

GOODNIGHT RANCH ADDITION PHASE THIRTEEN, SECTION ONE KILLEEN, BELL COUNTY, TEXAS

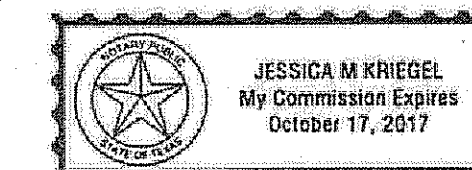
KNOW ALL MEN BY THESE PRESENTS, that Reeves Creek Developers, Ltd., whose address is 4300 Chantz Drive, Killeen, Texas 76542, being the sole owners of that certain 68.471 acre tract of land in Bell County, Texas, being part of the George Allen Survey, Abstract No. 43, which is more fully described in the dedication of GOODNIGHT RANCH ADDITION, PHASE THIRTEEN, SECTION ONE, as shown by the plat hereof, attached hereto, and made a part hereof, and approved by the City of Killeen, Bell County, Texas, does hereby adopt said GOODNIGHT RANCH ADDITION, PHASE THIRTEEN, SECTION ONE, 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 and drainage easements shown on said plat are dedicated to said city for the installation and maintenance of any and all public utilities and drainage utilities, which the city may install or permit to be installed or maintained.

WITNESS the execution hereof, on this 29th day of April, 2015.

For: Reeves Creek Developers, Ltd.

William E. Hickman
William E. Hickman

Before me, the undersigned authority, on this day personally appeared William E. Hickman 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.



Jessica M. Knefel
JESSICA M. KNEFEL
NOTARY PUBLIC STATE OF TEXAS

APPROVED this the 4th day of May, 2015, by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas.

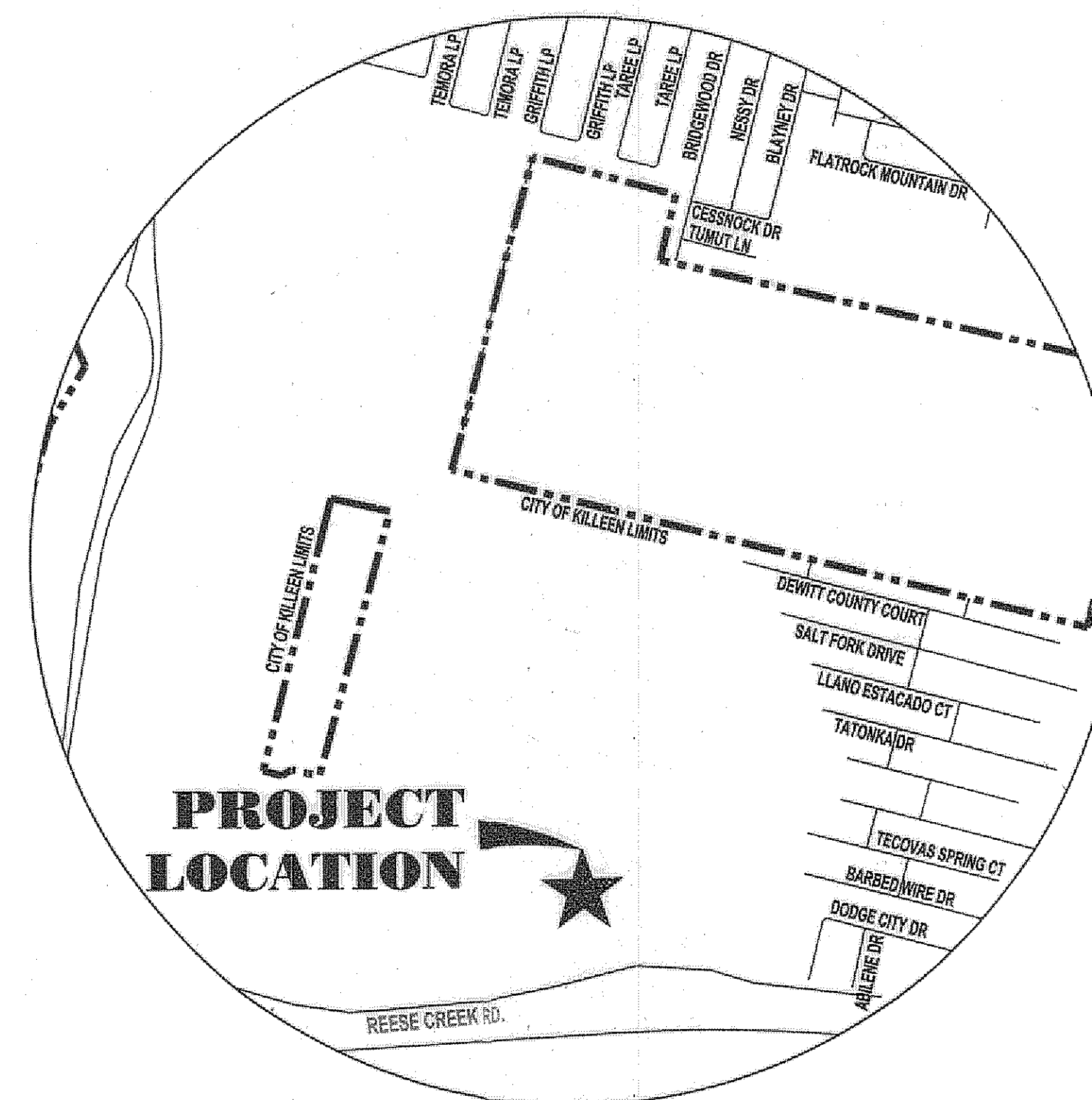
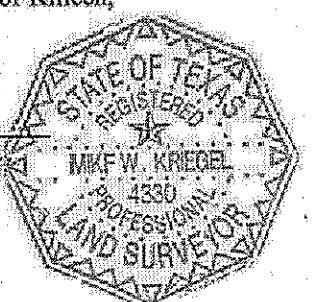
John P. Pugh
JOHN P. PUGH
CHAIRMAN, PLANNING COMMISSION

