

# CHARLIE'S TOWN ADDITION KILLEEN, BELL COUNTY, TEXAS

KNOW ALL MEN BY THESE PRESENTS, that TWIN CREEK JOINT VENTURE II, whose address is P.O. Box 168, Killeen, Texas 76540 being the sole owner of that certain 39.379 acre tract of land in Bell County, Texas, part of the J.S. Wilder Survey, Abstract No. 912 which is more fully described in the dedication of CHARLIE'S TOWN ADDITION as shown by the plat hereof, attached hereto, and made a part hereon, and approved by the City Council of the City of Killeen, Bell County, Texas, and TWIN CREEK JOINT VENTURE II, do hereby adopt said CHARLIE'S TOWN ADDITION, as an addition to the City of Killeen, Bell County, Texas, and hereby dedicates to said city all streets, avenues, roads, drives and alleys shown on said plat, the same to be used as public thoroughfares and for the installation and maintenance of public utilities when and as authorized by the City of Killeen. The utility easements shown on said plat are dedicated to said city for the installation and maintenance of any and all public utilities, which the city may install or permit to be installed or maintained.

WITNESS the execution hereof, on this 9<sup>th</sup> day of February, 2006.

*Mozelle Adamson*  
Mozelle Adamson, West Bell, Ltd.

Before me, the undersigned authority, on this day personally appeared Mozelle Adamson known to me to be the person whose name is subscribed to the foregoing instrument. It has been acknowledged to me that she executed the foregoing instrument as the owner of the property described hereon.

*Betsy Allen*  
NOTARY PUBLIC STATE OF TEXAS  
My Commission Expires: 08/09/2007

*Paula Lohse, Executrix of Paul Goode Estate*  
Paula Lohse, Executrix of Paul Goode Estate

Before me, the undersigned authority, on this day personally appeared Paula Lohse known to me to be the person whose name is subscribed to the foregoing instrument. It has been acknowledged to me that she executed the foregoing instrument as the owner of the property described hereon.

*Betsy Allen*  
NOTARY PUBLIC STATE OF TEXAS  
My Commission Expires: 08/09/2007

*John Paul Goode*  
John Paul Goode

Before me, the undersigned authority, on this day personally appeared John Paul Goode known to me to be the person whose name is subscribed to the foregoing instrument. It has been acknowledged to me that he executed the foregoing instrument as the owner of the property described hereon.

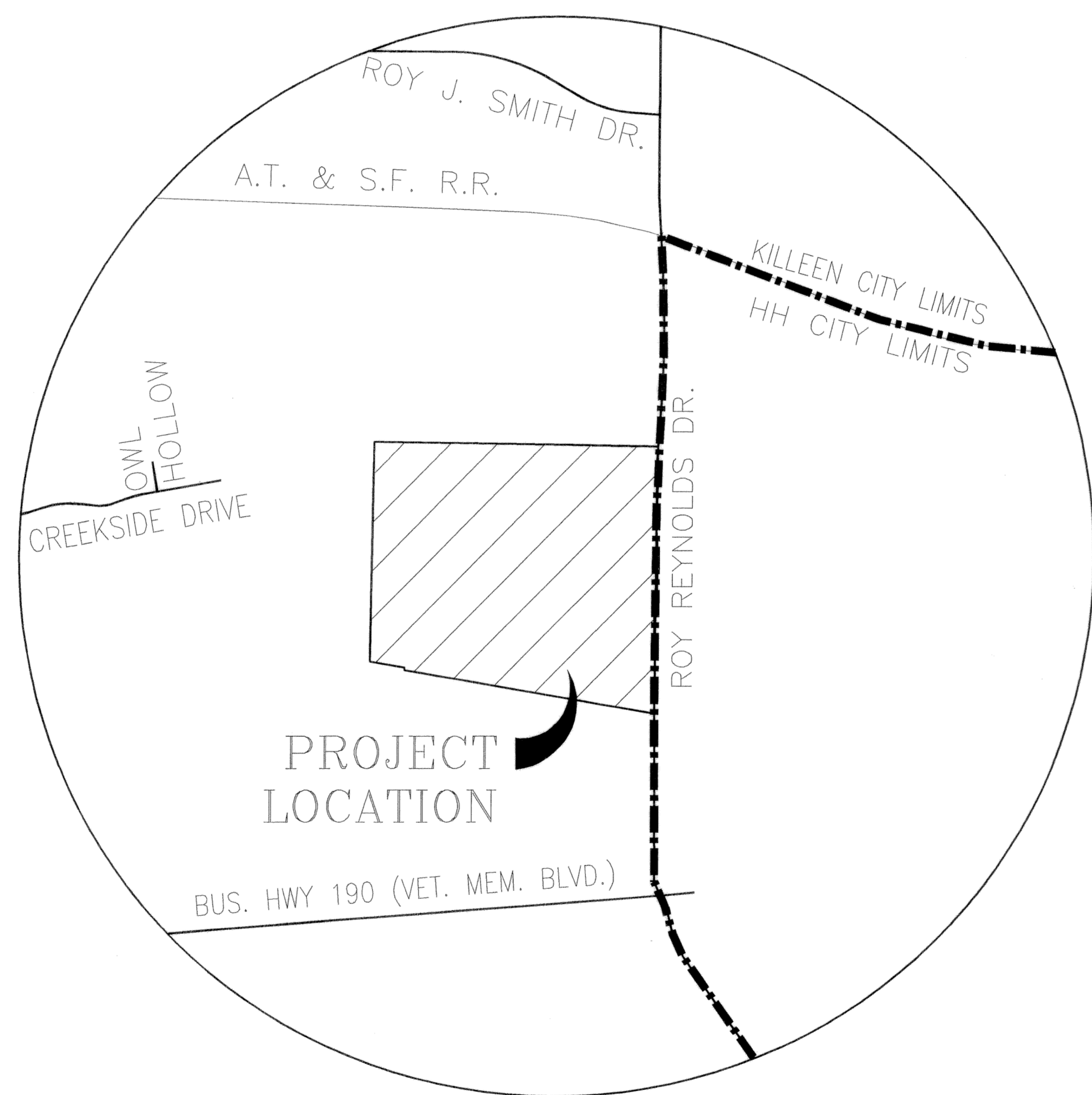
*Betsy Allen*  
NOTARY PUBLIC STATE OF TEXAS  
My Commission Expires: 08/09/2007

