

LONESOME DOVE PHASE 6

BEING A REPLAT OF 0.090 AC. OF LONESOME DOVE PHASE 5 AND

44.109 ACRES BEING A PART OF THE THOMAS ROBINETTE SURVEY, A686

KILLEEN, BELL COUNTY, TEXAS

KNOW ALL MEN BY THESE PRESENTS, that Reeves Creek Developers, Ltd., whose address is 4300 Chantz Drive, Killeen, Texas 76542 being the sole owner(s) of that certain 44.199 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 6, BEING A REPLAT OF 0.090 ACRE OF LONESOME DOVE PHASE 5 AND 44.109 ACRES BEING A PART OF THE THOMAS ROBINETTE SURVEY, A-686, 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 LONESOME DOVE PHASE 6 BEING A REPLAT OF 0.090 ACRE OF LONESOME DOVE PHASE 5 AND 44.109 ACRES BEING A PART OF THE THOMAS ROBINETTE SURVEY, A-686, 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 25th day of January, 2007.

REEVES CREEK DEVELOPERS, LTD.

William Hickman
 William 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.



Susanne Gentry
 NOTARY PUBLIC STATE OF TEXAS
 My Commission Expires: 12/05/2009

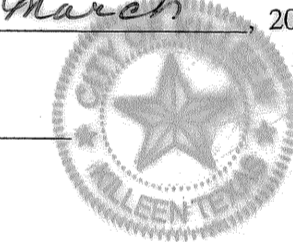
APPROVED this the 26 day of February, 2007, by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas.

John Fuchs
 CHAIRMAN, PLANNING COMMISSION

Fabi Haden
 SECRETARY, PLANNING COMMISSION

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

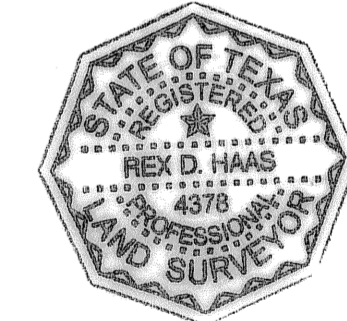
Smithy L. Stennoch
 MAYOR, CITY OF KILLEEN



