

ELMS CREEK ADDITION PHASE 2

KILLEEN, BELL COUNTY, TEXAS

FINAL PLAT

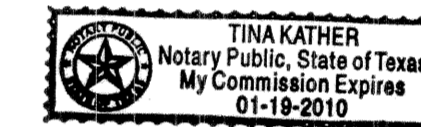
KNOW ALL MEN BY THESE PRESENTS, that CPB, Inc., whose address is Route 11, Box 82, Killeen, Texas 76542 being the sole owner of that certain 7.124 acre tract of land in Bell County, Texas, part of the Thomas Robinette Survey, Abstract No. 686 which is more fully described in the dedication of ELMS CREEK ADDITION PHASE 2 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 CPB, Inc., do hereby adopt said ELMS CREEK ADDITION PHASE 2, 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.

WITNESSES the execution hereof, on this 1st day of JUNE, 2006.

FOR CPB, Inc.

[Signature]
Charles Walter Mitchell

Before me, the undersigned authority, on this day personally appeared Charles Walter 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.



[Signature]
NOTARY PUBLIC STATE OF TEXAS
My Commission Expires: 1-18-10

APPROVED this the 12th day of June, 2006, by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas.

[Signature] CHAIRMAN, PLANNING COMMISSION
[Signature] SECRETARY, PLANNING COMMISSION

APPROVED this the 27th day of June, 2006, by the City Council of the City of Killeen, Bell County, Texas.

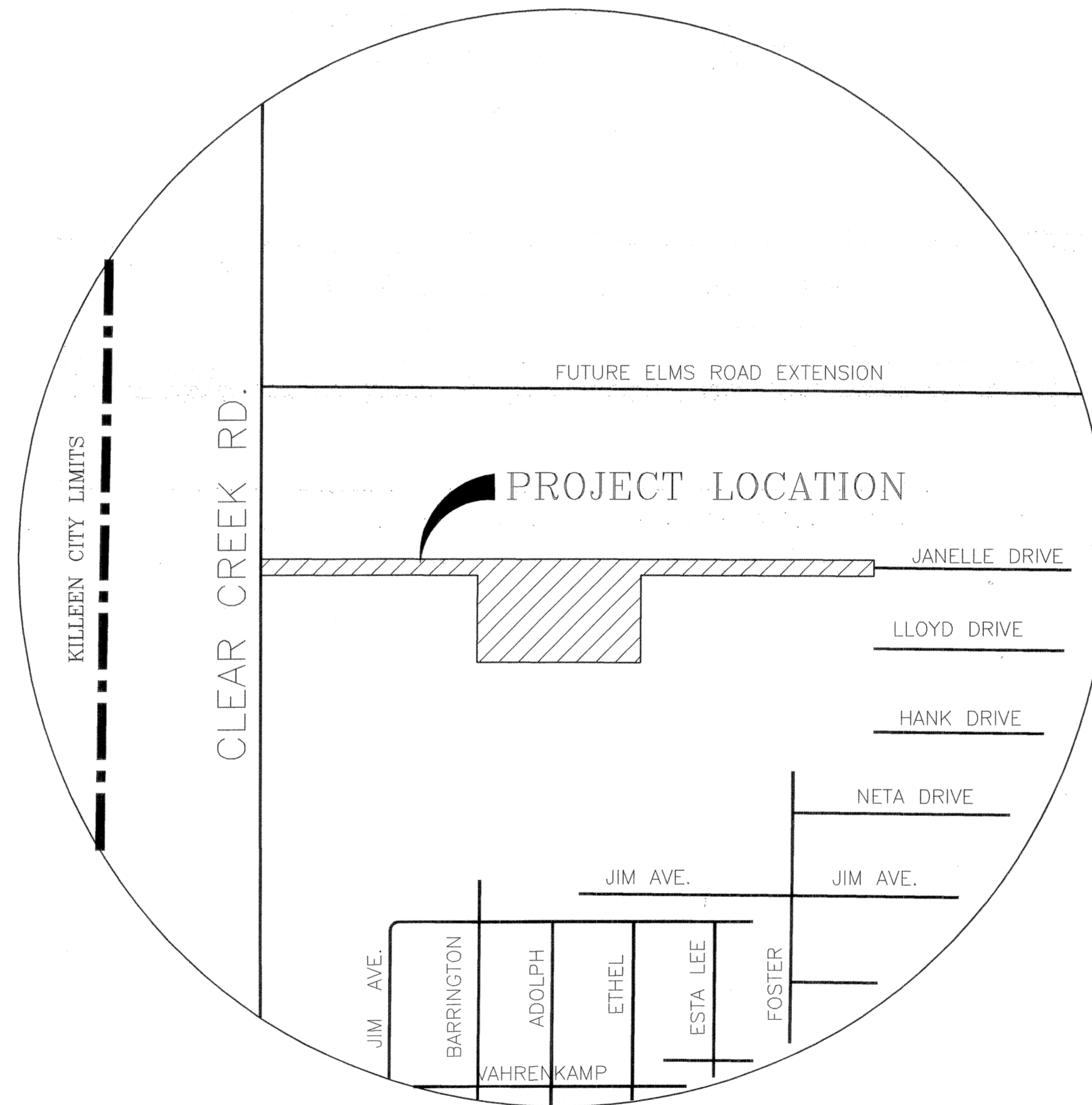
[Signature] MAYOR, CITY OF KILLEEN
[Signature] ATTEST: CITY SECRETARY