Jicke Hanken
JICKE HANKEN
SECRETARY, PLANNING COMMISSION

KNOW ALL MEN BY THESE PRESENTS,

That I, Mike W. Krieger, 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.

Mike W. Krieger
Mike W. Krieger
Registered Professional
Land Surveyor, No. 4330



VICINITY MAP
SCALE: N.T.S.

CURVE TABLE						
CURVE	BEARING	CHORD	LENGTH	RADIUS	DELTA	TANGENT
C1	S2°05'07"W	130.07'	131.59'	250.00'	30°09'26"	67.36'
C2	S5°00'31"E	61.12'	61.32'	220.00'	15°58'09"	30.86'
C3	S10°04'12"W	54.34'	54.48'	220.00'	14°11'17"	27.38'
C4	S2°48'51"W	64.85'	65.00'	280.00'	13°18'03"	32.65'
C5	S13°18'51"W	37.60'	37.63'	280.00'	7°41'58"	18.84'
C6	S67°24'00"W	47.26'	49.22'	50.00'	56°24'19"	26.81'
C7	S16°34'08"E	82.68'	97.33'	50.00'	111°31'58"	73.48'
C8	S13°57'34"W	44.72'	44.74'	400.00'	6°24'33"	22.40'
C9	N13°57'34"E	44.72'	44.74'	400.00'	6°24'33"	22.40'
C10	S11°38'03"W	11.36'	11.36'	370.00'	1°45'31"	5.68'
C11	N13°57'34"E	48.08'	48.10'	430.00'	6°24'33"	24.08'
C12	S16°19'52"W	12.50'	12.50'	430.00'	1°39'57"	6.25'
C13	S13°07'35"W	35.59'	35.60'	430.00'	4°44'36"	17.81'
C14	N13°05'03"E	30.08'	30.08'	370.00'	4°39'31"	15.05'
C15	N16°17'19"E	11.30'	11.30'	370.00'	1°45'02"	5.65'
C16	S13°54'06"W	37.56'	37.58'	330.00'	6°31'30"	18.81'
C17	S3°27'50"W	82.44'	82.65'	330.00'	14°21'01"	41.54'
C18	S9°32'15"E	67.00'	67.12'	330.00'	11°39'10"	33.67'
C19	S21°11'26"E	67.00'	67.12'	330.00'	11°39'10"	33.67'
C20	S2°54'01"E	127.75'	128.98'	270.00'	27°22'11"	65.74'

