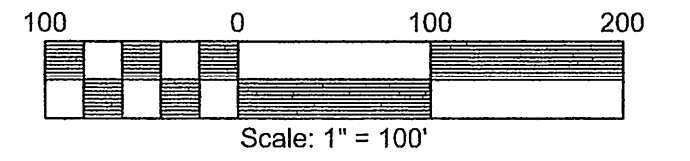


FINAL PLAT
OF
LAKEVIEW PARK SUBDIVISION
A REPLAT OF LAKEVIEW VILLAGE
ACCORDING TO THE MAP OR PLAT
THEREOF RECORDED IN CABINET C, SLIDE 168 D,
PLAT RECORDS OF BELL COUNTY, TEXAS

That land situated in the City of Killeen, Bell County, Texas, and being out of the J.S. Wilder Survey, Abstract No. 912, and being that same tract described in a Special Warranty Deed granted to Lakeview Park Development, Inc., dated May 17, 2005, and recorded in Volume 5703, Page 540, Official Public Records or Real Property Bell County, Texas.

Bearings cited hereon based on Grid North,
Texas State Plane Coordinate System,
South Central Zone (4203 TX C), NAD 83 (CORSS96)



LEGEND	
●	1/2" IRON PIN FOUND (NO CAP)
○	1/2" IRON PIN SET (YELLOW CAP "CS, LTD")
⊙	BLOCK NUMBER
BL	BUILDING SETBACK LINE
DE	DRAINAGE EASEMENT
UE	UTILITY EASEMENT
D.R.B.C.	DEED RECORDS BELL COUNTY
P.R.B.C.	PLAT RECORDS BELL COUNTY
O.P.R.P.B.C.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY BELL COUNTY

BLOCK	LOTS	BFE	FFE
1	9-23	797.00	801.50
1	24-26	798.00	801.50
1	27-29	799.00	801.50
11	6	800.00	801.50
11	8	799.00	801.50
11	9-11	798.00	801.50
11	12-13	799.00	801.50
12	2-4	800.00	801.50
13	1-2	800.00	801.50

OWNERS: LAKEVIEW PARK DEVELOPMENT, INC.
4806 CORUVA COVE
AUSTIN, TEXAS 78746

SURVEY: J. S. WILDER SURVEY, ABSTRACT NO. 912

NUMBER OF BLOCKS: 13

NUMBER OF LOTS: 171 (BLOCK 01 - 32 LOTS)
(BLOCK 02 - 20 LOTS)
(BLOCK 03 - 08 LOTS)
(BLOCK 04 - 07 LOTS)
(BLOCK 05 - 14 LOTS)
(BLOCK 06 - 16 LOTS)
(BLOCK 07 - 20 LOTS)
(BLOCK 08 - 23 LOTS)
(BLOCK 09 - 02 LOTS)
(BLOCK 10 - 03 LOTS)
(BLOCK 11 - 13 LOTS)
(BLOCK 12 - 04 LOTS)
(BLOCK 13 - 04 LOTS)

LINEAR FEET OF NEW STREETS:
WATERBANK DRIVE (50' ROW) 755.28 L.F.
BRIM LAMKEY LANE (50' ROW) 152.79 L.F.
BRODIE COVE (50' ROW) 221.03 L.F.
HARVARD LANE (50' ROW) 602.80 L.F.
HANA DRIVE (50' ROW) 360.74 L.F.
JUSTIN DRIVE (50' ROW) 693.46 L.F.
GIGANTE DRIVE (50' ROW) 2299.84 L.F.
LAUSTIN LANE (50' ROW) 901.33 L.F.
SHIM'S BOULEVARD (50' ROW) 2222.64 L.F.
SHIM'S COURT (50' ROW) 136.41 L.F.
TWO BROTHERS LANE (50' ROW) 629.11 L.F.

DATE: FEBRUARY 8, 2006

SURVEYOR: CASTLEBERRY SURVEYING, LTD.
3613 WILLIAMS DRIVE, STE. 903
GEORGETOWN, TEXAS 78628
(512) 930-1600/(512) 930-9389 fax

