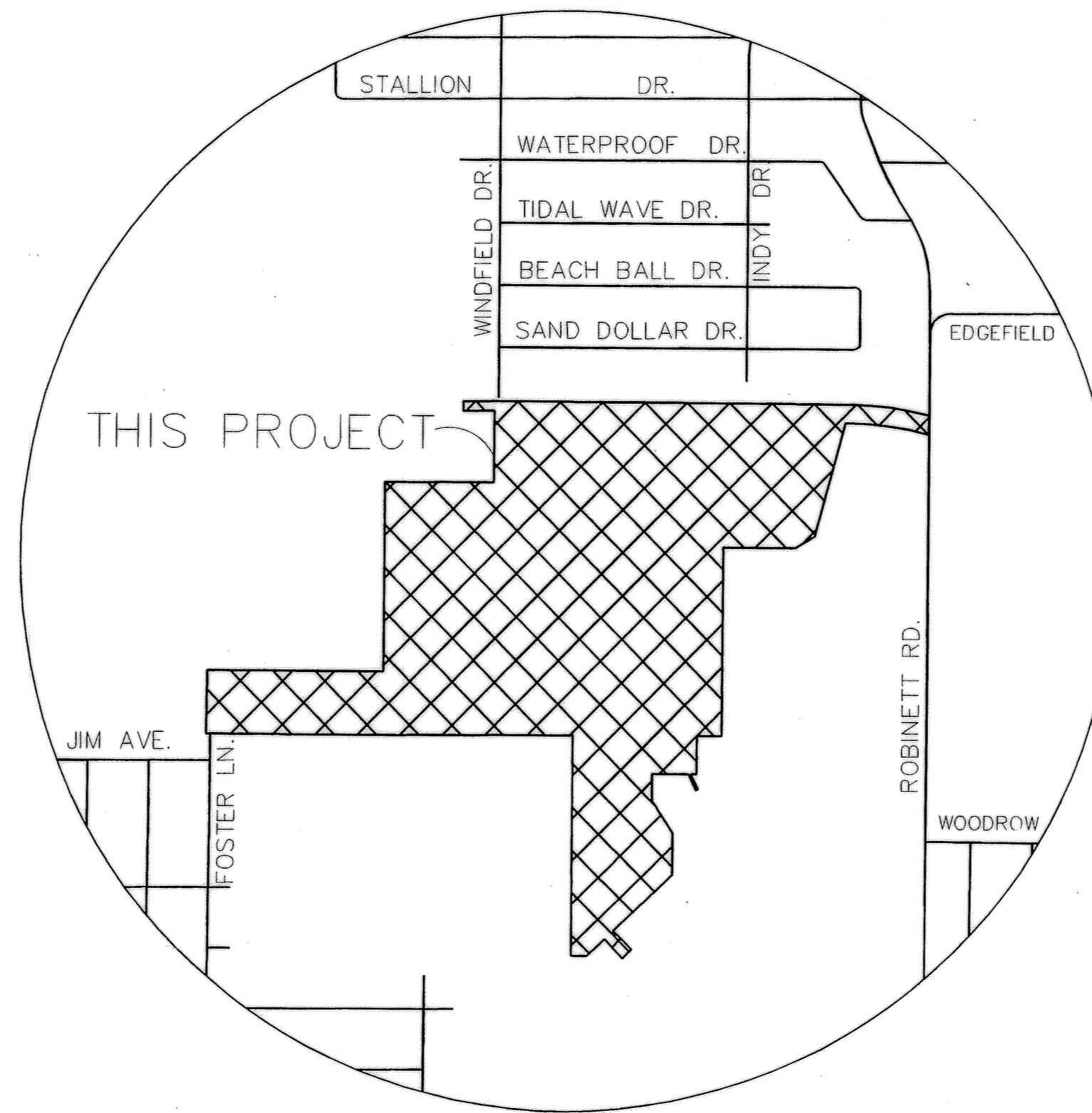


CONDER VALLEY PHASE FOUR KILLEEN, BELL COUNTY, TEXAS



VICINITY MAP
N.T.S.

