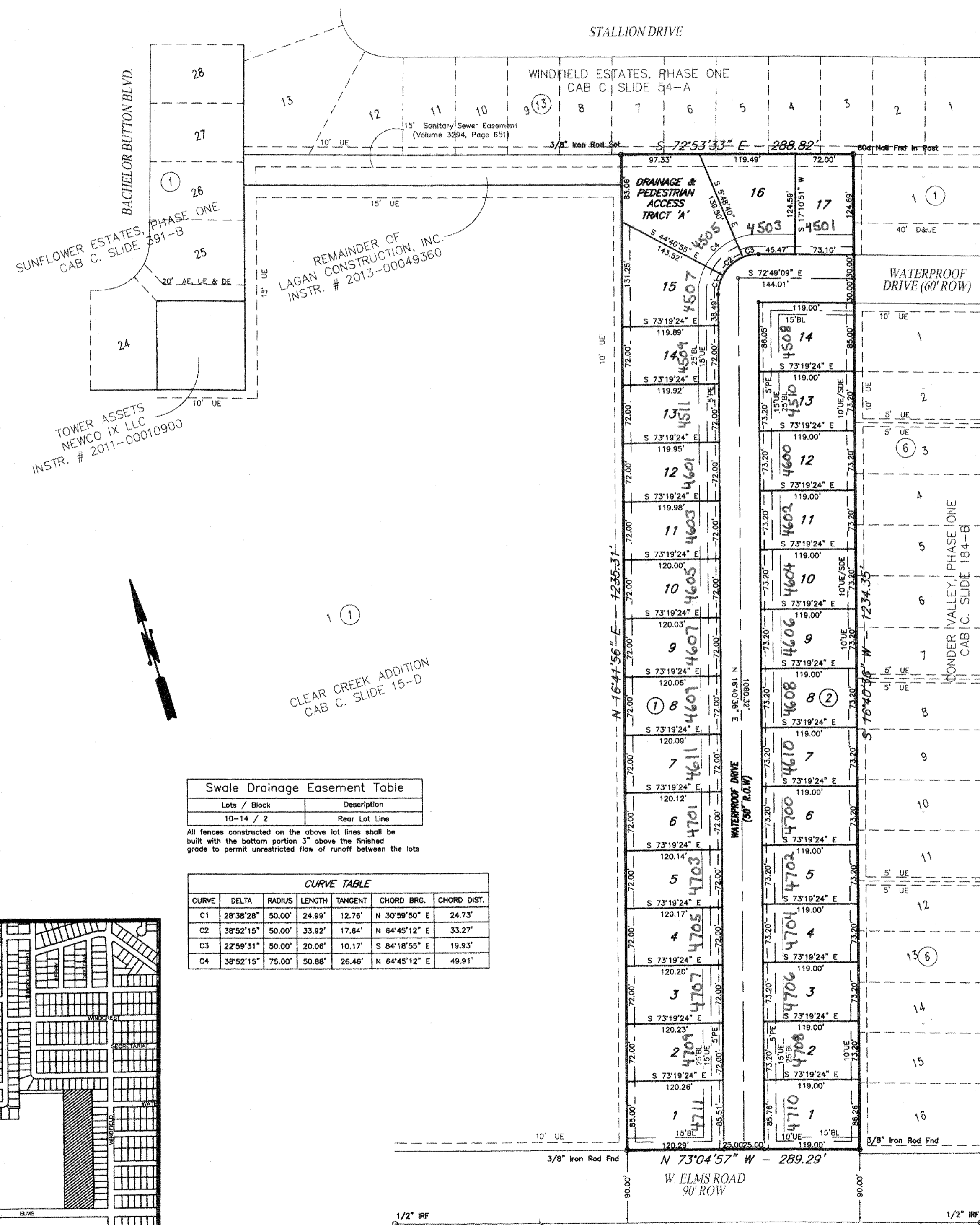


- NOTES:
1. ALL CORNERS SHOWN ARE 3/8" IRON ROD SET WITH ORANGE KILLEEN ENGINEERING CAP UNLESS OTHERWISE NOTED.
 2. THE 5' PE SHOWN ON LOTS 1-15, BLOCK 1, LOTS 1-14, BLOCK 2, AND THE DRAINAGE & PEDESTRIAN ACCESS TRACT IS FOR THE PURPOSE OF A PEDESTRIAN ACCESS EASEMENT.
 3. THE 10' UE SHOWN ON THE REAR LOT LINE OF LOTS 10-14 IS FOR UNDERGROUND UTILITIES ONLY.



