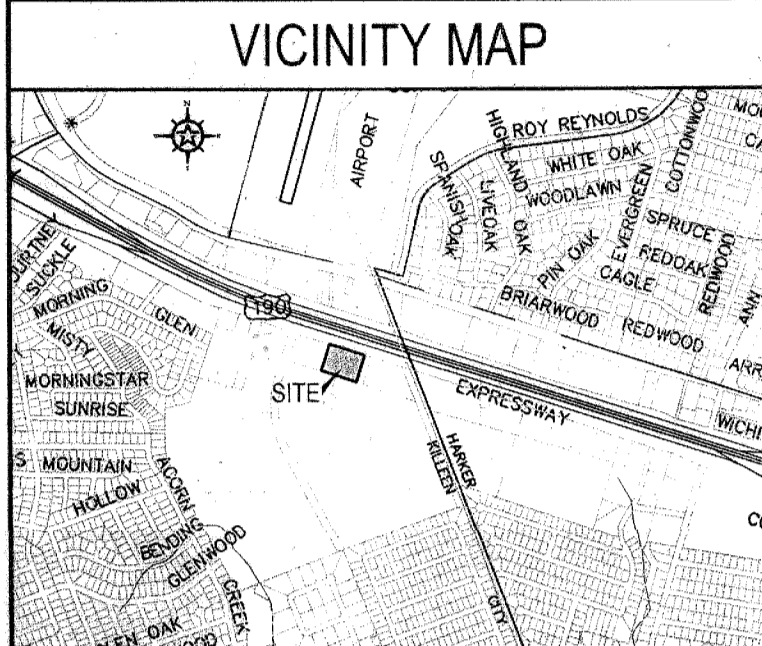


LEGEND

- = 1/2" IRON ROD WITH CAP STAMPED "WALKER PARTNERS" SET (UNLESS OTHERWISE NOTED)
- = 1/2" IRON ROD WITH CAP STAMPED "M & ASSOC. KILLEEN" FOUND (UNLESS OTHERWISE NOTED)
- = TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT FOUND
- P.R.B.C.T. = PLAT RECORDS BELL COUNTY, TEXAS
- D.R.B.C.T. = DEED RECORDS BELL COUNTY, TEXAS
- B.C.C.D. = BELL COUNTY CLERKS DOCUMENT
- O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS
- () = SUBJECT TRACT PLAT CALLS
- [] = ADJOINING DEED/PLAT CALLS
- R.O.W. = RIGHT-OF-WAY



THE STATE OF TEXAS
COUNTY OF BELL

KNC ASSOCIATES, BEING THE SOLE OWNER OF THAT CERTAIN 2.545 ACRE TRACT OF LAND LOCATED IN THE ROBERT CUNNINGHAM SURVEY ABSTRACT 158, IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK 1, ROSEWOOD ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET C, SLIDE 92-C OF THE PLAT RECORDS OF BELL COUNTY, TEXAS, SAME BEING A PORTION OF THE REMAINDER OF A CALLED 133.194 ACRE TRACT DESCRIBED IN A DEED TO KNC ASSOCIATES, RECORDED IN VOLUME 5912, PAGE 1, OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS SHOWN AND ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, DOES HEREBY SUBDIVIDE THE HEREIN DESCRIBED PROPERTY INTO LOTS AND BLOCKS, ACCORDING TO THE PLAT HEREOF, TO BE KNOWN AS ROSEWOOD ADDITION REPLAT NO. 1, 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 PLANNING AND ZONING COMMISSION OF THE CITY OF KILLEEN, BELL COUNTY, TEXAS, DOES HEREBY ADOPT SAID ROSEWOOD ADDITION REPLAT NO. 1, AS AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, AND FOR THE PURPOSE OF SELLING LOTS AND BLOCKS OF LAND WITH REFERENCE THERETO AND FOR THE PROPERTY 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 WATER SYSTEMS AS SHOWN ON SAID PLAT, AND FINAL CONSTRUCTION DRAWINGS THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND PUBLIC UTILITIES WHEN AND AS AUTHORIZED BY THE CITY OF KILLEEN, BELL COUNTY, TEXAS. THE UTILITY AND DRAINAGE EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO SAID CITY FOR THE INSTALLATION AND MAINTENANCE OF ANY AND ALL PUBLIC UTILITIES AND DRAINAGE UTILITIES, WHICH THE CITY MAY INSTALL OR PERMIT TO BE INSTALLED OR MAINTAINED.

