

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 County of Bell, Texas, and this subdivision is within the County Limits of Bell County, Texas.

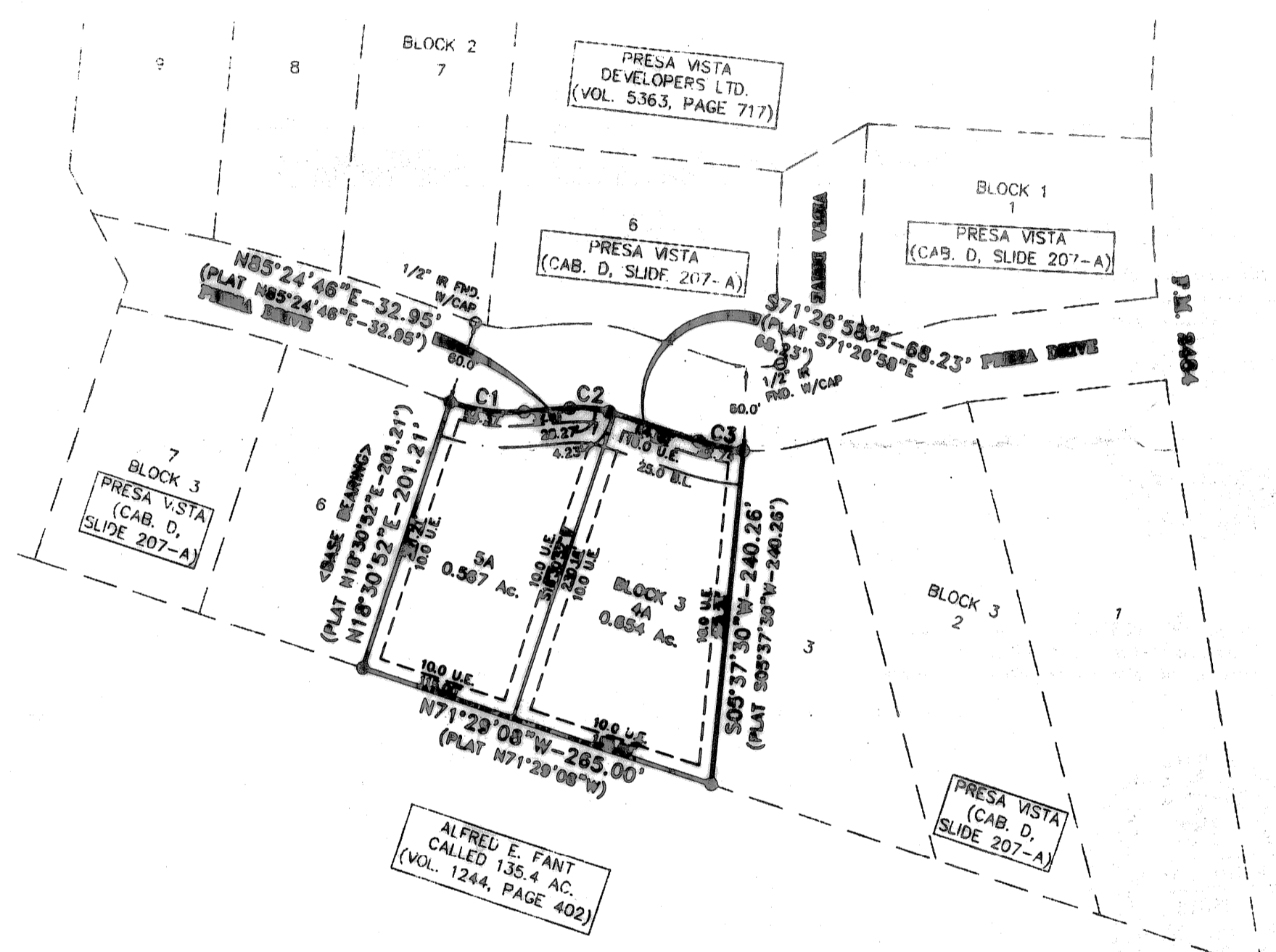


*Rex D. Haas*  
Rex D. Haas  
Registered Professional Land Surveyor, No. 4378

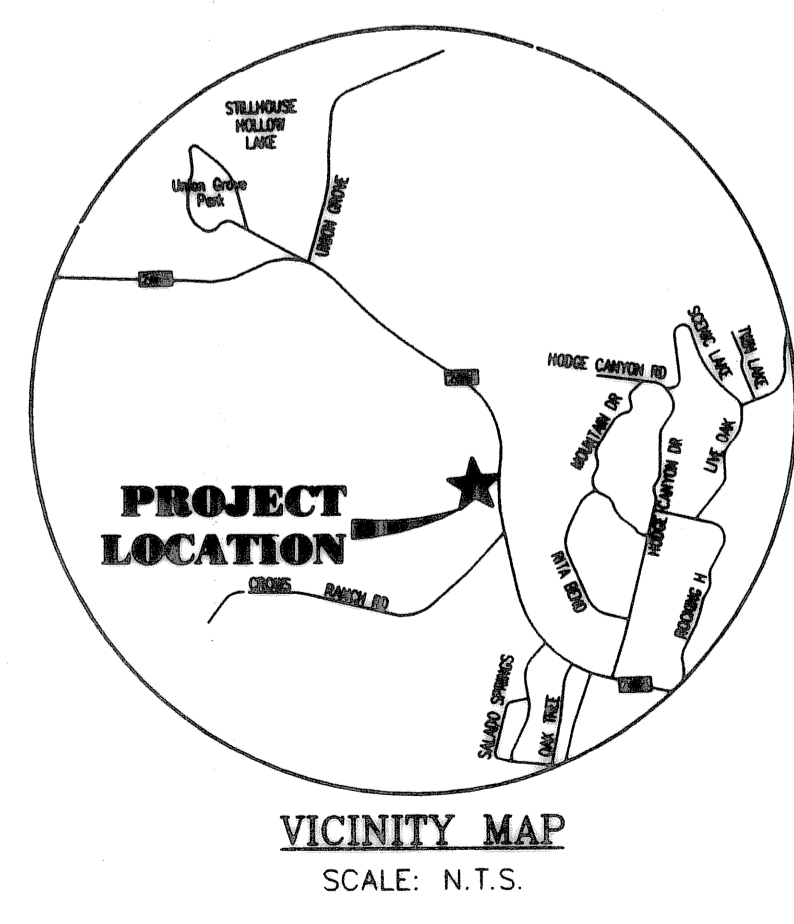
KNOW ALL MEN BY THESE PRESENTS,  
That I, Robert E. Mitchell, Registered Professional Engineer, do hereby certify that I prepared all necessary drainage calculations and designed all drains and appurtenances in accordance with the subdivision regulations of Bell County, Texas.



*Robert E. Mitchell*  
Robert E. Mitchell  
Registered Professional Engineer, No. 87826



CURVE TABLE						
CURVE	CHORD BEARING	CHORD	LENGTH	RADIUS	TANGENT	DELTA
C1	S82°36'21"E	53.87'	54.37'	136.00'	27.58'	233°37'44"
C2	S83°01'08"E	28.08'	28.27'	70.00'	14.33'	237°08'14"
C3	S78°39'48"E	32.65'	32.74'	130.00'	18.46'	147°28'43"



STATE OF TEXAS §  
COUNTY OF BELL §  
KNOW ALL MEN BY THESE PRESENTS:  
That Presa Vista Developers, Ltd. being the sole owner of the certain shown hereon and described in a deed recorded in Volume 5363, Page 717, of the Official Public Records of Real Property of Bell County, Texas, do hereby join, approve and consent to all dedications and plat note requirements shown hereon. Presa Vista Developers, Ltd. do hereby approve recordation of this subdivision plat and dedicate to the public use forever any easements and roads that are shown hereon. This subdivision is to be known as **PRESA VISTA PHASE TWO BEING A REPLAT OF LOTS 4 & 5, BLOCK 3, PRESA VISTA.**

Presa Vista Developers, Ltd. do hereby adopt said plat as an addition to Bell County, Texas, and for the purpose of selling lots and blocks of land with reference thereto, and for all other purposes do hereby dedicate to the County of Bell, 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 County of Bell. The utility easements shown on said plat are dedicated to the public, for the installation and maintenance of any and all public utilities, which the County may elect to install and maintain or permit to be installed and maintained.

