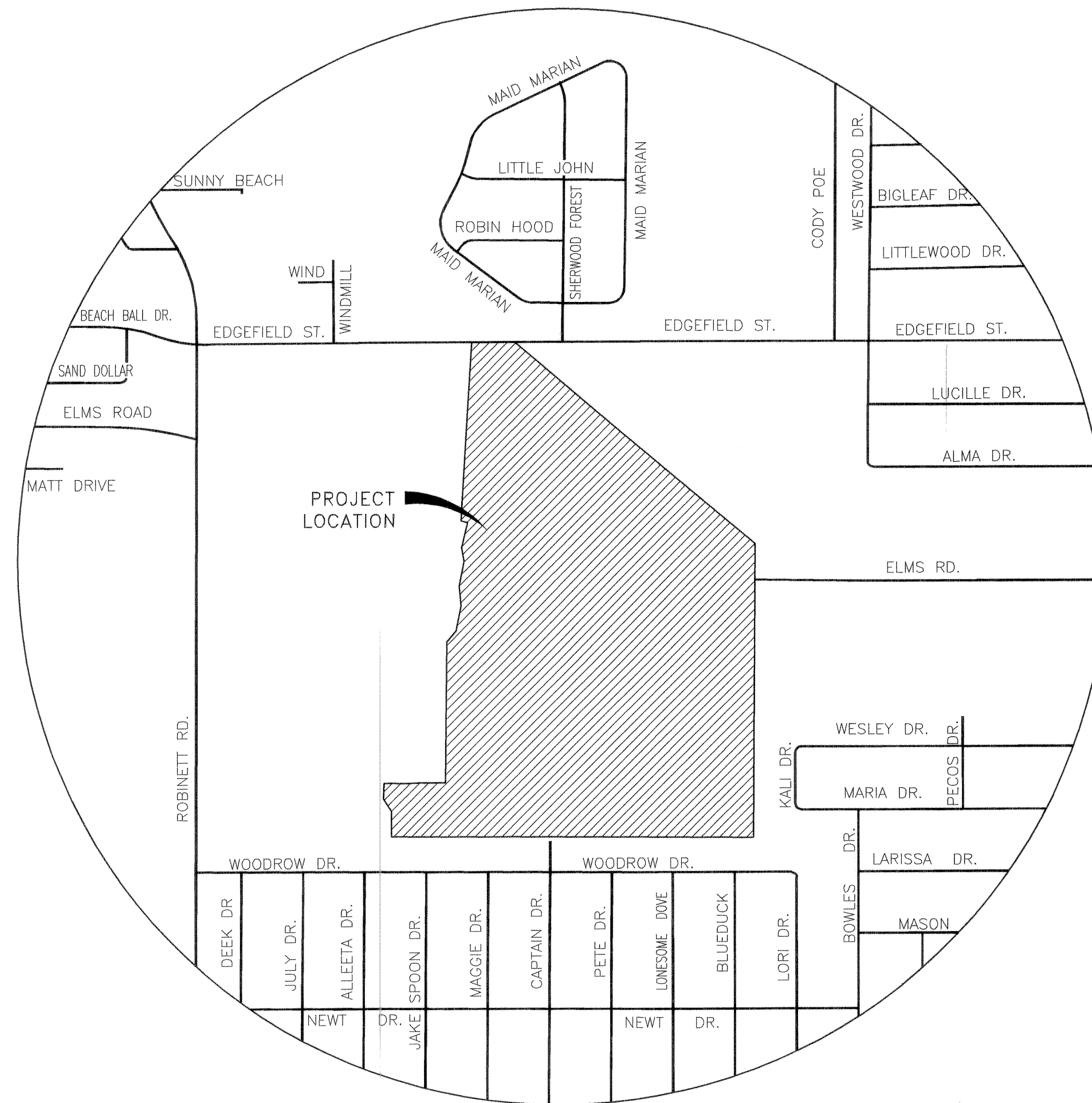


# LONESOME DOVE PHASE 5 KILLEEN, BELL COUNTY, TEXAS



VICINITY MAP  
N.T.S.

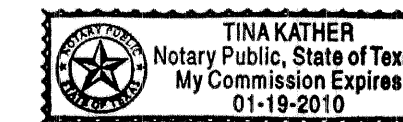
*M & A*  
MITCHELL & ASSOCIATES, INC.  
ENGINEERING & SURVEYING  
KILLEEN, TEXAS (254) 634-5541

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 64.162 acre tract of land in Bell County, Texas, part of the Thomas Robinette Survey, Abstract No. 686 which is more fully described in the dedication of **LONESOME DOVE PHASE 5** 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 REECES CREEK DEVELOPERS, LTD., does hereby adopt said **LONESOME DOVE PHASE 5**, 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.

