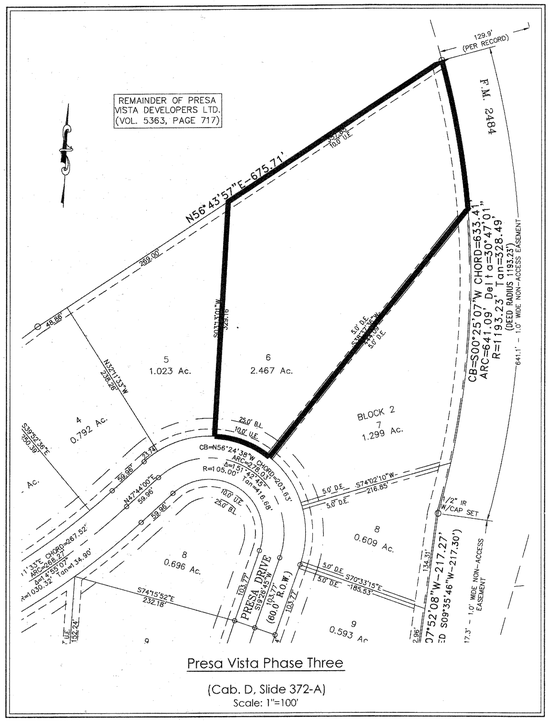
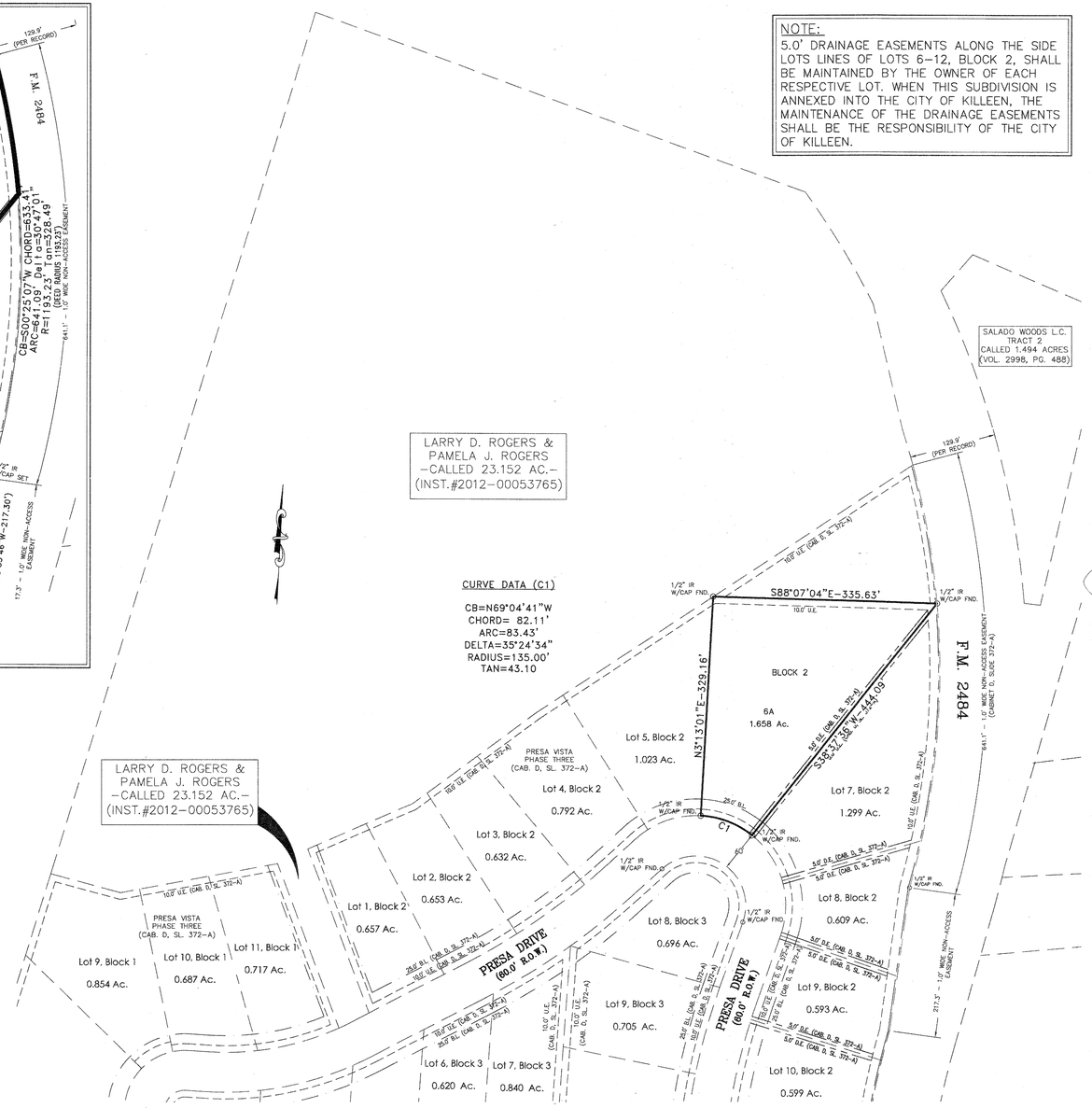