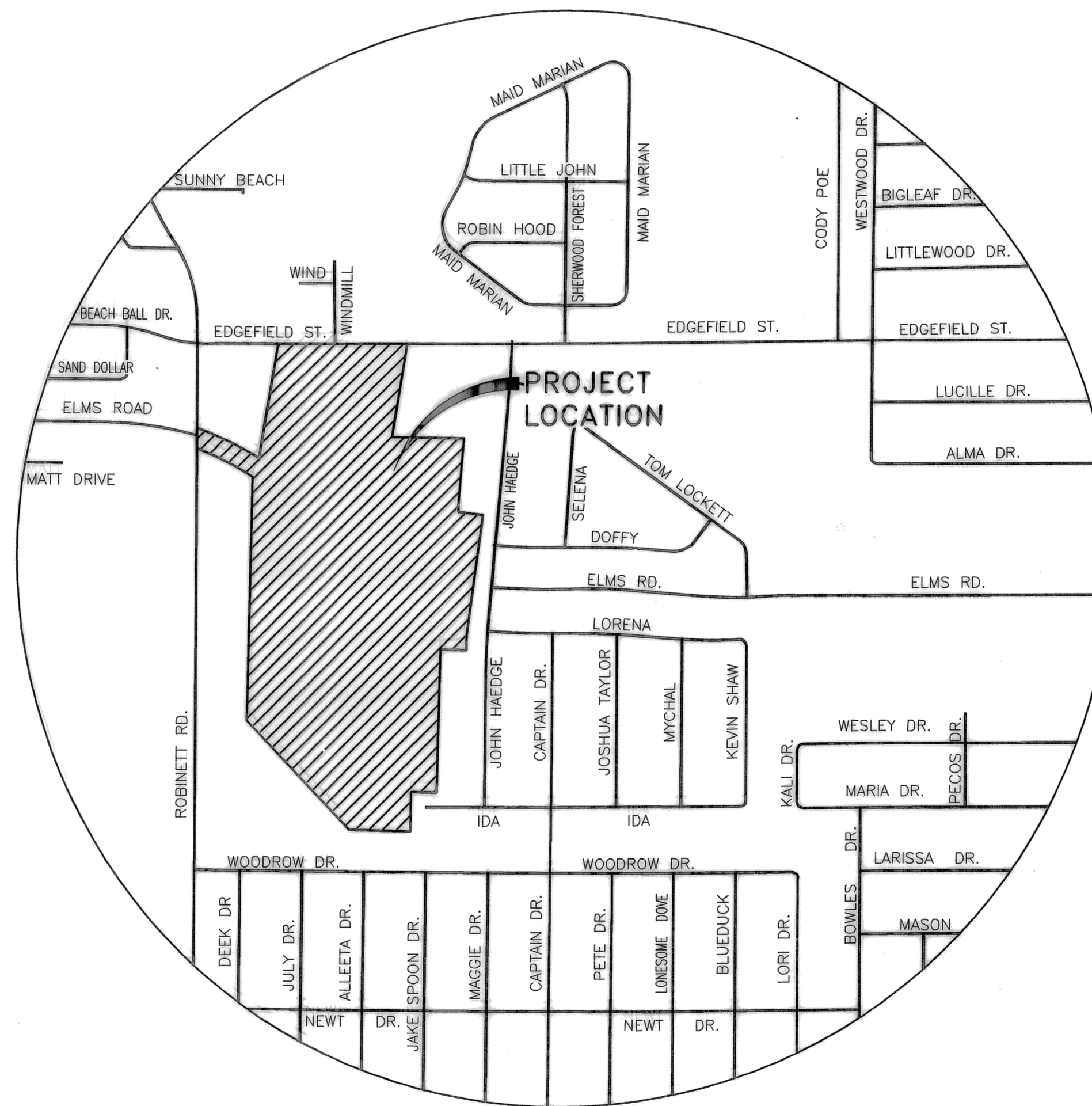
Sarah W. Miller
 ATTEST: CITY SECRETARY

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

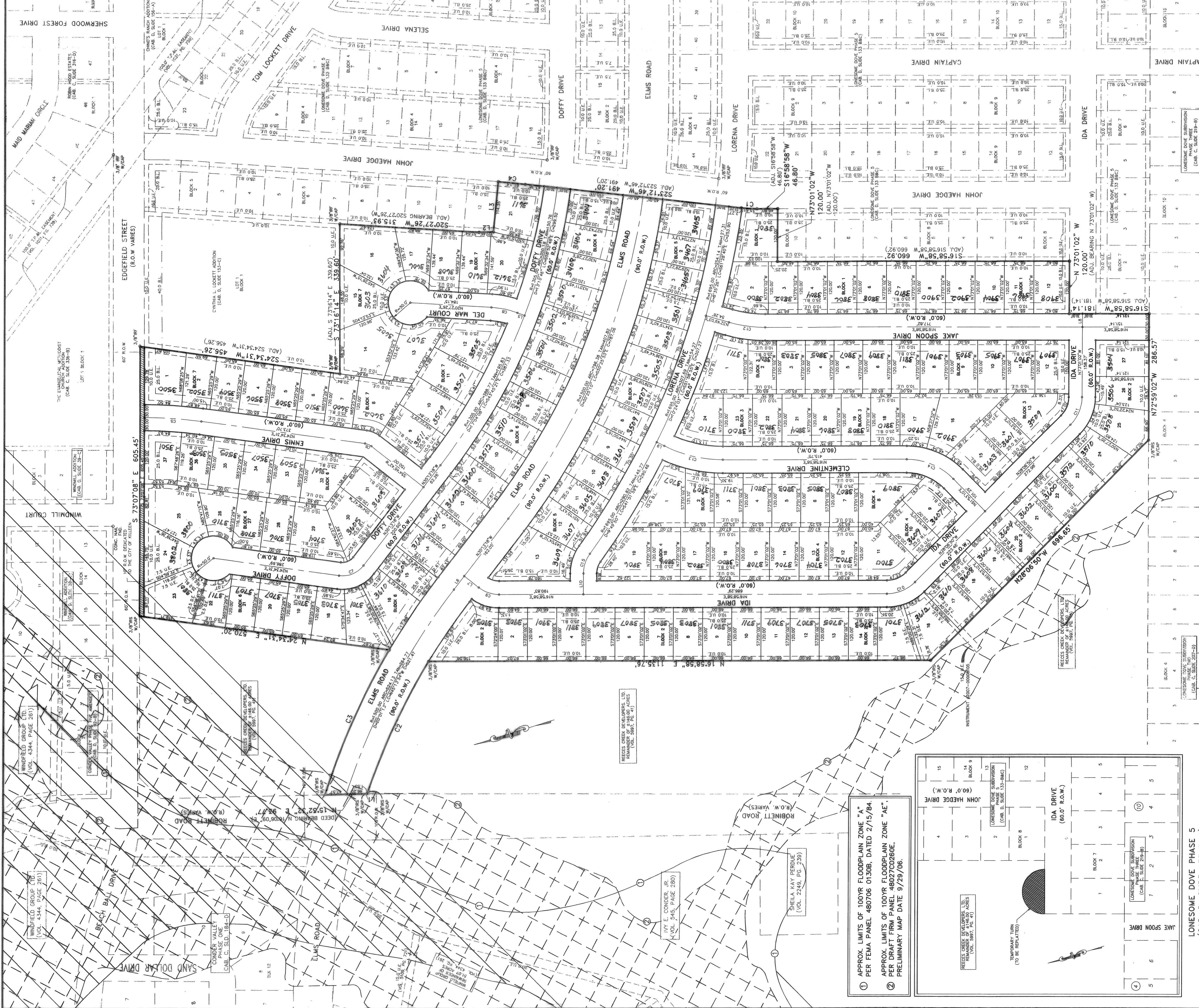


VICINITY MAP
 N.T.S.

