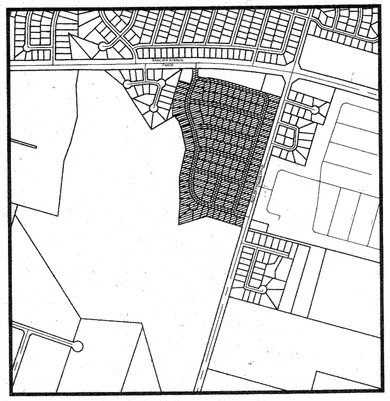
SCALE: 1" = 100'

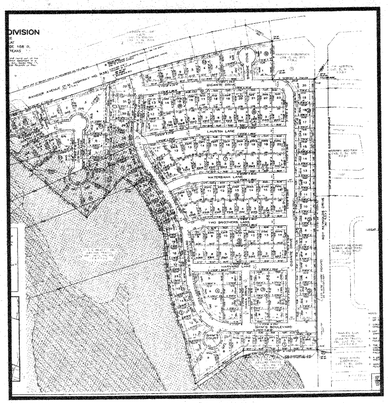
0 50' 100' 200'

NOTES:

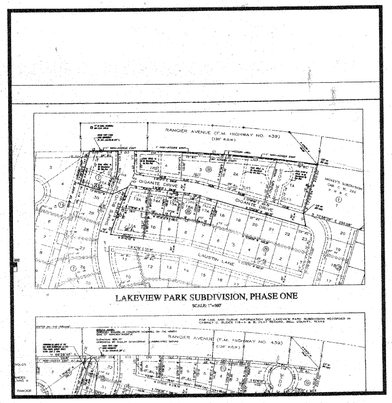
1. ALL CORNERS SHOWN ARE 3/8" IRON ROD SET WITH ORANGE KILLEEN ENGINEERING CAP UNLESS OTHERWISE NOTED.
2. ALL RIGHT OF WAYS AND EASEMENTS INSIDE THE PLATTED BOUNDARY, PREVIOUSLY DEDICATED PER LAKEVIEW PARK SUBDIVISION AND LAKEVIEW PARK SUBDIVISION PHASE ONE ARE HEREBY ABANDONED AND RECONFIGURED WITH THIS PLAT.



