texas, all of the “Parcel 1” called 3.003 acre tract of land described in a deed to Terra Azul Developments, LLC., recorded in Instrument No. 201300048429, Deed Records of Bell County, Texas, all of the “Parcel 2” called 2.649 acre tract of land described in a deed to Terra Azul Developments, LLC., recorded in Instrument No. 201300048429, Deed Records of Bell County, Texas, and a part of Lot 1, Block 1, Pat Kern Subdivision, recorded in Cabinet D, Slide 185-A, Plat Records of Bell County, Texas, generally located East of Indian Trail (FM 3423) directly behind Harker Heights Central Fire Station, Harker Heights, Bell County, Texas.

Mrs. Ramirez presented the applicants request for the preliminary plat. She explained the proposed development will consist of 37 residential duplex lots. As illustrated within the development’s approved Concept Plan – The Enclave at Indian Trail approved by City Council on March 9, 2021, and stipulated within the approved PD-R (Planned Development Residential District) also approved on March 9, 2021, the plat must conform to an additional 18 conditions per ordinance 2021-09.

Joseph Theriot with Republic Engineering and Development Services, 3803 Canyon Heights, Belton, Texas 76513, was present to represent the case.

Commissioner Carey made a motion to approve the Preliminary Plat approval for the subdivision referred to as The Enclave at Indian Trail, on property described as a 16.92 acre tract of land situated in the W. E. Hall Survey, Abstract No. 1086, and the J. M. Roberts Survey, Abstract No. 3, and being all of the called 2.980 acre tract of land described in a deed to Terra Azul Developments, LLC., recorded in Instrument No. 201300048431, Deed Records of Bell County, Texas, all of the called 7.971 acre tract of land described in a deed to Terra Azul Developments, LLC., recorded in Instrument No. 201300048422, Deed Records of Bell County, Texas, all of the “Parcel 1” called 3.003 acre tract of land described in a deed to Terra Azul Developments, LLC., recorded in Instrument No. 201300048429, Deed Records of Bell County, Texas, all of the “Parcel 2” called 2.649 acre tract of land described in a deed to Terra Azul Developments, LLC., recorded in Instrument No. 201300048429, Deed Records of Bell County, Texas, and a part of Lot 1, Block 1, Pat Kern Subdivision, recorded in Cabinet D, Slide 185-A, Plat Records of Bell County, Texas, generally located East of Indian Trail (FM 3423) directly behind Harker Heights Central Fire Station, Harker Heights, Bell County, Texas.

Commissioner Watford seconded the motion. **The motion was approved (7-0).**

Chairman Robison then adjourned the teleconference meeting of the Planning and Zoning Commission at 5:58 P.M.

Larry Robison, Chairman

DATE:

Adam Parker, Secretary

DATE:



PLANNING AND ZONING COMMISSION MEMORANDUM

P21-17

AGENDA ITEM VIII-01

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING & DEVELOPMENT
DATE: June 30, 2021

DISCUSS AND CONSIDER A REQUEST FOR PRELIMINARY PLAT APPROVAL FOR THE SUBDIVISION REFERRED TO AS STONE LAKE TRAILS, ON PROPERTY DESCRIBED AS A CERTAIN TRACT OF LAND LOCATED IN THE JOHN HUGHES SURVEY, A-379, LOCATED IN BELL COUNTY, TEXAS; SUBJECT TRACT BEING ALL OF THE FOLLOWING:

- 1. A CALLED "28.68 ACRES" CONVEYED IN A WARRANTY DEED FROM MONICA MARTIN, ET AL TO EMMONS GENERAL INVESTMENTS, LTD DATED 6-19-2018 AND RECORDED IN DOCUMENT NO. 2018-00025884 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY (OPRBC)**
- 2. A CALLED "53.70 ACRES" CONVEYED IN AN ASSUMPTION SPECIAL WARRANTY DEED FROM UNLIMITED EXCHANGE II, INC. TO EMMONS GENERAL INVESTMENTS, LTD DATED 2-28-2018 AND RECORDED IN DOCUMENT NO. 2018-00008312, OPRBC**
- 3. A CALLED "41.06 ACRES" CONVEYED IN A WARRANTY DEED FROM KEN EMERY, ET AL TO EMMONS GENERAL INVESTMENTS, LTD DATED 8-13-2012 AND RECORDED IN DOCUMENT NO 2012-00033701, OPRBC AND**
- 4. A CALLED "11.326 ACRES" CONVEYED IN A WARRANTY DEED FROM EMMONS CONSTRUCTION, LTD TO EMMONS GENERAL INVESTMENTS, LTD DATED 9-25-2013 AND RECORDED IN DOCUMENT NO 2013-00042514, OPRBC**

GENERALLY LOCATED EAST OF WARRIOR'S PATH AND SOUTH OF KNIGHT'S WAY (FM 2410), HARKER HEIGHTS, BELL COUNTY, TEXAS.

PROJECT DESCRIPTION:

The applicant submitted an application for preliminary plat approval for approximately 134.832 acres of vacant land East of Warrior's Path and South of FM 2410. The proposed development will consist of 117 residential lots and 4 tracts. The parcel is currently located in the City's ETJ. The 2007 Future Land Use Map (FLUM) does not include a recommendation for this parcel. However, the FLUM designates the area use immediately to the west of this development and inside the current city limits as Single Family Residential. The proposed subdivision is not located within the Knight's Way Overlay District.

Staff reviewed the submitted preliminary plat and engineering plans and made comments to address safety, drainage, water and wastewater utilities and other pertinent requirements to

ensure that all developmental regulations stipulated in the City of Harker Heights Code of Ordinances will be adhered to.

STAFF RECOMMENDATION:

As of June 24, 2021, some comments had not been adequately addressed. Due to the number and type of outstanding items that do not comply with the City’s Code of Ordinances, staff recommends denial of the Preliminary Plat for the subdivision referred to as Stone Lake Trails.

ACTION BY THE PLANNING AND ZONING COMMISSION:

1. Motion to **approve, approve with conditions, or disapprove with explanation** a request for Preliminary Plat for the subdivision referred to as Corona De Vida Addition, On Property Described As A Certain Tract Of Land Located In The John Hughes Survey, A-379, Located In Bell County, Texas; Subject Tract Being All Of The Following:
 1. A called “28.68 Acres” conveyed in a Warranty Deed from Monica Martin, et al to Emmons General Investments, Ltd dated 6-19-2018 and recorded in Document No. 2018-00025884 of the Official Public Records of Bell County (OPRBC)
 2. A called “53.70 Acres” conveyed in an Assumption Special Warranty Deed from Unlimited Exchange II, Inc. to Emmons General Investments, Ltd dated 2-28-2018 and recorded in Document No. 2018-00008312, OPRBC
 3. A called “41.06 Acres” conveyed in a Warranty Deed from Ken Emery, et al to Emmons General Investments, LTD dated 8-13-2012 and recorded in Document No. 2012-00033701, OPRBC and
 4. A called “11.326 Acres” conveyed in a Warranty Deed from Emmons Construction, Ltd to Emmons General Investments, Ltd Dated 9-25-2013 and recorded in Document No 2013-00042514, OPRBC,
Generally located East of Warrior’s Path and South of Knight’s Way (FM 2410), Harker Heights, Bell County, Texas.

2. Any other action desired.

ATTACHMENTS:

1. Application
2. Stone Lake Trails - Preliminary Plat
3. Stone Lake Trails - Preliminary Engineering Documents
4. Location Map
5. Staff Comments with Responses (Sent 06/10/21 & 06/24/21; Received 06/16/21)



Preliminary Plat Application

*** Requirements - APPLICATION MUST BE FULLY COMPLETED OR WILL NOT BE ACCEPTED***

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

1. Pre-Application Meeting with Staff to ensure applicability
2. Payment of \$500.00 + \$25/per lot
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

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

Property Information:

Plat Name: Stone Lake Trails Date Submitted: 5/3/2021
 Existing Lot Count: N/A Proposed Lot Count: 117 Proposed Units: _____ Acreage: 134.832
 Existing Land Use: Vacant/Agriculture Proposed Land Use: Single-Family Residence

Site Address or General Location: 10465 FM 2410, Bell County Rural, Texas

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

Owner Information & Authorization:

Property Owner: Emmons General Investments, LTD

Address: 5434 205 Loop, Temple, Texas

Phone: _____ E-Mail: _____

Developer: Mike Emmons

Address: 5434 205 Loop, Temple, Texas

Phone: _____ E-Mail: _____

Engineer/Surveyor: Belton Engineering, Inc

Address: 106 N. East Street, Belton, Texas

Phone: _____ E-Mail: _____

CHECK ONE OF THE FOLLOWING:

I will represent the application myself.

I hereby designate BELTON 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.

MICHAEL EMMONS

Printed Name of Owner

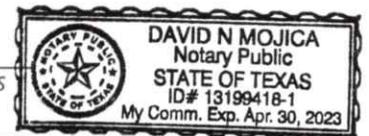
[Signature]

Signature of Owner

SWORN AND SUBSCRIBED BEFORE ME ON THIS 3rd
DAY OF MAY, 20 21.

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

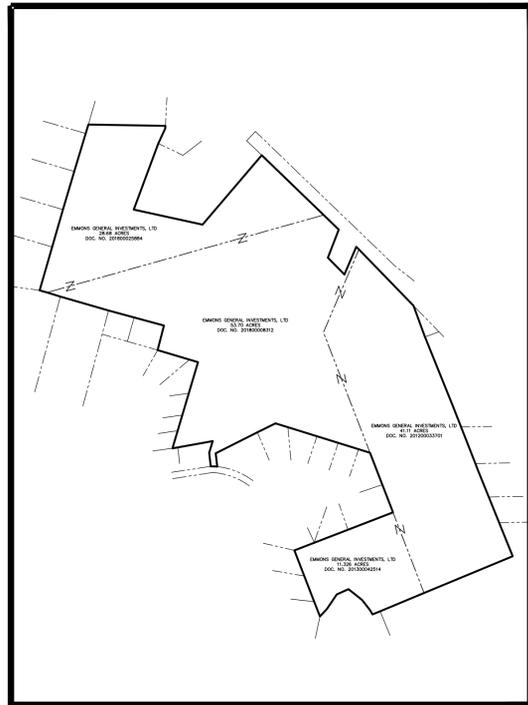
MY COMMISSION EXPIRES: 5-30-23



STAFF ONLY -- DO NOT FILL OUT

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

PRELIMINARY PLAT OF: STONE LAKE TRAILS F.M. 2410, Bell County Rural, Texas



INSET A: ORIGINAL TRACT CONFIGURATION

STATE OF TEXAS
COUNTY OF BELL
KNOW ALL MEN BY THESE PRESENTS:

I, BRUCE LANE BRYAN, 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, BELL COUNTY, TEXAS.

B. L. Bryan
BRUCE LANE BRYAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4249
BRYAN TECHNICAL SERVICES, INC.
911 NORTH MAIN
TAYLOR, TX 76754

JUNE 16, 2021
DATE



TRACT SURVEYED NOVEMBER 14, 2019

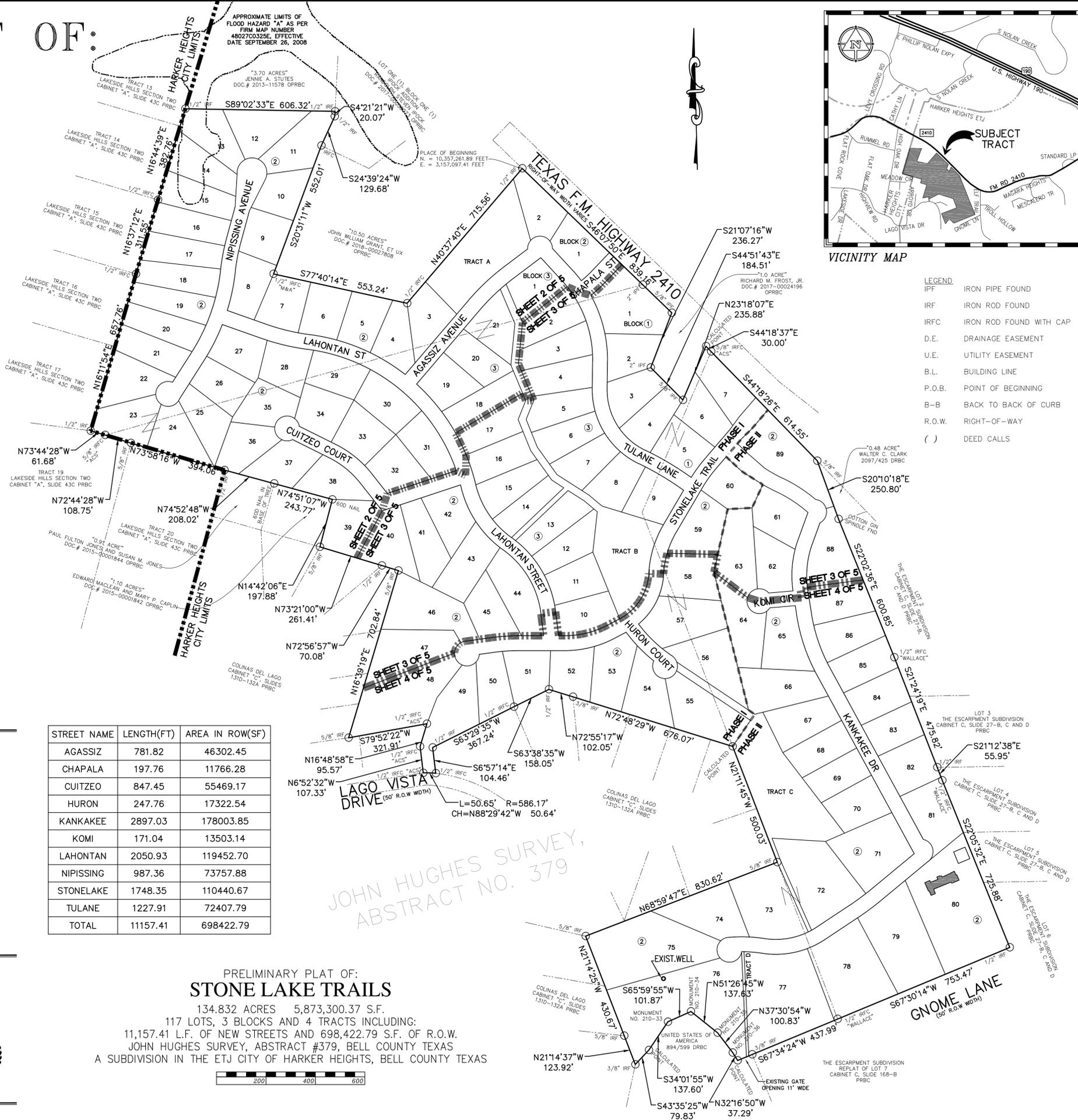
134.832 ACRES MORE FULLY DESCRIBED BY METES & BOUNDS BY SEPARATE FIELD NOTES PREPARED AND ATTACHED TO DEDICATION INSTRUMENT

STATE OF TEXAS
COUNTY OF BELL
KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I PREPARED ALL DRAINAGE CALCULATIONS AND DESIGNED ALL DRAINS, STREETS/ROADS AND APPURTENANCES IN ACCORDANCE WITH THE BELL COUNTY SUBDIVISION REGULATIONS.

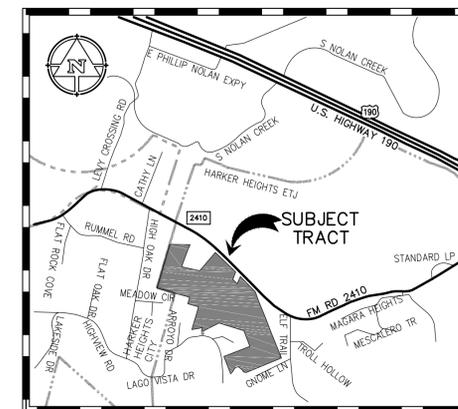


LINA CHTAI, P.E. NO. 107211



STREET NAME	LENGTH(FT)	AREA IN ROW(SF)
AGASSIZ	781.82	46302.45
CHAPALA	197.76	11766.28
CUITZEO	847.45	55469.17
HURON	247.76	17322.54
KANKAKEE	2897.03	178003.85
KOMI	171.04	13503.14
LAHONTAN	2050.93	119452.70
NIPISSING	987.36	73757.88
STONELAKE	1748.35	110440.67
TULANE	1227.91	72407.79
TOTAL	11157.41	698422.79

PRELIMINARY PLAT OF:
STONE LAKE TRAILS
134.832 ACRES 5,873,300.37 S.F.
117 LOTS, 3 BLOCKS AND 4 TRACTS INCLUDING:
11,157.41 L.F. OF NEW STREETS AND 698,422.79 S.F. OF R.O.W.
JOHN HUGHES SURVEY, ABSTRACT #379, BELL COUNTY TEXAS
A SUBDIVISION IN THE ETJ CITY OF HARKER HEIGHTS, BELL COUNTY TEXAS



VICINITY MAP

LEGEND

IRPF	IRON PIPE FOUND
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND WITH CAP
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
B.L.	BUILDING LINE
P.O.B.	POINT OF BEGINNING
B-B	BACK TO BACK OF CURB
R.O.W.	RIGHT-OF-WAY
()	DEED CALLS

- SURVEYORS NOTES:
- THE BEARINGS SHOWN HEREON ARE ORIENTED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, 93 ADJUSTMENT.
 - THE PROPERTY DEPICTED HEREON IS WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE FLOOD AREA BEING IDENTIFIED ON F.I.R.M. PANEL NO. 4802700325E, EFFECTIVE DATE SEPTEMBER 26, 2008, LOCATED IN ZONE "A". THE REMAINDER OF THE PROPERTY IS LOCATED IN ZONE "X" (UNSHADED) OF THE SAME PANEL.
 - THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.
 - ALL SET IRON RODS HAVE ORANGE PLASTIC CAPS STAMPED "BRYAN TECH SERVICES".
 - THERE IS A METES AND BOUNDS DESCRIPTION WHICH ACCOMPANIES THIS SURVEY.
 - CURRENT ZONING: R-1 SINGLE FAMILY
 - RIGHT-OF-WAY EASEMENTS FOR WIDENING ROADWAYS OR IMPROVING DRAINAGE SHALL BE MAINTAINED BY THE LANDOWNER UNTIL ROAD OR DRAINAGE IMPROVEMENTS ARE ACTUALLY CONSTRUCTED ON THE PROPERTY. THE COUNTY HAS THE RIGHT AT ANY TIME TO TAKE POSSESSION OF ANY ROAD WIDENING EASEMENT FOR CONSTRUCTION, IMPROVEMENT OR MAINTENANCE.
 - OWNER RESPONSIBILITY: IN APPROVING THIS PLAT BY THE COMMISSIONERS' COURT OF BELL COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF THE LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS' COURT OF BELL COUNTY, TEXAS. SAID COMMISSIONERS' COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM AND STREETS. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATION BY OTHER PARTIES IN THIS PLAT. FLOOD PLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT.
 - THIS SUBDIVISION WILL BE SERVED BY ON SITE SEWAGE FACILITIES. THE BELL COUNTY HEALTH DEPARTMENT MUST APPROVE ANY ON SITE SEWAGE FACILITIES INSTALLATION PRIOR TO CONSTRUCTION.
 - ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
 - THE OWNER SHALL BE RESPONSIBLE, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS RELATING TO THE ENVIRONMENT, INCLUDING THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS, AND MUNICIPAL WATERSHED ORDINANCES.
 - ALL SETBACKS TO BE AS FOLLOWS: 50' FRONT, 20' SIDE AND 30' BACK UNLESS OTHERWISE NOTED.

BLOCK NO.	# OF LOTS
1	7
2	89
3	21
TOTAL 117	

PRELIMINARY PLAT
(SHEET 1 OF 5)

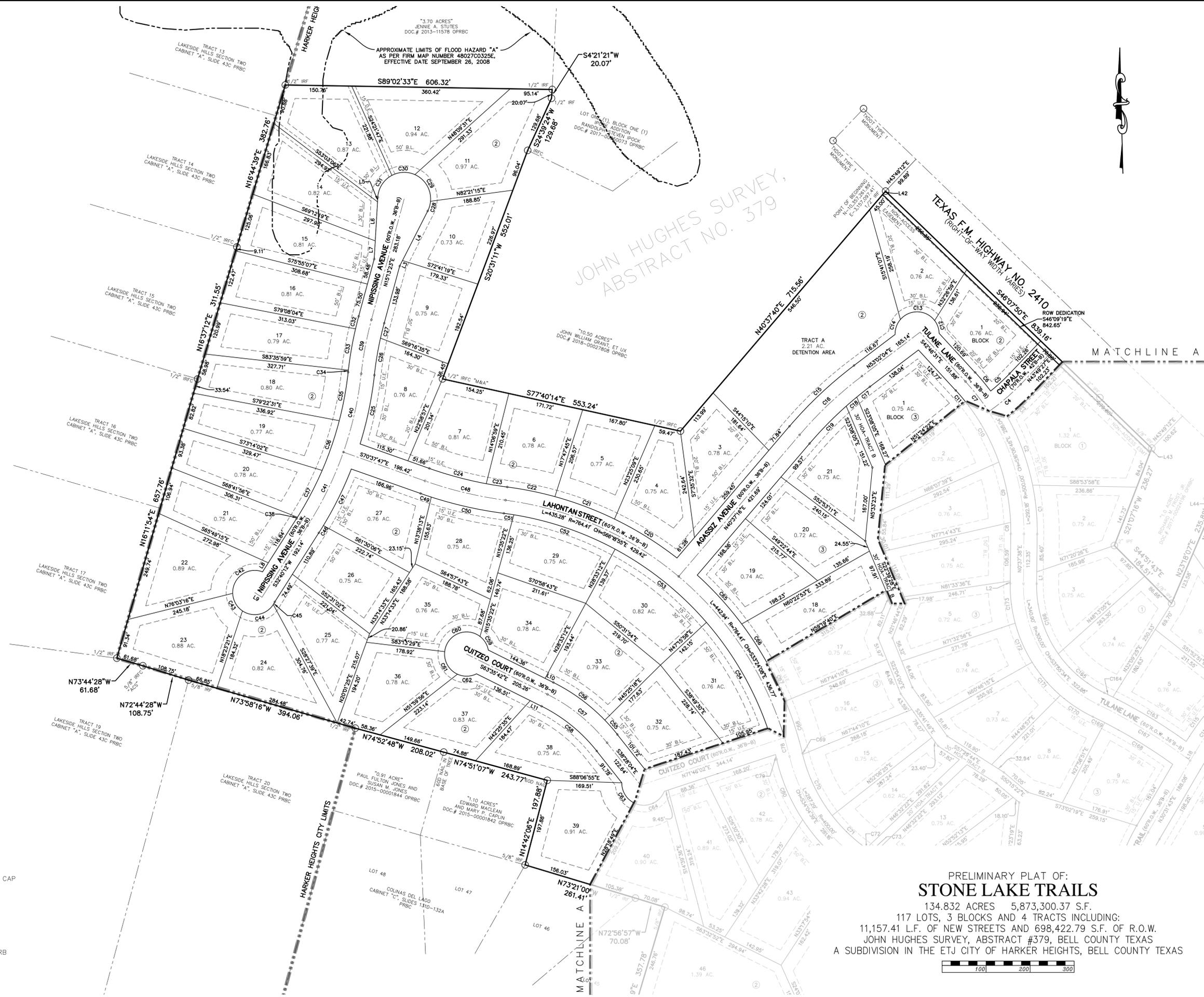


BRYAN TECHNICAL SERVICES, INC.