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 5th day of January, A. D. 2004

BELL COUNTY TAX APPRAISAL DISTRICT

BY Terry T. Lewis

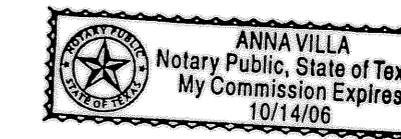
KNOW ALL MEN BY THESE PRESENTS, that Winfield Group, Ltd. and the City of Killeen, whose address is P.O. Box 1183, Killeen, Texas 76540, being the sole owners of that certain 81.503 acre tract of land in Bell County, Texas, part of the Thomas Robinett Survey, Abstract No. 686, which is more fully described in the dedication of CONDER VALLEY PHASE FOUR 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. and the City of Killeen, does hereby adopt said CONDER VALLEY PHASE FOUR, 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.

For Winfield Group, Ltd.

Gale E. Mitchell
Gale E. Mitchell, Agent

STATE OF TEXAS
COUNTY OF BELL

This instrument was acknowledged before me on the 16th day of December, 2003, by Gale E. Mitchell, Agent for Winfield Group, Ltd.



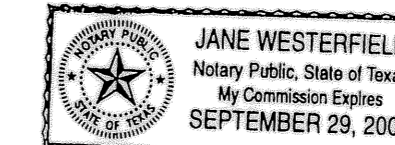
Anna Villa
NOTARY PUBLIC STATE OF TEXAS

For the City of Killeen.

David A. Blackburn
David A. Blackburn, City Manager

STATE OF TEXAS
COUNTY OF BELL

This instrument was acknowledged before me on this 16 day of December, 2003, A.D. by David A. Blackburn.



Jane Westerfield
NOTARY PUBLIC STATE OF TEXAS
MY COMMISSION EXPIRES 9-29-05

APPROVED this the 8th day of December, 2003, A.D., by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas.

Ray L. Cole
CHAIRMAN, PLANNING COMMISSION

Samela Smith
SECRETARY, PLANNING COMMISSION

APPROVED this the 16th day of December, 2003, A.D., by the City Council of the City of Killeen, Bell County, Texas.

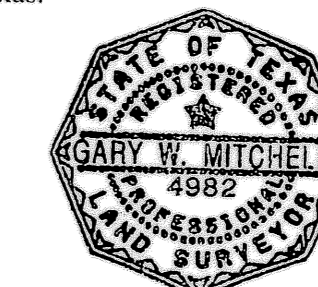
Marvin Dennis
MAYOR, CITY OF KILLEEN

Paula A. Smith
ATTEST: CITY SECRETARY

FILED FOR RECORD this 20th day of January, 2004, A.D., in Cabinet C, Slide 368 B,
Plat Records of Bell County, Texas. 368 C
Volume 5257 Page 1 368 D

