



VICINITY MAP
Not to Scale

KNOW ALL MEN BY THESE PRESENTS, that Barnes Independent Developers, L.P., a Texas partnership, whose address is 1915 Florence Road, Suite D, Killen, Bell County, Texas, being the sole owner of that certain 42.39 acre tract in Killen, Bell County, Texas and being part of the W. L. HARRIS SURVEY, Abstract Number 1155, which is more fully described in the dedication of **EAGLE VALLEY**, as shown by the plat hereof, attached hereto, and made part hereof, and approved by the City Council of the City of Killen, Bell County, Texas, and Barnes Independent Developers, L.P., a Texas partnership, does hereby adopt said **EAGLE VALLEY**, as an addition to the City of Killen, Bell County, Texas, and hereby dedicate to said City of Killen, Texas, and to the installation and maintenance of public utilities when and as authorized by the thoroughfares and for the installation and maintenance of public utilities when and as authorized by the City of Killen. The utility easements shown on said plat are dedicated to said city for the installation and said maintenance of any and all public utilities which the city may install or permit to be installed and conveyed to the City of Killen, Bell County, Texas.

Colin
Barnes Independent Developers, L.P., L.L.C.
Colette Marshall, President

STATE OF TEXAS
COUNTY OF BELL

This instrument was acknowledged before me on the 22 day of July, 2009, by Barnes Independent Developers L.P., L.L.C., Colette Marshall, President.

Umbrella K. Price
NOTARY PUBLIC STATE OF TEXAS

APPROVED this 8 day of June, 2009, by the Planning and Zoning Commission of the City of Killen, Bell County, Texas.

John Emble CHAIRMAN, PLANNING COMMISSION
Ficki Hanken SECRETARY, PLANNING COMMISSION

APPROVED this 23 day of June, 2009, by the City Council of the City of Killen, Bell County, Texas.

Smithy L Hancock MAYOR, CITY OF KILLEN
Andrew D. Miller ATTEST CITY SECRETARY

KNOW ALL MEN BY THESE PRESENTS, That I, Ronald Carroll, Registered Professional Land Surveyor, does hereby certify that I did prepare this plat from 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 Killen, Texas, and this addition is within the City Limits of Killen, Texas.

Ronald Carroll
RONALD CARROLL
Registered Professional Land Surveyor, No. 2025

I, the undersigned, a registered professional engineer in the State of Texas, hereby certify that proper engineering consideration has been given this plat.

Signed this 22 day of July, 2009.

John Hart Bandas
John Bandas, P.E.
Registered Professional Engineer

TAX CERTIFICATE

The Bell County Tax Appraisal District, the taxing authority for all the 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 29th day of July, A.D. 2009.

BELL COUNTY TAX APPRAISAL DISTRICT

Thomas O. Lewis

FILED FOR RECORD this 13th day of August, 2009 A.D. in Cabinet D, Slide 214-C
Plat Records of Bell County, Texas. INSTRUMENT NO. 2009-00031005

LOTS

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	90.00'	13.28'	13.27'	N 68°41'29" W
C2	90.00'	44.17'	43.75'	N 50°24'15" W
C3	90.00'	47.13'	46.59'	N 21°50'35" W
C4	90.00'	36.53'	36.28'	N 05°17'08" E
C5	230.00'	40.14'	40.09'	N 21°54'44" E
C6	170.00'	12.01'	12.00'	N 24°33'09" E
C7	170.00'	17.85'	17.85'	N 19°53'15" E
C8	230.00'	33.50'	33.47'	N 21°00'04" E
C9	230.00'	39.20'	39.15'	N 30°05'26" E
C10	101.85'	42.49'	42.18'	N 7°22'47" E
C11	101.85'	13.64'	13.63'	N 84°44'08" W
C12	90.00'	34.44'	34.23'	S 89°55'42" E
C13	90.00'	41.75'	41.37'	S 45°40'34" E
C14	90.00'	41.50'	41.14'	S 19°10'35" E
C15	80.00'	35.83'	35.89'	S 09°28'13" W
C16	330.00'	30.54'	30.53'	S 18°33'50" W
C17	330.00'	164.26'	162.57'	S 36°28'06" W
C18	330.00'	98.30'	97.99'	S 59°19'58" E
C19	330.00'	84.04'	83.84'	S 73°21'45" W
C20	330.00'	65.89'	65.58'	S 84°37'27" W
C21	330.00'	65.75'	65.50'	N 63°58'12" W
C22	330.00'	39.87'	39.86'	N 75°30'13" E
C23	170.00'	18.84'	18.83'	S 29°05'12" W
C24	170.00'	10.81'	10.81'	S 25°04'56" W
C25	230.00'	40.13'	40.08'	S 21°54'39" W