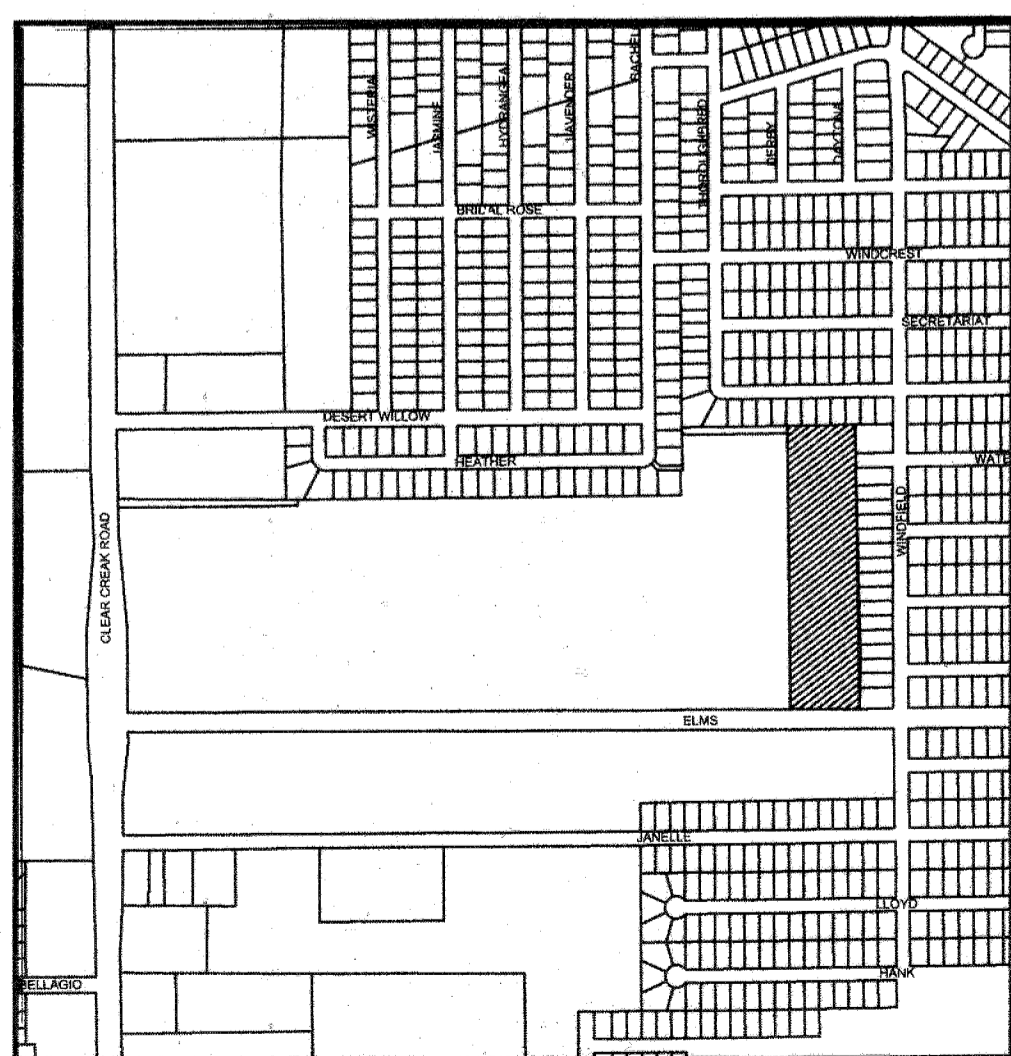
Swale Drainage Easement Table

Lots / Block	Description
10-14 / 2	Rear Lot Line

All fences constructed on the above lot lines shall be built with the bottom portion 3" above the finished grade to permit unrestricted flow of runoff between the lots