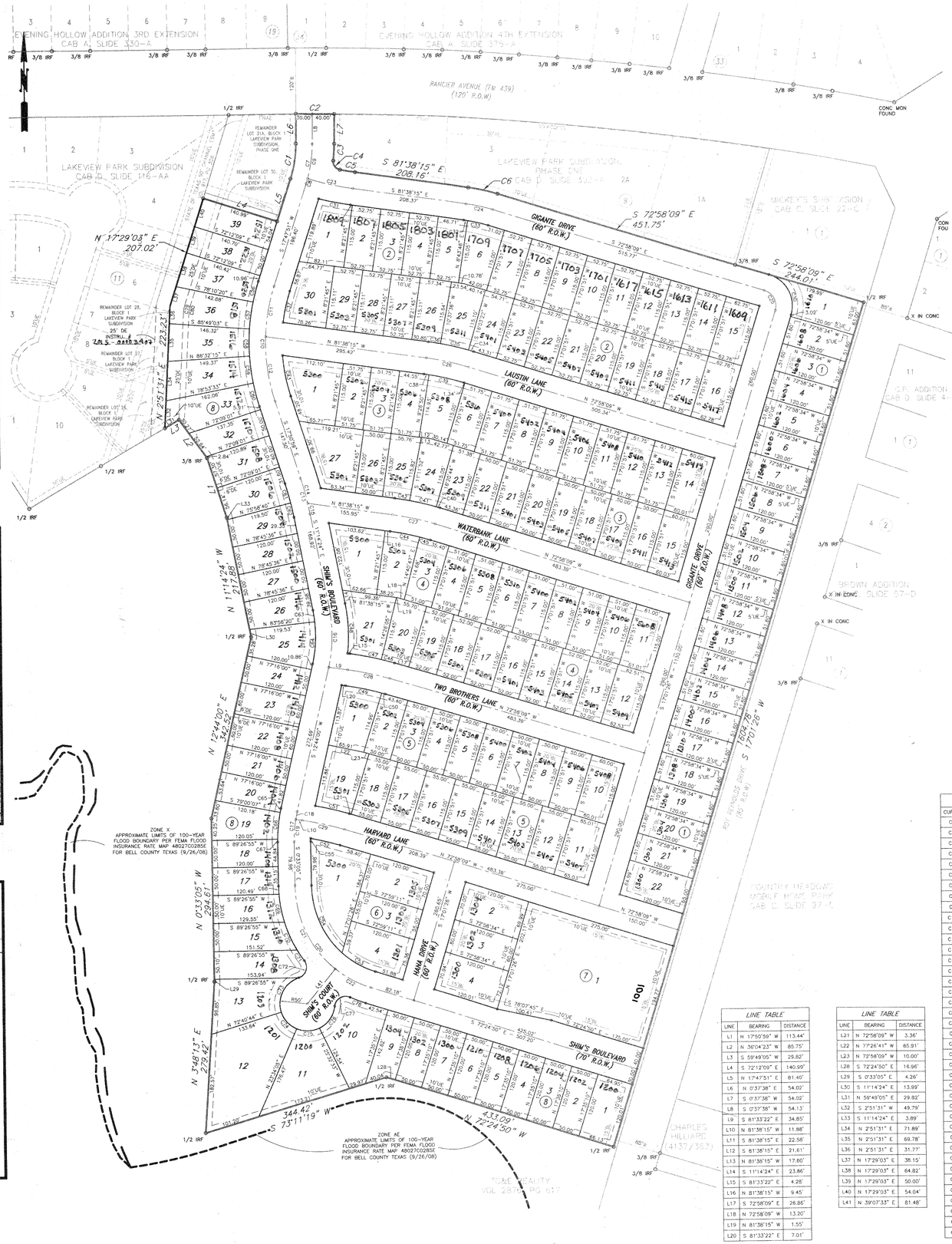
VICINITY MAP
N.T.S.



LAKEVIEW PARK SUDIVISION
N.T.S.



LAKEVIEW PARK SUBDIVISION, PHASE ONE
N.T.S.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 17°50'59" W	113.44'
L2	N 36°04'23" W	85.75'
L3	S 59°49'05" W	29.82'
L4	S 72°12'09" E	140.99'
L5	N 17°47'51" E	81.40'
L6	N 0°37'38" E	54.02'
L7	S 0°37'38" W	54.02'
L8	S 0°37'38" W	54.13'
L9	S 81°33'22" E	34.85'
L10	N 81°38'15" W	11.88'
L11	S 81°38'15" E	22.58'
L12	S 81°38'15" E	21.61'
L13	N 81°38'15" W	17.60'
L14	S 11°14'24" E	23.86'
L15	S 81°33'22" E	4.28'
L16	N 81°38'15" W	9.45'
L17	S 72°58'09" E	26.86'
L18	N 72°58'09" W	13.20'
L19	N 81°38'15" W	1.55'
L20	S 81°33'22" E	7.01'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	N 72°58'09" W	3.36'
L22	N 77°26'41" W	65.91'
L23	N 72°58'09" W	10.00'
L28	S 72°24'50" E	16.96'
L29	S 0°33'05" E	4.26'
L30	S 11°14'24" E	13.99'
L31	N 59°49'05" E	29.82'
L32	S 2°51'31" W	49.79'
L33	S 11°14'24" E	3.89'
L34	N 2°51'31" E	71.89'
L35	N 2°51'31" E	69.78'
L36	N 2°51'31" E	31.77'
L37	N 17°29'03" E	38.15'
L38	N 17°29'03" E	64.82'
L39	N 17°29'03" E	50.00'
L40	N 17°29'03" E	54.04'
L41	N 39°07'33" E	81.48'