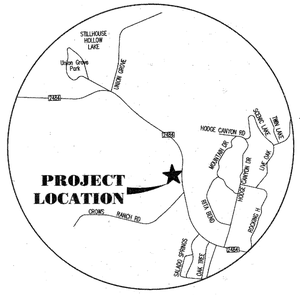
Presa Vista Phase Three

(Cab. D, Slide 372-A)

Scale: 1"=100'

NOTE:
5.0' DRAINAGE EASEMENTS ALONG THE SIDE LOTS LINES OF LOTS 6-12, BLOCK 2, SHALL BE MAINTAINED BY THE OWNER OF EACH RESPECTIVE LOT. WHEN THIS SUBDIVISION IS ANNEXED INTO THE CITY OF KILLEEN, THE MAINTENANCE OF THE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE CITY OF KILLEEN.





VICINITY MAP

SCALE: N.T.S.

NOTES:

1. ALL PROPERTY CORNERS ARE 1/2" IR & CAP STAMPED "MITCHELL & ASSOCIATES, KILLEEN", UNLESS OTHERWISE SPECIFIED.
2. ALL INTERIOR LOT CORNERS MARKED WITH 1/2" IR & CAP STAMPED "MITCHELL & ASSOCIATES, KILLEEN" SET AFTER CONSTRUCTION COMPLETED.
3. ALL BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE AS PER GPS OBSERVATIONS.
4. THIS SUBDIVISION WILL BE SERVED BY ON SITE SEWERAGE FACILITIES. THE BELL COUNTY HEALTH DEPARTMENT MUST APPROVE ANY ON SITE SEWERAGE FACILITIES INSTALLATION PRIOR TO CONSTRUCTION.
5. ACCESS TO FM 2484 SHALL NOT BE PERMITTED FOR LOTS 6B, BLOCK 2. 1.0' WIDE NON-ACCESS EASEMENT ALONG F.M. 2484. AS SHOWN ON PRESA VISTA PHASE THREE AS RECORDED IN CABINET D, SLIDE 372-A.
6. RIGHT OF WAY FOR F.M. 2484 IS BASED ON THE TEXAS DEPARTMENT OF TRANSPORTATION (TxDot) HIGHWAY MAP.
7. PRESA DRIVE IS A PUBLICLY MAINTAINED ROAD & F.M. 2484 IS A STATE MAINTAINED ROAD.

I, the undersigned, a registered sanitarian in the State of Texas, herby certify that this subdivision has been reviewed for compliance with applicable state and county regulations governing On-Site Sewage Facilities and is hereby recommend for approval.