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C26	170.00'	26.67'	26.67'	S 18°21'38" W
C27	41.85'	23.50'	22.71'	S 83°17'23" W
C28	30.50'	51.16'	45.18'	S 74°46'08" W
C29	270.00'	139.23'	137.69'	N 31°04'50" E
C30	270.00'	42.13'	42.09'	N 50°56'28" E
C31	270.00'	66.40'	66.23'	N 52°26'25" E
C32	270.00'	68.83'	68.44'	N 75°32'20" E
C33	270.00'	98.80'	98.41'	S 89°11'00" W
C34	270.00'	37.99'	37.96'	S 76°58'13" E
C35	170.00'	10.54'	10.54'	S 74°46'08" E
C36	230.00'	9.88'	9.88'	S 73°32'21" E
C37	230.00'	3.68'	3.68'	N 74°46'08" W
C38	170.00'	10.02'	10.02'	N 80°10'50" E
C39	52.50'	55.40'	52.87'	N 67°33'20" W
C40	52.50'	38.72'	38.72'	S 09°12'49" E
C41	52.50'	40.88'	39.85'	S 08°13'02" E
C42	52.50'	38.73'	37.88'	N 38°13'11" E
C43	52.50'	38.87'	37.90'	N 80°54'08" E
C44	30.00'	58.51'	52.87'	S 47°59'18" E
C45	30.00'	47.03'	42.36'	S 28°50'13" E
C46	230.00'	130.36'	128.41'	N 51°14'52" E
C47	170.00'	52.71'	52.50'	S 28°41'31" W
C48	230.00'	14.38'	14.25'	N 74°49'58" W
C49	170.00'	88.73'	87.72'	S 52°31'54" W

CENTERLINE ROAD

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
CC1	60.00'	84.11'	84.76'	N 27°36'59" W
CC2	200.00'	12.40'	12.40'	S 74°46'08" E
CC3	200.00'	11.79'	11.78'	S 74°46'08" E
CC4	200.00'	34.89'	34.88'	N 21°54'39" E
CC5	200.00'	34.90'	34.88'	N 21°54'39" E
CC6	200.00'	176.51'	170.88'	N 68°11'43" E
CC7	71.65'	39.56'	39.06'	N 83°17'23" E
CC8	60.00'	102.41'	90.43'	S 31°59'34" E
CC9	300.00'	472.22'	424.96'	S 62°00'00" W

LINE

LINE	BEARING	DISTANCE
L1	N 27°54'23" W	13.85'
L2	N 16°54'44" E	13.63'
L3	N 16°54'44" E	5.00'
L4	N 29°54'33" E	19.81'
L5	N 67°29'41" E	20.81'
L6	S 80°53'31" E	43.11'
L7	S 80°53'31" E	19.81'
L8	N 51°14'30" E	8.57'
L9	N 51°14'30" E	39.95'
L10	N 72°17'52" E	48.99'
L11	N 66°54'17" W	48.99'
L12	N 74°03'51" W	48.18'
L13	N 72°54'23" W	72.99'
L14	S 72°54'23" E	51.62'
L15	S 72°54'23" E	14.16'
L16	S 65°43'33" W	15.17'
L17	S 65°44'44" W	20.71'
L18	N 52°42'28" E	13.05'
L19	S 62°00'11" W	14.12'
L20	S 27°59'49" E	14.18'
L21	S 27°59'49" E	17.36'
L22	S 62°00'11" W	14.12'
L23	S 27°59'49" E	14.18'
L24	S 27°54'30" W	8.42'
L25	N 72°54'30" W	8.30'
L26	S 82°00'11" W	14.12'
L27	S 83°20'27" W	14.85'
L28	N 67°29'41" E	17.56'
L29	N 72°54'30" W	8.42'
L30	N 72°54'30" W	14.32'
L31	S 67°28'41" W	16.91'

NOTES:

• All Property Corners are 5/8" Iron Rods Set, unless otherwise stated.

• Basis of bearings system is on the Texas State Plane Coordinate System, Central Zone, NAD 83, as referenced to the NGS "CORS" Base Station in Killen, Texas whose coordinate value is N=10,380,882.789 E=3,110,419.534 Elevation= 859.38'

• Lots Dedicated and Conveyed
Lot 1, Block 6 - Detention Pond
Lot 18, Block 2 + Detention Pond
*L.S. = Lot 9, Block 2 - Lift Station

• Bldg. Line - Building Line
• U.E. - Utility Easement

See field notes attached in separate dedication instrument.

The following easements are unlocatable: Volume 423, Page 153; Volume 568, Page 256; Volume 600, Page 584; Volume 1008, Page 204; Volume 1034, Page 477; Volume 1167, Page 612; Volume 1167, Page 613; all recorded in the Bell County Deed Records. The exact locations shall be determined by the deed holders.

Final Plat of
EAGLE VALLEY
an addition in the City of Killen, in Bell County, Texas, and being a part of the W. L. HARRIS SURVEY, Abstract Number 1155 situated in the City of Killen, in Bell County, Texas.

RONALD CARROLL SURVEYORS, INC.
5302 South 31st Street Temple, Texas 76502
Phone: (254) 773-1444 (254) 773-1728

FOR: *Bandas Engineering* DRAWN BY: *JS/MA* DATE: *06/08/2009*
JOB#: *07132*

