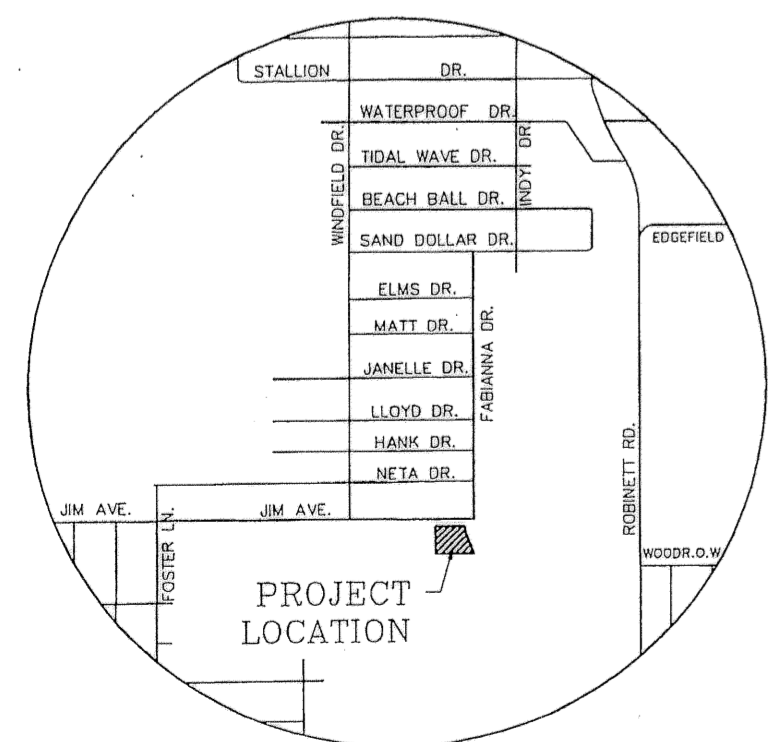
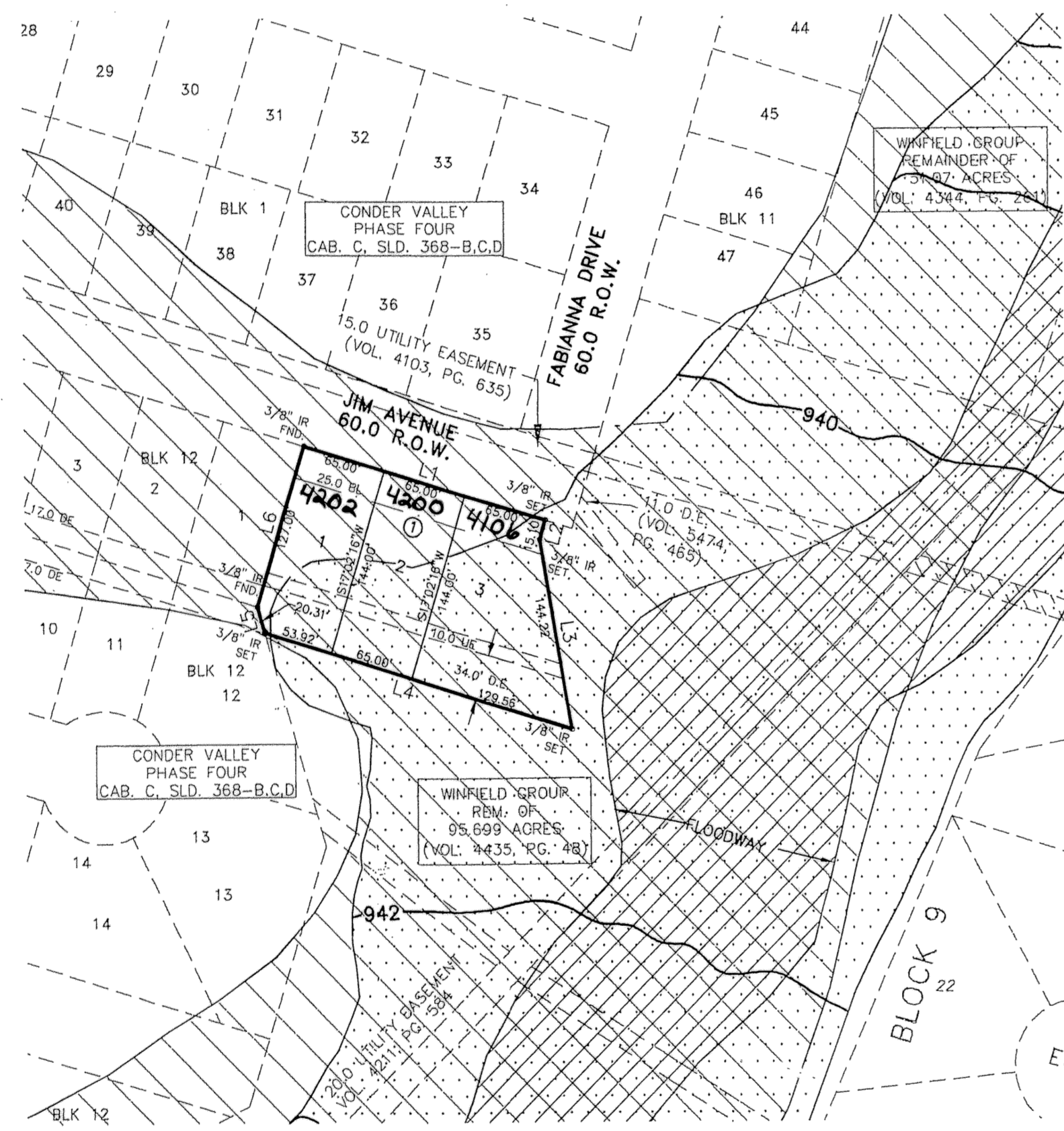