911 NORTH MAIN TAYLOR, TX 76754 PHONE: (512) 352-0900
FIRM No. 10128500

NO.	DATE	REVISIONS	BY
1	6/16/2021	ROAD TABLE, NOTES, SIGNATURE BLOCK	RR

DRAWN BY: RR CHECKED BY: BLB
SCALE: 1" = 200' APPROVED BY: BLB
PROJECT FILE: 18005-FP DATE: JUNE 16, 2021



JOHN HUGHES SURVEY,
ABSTRACT NO. 379

- SURVEYORS NOTES:**
1. THE BEARINGS SHOWN HEREON ARE ORIENTED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, 93 ADJUSTMENT.
 2. THE PROPERTY DEPICTED HEREON IS WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE FLOOD AREA BEING IDENTIFIED ON F.I.R.M. PANEL NO. 48027C0325E, EFFECTIVE DATE SEPTEMBER 26, 2008, LOCATED IN ZONE "A". THE REMAINDER OF THE PROPERTY IS LOCATED IN ZONE "X" (UNSHADED) OF THE SAME PANEL.
 3. THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.
 4. ALL SET IRON RODS HAVE ORANGE PLASTIC CAPS STAMPED "BRYAN TECH SERVICES".
 5. THERE IS A METES AND BOUNDS DESCRIPTION WHICH ACCOMPANIES THIS SURVEY.
 6. CURRENT ZONING: R-1 SINGLE FAMILY
 7. RIGHT-OF-WAY EASEMENTS FOR WIDENING ROADWAYS OR IMPROVING DRAINAGE SHALL BE MAINTAINED BY THE LANDOWNER UNTIL ROAD OR DRAINAGE IMPROVEMENTS ARE ACTUALLY CONSTRUCTED ON THE PROPERTY. THE COUNTY HAS THE RIGHT AT ANY TIME TO TAKE POSSESSION OF ANY ROAD WIDENING EASEMENT FOR CONSTRUCTION, IMPROVEMENT OR MAINTENANCE.
 8. OWNER RESPONSIBILITY: IN APPROVING THIS PLAT BY THE COMMISSIONERS' COURT OF BELL COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF THE LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS' COURT OF BELL COUNTY, TEXAS. SAID COMMISSIONERS' COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGEWAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM AND STREETS. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATION BY OTHER PARTIES IN THIS PLAT. FLOOD PLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT.
 9. THIS SUBDIVISION WILL BE SERVED BY ON SITE SEWAGE FACILITIES. THE BELL COUNTY HEALTH DEPARTMENT MUST APPROVE ANY ON SITE SEWAGE FACILITIES INSTALLATION PRIOR TO CONSTRUCTION.
 10. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
 11. THE OWNER SHALL BE RESPONSIBLE, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS RELATING TO THE ENVIRONMENT, INCLUDING THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS, AND MUNICIPAL WATERSHED ORDINANCES.
 12. ALL SETBACKS TO BE AS FOLLOWS: 50' FRONT, 20' SIDE AND 30' BACK UNLESS OTHERWISE NOTED.

BLOCK NO.	# OF LOTS
1	7
2	89
3	21
TOTAL 117	

PRELIMINARY PLAT
(SHEET 2 OF 5)

BELTON ENGINEERING, INC.
Engineering • Design/Build • Planning
 106 EAST STREET, BELTON, TEXAS 76518
 WWW.BELTONENGINEERS.COM

BRYAN TECHNICAL SERVICES, INC.

BTS

911 NORTH MAIN TAYLOR, TX 76784 PHONE: (512) 352-9090
 FIRM No. 10128500

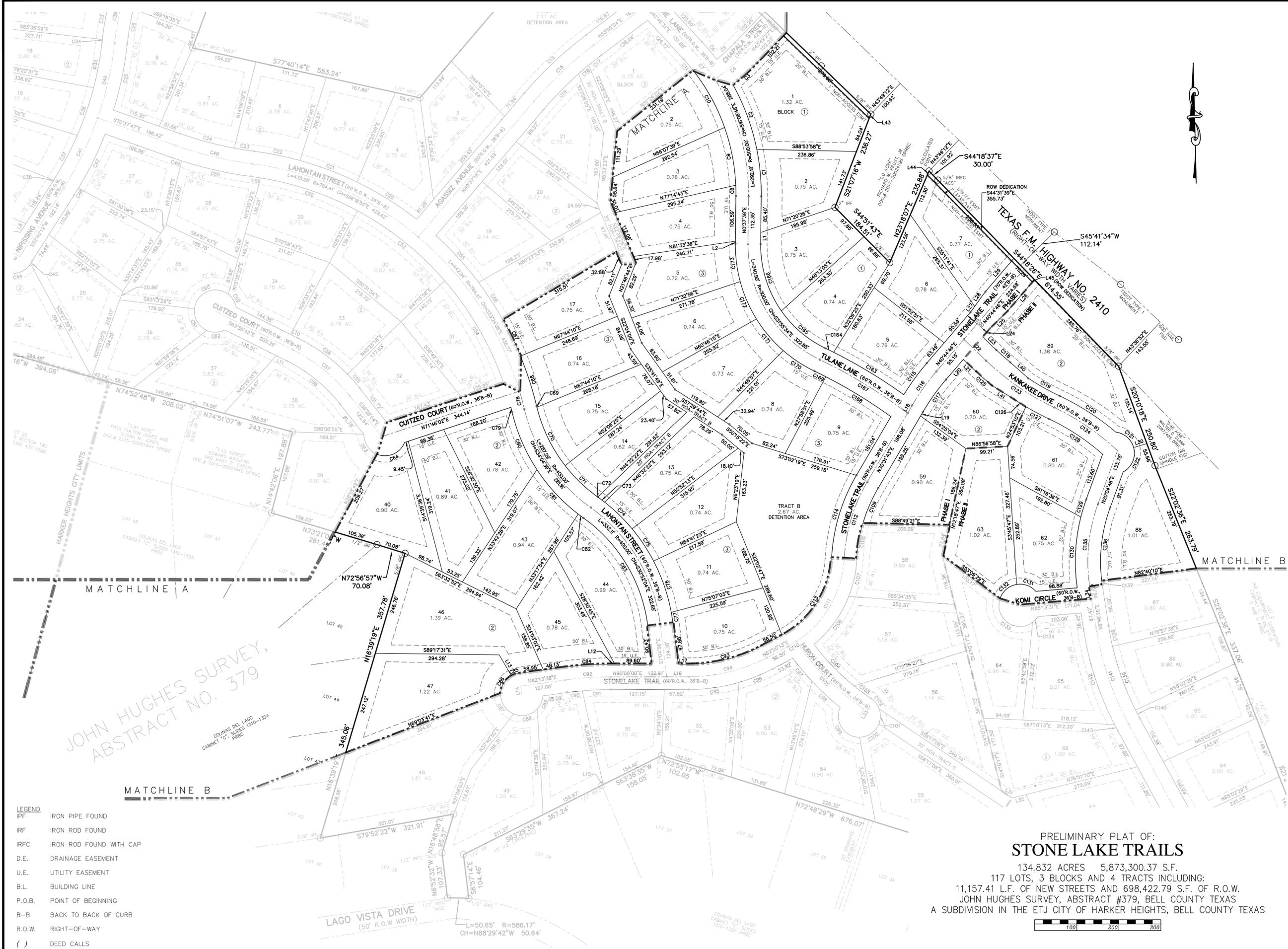
PRELIMINARY PLAT OF:
STONE LAKE TRAILS
 134,832 ACRES 5,873,300.37 S.F.
 117 LOTS, 3 BLOCKS AND 4 TRACTS INCLUDING:
 11,157.41 L.F. OF NEW STREETS AND 698,422.79 S.F. OF R.O.W.
 JOHN HUGHES SURVEY, ABSTRACT #379, BELL COUNTY TEXAS
 A SUBDIVISION IN THE ETJ CITY OF HARKER HEIGHTS, BELL COUNTY TEXAS



- LEGEND**
- IPF IRON PIPE FOUND
 - IRF IRON ROD FOUND
 - IRFC IRON ROD FOUND WITH CAP
 - D.E. DRAINAGE EASEMENT
 - U.E. UTILITY EASEMENT
 - B.L. BUILDING LINE
 - P.O.B. POINT OF BEGINNING
 - B-B BACK TO BACK OF CURB
 - R.O.W. RIGHT-OF-WAY
 - () DEED CALLS

NO.	DATE	REVISIONS	BY
1	6/16/2021	ROAD TABLE, NOTES, SIGNATURE BLOCK	RR

DRAWN BY: RR CHECKED BY: BLB
 SCALE: 1" = 100' APPROVED BY: BLB
 PROJECT FILE: 18005-PP DATE: JUNE 16, 2021



JOHN HUGHES SURVEY,
ABSTRACT NO. 379

- LEGEND**
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A SUBDIVISION IN THE ETJ CITY OF HARKER HEIGHTS, BELL COUNTY TEXAS



- SURVEYORS NOTES:**
1. THE BEARINGS SHOWN HEREON ARE ORIENTED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, 93 ADJUSTMENT.
 2. THE PROPERTY DEPICTED HEREON IS WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE FLOOD AREA BEING IDENTIFIED ON F.I.M. PANEL NO. 48027C0325E, EFFECTIVE DATE SEPTEMBER 26, 2008, LOCATED IN ZONE "A". THE REMAINDER OF THE PROPERTY IS LOCATED IN ZONE "X" (UNSHADED) OF THE SAME PANEL.
 3. THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.
 4. ALL SET IRON RODS HAVE ORANGE PLASTIC CAPS STAMPED "BRYAN TECH SERVICES".
 5. THERE IS A METES AND BOUNDS DESCRIPTION WHICH ACCOMPANIES THIS SURVEY.
 6. CURRENT ZONING: R-1 SINGLE FAMILY
 7. RIGHT-OF-WAY EASEMENTS FOR WIDENING ROADWAYS OR IMPROVING DRAINAGE SHALL BE MAINTAINED BY THE LANDOWNER UNTIL ROAD OR DRAINAGE IMPROVEMENTS ARE ACTUALLY CONSTRUCTED ON THE PROPERTY. THE COUNTY HAS THE RIGHT AT ANY TIME TO TAKE POSSESSION OF ANY ROAD WIDENING EASEMENT FOR CONSTRUCTION, IMPROVEMENT OR MAINTENANCE.
 8. OWNER RESPONSIBILITY: IN APPROVING THIS PLAT BY THE COMMISSIONERS' COURT OF BELL COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF THE LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS' COURT OF BELL COUNTY, TEXAS. SAID COMMISSIONERS' COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR FOR CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM AND STREETS. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATION BY OTHER PARTIES IN THIS PLAT. FLOOD PLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT.
 9. THIS SUBDIVISION WILL BE SERVED BY ON SITE SEWAGE FACILITIES. THE BELL COUNTY HEALTH DEPARTMENT MUST APPROVE ANY ON SITE SEWAGE FACILITIES INSTALLATION PRIOR TO CONSTRUCTION.
 10. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
 11. THE OWNER SHALL BE RESPONSIBLE, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS RELATING TO THE ENVIRONMENT, INCLUDING THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS, AND MUNICIPAL WATERSHED ORDINANCES.
 12. ALL SETBACKS TO BE AS FOLLOWS: 50' FRONT, 20' SIDE AND 30' BACK UNLESS OTHERWISE NOTED.

BLOCK NO.	# OF LOTS
1	7
2	89
3	21
TOTAL 117	

PRELIMINARY PLAT
(SHEET 3 OF 5)



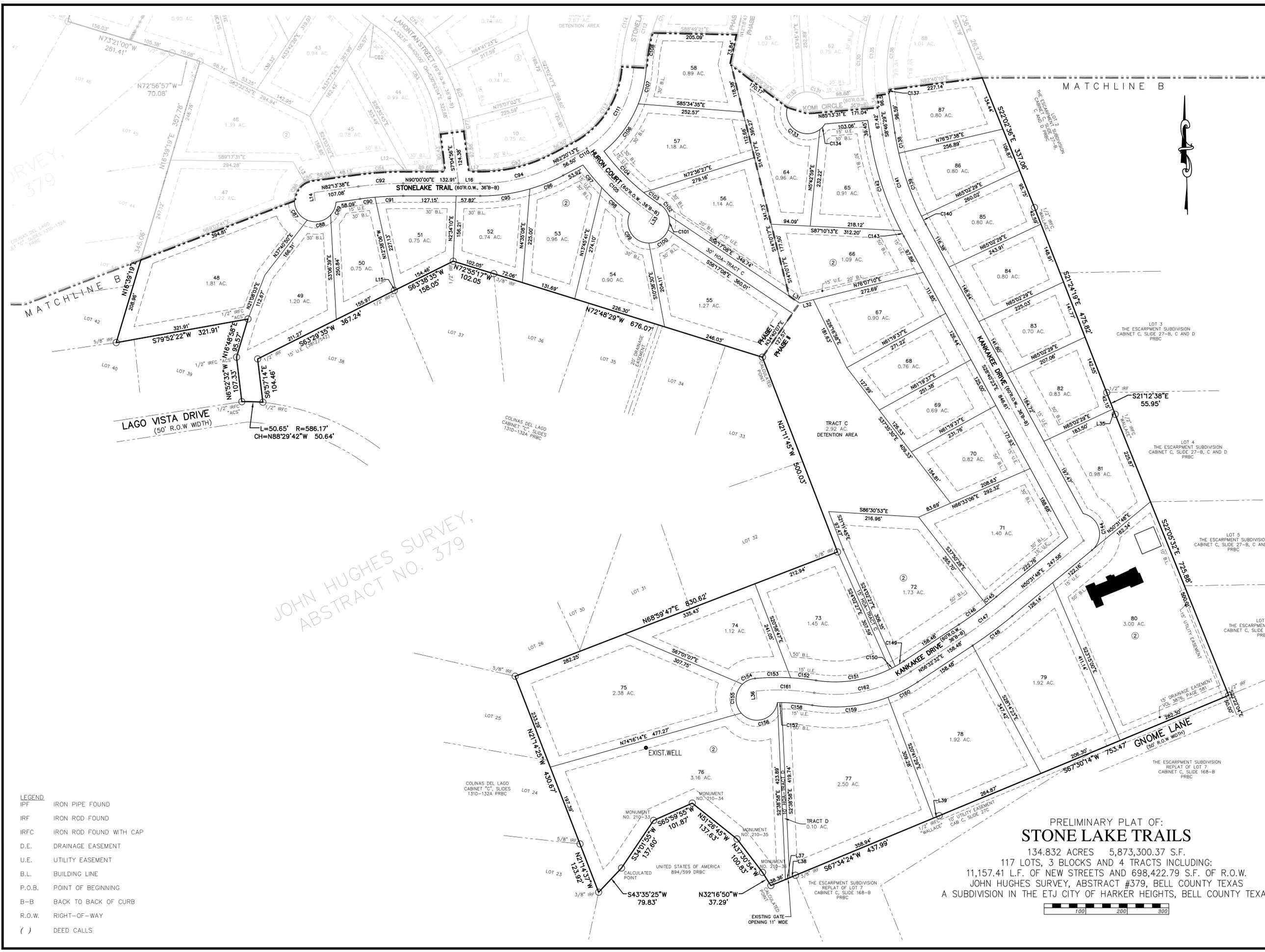
BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN TAYLOR, TX 76784 PHONE: (512) 352-9690 FIRM No. 10128500

NO.	DATE	REVISIONS	BY
1	6/16/2021	ROAD TABLE, NOTES, SIGNATURE BLOCK	RR

DRAWN BY: RR	CHECKED BY: BLB
SCALE: 1" = 100'	APPROVED BY: BLB
PROJECT FILE: 18005-FP	DATE: JUNE 16, 2021



LEGEND

- IRP IRON PIPE FOUND
- IRF IRON ROD FOUND
- IRFC IRON ROD FOUND WITH CAP
- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
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JOHN HUGHES SURVEY,
ABSTRACT NO. 379

**PRELIMINARY PLAT OF:
STONE LAKE TRAILS**

134.832 ACRES 5,873,300.37 S.F.
117 LOTS, 3 BLOCKS AND 4 TRACTS INCLUDING:
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BLOCK NO.	# OF LOTS
1	7
2	89
3	21
TOTAL 117	

PRELIMINARY PLAT
(SHEET 4 OF 5)

BELTON ENGINEERING, INC.
Engineering • Design/Build • Planning
106 EAST STREET, BELTON, TEXAS 76513
BELTONENGINEERING@GMAIL.COM
WWW.BELTONENGINEERS.COM

BRYAN TECHNICAL SERVICES, INC.

BTS

911 NORTH MAIN TAYLOR, TX 76784 PHONE: (512) 352-9090
FIRM No. 10128500

NO.	DATE	REVISIONS	BY
1	6/16/2021	ROAD TABLE, NOTES, SIGNATURE BLOCK	RR

DRAWN BY: RR CHECKED BY: BLB
SCALE: 1" = 100' APPROVED BY: BLB
PROJECT FILE: 18005-FP DATE: JUNE 16, 2021

Curve Table			
Curve #	Length	Radius	Chord
C1	111.56'	530.00'	N5°24'11"W 111.36'
C2	164.83'	530.00'	N20°20'33"W 164.17'
C3	74.66'	515.00'	N47°58'38"E 74.59'
C4	95.53'	480.00'	N49°31'32"E 95.37'
C5	58.61'	445.00'	N47°35'51"E 58.57'
C6	54.75'	530.00'	S39°48'56"E 54.73'
C7	86.58'	500.00'	S37°48'52"E 86.47'
C8	25.81'	470.00'	N0°56'46"W 25.81'
C9	139.56'	470.00'	N11°01'34"W 139.05'
C10	157.06'	470.00'	N29°06'20"W 156.33'
C11	33.60'	470.00'	S40°43'37"E 33.60'
C12	31.03'	50.00'	N19°26'05"W 30.53'
C13	88.83'	50.00'	N88°06'25"W 77.60'
C14	36.99'	50.00'	S19°48'09"W 36.15'
C15	201.49'	930.00'	S46°49'40"W 201.09'
C16	194.99'	900.00'	S46°49'40"W 194.61'
C17	38.00'	870.00'	S51°46'59"W 38.00'
C18	31.43'	870.00'	S49°29'48"W 31.43'
C19	119.05'	870.00'	S44°32'29"W 118.96'
C20	167.35'	794.41'	N58°10'43"W 167.04'
C21	144.81'	794.41'	N69°26'08"W 144.60'
C22	110.52'	794.41'	N78°38'35"W 110.43'
C23	48.28'	870.00'	S81°02'18"E 48.28'
C24	133.91'	870.00'	S75°02'21"E 133.78'
C25	159.18'	830.00'	N11°48'17"E 158.94'
C26	85.02'	770.00'	N9°28'24"E 84.97'
C27	34.76'	770.00'	N13°55'47"E 34.76'
C28	23.12'	60.00'	N16°02'11"E 22.97'
C29	74.72'	60.00'	N30°40'42"W 69.99'
C30	53.59'	60.00'	S88°03'17"W 51.83'
C31	61.88'	60.00'	S32°55'10"W 59.18'
C32	29.31'	830.00'	S14°12'42"W 29.31'
C33	94.93'	830.00'	S9°55'25"W 94.88'
C34	4.88'	830.00'	S6°28'43"W 4.88'
C35	111.41'	770.00'	N10°27'20"E 111.32'
C36	119.07'	770.00'	N19°01'50"E 118.95'
C37	119.98'	770.00'	N27°55'28"E 119.86'
C38	3.79'	770.00'	N32°31'45"E 3.79'
C39	124.45'	800.00'	S10°46'00"W 124.32'
C40	182.35'	800.00'	N12°50'25"E 181.96'
C41	185.70'	800.00'	N26°01'13"E 185.28'
C42	98.09'	50.00'	S54°23'36"W 83.10'
C43	47.31'	50.00'	S28°54'53"E 45.56'
C44	79.68'	50.00'	N78°19'42"E 71.51'
C45	6.78'	50.00'	N28°47'30"E 6.78'
C46	19.78'	830.00'	N31°59'14"E 19.78'
C47	142.88'	830.00'	N26°22'23"E 142.70'
C48	188.48'	900.00'	S76°37'44"E 188.13'
C49	25.56'	930.00'	S71°25'01"E 25.56'
C50	169.20'	930.00'	S77°24'59"E 168.96'
C51	22.98'	734.41'	N81°43'56"W 22.97'
C52	243.97'	734.41'	N71°19'08"W 242.85'
C53	266.87'	734.41'	N51°23'30"W 265.41'
C54	280.67'	734.41'	N30°01'58"W 278.97'
C55	43.35'	430.00'	N41°21'20"W 43.33'
C56	145.23'	430.00'	N53°55'09"W 144.54'
C57	175.42'	400.00'	N51°01'53"W 174.02'
C58	162.26'	370.00'	N51°01'53"W 160.97'
C59	36.45'	50.00'	N31°21'02"W 35.65'
C60	106.04'	50.00'	S67°00'36"W 87.25'
C61	62.75'	50.00'	S29°41'39"E 58.71'
C62	44.58'	50.00'	N88°48'55"E 43.11'
C63	57.85'	50.00'	S32°09'18"E 54.68'
C64	81.13'	50.00'	N68°12'36"E 72.52'
C65	150.08'	794.41'	N42°24'09"W 149.86'
C66	103.27'	794.41'	N33°15'58"W 103.20'
C67	98.01'	794.41'	N26°00'27"W 97.95'
C68	124.39'	794.41'	N17°59'14"W 124.26'

