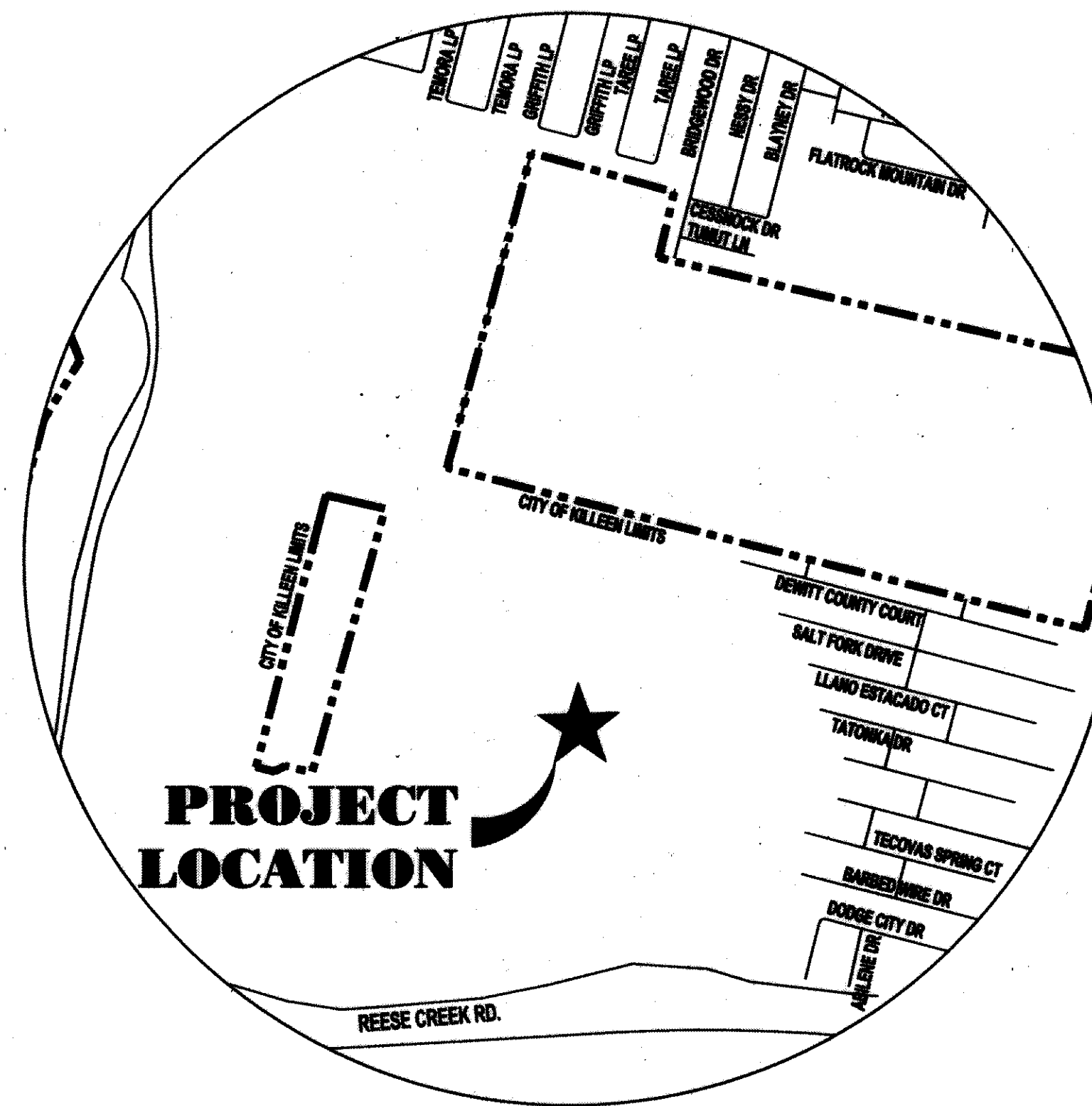



GOODNIGHT RANCH ADDITION PHASE THIRTEEN, SECTION TWO KILLEEN, BELL COUNTY, TEXAS



VICINITY MAP
SCALE: N.T.S.



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

KNOW ALL MEN BY THESE PRESENTS, that Reeces Creek Developers, Ltd., whose address is 4300 Chantz Drive, Killeen, Texas 76542, being the sole owners of that certain 188.758 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 TWO, 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 TWO, 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 10th day of December, 2016.

For: Reeces Creek Developers, Ltd.


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.




JUSTIN M. KINCAID
NOTARY PUBLIC STATE OF TEXAS

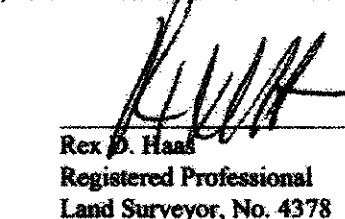
APPROVED this the 10th day of December, 2016, by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas.