Easements are reserved as shown on the plat, plus required onto all lots in this subdivision, for the construction and perpetual maintenance of poles, wires and fixtures for electric and telephone service, and to trim any trees which may interfere or threaten to interfere the maintenance of such lines with right of ingress to and egress from across said premises to employees of said utilities. Said easements are also to extend along any owner's side and rear property lines in case of fractional lots.

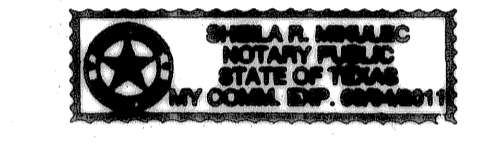
It is understood and agreed that it shall not be considered a violation of the provisions of the easement if the wires or cables carried by such pole lines pass over a portion of said lots as long as such lines do not hinder the buildings on any lots in this subdivision.

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

For: Presa Vista Developers, Ltd.  
*William E. Hickman*  
William E. Hickman, Authorized Agent

WITNESS the execution hereof, on this 26<sup>th</sup> day of February, 2009.

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.



*Sherril B. Brels*  
NOTARY PUBLIC STATE OF TEXAS  
My Commission Expires: 05/18/2011

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 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.

APPROVED this 9<sup>th</sup> day of March, 2009 A.D., by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas.

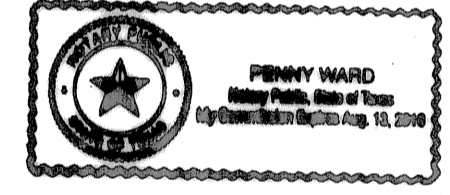
*John F. Fink*  
CHAIRMAN, PLANNING COMMISSION  
*Freda M. Mendenhall*  
SECRETARY, PLANNING COMMISSION

I hereby certify this plat was approved this 4<sup>th</sup> day of May, 2009 by the Bell County Commissioners' Court and may be filed for record in the Plat Records of Bell County, by the County Clerk.

*William E. Hickman*  
COUNTY CLERK

Witness my hand this 4<sup>th</sup> day of May, 2009.

*Sherril B. Brels*  
NOTARY PUBLIC STATE OF TEXAS  
My Commission Expires: Aug. 13, 2012



- NOTES:**
- ALL EXTERIOR LOT CORNERS ARE 1/2" IR & CAP STAMPED "MITCHELL & ASSOCIATES, UNLESS OTHERWISE SPECIFIED.
  - ALL INTERIOR LOT CORNERS MARKED WITH 1/2" IR & CAP STAMPED "MITCHELL & ASSOCIATES, KILLEEN" SET AFTER CONSTRUCTION COMPLETED.
  - THIS SUBDIVISION IS CURRENTLY SERVED BY ON SITE SEWERAGE FACILITIES.

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 26<sup>th</sup> day of April, A.D. 2009  
BELL COUNTY TAX APPRAISAL DISTRICT  
BY: *Deanna P. Lewis*

FILED FOR RECORD this 5 day of May, 2009, in Cabinet D Slide 005-0, Plat Records of Bell County, Texas. Dedication Instrument in Instrument # \_\_\_\_\_, Deed Records of Bell County, Texas.

**PRESA VISTA PHASE TWO**  
**BEING A REPLAT OF LOTS 4 & 5, BLOCK 3, PRESA VISTA**  
**BELL COUNTY, TEXAS**

**FINAL PLAT**

**MITCHELL & ASSOCIATES, INC.**  
ENGINEERING & SURVEYING  
102 N. COLLEGE STREET  
KILLEEN, TEXAS 76541  
PHONE: (254) 634-5541  
FAX: (254) 634-2141

DWG No. 09-38-D  
DATE: FEB. 2009  
SCALE: 1"=100'  
DRAWN BY: FRB  
2 LOTS  
1 BLOCK  
AREA: 1.221 Ac.

CITY OF KILLEEN COMMENTS: FRB  
REVISIONS: BY  
DATE: 2/27/09  
No. 1

Subdivisions/Presa Vista Phase Two 09-38-D.dwg/Presa Vista Phase Two 09-38-D.dwg, PLAT, 2/27/2009 8:57:32 AM, ccs44

**SHEET P1 OF P1**