

FOX CREEK PHASE 7
LOTS 53-55, & 58-59, BLOCK 1, PER PLAT OF RECORD
 N.T.S.

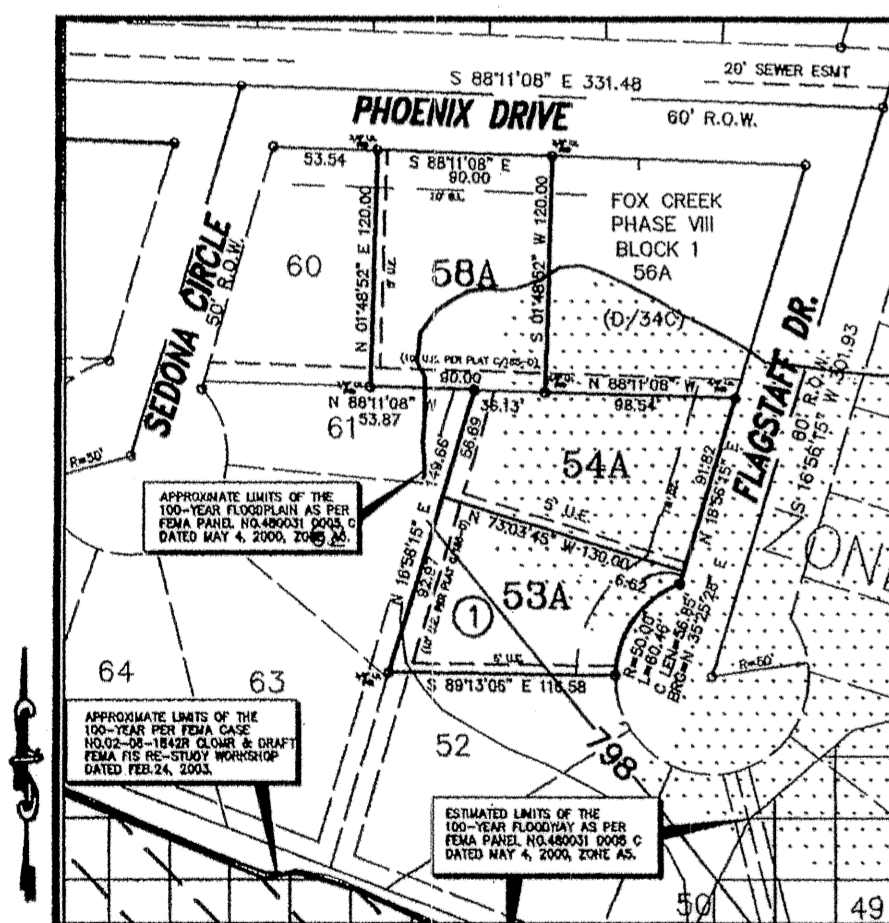
SURVEYOR'S NOTES:

- FOX CREEK SUBDIVISION, PHASE VII, SHOWN HEREON IS AN AMENDED PLAT OF LOTS 56 & 57, BLOCK 1, FOX CREEK SUBDIVISION, PHASE VII, AND IS OF RECORD IN CABINET D, SLIDE 34C, PLAT RECORDS OF BELL COUNTY, TEXAS.
- ALL CORNER MONUMENTS ARE 1/2" IRON RODS WITH CAPS MARKED "1852-CORNER" UNLESS OTHERWISE SHOWN HEREON.

