

GOODNIGHT RANCH ADDITION PHASE I KILLEEN, BELL COUNTY, TEXAS

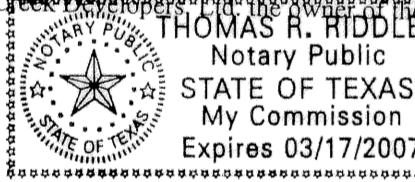
KNOW ALL MEN BY THESE PRESENTS, that Reeves Creek Developers, Ltd., whose address is 4300 Chantz Drive, Killeen, Texas 76542 being the sole owners of that certain 79,765 acre tract of land in Bell County, Texas, part of the W.T. Millsaps Survey, Abstract No. 1041 and the George Allen Survey, Abstract No. 43, which is more fully described in the dedication of **GOODNIGHT RANCH ADDITION PHASE I** 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 Reeves Creek Developers, Ltd., does hereby adopt said **GOODNIGHT RANCH ADDITION PHASE I**, 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 18th day of February, 2005.

FOR: Reeves Creek Developers, Ltd.

Benton Goodnight
Benton Goodnight, Partner

Before me, the undersigned authority, on this day personally appeared Benton Goodnight 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 a partner for Reeves Creek Developers, Ltd., the property described hereon.



Thomas R. Riddle
Thomas R. Riddle
NOTARY PUBLIC STATE OF TEXAS
My Commission Expires: 3-17-2007

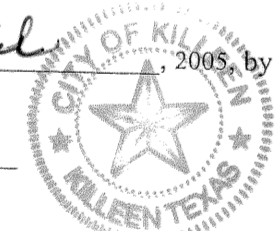
APPROVED this the 28 day of March, 2005, by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas.

James K. Wolf
CHAIRMAN, PLANNING COMMISSION

Jacqueline Ortiz
SECRETARY, PLANNING COMMISSION

APPROVED this the 26 day of April, 2005, by the City Council of the City of Killeen, Bell County, Texas.

Maria J. Jones
MAYOR, CITY OF KILLEEN



Paula D. Miller
ATTEST: CITY SECRETARY

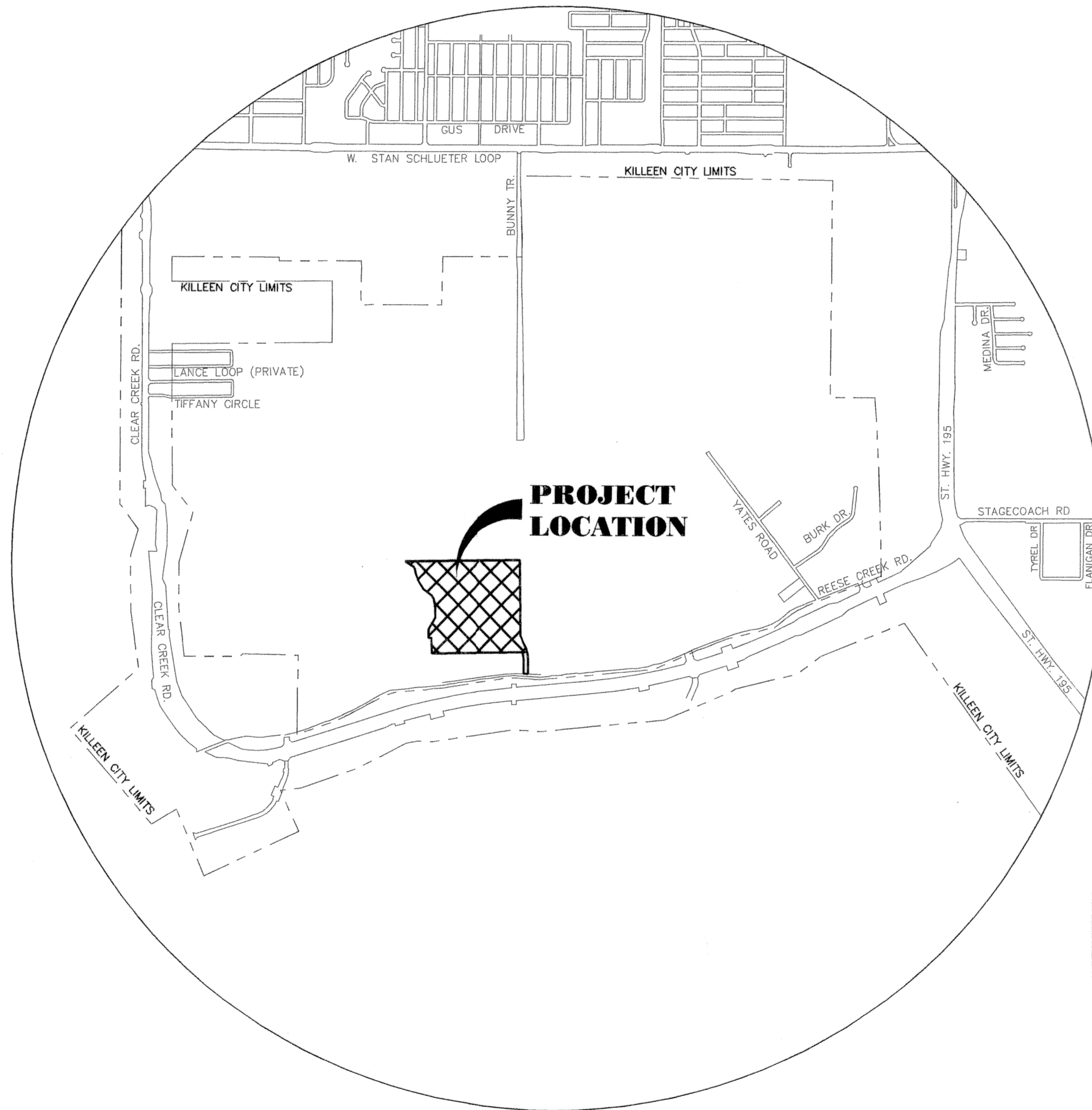
FILED FOR RECORD this 16 day of September, 2005, in Cabinet D, Slide 71A+B, Plat Records of Bell County, Texas. Vol 5833 pg 372

