

No.	DATE	CITY COMMENTS	FRB	BY
1	8/31/04	REMARKS		
		REVISIONS		

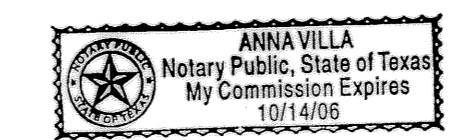
KNOW ALL MEN BY THESE PRESENTS, that Winfield Group, Ltd., whose address is PO Box 1183 being the sole owner of that certain 1.11 acre tract of land in Bell County, Texas, part of the Thomas Robinett Survey, Abstract No. 686 which is more fully described in the dedication of **Conder Valley Phase Five** 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 Winfield Group, Ltd., does hereby adopt said **Conder Valley Phase Five**, 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 26th day of May, 2004.

For: Winfield Group, Ltd.:

Gale E. Mitchell
Gale E. Mitchell, Agent

Before me, the undersigned authority, on this day personally appeared Gale E. Mitchell 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.



Anna Villa
NOTARY PUBLIC STATE OF TEXAS
My Commission Expires: 10/14/06

APPROVED this the 13 day of September, 2004, by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas.

Trust
CHAIRMAN, PLANNING COMMISSION

Heidi
SECRETARY, PLANNING COMMISSION

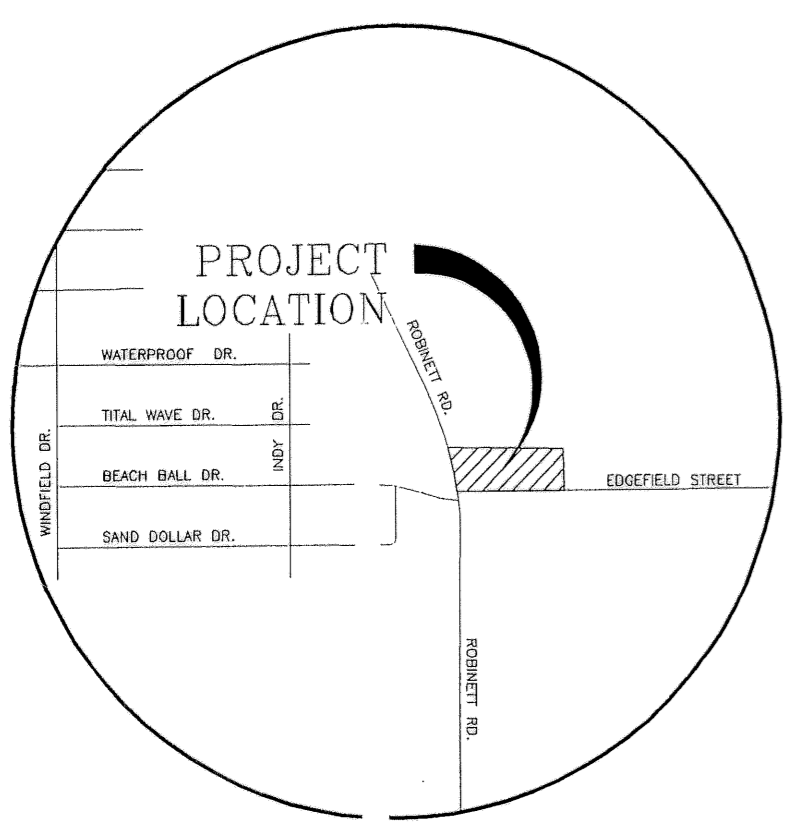
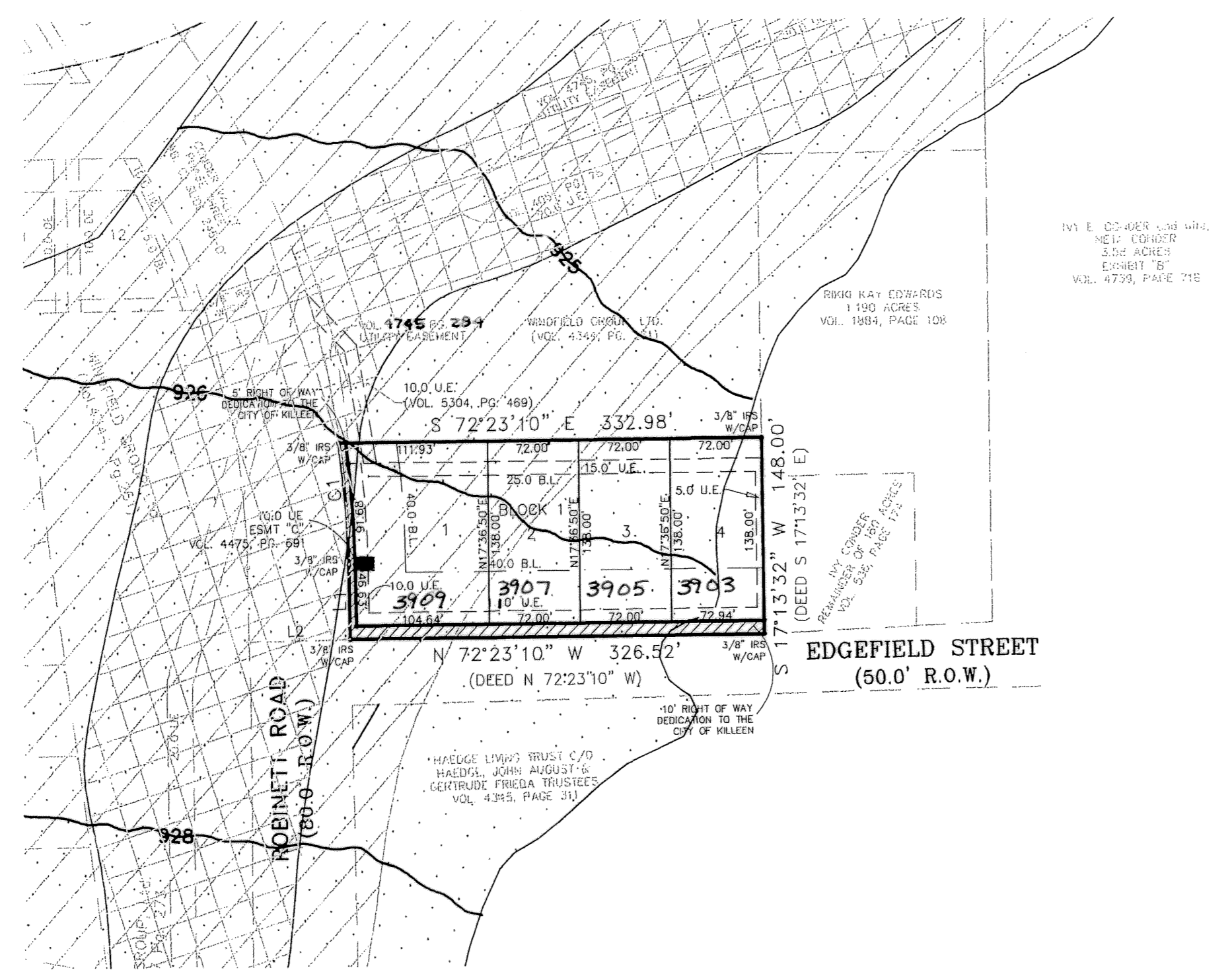
FILED FOR RECORD this 13 day of October, 2004, in Cabinet D, Slide 13-D, Plat Records of Bell County, Texas. Vol 5507 Pg 527