KNOW ALL MEN BY THESE PRESENTS, that **439 Lakeview Development, LTD.**, a Texas Limited Partnership, whose address is 2901 E. Stan Schlueter Loop, Killeen, Texas 76542, being the sole owner of that 37.033 acre tract of land in Bell County, Texas, part of the **Andrew McMillin Survey, Abstract No. 559 and the J.S. Wilder Survey, Abstract No. 912**, which is more fully described in the dedication of **LAKEVIEW PARK SUBDIVISION 2ND REPLAT, BEING A REPLAT OF PART OF LAKEVIEW PARK SUBDIVISION & PART OF LAKEVIEW PARK SUBDIVISION, PHASE ONE,** as shown by the plat hereof, attached hereto, and made a part hereon, and approved by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas, does hereby adopt said **LAKEVIEW PARK SUBDIVISION 2ND REPLAT, BEING A REPLAT OF PART OF LAKEVIEW PARK SUBDIVISION & PART OF LAKEVIEW PARK SUBDIVISION, PHASE 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 installation and maintenance of any and all public utilities and drainage utilities which the city may install or permit to be installed or maintained.

For: **439 Lakeview Development, LTD., a Texas Limited Partnership**

By: _____
Gary W. Purser Jr., President

STATE OF TEXAS
COUNTY OF BELL

This instrument was acknowledged before me on the 30 day of October, 2014 by **Gary W. Purser Jr., President of 439 Lakeview Development, LTD.**

_____
Notary Public, State of Texas

Approved this 15 day of December, 2014, by the Planning and Zoning Commission of the City of Killeen, Texas.

_____
Chairman, Planning and Zoning Commission

_____
Secretary, Planning and Zoning Commission

FILED FOR RECORD this 30th day of January, 2015 A.D.

Year 2015, Number 13, Plat Records of Bell County, Texas.

Dedication Instrument in Instrument No. 2015-00003763 Official Records of Bell County, Texas.

KNOW ALL MEN BY THESE PRESENTS:

That I, Michelle E. Lee, a Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the perimeter corner monuments shown hereon were properly placed or found under my personal supervision, in accordance with the Subdivision Regulations of the City of Killeen, Texas. This subdivision, **LAKEVIEW PARK SUBDIVISION 2ND REPLAT, BEING A REPLAT OF PART OF LAKEVIEW PARK SUBDIVISION & PART OF LAKEVIEW PARK SUBDIVISION, PHASE ONE,** is located within the City Limits of Killeen, Texas.

STATE OF TEXAS REGISTERED MICHELLE E. LEE 5772 PROFESSIONAL LAND SURVEYOR

Michelle E. Lee 12-4-14
Michelle E. Lee, RPLS (TX 5772)

TAX CERTIFICATE

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 2 day of Jan, 2015 A.D.