CURVE TABLE						
CURVE	BEARING	CHORD	LENGTH	RADIUS	DELTA	TANGENT
C21	S44°42'38"E	254.56'	265.08'	270.00'	56°15'04"	144.32'
C22	S5°11'15"W	112.06'	112.88'	270.00'	23°57'12"	57.28'
C23	S5°11'15"W	136.96'	137.96'	330.00'	23°57'12"	70.00'
C24	S2°05'07"W	130.07'	131.59'	250.00'	30°09'26"	67.36'
C25	S15°19'31"W	14.12'	14.12'	220.00'	3°40'39"	7.06'
C26	S16°42'52"W	4.39'	4.39'	280.00'	0°53'56"	2.20'
C27	S9°24'36"W	66.84'	67.00'	280.00'	13°42'36"	33.66'
C28	S5°13'09"E	75.75'	75.98'	280.00'	15°32'53"	38.23'
C29	S5°11'15"W	124.51'	125.42'	300.00'	23°57'12"	63.64'
C30	S14°37'18"W	13.87'	13.87'	160.00'	4°58'02"	6.94'
C31	S5°46'05"E	98.39'	100.01'	160.00'	35°48'44"	51.70'
C32	S0°14'48"W	100.77'	101.67'	220.00'	26°28'47"	51.76'
C33	S8°24'53"E	44.70'	44.75'	280.00'	9°09'25"	22.42'
C34	S42°14'34"E	101.90'	103.71'	160.00'	37°08'14"	53.75'
C35	S49°55'35"E	256.92'	263.90'	330.00'	45°49'09"	139.46'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S12°59'36"E	33.93'
L2	N72°20'08"W	20.00'
L3	S12°59'36"E	40.88'
L4	S6°47'21"E	62.42'

102 N. COLLEGE STREET
KILLEEN, TEXAS 76541
PHONE: (254) 634-5541
FAX: (254) 634-2141

TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION NO. 3241
T. B. P. L. S. FIRM REGISTRATION NO. 100204-00

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 14th day of May, A.D. 2015

BELL COUNTY TAX APPRAISAL DISTRICT
BY: *Kohand*

FILED FOR RECORD this 19th day of May, 2015, in Year 2015.
Plat # 57A#B, Plat Records of Bell County, Texas. Dedication Instrument # 2015-00018182. Official Public Records of Real Property, Bell County, Texas.

Reeces Creek Developers, LTD
Remainder of called 40,000 Ac.
(Vol. 5483, Page 240)

Reeces Creek Developers, LTD
Remainder of called 40,000 Ac.
(Vol. 5483, Page 243)

Reeces Creek Developers, LTD
Remainder of called 40,000 Ac.
(Vol. 5483, Page 245)

Reeces Creek Developers, LTD
Remainder of called 28,753 Ac.
(Vol. 5493, Page 543)

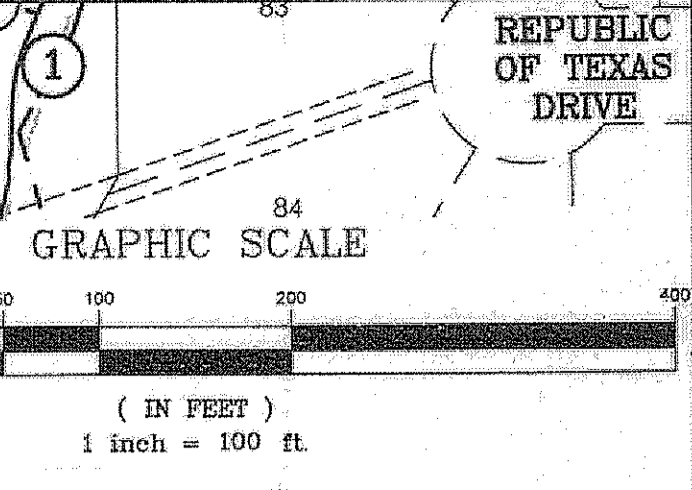
Reeces Creek Developers, LTD
Remainder of called 730,735 Ac.
(Vol. 5424, Page 540)

Reeces Creek Developers, LTD
Remainder of called 730,735 Ac.
(Vol. 5424, Page 540)

Tiger Clan, LTD
Remainder of
35,450 Ac.
(Vol. 3452, Page 210)

Waldon B. Goodnight Jr. and
wife Dorothy L. Goodnight
Called 0.483 Ac.
(Vol. 2882, Page 698)

Lamy Knight and
wife Betty L. Knight
Called 0.409 Ac.
(Vol. 1484, Page 423)



