



**FLOOD PLAIN DATA**

APPROXIMATE LIMITS OF 100 YEAR FLOODPLAIN BOUNDARY, ZONE "A", F.E.M.A PANEL 480706 0130B DATED FEB. 15, 1984

BASE FLOOD ELEVATIONS PER DRAFT FIS WORKMAP BY CARTER & BURGESS DATED 5/24/2006

APPROXIMATE LIMITS OF 100 YEAR FLOODPLAIN BOUNDARY PER DRAFT FIS WORKMAP BY CARTER & BURGESS DATED 5/24/2006

APPROXIMATE LIMITS OF 100-YEAR FLOODPLAIN BY HEC-RAS COMPUTATION

BASE FLOOD ELEVATIONS PER HEC RAS COMPUTATION BY MITCHELL & ASSOCIATES, DATED 10/11/2006

BASE FLOOD ELEVATIONS ARE FROM DRAFT FIS WORKMAP BY CARTER & BURGESS  
MINIMUM FFE ELEVATIONS SHALL BE AT LEAST 1' ABOVE BASE FLOOD ELEVATION

| DRAFT RESTUDY CONDITIONS |     |                      |                               | DRAFT RESTUDY CONDITIONS |     |                      |                               |
|--------------------------|-----|----------------------|-------------------------------|--------------------------|-----|----------------------|-------------------------------|
| BLOCK                    | LOT | BASE FLOOD ELEVATION | MIN. FINISHED FLOOR ELEVATION | BLOCK                    | LOT | BASE FLOOD ELEVATION | MIN. FINISHED FLOOR ELEVATION |
| 1                        | 4   | 936.75               | 937.95                        | 2                        | 15  | 933.00               | 934.10                        |
| 1                        | 5   | 936.50               | 937.70                        | 2                        | 16  | 932.50               | 933.60                        |
| 1                        | 6   | 936.25               | 937.45                        | 2                        | 17  | 932.30               | 933.40                        |
| 1                        | 7   | 936.00               | 937.20                        | 2                        | 18  | 932.10               | 933.20                        |
| 1                        | 8   | 935.75               | 936.95                        | 2                        | 19  | 931.85               | 932.95                        |
| 1                        | 9   | 935.50               | 936.70                        | 2                        | 20  | 932.00               | 933.10                        |
| 1                        | 10  | 935.25               | 936.45                        | 2                        | 21  | 932.20               | 933.30                        |
| 2                        | 5   | 935.75               | 936.95                        | 2                        | 22  | 932.25               | 933.35                        |
| 2                        | 6   | 935.50               | 936.70                        | 2                        | 23  | 932.30               | 933.40                        |
| 2                        | 7   | 935.25               | 936.45                        | 3                        | 6   | 934.50               | 935.60                        |
| 2                        | 8   | 935.00               | 936.20                        | 3                        | 7   | 934.30               | 935.40                        |
| 2                        | 9   | 934.75               | 935.95                        | 3                        | 8   | 934.25               | 935.35                        |
| 2                        | 10  | 934.50               | 935.70                        | 3                        | 9   | 934.00               | 935.10                        |
| 2                        | 11  | 934.25               | 935.45                        | 3                        | 10  | 933.10               | 934.20                        |
| 2                        | 12  | 933.80               | 935.00                        | 3                        | 11  | 933.25               | 934.35                        |
| 2                        | 13  | 933.60               | 934.70                        | 3                        | 12  | 933.50               | 934.60                        |
| 2                        | 14  | 933.25               | 934.35                        | 3                        | 13  | 933.50               | 934.60                        |

**NOTE:**  
ANY AND ALL EASEMENTS THAT APPEAR IN BLOCKS 2, 3, & 4 OF GOODNIGHT RANCH PHASE 2 AND DO NOT APPEAR IN GOODNIGHT RANCH PHASE 3 HAVE BEEN ABANDONED BY THE PLAT OF GOODNIGHT RANCH PHASE 3.