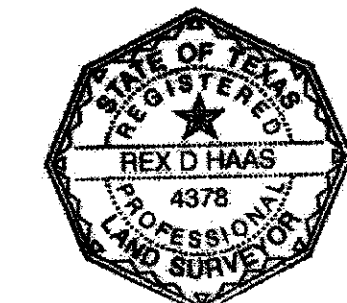

JOHN P. PUGH
CHAIRMAN, PLANNING COMMISSION


MARIA
SECRETARY, PLANNING COMMISSION

KNOW ALL MEN BY THESE PRESENTS,

That I, Rex D. Haas, 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.



Rex D. Haas
Registered Professional
Land Surveyor, No. 4378



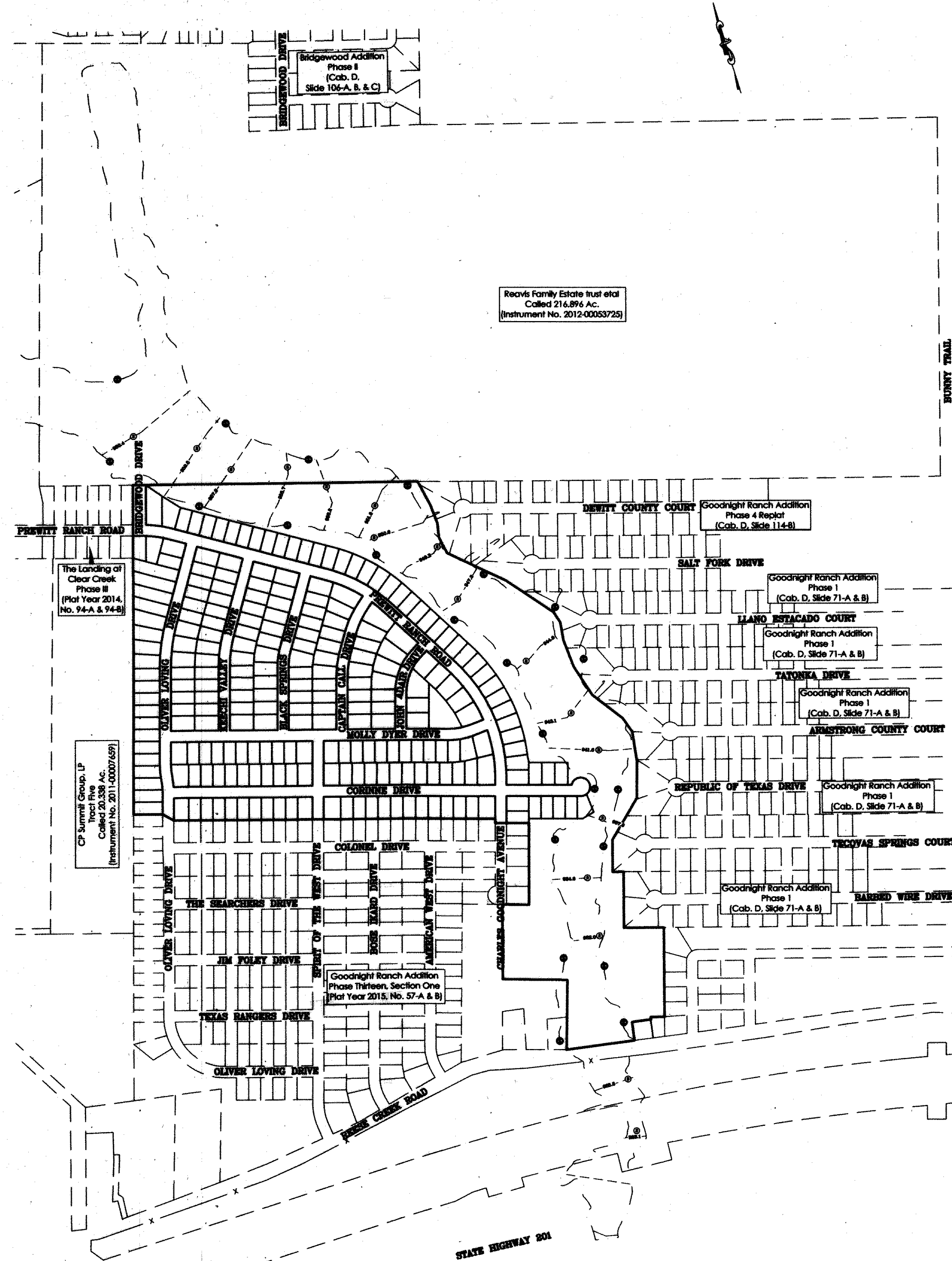
AFFIDAVIT:

The Tax Appraisal District of Bell County does hereby certify there are currently no delinquent taxes due to the Tax Appraisal District of Bell County on the property described by this plat.

Dated this the 20th day of December, 2016 A.D.


By: Megan Bowen
Bell County Tax Appraisal District

FILED FOR RECORD this 20th day of January, 2017, in Year 2017,
Plat # 12 ABCD, Plat Records of Bell County, Texas. Dedication Instrument
2017-0002003, Official Public Records of Real Property, Bell County, Texas.