KNOW ALL MEN BY THESE PRESENTS,

That I, Gary W. Mitchell, 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.



Gary W. Mitchell
Gary W. Mitchell
Registered Professional
Land Surveyor, No. 4982



VICINITY MAP
N.T.S.

LINE	LENGTH	BEARING	PLAT CALL
L1	56.57	N16°55'17"E	N16°55'17"E 56.57
L2	80.00	N73°08'43"W	N73°08'43"W 80.00

CURVE	LENGTH	RADIUS	LONG CHORD	CHORD DIST.	DELTA	TANGENT	PLAT CALL
C1	91.74	740.98	N13°22'29"E	91.68	7°05'38"	45.93	RAD=740.98

BLOCK	LOT	BASE FLOOD ELEVATION	MIN. FINISHED FLOOR ELEVATION
1	1	927.00	928.10
1	2	926.00	927.60
1	3	926.00	927.60
1	4	926.00	927.60

LEGEND

- 940 BASE FLOOD ELEVATION
- APPROXIMATE LIMITS OF 100 YEAR FLOODPLAIN BOUNDARY PER F.E.M.A. PANEL 480706 1030 B ZONE "A" DATED 2/15/84
- APPROXIMATE LIMITS OF 100 YEAR FLOODPLAIN BOUNDARY PER F.E.M.A. PANEL RE-STUDY WORKMAP DATED 2/24/2003
- DRAFT STUDY FOR FEMA UPDATE APPROXIMATE LIMITS OF FLOODWAY BOUNDARY DATED 02/24/2003

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 26th day of September, A.D. 2004

BELL COUNTY TAX APPRAISAL DISTRICT
BY: *Tony T. Lewis*

CONDOR VALLEY PHASE FIVE
KILLEEN, BELL COUNTY, TEXAS

FINAL PLAT

MITCHELL & ASSOCIATES, INC.

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

DWG No.	DATE:	SCALE:	FB/ALR:	LOTS-4:	AREA:
04-76-D	FEB. 2004	1"=100'	N/A	BLOCKS-1	1.11 ACRE