Curve Table			
Curve #	Length	Radius	Chord
C69	2.58'	370.00'	S13°42'04"E 2.58'
C70	154.75'	370.00'	S25°52'56"E 153.62'
C71	107.65'	370.00'	S46°11'57"E 107.27'
C72	0.77'	370.00'	S54°35'37"E 0.77'
C73	19.54'	430.00'	N53°21'06"W 19.54'
C74	91.07'	430.00'	N45°58'58"W 90.90'
C75	91.76'	430.00'	N33°48'10"W 91.58'
C76	128.88'	430.00'	N19°06'12"W 128.40'
C77	25.78'	430.00'	N8°47'58"W 25.77'
C78	44.03'	764.41'	S15°09'06"E 44.03'
C79	11.52'	734.41'	N13°57'03"W 11.52'
C80	149.24'	430.00'	S23°26'39"E 148.49'
C81	144.41'	430.00'	S43°00'29"E 143.73'
C82	15.19'	430.00'	S53°38'28"E 15.19'
C83	307.20'	370.00'	N30°52'04"W 298.45'
C84	112.60'	830.00'	S86°06'49"W 112.51'
C85	18.60'	50.00'	S71°34'23"W 18.49'
C86	51.28'	50.00'	S31°32'20"W 49.06'
C87	60.48'	50.00'	S32°29'41"E 56.86'
C88	61.48'	50.00'	N77°37'30"E 57.68'
C89	33.72'	50.00'	N23°04'54"E 33.08'
C90	36.43'	770.00'	S83°34'57"W 36.43'
C91	68.03'	770.00'	S87°28'08"W 68.01'
C92	108.53'	800.00'	S86°06'49"W 108.45'
C93	178.64'	370.00'	N76°10'07"E 176.91'
C94	193.12'	400.00'	N76°10'07"E 191.25'
C95	121.15'	430.00'	N81°55'43"E 120.75'
C96	86.46'	430.00'	N68°05'50"E 86.31'
C97	70.60'	612.15'	S39°48'48"E 70.56'
C98	91.38'	612.15'	S47°23'37"E 91.30'
C99	100.50'	50.00'	S33°05'41"E 84.42'
C100	58.92'	50.00'	N55°33'40"E 55.57'
C101	36.51'	50.00'	N0°53'05"E 35.70'
C102	31.64'	50.00'	N38°09'49"W 31.12'
C103	49.53'	552.15'	S53°43'29"E 49.51'
C104	137.78'	552.15'	S44°00'23"E 137.42'
C105	227.76'	582.15'	S45°05'11"E 226.31'
C106	141.66'	280.00'	N36°02'56"E 140.15'
C107	90.18'	280.00'	N12°19'42"E 89.79'
C108	85.33'	370.00'	S9°42'31"W 85.15'
C109	91.78'	370.00'	S23°25'20"W 91.55'
C110	23.59'	250.00'	N59°38'00"E 23.59'
C111	234.87'	250.00'	N30°00'56"E 226.33'
C112	191.48'	400.00'	S16°48'54"W 189.65'
C113	227.45'	220.00'	N32°43'09"E 217.45'
C114	205.84'	430.00'	S16°48'54"W 203.88'
C115	92.46'	585.00'	N36°13'06"E 92.36'
C116	98.97'	555.00'	N35°38'14"E 98.84'
C117	93.62'	525.00'	N35°38'14"E 93.50'
C118	44.42'	580.00'	S48°38'46"E 44.41'
C119	85.59'	585.00'	S60°37'49"E 85.51'
C120	158.80'	605.00'	N57°18'08"W 158.34'
C121	58.92'	50.00'	N49°18'15"W 55.57'
C122	67.67'	50.00'	S23°13'41"W 62.62'
C123	197.18'	615.00'	S55°38'12"E 196.33'
C124	182.03'	575.00'	N55°45'09"W 181.27'
C125	49.78'	650.00'	S48°38'46"E 49.77'
C126	32.28'	645.00'	S57°52'22"E 32.28'
C127	62.09'	645.00'	S62°03'51"E 62.06'
C128	152.91'	545.00'	N56°47'02"W 152.41'
C129	43.38'	427.51'	S17°10'24"W 43.36'
C130	168.92'	427.51'	S2°56'49"W 167.82'
C131	50.18'	50.00'	N70°23'43"W 48.10'
C132	55.63'	50.00'	S48°58'41"W 52.81'
C133	125.51'	50.00'	S54°48'37"E 95.06'
C134	18.48'	50.00'	N42°41'10"E 18.38'
C135	200.19'	397.51'	S5°39'09"W 198.08'
C136	175.82'	367.51'	S6°22'29"W 174.15'

Curve Table			
Curve #	Length	Radius	Chord
C137	9.26'	367.51'	S80°3'10"E 9.26'
C138	49.87'	670.00'	S10°54'26"E 49.86'
C139	160.80'	670.00'	S19°54'53"E 160.41'
C140	22.02'	670.00'	S27°43'53"E 22.02'
C141	243.10'	700.00'	S18°43'26"E 241.88'
C142	237.70'	730.00'	S18°06'11"E 236.65'
C143	15.82'	730.00'	S28°03'08"E 15.82'
C144	111.56'	50.00'	S13°23'15"E 89.82'
C145	30.42'	1070.00'	N51°20'40"E 30.42'
C146	81.86'	1070.00'	N54°21'02"E 81.84'
C147	115.42'	1100.00'	S53°32'10"W 115.37'
C148	118.57'	1130.00'	S53°32'10"W 118.52'
C149	24.31'	300.00'	N58°51'47"E 24.30'
C150	15.03'	300.00'	N62°37'09"E 15.03'
C151	181.67'	300.00'	N81°24'07"E 178.90'
C152	61.25'	610.00'	N84°07'36"W 61.22'
C153	86.00'	610.00'	S88°57'29"W 85.92'
C154	33.84'	50.00'	S65°31'48"W 33.20'
C155	76.32'	50.00'	S2°24'42"W 69.13'
C156	113.19'	50.00'	N73°49'42"E 90.52'
C157	10.02'	550.00'	N89°29'59"W 10.02'
C158	74.18'	550.00'	N85°06'51"W 74.13'
C159	184.98'	360.00'	N84°01'45"E 182.96'
C160	80.21'	360.00'	N62°55'31"E 80.05'
C161	140.00'	580.00'	N88°09'55"W 139.67'
C162	243.10'	330.00'	N77°38'46"E 237.64'
C163	194.62'	1235.66'	N58°56'52"W 194.42'
C164	21.99'	1235.66'	N63°58'11"W 21.99'
C165	138.28'	270.00'	S49°48'26"E 136.77'
C166	168.53'	270.00'	S17°15'14"E 165.80'
C167	244.03'	1205.66'	S58°40'51"E 243.62'
C168	181.30'	1175.66'	N58°36'06"W 181.12'
C169	29.95'	1175.66'	N63°44'58"W 29.95'
C170	88.84'	330.00'	S56°46'03"E 88.57'
C171	98.59'	330.00'	S40°29'48"E 98.22'
C172	96.93'	330.00'	S23°31'25"E 96.58'
C173	90.64'	330.00'	S71°14'28"E 90.35'

Line Table		
Line	Direction	Length
L1	N0°37'38"E	26.95'
L2	N0°37'38"E	5.76'
L3	N27°04'23"E	14.07'
L4	N27°04'23"E	125.79'
L5	S3°22'23"W	10.01'
L6	S3°22'23"W	88.41'
L7	S3°22'23"W	41.44'
L8	S32°40'12"W	24.41'
L9	S57°19'48"E	19.54'
L10	S63°35'42"E	20.90'
L11	S63°35'42"E	28.74'
L12	N90°00'00"W	9.36'
L13	N30°16'55"W	58.15'
L14	N7°46'22"W	20.00'
L15	N63°38'35"E	3.59'
L16	N90°00'00"E	52.06'
L17	N90°00'00"E	25.55'
L18	N30°31'43"E	21.33'
L19	N30°31'43"E	11.15'
L20	N40°44'46"E	63.65'
L21	S46°27'07"E	41.25'
L22	S46°27'07"E	73.00'
L23	N46°27'07"W	44.67'
L24	N40°44'46"E	25.35'
L25	N45°30'34"E	60.21'

Line Table		
Line	Direction	Length
L26	N40°44'46"E	97.72'
L27	N35°58'56"E	17.13'
L28	N35°58'56"E	43.07'
L29	N40°44'46"E	103.78'
L30	N73°33'21"E	33.05'
L31	S56°17'08"E	30.13'
L32	N76°07'10"E	33.98'
L33	S33°42'20"W	20.00'
L34	S8°46'29"E	29.17'
L35	S21°12'38"E	13.80'
L36	S5°04'50"E	10.00'
L37	N67°34'24"E	10.63'
L38	N67°34'24"E	15.04'
L39	N67°34'24"E	15.02'
L40	S48°37'25"E	57.12'
L41	S58°09'16"E	63.44'
L42	N40°37'40"E	10.07'
L43	N21°07'16"E	10.51'
L44	N21°07'16"E	9.78'
L45	N40°44'46"E	7.70'

STATE OF TEXAS
COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS, THAT EMMONS GENERAL INVESTMENTS, L.T.D, A TEXAS LIMITED COMPANY WHOSE ADDRESS IS 5434 205 LOOP, TEMPLE, TEXAS 76502, BEING THE SOLE OWNER OF THAT 28.68 ACRE, 53.70 ACRE, 41.06 ACRE, AND 11.326 ACRE TRACTS OF LAND SITUATED IN THE JOHN HUGHES SURVEY, ABSTRACT NO. 379, BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF STONE LAKE TRAILS, AS SHOWN BY THE PLAT HEREOF, ATTACHED HERETO, AND MADE A PART HEREOF, AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS, DOES HEREBY ADOPT SAID STONE LAKE TRAILS, AS AN ADDITION TO THE CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS, AND HEREBY DEDICATES TO SAID CITY, ALL EASEMENTS 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 UTILITY EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO SAID CITY FOR INSTALLATION AND MAINTENANCE OF ANY AND ALL PUBLIC UTILITIES WHICH THE CITY MAY INSTALL OR PERMIT TO BE INSTALLED OR MAINTAINED. TRACTS A,B,C, AND D TO BE DEDICATED AS DRAINAGE FACILITIES TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

EMMONS GENERAL INVESTMENTS, LTD, A TEXAS LIMITED COMPANY

MICHAEL EMMONS, REGISTERED AGENT

STATE OF TEXAS
COUNTY OF BELL

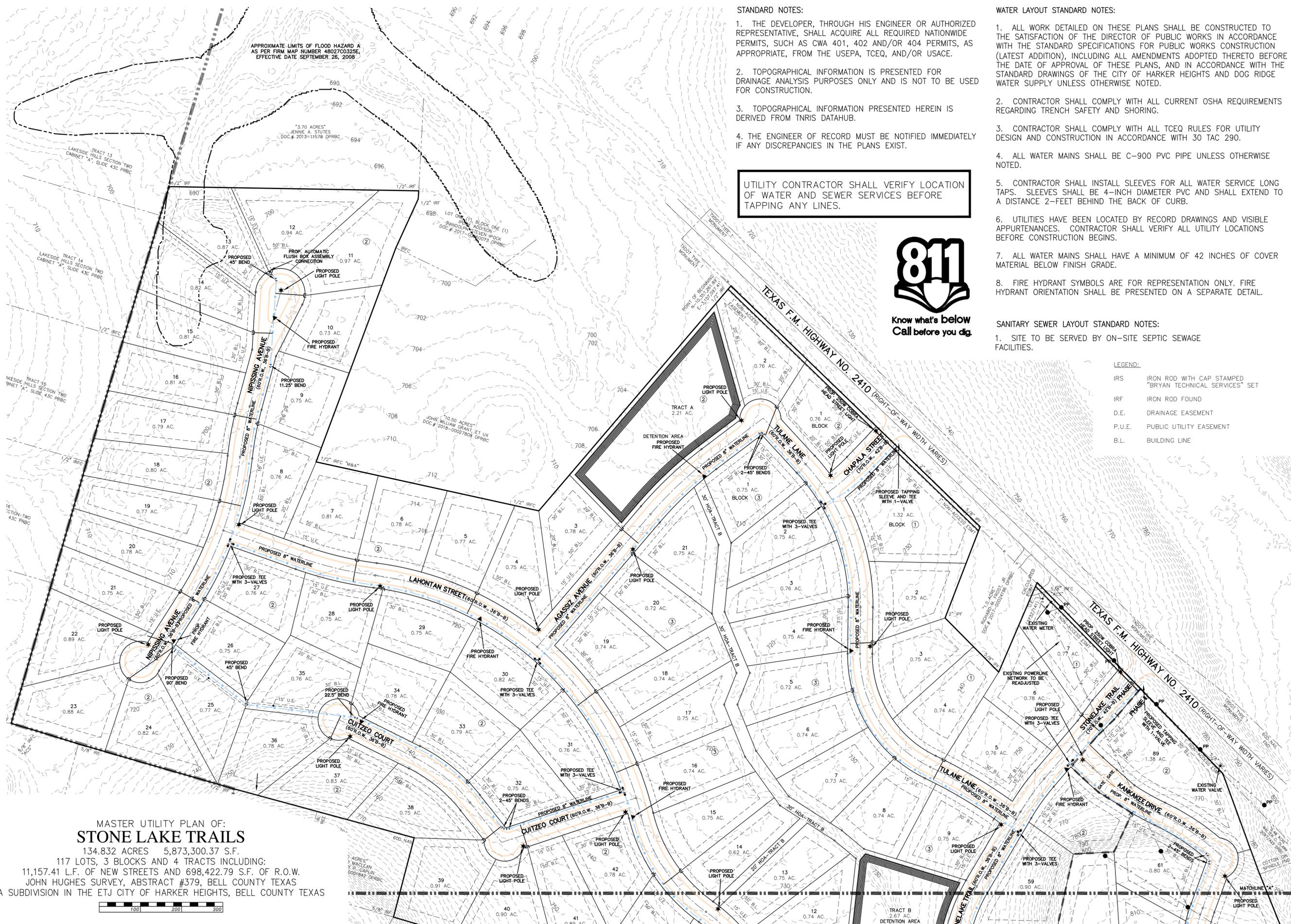
BEFORE ME, THIS UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. IT HAS BEEN ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE FOREGOING INSTRUMENT AS THE OWNER OF THE PROPERTY DESCRIBED HEREOF.

NOTARY PUBLIC, STATE OF TEXAS

DATE NOTARY COMMISSION EXPIRES

STATE OF TEXAS
COUNTY OF BELL

APPROVED ON THE _____ DAY OF _____, 20



- STANDARD NOTES:**
1. THE DEVELOPER, THROUGH HIS ENGINEER OR AUTHORIZED REPRESENTATIVE, SHALL ACQUIRE ALL REQUIRED NATIONWIDE PERMITS, SUCH AS CWA 401, 402 AND/OR 404 PERMITS, AS APPROPRIATE, FROM THE USEPA, TCEQ, AND/OR USACE.
 2. TOPOGRAPHICAL INFORMATION IS PRESENTED FOR DRAINAGE ANALYSIS PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.
 3. TOPOGRAPHICAL INFORMATION PRESENTED HEREIN IS DERIVED FROM TNRS DATAHUB.
 4. THE ENGINEER OF RECORD MUST BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES IN THE PLANS EXIST.

UTILITY CONTRACTOR SHALL VERIFY LOCATION OF WATER AND SEWER SERVICES BEFORE TAPPING ANY LINES.



- WATER LAYOUT STANDARD NOTES:**
1. ALL WORK DETAILED ON THESE PLANS SHALL BE CONSTRUCTED TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST ADDITION), INCLUDING ALL AMENDMENTS ADOPTED HERETO BEFORE THE DATE OF APPROVAL OF THESE PLANS, AND IN ACCORDANCE WITH THE STANDARD DRAWINGS OF THE CITY OF HARKER HEIGHTS AND DOG RIDGE WATER SUPPLY UNLESS OTHERWISE NOTED.
 2. CONTRACTOR SHALL COMPLY WITH ALL CURRENT OSHA REQUIREMENTS REGARDING TRENCH SAFETY AND SHORING.
 3. CONTRACTOR SHALL COMPLY WITH ALL TCEQ RULES FOR UTILITY DESIGN AND CONSTRUCTION IN ACCORDANCE WITH 30 TAC 290.
 4. ALL WATER MAINS SHALL BE C-900 PVC PIPE UNLESS OTHERWISE NOTED.
 5. CONTRACTOR SHALL INSTALL SLEEVES FOR ALL WATER SERVICE LONG TAPS. SLEEVES SHALL BE 4-INCH DIAMETER PVC AND SHALL EXTEND TO A DISTANCE 2- FEET BEHIND THE BACK OF CURB.
 6. UTILITIES HAVE BEEN LOCATED BY RECORD DRAWINGS AND VISIBLE APPURTENANCES. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS BEFORE CONSTRUCTION BEGINS.
 7. ALL WATER MAINS SHALL HAVE A MINIMUM OF 42 INCHES OF COVER MATERIAL BELOW FINISH GRADE.
 8. FIRE HYDRANT SYMBOLS ARE FOR REPRESENTATION ONLY. FIRE HYDRANT ORIENTATION SHALL BE PRESENTED ON A SEPARATE DETAIL.

- SANITARY SEWER LAYOUT STANDARD NOTES:**
1. SITE TO BE SERVED BY ON-SITE SEPTIC SEWAGE FACILITIES.