CURVE TABLE

CURVE	BEARING	CHORD	LENGTH	RADIUS	DELTA	TANGENT
C1	N40°57'45"W	93.77	192.57	50.00	220°40'22"	134.90'
C2	S30°33'08"W	53.26	53.27	960.00	3°10'45"	26.64'
C3	S26°57'47"W	66.99	67.00	960.00	3°59'56"	33.51'
C4	S22°57'52"W	66.99	67.00	960.00	3°59'56"	33.51'
C5	S19°03'52"W	63.67	63.68	960.00	3°48'03"	31.85'
C6	S30°07'31"W	63.33	63.34	900.00	4°01'57"	31.69'
C7	S25°18'36"W	87.90	87.94	900.00	5°35'54"	44.00'
C8	S19°50'15"W	83.96	83.99	900.00	5°20'48"	42.02'
C9	N88°16'08"E	32.38	32.98	50.00	3°47'25"	17.11'
C10	S11°36'28"W	77.46	77.58	400.00	11°06'46"	38.91'
C11	N11°36'28"E	77.46	77.58	400.00	11°06'46"	38.91'
C12	S16°33'06"W	9.19	9.19	430.00	1°13'29"	4.60'
C13	S11°35'02"W	65.31	65.37	430.00	8°42'38"	32.75'
C14	S6°38'24"W	8.84	8.84	430.00	1°10'38"	4.42'
C15	N10°26'45"E	56.70	56.76	370.00	8°47'21"	28.44'
C16	N16°00'08"E	15.00	15.00	370.00	2°19'24"	7.50'
C17	S16°50'22"W	4.19	4.19	370.00	0°38'57"	2.10'
C18	S11°16'59"W	67.48	67.57	370.00	10°27'49"	33.88'
C19	N9°36'27"E	53.34	53.38	430.00	7°06'43"	26.72'
C20	N65°19'40"W	130.00	130.37	500.00	14°56'20"	65.55'
C21	N66°55'52"W	86.21	86.31	530.00	9°19'49"	43.25'
C22	N60°03'44"W	40.76	40.77	530.00	4°24'27"	20.40'
C23	N65°40'16"W	94.53	94.69	470.00	11°32'37"	47.51'
C24	N58°52'44"W	16.74	16.74	470.00	2°02'27"	8.37'
C25	N72°07'12"W	11.11	11.11	470.00	1°21'16"	5.56'

CREEK BUFFER ZONE LINE TABLE

LINE	LENGTH	BEARING
CBL1	179.49	N72°59'34"E
CBL2	23.26	N89°50'51"E
CBL3	86.50	S51°10'53"E
CBL4	94.91	S35°05'31"E
CBL5	106.37	S8°17'17"W
CBL6	112.83	S33°25'31"W
CBL7	87.35	S67°43'33"W
CBL8	255.85	S43°52'39"E
CBL9	301.46	S34°54'28"E
CBL10	136.44	S21°02'48"E
CBL11	243.02	S51°23'42"E
CBL12	160.98	S34°48'04"E
CBL13	146.87	S19°05'51"E
CBL14	115.17	S33°02'45"E
CBL15	169.56	S23°03'01"E
CBL16	365.46	S22°40'54"W
CBL17	142.87	S41°10'49"W
CBL18	27.39	N72°54'47"W
CBL19	149.98	N41°10'49"E
CBL20	350.85	N22°40'54"E
CBL21	194.00	N23°03'01"W
CBL22	116.87	N37°56'30"W
CBL23	147.57	N19°05'51"W
CBL24	153.89	N34°48'04"W
CBL25	246.15	N51°23'42"W
CBL26	140.18	N21°02'48"W
CBL27	296.46	N34°54'28"W
CBL28	262.94	N43°52'39"W
CBL29	54.16	N4°04'10"W
CBL30	97.73	N67°43'33"E
CBL31	99.54	N33°25'31"E
CBL32	90.85	N8°17'17"E
CBL33	81.43	N35°05'31"W
CBL34	116.12	N51°10'53"W
CBL35	128.45	N74°47'18"W
CBL36	50.94	S89°50'51"W
CBL37	152.54	S74°30'38"W
CBL38	8.43	S10°22'01"E
CBL39	154.55	N81°12'09"E
CBL40	64.87	N89°42'32"E

CREEK BUFFER ZONE LINE TABLE

LINE	LENGTH	BEARING
CBL41	211.77	S56°23'23"E
CBL42	70.60	S10°18'25"W
CBL43	83.43	S33°38'04"W
CBL44	119.40	S79°01'27"W
CBL45	75.27	S6°53'01"W
CBL46	251.48	S40°15'20"E
CBL47	483.39	S33°45'09"E
CBL48	224.84	S51°38'27"E
CBL49	299.46	S28°17'41"E
CBL50	160.40	S37°02'34"E
CBL51	130.57	S18°39'16"E
CBL52	499.85	S27°41'48"W
CBL53	25.71	N72°51'30"W
CBL54	41.08	N72°49'18"W
CBL55	493.85	N27°43'44"E
CBL56	115.82	N18°39'16"W
CBL57	158.27	N37°02'34"W
CBL58	296.21	N28°17'41"W
CBL59	223.45	N51°38'27"W
CBL60	271.99	N34°28'23"W
CBL61	214.31	N32°51'26"W
CBL62	260.77	N40°15'20"W
CBL63	104.39	N6°53'01"E
CBL64	127.16	N79°01'27"E
CBL65	67.81	N33°38'04"E
CBL66	52.51	N10°18'25"E
CBL67	47.46	N44°24'31"W
CBL68	201.53	N56°23'23"W
CBL69	55.76	S89°42'32"W
CBL70	175.27	S82°51'48"W
CBL71	45.84	N13°04'05"W
CBL72	63.02	S44°24'31"E
CBL73	90.64	N10°15'06"E
CBL74	83.71	S75°10'06"E
CBL75	25.38	S58°36'22"E