ENGINEER: DUNLAP ENGINEERING, INC.
P.O. BOX 173
KILLEEN, TEXAS 76540-0173
(254) 702-7360/(254) 699-5788 fax

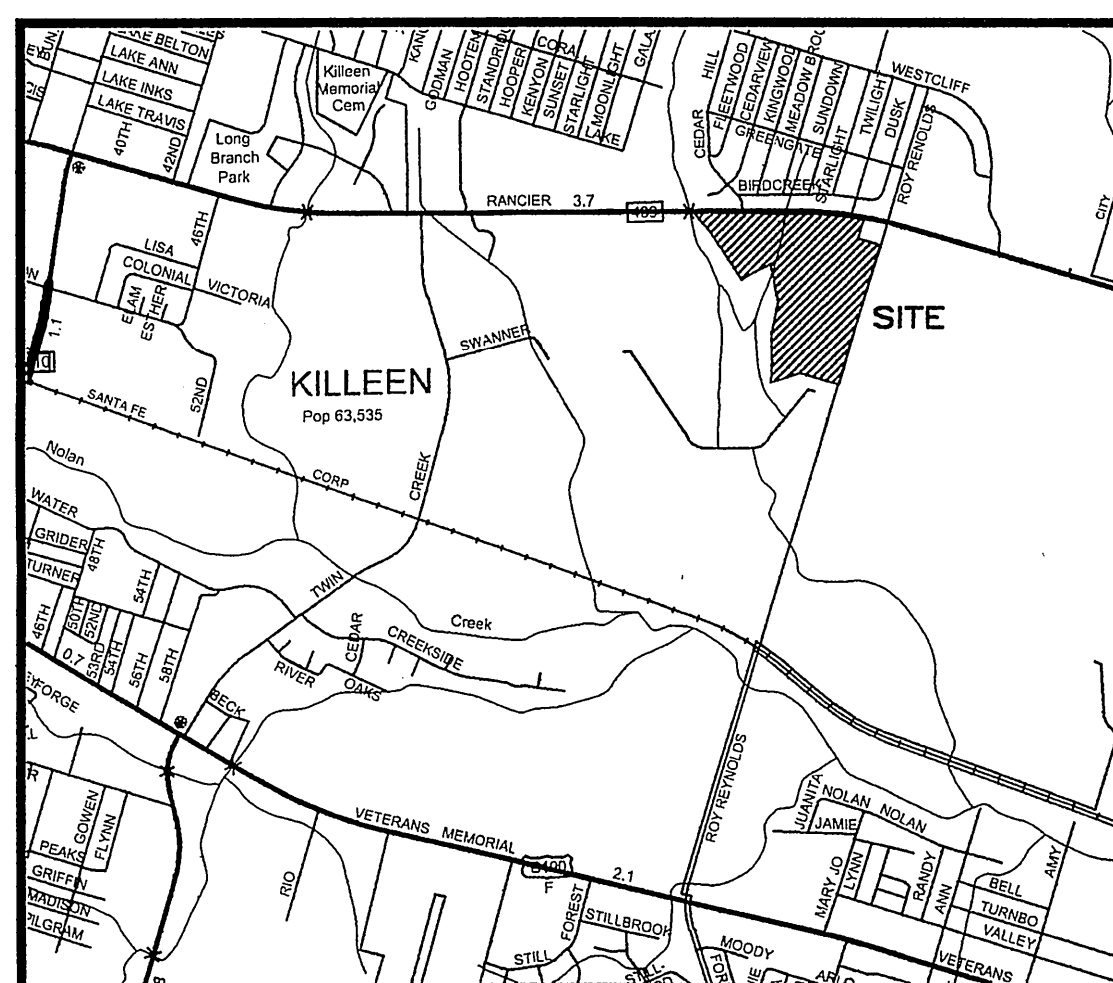
BENCHMARK: CHISELED SQUARE IN CONCRETE HEADWALL ON THE NORTH SIDE OF RANCIER AVENUE

ELEVATION: 806.77' (PROVIDED BY DUNLAP ENGINEERING - UNSPECIFIED DATUM)
GRID: N 10379555.53' (US)
GRID: E 31300333.51' (US)

NOTES:

- NO LOTS IN THE LAKEVIEW PARK SUBDIVISION SHALL HAVE ACCESS FROM RANCIER AVENUE OR ROY REYNOLDS DRIVE.
- SIDEWALKS WILL BE REQUIRED ALONG THE REAR OF ALL LOTS THAT ABUT ROY REYNOLDS DRIVE AND RANCIER AVENUE. THIS REQUIREMENT WILL BE ENFORCED UPON PERMITTING.
- LOT 3 AND 4, BLOCK 13 MAY NOT BE USED FOR RESIDENTIAL PURPOSES UNTIL FEMA APPROVES THE WORKMAP DATED 02/24/2003
- THE FINISHED FLOOR ELEVATION ON ALL LOTS COVERED IN PART OR WHOLE BY THE SHOWN FLOOD PLAIN SHALL BE 801.50 FEET.
- THE BEARINGS SHOWN HEREON ARE ROTATED TO GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM - TEXAS CENTRAL ZONE (4203) NAD 83 (CORSS96); ALL DISTANCES SHOWN HEREON ARE SURFACE VALUES. GRID VALUES MAY BE DETERMINED BY APPLYING A PROJECT COMBINED SCALE FACTOR (CSF) OF 0.99985.
- A ONE FOOT WIDE "NO ACCESS EASEMENT" RUNS ALONG THE FULL LENGTH OF RANCIER AVENUE AND ROY REYNOLDS DRIVE, SAVE AND EXCEPT THE STREETS.
- WORK IN ANY REGULATORY FLOOD-HAZARD AREA WILL NOT BE PERMITTED WITHOUT A FLOODPLAIN DEVELOPMENT PERMIT.

	APPROXIMATE LIMITS OF 100-YEAR FLOODPLAIN AS PER FEMA PANEL NO. 480031 0003 C JUNE 3, 1991.
	APPROXIMATE LIMITS OF 100-YEAR FLOODWAY AS PER DRAFT FEMA FIS RE-STUDY WORKSHOP DATED FEB. 24, 2003.
	BASE FLOOD ELEVATIONS AS PER FEMA PANEL NO. 480031 0003 C JUNE 3, 1991.
	APPROXIMATE LIMITS OF FLOODWAY AS PER DRAFT FEMA FIS RE-STUDY WORKSHOP DATED FEB. 24, 2003.
	BASE FLOOD ELEVATIONS AS PER DRAFT FEMA FIS RE-STUDY WORKSHOP DATED FEB. 24, 2003.
	BFE BASE FLOOD ELEVATION
	FFE FINISHED FLOOR ELEVATION



SITE MAP
N.T.S.