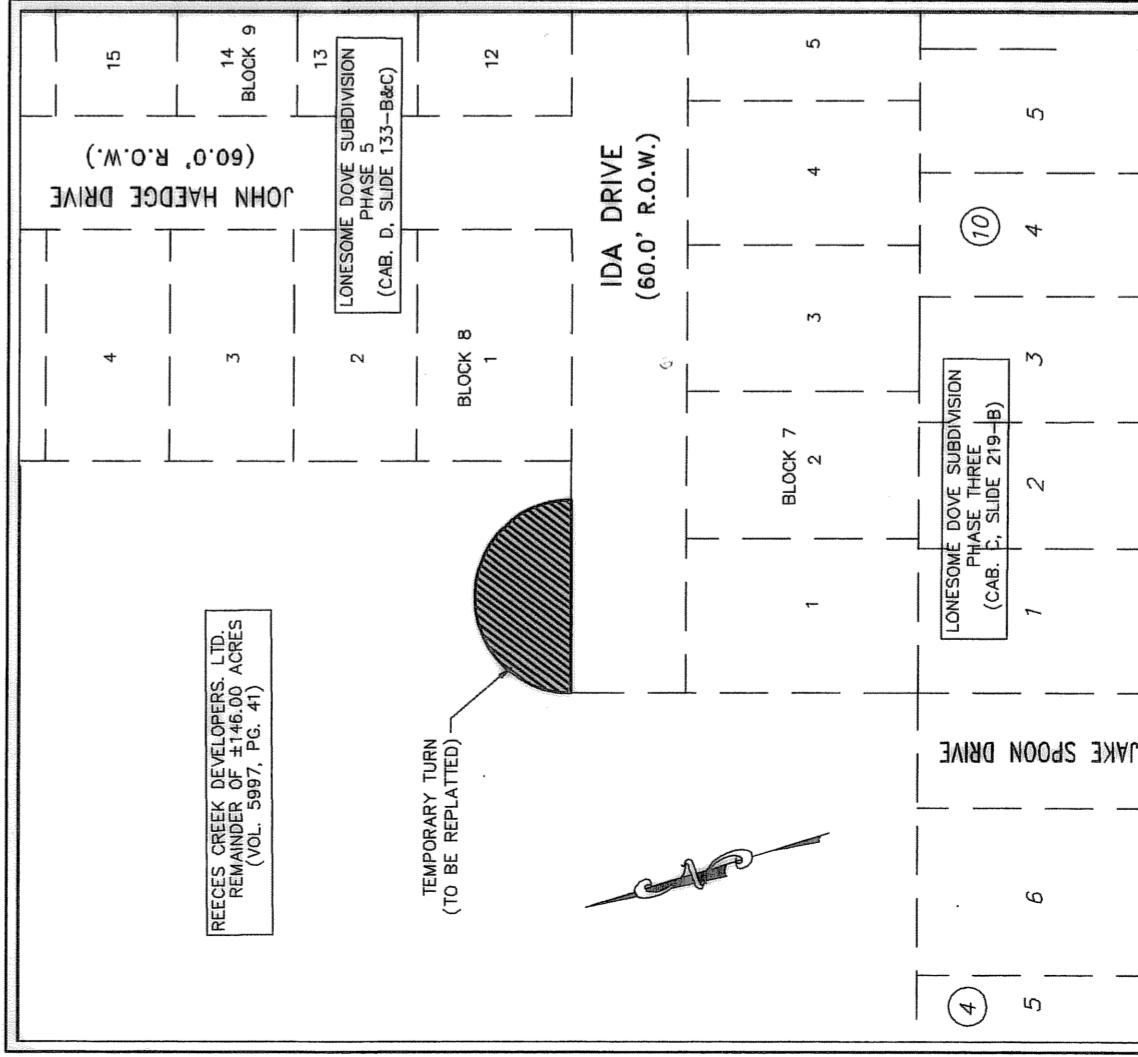
M & A
 MITCHELL & ASSOCIATES, INC.
 ENGINEERING & SURVEYING
 KILLEEN, TEXAS (254) 634-5541