KNOW ALL MEN BY THESE PRESENTS,

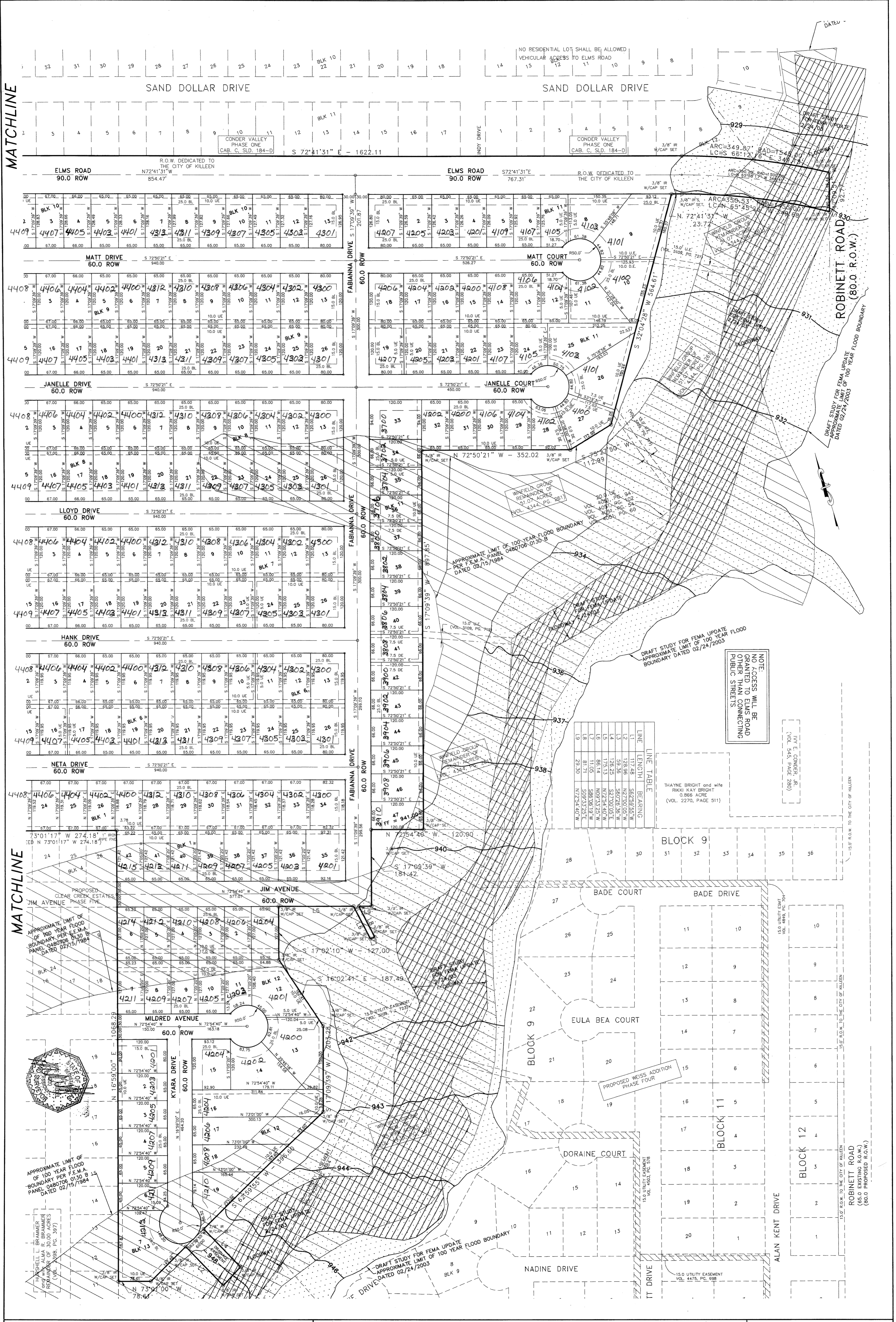
That I, Gary W. Mitchell, Registered Professional Land Surveyor, does hereby certify that I did prepare this plat from an actual and accurate survey of the land, that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the subdivision regulations of 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

REVISED 12/8/03

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



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

DWG No. 15048-D DGN BY: KK/LAM FB/VLB: **** SCALE: 1"=100' DATE: JULY 2003 LOTS: 300 81.503 ACRES BLKS: 13 AREA

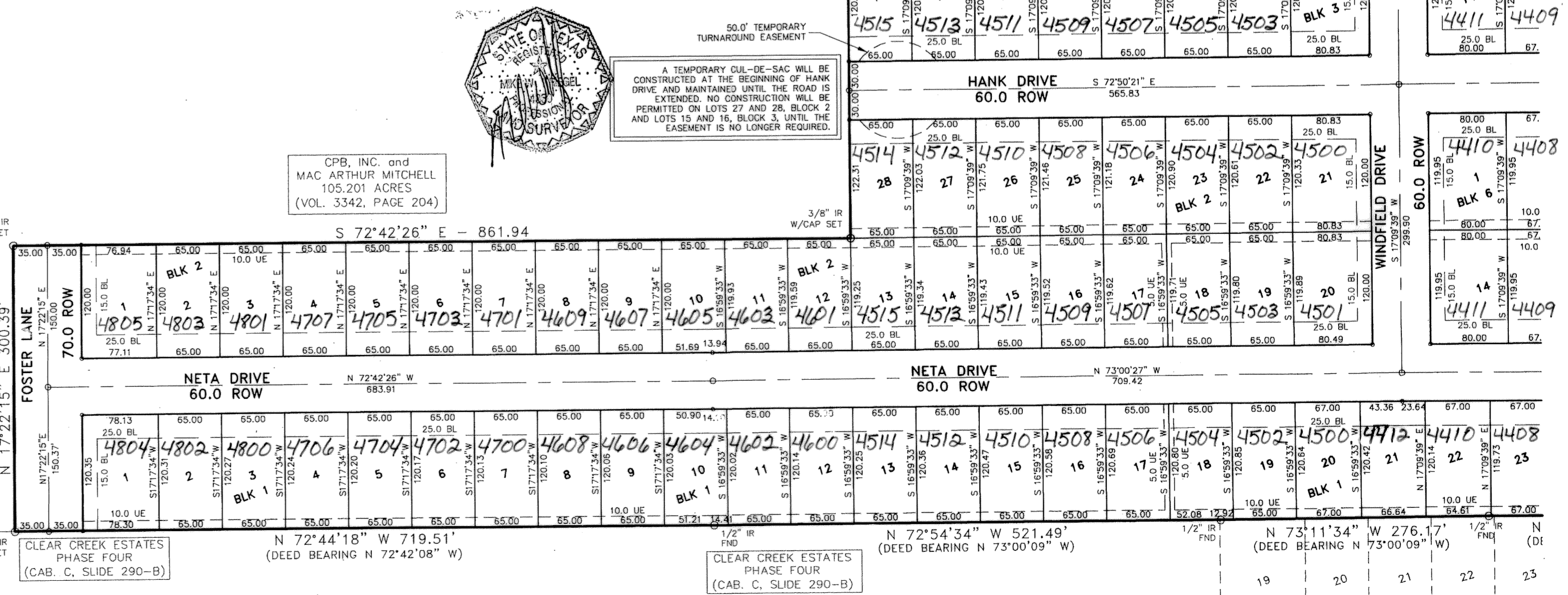
CONDER VALLEY
 PHASE FOUR
 KILLEEN, BELL COUNTY, TEXAS