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.



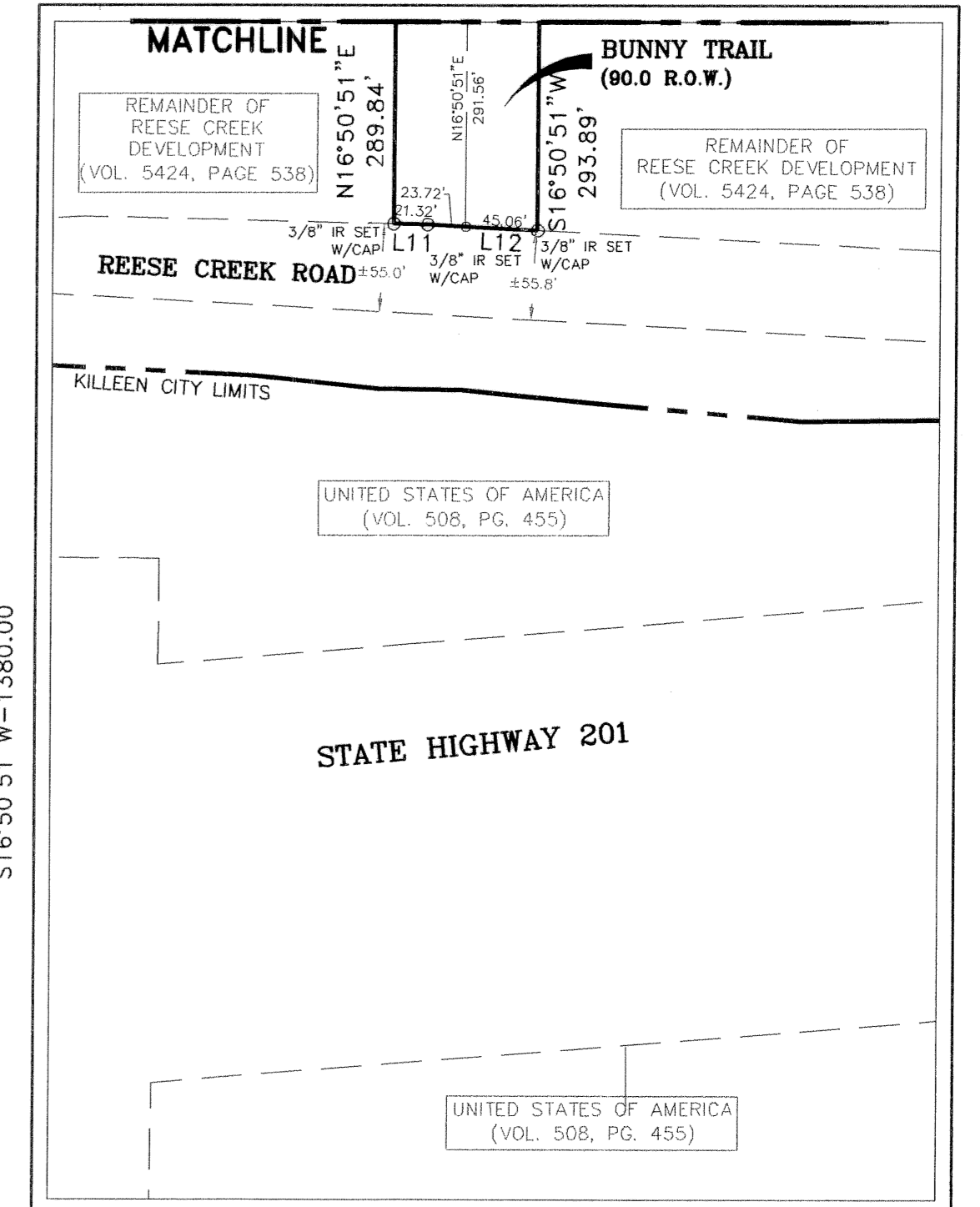
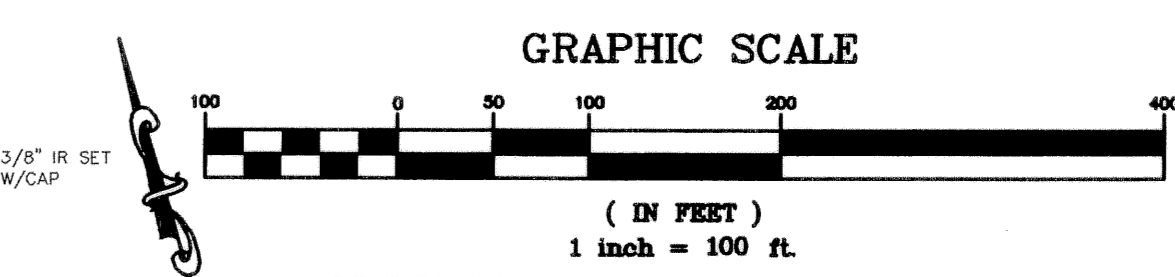