LEGEND:

IRS	IRON ROD WITH CAP STAMPED "BRYAN TECHNICAL SERVICES" SET
IRF	IRON ROD FOUND
D.E.	DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
B.L.	BUILDING LINE

**MASTER UTILITY PLAN OF:
STONE LAKE TRAILS**
134.832 ACRES 5,873,300.37 S.F.
117 LOTS, 3 BLOCKS AND 4 TRACTS INCLUDING:
11,157.41 L.F. OF NEW STREETS AND 698,422.79 S.F. OF R.O.W.
JOHN HUGHES SURVEY, ABSTRACT #379, BELL COUNTY TEXAS
A SUBDIVISION IN THE ETJ CITY OF HARKER HEIGHTS, BELL COUNTY TEXAS

REVISIONS

6/16-U.E. & LOOP	



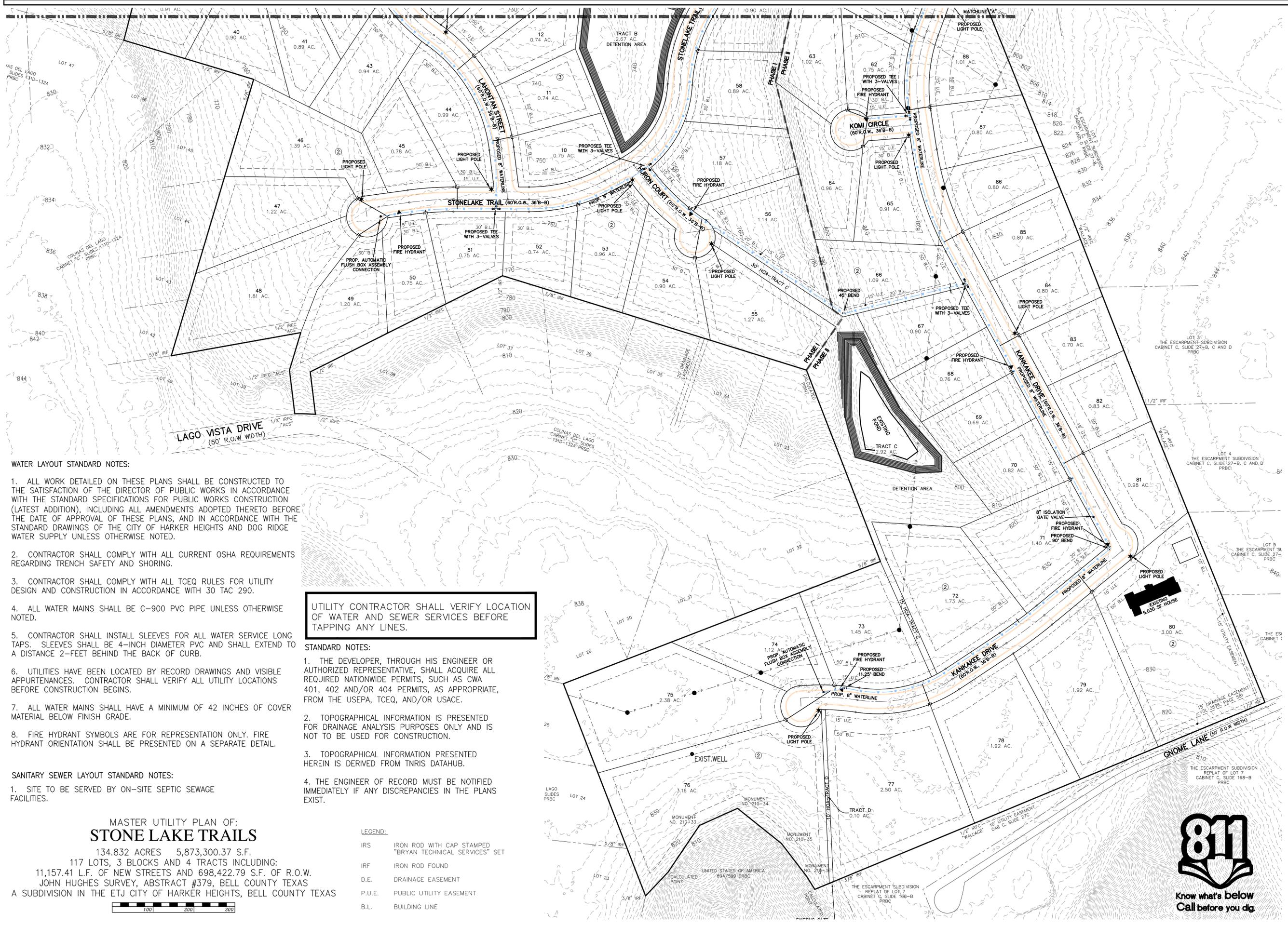
BELTON ENGINEERING INC.
106 NO. EAST STREET
BELTON, TEXAS 76513
OFFICE (254)731-5600
MOBILE (254)289-7273
BELTONENGINEERS.COM

*Engineering
Design/Build
Planning*

MASTER UTILITY PLAN OF:
STONE LAKE TRAILS
FM 2410
BELL COUNTY RURAL, TEXAS
EMMONS GENERAL INVESTMENTS, LTD
5454 205 LOOP
TEMPLE, TEXAS, 76502

STATE OF TEXAS
LINA CHITAY
107211
LICENSED PROFESSIONAL ENGINEER

06/16/21
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06 OF 10
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NO.	REVISIONS
1	6/16-U.E. & LOOP



FIRM # F-13392

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STANDARD NOTES:

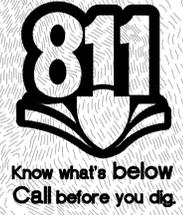
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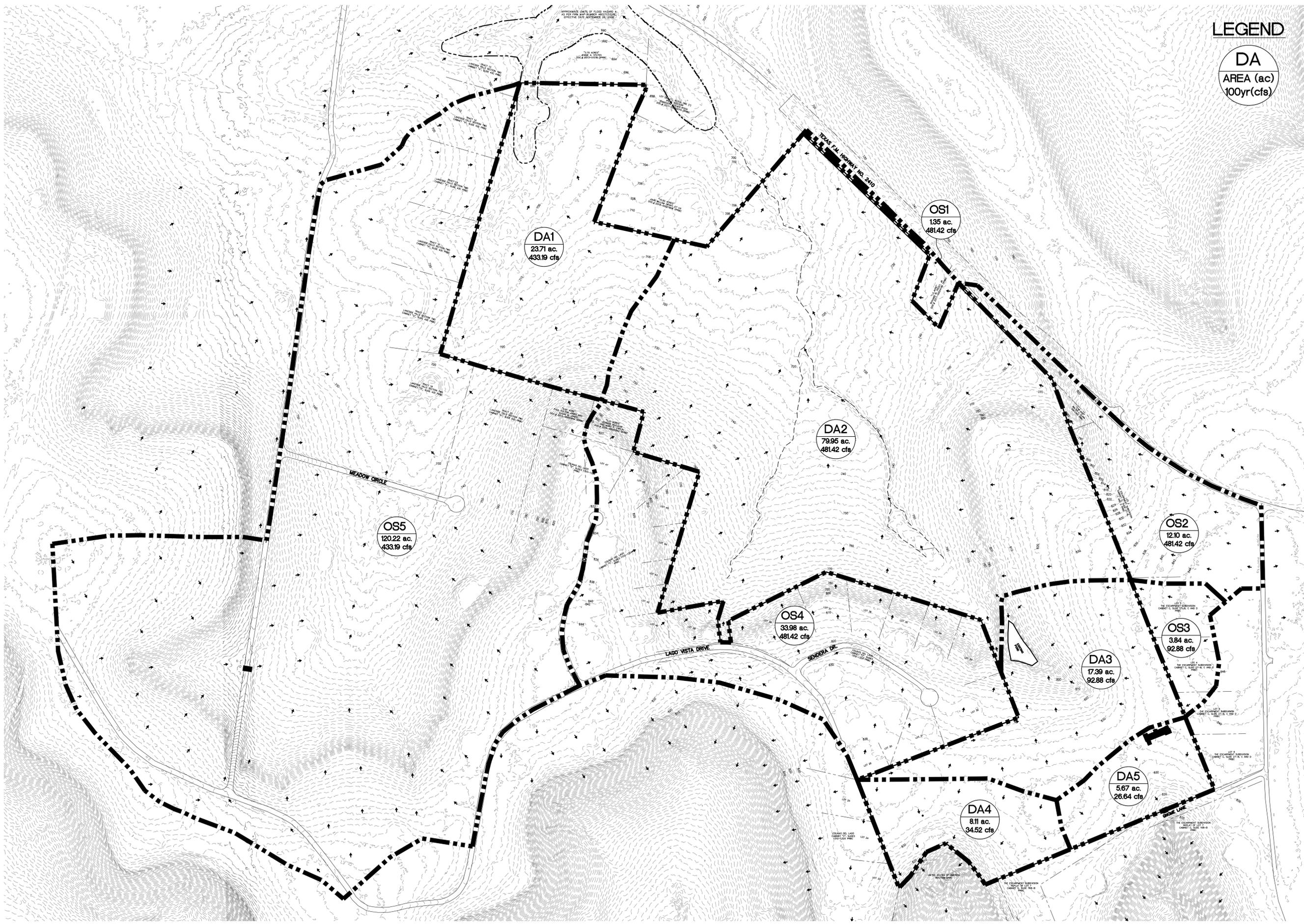
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IRF	IRON ROD FOUND
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 117 LOTS, 3 BLOCKS AND 4 TRACTS INCLUDING:
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 JOHN HUGHES SURVEY, ABSTRACT #379, BELL COUNTY TEXAS
 A SUBDIVISION IN THE ETJ CITY OF HARKER HEIGHTS, BELL COUNTY TEXAS





LEGEND

DA
AREA (ac)
100yr(cfs)

REVISIONS



FIRM # F-13392

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Planning*

MASTER PRE-DEVELOPMENT DRAINAGE PLAN OF:
STONE LAKE TRAILS
FM 2410

BELL COUNTY RURAL, TEXAS

EMMONS GENERAL INVESTMENTS
5434, 205 LOOP
TEMPLE, TX 76502



06/16/21

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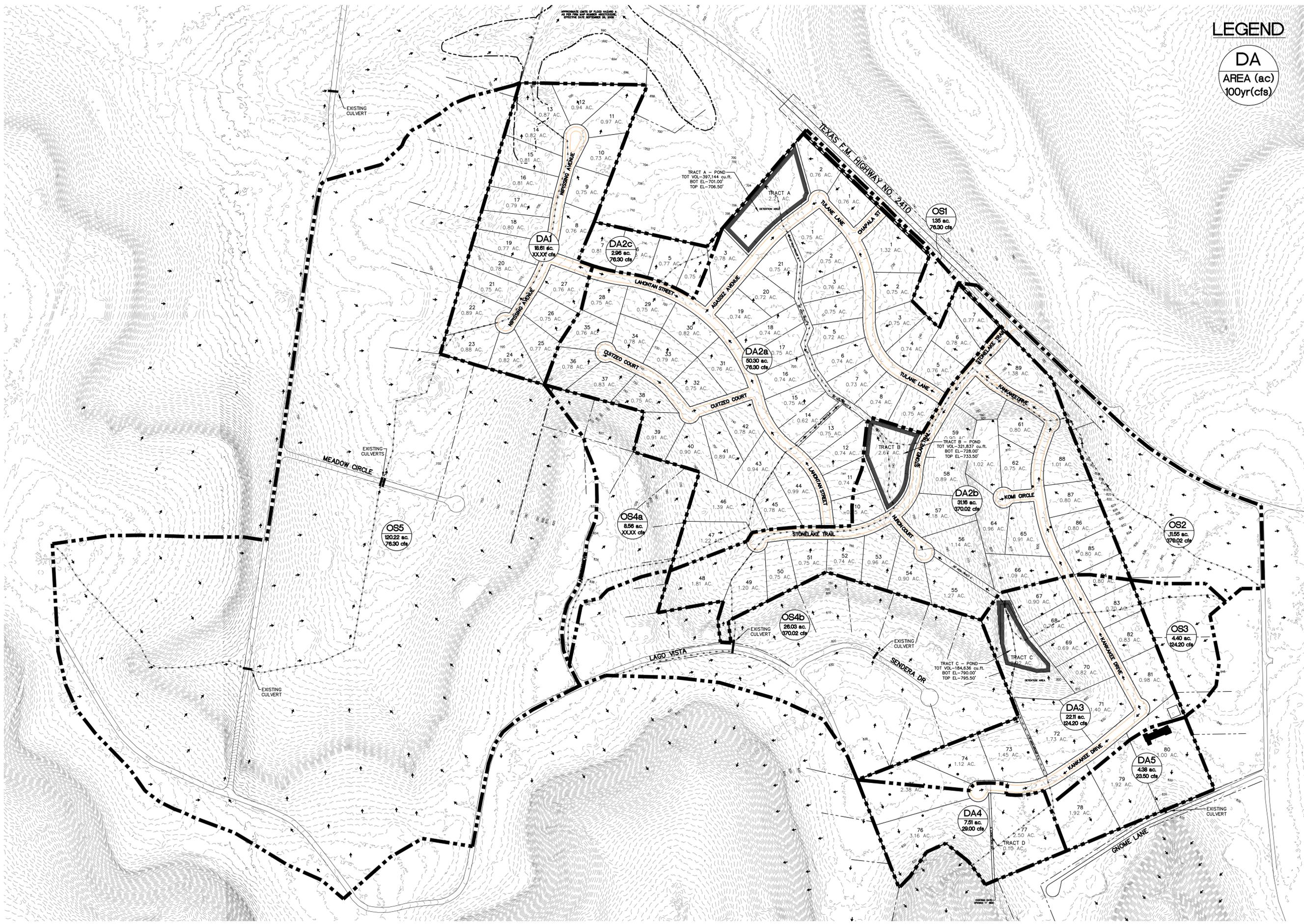
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LEGEND

DA
AREA (ac)
100yr(cfs)

REVISIONS



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MASTER POST-DEVELOPMENT DRAINAGE PLAN OF:
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FM 2410
BELL COUNTY RURAL, TEXAS
EMMONS GENERAL INVESTMENTS
5434, 205 LOOP
TEMPLE, TX 76502



06/16/21
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09 OF 10

TR-55 Time of Concentration, Existing

Drainage Area Data		Initial/Overland Time t_i			Travel Time t_t (Shallow Flow)						Computed
DA	N	Length, L_s (ft)	Slope, S ft/ft	t_i (min)	Length (ft)	Slope, S ft/ft	Surface	Velocity, V (fps)	t_t (min)	t_c (min)	
OS1+OS2+OS4+DA2	0.30	150.00	0.008	32.83	3246.19	0.044	Unpaved	3.39	15.98	48.8	
OS3+DA3	0.30	150.00	0.008	32.83	872.76	0.066	Unpaved	4.15	3.51	36.3	
OS5+DA1	0.30	300.00	0.017	42.59	4507.45	0.038	Unpaved	3.14	23.90	66.5	
DA4	0.30	150.00	0.008	32.83	364.13	0.093	Unpaved	4.93	1.23	34.1	
DA5	0.30	100.00	0.013	26.79	358.74	0.073	Unpaved	4.34	1.38	28.2	

TR-55 Time of Concentration, Proposed

Drainage Area Data		Initial/Overland Time t_i			Travel Time t_t (Shallow Flow)						Computed
DA	N	Length, L_s (ft)	Slope, S ft/ft	t_i (min)	Length (ft)	Slope, S ft/ft	Surface	Velocity, V (fps)	t_t (min)	t_c (min)	
OS1+OS4a+DA2a	0.30	150.00	0.027	20.28	3057.73	0.046	Paved	4.37	11.67	32.0	
OS2+OS4b+DA2b	0.30	150.00	0.008	32.83	2413.56	0.048	Paved	4.46	9.03	41.9	
OS3+DA3	0.30	150.00	0.008	32.83	1128.58	0.048	Unpaved	3.53	5.33	38.2	
OS5+DA1	0.30	300.00	0.017	42.59	4665.85	0.037	Paved	3.89	19.98	62.6	
DA2c	0.30	100.00	0.020	16.45	235.22	0.017	Unpaved	2.10	1.86	18.3	
DA4	0.30	150.00	0.008	32.83	364.13	0.093	Unpaved	4.93	1.23	34.1	
DA5	0.30	100.00	0.013	26.79	358.74	0.073	Unpaved	4.34	1.38	28.2	

DRAINAGE CALCULATIONS - EXISTING CONDITIONS

DA	AREA (acres)	T_c (min.)	CN	Q_{10} (cfs)	Q_{25} (cfs)	Q_{100} (cfs)
OS1+OS2+OS4+DA2	127.39	48.8	75.36	232.92	324.46	481.42
OS3+DA3	21.23	36.3	74.63	44.40	62.36	92.88
OS5+DA1	143.92	66.5	72.30	199.89	285.75	433.19
DA4	8.11	34.1	73.00	16.13	22.92	34.52
DA5	5.67	28.2	73.00	12.48	17.71	26.64

DRAINAGE CALCULATIONS - PROPOSED CONDITIONS

DA	AREA (acres)	T_c (min.)	CN	Q_{10} (cfs)	Q_{25} (cfs)	Q_{100} (cfs)
OS1+OS4a+DA2a	60.21	32.0	#REF!	170.15	225.60	317.32
OS2+OS4b+DA2b	68.73	41.9	#VALUE!	164.28	219.83	312.03
OS3+DA3	24.76	38.2	82.00	60.78	81.53	116.00
OS5+DA1	137.77	62.6	72.71	200.97	286.43	432.95
DA2c	2.96	18.3	77.00	8.67	11.97	17.55
DA4	7.51	34.1	77.00	16.84	23.28	34.12
DA5	4.38	28.2	82.00	12.34	16.54	23.50

TRACT A - POND

STORM EVENT	Q PRE (cfs)	Q POST (cfs)	Q DISCHARGE (cfs)	MAX. ELEV. (ft)	MAX STORAGE (cf)
10-YEAR EVENT	232.92	345.22	232.05	704.23	219,805
25-YEAR EVENT	324.46	225.60	324.09	705.04	280,350
100-YEAR EVENT	481.42	664.26	478.99	706.24	375,704

TRACT B - POND

STORM EVENT	TOTAL Q FLOW IN (cfs)	Q DISCHARGE (cfs)	MAX. ELEV. (ft)	MAX STORAGE (cf)
10-YEAR EVENT	205.35	175.07	731.25	178,692
25-YEAR EVENT	276.47	239.54	732.00	224,526
100-YEAR EVENT	394.88	346.94	733.12	296,430

TRACT C - POND

STORM EVENT	Q PRE (cfs)	Q POST (cfs)	Q DISCHARGE (cfs)	MAX. ELEV. (ft)	MAX STORAGE (cf)
10-YEAR EVENT	44.40	60.78	41.07	793.06	93,087
25-YEAR EVENT	62.36	81.53	56.64	793.80	119,086
100-YEAR EVENT	92.88	116.00	82.85	794.89	160,358

CN-COMPOSITE CALCULATIONS EXISTING

AREA	COVER TYPE AND HYDROLOGIC CONDITION WITH CN VALUES												TOTAL AREA (ac.)	CN COMPOSITE
	CN GOOD WOODS	GOOD WOODS (ac.)	CN BRUSH	BRUSH (ac.)	CN GRAVEL	GRAVEL (ac.)	CN CONCRETE/ IMPERVIOUS	CONCRETE/ IMPERVIOUS (ac.)	CN 1-ACRE RESIDENTIAL	1-ACRE RESIDENTIAL (ac.)	CN 2 ACRE RESIDENTIAL	2-ACRE RESIDENTIAL (ac.)		
OS1	0.00	0.00	0.00	0.00	89.25	0.37	0.00	0.00	82.42	0.98	0.00	0.00	1.35	84.31
OS2	77.00	6.62	0.00	0.00	91.00	0.35	98.00	0.70	0.00	0.00	82.00	4.44	12.10	80.44
OS5	76.49	41.83	0.00	0.00	0.00	0.00	98.00	2.80	84.00	13.45	74.49	56.70	120.22	73.43
DA1	67.00	18.33	65.00	5.37	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	23.71	66.55
DA2	77.00	15.67	64.61	68.91	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	79.95	70.77

CN-COMPOSITE CALCULATIONS EXISTING

AREA	OS1+OS2+OS4+DA2		OS3+DA3		OS5+DA1	
	CN	Area	CN	Area	CN	Area
OS1	84.31	1.35	0.00	0.00	0.00	0.00
OS2	80.44	12.10	0.00	0.00	0.00	0.00
OS3	0.00	0.00	82.00	3.84	0.00	0.00
OS4	84.00	33.98	0.00	0.00	0.00	0.00
OS5	0.00	0.00	0.00	0.00	73.43	120.22
DA1	0.00	0.00	0.00	0.00	66.55	23.71
DA2	70.77	79.95	0.00	0.00	0.00	0.00
DA3	0.00	0.00	73.00	17.39	0.00	0.00
TOTAL	75.36		74.63		72.30	

CN-COMPOSITE CALCULATIONS PROPOSED

AREA	OS4b+OS2+DA2b		OS5+DA1	
	CN	Area	CN	Area
OS1	0.00	0.00	0.00	0.00
OS2	80.44	11.55	0.00	0.00
OS3	0.00	0.00	0.00	0.00
OS4	84.00	26.03	0.00	0.00
OS5	0.00	0.00	73.43	119.61
DA1	0.00	0.00	68.00	18.16
DA2	82.00	31.16	0.00	0.00
DA3	0.00	0.00	0.00	0.00
TOTAL	82.50		72.71	

REVISIONS



FIRM # F-13392

**BELTON
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DRAINAGE CALCULATIONS FOR:
STONE LAKE TRAILS
 FM 2410
 BELL COUNTY RURAL, TEXAS
EMMONS GENERAL INVESTMENTS
 5434, 205 LOOP
 TEMPLE, TX 76502



06/16/21

SCALE: 1"=100'

DRAWN.: RR

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DATE: 06/16/21

JOB NO.: 18005

10 OF 10

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STONE LAKE TRAILS

P21-17 Preliminary Plat – Stone Lake Trails

Plat Distributed to HH Staff: June 3, 2021

Comments Returned to Belton Engineering: **June 10, 2021**

Planning & Development, Kristina Ramirez & Yvonne Spell

1. Applicant is advised that a concept plan submission is required prior to or with submission of a preliminary plat per §154.20(A)(2)(e).
2. Applicant shall provide a detail with typical building placements and building envelopes.
3. Applicant shall provide half of the lacking right of way to meet the 120' required width along those lots that abut FM 2410 (major arterial).
4. Per §154.37(D)(7), Applicant shall amend the subdivision layout such that the length of Kankakee Drive does not exceed the allowable culdesac length for lots less than 1 acre.
5. Per §154.37(D)(8), applicant shall rename roadways such that there is not a conflict within the 911 area and the City of Harker Heights. (Chippewa Drive already exists)
6. Applicant shall move the drainage tracts dedication from the subdivision block to after the dedication statement and before the applicant's signature.
7. Applicant shall clarify the sheet and phase linework such that they are discernable in black & white and when reproduced (different line types).
8. On page 1 of the plat dedication pages, applicant shall provide uniform annotation for all surrounding parcels (lot/block information, subdivision name, type of use for a distance of 300 ft from the plat boundary).
9. Applicant shall illustrate the adjacent offsite and onsite existing 20' drainage easement and address connectivity of said easement (Lots 49-56, Block 2, & Tract C). This point discharge shall be taken into account in the drainage analysis.
10. Applicant shall illustrate the adjacent offsite 10' public utility easement and address connectivity of said easement (Lots 77-80, Block 2).
11. On all plat dedication pages, the applicant shall identify usage and ownership for all Tracts (A, B, C & D) in a uniform manner (i.e. each have Tract name and acreage with a note for usage and ownership on the dedication page).
12. Per §154.20(B)(6) applicant shall provide an as-built for the existing property (structures, OSSF, easements). On some of the plan sheets two structures are shown to be located on Lot 80, Block 2. Clarify the intent for those existing structures.
13. Applicant shall clarify the intent for the existing well located on Lot 76, Block 2.