Tract A is herein dedicated in fee simple to the city of Killeen for drainage purposes.  
WITNESSES the execution hereof, on this 2<sup>nd</sup> day of June, 2006.

FOR: REECES 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.



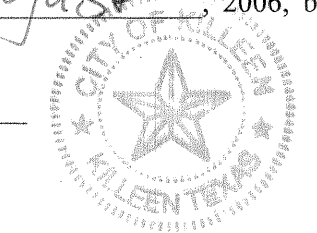
*Tina Kather*  
NOTARY PUBLIC STATE OF TEXAS  
My Commission Expires: 1-19-10

APPROVED this the 24<sup>th</sup> day of July, 2006, by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas.

*John Grubel*  
CHAIRMAN, PLANNING COMMISSION  
*Frick Hawkes*  
SECRETARY, PLANNING COMMISSION

APPROVED this the 22<sup>nd</sup> day of August, 2006, by the City Council of the City of Killeen, Bell County, Texas.

*Timothy Stinson*  
MAYOR, CITY OF KILLEEN  
*Paula W. Mitchell*  
ATTEST: CITY SECRETARY



KNOW ALL MEN BY THESE PRESENTS,

That I, Robert E. Mitchell, 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.



*Robert E. Mitchell*  
Robert E. Mitchell  
Registered Professional  
Land Surveyor, No. 5801.

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 22<sup>th</sup> day of July, A.D. 2006  
BELL COUNTY TAX APPRAISAL DISTRICT  
By: *Tenney P. Jones*

FILE FOR RECORD this 28<sup>th</sup> day of August, 2006, in Cabinet D, Slide 1338C, Plat Records of Bell County, Texas. Dedication Instrument in Volume 6174, Page 463.  
Deed Records of Bell County, Texas.



THE EVANGELICAL METHODIST CHURCH ADDITION (CAB. C. SLIDE 336-B)

LAMAR ADAMS and wife, PATSY C. ADAMS (VOL. 2184, PG. 71)

LAMAR ADAMS and wife, PATSY C. ADAMS (VOL. 3386, PG. 285)



RECCE'S CREEK DEVELOPERS, LTD. REMAINDER OF ±146.00 ACRES (VOL. 5997, PG. 41)

MICHAEL DAVIS, ET UX (VOL. 4245, PG. 481)

ROBERT'S ADDITION SECTION THREE AMENDED (CAB. C. SLIDE 357-C)

CYNTHIA L. LOCKETT (Vol. 1945, PG. 168)

LINE	LENGTH	BEARING
L1	20.00	S73°01'02"E
L2	18.81	N64°48'07"E
L3	120.00	S73°01'02"E
L4	46.80	N16°58'58"E
L5	114.35	N67°29'31"W
L6	32.32	N15°57'13"E
L7	43.64	N16°52'52"E
L8	24.12	N69°32'34"W
L9	27.46	N23°12'48"E
L10	30.00	S16°58'58"W
L11	77.92	N74°37'03"W
L12	42.53	N69°11'56"W
L13	13.60	N69°11'56"W
L14	24.36	N53°37'58"E

CYNTHIA L. LOCKETT and husband, THOMAS LOCKETT (VOL. 5043, PAGE 538)

CURVE	LENGTH	RADIUS	LONG	CHORD	DIST.	DELTA	TANGENT
C1	157.08	50.00	S73°01'02"E	100.00	180°00'00"	INFINITE	INFINITE
C2	35.86	330.00	N22°05'52"E	35.86	61°34'48"	17.96	17.96
C3	61.14	4970.00	N22°51'58"E	61.14	0°42'17"	30.57	30.57
C4	62.41	1000.00	N18°40'09"E	62.40	3°34'34"	31.22	31.22
C5	32.62	3000.00	S20°05'52"W	32.60	61°34'48"	17.96	17.96
C6	185.16	1895.00	S89°55'00"E	151.07	61°34'48"	60.62	60.62
C7	121.20	1895.00	N71°07'21"W	151.07	61°34'48"	30.85	30.85
C8	47.78	30.00	N65°58'58"E	42.43	90°00'00"	30.00	30.00
C9	163.86	15000.00	S68°55'00"E	163.86	61°34'48"	82.01	82.01
C10	134.29	20000.00	N71°07'21"W	134.27	3°50'50"	67.17	67.17
C11	189.14	20000.00	S71°54'29"E	189.07	6°25'07"	94.64	94.64
C12	54.19	60.00	N10°29'32"W	52.37	51°44'59"	29.10	29.10
C13	91.56	91.77	N82°13'01"E	87.81	57°10'00"	50.00	50.00
C14	147.39	2195.00	N71°07'21"W	147.36	3°50'50"	73.15	73.15
C15	142.56	1305.00	S69°55'00"E	115.07	61°34'48"	60.62	60.62
C16	57.19	88.78	S77°02'42"W	56.49	33°10'31"	29.42	29.42
C17	27.10	30.00	N10°29'32"W	26.18	51°44'59"	14.55	14.55
C18	27.10	30.00	N10°29'32"W	26.18	51°44'59"	14.55	14.55
C19	27.10	30.00	N10°29'32"W	26.18	51°44'59"	14.55	14.55
C20	34.21	70.00	S44°27'32"W	33.87	28°00'12"	17.46	17.46