KNC ASSOCIATES
LOU ANN CROSS
7787 EAST TRIMMER ROAD
KILLEEN, TEXAS 76941
Lou Ann Cross
LOU ANN CROSS, PARTNER

KNC ASSOCIATES
CHARLES H. HOUSE
3010 POLK STREET
KILLEEN, TEXAS 76941
Charles H. House
CHARLES H. HOUSE, PARTNER

THE STATE OF TEXAS
COUNTY OF BELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED LOU ANN CROSS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND SHE ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

THE STATE OF TEXAS
COUNTY OF BELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED CHARLES H. HOUSE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 14th DAY OF January, 2015.
Kimberly Grohman
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES
May 11, 2015

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20th DAY OF January, 2015.
Kimberly Grohman
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES
May 11, 2015

APPROVED THIS 5th DAY OF January, 2015, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KILLEEN, TEXAS.
John R. ...
CHAIRMAN, PLANNING AND ZONING COMMISSION
Maria ...
SECRETARY, PLANNING AND ZONING COMMISSION



KNC ASSOCIATES
BILLIE CROSS
440 JORDAN ROAD
ELLSVILLE, MS 38847
Billie Cross
BILLIE CROSS, PARTNER

KNC ASSOCIATES
FRANKLIN R. HOUSE
1659 KC 459
JUNCTION, TX 76849
Franklin R. House
FRANKLIN R. HOUSE, PARTNER

THE STATE OF MISSISSIPPI
COUNTY OF JONES

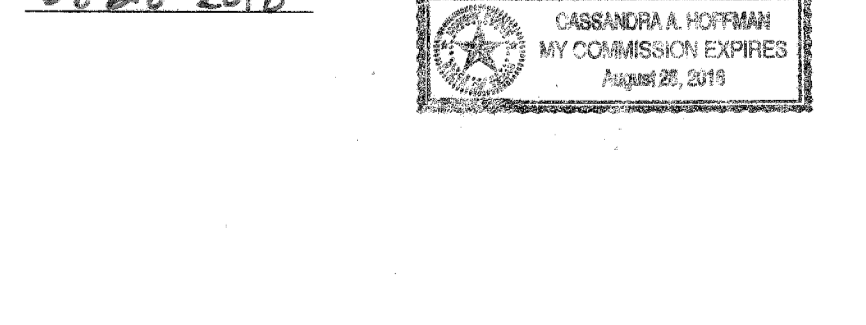
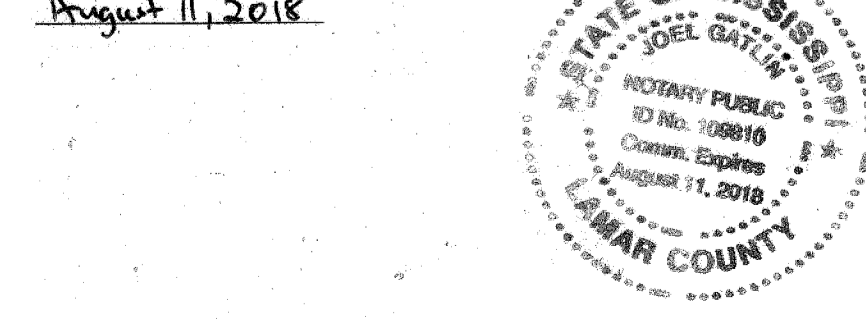
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF MISSISSIPPI, ON THIS DAY PERSONALLY APPEARED BILLIE CROSS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND SHE ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