CURVE TABLE

CURVE	BEARING	CHORD	LENGTH	RADIUS	DELTA	TANGENT
C26	S31°24'02"W	8.90	8.90	344.00	1°28'56"	4.45'
C27	S25°04'54"W	66.87	66.98	344.00	11°09'19"	33.59'
C28	S18°20'03"W	14.05	14.05	344.00	2°20'24"	7.03'
C29	S24°39'10"W	74.03	74.24	284.00	14°58'40"	37.33'
C30	S32°41'14"W	10.09	10.09	530.00	1°05'29"	5.05'
C31	S36°43'10"W	64.46	64.50	530.00	6°58'22"	32.29'
C32	S43°41'32"W	64.46	64.50	530.00	6°58'22"	32.29'
C33	S49°13'49"W	37.95	37.96	530.00	4°06'13"	18.99'
C34	S47°19'23"W	64.90	64.95	470.00	7°55'06"	32.53'
C35	S37°45'10"W	91.91	92.06	470.00	11°13'20"	46.18'
C36	S31°08'29"W	18.51	18.51	530.00	2°00'03"	9.25'
C37	S26°39'16"W	64.46	64.50	530.00	6°58'22"	32.29'
C38	S20°09'58"W	55.51	55.54	530.00	6°00'15"	27.80'
C39	S22°14'31"W	83.20	83.31	470.00	10°09'22"	41.76'
C40	S29°43'51"W	39.54	39.55	470.00	4°49'18"	19.79'
C41	S56°59'29"W	30.37	30.38	330.00	5°16'29"	15.20'
C42	S48°37'28"W	65.89	66.00	330.00	11°27'33"	33.11'
C43	S37°09'55"W	65.89	66.00	330.00	11°27'33"	33.11'
C44	S25°42'22"W	65.89	66.00	330.00	11°27'33"	33.11'
C45	S31°19'42"W	132.14	133.49	270.00	28°19'43"	68.14'
C46	S52°33'39"W	66.45	66.62	270.00	14°08'11"	33.48'
C47	S79°34'07"E	70.34	70.50	300.01	13°27'54"	35.42'
C48	N89°49'35"E	40.52	40.55	300.01	7°44'42"	20.31'
C49	S77°28'28"E	58.22	58.29	360.01	9°16'36"	29.21'
C50	S87°27'59"E	67.18	67.28	360.01	10°42'26"	33.74'

CURVE TABLE

CURVE	BEARING	CHORD	LENGTH	RADIUS	DELTA	TANGENT
C51	N86°34'01"E	7.70	7.70	360.01	1°13'34"	3.85'
C52	N34°32'40"W	116.44	116.54	800.00	8°20'48"	58.37'
C53	S24°39'10"W	164.22	164.69	630.00	14°58'40"	82.82'
C54	S19°36'54"W	56.45	56.47	660.00	4°54'08"	28.25'
C55	S24°49'09"W	63.40	63.42	660.00	5°30'21"	31.74'
C56	S29°51'25"W	52.62	52.64	660.00	4°34'10"	26.33'
C57	S20°59'53"W	80.24	80.30	600.00	7°40'05"	40.21'
C58	S28°29'13"W	76.49	76.55	600.00	7°18'35"	38.33'
C59	N18°04'07"W	97.07	97.14	770.00	7°13'41"	48.63'
C60	N10°22'01"W	109.78	109.87	770.00	8°10'31"	55.03'
C61	N3°07'42"E	132.66	132.82	770.00	9°53'00"	66.58'
C62	N12°36'21"E	121.79	121.92	770.00	9°04'18"	61.09'
C63	N56°45'26"W	31.90	31.90	830.00	2°12'07"	15.95'
C64	N53°19'33"W	67.50	67.52	830.00	4°39'39"	33.78'
C65	N48°39'54"W	67.50	67.52	830.00	4°39'39"	33.78'
C66	N44°00'15"W	67.50	67.52	830.00	4°39'39"	33.78'
C67	N39°20'36"W	67.50	67.52	830.00	4°39'39"	33.78'
C68	N34°40'57"W	67.50	67.52	830.00	4°39'39"	33.78'
C69	N31°21'42"W	28.69	28.70	830.00	1°58'51"	14.35'
C70	N33°25'41"W	82.12	82.16	770.00	6°06'50"	41.12'
C71	N28°51'35"W	43.78	43.79	830.00	3°01'21"	21.90'
C72	N25°01'05"W	67.50	67.52	830.00	4°39'39"	33.78'
C73	N20°21'26"W	67.50	67.52	830.00	4°39'39"	33.78'
C74	N15°41'47"W	67.50	67.52	830.00	4°39'39"	33.78'
C75	N11°02'08"W	67.50	67.52	830.00	4°39'39"	33.78'