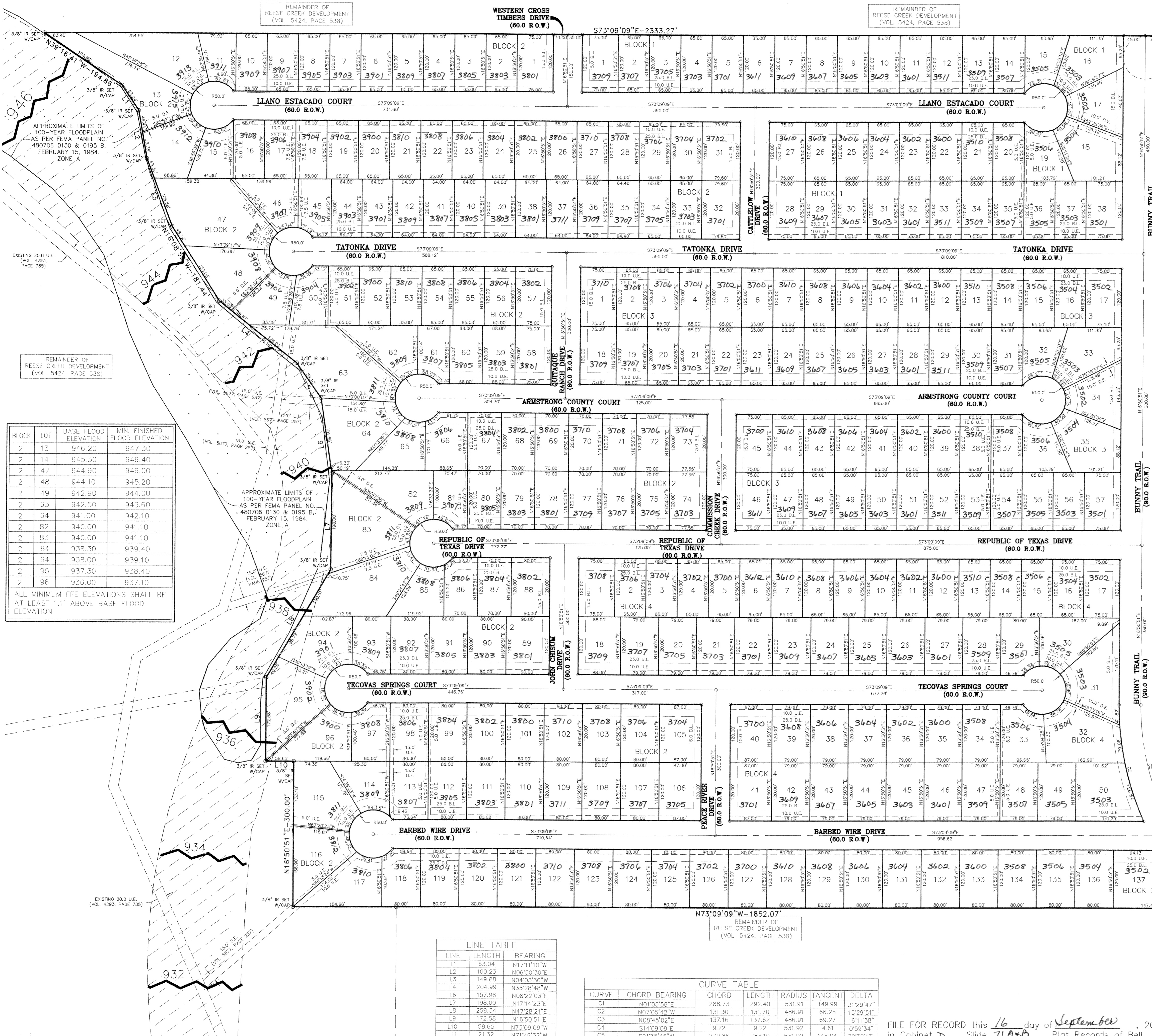
Robert E. Mitchell
Robert E. Mitchell
Registered Professional
Land Surveyor, No. 5801.