**NOTES:**  
ALL PROPERTY CORNERS ARE 3/8" IR & CAP STAMPED "MITCHELL & ASSOCIATES, KILLEEN", UNLESS OTHERWISE SPECIFIED.

ALL INTERIOR LOT CORNERS MARKED WITH 3/8" IR & CAP STAMPED "MITCHELL & ASSOCIATES, KILLEEN" SET AFTER CONSTRUCTION COMPLETED.

**CURVE TABLE**

| CURVE | CHORD BEARING | CHORD  | LENGTH | RADIUS | TANGENT | DELTA      |
|-------|---------------|--------|--------|--------|---------|------------|
| C1    | N42°54'27"W   | 60.07  | 62.91  | 60.00  | 34.70   | 60°04'45"  |
| C2    | N42°54'27"W   | 90.11  | 94.37  | 90.00  | 52.04   | 60°04'45"  |
| C3    | N42°54'27"W   | 30.04  | 31.46  | 30.00  | 17.35   | 60°04'45"  |
| C4    | N47°05'33"E   | 103.88 | 125.58 | 60.00  | 103.76  | 119°55'15" |
| C5    | N47°05'33"E   | 51.94  | 62.79  | 30.00  | 51.88   | 119°55'15" |
| C6    | N47°05'33"E   | 155.82 | 188.37 | 90.00  | 155.64  | 119°55'15" |

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 30th day of January, A.D. 2007

BELL COUNTY TAX APPRAISAL DISTRICT

FILED FOR RECORD this 10th day of February, 2007, in Cabinet D, Slide 102-1, Plat Records of Bell County, Texas. Dedication Instrument in Volume NA, Page NA, Deed Records of Bell County, Texas  
Instrument number - 2007-0007450

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 16.227 acre tract of land in Bell County, Texas, part of the Eugene LaSere Survey, Abstract No. 527 which is more fully described in the dedication of GOODNIGHT RANCH ADDITION PHASE 3, BEING A REPLAT OF ALL OF BLOCKS 2, 3 & 4 GOODNIGHT RANCH 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 Reeves Creek Developers, Ltd., does hereby adopt said, GOODNIGHT RANCH ADDITION PHASE 3, BEING A REPLAT OF ALL OF BLOCKS 2, 3 & 4 GOODNIGHT RANCH 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.

WITNESS the execution hereof, on this 30th day of December, 2006.

For: Reeves Creek Developers, Ltd.

*William E. Hickman*  
William E. Hickman, Authorized Agent

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.

*Susanne Gentry*  
SUSANNE GENTRY  
Notary Public  
STATE OF TEXAS  
My Comm. Exp. 12/05/2009

*My Commission Expires: 12/5/2009*

APPROVED this the 22 day of January, 2007, by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas.

*Chairman*  
CHAIRMAN, PLANNING COMMISSION

*Secretary*  
SECRETARY, PLANNING COMMISSION

APPROVED this the 13 day of February, 2007, by the City Council of the City of Killeen, Bell County, Texas.

*Mayor*  
MAYOR, CITY OF KILLEEN

*City Secretary*  
ATTEST: CITY SECRETARY

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

| NO. | DATE     | CITY OF KILLEEN COMMENTS | REVISIONS |
|-----|----------|--------------------------|-----------|
| 1   | 12/21/06 |                          |           |

**GOODNIGHT RANCH ADDITION PHASE 3**  
BEING A REPLAT OF ALL OF BLOCKS 2, 3, & 4 GOODNIGHT RANCH ADDITION, PHASE 2  
KILLEEN, BELL COUNTY, TEXAS

FINAL PLAT

SHEET TITLE: 16.227 AC.

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

DWG No. 06-568-D  
DATE: 2006  
SCALE: 1"=100'  
REF.: 06-391-D  
AREA: 16.227 AC.