CURVE TABLE

CURVE	BEARING	CHORD	LENGTH	RADIUS	DELTA	TANGENT
C101	S24°39'10"W	130.33	130.70	500.00	14°58'40"	65.73'

LINE TABLE

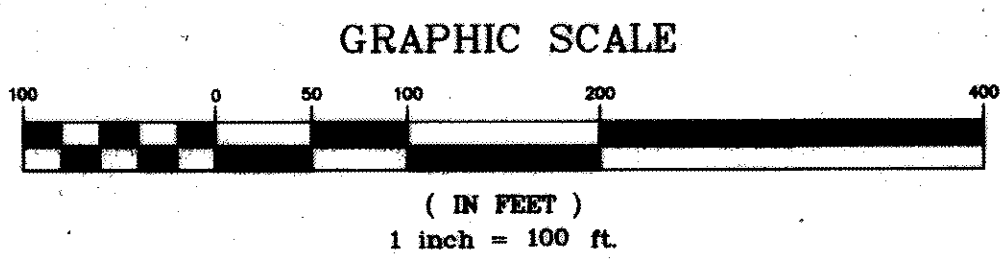
LINE	LENGTH	BEARING
L1	35.00	N72°47'50"W
L2	23.89	N72°47'50"W
L3	110.40	S85°57'13"W

CURVE TABLE

CURVE	BEARING	CHORD	LENGTH	RADIUS	DELTA	TANGENT
C51	N86°34'01"E	7.70	7.70	360.01	1°13'34"	3.85'
C52	N34°32'40"W	116.44	116.54	800.00	8°20'48"	58.37'
C53	S24°39'10"W	164.22	164.69	630.00	14°58'40"	82.82'
C54	S19°36'54"W	56.45	56.47	660.00	4°54'08"	28.25'
C55	S24°49'09"W	63.40	63.42	660.00	5°30'21"	31.74'
C56	S29°51'25"W	52.62	52.64	660.00	4°34'10"	26.33'
C57	S20°59'53"W	80.24	80.30	600.00	7°40'05"	40.21'
C58	S28°29'13"W	76.49	76.55	600.00	7°18'35"	38.33'
C59	N18°04'07"W	97.07	97.14	770.00	7°13'41"	48.63'
C60	N10°22'01"W	109.78	109.87	770.00	8°10'31"	55.03'
C61	N3°07'42"E	132.66	132.82	770.00	9°53'00"	66.58'
C62	N12°36'21"E	121.79	121.92	770.00	9°04'18"	61.09'
C63	N56°45'26"W	31.90	31.90	830.00	2°12'07"	15.95'
C64	N53°19'33"W	67.50	67.52	830.00	4°39'39"	33.78'
C65	N48°39'54"W	67.50	67.52	830.00	4°39'39"	33.78'
C66	N44°00'15"W	67.50	67.52	830.00	4°39'39"	33.78'
C67	N39°20'36"W	67.50	67.52	830.00	4°39'39"	33.78'
C68	N34°40'57"W	67.50	67.52	830.00	4°39'39"	33.78'
C69	N31°21'42"W	28.69	28.70	830.00	1°58'51"	14.35'
C70	N33°25'41"W	82.12	82.16	770.00	6°06'50"	41.12'
C71	N28°51'35"W	43.78	43.79	830.00	3°01'21"	21.90'
C72	N25°01'05"W	67.50	67.52	830.00	4°39'39"	33.78'
C73	N20°21'26"W	67.50	67.52	830.00	4°39'39"	33.78'
C74	N15°41'47"W	67.50	67.52	830.00	4°39'39"	33.78'
C75	N11°02'08"W	67.50	67.52	830.00	4°39'39"	33.78'

CURVE TABLE

CURVE	BEARING	CHORD	LENGTH	RADIUS	DELTA	TANGENT
C76	N6°22'28"W	67.50	67.52	830.00	4°39'39"	33.78'
C77	N1°42'49"W	67.50	67.52	830.00	4°39'39"	33.78'
C78	N2°56'50"E	67.50	67.52	830.00	4°39'39"	33.78'
C79	N7°36'29"E	67.50	67.52	830.00	4°39'39"</	



NOTES:
 1. All interior lot corners marked with 1/2" x cap stamped "M&A Assoc., Killeen" set after construction completed.