No.	DATE	REVISIONS
5	5/4/2015	CITY OF KILLEEN COMMENTS (M&A)
4	4/24/2015	CITY OF KILLEEN COMMENTS
3	2/6/2015	OWNER COMMENTS
2		
1		

**GOODNIGHT RANCH ADDITION
PHASE THIRTEEN, SECTION ONE
KILLEEN, BELL COUNTY, TEXAS**

FINAL PLAT



MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
102 N. COLLEGE
KILLEEN, TEXAS 76541
PHONE: (254) 634-5541
FAX: (254) 634-2141
TEAS BOARD OF PROFESSIONAL ENGINEERS REGISTRATION NO. 100284-00
T. B. L. L. FIRM REGISTRATION NO. 100284-00

DWG. No. 12-45-D-5
DATE: MARCH 2015
SCALE: 1"=100'
DRAWN BY: PO/FRS
CHECKED BY: AREA
DATE: 66,421 AC.
15 BLOCK

- NOTES:**
- All interior lot corners marked with 1/2" x 1/2" cap stamped "M&A" set after construction completed.
 - Access to Reese Creek Road shall not be permitted for Lots 1 & 23, Block 10; Lots 1 & 19, Block 11; and Lot 1, Block 13.
 - All proposed utility easements within drainage easements or within Tract "A" Drainage & Parkland are underground utility easements.
 - The utility and drainage easements shown on said plat are dedicated to said city for the installation and maintenance of any and all public utilities and drainage utilities, which the city may install or permit to be installed or maintained.

PROPERTY OWNER:
Reeces Creek Developers, LTD
c/o Bluffview Real Estate
PO Box 1183
Killeen, TX 76540

SURVEYOR/ENGINEER:
Mitchell & Associates, Inc.
P.O. Box 1088
Killeen, TX 76540



FLOOD PLAIN DATA

Approximate limits of 100 year flood plain as per FEMA FIRM panels 48027C0260 & 48027C0275, dated September 26, 2008.

Approximate limits of FEMA Zone AE per the study titled Hydrologic and Hydraulic Analysis of The North Reese Creek Tributary for Goodnight Ranch, Phase 13, performed by Quintero Engineering, LLC, dated May 21, 2013.

Base Flood Elevations (BFE) per the study titled Hydrologic and Hydraulic Analysis of The North Reese Creek Tributary for Goodnight Ranch, Phase 13, performed by Quintero Engineering, LLC, dated May 21, 2013.

Approximate limits of FEMA LOMR's boundaries per #14-06-4047P-480031 and 14-06-4047P-480706, effective date July 9, 2015.

Approximate Base Flood Elevations (BFE) per FEMA LOMR's #14-06-4047P-480031 and 14-06-4047P-480706, with effective date July 9, 2015.

I, the undersigned, do hereby certify that the Base Flood Elevation and the Finished Floor Elevation shown hereon are based on the approximate Base Flood Elevations per FEMA LOMR's #14-06-4047P-480031 and 14-06-4047P-480706, with effective date of July 9, 2015.

MIKE W. KRIEGEL, P.E. (TX 83017)