KNOW ALL MEN BY THESE PRESENTS,

That I, Robert 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.



[Signature]
Robert E. Mitchell
Registered Professional
Land Surveyor, No. 5801.



VICINITY MAP
N.T.S.

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

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 12th day of Sept, A.D. 2006
BELL COUNTY TAX APPRAISAL DISTRICT
BY: *[Signature]*

FILE FOR RECORD this 2 day of October, 2006, in Cabinet D, Slide 142-C, Plat Records of Bell County, Texas. Dedication Instrument in Volume 6208, Page 521, Deed Records of Bell County, Texas.

KILLEEN INDEPENDENT SCHOOL DISTRICT
(VOL. 3215, PG. 618)

COMMON PROPERTY LINE

FUTURE ELMS ROAD PROJECTION

FUTURE ELMS ROAD PROJECTION

CPB, INC.
REMAINDER OF 105.201 ACRES
VOLUME 3342, PAGE 204 AND VOLUME 5692, PAGE 241

REMAINDER OF 0.330 AC
CPB INVESTMENTS, INC.
(VOL. 5184, PG. 578)

JANELLE DRIVE
N72°50'25" E 233.27'
60.0 R.O.W.

JANELLE DRIVE
N72°44'17" W 579.46'
60.0 R.O.W.

JANELLE DRIVE
N72°50'21" W 545.35'
60.0 R.O.W.

JANELLE DRIVE
S 72°50'21" E 1455.39'
60.0 R.O.W.

JANELLE DRIVE
N72°50'21" W 861.06'
60.0 R.O.W.

JANELLE DRIVE
S17°09'39" W
60.00'
(PLAT S17°09'39" W)
<BASE BEARING>

REMAINDER OF CALLED 1.000 ACRES
MELVA L. VAN DYKE, TRUSTEES
WILANETA, TODD LARRY EVANS, DINK
AND MARKEE FAYMA SAW
(VOL. 3081, PG. 134)

REMAINDER OF CALLED 1.000 ACRES
MELVA L. VAN DYKE, TRUSTEES
WILANETA, TODD LARRY EVANS, DINK
AND MARKEE FAYMA SAW
(VOL. 3081, PG. 134)