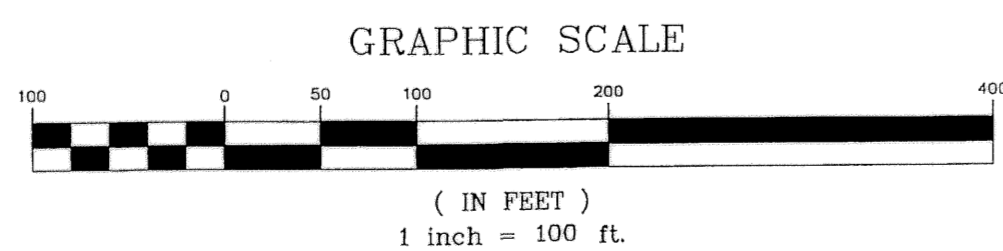
CONDER VALLEY PHASE FOUR  
(CAB C, SLIDE 386-B,C,D)  
SCALE: 1"=100'



VICINITY MAP  
N.T.S.

LINE	LENGTH	BEARING
L1	195.00	N72°54'34"W
L2	15.10	S17°02'16"W
L3	144.22	S09°33'19"E
L4	248.47	N72°54'40"W
L5	20.31	N16°02'35"W
L6	127.00	N17°02'16"E

\*ALL CORNERS 3/8" IRS W/CAP UNLESS OTHERWISE NOTED\*



LOT	BLOCK	APPROX. BFE	FFE
1	1	941.00	942.10
2	1	941.00	942.10
3	1	941.00	942.10

**LEGEND**

- BFE BASE FLOOD ELEVATION
- FFE FINISHED FLOOD ELEVATION
- 940 BASE FLOOD ELEVATION
- [Hatched Box] DRAFT STUDY FOR FEMA UPDATE APPROX. LIMITS OF FLOOD WAY BOUNDARY DATED 02/24/2003
- [Dotted Box] APPROXIMATE LIMIT OF 100 YEAR FLOOD PLAIN PER F.E.M.A. PANEL 0480706 0130 B ZONE A DATED 02/15/1984
- [Stippled Box] DRAFT STUDY FOR FEMA UPDATE APPROX. LIMITS OF 100 YR. FLOOD PLAIN DATED 02/24/2003

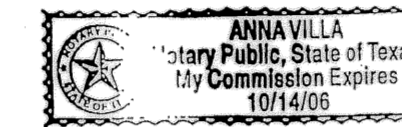
KNOW ALL MEN BY THESE PRESENTS, that Winfield Group, LTD., whose address is PO Box 1183, Killeen, TX 76540 being the sole owner(s) of that certain 0.738 acre tract of land in Bell County, Texas, part of the Thomas Robinett Survey, Abstract No. 686 and Conder Valley Phase Four, which is more fully described in the dedication of CONDER VALLEY PHASE SEVEN, BEING A REPLAT OF 0.021 ACRE OF CONDER VALLEY PHASE FOUR AND 0.717 ACRE PART OF THE THOMAS ROBINETT SURVEY, ABSTRACT NO. 686 as shown by the plat hereof, attached hereto, and made a part hereon, and approved by the Planning & Zoning Commission of the City of Killeen, Bell County, Texas, and Winfield Group, LTD. does hereby adopt said CONDER VALLEY PHASE SEVEN, BEING A REPLAT OF 0.021 ACRE Winfield Group, LTD. does hereby adopt said CONDER VALLEY PHASE SEVEN, BEING A REPLAT OF 0.021 ACRE OF CONDER VALLEY PHASE FOUR AND 0.717 ACRE PART OF THE THOMAS ROBINETT SURVEY, ABSTRACT NO. 686 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.

WITNESSE the execution hereof, on this 23rd day of September, 2004.

For: Winfield Group LTD.

*Gale E. Mitchell*  
Gale E. Mitchell

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 4th day of October, 2004, by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas.

*John K. Cole*  
CHAIRMAN, PLANNING COMMISSION

*Heidi Hoppe*  
SECRETARY, PLANNING COMMISSION

FILED FOR RECORD this 12 day of November, 2004, in Cabinet D, Slide 17-6, Plat Records of Bell County, Texas. Vol. 5534 Pg. 295

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, R.P.L.S.  
Registered Professional  
Land Surveyor, No. 4982

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 6th day of October, A.D. 2004  
BELL COUNTY TAX APPRAISAL DISTRICT  
BY: *Tracy T. Jones*

CONDER VALLEY PHASE SEVEN  
BEING A REPLAT OF 0.021 ACRE OF CONDER VALLEY PHASE FOUR AND 0.717 ACRE,  
PART OF THE THOMAS ROBINETT SURVEY, A-686  
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.	DATE:	SCALE:	FB/LB:	LOTS:	BLOCKS:	AREA:
04-378-D	JULY 2004	1"=100'	N/A	3	1	0.738 ACRE