

SCALE 1" = 100'

- = SET 1/2" DIAMETER REBAR UNLESS OTHERWISE NOTED
- △ = SET BRONZE CAP MONUMENT

ALTON HEINER AND GARY PURSER  
364.011 ACRES  
VOLUME 2195, PAGE 373

ROBERT CUNNINGHAM SURVEY  
ABSTRACT NO. 158  
BELL COUNTY, TEXAS

NOTE: BRONZE CAP MONUMENT AT THE SOUTHWEST CORNER OF BLOCK 2 BEARS N 57°08'12" W-228.02' FROM THE SOUTHEAST CORNER OF THE OAK VALLEY SUBDIVISION, PHASE I  
BRONZE CAP MONUMENT AT THE NORTHWEST CORNER OF BLOCK 2 BEARS S 08°36'25" E-637.48' FROM THE NORTHEAST CORNER OF THE OAK VALLEY SUBDIVISION, PHASE I

ABSTRACT NO. 158  
ABSTRACT NO. 199

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ABSTRACT NO. 199

CURVE	DELTA	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	05°11'59"	3884.72	352.56		N 47°38'43" E	352.44
C2	01°21'47"	3884.72	92.42		N 49°33'49" E	92.42
C3	00°53'06"	3884.72	60.00		N 48°26'22" E	60.00
C4	02°57'06"	3884.72	200.13		N 46°31'16" E	200.11
C5	20°43'36"	737.06	266.63	134.79	S 31°11'49" E	265.18
C6	09°08'47"	707.06	112.87		S 36°59'47" E	112.75
C7	05°43'14"	707.06	70.59		S 23°41'38" E	70.56
C8	20°50'11"	767.06	278.95	141.03	S 31°09'03" E	277.42
C9	81°40'52"	10.00	14.26		S 08°25'04" W	13.08
C10	104°11'16"	10.00	18.18		S 78°38'52" E	15.78
C11	11°26'22"	737.06	147.16		S 35°50'28" E	146.91
C12	09°17'14"	737.06	119.47		S 25°28'38" E	119.34
C13	06°36'06"	767.06	88.38		S 38°16'06" E	88.33
C14	04°42'21"	767.06	63.00		S 32°36'52" E	62.98
C15	04°53'35"	767.06	65.51		S 27°48'54" E	65.49
C16	04°32'06"	767.06	60.71		S 23°06'08" E	60.70

ROBERT CUNNINGHAM SURVEY  
ABSTRACT NO. 199  
BELL COUNTY, TEXAS

**OAK VALLEY SUBDIVISION, PHASE I  
TO THE  
CITY OF KILLEEN, BELL COUNTY, TEXAS  
OUT OF THE  
ROBERT CUNNINGHAM SURVEY, ABSTRACT NO. 158  
AND THE ROBERT CUNNINGHAM SURVEY, ABSTRACT NO. 199**

DEVELOPED BY  
**G.W. DEVELOPMENT, INC.**

STATE OF TEXAS : COUNTY OF BELL : KNOW ALL MEN BY THESE PRESENTS:

THAT G.W. DEVELOPMENT, INC., BEING THE SOLE OWNER OF THAT CERTAIN 11.276 ACRES OF LAND DESCRIBED IN EXHIBIT "A", ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, DOES HEREBY SUBDIVIDE THE HEREIN DESCRIBED PROPERTY INTO LOTS AND BLOCKS, ACCORDING TO THE PLAT HEREOF, TO BE KNOWN AS OAK VALLEY SUBDIVISION, PHASE I, TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, AS SHOWN BY THE PLAT HEREOF, ATTACHED HERETO, AND MADE A PART HEREOF, AND APPROVED BY THE CITY COUNCIL OF THE CITY OF KILLEEN, BELL COUNTY, TEXAS, AND G.W. DEVELOPMENT, INC., DOES HEREBY ADOPT SAID OAK VALLEY SUBDIVISION, PHASE I, AS AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, AND FOR THE PURPOSE OF SELLING LOTS AND BLOCKS OF LAND WITH REFERENCE THERETO AND FOR THE PROPERTY DEVELOPMENT OF SAID LAND BY ITS OWNERS AND FOR ALL OTHER PURPOSES; AND DOES HEREBY DEDICATE TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, STREETS, AVENUES, ROADS, DRIVES, ALLEYS AND ASSOCIATED POTABLE WATER, SANITARY SEWER AND STORM SEWER SYSTEMS AS SHOWN ON SAID PLAT, AND FINAL CONSTRUCTION DRAWINGS THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND PUBLIC UTILITIES WHEN AND AS AUTHORIZED BY THE CITY OF KILLEEN, BELL COUNTY, TEXAS.