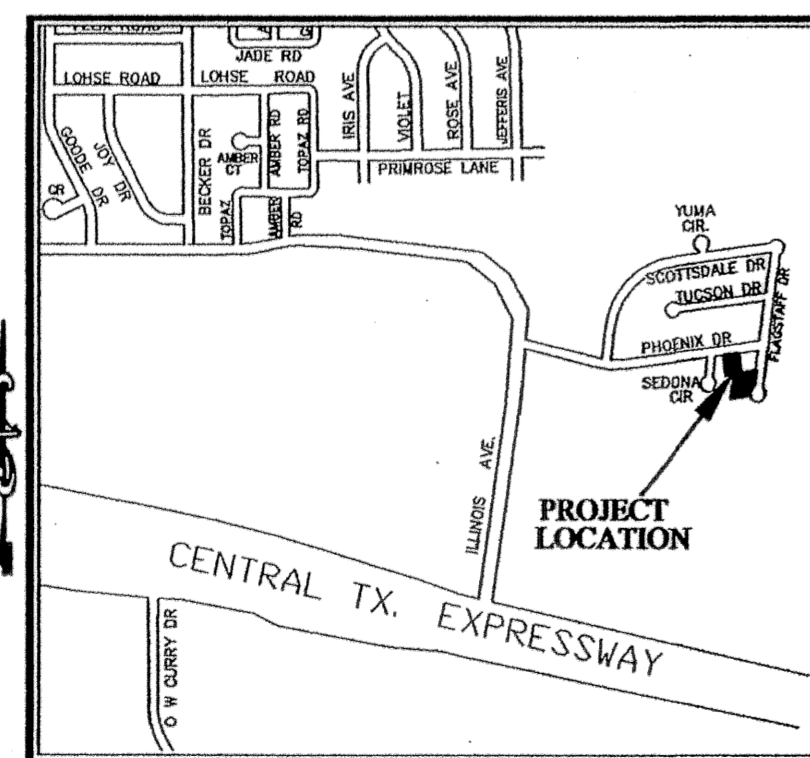
BASE FLOOD AND FINISHED FLOOR INFORMATION:

THE BASE FLOOD ELEVATIONS (BFE) AND FINISHED FLOOR ELEVATIONS (FFE) SHOWN HEREON WERE INTERPOLATED FROM FEMA PANEL NUMBER 480031 005 C, DATED MAY 4, 2000, THE CASE NO.02-06-1842R CLOMR, AND THE DRAFT FEMA FIS RE-STUDY WORKSHOP DATED FEB.24, 2003, ARE RASTABLISHED AT LEAST 1 FOOT ABOVE THE BASE FLOOD ELEVATION (BFE), AND ARE:

