

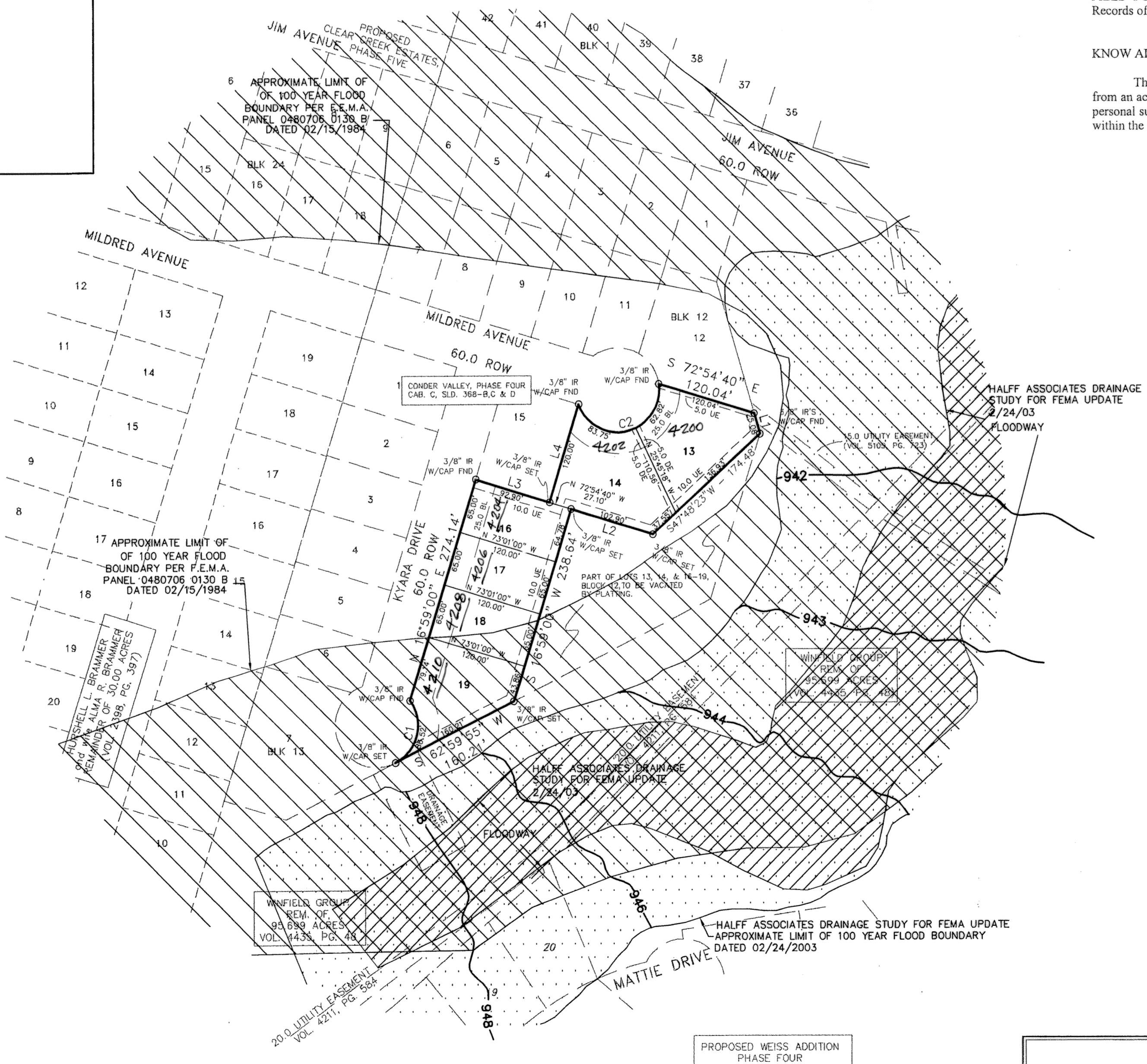
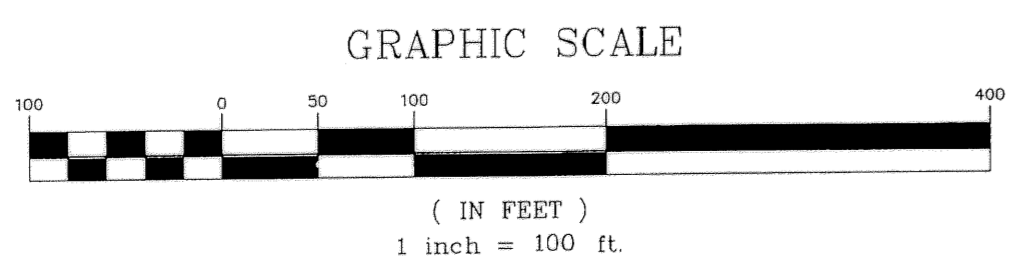
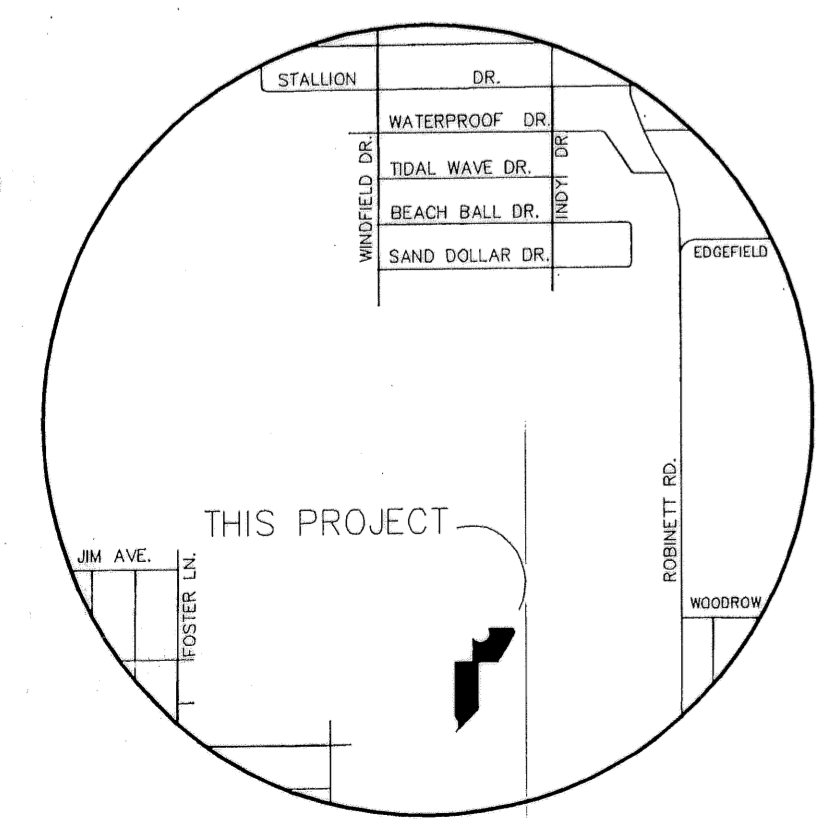


