FINAL PLAT

CONDER VALLEY
PHASE ONE
KILLEEN, BELL COUNTY, TEXAS

CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	17°19'58"	879.24	265.98	134.02	S 62°38'10" E	264.97
C2	09°15'00"	805.44	130.03	65.16	S 58°35'41" E	129.89
C3	09°54'53"	865.44	149.76	75.07	N 60°19'08" W	149.57
C4	06°13'23"	1545.00	167.81	83.99	N 69°34'29" W	167.72
C5	09°02'59"	849.24	134.14	67.21	N 68°18'52" W	134.00
C6	09°49'11"	849.24	145.55	72.95	N 58°52'47" W	145.37
C7	10°23'42"	835.44	151.57	75.99	S 59°10'02" E	151.36
C8	90°00'00"	30.00	47.12	30.00	N 62°09'39" E	42.43

LINE TABLE		
LINE	LENGTH	BEARING
L1	61.77	S 02°26'55" E
L2	5.61	S 17°35'44" W

No.	DATE	REMARKS	BY
		REVISIONS	

STALLION DRIVE

WINDFIELD DRIVE

WINDFIELD ESTATES, PHASE ONE
Cab. C, Slide 54 A&B

WINFIELD GROUP LIMITED
Vol. 3366 Pg. 497

CITY LIMITS
15' U.E. (Vol. 3349, Pg. 698)

#60 SPIKE Fd. IN POST

S 72°50'21" E – 1513.88

3/8" I.R. Set W/ CAP

CITY LIMITS

10' U.E. (Vol. 4077, Pg. 659)

WATERPROOF DRIVE
(60' R.O.W.)

TIDAL WAVE DRIVE
(60' R.O.W.)

BEACH BALL DRIVE
(60' R.O.W.)

SAND DOLLAR DRIVE
(60' R.O.W.)

INDY DRIVE
(60' R.O.W.)

WINDFIELD DRIVE
(70' R.O.W.)

S 17°09'39" W – 620.00

IVY E. CONDER, Jr.
Vol. 545 Pg. 280

WINFIELD GROUP, Ltd.
Vol. 3417 Pg. 273

APPROXIMATE LIMIT OF
100 YEAR FLOOD BOUNDARY
PER F.E.M.A. PANEL
480706 0130 B DATED 2/15/84

S 72°50'21" E – 335.00

S 17°09'39" W
125.32

C1
C2
C3
C4
C5
C6
C7
C8

S 72°50'21" E
416.42

S 10°06'57" W – 239.46

S 41°01'20" W
171.75

ROBINETT ROAD

CITY LIMITS

DAVE ENNIS CONDER
Vol. 3004 Pg. 628

N 16°40'54" E – 1239.91

3/8" I.R. Found

N 73°32'08" W – 270.21

3/8" I.R. Fd.

N 72°41'31" W – 1622.11

S 72°50'21" E
520.00

3/8" I.R. Fd.

KNOW ALL MEN BY THESE PRESENTS, that Winfield Group, LTD., whose address is P.O. Box 1183, Killeen, Texas 76540, being the sole owner of that certain 50.802 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 ONE** 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 ONE**, 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.

James D. McLean, President

STATE OF TEXAS
COUNTY OF BELL

This instrument was acknowledged before me on the 22nd day of September, 1999, by James D. McLean.

BONNIE MITCHELL
Notary Public
STATE OF TEXAS
My Comm. Exp. 10/31/2000

Bonnie Mitchell
NOTARY PUBLIC STATE OF TEXAS

IVY E. CONDER, Jr.
Vol. 545 Pg. 280

APPROVED this the 27th day of September, 1999 A.D., by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas.

CHAIRMAN, PLANNING COMMISSION

SECRETARY, PLANNING COMMISSION

APPROVED this the 9th day of October, 1999 A.D., by the City Council of the City of Killeen, Bell County, Texas.

MAYOR, CITY OF KILLEEN

ATTEST: CITY SECRETARY

FILED FOR RECORD this 21 day of October, 1999 A.D., in Cabinet C, Slide 184-D Plat Records of Bell County, Texas.

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KNOW ALL MEN BY THESE PRESENTS,

That I, Gale E. 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.

STATE OF TEXAS
REGISTERED
GALE E. MITCHELL
1602
LAND SURVEYOR

Gale E. Mitchell
Registered Professional
Land Surveyor, No. 1602

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 5 Day of October, A.D. 1999

BELL COUNTY TAX APPRAISAL DISTRICT
By Tammy Lewis

12 BLOCKS
189 LOTS
50.302 ACRES

THIS PROJECT

W. STAN SCHLUETER LP.

VICINITY MAP
N.T.S.

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

DWG No.	DGN BY:	SCALE:	DATE:	REF:	REF:	CLIENT:
13199-D	REM	1"=100'	SEPT. 1999	11347-D	11561-C	WINFIELD GROUP, Ltd.

13199-D