

MITCHELL &
ASSOCIATES
KILLEEN, TEXAS

M & A

FINAL PLAT
OAK VALLEY SUBDIVISION
PHASE SEVEN
KILLEEN, BELL COUNTY, TEXAS

DGN BY C.B.
DATE: 04/11/96
SCALE 1"=100'
F.B. (G.P.S.)
26.758 ACRES
112 LOTS
DRAWING NO.
11717-D

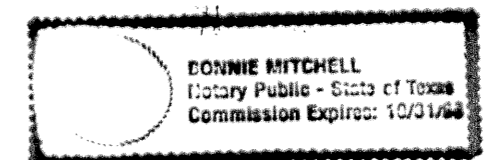
KNOW ALL MEN BY THESE PRESENTS, that G.W. Development, Inc., whose address is 119 N. 2nd Street, being the sole owner of that certain 26.758 acre tract of land in Bell County, Texas, part of the Robert Cunningham Survey, Abstract No. 199, which is more fully described in the dedication of Oak Valley Subdivision, Phase Seven, 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 G.W. Development, Inc. does hereby adopt said Oak Valley Subdivision, Phase Seven, 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.

For G.W. Development, Inc.:

Weldon Whitis
WELDON WHITIS, President

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Weldon Whitis, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of said G.W. Development, Inc. and that they executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 24th day of April, 1996 A.D.



Bonnie Mitchell
NOTARY PUBLIC STATE OF TEXAS

APPROVED this the 13th day of May, 1996, by the Planning & Zoning Commission of the City of Killeen, Bell County, Texas.

David Miller
CHAIRMAN, PLANNING COMMISSION

John P. ...
SECRETARY, PLANNING COMMISSION

APPROVED this the 27th day of May, 1996, by the City Council of the City of Killeen, Bell County, Texas.

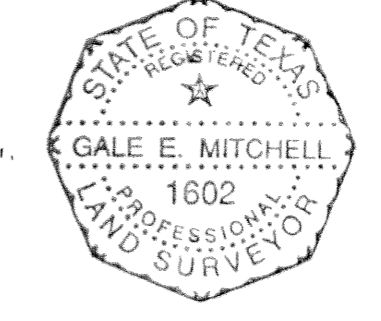
Paul ...
MAYOR, CITY OF KILLEEN

John ...
ATTEST: CITY SECRETARY

FILED FOR RECORD this 12 day of July, 1996 A.D., in Cabinet C, Slide 77c, Plat Records of Bell County, Texas. Volume 3476 page 354

KNOW ALL MEN BY THESE PRESENTS,

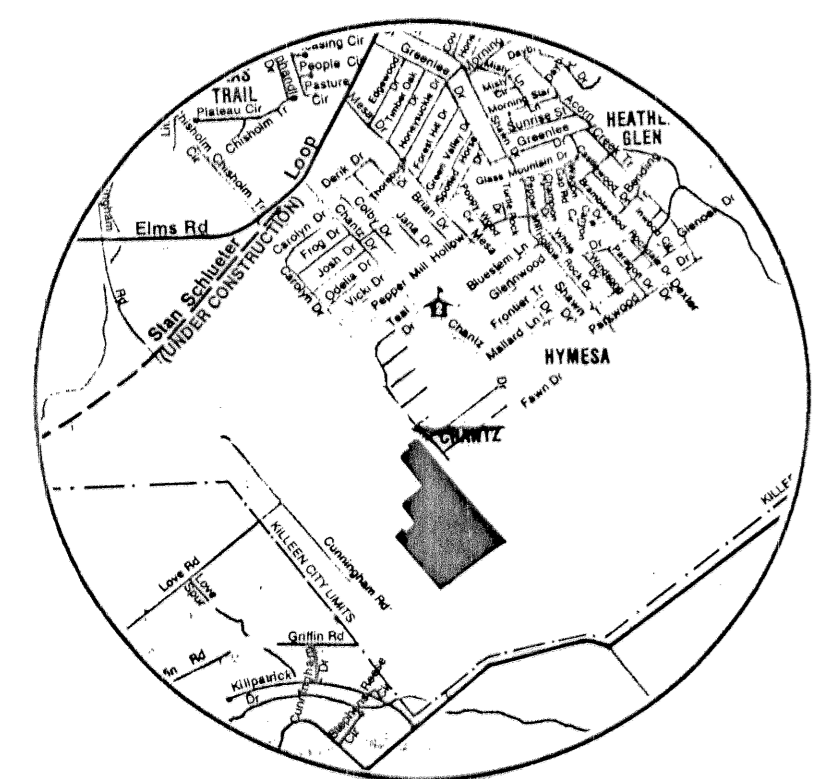
That I, Gale E. Mitchell, Registered Professional Land Surveyor, do hereby certify that I did prepare this plat from an actual and accurate survey of the land, that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Killeen, Texas, and this subdivision is within the City Limits of Killeen, Texas.



Gale E. Mitchell
Registered Professional
Land Surveyor, No. 1602

CURVE DATA:

CURVE	DELTA	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	INNER 20°12'22"	531.22	187.34	94.65	N 79°14'28" E	186.37
	CL 20°12'22"	561.22	197.92	100.00	N 79°14'28" E	196.90
OUTER 20°12'22"	591.22	208.50	105.35	N 79°14'28" E	207.42	
C2	INNER 20°39'10"	518.83	187.02	94.53	N 79°01'05" E	186.01
	CL 20°39'10"	548.83	197.83	100.00	N 79°01'05" E	196.76
OUTER 20°39'10"	578.83	208.64	105.47	N 79°01'05" E	207.52	
C3	INNER 93°23'04"	50.00	81.49	53.04	S 63°33'35" E	72.77
	CL 93°23'04"	75.00	122.24	79.57	S 63°33'35" E	109.15
OUTER 93°23'04"	100.00	162.99	106.09	S 63°33'35" E	145.54	
C4	INNER 91°00'17"	---	---	---	---	---
	CL 91°00'17"	30.00	47.65	30.53	S 24°14'45" W	42.80
OUTER 91°00'17"	60.00	95.30	61.06	S 24°14'45" W	85.59	



Vicinity Map

C:\SURVEY\OAKVAL\5\07PLAT.Tue Apr 23 13:12:03 1996