

CHANTZ ADDITION PHASE IV
CABINET B, SLIDE 264-B VOLUME 2936, PAGE 278

SCALE 1" = 100'

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

NOTE: BRONZE CAP MONUMENT SET AT THE SOUTHWEST CORNER OF BLOCK 7 BEARS S 41°30'12" E - 444.97' FROM THE NORTHWEST CORNER OF THE OAK VALLEY SUBDIVISION, PHASE III

BRONZE CAP MONUMENT SET AT THE NORTHWEST CORNER OF BLOCK 11 BEARS S 41°30'12" E - 254.90' FROM THE SOUTHWEST CORNER OF THE OAK VALLEY SUBDIVISION, PHASE III

ROBERT CUNNINGHAM SURVEY
ABSTRACT NO. 158
BELL COUNTY, TEXAS

ROBERT CUNNINGHAM SURVEY
ABSTRACT NO. 199
BELL COUNTY, TEXAS

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

FUTURE PHASES OF
OAK VALLEY SUBDIVISION

CURVE	DELTA	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	03°28'29"	3296.76	199.93	100.00	S 19°05'47" E	199.90
C2	02°42'27"	3296.76	155.79		S 19°28'48" E	155.78
C3	00°46'02"	3296.76	44.14		S 17°44'33" E	44.14
C4	88°00'38"	100.00	153.61	96.59	S 26°38'47" W	138.94
C5	90°36'44"	100.00	158.15	101.07	S 25°20'44" W	142.17
C6	03°27'12"	3317.24	199.94	100.00	S 13°47'08" E	199.91
C7	01°43'27"	3317.24	99.82		S 12°55'15" E	99.82
C8	01°43'45"	3317.24	100.12		S 14°38'52" E	100.11
C9	89°23'16"	100.00	156.01	98.94	S 64°39'16" E	140.66
C10	01°03'29"	3326.76	61.43		S 20°18'17" E	61.43
C11	01°08'12"	3326.76	66.00		S 19°12'27" E	66.00
C12	01°08'13"	3326.76	66.02		S 18°04'14" E	66.02
C13	00°08'35"	3326.76	8.31		S 17°25'50" E	8.31
C14	02°16'49"	3266.76	130.01		S 19°41'37" E	130.00
C15	00°19'02"	3266.76	18.09		S 17°31'03" E	18.09
C16	12°55'36"	130.00	29.33		S 10°53'44" E	29.27
C17	22°02'13"	130.00	50.00		S 06°35'10" W	49.69
C18	22°02'13"	130.00	50.00		S 28°37'22" W	49.69
C19	31°00'37"	130.00	70.36		S 55°08'47" W	69.50
C20	88°00'38"	70.00	107.53		S 26°38'47" W	97.26
C21	23°59'20"	125.00	52.34		S 07°57'59" E	51.95
C22	25°30'04"	125.00	55.64		S 16°46'43" W	55.18
C23	25°30'04"	125.00	55.64		S 42°16'47" W	55.18
C24	15°37'16"	125.00	34.08		S 62°50'28" W	33.97
C25	90°36'44"	75.00	118.61		S 25°20'44" W	106.63
C26	01°14'40"	3292.24	71.50		S 12°40'52" E	71.50
C27	01°20'05"	3292.24	76.69		S 14°50'42" E	76.69
C28	00°43'46"	3342.24	42.56		S 12°25'25" E	42.56
C29	01°21'14"	3342.24	78.98		S 13°27'56" E	78.98
C30	01°20'14"	3342.24	78.01		S 14°48'40" E	78.01
C31	00°01'57"	3342.24	1.90		S 15°29'46" E	1.90
C32	14°49'11"	125.00	32.33		N 78°03'41" E	32.24
C33	28°10'16"	125.00	61.46		S 80°26'36" E	60.84
C34	29°13'03"	125.00	63.74		S 51°44'56" E	63.05
C35	17°10'46"	125.00	37.48		S 28°33'02" E	37.34
C36	89°23'16"	75.00	117.01		S 64°39'16" E	105.50

OAK VALLEY SUBDIVISION, PHASE I
TO THE CITY OF KILLEEN
BELL COUNTY, TEXAS
CABINET B, SLIDE 288-B

OAK VALLEY SUBDIVISION, PHASE II
TO THE CITY OF KILLEEN
BELL COUNTY, TEXAS
CABINET C, SLIDE 2-A

DONALD E. NELLIS, ET UX
71.395 ACRES
VOLUME 1128, PAGE 612

FUTURE PHASES OF
OAK VALLEY SUBDIVISION

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

FILED FOR RECORD this 20th day of June, 1995 A.D. in
CABINET C, SLIDE 40A, PLAT RECORDS OF BELL Co., TX.