CPB, INC.
REMAINDER OF 105.201 ACRES
VOLUME 3342, PAGE 204 AND VOLUME 5692, PAGE 241

LOT 1
BLOCK 1

CPB, INC.
REMAINDER OF 105.201 ACRES
VOLUME 3342, PAGE 204 AND VOLUME 5692, PAGE 241

CPB, INC.
REMAINDER OF 105.201 ACRES
VOLUME 3342, PAGE 204 AND VOLUME 5692, PAGE 241

CPB, INC.
REMAINDER OF 105.201 ACRES
VOLUME 3342, PAGE 204 AND VOLUME 5692, PAGE 241

ELMS CREEK ADDITION PHASE ONE
(CAB. C, SLIDES 250-A)

MELVA L. VAN DYKE
VOL. 1766, PG. 41

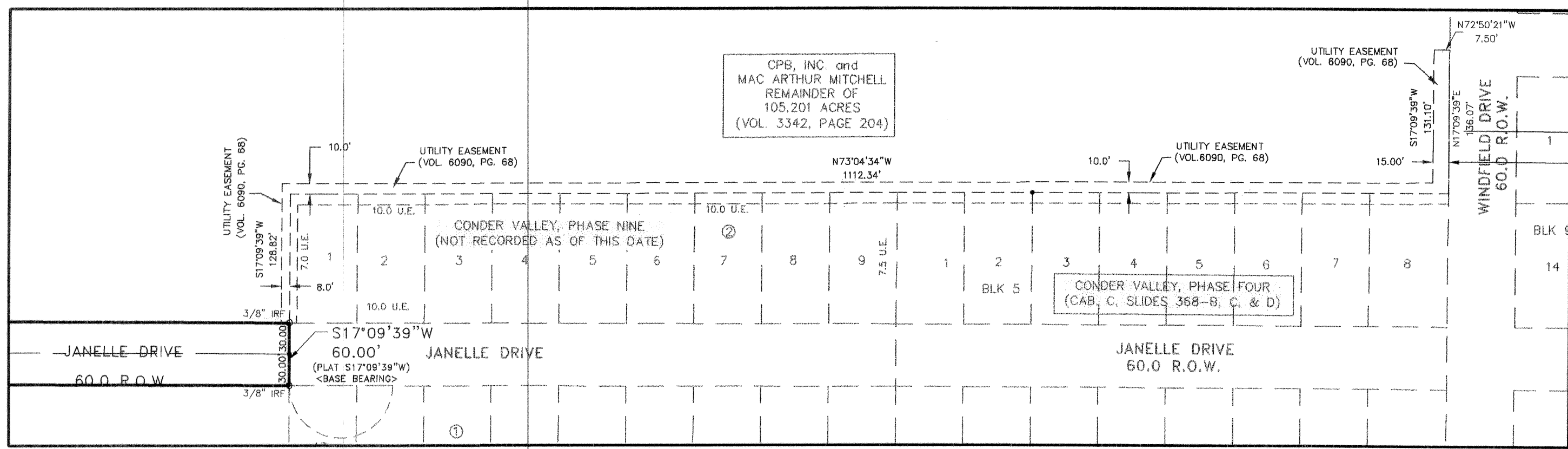
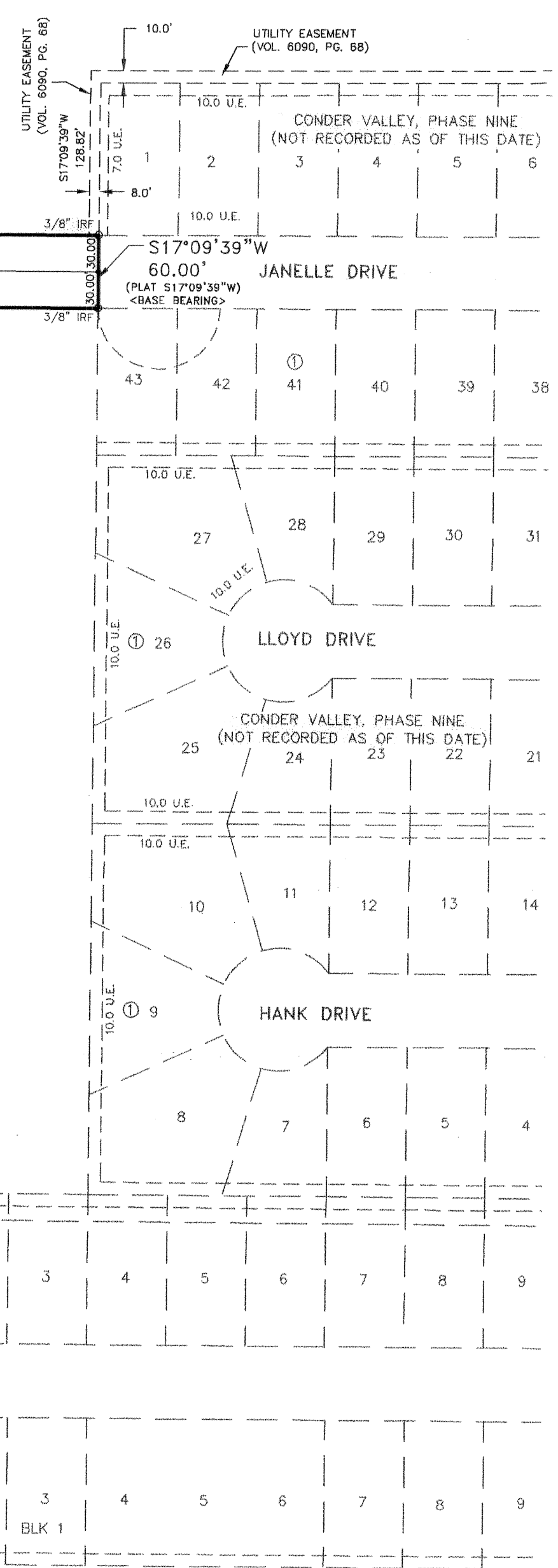
MELVA L. VAN DYKE
CALLED 3.368 ACRES
VOL. 1770, PG. 693