*Diane Connell, Trustee Margaret Diane Connell Non-Exempt Trust*  
Diane Connell, Trustee Margaret Diane Connell Non-Exempt Trust, Manager Texas Sunflower, Ltd.  
Mgr Texas Sunflower Ltd

Before me, the undersigned authority, on this day personally appeared Diane Connell known to me to be the person whose name is subscribed to the foregoing instrument. It has been acknowledged to me that she executed the foregoing instrument as the owner of the property described hereon.

*Penny D. Love*  
NOTARY PUBLIC STATE OF TEXAS  
My Commission Expires: 08/09/2007

*Penny D. Love*  
NOTARY PUBLIC STATE OF TEXAS  
My Commission Expires: 08/09/2007



VICINITY MAP  
N.T.S.

APPROVED this the 13<sup>th</sup> day of March, 2006, by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas.  
*James L. Collier*  
CHAIRMAN, PLANNING COMMISSION  
*Picki Hawker*  
SECRETARY, PLANNING COMMISSION

APPROVED this the 28<sup>th</sup> day of March, 2006, by the City Council of the City of Killeen, Bell County, Texas.  
*Marion J. Jones*  
MAYOR, CITY OF KILLEEN  
*Dana C. Miller*  
ATTEST: CITY SECRETARY

KNOW ALL MEN BY THESE PRESENTS,  
That I, Mike W. Kriegel, Registered Professional Land Surveyor, do hereby certify that I did prepare this plat from an actual and accurate survey of the land, that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Killeen, Texas, and this subdivision is within the City Limits of Killeen, Texas.

*Mike W. Kriegel*  
Mike W. Kriegel  
Registered Professional  
Land Surveyor, No. 4330