BELL COUNTY TAX APPRAISAL DISTRICT

By: _____

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	17°10'06"	215.00'	64.42'	32.46'	N 9°12'48" E	64.18'
C2	0°42'26"	5670.00'	70.00'	35.00'	S 89°22'22" E	70.00'
C3	6°11'27"	284.95'	30.79'	15.41'	S 3°43'21" W	30.77'
C4	85°03'49"	15.00'	22.27'	13.76'	S 35°42'50" E	20.28'
C5	3°23'31"	475.00'	28.12'	14.06'	S 79°56'29" E	28.12'
C6	9°36'58"	324.99'	54.54'	27.34'	S 77°46'38" E	54.48'
C7	17°10'21"	244.95'	73.41'	36.98'	S 9°12'48" W	73.14'
C8	2°14'32"	244.91'	9.58'	4.79'	N 16°40'43" E	9.58'
C9	14°55'51"	244.95'	63.83'	32.10'	N 8°05'33" E	63.65'
C10	35°38'50"	345.00'	214.65'	110.92'	S 0°01'34" E	211.20'
C11	15°39'17"	345.00'	94.26'	47.43'	S 9°58'13" W	93.97'
C12	19°59'33"	345.00'	120.38'	60.81'	S 7°51'12" E	119.77'
C13	6°36'35"	575.00'	66.33'	33.20'	S 14°32'41" E	66.30'
C14	4°39'00"	575.00'	46.67'	23.35'	N 15°31'29" W	46.65'
C15	1°57'35"	575.00'	19.67'	9.83'	N 12°13'11" W	19.67'
C16	23°58'24"	265.00'	110.88'	56.26'	S 0°44'48" W	110.07'
C17	13°17'05"	240.00'	55.65'	27.95'	S 6°05'27" W	55.52'
C18	3°32'56"	240.00'	14.87'	7.43'	S 10°57'32" W	14.86'
C19	9°44'09"	240.00'	40.78'	20.44'	S 4°19'00" W	40.73'
C20	71°51'45"	195.00'	244.58'	141.32'	S 36°28'58" E	228.86'
C21	50°19'22"	195.00'	171.27'	91.60'	S 25°42'46" E	165.82'
C22	21°32'23"	195.00'	73.31'	37.09'	S 61°38'38" E	72.88'
C23	9°34'45"	505.00'	84.43'	42.31'	S 76°50'53" E	84.33'
C24	9°40'05"	295.10'	49.79'	24.96'	N 77°48'15" W	49.74'
C25	89°59'35"	30.00'	47.12'	30.00'	N 27°58'22" W	42.42'
C26	8°49'06"	525.00'	79.43'	39.79'	N 77°18'12" W	79.35'
C27	8°49'06"	525.00'	79.43'	39.79'	N 77°18'12" W	79.35'
C28	8°35'13"	525.00'	78.68'	39.42'	N 77°15'46" W	78.61'
C29	8°49'06"	525.00'	79.43'	39.79'	N 77°18'12" W	79.35'
C30	89°59'34"	60.00'	94.24'	59.99'	N 27°58'22" W	84.85'
C31	6°20'12"	535.00'	59.17'	29.61'	N 78°28'09" W	59.14'
C32	1°27'42"	265.79'	6.78'	3.39'	N 82°00'05" W	6.78'
C33	8°17'39"	265.79'	38.48'	19.27'	N 77°07'25" W	38.44'
C34	0°58'29"	555.00'	9.44'	4.72'	S 73°27'24" E	9.44'
C35	5°25'46"	555.00'	52.59'	26.32'	S 76°39'31" E	52.57'
C36	2°15'51"	555.00'	21.93'	10.97'	S 80°30'20" E	21.93'
C37	10°46'38"	315.00'	59.25'	29.71'	S 12°24'32" W	59.16'
C38	1°05'05"	495.00'	9.37'	4.69'	N 81°05'42" W	9.37'
C39	7°35'01"	495.00'	65.52'	32.81'	N 76°45'39" W	65.47'
C40	0°41'07"	555.00'	6.64'	3.32'	S 73°18'43" E	6.64'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C41	5°08'52"	555.00'	49.87'	24.95'	S 76°13'42" E	49.85'
C42	2°50'07"	555.00'	27.46'	13.73'	S 80°13'12" E	27.46'
C43	13°51'41"	315.00'	76.21'	38.29'	S 10°55'09" E	76.02'