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 March 15th day of March, A.D. 2007
 BELL COUNTY TAX APPRAISAL DISTRICT
 BY: *Kenney T. Jones*

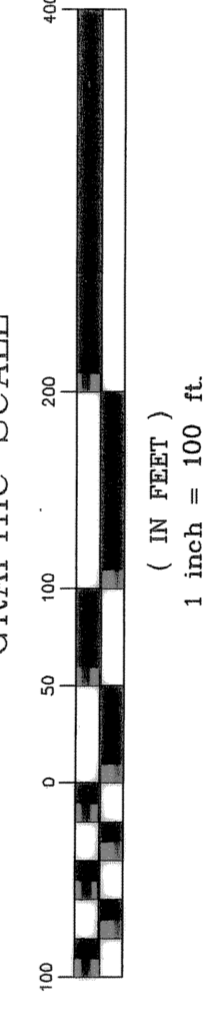
FILED FOR RECORD this 14th day of MARCH, 2007, in Cabinet D, Slide 107-C-10. Plat Records of Bell County, Texas. Dedication Instrument in Volume NA, Page NA, Deed Records of Bell County, Texas.
 instrument number - 2007-0004512



① APPROX. LIMITS OF 100YR FLOODPLAIN ZONE "A" PER FEMA PANEL 480706 0130B, DATED 2/15/84.
 ② APPROX. LIMITS OF 100YR FLOODPLAIN ZONE "AE" PER DRAFT FIRM PANEL #80270260E, PRELIMINARY MAP DATE 9/29/06.



CURVE	LENGTH	RADIUS	CHORD	DIST.	DELTA	TANGENT	ADJONER ARC
C1	35.88	330.00	S20°05'52"W	35.86	613.48"	17.96	35.86
C2	330.11	1455.00	N48°07'31"W	329.40	12°59'57"	165.77	N/A
C3	356.67	1545.00	N49°01'19"W	357.86	13°18'04"	180.14	N/A
C4	61.14	4970.00	N22°51'38"E	61.14	0°42'17"	30.57	61.14
C5	129.29	1000.00	N20°52'17"E	129.20	7°24'29"	64.74	N/A
C6	15.81	300.00	N39°40'37"E	15.63	30°12'11"	8.10	N/A
C7	62.62	60.00	S05°19'23"E	59.82	59°47'49"	34.50	N/A
C8	60.22	200.00	N20°05'00"W	60.00	17°15'09"	30.34	N/A
C9	49.47	75.00	S35°52'50"W	48.58	37°47'44"	25.68	N/A
C10	70.84	90.00	S05°33'56"E	68.74	44°05'49"	37.37	N/A
C11	70.53	90.00	S50°33'56"E	68.02	45°54'12"	37.19	N/A
C12	82.91	300.00	S24°54'01"W	82.65	15°50'08"	41.72	N/A
C13	137.37	300.00	S30°06'02"W	136.17	26°14'08"	69.91	N/A
C14	117.56	150.00	N39°28'04"E	114.57	44°54'11"	61.98	N/A
C15	47.34	75.00	N55°01'57"W	46.56	36°09'46"	24.49	N/A



LINE	LENGTH	BEARING	ADJONER
L1	1.53	N17°07'22"E	N/A
L2	32.32	S15°57'13"W	32.32
L3	114.35	S67°29'31"E	S67°29'31"E
L4	114.35	S67°29'31"E	N/A
L5	114.35	S67°29'31"E	N/A
L6	37.95	N35°13'18"W	N/A
L7	41.83	N54°46'42"E	N/A
L8	30.00	N73°01'02"W	N/A
L9	19.21	N43°13'06"E	N/A
L10	46.54	N73°06'50"W	N/A

NOTE: BEARINGS SHOWN HEREON ARE BASED UPON TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, PER GPS OBSERVATIONS. DISTANCES ARE SURFACE.

- ACCESS TO LOT 1, BLOCK 2, LOT 1-13, BLOCK 5 AND LOTS 1-17, BLOCK 6, WILL NOT BE PERMITTED FROM EDGEMOND STREET.
- ACCESS TO LOTS 23,24,25,37, BLOCK 6 AND LOT 1, BLOCK 7 WILL NOT BE PERMITTED FROM EDGEMOND STREET.

FILED FOR RECORD this 14th day of MARCH, 2007, in Cabinet D, Side 17722, Plat Records of Bell County, Texas. Dedication instrument in Volume N.A., Page NA. Deed Records of Bell County, Texas. 143776621 + NUMBER - 0007-000157

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

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 BEING A PART OF THE THOMAS ROBINETTE SURVEY, A-686
 KILLEEN, BELL COUNTY, TEXAS

FINAL PLAT

No.	DATE	REMARKS
1	2/12/07	ADDRESS CITY COMMENTS
		BY