CPB, INC.
REMAINDER OF 105.201 ACRES
VOLUME 3342, PAGE 204 AND VOLUME 5692, PAGE 241

J. E. KNOX
AND MILDRED C. KNOX
10.000 ACRES
VOL. 897, PG. 355

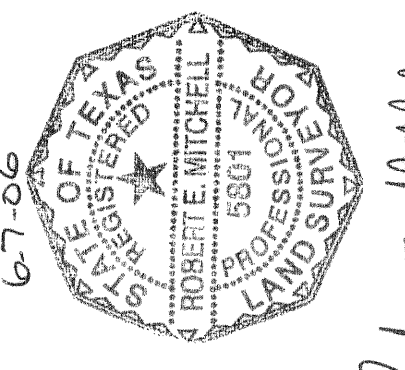
J. E. KNOX
AND MILDRED C. KNOX
5.000 ACRES
VOL. 823, PG. 625

E. KNOX
LURELL G. KNOX
PAGE 4793



FILE FOR RECORD this 8 day of October, 2006, in
Cabinet D, Slide 142-D, Plat Records of Bell County,
Texas. Dedication Instrument in Volume 6208, Page 521,
Deed Records of Bell County, Texas.

ELMS CREEK ADDITION PHASE 2
KILLEEN, BELL COUNTY, TEXAS



MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
102 N. COLLEGE STREET
KILLEEN, TEXAS 76541
PHONE: (254) 634-5541
FAX: (254) 634-2141

Table with columns: No., DATE, REMARKS, REVISIONS

SHEET TITLE: FINAL PLAT

Table with columns: DWG No., DRAWN BY, DATE, SCALE, FB/A/B, LOTS, BLOCKS, AREA