14. Applicant shall amend annotation such that it is clear that the entrance at Stonelake Trail is a 70-foot right-of-way for a minimum distance of 100 feet from the intersection.
15. Applicant shall provide for utility easements to the adjacent undeveloped parcels.
16. Applicant shall address how the two landlocked parcels south of Lots 36-38 of Block 2 are accessed (connectivity to public ROW).
17. Applicant shall provide for half of the right of way needed to bring the adjacent Gnome Drive into compliance (Lots 77-80 need to dedicate 5' of ROW) & need to illustrate the same for opposite side (Full ROW should be 70'), same for Lago Vista Drive.
18. Provide concurrence from TXDOT showing approval for curb cuts and drainage acceptance.
19. Applicant is advised that all drainage infrastructure shall be completed in Phase 1 of this development or waivers of liability will need to be executed and recorded.
20. Applicant shall amend lot dimensions such that all lots can be serviced by a septic system.
21. All utility easements shall have a minimum 15' width per §154.42(A)(1).
22. All drainage easements/tracts shall have a minimum 15 ft clear strip (not part of the structure or natural course) on both side of earthen ditches, streams, channels, etc. for maintenance access per §154.41(B).
23. The applicant is advised that all drainage improvements (including energy dissipation at the outfall) required for this subdivision must be within the subdivision (easement or tract) or a waiver of liability and offsite drainage easement must be obtained.

Public Works, Mark Hyde

Water Layout

1. Water line tees are required to have isolation gate valves on all three branches of the tee.
2. Add an 8-inch isolation gate valve 75' from the fire hydrant (prior to the 90-degree bend) located on Lot 71 on Kankakee Drive.
3. Loop the water mains between Nipissing Avenue and Cuitzeo Court between Lot's 24 and 25 on Nipissing Avenue and Lot's 36 and 37 on Cuitzeo Court.
4. Add a 15' public utility easement on either side of Lot's 79 and 80 between Kankakee Drive and Gnome Lane.
5. Add a 15' public utility easement within Lot 74 at the end of Kankakee Drive on the west side of the lot line between Lot's 73 and 74, extending to Lot 32 in the Colinas Del Lago subdivision. Then extending the 15' public utility easement west to the lot line between Lot's 31 and 32, Colinas Del Lago.
6. Extend the water line on the Nipissing Avenue north cul-de-sac past the curb preferably where flush water can run between lot lines. Add an automatic flush box assembly connection. Provide a 15' public drainage easement between the lot lines. See the automatic

flush assembly drawing. You will be substituting the fire hydrant in place of the 6-inch flush assembly.

7. Reconfigure the lot line between Lot's 63 and 64 where the water main can be looped between Huron Court and Komi Circle. The water lines would be drawn on the east side of Huron Court and on the south side of Komi Circle. Provide a 15' public utility easement for the loop connection.
8. Add a 15' public utility easement between Lot's 13 and 14 between Nipissing Avenue and the Lakeside Hills subdivision.
9. Add an automatic flush assembly connection at the Kankakee Drive cul-de-sac. Provide a 15' public drainage easement between the lot lines. See the automatic flush assembly drawing. You will be substituting the fire hydrant in place of the 6-inch flush assembly.
10. Add an automatic flush assembly connection at the Stone Lake Trail cul-de-sac. Provide a 15' public drainage easement between the lot lines. See the automatic flush assembly drawing. You will be substituting the fire hydrant in place of the 6-inch flush assembly.

Street Layout

1. The subdivision entrances at Chapala Street and Stone Lake Trail shall be 42 feet wide with a 70-foot right-of-way for a minimum distance of 100 feet from the FM 2410 intersection.

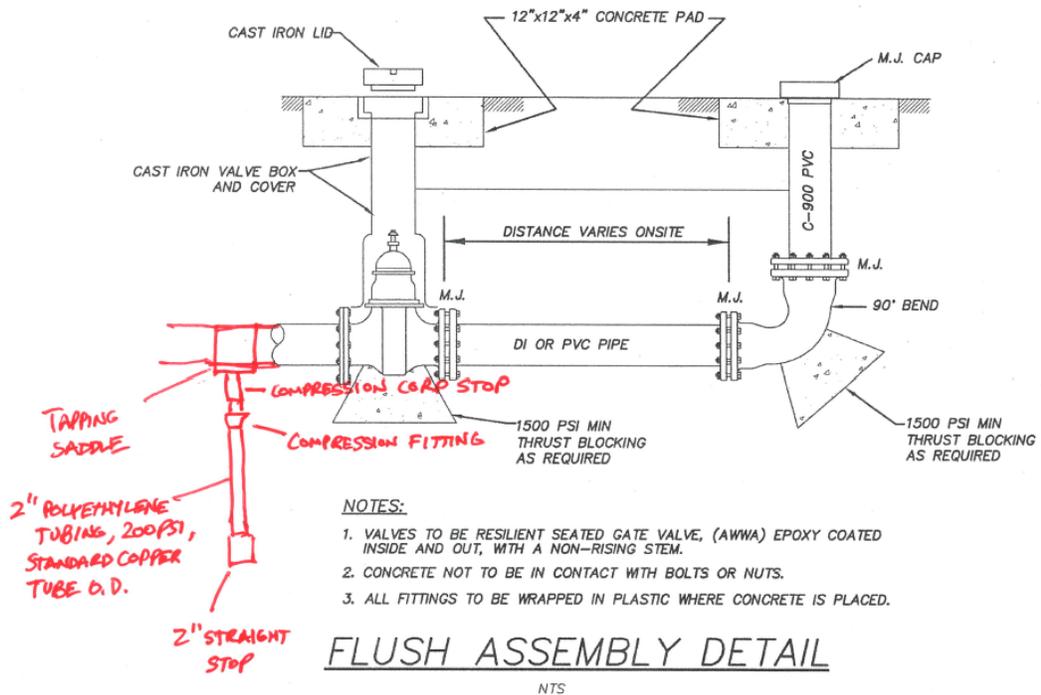
Sidewalk Layout

1. Sidewalks are required on both sides of the streets within the subdivision.

Street Light Layout

1. Add a 250 watt cobra head street light at the intersection of Chapala Street/FM 2410 and at the intersection of Stone Lake Trail/FM 2410.

EVERYTHING SHOWN IN RED WOULD BE INSTALLED HORIZONTALLY, NOT VERTICALLY AS SHOWN



Consulting Engineer, Otto Wiederhold

1. No comments at this time. When final plat and plans are submitted, I will make comments.

Fire Marshal, Brad Alley

Building Official, Mike Beard

1. No Comments.

ONCOR, Derex Spencer

Century Link, Chris McGuire

Time Warner Cable/Spectrum, Shaun Whitehead

ATMOS, Burton Jones

TXDOT, Billy Tweedle

1. TxDOT requests a one foot non-access easement to be placed along the entire frontage of FM 2410 being broken only at the shown proposed access locations.

ETJ, Bryan Neaves & Malcolm Miller

Subdivision Regulations:

1. 204.1- Location and Accuracy – Txdot approval letters for access on F.M. 2410
2. 204.5- Water System- Certification of water is required.
3. 204.2- Dedication- The dedication is required by separate instrument, as well as on the plat. Also, please include a sealed copy of the surveyor's field notes.
4. 204.6- Wastewater- Certification from the Bell County Health Department is required, as well as a copy of the site evaluation letter.
5. 204.11- Restrictions- Provide a copy of any proposed restrictions or covenants that may apply.
6. 204.16- Letter of Compliance- needs to be started on plat or on separate documentation.
7. 204.15-Acreage and length statement- Statement contained in streets and roads.
8. 304 Soil- Geotech report is required.
9. A5-Acess- HOA Trac C Will need 50' to have proper access to the detention pond.
10. Construction plans will need to be provided.

Dog Ridge WSC,

1. **Dog Ridge WSC has indicated that they will not have their first round of comments until after their board meeting on June 19, 2021.**

Bell County Public Health, Kent Stephens

1. The Preliminary Plat meets State lot size requirements for On-Site Wastewater with public water. However, there are many lots with complex slopes that may make development utilizing septic systems challenging or impossible. Block 2 Lots 24-39, 56-61 & 68-71 are some examples.
2. Also, there are several creeks as noted on the USGS map that will requires up to a 75' setback from the centerline. Final approval for On-Site Wastewater Systems WILL NOT be given until clearing, surveying and a final plat has been submitted.

If you have any questions, please call the Temple office at (254) 778.7557.

STONE LAKE TRAILS

P21-17 Preliminary Plat – Stone Lake Trails

Plat Distributed to HH Staff: June 3, 2021
Comments Returned to Belton Engineering: **June 10, 2021**

Planning & Development, Kristina Ramirez & Yvonne Spell

1. Applicant is advised that a concept plan submission is required prior to or with submission of a preliminary plat per §154.20(A)(2)(e). **Noted**
2. Applicant shall provide a detail with typical building placements and building envelopes. **Building setbacks have been provided for each lot.**
3. Applicant shall provide half of the lacking right of way to meet the 120' required width along those lots that abut FM 2410 (major arterial). **ROW dedication lines added to get 120' required for FM 2410.**
4. Per §154.37(D)(7), Applicant shall amend the subdivision layout such that the length of Kankakee Drive does not exceed the allowable culdesac length for lots less than 1 acre. **See variance letter.**
5. Per §154.37(D)(8), applicant shall rename roadways such that there is not a conflict within the 911 area and the City of Harker Heights. (Chippewa Drive already exists) **Chippewa Drive changed to Lahontan Street.**
6. Applicant shall move the drainage tracts dedication from the subdivision block to after the dedication statement and before the applicant's signature. **Drainage tract dedication added after dedication statement and before applicant's signature. These drainage tracts to be owned and maintained by the Home Owners Association.**
7. Applicant shall clarify the sheet and phase linework such that they are discernable in black & white and when reproduced (different line types). **Linework for changed to add variation between phasing lines and sheet lines.**
8. On page 1 of the plat dedication pages, applicant shall provide uniform annotation for all surrounding parcels (lot/block information, subdivision name, type of use for a distance of 300 ft from the plat boundary). **Comment needs clarification.**
9. Applicant shall illustrate the adjacent offsite and onsite existing 20' drainage easement and address connectivity of said easement (Lots 49-56, Block 2, & Tract C). This point discharge shall be taken into account in the drainage analysis. **20' drainage easement as per Colinas Del Lago shown between Lot 34/35 shown on plat. All discharge for Colinas Del Lago has been**

accounted for in drainage area OS4b. There is no drainage infrastructure located within this 20' drainage easement.

10. Applicant shall illustrate the adjacent offsite 10' public utility easement and address connectivity of said easement (Lots 77-80, Block 2). 10' utility easement shown along Lots 78-80. Connectivity of said easement is addressed within the Variance letter.
11. On all plat dedication pages, the applicant shall identify usage and ownership for all Tracts (A, B, C & D) in a uniform manner (i.e. each have Tract name and acreage with a note for usage and ownership on the dedication page. On Sheet 5 on the plat, a table is given showing the tract name, acreage, ownership and usage.
12. Per §154.20(B)(6) applicant shall provide an as-built for the existing property (structures, OSSF, easements). On some of the plan sheets two structures are shown to be located on Lot 80, Block 2. Clarify the intent for those existing structures. Please see the attached as-builts for the existing structure. Septic permit and information is also included. Existing easements for this structure were added to the plat.
13. Applicant shall clarify the intent for the existing well located on Lot 76, Block 2. The proposed well is to used for landscape irrigation for Lot 76.
14. Applicant shall amend annotation such that it is clear that the entrance at Stonelake Trail is a 70-foot right-of-way for a minimum distance of 100 feet from the intersection. Annotation amended. Stone Lake Trails is a 70' ROW for a minimum distance of 100'.
15. Applicant shall provide for utility easements to the adjacent undeveloped parcels. Need clarification for this comment. Which parcels are undeveloped and in need of a utility easement.
16. Applicant shall address how the two landlocked parcels south of Lots 36-38 of Block 2 are accessed (connectivity to public ROW). Parcel 460645 is owned by Paul & Susan Jones. They also own Lot 48 (Colinas Del Lago) which has access to Arroyo Drive. Parcel 460644 is owned by Edward and Mary MacLean. They also own Lot 47 (Colinas Del Lago) which has access to Arroyo Drive. Therefore, these parcels are not landlocked.
17. Applicant shall provide for half of the right of way needed to bring the adjacent Gnome Drive into compliance (Lots 77-80 need to dedicate 5' of ROW) & need to illustrate the same for opposite side (Full ROW should be 70'), same for Lago Vista Drive. See variance letter.
18. Provide concurrence from TXDOT showing approval for curb cuts and drainage acceptance. See attached email showing TxDOT approval of curb cuts. Drainage acceptance to be closer to final plat.
19. Applicant is advised that all drainage infrastructure shall be completed in Phase 1 of this development or waivers of liability will need to be executed and recorded. Noted
20. Applicant shall amend lot dimensions such that all lots can be serviced by a septic system. See Comment #1 from Kent Stephens. "The Preliminary Plat meets state lot size requirements"

21. All utility easements shall have a minimum 15' width per §154.42(A)(1). **Utility easements revised to have 15' width.**
22. All drainage easements/tracts shall have a minimum 15 ft clear strip (not part of the structure or natural course) on both side of earthen ditches, streams, channels, etc. for maintenance access per §154.41(B). **See variance letter. To be owned and maintained by HOA.**
23. The applicant is advised that all drainage improvements (including energy dissipation at the outfall) required for this subdivision must be within the subdivision (easement or tract) or a waiver of liability and offsite drainage easement must be obtained. **Noted.**

Public Works, Mark Hyde

Water Layout

1. Water line tees are required to have isolation gate valves on all three branches of the tee. **Isolation gate valves added to branches of tee.**
2. Add an 8-inch isolation gate valve 75' from the fire hydrant (prior to the 90-degree bend) located on Lot 71 on Kankakee Drive. **8" isolation gate valve added before fire hydrant.**
3. Loop the water mains between Nipissing Avenue and Cuitzeo Court between Lot's 24 and 25 on Nipissing Avenue and Lot's 36 and 37 on Cuitzeo Court. **15' utility easements added on Lots 25 and 35 shown on the final plat. The water line is looped through this segment of utility easements as seen on the utility plan.**
4. Add a 15' public utility easement on either side of Lot's 79 and 80 between Kankakee Drive and Gnome Lane. **See variance letter.**
5. Add a 15' public utility easement within Lot 74 at the end of Kankakee Drive on the west side of the lot line between Lot's 73 and 74, extending to Lot 32 in the Colinas Del Lago subdivision. Then extending the 15' public utility easement west to the lot line between Lot's 31 and 32, Colinas Del Lago. **See variance letter.**
6. Extend the water line on the Nipissing Avenue north cul-de-sac past the curb preferably where flush water can run between lot lines. Add an automatic flush box assembly connection. Provide a 15' public drainage easement between the lot lines. See the automatic flush assembly drawing. You will be substituting the fire hydrant in place of the 6-inch flush assembly. **Flush assembly added near the lot line of 12/13 Block 2. Fire hydrant to remain for fire safety. 15' drainage easement added in between lot line.**
7. Reconfigure the lot line between Lot's 63 and 64 where the water main can be looped between Huron Court and Komi Circle. The water lines would be drawn on the east side of Huron Court and on the south side of Komi Circle. Provide a 15' public utility easement for the loop connection. **See utility plan for the proposed water loop. Water line is to run along tract C/ Lot 56 and Lot 66/67. 15' utility easements were added. Grade change between Komi and Huron is significant. More acceptable slopes are available with the proposed loop.**

8. Add a 15' public utility easement between Lot's 13 and 14 between Nipissing Avenue and the Lakeside Hills subdivision. **15' utility easement added between Lot 13/14.**
9. Add an automatic flush assembly connection at the Kankakee Drive cul-de-sac. Provide a 15' public drainage easement between the lot lines. See the automatic flush assembly drawing. You will be substituting the fire hydrant in place of the 6-inch flush assembly. **Flush assembly added at Kankakee Drive. Runoff to run through Tract D.**
10. Add an automatic flush assembly connection at the Stone Lake Trail cul-de-sac. Provide a 15' public drainage easement between the lot lines. See the automatic flush assembly drawing. You will be substituting the fire hydrant in place of the 6-inch flush assembly. **Flush assembly added at Stone Lake Trails. Runoff will travel down Stone Lake Trail and enter Tract B.**

Street Layout

1. The subdivision entrances at Chapala Street and Stone Lake Trail shall be 42 feet wide with a 70-foot right-of-way for a minimum distance of 100 feet from the FM 2410 intersection. **Subdivision entrances have 70 ROW and 42 BB for a minimum of 100'. Meets requirements.**

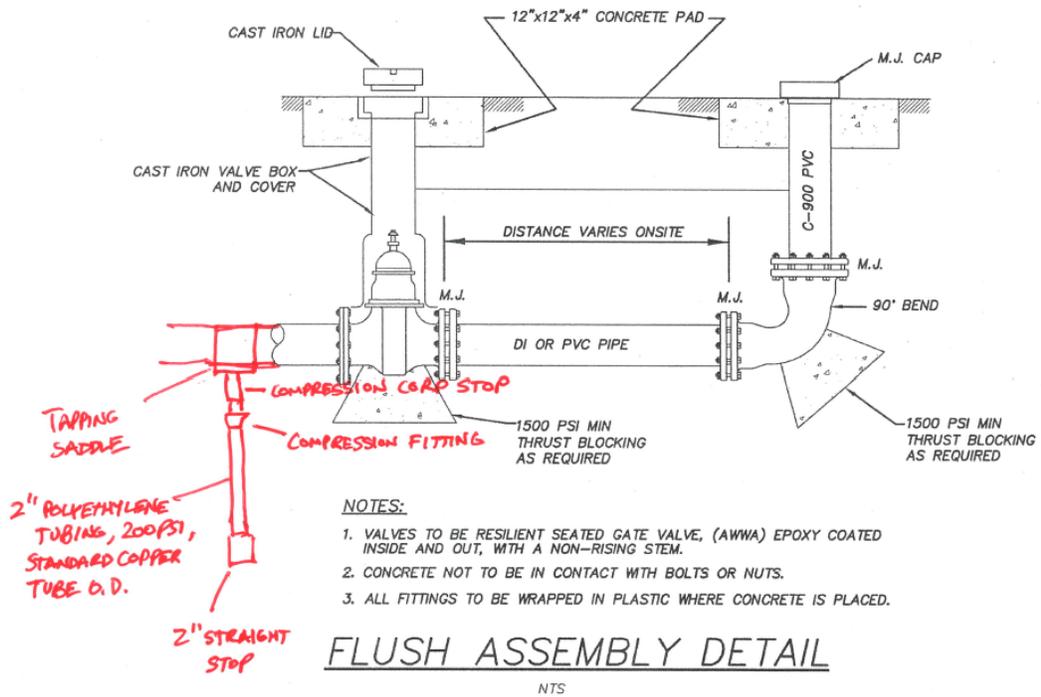
Sidewalk Layout

1. Sidewalks are required on both sides of the streets within the subdivision. **See variance letter.**

Street Light Layout

1. Add a 250 watt cobra head street light at the intersection of Chapala Street/FM 2410 and at the intersection of Stone Lake Trail/FM 2410. **Proposed street lights added at intersection of Chapala St/FM 2410 and Stone Lake Trail/FM 2410.**

EVERYTHING SHOWN IN RED WOULD BE INSTALLED HORIZONTALLY, NOT VERTICALLY AS SHOWN



Consulting Engineer, Otto Wiederhold

1. No comments at this time. When final plat and plans are submitted, I will make comments.

Fire Marshal, Brad Alley

1. No Comments.

Building Official, Mike Beard

1. No Comments.

ONCOR, Derex Spencer

Century Link, Chris McGuire

Time Warner Cable/Spectrum, Shaun Whitehead

ATMOS, Burton Jones

TXDOT, Billy Tweedle

1. TxDOT requests a one foot non-access easement to be placed along the entire frontage of FM 2410 being broken only at the shown proposed access locations. **1' non-access easement added.**

ETJ, Bryan Neaves & Malcolm Miller

Subdivision Regulations:

1. 204.1- Location and Accuracy – Txdot approval letters for access on F.M. 2410 **See attached TxDOT concurrence.**
2. 204.5- Water System- Certification of water is required. **Dog Ridge certification shown on plat**
3. 204.2- Dedication- The dedication is required by separate instrument, as well as on the plat. Also, please include a sealed copy of the surveyor's field notes. **Attached are signed field notes**
4. 204.6- Wastewater- Certification from the Bell County Health Department is required, as well as a copy of the site evaluation letter. **Certification for Bell County Health added and copy of the preliminary site evaluation is attached.**
5. 204.11- Restrictions- Provide a copy of any proposed restrictions or covenants that may apply. **Deed restrictions will be included with final plat submission.**
6. 204.16- Letter of Compliance- needs to be started on plat or on separate documentation. **Letter of Compliance added as Note #11 under surveyor notes.**
7. 204.15-Acreage and length statement- Statement contained in streets and roads. **Road table created to shown name of road, length and area on sheet 1 of plat.**
8. 304 Soil- Geotech report is required. **Will be included with HH final plat submission**
9. A5-Acess- HOA Trac C Will need 50' to have proper access to the detention pond. **Tract C to be owned and maintained by HOA**
10. Construction plans will need to be provided. **Will be included with HH final plat submission**

Dog Ridge WSC,

1. **Dog Ridge WSC has indicated that they will not have their first round of comments until after their board meeting on June 19, 2021.**

Bell County Public Health, Kent Stephens

1. The Preliminary Plat meets State lot size requirements for On-Site Wastewater with public water. However, there are many lots with complex slopes that may make development utilizing septic systems challenging or impossible. Block 2 Lots 24-39, 56-61 & 68-71 are some examples. **Noted**
2. Also, there are several creeks as noted on the USGS map that will requires up to a 75' setback from the centerline. Final approval for On-Site Wastewater Systems WILL NOT be given until clearing, surveying and a final plat has been submitted. **Noted**

If you have any questions, please call the Temple office at (254) 778.7557.