C44	6°19'02"	495.00'	54.58'	27.32'	N 78°28'44" W	54.55'
C45	2°21'04"	495.00'	20.31'	10.16'	N 74°08'41" W	20.31'
C46	2°35'46"	555.00'	25.15'	12.58'	S 74°16'02" E	25.14'
C47	5°59'27"	555.00'	58.03'	29.04'	S 78°33'38" E	58.01'
C48	17°42'23"	295.00'	91.17'	45.95'	S 223°12' E	90.80'
C49	7°49'22"	495.00'	67.58'	33.84'	S 77°38'41" E	67.53'
C50	0°45'51"	495.00'	6.60'	3.30'	S 73°21'05" E	6.60'
C51	6°36'09"	555.00'	63.96'	32.01'	N 76°16'13" W	63.92'
C52	6°22'22"	495.00'	55.06'	27.56'	N 76°09'20" W	55.03'
C53	24°26'29"	165.00'	70.39'	35.74'	S 60°11'36" E	69.85'
C54	47°25'16"	165.00'	136.56'	72.47'	S 24°15'43" E	132.70'
C55	1°32'22"	210.00'	5.64'	2.82'	S 0°13'06" W	5.64'
C56	5°58'12"	375.00'	39.07'	19.55'	N 14°48'46" E	39.06'
C57	7°38'42"	375.00'	50.04'	25.06'	N 8°00'18" E	50.00'
C58	7°38'42"	375.00'	50.04'	25.06'	N 0°21'36" E	50.00'
C59	7°38'42"	375.00'	50.04'	25.06'	N 7°17'06" W	50.00'
C60	6°44'32"	375.00'	44.13'	22.09'	N 14°28'43" W	44.10'
C61	3°49'39"	545.00'	36.41'	18.21'	N 15°56'10" W	36.40'
C62	2°46'56"	545.00'	26.47'	13.24'	N 12°37'52" W	26.46'
C63	5°10'44"	235.00'	21.24'	10.63'	N 8°39'02" W	21.23'
C64	18°47'40"	235.00'	77.09'	38.89'	N 3°20'10" E	76.74'
C65	1°44'07"	270.00'	8.18'	4.09'	N 11°51'57" E	8.18'
C66	10°27'12"	270.00'	49.26'	24.70'	N 5°46'17" E	49.19'
C67	1°05'46"	270.00'	5.17'	2.58'	N 0°00'12" W	5.17'
C68	3°47'04"	225.00'	14.86'	7.43'	N 2°26'37" W	14.86'
C69	12°58'02"	225.00'	50.92'	25.57'	N 10°49'10" W	50.81'
C70	13°56'31"	225.00'	54.75'	27.51'	N 24°16'26" W	54.61'
C71	5°49'54"	225.00'	22.90'	11.46'	N 34°09'39" W	22.89'
C72	109°36'58"	20.00'	38.26'	28.36'	N 17°43'53" E	32.69'
C73	89°51'38"	50.00'	78.42'	49.88'	N 27°36'33" E	70.62'
C74	49°06'38"	50.00'	42.86'	22.84'	N 41°52'36" W	41.56'
C75	49°06'38"	50.00'	42.86'	22.84'	S 89°00'46" W	41.56'
C76	58°44'42"	50.00'	51.26'	28.14'	S 35°05'06" W	49.05'
C77	109°36'58"	20.00'	38.26'	28.36'	S 60°31'14" W	32.69'
C78	7°44'32"	225.00'	30.40'	15.23'	N 68°32'34" W	30.38'
C79	14°37'32"	55.00'	14.04'	7.06'	S 10°10'17" W	14.00'
C80	14°37'32"	45.00'	11.49'	5.77'	S 10°10'17" W	11.46'

KILLEEN ENGINEERING & SURVEYING, LTD
2901 E. Stan Schlueter Loop
Killeen, Texas 76542
OFFICE: (254) 526-3981 FAX: (254) 526-4351
TBPE REGISTRATION NO. F-4200
TBPLS REGISTRATION NO. 100144-00

△	DATE	SHEETS

FINAL PLAT

LAKEVIEW PARK SUBDIVISION 2ND REPLAT, BEING A REPLAT OF PART OF LAKEVIEW PARK SUBDIVISION & PART OF LAKEVIEW PARK SUBDIVISION, PHASE ONE
KILLEEN, BELL COUNTY, TEXAS

Project No.:	2014-015
Acres:	37.033
No. of Lots:	166
Scale:	1" = 100'
Date:	12/04/2014
Design By:	MEL / BCC
Sheet No.:	1 OF 1