NOTES: ALL CORNERS ARE 3/8" IR WITH CAP STAMPED "M & ASSOC. KILLEEN" UNLESS OTHERWISE NOTED.

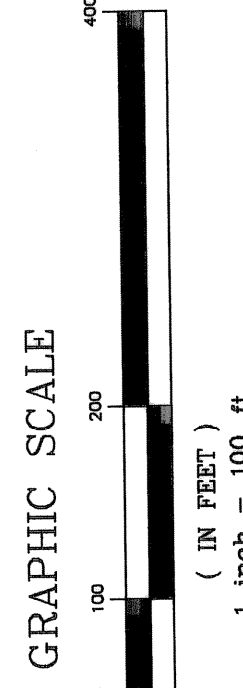
ACCESS TO LOTS 1, 4-17, BLOCK 2 AND LOTS 27-44, BLOCK 7 WILL NOT BE PERMITTED FROM ELMS ROAD.

ACCESS TO LOT 1, BLOCK 5 AND LOT 23, BLOCK 1 WILL NOT BE PERMITTED FROM EDGEFIELD STREET.

THE ZONING FOR THE PROPERTY TO THE WEST OF THIS SUBDIVISION, SHOWN TO BE THE LOCKETT TRACT'S BUILDING SETBACK LINE, BASED ON THE CITY ORDINANCE REQUIREMENTS OF THE CITY ORDINANCE, THIS SETBACK MUST BE CARRIED FOR 300 FEET TO THE EAST. WHAT IS SHOWN ON THIS PLAT IS A SETBACK LINE OF 25 FEET, WITH THE SETBACK LINE DETERMINED BY THE ZONING OF THE LOCKETT TRACT. THE LOCKETT TRACT SETBACK LINES WILL BE ALTERED FOR LOT 1, BLOCK 5 AND LOT 23, BLOCK 1.

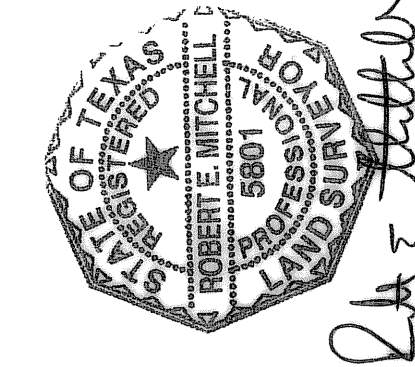
NOTES: THE STORMWATER DETENTION SYSTEMS SHOWN AS TRACT "A" SHALL BE ACCEPTED BY THE CITY OF KILLEEN WHEN THE FOLLOWING CONDITIONS ARE MET:  
 A. RESIDENTIAL CONSTRUCTION IS COMPLETE FOR 75% OF THE LOTS WITHIN THE LONESOME DOVE, PHASE FIVE SUBDIVISION.  
 B. TURF HAS BEEN PERMANENTLY ESTABLISHED WITHIN THE STORMWATER DETENTION SYSTEMS.  
 C. THE STORMWATER DETENTION SYSTEMS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE CITY APPROVED CONSTRUCTION PLANS.  
 D. THE STORMWATER DETENTION SYSTEMS HAVE BEEN CLEANED OF ANY SEDIMENT BUILDUP RESULTING FROM CONSTRUCTION ACTIVITIES.  
 E. ALL AREAS OF EROSION OR STORMWATER DETENTION SYSTEMS HAVE BEEN REPAIRED.  
 F. FENCES HAVE BEEN REPAIRED AROUND THE STORM WATER DETENTION SYSTEMS.

RECCE'S CREEK DEVELOPERS, LTD. REMAINDER OF ±146.00 ACRES (VOL. 5997, PG. 41)



FILE FOR RECORD this \_\_\_\_\_ day of \_\_\_\_\_, 2006, in \_\_\_\_\_ Cabinet, \_\_\_\_\_ Slide \_\_\_\_\_, Texas. Dedication instrument in Volume \_\_\_\_\_, Page \_\_\_\_\_, Deed Records of Bell County, Texas.

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



**LONESOME DOVE PHASE 5**  
 KILLEEN, BELL COUNTY, TEXAS  
 FINAL PLAT

NO.	DATE	REVISIONS