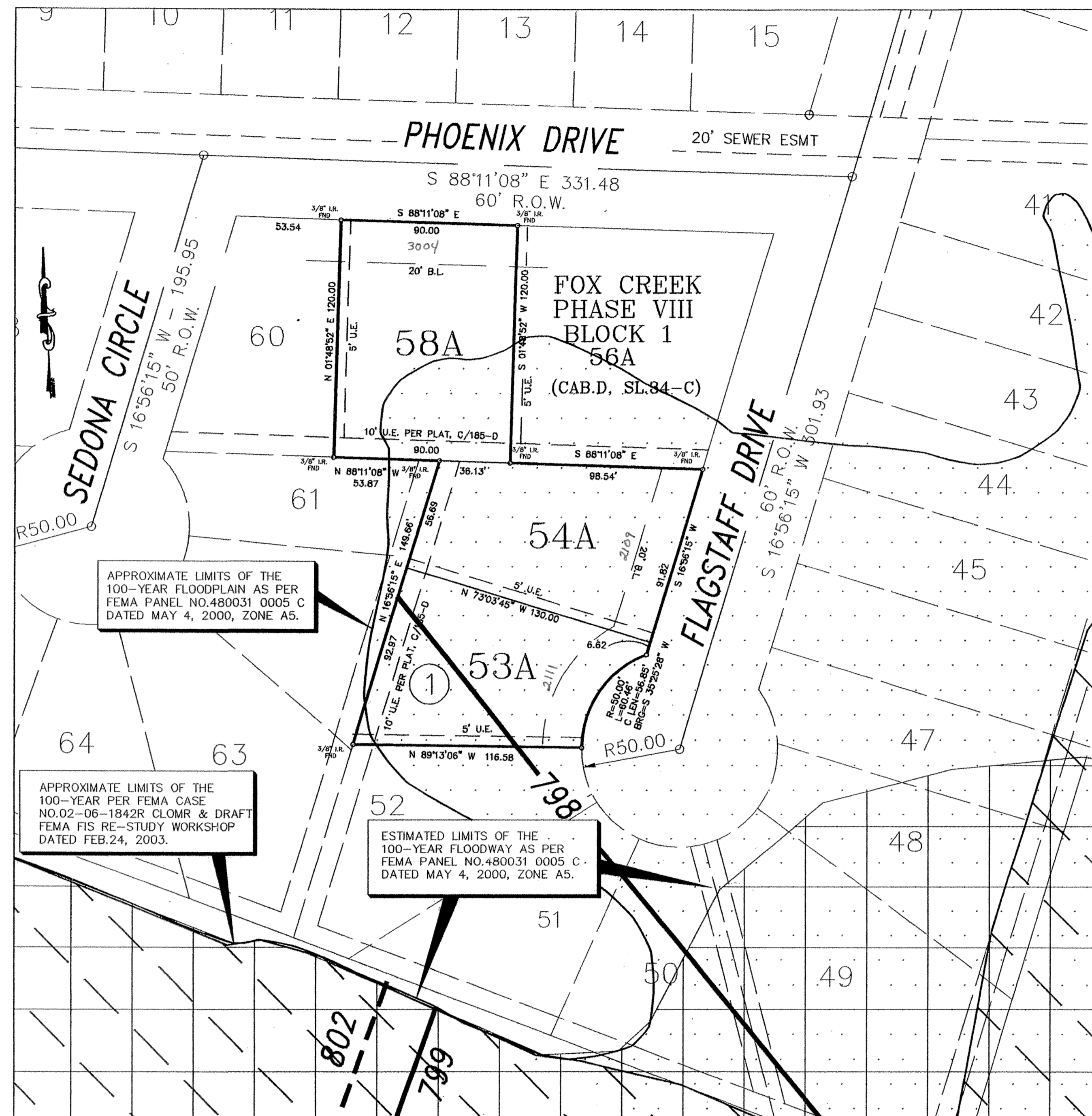
LOT, BLOCK	CURRENT BFE PER FEMA PANEL	CURRENT FFE PER FEMA PANEL	PROPOSED BFE PER FEMA CLOMR	PROPOSED FFE PER FEMA CLOMR	PROPOSED BFE PER FEMA FIS RE-STUDY	PROPOSED FFE PER FEMA FIS RE-STUDY
LOT 58A, BLOCK 1	798	799.2	798	799.2	802	803
LOT 53A, BLOCK 1	798	799.2	798	799.2	802	803
LOT 54A, BLOCK 1	798	799.2	798	799.2	802	803



SCALE: 1"=100'



VICINITY MAP
 N.T.S.



SCALE: 1"=40'

LEGEND

- INDICATES AREAS WITHIN THE 100 YEAR FLOODPLAIN AS PER FEMA PANEL NUMBER 480031 005 C, DATED MAY 4, 2000, ZONE A5.
- INDICATES AREAS WITHIN THE 100 YEAR FLOODWAY AS PER FEMA PANEL NUMBER 480031 005 C, DATED MAY 4, 2000, ZONE A5.
- INDICATES BASE FLOOD ELEVATION (BFE) AS PER FEMA PANEL NUMBER 480031 005 C, DATED MAY 4, 2000, ZONE A5, AND CASE NO.02-06-1842R CLOMR.
- INDICATES AREAS WITHIN THE 100 YEAR FLOODPLAIN AS PER FEMA CASE NO.02-06-1842 CLOMR & THE DRAFT FEMA FIS RE-STUDY WORKSHOP DATED FEB.24, 2003.
- INDICATES INDICATES BASE FLOOD ELEVATIONS (BFE) AS PER DRAFT FEMA FIS RE-STUDY WORKSHOP DATED FEB.24, 2003.

