

ABSTRACT NO. 158  
ABSTRACT NO. 199

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WELDON WHITIS AND WIFE  
NANCY WHITIS  
56.3 ACRES  
VOLUME 1083, PAGE 704

WELDON WHITIS AND WIFE, NANCY WHITIS  
FIRST TRACT - 122.04 ACRES  
VOLUME 1083, PAGE 695

FUTURE PHASES OF  
OAK VALLEY SUBDIVISION

ROBERT CUNNINGHAM SURVEY  
ABSTRACT NO. 199  
BELL COUNTY, TEXAS

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ABSTRACT NO. 158  
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SCALE 1" = 100'

NOTE: BRONZE CAP MONUMENT AT THE NORTHEAST CORNER OF LOT 12, BLOCK 5 BEARS S 55°57'11" E-254.14' FROM THE NORTHWEST CORNER OF THE OAK VALLEY SUBDIVISION, PHASE II  
BRONZE CAP MONUMENT AT THE POINT OF CURVATURE OF LOT 24, BLOCK 5 BEARS N 13°50'04" E-319.85' FROM THE MOST SOUTHERLY SOUTHWEST CORNER OF THE OAK VALLEY SUBDIVISION, PHASE II

CURVE	DELTA	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	00°36'08"	3884.72	40.83		N 54°23'12" E	40.83
C2	00°57'41"	3884.72	65.19		N 53°36'17" E	65.19
C3	00°57'37"	3884.72	65.11		N 52°38'38" E	65.11
C4	00°57'34"	3884.72	65.06		N 51°41'02" E	65.06
C5	00°57'32"	3884.72	65.02		N 50°43'29" E	65.02
C6	69°34'10"	10.00	12.14	6.95	N 14°28'25" E	11.41
C7	110°25'50"	10.00	19.27	14.40	S 75°31'35" E	16.43
C8	69°02'20"	75.00	90.37	51.58	S 14°44'20" W	85.00
C9	69°02'20"	100.00	120.50	68.78	S 14°44'20" W	113.34
C10	69°02'20"	125.00	150.62	85.97	S 14°44'20" W	141.67
C11	23°00'47"	125.00	50.21		S 37°45'07" W	49.87
C12	23°00'47"	125.00	50.21		S 14°44'20" W	49.87
C13	23°00'47"	125.00	50.21		S 08°16'27" E	49.87
C14	07°43'18"	1481.77	199.70	100.00	S 15°55'11" E	199.55
C15	03°52'07"	1481.77	100.05		S 17°50'47" E	100.03
C16	03°51'11"	1481.77	99.65		S 13°59'07" E	99.63
C17	02°40'10"	1506.77	70.20		S 18°26'45" E	70.19
C18	02°46'00"	1506.77	72.76		S 13°26'32" E	72.75
C19	00°17'28"	1456.77	7.40		S 19°38'06" E	7.40
C20	02°38'11"	1456.77	67.03		S 18°10'17" E	67.03
C21	02°38'07"	1456.77	67.00		S 15°32'08" E	66.99
C22	02°09'32"	1456.77	54.89		S 13°08'18" E	54.89

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

DEVELOPED BY  
G.W. DEVELOPMENT, INC.

20.431 ACRES  
4 BLOCKS  
79 LOTS

STATE OF TEXAS  
COUNTY OF BELL  
KNOW ALL MEN BY THESE PRESENTS,  
THAT G.W. DEVELOPMENT, INC. BEING THE SOLE OWNER OF THAT CERTAIN 20.431 ACRES OF LAND DESCRIBED IN EXHIBIT "A", ATTACHED HERETO AND INCORPORATED HERIN 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 II, 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 II, AS AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, AND FOR THE PURPOSES OF SPLITTING LOTS AND BLOCKS OF LAND WITH REFERENCE HERETO AND FOR THE PROPER DEVELOPMENT OF SAID LAND BY ITS OWNERS, AND FOR ALL OTHER PURPOSES, AND DOES HEREBY DEDICATE TO THE CITY OF KILLEEN, ALL STREETS, AVENUES, ROADS, DRIVES, ALLEYS AND ASSOCIATED POTABLE WATER, SANITARY SEWER, AND STORM SEWER SYSTEMS, AS SHOWN ON SAID PLAT, AND THAT CERTAIN DRAWINGS, BE THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND PUBLIC UTILITIES, WITH AND AS AUTHORIZED BY THE CITY OF KILLEEN, BELL COUNTY, TEXAS.

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 HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF KILLEEN, 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 FEEL TO BE NECESSARY OR PERMITTED TO BE INSTALLED OR MAINTAINED.  
WITNESSES THE EXECUTION HEREOF, ON THIS 6th DAY OF April, 1994 A.D.  
WELDON WHITIS, PRESIDENT, G.W. DEVELOPMENT, INC.  
BRENDA CLANTON, VICE PRESIDENT, G.W. DEVELOPMENT, INC.

SIGNATURE: Gale Arnold  
TEXAS REG. NO. 3879  
APPROVED THIS 12th DAY OF April, 1993, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KILLEEN, TEXAS.  
Harold Miller, Chairman, Planning and Zoning Commission

STATE OF TEXAS  
COUNTY OF BELL  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 6th DAY OF April, 1994, BY WELDON WHITIS, OR DEPUTY, G.W. DEVELOPMENT, INC.  
BRENDA CLANTON, Notary Public, State of Texas  
My Commission Expires 8-26-95  
Brenda Clanton, Notary Public, State of Texas  
APPROVED NAME OF OFFICER: BRENDA CLANTON  
DATE: 08/10/1995

APPROVED THIS 27th DAY OF April, 1993, BY THE CITY COUNCIL OF KILLEEN, TEXAS.  
Paula A. Miller, City Secretary  
Raul G. Villaronga, Mayor

FILED FOR RECORD THIS 29th DAY OF APRIL, 1994 A.D., IN CABINET C, SLICE ZA, PLAT RECORDS OF BELL CO., TX.  
WALLACE, WINKLER, & RICE, INC.  
ENGINEERS • PLANNERS • SURVEYORS  
ONE KILLEEN CENTER, SUITE 205 • 1711 E. CENTRAL TEXAS EXPRESSWAY  
KILLEEN, TEXAS 76541 • PHONE (817) 554-5959 • FAX (817) 554-5979

NOTES:  
NO CURB CUTS FOR TRUCK ACCESS DRIVeways FROM E.M. 3470 WILL BE PERMITTED.  
FIELDNOTE DESCRIPTION ATTACHED AND ENDED OAK VALLEY SUBDIVISION PHASE II - 20.431 ACRES.  
BEARINGS BASED ON CLEAR OBSERVATION TAKEN FROM THE SURVEY STATION OF THE 122.04 ACRES.

DATE	BY	REVISIONS
5/14/93	GGA	ADD ADDITIONAL UTILITY EASEMENTS
5/11/94	KAH	