SHEET TITLE: FINAL PLAT

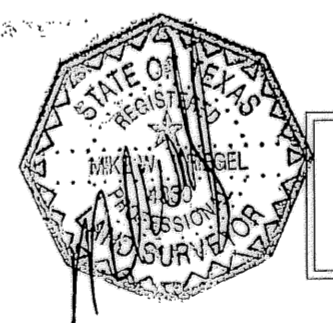
No.	DATE	REVISIONS	REMARKS	BY
5	12/8/03	NEW AREA		FRB
4	12/5/03	COK COMMENTS		FRB
3	11/12/03	EXTENDED ELMS TO ROBINETT		KK
2	8/08/03	NOTE, BL. 12" WATER, FH		FRB
1	8/06/03	COK COMMENTS		LAM

SHEET P-2 OF P-3

PRE FEMA UPDATE				POST FEMA UPDATE			
BLOCK	LOT	B.F.E.	F.F.E.	BLOCK	LOT	B.F.E.	F.F.E.
1	37	940.00	941.10	1	37	940.00	941.20
1	38	940.00	941.30	1	38	940.00	941.20
1	39	940.00	941.50	1	39	940.00	941.40
1	40	940.00	941.70	1	40	940.00	941.60
1	41	940.00	941.90	1	41	940.00	941.80
1	42	941.00	942.10	1	42	941.00	942.00
8	9	934.00	935.90	8	9	934.00	935.80
8	10	934.00	935.70	8	10	934.00	935.60
8	11	934.00	935.50	8	11	934.00	935.40
8	12	934.00	935.30	8	12	934.00	935.20
8	13	934.00	935.10	8	13	934.00	935.00
8	21	935.00	936.10	8	21	935.00	936.00
8	22	934.00	935.90	8	22	934.00	935.80
8	23	934.00	935.70	8	23	934.00	935.60
8	24	934.00	935.50	8	24	934.00	935.40
8	25	934.00	935.30	8	25	934.00	935.20
8	26	934.00	935.10	8	26	934.00	935.00
11	9	929.00	930.60	11	9	929.00	930.50
11	10	931.00	932.10	11	10	931.00	932.00
11	25	932.00	932.60	11	25	932.00	932.50
11	26	932.00	933.10	11	26	932.00	933.00
11	27	932.00	933.30	11	27	932.00	933.20
11	28	932.00	933.40	11	28	932.00	933.40
11	29	932.00	933.70	11	29	932.00	933.60
11	30	932.00	933.90	11	30	932.00	933.80
11	31	933.00	934.10	11	31	933.00	934.00
11	32	933.00	934.30	11	32	933.00	934.20
11	33	933.00	934.30	11	33	933.00	934.20
11	34	933.00	934.50	11	34	933.00	934.40
11	35	933.00	934.70	11	35	933.00	934.60
11	36	933.00	934.90	11	36	933.00	934.80
11	37	934.00	935.10	11	37	934.00	935.00
11	38	934.00	935.60	11	38	934.00	935.50
11	39	935.00	936.10	11	39	935.00	936.00
11	40	935.00	936.60	11	40	935.00	936.50
11	41	936.00	937.10	11	41	936.00	937.00
11	42	936.00	937.60	11	42	936.00	937.50
11	43	937.00	938.10	11	43	937.00	938.00
11	44	937.00	938.60	11	44	937.00	938.50
11	45	938.00	939.10	11	45	938.00	939.00
11	46	938.00	940.10	11	46	938.00	940.00
11	47	940.00	941.10	11	47	940.00	941.00
12	1	940.00	941.30	12	1	940.00	941.40
12	2	940.00	941.50	12	2	940.00	941.60
12	3	940.00	941.70	12	3	940.00	941.80
12	4	940.00	941.90	12	4	940.00	942.00
12	5	940.00	942.10	12	5	940.00	942.00
12	6	941.00	942.10	12	6	941.00	942.00
12	7	941.00	942.10	12	7	941.00	942.00
12	8	940.00	941.90	12	8	940.00	941.80
12	9	940.00	941.70	12	9	940.00	941.60
12	10	940.00	941.50	12	10	940.00	941.40
12	11	940.00	941.30	12	11	940.00	941.20
12	12	940.00	941.10	12	12	940.00	941.00
12	13	942.00	943.60	12	13	942.00	943.50
12	16	943.00	944.10	12	16	943.00	944.00
12	17	943.00	944.60	12	17	943.00	944.50
12	18	944.00	945.10	12	18	944.00	945.00
12	19	946.00	947.10	12	19	946.00	947.00
13	6	948.00	949.80	13	6	948.00	949.70
13	7	948.00	949.60	13	7	948.00	949.50