Signature: Michael Johns Date: 8-22-14

Title: Sanitarian Bell County Public Health District

KNOW ALL MEN BY THESE PRESENTS, that **Presa Vista Developers, Ltd.**, whose address is **4101 Trimmier Rd, Killeen, Texas, 76542-3606,** being the sole owner(s) of that certain 1.658 acre tract of land in Bell County, Texas, being all of Lot 6, Block 2, Presa Vista, Phase Three, which is more fully described in the dedication of **PRESA VISTA, PHASE THREE AMENDED** as shown by the plat hereof, attached hereto, and made a part hereon, and approved by the **City of Killeen, Bell County, Texas**, does hereby adopt said **PRESA VISTA, PHASE THREE AMENDED** 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.

W I T N E S S the execution hereof, on this 5th day of August, 2014.

For: Presa Vista Developers, Ltd.

William E. Hickman, Authorized Agent

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.

JESSICA M KRIEGEL
My Commission Expires
October 17, 2017

NOTARY PUBLIC STATE OF TEXAS
My Commission Expires: 10/17/17

In approving this plat by the Commissioners' Court of Bell County, Texas, it is understood that the building of all streets, roads, and other public thoroughfares and any bridges or culverts necessary to be constructed or placed is the responsibility of the owners of the tract of land covered by this plat in accordance with the plans and specifications prescribed by the Commissioners' Court of Bell County, Texas. Said Commissioners' Court assumes no obligation to build any of the streets, roads, or other public thoroughfares shown on this plat or of constructing any of the bridges or drainage improvements in connection therewith. The County will assume no responsibility for drainage ways or easements in the subdivision, other than those draining or protecting the public road system and streets. The County assumes no responsibility for the accuracy of representation by other parties in this plat. Flood plain data, in particular, may change depending on the subsequent development.

All roadways and easements as shown on this plat are free of liens.

APPROVED this the 14 day of April, 2014, by the Executive Director of Planning and Development Services of the City of Killeen, Bell County, Texas.

Executive Director of Planning and Development Services

Planning Secretary

I hereby certify this plat was approved this 8th day of September, 2014 by the Bell County Commissioners' Court and may be filed for record of the Plat Records of Bell County, by the County Clerk.

COUNTY JUDGE

Witness my hand this 8th day of September, 2014.

NOTARY PUBLIC, STATE OF TEXAS
My Commission Expires: 12-17-2016

TANJA SOBORIL
NOTARY PUBLIC
STATE OF TEXAS
My Commission Expires 12-17-2016

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 Bell County, Texas, and this subdivision is within the Extraterritorial Jurisdiction of Killeen, Bell County, Texas.

Rex D. Haas,
Registered Professional
Land Surveyor, No. 4378

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 7 day of AUG, A.D. 2014

BELL COUNTY TAX APPRAISAL DISTRICT

BY: Sandra Kuykendall

FILED FOR RECORD this 11th day of September, 20 14. In Year 2014, Plat # 116, Plat Records of Bell County, Texas. Dedication Instrument # 33296, Official Public Records of Real Property, Bell County, Texas.

No.	DATE	REMARKS	BY
		REVISIONS	

PRESA VISTA PHASE THREE **AMENDED**

AMENDING PLAT OF LOT 6, BLOCK 2
PRESA VISTA PHASE THREE

BELL COUNTY, TEXAS

AMENDING PLAT

SHEET TITLE:

MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
102 N. COLLEGE
KILLEEN, TEXAS 76541
PHONE: (254) 634-5541
FAX: (254) 634-2141
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION NO. 3241
T. & P. L. S. FIRM REGISTRATION NO. 100204-00

DWG No.	DRAWN BY:	DATE:	SCALE:	FB/LB:	1 LOTS	AREA:
14-064-D	F.JP	MAR., 2014	1"=100'	1732/14	1 BLOCKS	1.658 Ac.

SHEET ____