THE UTILITY EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO THE CITY OF KILLEEN FOR INSTALLATION AND MAINTENANCE OF ANY AND ALL PUBLIC UTILITIES, WHICH THE CITY MAY ELECT TO INSTALL AND MAINTAIN OR PERMIT TO BE INSTALLED OR MAINTAINED.

WITNESSES THE EXECUTION HEREOF, ON THIS 5th DAY OF August, 1993, A.D.

Weldon Whitis, President - G.W. Development, Inc.  
Bruce Whitis, Vice President - G.W. Development, Inc.

STATE OF TEXAS : COUNTY OF BELL : THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 5th DAY OF August, 1993, BY WELDON WHITIS ON BEHALF OF G.W. DEVELOPMENT, INC.

Brenda Clanton, Notary Public State of Texas  
Paula A. Miller, City Secretary

KNOW ALL MEN BY THESE PRESENTS: THAT I, GALE ARNOLD, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HERON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF KILLEEN, TEXAS.

Signature: Dale Arnold  
Texas Reg. No. 3879

APPROVED THIS 22nd DAY OF March, 1993, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KILLEEN, TEXAS.

Harold Miller, Chairman, Planning and Zoning Commission

Terrie Johnson, Secretary, Planning and Zoning Commission

APPROVED THIS 13th DAY OF April, 1993, BY THE CITY COUNCIL OF KILLEEN, TEXAS.

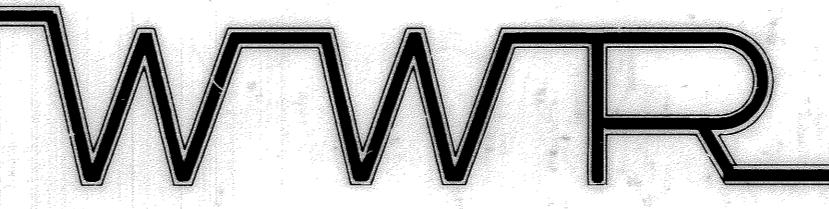
Raul G. Villaronga, Mayor

ATTEST: Paula A. Miller, City Secretary

FILED FOR RECORD this 9th day of August, 1993 A.D., in Cabinet B, Slide 288-B, Plat Room of Bell County, Texas.

NOTES:  
NO CURB CUTS FOR DIRECT ACCESS DRIVEWAYS FROM FM 3470 WILL BE PERMITTED  
FIELDNOTE DESCRIPTION ATTACHED AND TITLED OAK VALLEY SUBDIVISION, PHASE I - 11.276 ACRES  
BEARINGS BASED ON SOLAR OBSERVATION TAKEN FROM THE NORTHWEST CORNER OF THE 122.04 ACRES

JOB NO.	SURVEY DATE	FIELDBOOK NO.	DIGITAL FILE	FILE NAME	DRAWN BY	DRAFT DATE	CHECKED BY	PLAT #
7870	2-23-93	303	B-82,D-55	7870-A.DWG	KRH	2-17-93	GGA	D-745



**WALLACE, WINKLER, & RICE, INC.**  
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