CPB, INC. and
MAC ARTHUR MITCHELL
105.201 ACRES
(VOL. 3342, PAGE 204)



CLEAR CREEK ESTATES
PHASE FOUR
(CAB. C, SLIDE 290-B)

CLEAR CREEK ESTATES
PHASE FOUR
(CAB. C, SLIDE 290-B)

NOTE:
NO ACCESS WILL BE
GRANTED TO ELMAS ROAD
OTHER THAN CONNECTING
PUBLIC STREETS.

CPB, INC. and
MAC ARTHUR MITCHELL
REMAINDER OF
105.201 ACRES
(VOL. 3342, PAGE 204)

A TEMPORARY CUL-DE-SAC WILL BE
CONSTRUCTED AT THE BEGINNING OF
JANELLE DRIVE AND MAINTAINED UNTIL THE
ROAD IS EXTENDED. NO CONSTRUCTION WILL
BE PERMITTED ON LOTS 1 AND 2, BLOCK 4,
AND LOTS 1 AND 2, BLOCK 5, UNTIL THE
EASEMENT IS NO LONGER REQUIRED.

A TEMPORARY CUL-DE-SAC WILL BE
CONSTRUCTED AT THE BEGINNING OF LLOYD
DRIVE AND MAINTAINED UNTIL THE ROAD IS
EXTENDED. NO CONSTRUCTION WILL BE
PERMITTED ON LOTS 1 AND 2, BLOCK 3 AND
LOTS 15 AND 16, BLOCK 3, UNTIL THE
EASEMENT IS NO LONGER REQUIRED.

A TEMPORARY CUL-DE-SAC WILL BE
CONSTRUCTED AT THE BEGINNING OF HANK
DRIVE AND MAINTAINED UNTIL THE ROAD IS
EXTENDED. NO CONSTRUCTION WILL BE
PERMITTED ON LOTS 27 AND 28, BLOCK 2
AND LOTS 15 AND 16, BLOCK 3, UNTIL THE
EASEMENT IS NO LONGER REQUIRED.

NO.	DATE	REVISIONS
5	12/06/03	NEW AREA
4	12/05/03	CHK COMMENTS
3	11/12/03	EXTENDED ELMAS TO ROBBETT
2	8/09/03	NOTE, BL. 12, WATER, FH
1	8/06/03	CHK COMMENTS

CONDOR VALLEY
PHASE FOUR
KILLEN, BELL COUNTY, TEXAS

FINAL PLAT

SHEET TITLE:

MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
102 N. COLLEGE STREET, KILLEN, TEXAS (254) 634-5541

DWG No. 15048-D
DATE: JULY 2003
SCALE: 1" = 100'
FEN/LS
DKN BY: KKL/JAM
B1-503 ACRES
AREA
LOTS: 300
BLKS: 13