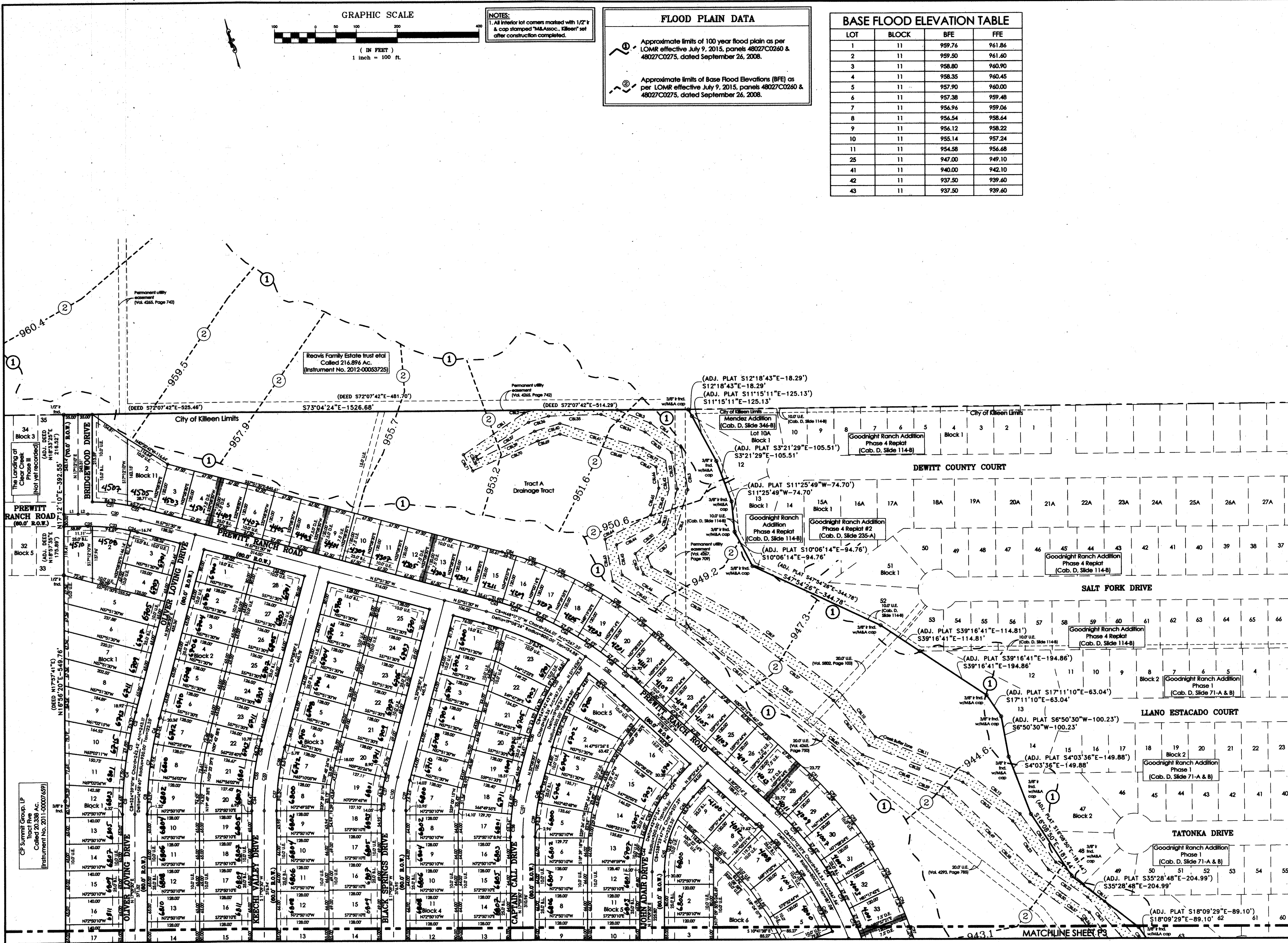
FLOOD PLAIN DATA

① Approximate limits of 100 year flood plain as per LOMR effective July 9, 2015, panels 48027C0260 & 48027C0275, dated September 26, 2008.

② Approximate limits of Base Flood Elevations (BFE) as per LOMR effective July 9, 2015, panels 48027C0260 & 48027C0275, dated September 26, 2008.

BASE FLOOD ELEVATION TABLE

LOT	BLOCK	BFE	FFE
1	11	959.76	961.86
2	11	959.50	961.60
3	11	958.80	960.90
4	11	958.35	960.45
5	11	957.90	960.00
6	11	957.38	959.48
7	11	956.96	959.06
8	11	956.54	958.64
9	11	956.12	958.22
10	11	955.14	957.24
11	11	954.58	956.68
25	11	947.00	949.10
41	11	940.00	942.10
42	11	937.50	939.60
43	11	937.50	939.60

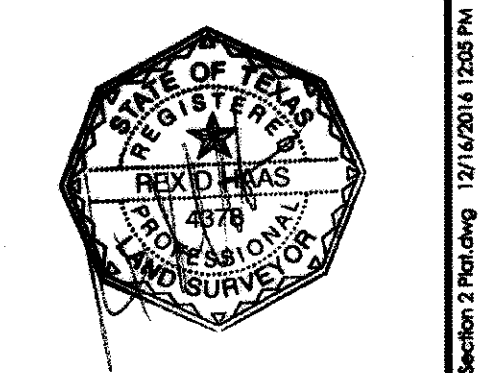


No.	DATE	REVISIONS
2	12/15/2016	ROGERS PROPERTY/REPLAT/UPDATE
1	12/29/2016	CITY OF KILLEEN COMMENTS

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

FINAL PLAT

SHEET TITLE:



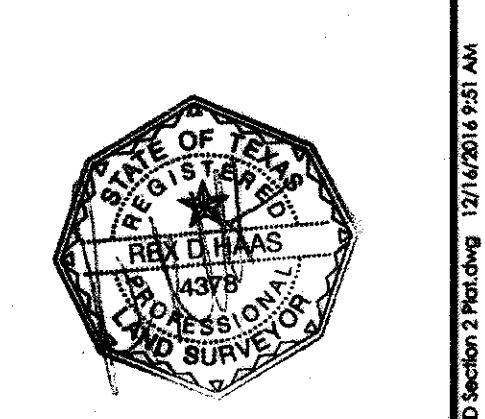
MITCHELL & ASSOCIATES, INC.
 ENGINEERING & SURVEYING
 102 N. COLLEGE
 KILLEEN, TEXAS 76541
 PHONE: (254) 634-5541
 FAX: (254) 634-2141
 T. B. P. L. S. FIRM REGISTRATION NO. 10020-00
 TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION NO. 3241

DRAWN BY: DATE: SCALE: 1"=100'
 15-103-D-5 NOV. 2016 11' BLOCK AREA: 108.758 AC.

No.	DATE	REVISIONS
1	12/15/2016	ROGERS PROPERTY/AREA UPDATE
2	12/19/2016	CITY OF KILLEEN COMMENTS

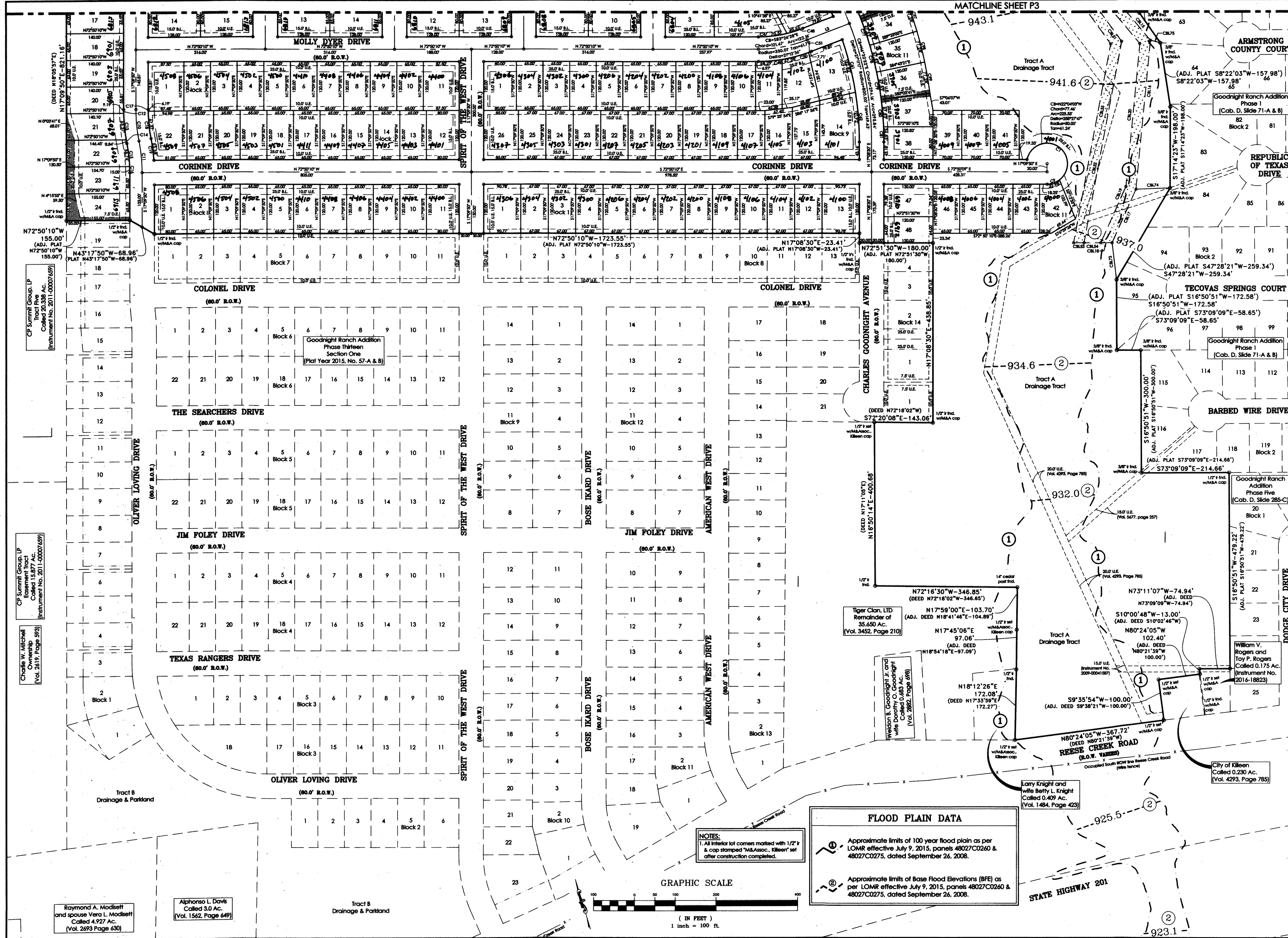
FINAL PLAT

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



MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
102 N. COLLEGE
KILLEEN, TEXAS 76541
PHONE: (254) 634-5541
FAX: (254) 634-2141
TEXAS BOARD OF PROFESSIONAL ENGINEERS REGISTRATION NO. 1341
T. & P. L. S. FIRM REGISTRATION NO. 10020-00

DWG. NO.	SCALE	DATE	DRANK BY	FR./AB.	AREA
15-103-D-5	1" = 100'	NOV. 2016	****	245 LOTS	108,758 AC.

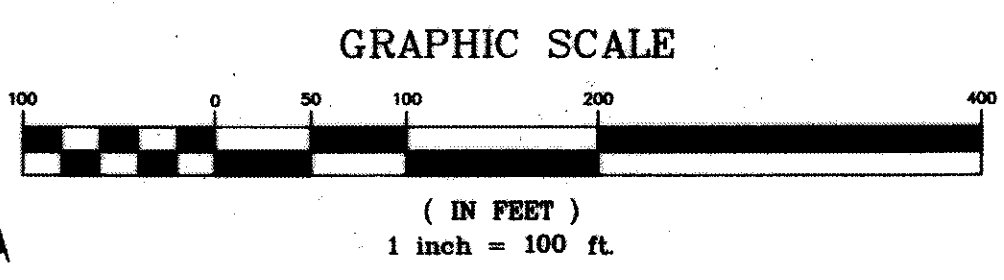


NOTES:
1. All interior lot corners marked with 1/2" x 1/2" cap stamped "M&A Assoc., Killeen" set after construction completed.

FLOOD PLAIN DATA

① Approximate limits of 100 year flood plain as per LOMR effective July 9, 2015, panels 4802C0260 & 4802C0275, dated September 26, 2008.

② Approximate limits of Base Flood Elevations (BFE) as per LOMR effective July 9, 2015, panels 4802C0260 & 4802C0275, dated September 26, 2008.



CP Summit Group, LP
Tract Rive
Called 20.338 Ac.
(Instrument No. 2011-0007/659)

CP Summit Group, LP
Called 15.877 Ac.
(Instrument No. 2011-0007/659)

Charlie W. Mitchell
Ownership