STONE LAKE TRAILS

P21-17 Preliminary Plat – Stone Lake Trails

Plat Distributed to HH Staff: June 3, 2021

Revised Plat Distributed to HH Staff: June 17, 2021

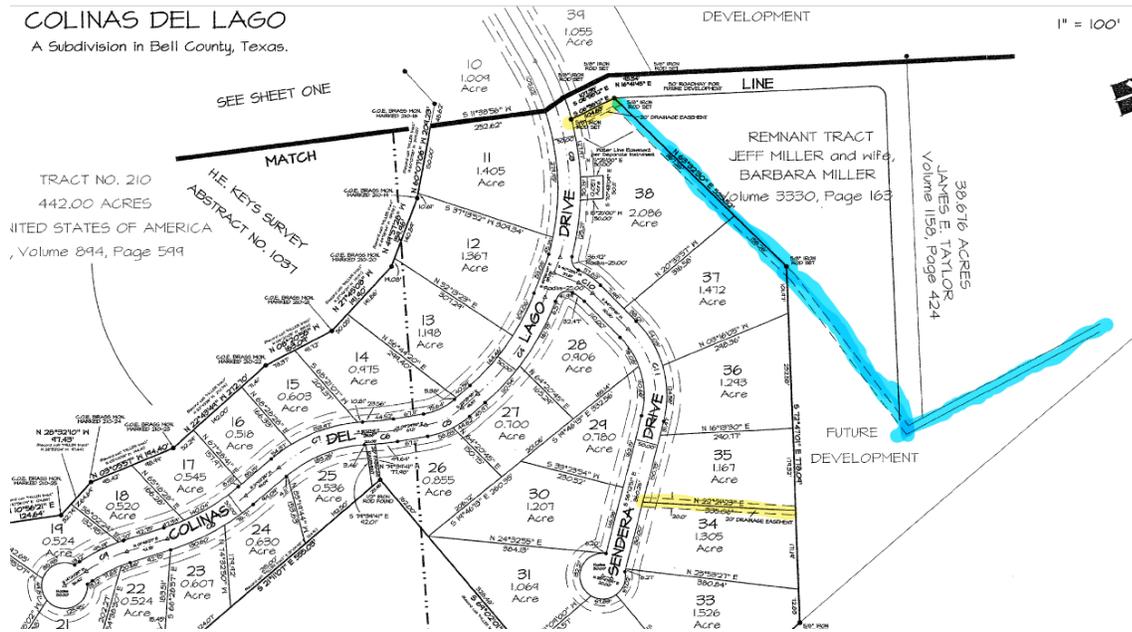
Comments Returned to Belton Engineering: June 24, 2021

Planning & Development, Kristina Ramirez & Yvonne Spell

1. Applicant is advised that a concept plan submission is required prior to or with submission of a preliminary plat per §154.20(A)(2)(e). **6/17/21 Not Met. Applicant's response is noted. However, a Concept Plan application was not submitted with the revisions.**
2. Applicant shall provide a detail with typical building placements and building envelopes. **6/17/21 Partially Met. Applicant's response is noted. However, applicant shall amend Surveyor's note #12 such that it is clear that those are the current setbacks at the time of platting and that setbacks are determined by the adopted zoning district as mended by City Council.**
3. Applicant shall provide half of the lacking right of way to meet the 120' required width along those lots that abut FM 2410 (major arterial). **6/17/21 Partially Met. The right of way dedication being offered with this platting action must be reflected on sheet 1 or a note added to refer to Sheets 2-4 for additional detail.**
4. Per §154.37(D)(7), Applicant shall amend the subdivision layout such that the length of Kankakee Drive does not exceed the allowable culdesac length for lots less than 1 acre. **6/17/21 Partially Met. Applicant's request for a variance for the section of Kanikakee Drive between Lot 80, Block 2 and the southern terminal culdesac located near Lot 76, Block 2 meets the code requirements since the lots are all larger than 1 acre in size. Staff requests that the knuckle culdesac at Lot 80, Block 2 be altered to allow for a turning radius of 80 feet to offset the longer section of Kanikakee between Komi Circle and Lot 80, Block 2.**
5. Per §154.37(D)(8), applicant shall rename roadways such that there is not a conflict within the 911 area and the City of Harker Heights. (Chippewa Drive already exists) **6/17/21 Met.**
6. Applicant shall move the drainage tracts dedication from the subdivision block to after the dedication statement and before the applicant's signature. **6/17/21 Met.**
7. Applicant shall clarify the sheet and phase linework such that they are discernable in black & white and when reproduced (different line types). **6/17/21 Met.**
8. On page 1 of the plat dedication pages, applicant shall provide uniform annotation for all surrounding parcels (lot/block information, subdivision name, type of use for a distance of

300 ft from the plat boundary). **6/17/21 Not Met.** The following clarification is provided per the applicant's request. One Sheet 1 some parcels that are adjacent to this development are labeled by lots and blocks (The Escarpment Subdivision; Lakeside Hills Subdivision), while others are only identified by the subdivision name (Colinas Del Lago). Additionally, code requires that the usage of the lots within 300 feet of the property boundary be identified. If they are all the same use then that can be added in a note on Sheet 1.

9. Applicant shall illustrate the adjacent offsite and onsite existing 20' drainage easement and address connectivity of said easement (Lots 49-56, Block 2, & Tract C). This point discharge shall be taken into account in the drainage analysis. **06/17/21 Partially Met.** The applicant shall illustrate and annotate all drainage easements (yellow) that continue onto this property and ensure that the existing 15' waterline easement by separate instrument (blue highlight) is shown in the proposed subdivision. Applicant shall provide a copy of the water line easement recorded by separate instrument. Applicant shall verify if there are natural swales or low spots in the existing drainage easement and address how the flow will be conveyed from those locations to the proposed Drainage Tract C and not into a proposed home.

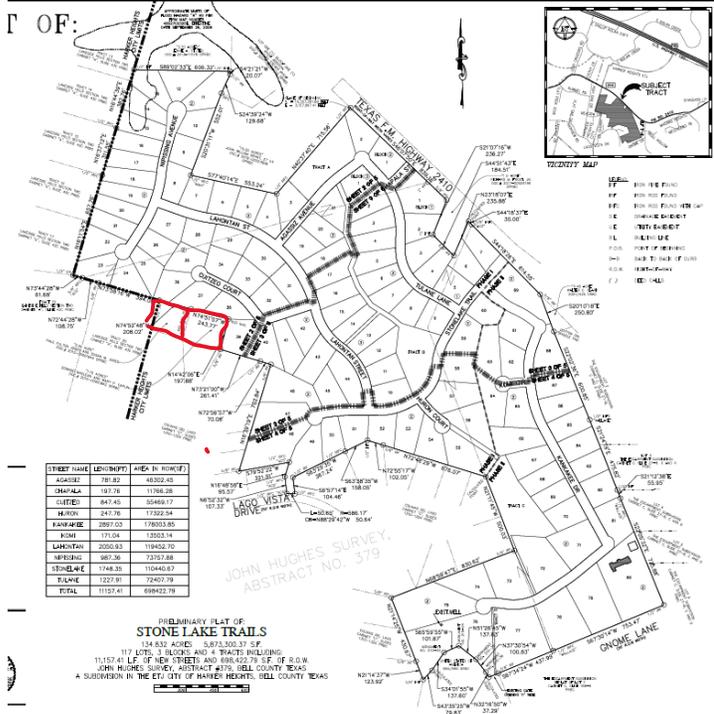


10. Applicant shall illustrate the adjacent offsite 10' public utility easement and address connectivity of said easement (Lots 77-80, Block 2). **6/17/21 Partially Met.** Since a minimum 15' easement is required Applicant shall provide a 5' rear lot utility easement for the above listed lots. Additionally, see response from the Public Works Director in his comment #4.
11. On all plat dedication pages, the applicant shall identify usage and ownership for all Tracts (A, B, C & D) in a uniform manner (i.e. each have Tract name and acreage with a note for usage and ownership on the dedication page. **6/17/21 Partially Met.** In order to avoid the potential

for conflicting interpretations in the future, please annotate the Tracts in the same manner on all 5 plat dedication sheets. Additionally, All tracts used for drainage purposes can have a minimum 15' right of way frontage. However, Tract D needs to be wide enough to accommodate the existing gate opening and be not less than 30' per §154.42(C)(1).

12. Per §154.20(B)(6) applicant shall provide an as-built for the existing property (structures, OSSF, easements). On some of the plan sheets two structures are shown to be located on Lot 80, Block 2. Clarify the intent for those existing structures. **06/17/21 Partially Met. Applicant shall clarify the intent for the structures on this lot (remain or demolish) and access for said lot (readdressed to Kanikakee Drive).**
13. Applicant shall clarify the intent for the existing well located on Lot 76, Block 2. **06/17/21 Partially Met. Based on the applicant's response of intending to leave the well in use for irrigation purposes, approval from Clearwater Underground Utility District will be required for the reconfigured Lot 76, Block 2 such that the required minimum clearance distance between the well and the property line, acreage size, and permit is provided.** <http://cuwcd.org/pdf/CUWCD-DistrictRules.pdf>
14. Applicant shall amend annotation such that it is clear that the entrance at Stonelake Trail is a 70-foot right-of-way for a minimum distance of 100 feet from the intersection. **6/17/21 Met.**
15. Applicant shall provide for utility easements to the adjacent undeveloped parcels. **6/17/21 Not Met. Unplatted properties are indicated below in red and adjacent easements (types include access/passage, drainage, & utility) needing connectivity are shown in green. Additionally, the dedication statement below shows an adjacent 10' UE along proposed Lots 13-25 & Lot 36, Block 2. Since a minimum 15' easement is required Applicant shall provide a 5' UE for the above listed lots. Applicant shall also illustrate and annotate all West Bell County WSC existing easements on the plat dedication sheets and provide a copy of said easement documents.**





43-C

DEDICATION
 LAKEHILLS HILLS, SECTION TWO

STATE OF TEXAS
 COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS:

That Esmar Corporation, a Texas Corporation, Owner of a tract of 374.4# acres shown on the plat accompanying this dedication, the same being part of the lands conveyed to Esmar Corporation by deed recorded in Vol. 1460, Page 567.

Deed Records of Bell County, Texas, does hereby adopt the said map or plat as its subdivision and does hereby grant to the public the roadway easements or water lines together with and including rights of ingress and egress and, in addition, an easement 10' in width for utilities along the side, rear and front lines of each tract shown on the appended plat and along the equivalent lines of any tract which may hereafter be created out of any of the tracts shown on the plat.

EXECUTED this the 3rd day of April, 1979.

ESMAR CORPORATION
 BY: *Edna McCalla, Jr.*
 Edna McCalla, Jr., President

16. Applicant shall address how the two landlocked parcels south of Lots 36-38 of Block 2 are accessed (connectivity to public ROW). **6/17/21 Met.**
17. Applicant shall provide for half of the right of way needed to bring the adjacent Gnome Drive into compliance (Lots 77-80 need to dedicate 5' of ROW) & need to illustrate the same for opposite side (Full ROW should be 70'), same for Lago Vista Drive. **6/17/21 Applicant's request for a variance is noted and will be presented to P&Z and City Council.**
18. Provide concurrence from TXDOT showing approval for curb cuts and drainage acceptance. **6/17/21. Met for driveway (roadway) locations. Applicant's response is noted for drainage.**
19. Applicant is advised that all drainage infrastructure shall be completed in Phase 1 of this development or waivers of liability will need to be executed and recorded. **6/17/21 Met.**
20. Applicant shall amend lot dimensions such that all lots can be serviced by a septic system. **6/17/21 Applicant's response is noted. However, applicant is advised that per the same BCPH letter the lot size alone does not determine if a lot can be serviced by a septic system and that the required 75' setback from creeks and slopes may prohibit usage of septic on some of the proposed lots.**
21. All utility easements shall have a minimum 15' width per §154.42(A)(1). **6/17/21 Met.**
22. All drainage easements/tracts shall have a minimum 15 ft clear strip (not part of the structure or natural course) on both side of earthen ditches, streams, channels, etc. for maintenance access per §154.41(B). **6/17/21 Applicant's response is noted. Applicant is advised that, should the need arise in the future, the drainage infrastructure would need to be brought up to City standards prior to the City accepting maintenance responsibilities.**
23. The applicant is advised that all drainage improvements (including energy dissipation at the outfall) required for this subdivision must be within the subdivision (easement or tract) or a waiver of liability and offsite drainage easement must be obtained. **6/17/21 Met.**

Public Works, Mark Hyde

Water Layout

1. Water line tees are required to have isolation gate valves on all three branches of the tee.
2. Add an 8-inch isolation gate valve 75' from the fire hydrant (prior to the 90-degree bend) located on Lot 71 on Kankakee Drive.
3. Loop the water mains between Nipissing Avenue and Cuitzeo Court between Lot's 24 and 25 on Nipissing Avenue and Lot's 36 and 37 on Cuitzeo Court.
4. Add a 15' public utility easement on either side of Lot's 79 and 80 between Kankakee Drive and Gnome Lane.
5. Add a 15' public utility easement within Lot 74 at the end of Kankakee Drive on the west side of the lot line between Lot's 73 and 74, extending to Lot 32 in the Colinas Del Lago subdivision.

Then extending the 15' public utility easement west to the lot line between Lot's 31 and 32, Colinas Del Lago.

6. Extend the water line on the Nipissing Avenue north cul-de-sac past the curb preferably where flush water can run between lot lines. Add an automatic flush box assembly connection. Provide a 15' public drainage easement between the lot lines. See the automatic flush assembly drawing. You will be substituting the fire hydrant in place of the 6-inch flush assembly.
7. Reconfigure the lot line between Lot's 63 and 64 where the water main can be looped between Huron Court and Komi Circle. The water lines would be drawn on the east side of Huron Court and on the south side of Komi Circle. Provide a 15' public utility easement for the loop connection.
8. Add a 15' public utility easement between Lot's 13 and 14 between Nipissing Avenue and the Lakeside Hills subdivision.
9. Add an automatic flush assembly connection at the Kankakee Drive cul-de-sac. Provide a 15' public drainage easement between the lot lines. See the automatic flush assembly drawing. You will be substituting the fire hydrant in place of the 6-inch flush assembly.
10. Add an automatic flush assembly connection at the Stone Lake Trail cul-de-sac. Provide a 15' public drainage easement between the lot lines. See the automatic flush assembly drawing. You will be substituting the fire hydrant in place of the 6-inch flush assembly.

6/17/2021 Water Layout

1. **The Dog Ridge Water Supply Corporation may be absorbed by the City of Harker Heights and the City of Belton in the future. The requested utility easements are necessary for future connections and upgrades to existing water systems. Add a 15' public utility easement on either side of Lot's 79 and 80 between Kankakee Drive and Gnome Lane. Add a 15' public utility easement within Lot 74 at the end of Kankakee Drive on the west side of the lot line between Lot's 73 and 74, extending to Lot 32 in the Colinas Del Lago subdivision. Then extending the 15' public utility easement west to the lot line between Lot's 31 and 32, Colinas Del Lago.**
2. **If Komi Circle cannot be looped to a nearby water main to avoid a dead-end line, an automatic flush assembly will be required along with a 15' public drainage easement between the lot lines. You will be substituting the fire hydrant in place of the 6-inch flush assembly.**

Street Layout

1. The subdivision entrances at Chapala Street and Stone Lake Trail shall be 42 feet wide with a 70-foot right-of-way for a minimum distance of 100 feet from the FM 2410 intersection.

Sidewalk Layout

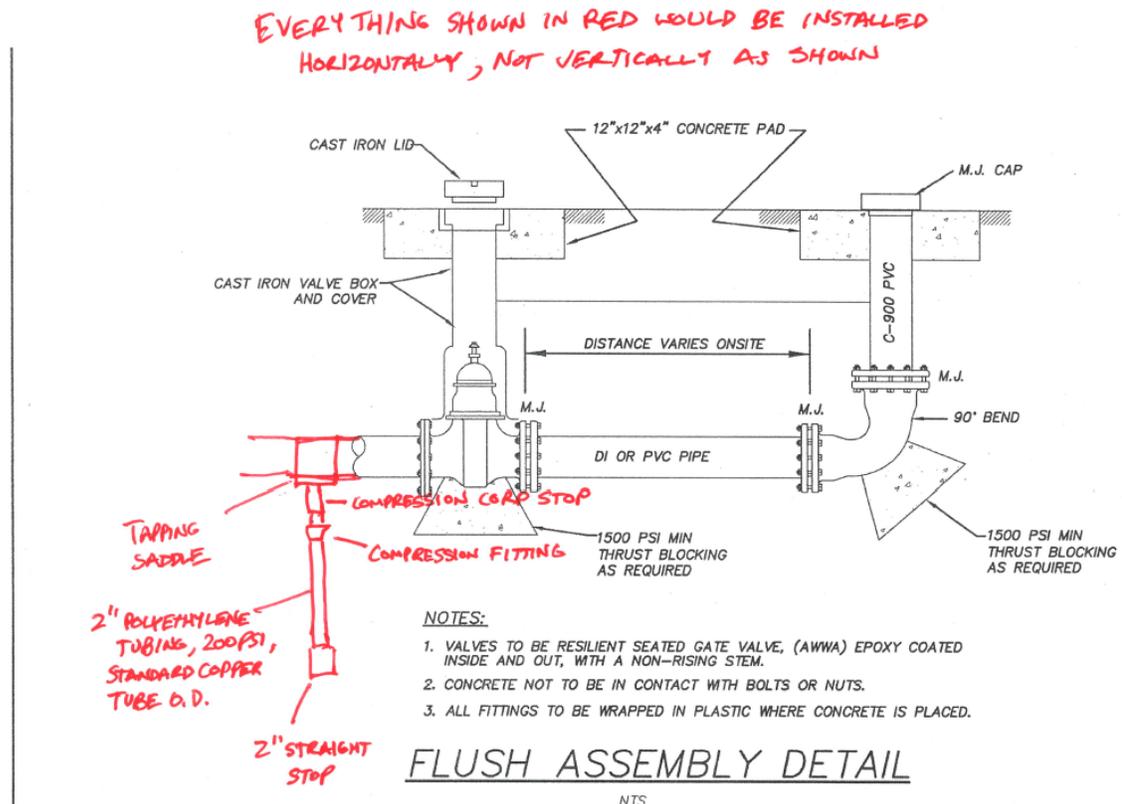
1. Sidewalks are required on both sides of the streets within the subdivision.

6/17/2021 Sidewalk Layout

1. The City of Harker Heights subdivision regulations apply to the Harker Heights ETJ. The topography challenges are noted. However, sidewalks are required on both sides of the streets within the subdivision.

Street Light Layout

1. Add a 250 watt cobra head street light at the intersection of Chapala Street/FM 2410 and at the intersection of Stone Lake Trail/FM 2410.



Consulting Engineer, Otto Wiederhold

1. No comments at this time. When final plat and plans are submitted, I will make comments.

Fire Marshal, Brad Alley

1. No Comments.

Building Official, Mike Beard

1. No Comments.

ONCOR, Derex Spencer

Century Link, Chris McGuire

Time Warner Cable/Spectrum, Shaun Whitehead

ATMOS, Burton Jones

TXDOT, Billy Tweedle

1. TXDOT requests a one foot non-access easement to be placed along the entire frontage of FM 2410 being broken only at the shown proposed access locations.

ETJ, Bryan Neaves & Malcolm Miller

Subdivision Regulations:

1. 204.1- Location and Accuracy – Txdot approval letters for access on F.M. 2410
2. 204.5- Water System- Certification of water is required.
3. 204.2- Dedication- The dedication is required by separate instrument, as well as on the plat. Also, please include a sealed copy of the surveyor's field notes.
4. 204.6- Wastewater- Certification from the Bell County Health Department is required, as well as a copy of the site evaluation letter.
5. 204.11- Restrictions- Provide a copy of any proposed restrictions or covenants that may apply.
6. 204.16- Letter of Compliance- needs to be started on plat or on separate documentation.
7. 204.15-Acreage and length statement- Statement contained in streets and roads.
8. 304 Soil- Geotech report is required.
9. A5-Acess- HOA Trac C Will need 50' to have proper access to the detention pond.
10. Construction plans will need to be provided.

Dog Ridge WSC,

6/15/2021

1. This preliminary "Master Utility Plan" does not address the fact that Dog Ridge Water Supply Corporation has a four inch water line originating at an existing Central Texas Water Meter Supply meter vault shown on Sheet C2.0 (Block 1, Lot 7) and going access the plotted

area and ending at Dog Ridge Water Supply Corporation's Colinas Del Lago pump station. This line must remain in service at all times since it is only water

2. The two locations of the proposed connection to Dog Ridge water Supply Corporations line are incorrectly shown on the south side of FM 2410. Each of the two connection will require road bores and connections to Dog Ridge WSC's water meter main located in an easement on the north side of FM 2410.
3. The street layout with seven cul-de-sacs require seven water system flushing points, reducing the number of dead-end lines will conserve water and save labor for the required monthly line flushings.
4. The Master Utility Plan as shown will result in approximately 56 PSI water pressure differential between the low elevation lots and the higher elevation lots. Pressure reducing valves may be require at select point in the main lines serving the lower elevation lots. An engineering analysis may be necessary to determine the pressure at the higher elevation lots and to determine if a pressure booster facility might be required to achieve pressures above the required minimum.
5. The water line serving the fire hydrant in the cul-de-sac in block 2, lot 10, 11, 12, 13, 14 should not angle across the paved street.
6. The street R.O.W. width at the Gated Entrance is insufficient to allow the waterline to remain on the R.O.W., without being under the paved street.