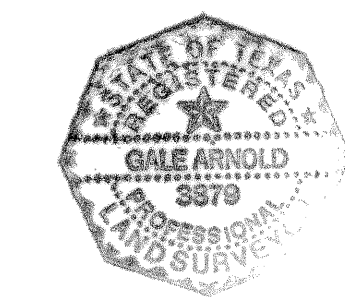
KNOW ALL MEN BY THESE PRESENTS, THAT G. W. DEVELOPMENT, INC., WHOSE ADDRESS IS 119 NORTH SECOND STREET, KILLEEN, TEXAS, 76541, BEING THE SOLE OWNER OF THAT CERTAIN 31.981 ACRES OF LAND OUT THE ROBERT CUNNINGHAM SURVEYS ABSTRACT NO. 158 AND ABSTRACT NO. 199 WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF OAK VALLEY SUBDIVISION, PHASE III, 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 III, 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 EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO SAID CITY FOR INSTALLATION AND MAINTENANCE OF ANY AND ALL PUBLIC UTILITIES, WHICH THE CITY MAY INSTALL OR PERMIT TO BE INSTALLED OR MAINTAINED.

KNOW ALL MEN BY THESE PRESENTS:
THAT I, Dale 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.

31.981 ACRES
7 BLOCKS
119 LOTS

Weldon Whitis
PRESIDENT

SIGNATURE Dale Arnold
TEXAS REG. NO. 3879



APPROVED THIS 27th DAY of June, 1995, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KILLEEN, TEXAS.

Rebecca Cole
CHAIRMAN, PLANNING AND ZONING COMMISSION

Debbie Cole
SECRETARY, PLANNING AND ZONING COMMISSION

APPROVED THIS 17th DAY of April, 1995, BY THE CITY COUNCIL OF KILLEEN, TEXAS.

Raul G. Villaronga
MAYOR

Doris J. Johnson
ATTEST

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

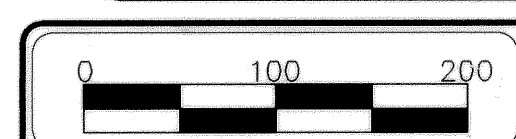
DEVELOPED BY
G. W. DEVELOPMENT, INC.

COUNTY OF BELL,
STATE OF TEXAS:
BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED WELDON WHITIS AND BRUCE WHITIS, KNOWN TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF SAID WELDON WHITIS AND THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 18th DAY of July, 1995

Brenda Clanton
NOTARY PUBLIC FOR THE STATE OF TEXAS

NOTES:
FIELD NOTE DESCRIPTION ATTACHED HERETO AND ENTITLED OAK VALLEY SUBDIVISION, PHASE III - 31.981 ACRES
BEARINGS BASED UPON ASTRONOMIC NORTH BY SOLAR OBSERVATIONS TAKEN FROM THE NORTHWEST CORNER OF THE 122.04 ACRES



JOB NO.	FIELDBOOK NO.	SURVEY DATE	DIGITAL FILE	FILE NAME	DRAWN BY	DRAFT DATE	CHECKED BY	PLAT #
8361	354	02-22-95	8361	D-886.DWG	KRH	02-22-95	GGA	D-886

NO.	DATE	REVISIONS	REMARKS	BY
1	03-22-95		ADDITIONAL EASEMENTS	KRH
2	05-18-95		ADDITIONAL UTILITY EASEMENTS	KRH

NO.	DATE	REVISIONS	REMARKS	BY
3	07-15-95		REVISE BOUNDARY AND ADDITIONAL EASEMENTS	KRH

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Killeen, Texas 76541 (800-336-1683) (FAX) 817-554-5979