(Vol. 2619, Page 593)

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)

Tract B
Drainage & Parkland

Goodnight Ranch Addition
Phase Thirteen
Section One
(Plat Year 2015, No. 57-A & B)

Goodnight Ranch Addition
Phase Five
(Cab. D, Slide 285-C)

Goodnight Ranch Addition
Phase 1
(Cab. D, Slide 71-A & B)

William V. Rogers and
Troy P. Rogers
Called 0.175 Ac.
(Instrument No. 2016-18623)

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

City of Killeen
Called 0.230 Ac.
(Vol. 4293, Page 785)

Tiger Clan, LID
Remainder of
35.650 Ac.
(Vol. 3452, Page 210)

Weldon B. Goodnight, Jr. and
wife Dorothy C. Goodnight
Called 0.330 Ac.
(Vol. 2882, Page 698)

N72°16'30"W-346.85'
(DEED N72°18'02"W-346.65')
N17°59'00"E-103.70'
(ADJ. DEED N18°41'46"E-104.89')
N17°45'06"E
97.06'
(ADJ. DEED
N18°54'18"E-97.09')

N73°11'07"W-74.94'
(ADJ. DEED
N73°09'09"W-74.94')
S10°00'48"W-13.00'
(ADJ. DEED S10°02'46"W)

N18°12'26"E
172.08'
(DEED N17°33'59"E
172.27')

N80°24'05"W-367.72'
(DEED N87°21'39"W)

S9°35'54"W-100.00'
(ADJ. DEED S9°38'21"W-100.00')

N80°24'05"W-300.00'
(ADJ. PLAT S16°50'51"W-300.00')

S73°09'09"E-214.66'
(ADJ. PLAT S73°09'09"E-214.66')

S73°09'09"E-58.65'
(ADJ. PLAT S73°09'09"E-58.65')

S47°28'21"W-259.34'
(ADJ. PLAT S47°28'21"W-259.34')

S16°50'51"W-172.58'
(ADJ. PLAT S16°50'51"W-172.58')

S8°22'03"W-157.98'
(ADJ. PLAT S8°22'03"W-157.98')

S17°14'23"W-198.00'
(ADJ. PLAT S17°14'23"W-198.00')

S16°50'51"W-300.00'
(ADJ. PLAT S16°50'51"W-300.00')

S73°09'09"E-58.65'
(ADJ. PLAT S73°09'09"E-58.65')

S47°28'21"W-259.34'
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