Bell County Public Health, Kent Stephens

1. The Preliminary Plat meets State lot size requirements for On-Site Wastewater with public water. However, there are many lots with complex slopes that may make development utilizing septic systems challenging or impossible. Block 2 Lots 24-39, 56-61 & 68-71 are some examples.
2. Also, there are several creeks as noted on the USGS map that will requires up to a 75' setback from the centerline. Final approval for On-Site Wastewater Systems WILL NOT be given until clearing, surveying and a final plat has been submitted. **6/22/2021 Not Met**

If you have any questions, please call the Temple office at (254) 778.7557.

Clearwater Underground Water Conservation District, Dirk Aaron

6/23/2021 Clearwater UWCD (CUWCD) has completed a desktop geodatabase investigation and records review for groundwater wells per your request. The Bell CAD properties reviewed were PIDs #54618 (28.68 acres), #104247 (53.7 acres), #467848 (37.362 acres), #350274 (3.744 acres), #467849 (2.383 acres), and #20034 (8.943 acres) based on the proposed subdivision known as the Stone Lake Trails Subdivision.

Item 1: Database review determined two wells exist on the proposed subdivision known as the Stone Lake Trails Subdivision. E-02-2811G is located at 31.051289 degrees latitude -97.583659 degrees longitude. It must be plugged as the proposed subdivision places this well in the middle of a street. E-21-055G is located at 31.043792 degrees latitude -97.583332 degrees longitude. It will be retained as part of Block 2 Lot 76 of the proposed subdivision and will require a setback waiver once the property is subdivided.

Item 2: Once the subdivision replat is approved and subdivided as requested, future drilling of a non-exempt permitted well will be possible for beneficial use on Block 2, Lots 75, 77, and 80 of the subdivision known as Stone Lake Trails Subdivision. *Non-exempt permitted wells* on tracts less than 10 acres and greater than or equal to 2 acres is possible under district rules if the purpose of the well meets the definition of beneficial use. The remaining tracts in the subdivision will not be allowed a groundwater production well, as they are all smaller than 2 acres. Tracts labeled as retention areas are also not allowed future wells.

Item 3: The proposed subdivision lies in the Dog Ridge Water Supply Corporation's CCN #10048, thus public water supply to the proposed subdivision is solely the responsibility of Dog Ridge WSC.

Item 4: The following is *language to be placed on the dedication/notes/certification under signature*.

1| Clearwater Underground Water Conservation District (CUWCD) is a political subdivision of the State of Texas and underground water conservation district created and operating under and by virtue of Article XVI, Section 59, of the Texas Constitution; Texas Water Code Chapter 36; the District's enabling act, Act of May 27, 1989, 71st Legislature, Regular Session, Chapter 524 (House Bill 3172), as amended by Act of April 25, 2001, 77th Legislature, Regular Session, Chapter 22 (Senate Bill 404), Act of May 7, 2009, 81st Legislature, Regular Session, Chapter 64 (Senate Bill 1755), and Act of May 27, 2015, 84th Legislature, Regular Session, Chapter 1196, Section 2 (Senate Bill 1336)(omnibus districts bill); and the applicable general laws of the State of Texas; and confirmed by voters of Bell County on August 21, 1999.

***Clearwater Underground Water Conservation District (CUWCD) District Rules based on Chapter 36 "Texas Groundwater Code" prevent the drilling of Exempt Wells for **domestic use on tracts of land platted to less than 10 acres after March 1st, 2004. Permitting of Wells on tracts less than 10-acres and greater than or equal to 2-acres is possible under district rules if the purpose of the well meets the definition of beneficial use. Per District Rules and Chapter 36, all drilling of wells on tracts of land platted to less than 2 acres after March 1st, 2004, is not possible". All current and future wells must meet the 100-ft setback requirement of all on-site septic systems, unless the well is constructed with an approved sanitary seal allowing setback from the on-site septic to be reduce to a minimum 50 feet. Clearwater UWCD District Rules are at: <http://www.cuwcd.org>*

CLEARWATER UNDERGROUND WATER CONSERVATION DISTRICT (CUWCD) CERTIFICATE

CUWCD is the regulatory authority for groundwater wells in Bell County and hereby certifies that this proposed subdivision has been evaluated for on-site groundwater production wells. In its current condition, the proposed subdivision meets our expectations described by District Policy and affirmed by District Staff.

Name Title Date

2 | *Clearwater Underground Water Conservation District (CUWCD) is a political subdivision of the State of Texas and underground water conservation district created and operating under and by virtue of Article XVI, Section 59, of the Texas Constitution; Texas Water Code Chapter 36; the District's enabling act, Act of May 27, 1989, 71st Legislature, Regular Session, Chapter 524 (House Bill 3172), as amended by Act of April 25, 2001, 77th Legislature, Regular Session, Chapter 22 (Senate Bill 404), Act of May 7, 2009, 81st Legislature, Regular Session, Chapter 64 (Senate Bill 1755), and Act of May 27, 2015, 84th Legislature, Regular Session, Chapter 1196, Section 2 (Senate Bill 1336)(omnibus districts bill); and the applicable general laws of the State of Texas; and confirmed by voters of Bell County on August 21, 1999.*



PLANNING AND ZONING COMMISSION MEMORANDUM

P21-18

AGENDA ITEM VIII-02

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING & DEVELOPMENT
DATE: June 30, 2021

DISCUSS AND CONSIDER A REQUEST FOR FINAL PLAT APPROVAL FOR THE SUBDIVISION REFERRED TO AS EPRESSO ADDITION, ON PROPERTY DESCRIBED AS A 2.736 ACRE TRACT OF LAND BEING PART OF THE W.F. HUNT SURVEY, ABSTRACT NO. 458, BELL COUNTY, TEXAS, BEING PART OF THAT TRACT CONVEYED TO SCHOOLGIRL, LLC, A TEXAS LIMITED LIABILITY COMPANY, AS RECORDED IN INSTRUMENT NO. 2017-001963, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS, GENERALLY LOCATED SOUTH OF WAMPUM DRIVE, HARKER HEIGHTS, BELL COUNTY, TEXAS.

PROJECT DESCRIPTION:

The applicant submitted an application for final plat approval for approximately 2.736 acres of vacant land just south of Wampum Drive. The proposed development will consist of 3 commercial lots. The development will be located within the Knight's Way Overlay District, and any future construction will be required to comply with standards set forth in the Overlay District.

Staff has reviewed the submitted final plat and have made comments to address pertinent drainage requirements to ensure that all developmental regulations stipulated in the City of Harker Heights Code of Ordinances will be adhered to.

STAFF RECOMMENDATION:

As of June 23 2021, the applicant has adequately addressed staff's comments and currently meets the standards and ordinances of the City of Harker Heights. Staff therefore recommends approval of the Final Plat for the subdivision referred to as Espresso Addition.

ACTION BY THE PLANNING AND ZONING COMMISSION:

1. Motion to **approve, approve with conditions, or disapprove with explanation** a request for Final Plat for the subdivision referred to as Espresso Addition, on property described as a 2.736 acre tract of land being part of the W.F. Hunt Survey, Abstract No. 458, Bell County, Texas, being part of that tract conveyed to Schoolgirl, LLC, a Texas Limited Liability Company, as recorded in Instrument No. 2017-001963, Official Public Records of Bell County, Texas, generally located south of Wampum Drive, Harker Heights, Bell County, Texas
2. Any other action desired.

ATTACHMENTS:

1. Application
2. Espresso Addition - Final Plat
3. Espresso Addition - Preliminary Engineering Documents
4. Location Map
5. Staff Comments with Responses (Sent 6/10/2021 & 06/24/2021; Received 6/16/2021)



Final Plat Application

Requirements - APPLICATION MUST BE FULLY COMPLETED OR WILL NOT BE ACCEPTED

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

- 1. Payment of \$150.00**
- 2. Signed Original Field Notes and Dedication Pages**
- 3. Paper Plan Submissions: Ten (10) Copies of Plat and Seven (7) sets of Final Engineering Plans**
- 4. Electronic Submissions: Plat and Engineering Plans submitted to tdake@harkerheights.gov in PDF format.**
- 5. Completed Final Plat Checklist**

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

Property Information:

Plat Name: Espresso Addition _____ **Date Submitted:** Jun 2, 2021 _____

Number of Lots: 3 _____ **Number of Units/Suites:** _____ **Acreage:** 2.736 _____

Site Address or General Location: FM 2410 Harker Heights, TX 76548 _____

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

Date of Preliminary Plat Approval by P&Z: _____

Owner Information & Authorization:

Property Owner: Schoolgirl, LLC _____

Address: 2916 Illinois Ave Killeen, TX 76543 _____

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

Developer: (same as above) _____

Address: _____

Phone: _____ **E-Mail:** _____

Engineer: Stephanie Magnani, PE _____

Address: 2901 E. Stan Schlueter Lp Killeen, TX 76542 _____

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

Surveyor: Michelle Lee, PE, RPLS _____

Address: 2901 E. Stan Schlueter Lp Killeen, TX 76542 _____

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

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

HEREBY UNDERSTAND AND ACKNOWLEDGE:

The final plat must be prepared in accordance with the City's subdivision rules and regulations and shall conform substantially to preliminary plat layout as approved. The subdivider will be required to install at his/her own expense all water lines, streets, sewer lines, drainage facilities, and structures within the subdivision accords to Section 154.36 of the Harker Heights Code of Ordinances.

All required improvements must be completed unless a Bond or Letter of Credit has been posted and attached in sufficient amount to assure completion.

A maintenance bond/surety instruments has been furnished to assure the quality of materials and workmanship and maintenance of all required improvements including the City's cost for collecting the guaranteed funds and administering the correction and/or replacement of covered improvements in the even the subdivider defaults.

The maintenance bond or other surety instrument shall be satisfactory to the city as to form, sufficiency and manner of execution. For water and sewer related improvements, the bond or other instrument shall be in an amount equal to 20% of the cost of improvements verified by the city Engineer and shall run for a period of one calendar year. Bonds or other instruments for streets and drainage facilities shall be in an amount equal to 40% of the improvements verified by the city Engineer and shall run for a period of two calendar years.

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

Schoolgirl, LLC _____

Printed Name of Owner

[Handwritten Signature]

Signature of Owner

John Paul Goode _____

Printed Name of Authorized Agent (Corporation/Partnership)

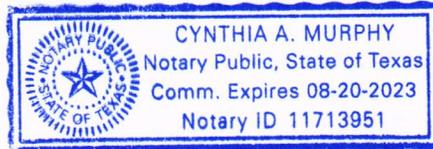
Signature of Authorized Agent (Corporation/Partnership)

SWORN AND SUBSCRIBED BEFORE ME THIS 1 DAY OF
June, 2021.

[Handwritten Signature]

Signature of Notary Public

My Commission Expires: 8-20-2023



STAFF ONLY -- DO NOT FILL OUT

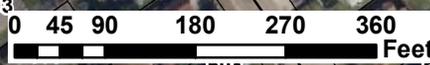
Date Submitted: 6/21/2021 Received By: W. Bennett Case #: P21-18 Receipt #: 01700714



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



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



 Espresso Addition

ESPRESSO ADDITION

P21-18 Final Plat – Espresso Addition

Plat Distributed to HH Staff: June 3, 2021

Comments Returned to Killeen Engineering & Surveying: **June 10, 2021**

Planning & Development, Kristina Ramirez & Yvonne Spell

1. Applicant shall add signature blocks on the plat dedication page as required by City of Harker Heights Code of Ordinances 154.22 (B) (1) (q)).
2. Applicant shall provide a waiver of liability for change in runoff locations and increased drainage runoff between lots to the TXDOT drainage infrastructure on the southeast corner of Lot 1.

Public Works, Mark Hyde

1. No Comments.

Consulting Engineer, Otto Wiederhold

1. No Comments.

Fire Marshal, Brad Alley

1. No Comments.

Building Official, Mike Beard

1. No Comments.

ONCOR

1. Oncor has facilities on these plats and will need to keep the current easements.

Century Link, Chris McGuire

1. Conditionally approved, need to make sure rear UE is not vacated.

Time Warner Cable/Spectrum, Shaun Whitehead

1. City of Harker Heights Planning Department has not heard back from the entity and comments may be forthcoming as of 06/09/21.

ATMOS, Burton Jones

1. City of Harker Heights Planning Department has not heard back from the entity and comments may be forthcoming as of 06/09/21.

TXDOT, Billy Tweedle

1. TxDOT does concur.

ESPRESSO ADDITION-RESPONSE

P21-18 Final Plat – Espresso Addition

Plat Distributed to HH Staff: June 3, 2021

Comments Returned to Killeen Engineering & Surveying: **June 10, 2021**

Planning & Development, Kristina Ramirez & Yvonne Spell

1. Applicant shall add signature blocks on the plat dedication page as required by City of Harker Heights Code of Ordinances 154.22 (B) (1) (q)).

Signature blocks added to Final Plat sheet as well as the plat dedication page.

2. Applicant shall provide a waiver of liability for change in runoff locations and increased drainage runoff between lots to the TXDOT drainage infrastructure on the southeast corner of Lot 1.

Working with City of Harker Heights (Kristina Ramirez), client (John Paul Goode), and an attorney to compose an appropriate document.

Public Works, Mark Hyde

1. No Comments.

Consulting Engineer, Otto Wiederhold

1. No Comments.

Fire Marshal, Brad Alley

1. No Comments.

Building Official, Mike Beard

1. No Comments.

ONCOR

1. Oncor has facilities on these plats and will need to keep the current easements.

Understood.

Century Link, Chris McGuire

1. Conditionally approved, need to make sure rear UE is not vacated.

Understood.

Time Warner Cable/Spectrum, Shaun Whitehead

1. City of Harker Heights Planning Department has not heard back from the entity and comments may be forthcoming as of 06/09/21.

ATMOS, Burton Jones

1. City of Harker Heights Planning Department has not heard back from the entity and comments may be forthcoming as of 06/09/21.

TXDOT, Billy Tweedle

1. TXDOT does concur.

ESPRESSO ADDITION

P21-18 Final Plat – Espresso Addition

Plat Distributed to HH Staff: June 3, 2021

Comments Returned to Killeen Engineering & Surveying: June 24, 2021

Planning & Development, Kristina Ramirez & Yvonne Spell

1. Applicant shall add signature blocks on the plat dedication page as required by City of Harker Heights Code of Ordinances 154.22 (B) (1) (q). **6/18/21 Met.**
2. Applicant shall provide a waiver of liability for change in runoff locations and increased drainage runoff between lots to the TXDOT drainage infrastructure on the southeast corner of Lot 1. **6/23/21 Met.**

Public Works, Mark Hyde

1. No Comments.

Consulting Engineer, Otto Wiederhold

1. No Comments.

Fire Marshal, Brad Alley

1. No Comments.

Building Official, Mike Beard

1. No Comments.

ONCOR

1. Oncor has facilities on these plats and will need to keep the current easements.
6/18/2021 I did not see any requests to abandon/remove easements. If I've missed them on the plans Oncor does not intend to release/abandon any easements for this new addition.

Century Link, Chris McGuire

1. Conditionally approved, need to make sure rear UE is not vacated.

Time Warner Cable/Spectrum, Shaun Whitehead

1. City of Harker Heights Planning Department has not heard back from the entity and comments may be forthcoming as of 06/09/21.

ATMOS, Burton Jones

1. City of Harker Heights Planning Department has not heard back from the entity and comments may be forthcoming as of 06/09/21.

TXDOT, Billy Tweedle

1. TXDOT does concur.



PLANNING AND ZONING COMMISSION MEMORANDUM

P21-20

AGENDA ITEM VIII-03

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING & DEVELOPMENT
DATE: June 30, 2021

DISCUSS AND CONSIDER A REQUEST FOR PRELIMINARY PLAT APPROVAL FOR THE SUBDIVISION REFERRED TO AS CORONA DE VIDA ADDITION, ON PROPERTY DESCRIBED AS A 9.997 ACRE TRACT OF LAND IN BELL COUNTY, TEXAS, BEING PART OF THE URIA HUNT SURVEY, ABSTRACT NO. 401, THE LAND HEREIN BEING ALL OF A CALLED 9.99 ACRE TRACT OF LAND CONVEYED IN A WARRANTY DEED TO CORONA DE VIDA, A NONPROFIT CORPORATION, BEING DESCRIBED OF RECORD IN DOCUMENT NO. 2020021660, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS, GENERALLY LOCATED EAST OF COMANCHE GAP ROAD, HARKER HEIGHTS, BELL COUNTY, TEXAS.

PROJECT DESCRIPTION:

The applicant submitted an application for preliminary plat approval for approximately 9.997 acres of vacant land east of Comanche Gap Road. The proposed development will consist of 1 lot that is currently zoned One Family Dwelling District (R-1). The 2007 Future Land Use Map shows the future use of this property to be Commercial, Medium Density Residential, and Single Family Residential. The applicant indicated that the proposed use for this parcel is as a Church. The proposed subdivision is located within the Knight's Way Overlay District, and any development within this subdivision will be required to comply with standards set forth in the Overlay District.

As of June 10, 2021 staff had reviewed the submitted preliminary plat and engineering plans and made comments to address safety, drainage, water and wastewater utilities and other pertinent requirements to ensure that all developmental regulations stipulated in the City of Harker Heights Code of Ordinances will be adhered to.

STAFF RECOMMENDATION:

On June 16, 2021, staff met with the applicant's engineer to discuss the outstanding comments. On June 23, 2021, the applicant submitted revisions based on the June 10th comments and the June 16th meeting. At the time of this memo, staff had not had an opportunity to review the June 23rd revisions. Due to the number of outstanding items, staff therefore recommends approval with conditions of the Preliminary Plat for the subdivision referred to as Corona De Vida. Staff recommends the following conditions:

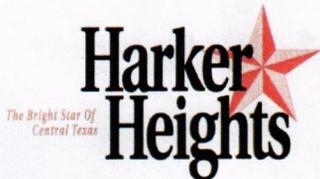
1. All outstanding comments be resolved prior to the July 6, 2021 City Council Meeting on this application.
2. City Council approval of the preliminary plat would serve as approval for the Planning & Zoning Commission, so long as Condition 1 is satisfied.

ACTION BY THE PLANNING AND ZONING COMMISSION:

1. Motion to **approve, approve with conditions, or disapprove with explanation** a request for Preliminary Plat for the subdivision referred to as Corona De Vida Addition, on property described as a 9.997 acre tract of land in Bell County, Texas, being part of the Uriah Hunt Survey, Abstract No. 401, the land herein being all of a called 9.99 acre tract of land conveyed in a warranty deed to Corona De Vida, a nonprofit corporation, being described of record in Document No. 2020021660, official public records of real property, Bell County, Texas, generally located east of Comanche Gap Road, Harker Heights, Bell County, Texas.
2. Any other action desired.

ATTACHMENTS:

1. Application
2. Corona De Vida Addition - Preliminary Plat
3. Corona De Vida Addition - Preliminary Engineering Documents
4. Location Map
5. Staff Comments with Responses (Sent 06/10/21; Received 06/23/21)



Minor/Amending Plat Application

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

*** 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 of \$150.00 + \$3.00 per acre
3. Signed & Original Field Notes and Dedication

Property Information:

Plat Name: CORONA DE VIDA ADDITION **Date Submitted:** Jun 2, 2021

Existing Lot Count: 1 **Proposed Lot Count:** 1 **Acreage:** 9.997

Site Address or General Location: 14025 FM 2410, Harker Heights, TX 76548

Reason for Amendment/Description of Subdivision: CLIENT REQUESTED A 1 LOT SUBDIVISION

Zoning Classification: R1 **Existing Land Use:** Agricultural

Located in Overlay District?: Yes No

Owner Information/Authorization:

Property Owner: CORONA DE VIDA, a Texas nonprofit corporation

Address: 311 Wrought Iron Drive, Harker Heights, TX 76548

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

Developer:

Address:

Phone: **E-mail:**

Engineer/Surveyor: Mitchell & Associates, Inc.

Address: 102 N. College/P.O. Box 1088 Killeen, TX 76540

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

I HEREBY UNDERSTAND AND ACKNOWLEDGE:
THE MINOR PLAT INVOLVES **FOUR OR FEWER LOTS** FRONTING ONTO AN EXISTING STREET WHERE THE CREATION OF A NEW STREET OR THE EXTENSION OF MUNICIPAL FACILITIES ARE NOT REQUIRED
OR
THE AMENDEND PLAT DOES NOT INCREASE THE NUMBER OF LOTS AND DOES NOT REQUIRE A NEW STREET OR EXTENSION OF MUNICIPAL FACILITIES.