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	28°38'28"	50.00'	24.99'	12.76'	N 30°59'50" E	24.73'
C2	38°52'15"	50.00'	33.92'	17.64'	N 64°45'12" E	33.27'
C3	22°59'31"	50.00'	20.06'	10.17'	S 84°18'55" E	19.93'
C4	38°52'15"	75.00'	50.88'	26.46'	N 64°45'12" E	49.91'



VICINITY MAP
N.T.S.

CPB INVESTMENTS
VOL. 5692 PG. 241

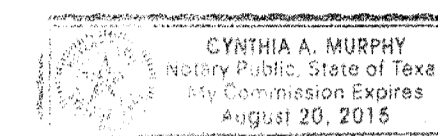
KNOW ALL MEN BY THESE PRESENTS, that Logan Construction, Inc., a Texas Corporation, whose address is PO Box 449, Killeen, Texas 76540, being the sole owner of that 8.194 acre tract of land in Bell County, Texas, part of the Thomas Robnett Survey, Abstract No. 686, which is more fully described in the dedication of CONDER ESTATES, as shown by the plat hereof, attached hereto, and made a part hereon, and approved by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas, does hereby adopt said CONDER ESTATES, as an addition to the City of Killeen, Bell County, Texas, and hereby dedicates to said city all streets, avenues, roads, drives, alleys, and Drainage & Pedestrian Access Tract 'A' 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 installation and maintenance of any and all public utilities which the city may install or permit to be installed or maintained.

For: Logan Construction, Inc., a Texas Corporation

By: Kevin Gilbert, President

STATE OF TEXAS
COUNTY OF BELL

This instrument was acknowledged before me on the 9 day of July, 2014 by Kevin Gilbert, President of Logan Construction, Inc.



Cynthia A. Murphy
Notary Public, State of Texas
My Commission Expires August 20, 2015

Approved this 4th day of August, 2014, by the Planning and Zoning Commission of the City of Killeen, Texas.

John Fink
Chairman, Planning and Zoning Commission
Fred Harker
Secretary, Planning and Zoning Commission

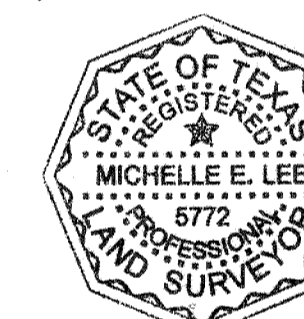
FILED FOR RECORD this 19th day of August, 2014A.D.

Year 2014, Number 105, Plat Records of Bell County, Texas.

Dedication Instrument in Instrument No. 2014-00030222, Official Records of Bell County, Texas.

KNOW ALL MEN BY THESE PRESENTS:

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



Michelle E. Lee 7-24-14
Michelle E. Lee, RPLS (TX 5772)

TAX CERTIFICATE

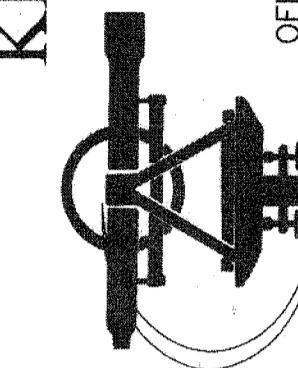
The Bell County Tax Appraisal District, the taxing authority for all entities in Bell County, Texas does hereby certify that there are currently no delinquent taxes due or owing on the property described by this plat.

Dated this 7 day of Aug, 2014A.D.

BELL COUNTY TAX APPRAISAL DISTRICT

By: Sancho Rios

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



FINAL PLAT
CONDER ESTATES
KILLEEN, BELL COUNTY, TEXAS

Project No.:	2013-040
Acres:	8.194
No. of Lots:	31
Scale:	1" = 100'
Date:	7/25/2014
Design By:	MEL / BCC
Sheet No.:	1 of 1