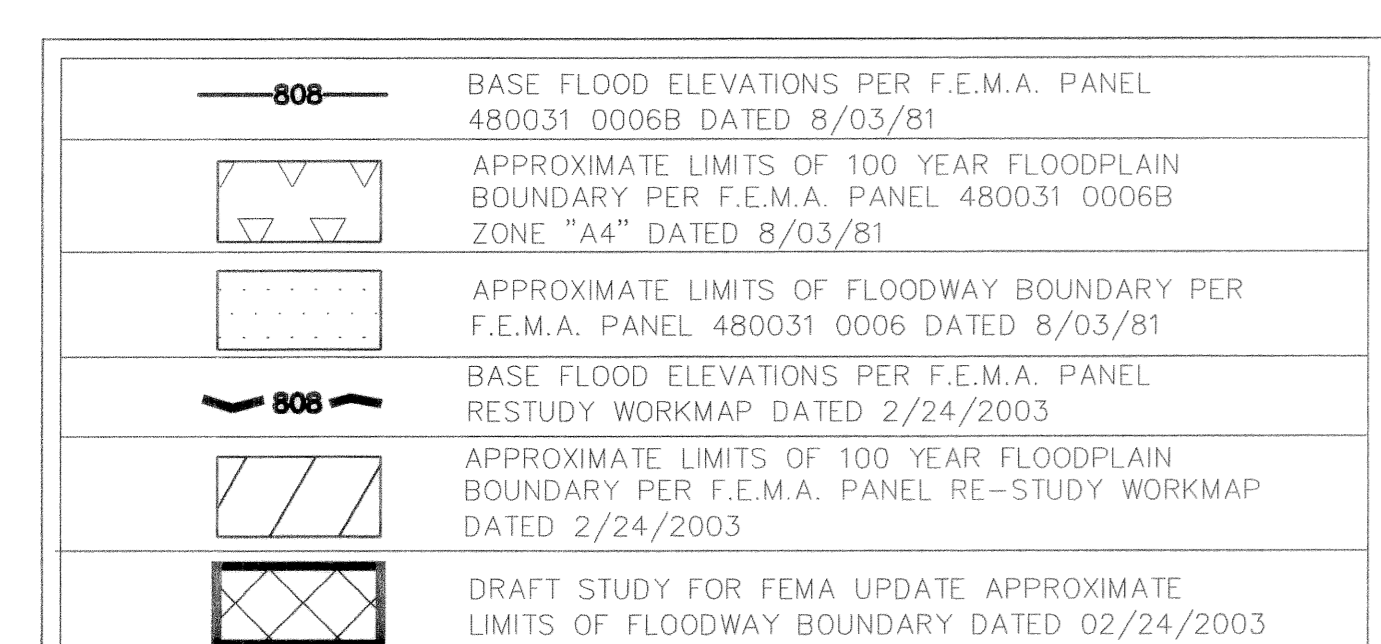
*M & A*  
MITCHELL & ASSOCIATES, INC.  
ENGINEERING & SURVEYING  
KILLEEN, TEXAS (254) 634-5541

The Bell County Tax Appraisal District, the taxing authority for all entities in Bell County, Texas does hereby certify that there are currently no delinquent taxes due or owing on the property described by this plat.  
Dated this 14<sup>th</sup> day of March, A.D. 2006  
BELL COUNTY TAX APPRAISAL DISTRICT  
By: *Terry T. Jones*

FILE FOR RECORD this 30<sup>th</sup> day of March, 2006, in Cabinet D, Slide 109C-D, Plat Records of Bell County, Texas. Dedication Instrument in Volume 10014, Page 195, Deed Records of Bell County, Texas

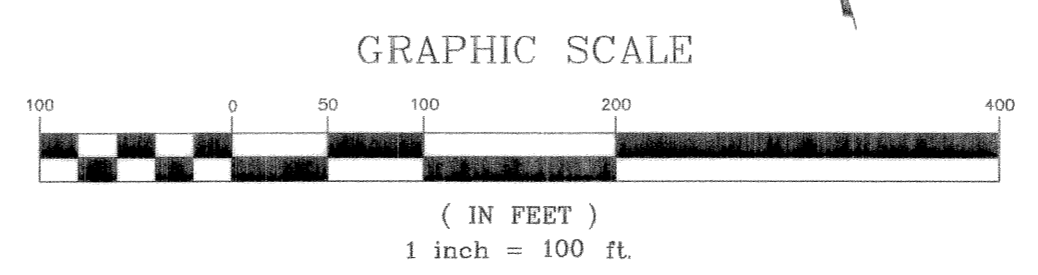
S:\Subdivisions\CHARLIE'S TOWN ADD\dwg\CHARLIE'S TOWN ADD COVER, 2/17/2006 1:40:53 PM, Engineer3