FINAL PLAT

FOX CREEK SUBDIVISION, PHASE IX,
BEING AN AMENDED PLAT OF LOTS 53-55 AND LOTS 58-59, BLOCK 1, FOX CREEK SUBDIVISION, PHASE VII
KILLEEN, BELL COUNTY, TEXAS

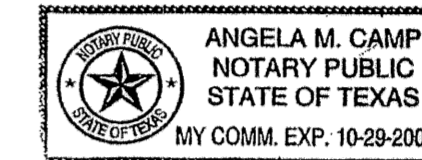
KNOW ALL MEN BY THESE PRESENTS, that W&B Development, Ltd., A Texas Limited Partnership, whose address is 3000 Illinois Ave, Ste. 100, Killeen, TX. 76543, being sole owner of certain 0.67 acres tract of land in Bell County, Texas, part of the W.H. Cole Survey, Abstract 150, Bell County, Texas, which is more fully described in the dedication of FOX CREEK SUBDIVISION, PHASE IX, BEING AN AMENDMENT OF LOTS 53-55, AND LOTS 58-59, BLOCK 1, FOX CREEK SUBDIVISION, PHASE VII, as shown by the plat hereof, attached hereto, and made a part hereof, and approved by the City Council of the City of Killeen, Bell County, Texas, and W&B Development, Ltd., does hereby adopt said FOX CREEK SUBDIVISION, PHASE IX, BEING AN AMENDMENT OF LOTS 53-55, AND LOTS 58-59, BLOCK 1, FOX CREEK SUBDIVISION, PHASE VII, as an addition to the City of Killeen, Bell County, Texas, and hereby dedicates to said city all streets, avenues, roads, drives, drainage tracts 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 14th day of October, 2005

For: W&B Development, Ltd.
 By: G.W. Development, Inc.

Bruce Whitis, Vice President & Secretary-Treasurer

Before me, the undersigned authority, on this day personally appeared Bruce Whitis 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.



Angela M. Camp
 NOTARY PUBLIC STATE OF TEXAS
 My Commission Expires: 10-29-08

PLANNING AND ZONING COMMISSION

APPROVED this the 14th day of November, 2005 by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas.

John Brubaker
 CHAIRMAN, PLANNING COMMISSION

Lizki Tanker
 SECRETARY, PLANNING COMMISSION

BELL COUNTY CLERK

PLAT FILED FOR RECORD this 4th day of August, 2006 in Cabinet D, Slide 128-C, Plat Records of Bell County, Texas.

DEDICATION FILED FOR RECORD this 4th day of August, 2006, in Volume 6151, Page 102, Official Public Records of Bell County, Texas.

SURVEYOR CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS, that the undersigned A. W. Kessler, Registered Professional Land Surveyor, do hereby certify that I did cause this plat to be prepared from a survey made on the ground and the corner monuments shown hereon were properly placed under my supervision in accordance with the subdivision regulations of the City of Killeen, Texas, and that this subdivision is within the City Limits of the City of Killeen, Texas.

A. W. Kessler 10-28-05
 A. W. Kessler
 R.P.L.S. No. 1852



TAX CERTIFICATE

The Bell County Tax Office, 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 15th Day of July, A.D. 2006

BELL COUNTY TAX OFFICE

By: *Terry T. Lewis*

DRAFT DATE:		VERA & ASSOCIATES, LC 3707 SIERRA DR. GEORGETOWN, TEXAS 78628 (512) 864-9804 FAX: (512) 864-7650	PROJECT INFORMATION
DRAWN BY:			TOTAL ACRES: 0.67
APPROVED BY:			TOTAL BLOCKS: 1 TOTAL LOTS: 3



W & B Development, Ltd.
 3000 ILLINOIS AVE
 KILLEEN, TEXAS
 PHONE: 254-953-5353 FAX: 254-953-5057