Rafael Estevez
PRINTED NAME OF OWNER:

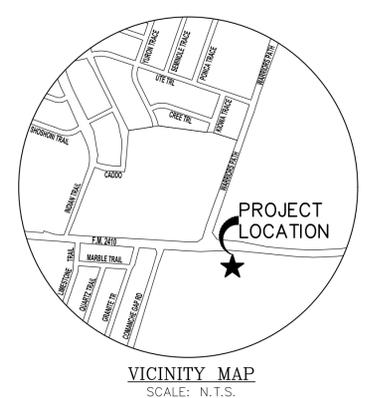
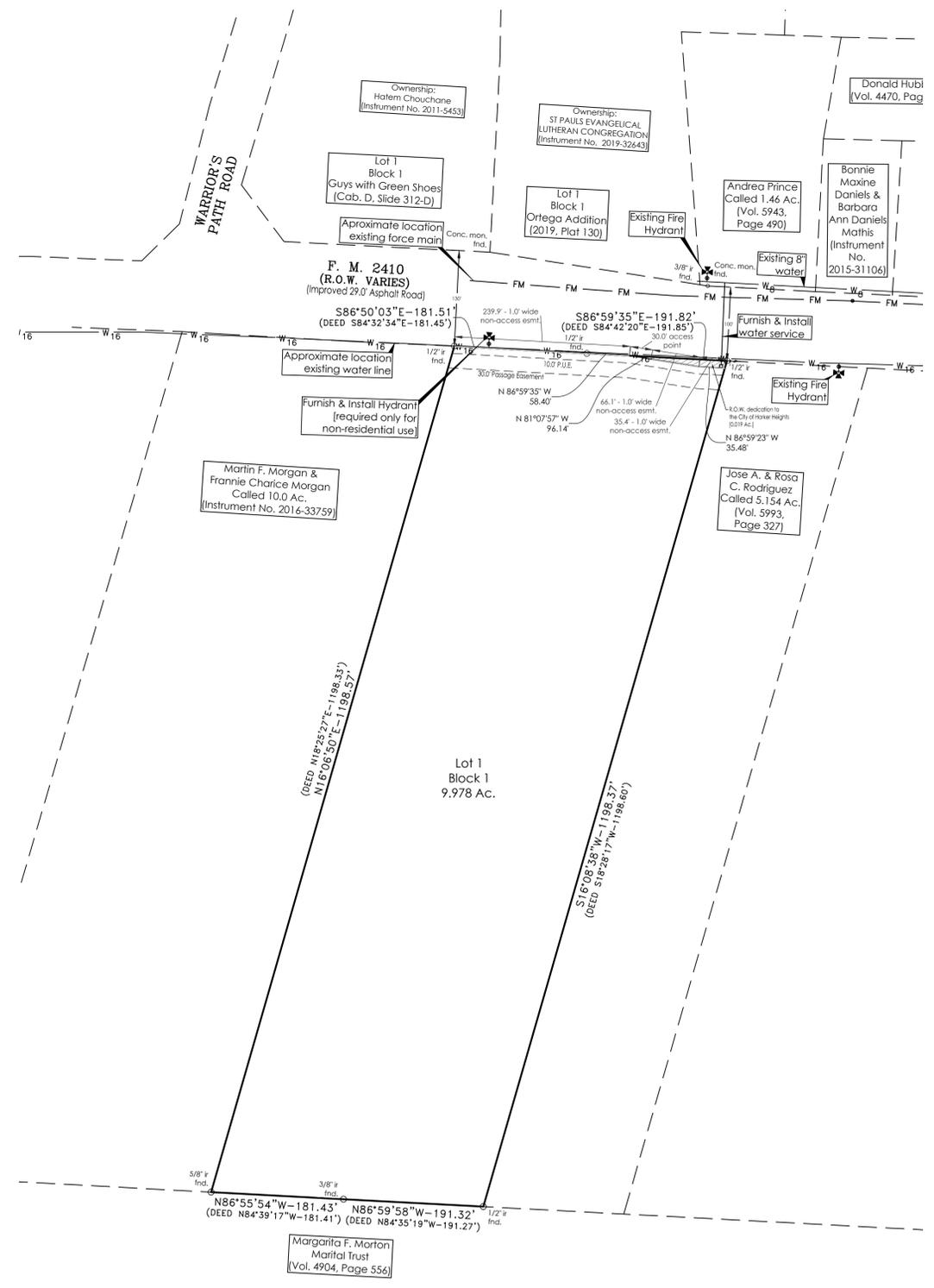
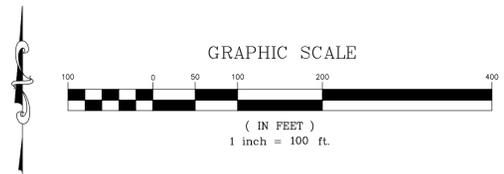
[Signature]
OWNER SIGNATURE:

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 2nd DAY OF June, 2021

[Signature]
NOTARY PUBLIC SIGNATURE
MY COMMISSION EXPIRES: 10-20-2024



STAFF ONLY -- DO NOT FILL OUT BELOW
Date Submitted: _____ Receipt #: _____
Received By: _____ Pre-Application Meeting Case #: _____



PROPERTY OWNER:
Corona de Vida
311 Wrought Iron Dr.
Harker Heights, TX 76548

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

- NOTES:**
- All bearings are based upon the Texas Coordinate System, NAD 83 (CORS 96), Texas Central Zone as determined by Leica Texas Smartnet GPS observations. All distances are surface distance. Combined scale factor=1.0001168.
 - This subdivision is located in zone X, areas determined to be outside the 0.2% annual chance floodplain, as indicated on the U.S. FEMA Agency Boundary Map, (Flood Insurance Rate Map), Map No. 48027C0325E, effective date September 26, 2008 for Bell County, Texas.
 - The property is currently zoned R-1 and no change in zoning is intended.
 - A 6' sidewalk shall be constructed as a part of any permitted development activities.
 - This subdivision will be served by on site sewerage facilities (OSSF). Per §53.07 of the Harker Heights Code of Ordinances, city sanitary sewer is not reasonably available; the closet connection point is greater than 900 feet from the property. The Bell County Health Department must approve any on site sewerage facilities installation prior to construction.
 - All development shall be in accordance to the Harker heights Drainage Criteria Manual. Any development induced increase of peak stormwater flows shall be mitigated by detention facilities or approved equivalent.

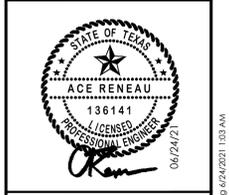
DWG No.	21-CAD-D-S
DATE	JUNE 2021
SCALE	AS SHOWN
DATE	1981/7
SCALE	1 LOT
DATE	1 BLOCK
SCALE	9.997 AC.
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DATE	1 BLOCK
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CORONA DE VIDA ADDITION

HARKER HEIGHTS, BELL COUNTY, TEXAS

PRELIMINARY PLAT - NOT TO BE RECORDED

SHEET TITLE



MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
102 N. COLLEGE
KILLEEN, TEXAS 76541
PHONE: (254) 634-5541
FAX: (254) 634-2141
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION NO. 3241
P. E. L. S. FIRM REGISTRATION NO. 102004-00



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

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



 Corona De Vida

CORONA DE VIDA ADDITION

P21-20 Minor Plat – Corona De Vida Addition

Plat Distributed to HH Staff: June 3, 2021

Comments Returned to Mitchell and Associates: **June 10, 2021**

Planning & Development, Kristina Ramirez & Yvonne Spell

1. Applicant is advised to schedule a mandatory predevelopment meeting with city staff (contact Wilson Everett 254-953-5648).
2. Provide LLC paperwork and provide authorization for those who can sign for Corona de Vida.
3. Zoning proceeds platting and will be required to change the existing R-1 zoning to a Commercial zoning for the proposed development.
4. Applicant is advised that the Knight's Way Overlay District requirements apply to development on this parcel. As a result, sidewalks are required. Additionally, the applicant must be able to provide fire coverage for the proposed commercial structure which may require an additional fire hydrant and water main. These extensions of public infrastructure trigger the preliminary plat process.
5. Applicant shall provide all required items for a concept plan and/or a preliminary plat per §154.20 & §154.21 and the Knight's Way Overlay District requirements.
6. Applicant shall provide for a 30' wide passage easement connecting the driveway to the adjacent lots to the east and west.
7. Applicant shall provide half of the lacking right of way to meet the 120' required width along those lots that abut FM 2410 (major arterial).
8. Per §154.20(B)(6) applicant shall provide an as-built for the existing property (structures, OSSF, etc.).
9. Applicant shall connect to the City's existing sewer system for the proposed commercial development. Regarding sanitary sewer capacity for this development, the City of Harker Heights has conducted an engineering study on the remaining sanitary sewer capacity of the Evergreen-Fawn Valley Lift Station, the Trimmier Lift Station and associated lift station force mains and receiving gravity sanitary sewer mains. The sanitary sewer system serving this proposed subdivision is currently at capacity. The City of Harker Heights has engineering design underway for the sanitary sewer capacity expansion. Developers will be required to pay for the sanitary sewer expansion costs required to serve their subdivision. Please meet with the Director of Public Works regarding this item.

Public Works, Mark Hyde

1. No Comments

Consulting Engineer, Otto Wiederhold

1. No Comments

Fire Marshal, Brad Alley

1. No Comments

Building Official, Mike Beard

1. A 50' build line is noted on the plat. No zoning district within City of Harker Heights requires 50'. Minimum front setback for R-1 is 25', for R-1R is 40' and for commercial zoning is 25'. Remove setback from plat.

ONCOR

1. Oncor has facilities on these plats and will need to keep the current easements.

Century Link, Chris McGuire

1. No Comments

Time Warner Cable/Spectrum, Shaun Whitehead

1. City of Harker Heights Planning Department has not heard back from the entity and comments may be forthcoming as of 06/09/21.

ATMOS, Burton Jones

1. City of Harker Heights Planning Department has not heard back from the entity and comments may be forthcoming as of 06/09/21.

TXDOT, Billy Tweedle

1. TXDOT requests a one-foot non-access easement to be placed along the entire frontage being broken only at the existing access location.

Bell County Public Health, Kent Stephens & Sarah Little

1. I went to look at Corona De Vida Addition yesterday (6/7/21). I called Mitchell & Associates, Inc and this property is going to be developed as a commercial lot. I cannot approve the subdivision until I get more info. Per our local order all subdivisions proposed for commercial use, after the effective date of these Rules, must show a site-specific design for the facility and the design must show 2x's the proposed drainfield area. The secondary drainfield area must meet the provisions of TAC 30 Chapter 285.

CORONA DE VIDA ADDITION

P21-20 Minor Plat – Corona De Vida Addition

Plat Distributed to HH Staff: June 3, 2021

Comments Returned to Mitchell and Associates: **June 10, 2021**

Response: June 24, 2021

Planning & Development, Kristina Ramirez & Yvonne Spell

1. Applicant is advised to schedule a mandatory predevelopment meeting with city staff (contact Wilson Everett 254-953-5648).
[A predevelopment meeting has been held for this project.](#)
2. Provide LLC paperwork and provide authorization for those who can sign for Corona de Vida.
[Corporate resolution has been provided.](#)
3. Zoning proceeds platting and will be required to change the existing R-1 zoning to a Commercial zoning for the proposed development.
[This property is currently zoned as R-1. According to City of Harker Heights Code of Ordinances, 155.20 \(A\) \(2\) churches and other places of worship are allowed in the current zoning.](#)
4. Applicant is advised that the Knight's Way Overlay District requirements apply to development on this parcel. As a result, sidewalks are required. Additionally, the applicant must be able to provide fire coverage for the proposed commercial structure which may require an additional fire hydrant and water main. These extensions of public infrastructure trigger the preliminary plat process.
[A note has been added to reference the required sidewalk. The internal layout of the property has yet to be determined thus the need for internal fire hydrants is unknown at this time.](#)
5. Applicant shall provide all required items for a concept plan and/or a preliminary plat per §154.20 & §154.21 and the Knight's Way Overlay District requirements.
[Submittal revised to a preliminary plat.](#)
6. Applicant shall provide for a 30' wide passage easement connecting the driveway to the adjacent lots to the east and west.
[Review of the adjoining properties appear to show existing access points to FM2410/ Knight's Way. The requested passage easement has been shown with the understanding that the same will be required of the adjoining properties at the time of any platting action.](#)
7. Applicant shall provide half of the lacking right of way to meet the 120' required width along those lots that abut FM 2410 (major arterial).
[A dedication of 0.019 ac. has been added.](#)
8. Per §154.20(B)(6) applicant shall provide an as-built for the existing property (structures, OSSF, etc.).
[According to City of Harker Heights Code of Ordinances, 154.20 \(B\) \(6\), as-built drawings are required after construction of infrastructure.](#)
9. Applicant shall connect to the City's existing sewer system for the proposed commercial development. Regarding sanitary sewer capacity for this development, the City of Harker Heights has

conducted an engineering study on the remaining sanitary sewer capacity of the Evergreen-Fawn Valley Lift Station, the Trimmer Lift Station and associated lift station force mains and receiving gravity sanitary sewer mains. The sanitary sewer system serving this proposed subdivision is currently at capacity. The City of Harker Heights has engineering design underway for the sanitary sewer capacity expansion. Developers will be required to pay for the sanitary sewer expansion costs required to serve their subdivision. Please meet with the Director of Public Works regarding this item.

Due to the lack of a reasonably available sanitary connection point the property will be served by an OSSF. A Registered Sanitarian has been engaged for consultation of system design.

Public Works, Mark Hyde

1. No Comments

Consulting Engineer, Otto Wiederhold

1. No Comments

Fire Marshal, Brad Alley

1. No Comments

Building Official, Mike Beard

1. A 50' build line is noted on the plat. No zoning district within City of Harker Heights requires 50'. Minimum front setback for R-1 is 25', for R-1R is 40' and for commercial zoning is 25'. Remove setback from plat.

The 25' building line has been rendered redundant by the requested 30' passage easement, as such it has been removed.

ONCOR

1. Oncor has facilities on these plats and will need to keep the current easements. Existing overhead electric was observed along the north property line; a 10' UE is provided. No other facilities have been located or made known to us.

Century Link, Chris McGuire

1. No Comments

Time Warner Cable/Spectrum, Shaun Whitehead

1. City of Harker Heights Planning Department has not heard back from the entity and comments may be forthcoming as of 06/09/21.

ATMOS, Burton Jones

1. City of Harker Heights Planning Department has not heard back from the entity and comments may be forthcoming as of 06/09/21.

TXDOT, Billy Tweedle

1. TxDOT requests a one-foot non-access easement to be placed along the entire frontage being broken only at the existing access location.

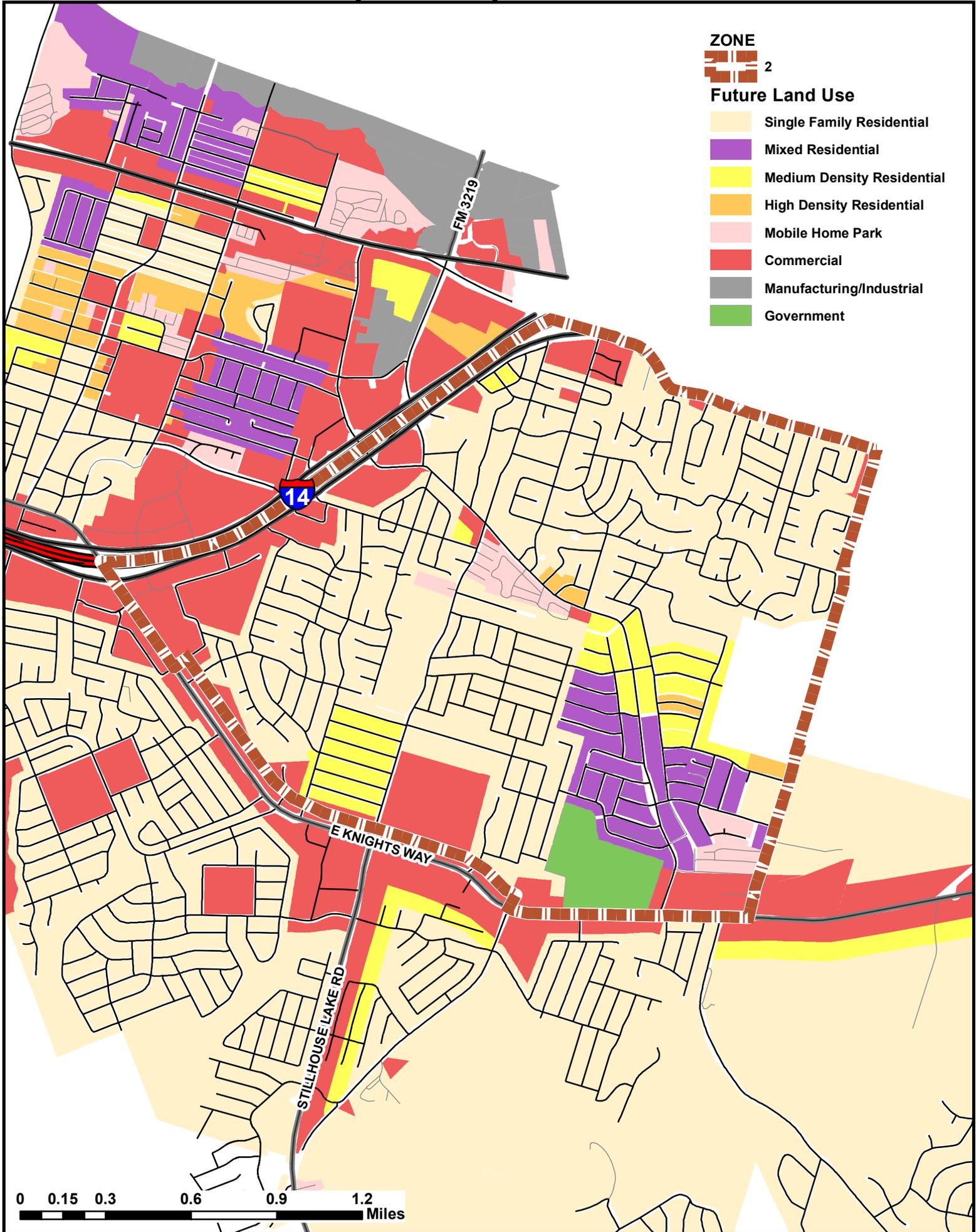
[A one-foot non-access easement has been provided with a single 30' access point.](#)

Bell County Public Health, Kent Stephens & Sarah Little

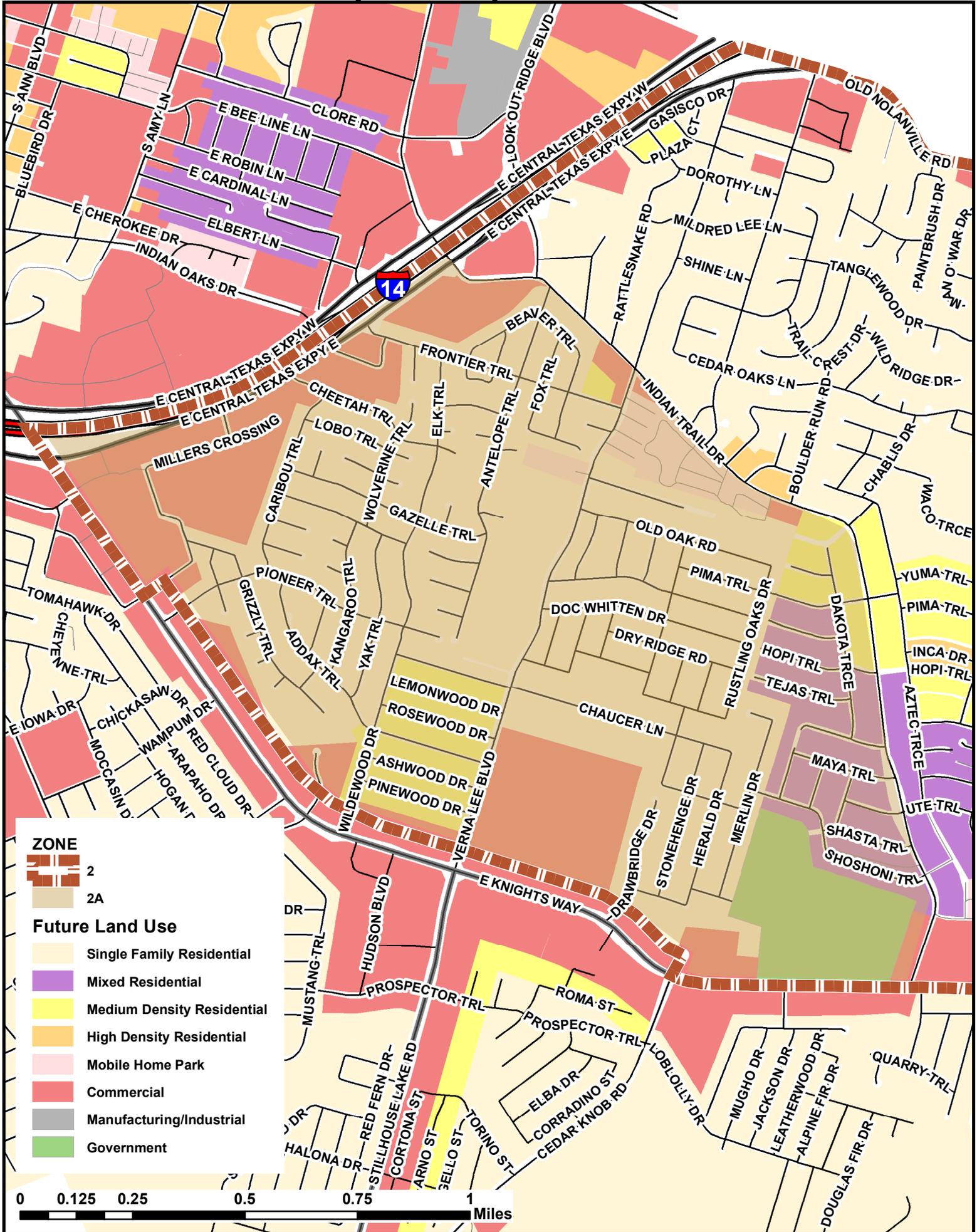
1. I went to look at Corona De Vida Addition yesterday (6/7/21). I called Mitchell & Associates, Inc and this property is going to be developed as a commercial lot. I cannot approve the subdivision until I get more info. Per our local order all subdivisions proposed for commercial use, after the effective date of these Rules, must show a site-specific design for the facility and the design must show 2x's the proposed drainfield area. The secondary drainfield area must meet the provisions of TAC 30 Chapter 285.

[A Registered Sanitarian has been engaged for consultation of system design.](#)

Future Land Use Map - Prospective Zones



Future Land Use Map - Prospective Zones



Future Land Use Map - Prospective Zones