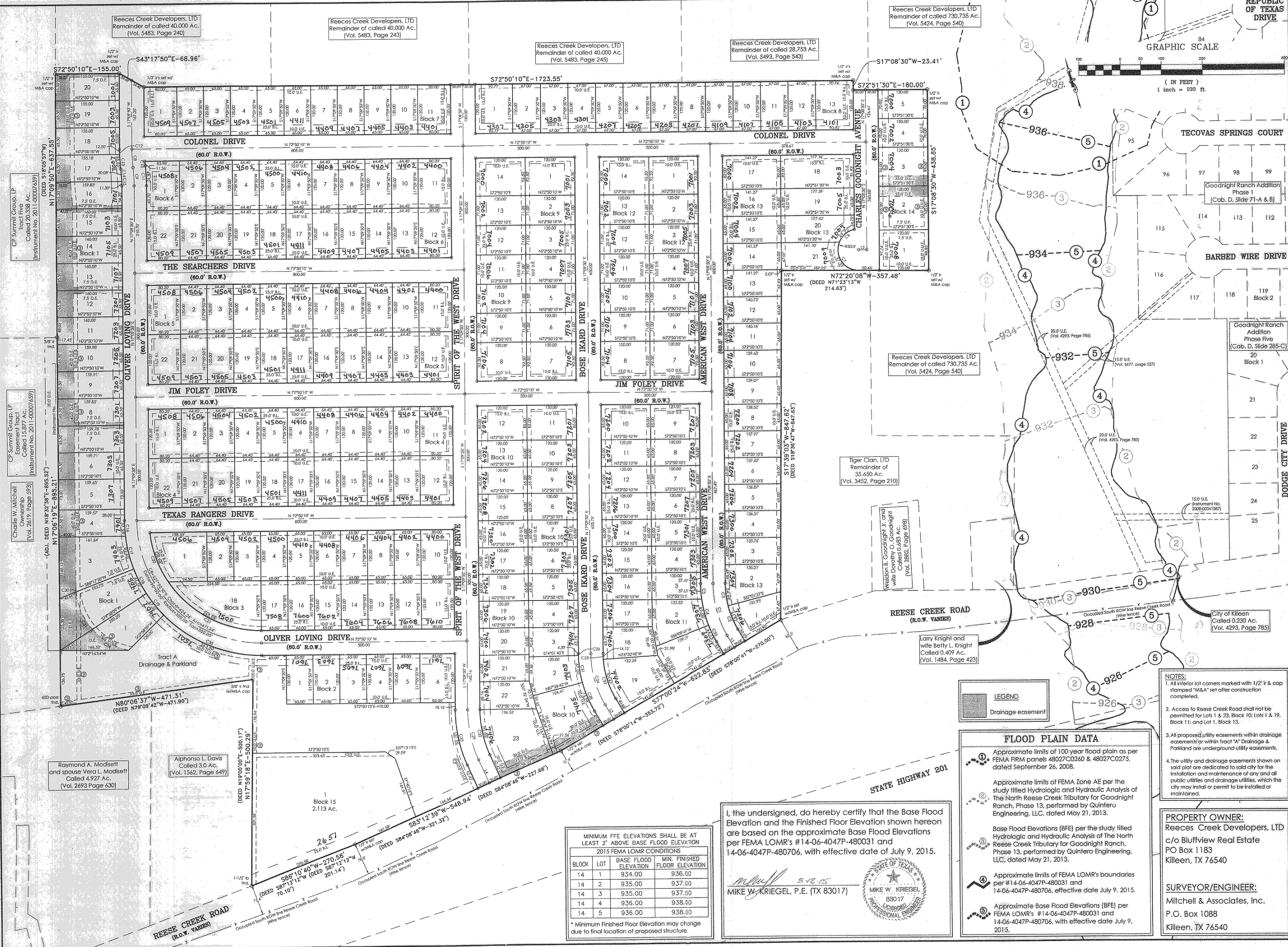


MINIMUM FFE ELEVATIONS SHALL BE AT LEAST 2' ABOVE BASE FLOOD ELEVATION

2015 FEMA LOMR CONDITIONS

BLOCK	LOT	BASE FLOOD ELEVATION	MIN. FINISHED FLOOR ELEVATION
14	1	934.00	936.00
14	2	935.00	937.00
14	3	935.00	937.00
14	4	936.00	938.00
14	5	936.00	938.00

* Minimum Finished Floor Elevation may change due to final location of proposed structure.



CP Summit Group, LP
Tract Five
Called 20,338 Ac.
(Instrument No. 2011-0007459)

CP Summit Group, LP
Easement Tract
Called 15,817 Ac.
(Instrument No. 2011-000074597)

Charlie W. Mitchell
Ownership
Called 0.483 Ac.
(Instrument No. 2011-000074597)

(Adj. DEED N18°32'38"E-896.52'
N17°06'19"E-895.21'

Raymond A. Modisett
and spouse Vera L. Modisett
Called 4.927 Ac.
(Vol. 2693 Page 630)

Alphonso L. Davis
Called 3.0 Ac.
(Vol. 1562, Page 649)

(DEED N19°00'00"E-500.17'
N17°59'18"E-500.29'

(DEED N17°59'18"E-500.29'
N17°59'18"E-500.29'

(DEED N17°59'18"E-500.29'
N17°59'18"E-500.29'

(DEED N17°59'18"E-500.29'
N17°59'18"E-500.29'

(DEED N17°59'18"E-500.29'
N17°59'18"E-500.29'