LINE	BEARING	LENGTH
L1	S 16°02'41" E	25.08
L2	N 72°54'40" W	102.90
L3	S 72°54'40" E	92.90
L4	N 17°05'20" E	120.00

CURVE	LENGTH	RADIUS	BEARING	CHORD	TANGENT	DELTA
C1	86.52'	50.00'	N 13°25'33" E	76.12'	58.69'	99°08'43"
C2	146.58'	50.00'	N 76°14'11" E	99.45'	474.31'	167°57'53"

FEMA PANEL NO. 0480706 0130B DATED 02/15/1984				POST FEMA UPDATE HALFF ASSOCIATES STUDY			
BLOCK	LOT	APPROX. B.F.E.	MIN. F.F.E.	BLOCK	LOT	APPROX. B.F.E.	MIN. F.F.E.
12	18	944.00	945.10	12	18	944.00	945.10
12	19	946.00	947.10	12	19	946.00	947.10

PART OF LOTS 13, 14 AND 16-19, BLOCK 12 ARE VACATED BY THIS PLAT.



KNOW ALL MEN BY THESE PRESENTS, that Winfield Group, Ltd., whose address is PO Box 1183, Killeen Texas 76540 being the sole owner of that certain 1.367 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 Six** being a replat of **Lots 13, 14, & 16-19, Block 12, 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., does hereby adopt said **Conder Valley Phase Six** being a replat of **Lots 13, 14, & 16-19, Block 12, 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.

WITNESS the execution hereof, on this 9th day of March, 2004.

Gale E. Mitchell
Gale E. Mitchell, Agent

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

Kate Adams
NOTARY PUBLIC STATE OF TEXAS
My Commission Expires: 19 NOV 07

APPROVED this the 12th day of April, 2004, by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas.

Joseph Hill
CHAIRMAN, PLANNING COMMISSION

Carolea Smith
SECRETARY, PLANNING COMMISSION

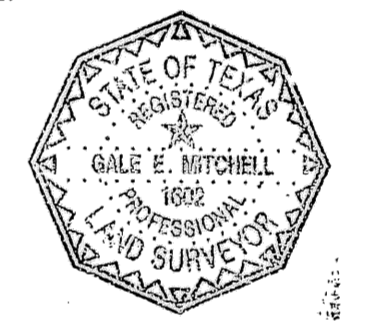
APPROVED this the 27th day of April, 2004, by the City Council of the City of Killeen, Bell County, Texas.

Maurice D. Smith
MAYOR, CITY OF KILLEEN

Paula W. Miller
ATTEST: CITY SECRETARY

FILED FOR RECORD this 6th day of July, 2004, in Cabinet C, Slide 397-D, Plat Records of Bell County, Texas. Vol 5421 Pg 54

KNOW ALL MEN BY THESE PRESENTS, That I, Gale E. 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.



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

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 23rd day of June, A.D. 2004

BELL COUNTY TAX APPRAISAL DISTRICT
By: *Henry R. Jones*

NO.	DATE	CITY OF KILLEEN COMMENTS	REVISIONS	BY
1	4-05-04			

CONDOR VALLEY, PHASE SIX
BEING A REPLAT OF LOTS 13, 14, & 16-19, BLOCK 12
CONDOR VALLEY, PHASE FOUR
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

SCALE: 1"=100'
DATE: 03/18/04
DRAWN BY: KK
AREA: 1.367 ACRES