VICINITY MAP
SCALE: N.T.S.

M & A
MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
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 1st day of April, A.D. 2005
BELL COUNTY TAX APPRAISAL DISTRICT
BY: *Tenny T. Lewis*



LEGEND

- APPROXIMATE LIMITS OF 100-YEAR FLOODPLAIN AS PER FEMA PANEL NO. 480706 0130 & 0195 B, FEBRUARY 15, 1984, ZONE A
- APPROXIMATE LIMITS OF FLOODPLAIN AS PER HEC-RAS STUDY BY MITCHELL & ASSOCIATES.
- BASE FLOOD ELEVATIONS AS PER HEC-RAS STUDY.
- BFE BASE FLOOD ELEVATION
- FFE FINISHED FLOOR ELEVATION

BLOCK	LOT	BASE FLOOD ELEVATION	MIN. FINISHED FLOOR ELEVATION
2	13	946.20	947.30
2	14	945.30	946.40
2	47	944.90	946.00
2	48	944.10	945.20
2	49	942.90	944.00
2	63	942.50	943.60
2	64	941.00	942.10
2	82	940.00	941.10
2	83	940.00	941.10
2	84	938.30	939.40
2	94	938.00	939.10
2	95	937.30	938.40
2	96	936.00	937.10

ALL MINIMUM FFE ELEVATIONS SHALL BE AT LEAST 1.1' ABOVE BASE FLOOD ELEVATION

LINE TABLE

LINE	LENGTH	BEARING
L1	63.04	N17°11'10"W
L2	100.23	N06°50'30"E
L3	149.88	N04°03'36"W
L4	204.99	N35°28'48"W
L5	157.98	N08°22'03"E
L6	198.00	N17°14'33"E
L7	259.34	N47°28'21"E
L8	172.58	N16°50'51"E
L9	58.65	N73°09'09"W
L10	21.32	N71°46'32"W
L11	68.78	N70°12'20"W

CURVE TABLE

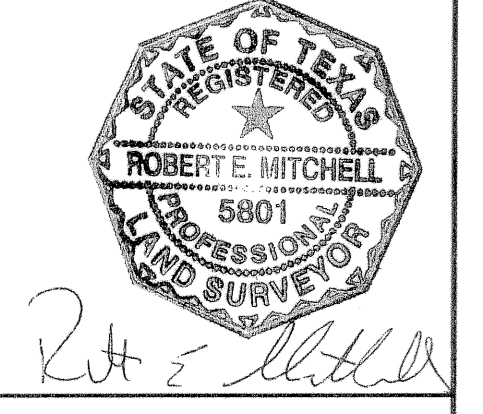
CURVE	CHORD BEARING	CHORD	LENGTH	RADIUS	TANGENT	DELTA
C1	N01°05'58"E	288.73	292.40	531.91	149.99	312°2'47"
C2	N07°05'42"W	131.30	131.70	486.91	66.25	15°28'51"
C3	N08°45'02"E	137.16	137.62	486.91	69.27	16°11'38"
C4	S14°09'09"E	9.22	9.22	531.92	4.61	0°59'34"
C5	S01°35'45"W	279.86	283.19	531.92	145.04	30°30'13"
C6	S04°33'23"W	245.63	247.52	576.92	125.70	24°34'56"

FILE FOR RECORD WITH 16 day of September, 2005, in Cabinet D, Slide 71A-B, Plat Records of Bell County, Texas. Vol. 5833 pg. 372

NO.	DATE	REVISIONS
1	3/11/05	CITY OF KILLEEN COMMENTS

**GOODNIGHT RANCH ADDITION
PHASE 1
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

DWG NO.: 05-71-D
SCALE: 1"=100'
DATE: FEB. 2005
DRAWN BY: BC/FRB
CHECKED BY: JTB
AREA: 79.765 AC.
BLOCKS: 4
SHEETS: 2