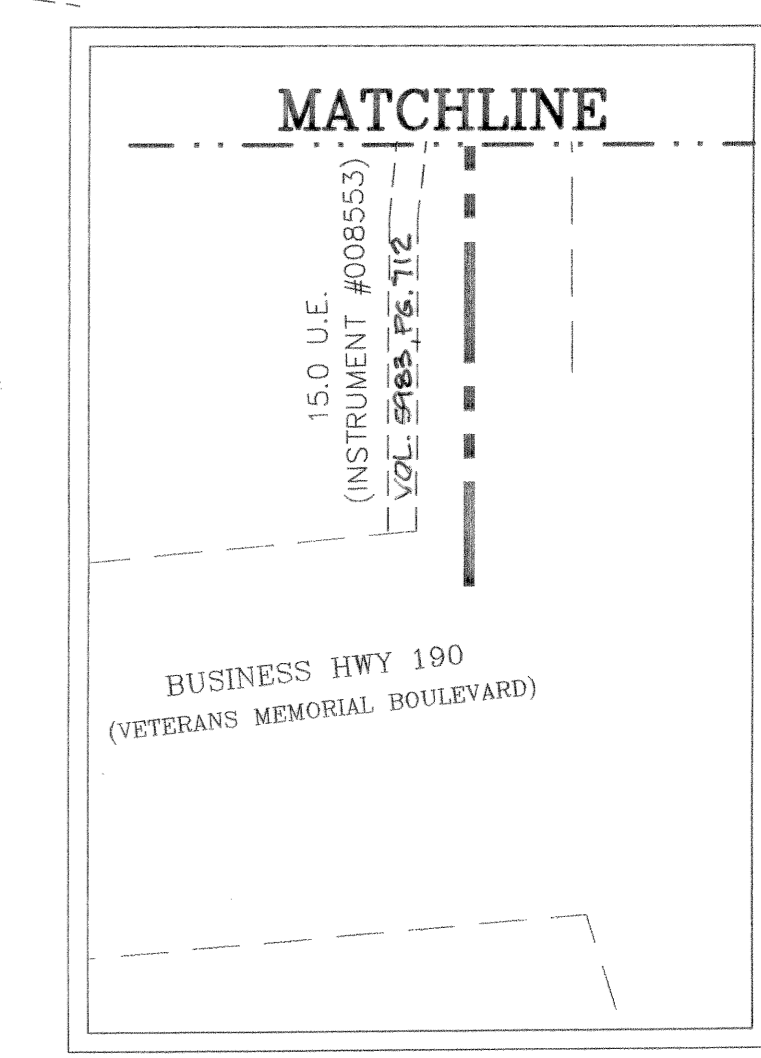
EXISTING FEMA CONDITIONS		DRAFT RESTUDY CONDITIONS					
BLOCK	LOT	BASE FLOOD ELEVATION	MIN. FINISHED FLOOR ELEVATION	BLOCK	LOT	BASE FLOOD ELEVATION	MIN. FINISHED FLOOR ELEVATION
1	1	747.78	748.88	1	1	751.53	752.63

LINE	LENGTH	BEARING
L1	13.47	N17°02'54"E
L2	173.52	N64°16'31"W
L3	116.82	S15°48'44"W
L4	299.92	S17°22'45"W
L5	100.68	S11°47'09"W
L6	199.96	S17°28'23"W
L7	100.46	S23°07'41"W
L8	99.99	S17°25'47"W
L9	100.56	S11°45'36"W
L10	33.32	S17°41'06"W
L11	137.74	S17°03'55"W
L12	127.12	S16°43'44"W



NO POST DEVELOPMENT STORMWATER DRAINAGE INCREASE SHALL BE ALLOWED TO FLOW TO ROY REYNOLDS DRIVE IN THE NEIGHBORING CITY OF HARKER HEIGHTS.

FILE FOR RECORD this \_\_\_\_\_ day of \_\_\_\_\_, 2006, in Cabinet \_\_\_\_\_, Side \_\_\_\_\_, Plat Records of Bell County, Texas. Dedication Instrument in Volume \_\_\_\_\_, Page \_\_\_\_\_, Deed Records of Bell County, Texas.

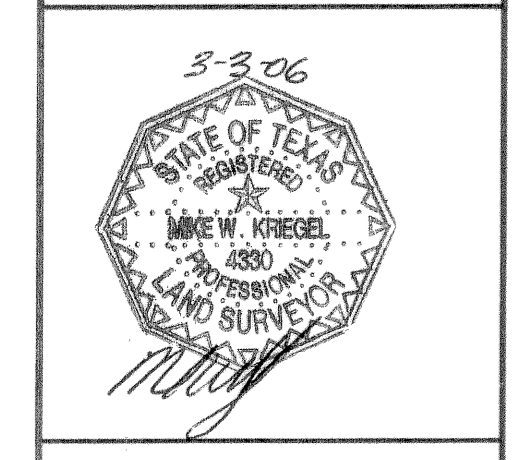


No.	DATE	REVISIONS
3	3-3-06	CITY COMMENTS
2	2-17-06	CITY COMMENTS
1	2-3-06	CITY COMMENTS
		REVISIONS

CHARLIE'S TOWN ADDITION  
KILLEEN, BELL COUNTY, TEXAS

FINAL PLAT

SHEET TITLE:



MITCHELL & ASSOCIATES, INC.  
ENGINEERING & SURVEYING  
102 N. COLLEGE STREET  
KILLEEN, TEXAS 76541  
PHONE: (254) 634-5541  
FAX: (254) 634-2141

DWG No: 06-13-D  
DATE: 1-9-06  
SCALE: 1"=100'  
ML  
CLIENT-AREA: 38.379 ACRES  
LOTS 1  
BLOCKS 1