THE STATE OF TEXAS
COUNTY OF KIMBLE

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED FRANKLIN R. HOUSE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 14 DAY OF January, 2015.
Paul D. ...
NOTARY PUBLIC IN AND FOR THE STATE OF MISSISSIPPI
MY COMMISSION EXPIRES
August 11, 2018

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 16 DAY OF January, 2015.
Cassandra A. ...
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES
08-28-2018



KNOW ALL MEN BY THESE PRESENTS:
THAT L. WARREN L. SIMPSON, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION AND PROPERTY DEVELOPMENT REGULATIONS OF THE CITY OF KILLEEN, TEXAS.

Warren L. Simpson
WARREN L. SIMPSON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4122

SURVEY DATE: NOVEMBER 7, 2014
RELEASE DATE: JANUARY 6, 2015

SURVEYOR'S NOTES:

FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NOTE: BY GRAPHIC PLOTTING ONLY THIS PROPERTY IS IN FEMA "OTHER AREAS" ZONE X AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANELS 4800/0208E AND 4800/0208E, WHICH BEAR AN EFFECTIVE DATE OF SEPTEMBER 26, 2009. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THIS TRACT WILL, OR WILL NOT FLOOD, NOR DOES IT CREATE ANY LIABILITY IN SUCH EVENT ON THE PART OF THIS SURVEYOR OR COMPANY.

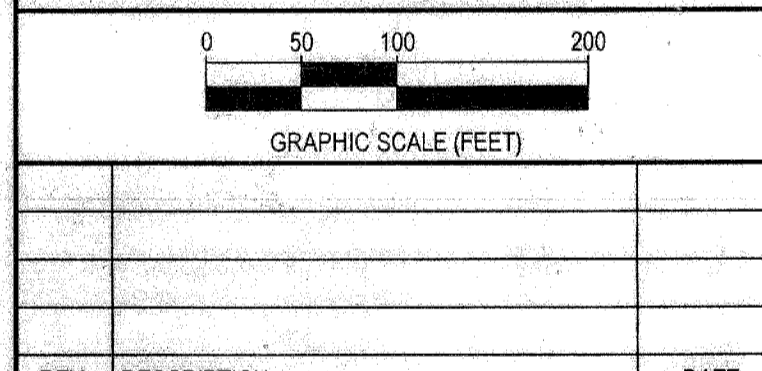
EXPLANATION OF FEMA ZONES:
FEMA "OTHER AREAS" ZONE X - AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN

THE SUBJECT TRACT HAS A 45' WIDE ACCESS POINT TO THE PUBLIC RIGHT-OF-WAY OF U.S. HIGHWAY 190 AT ITS NORTHWEST CORNER, AS SHOWN HEREON. VEHICULAR ACCESS POINTS MUST BE APPROVED BY THE TEXAS DEPARTMENT OF TRANSPORTATION AND THE CITY OF KILLEEN.

IT IS THE SOLE RESPONSIBILITY OF THE OWNER TO CONTACT THE CITY OF KILLEEN, BELL COUNTY TEXAS FOR THE CITY'S INTERPRETATION OF THE ZONING ORDINANCES.

THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. THEREFORE THE SURVEYOR CERTIFIES THAT EASEMENTS THAT HE HAS ADVISED OF HAVE BEEN ADDRESSED HEREON. HOWEVER, THE SURVEYOR DOES NOT GUARANTEE THAT ALL EASEMENTS, RESTRICTIONS OR ENCUMBRANCES (EITHER OF RECORD OR NOT OF RECORD) WHICH MAY AFFECT THE SUBJECT TRACT ARE SHOWN HEREON.

THE BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE ACQUIRED FROM GLOBAL POSITIONING SYSTEM OBSERVATIONS.



REV.	DESCRIPTION	DATE

Walker Partners
ENGINEERS • SURVEYORS
600 AUSTIN AVENUE, SUITE 200 • WACO, TEXAS 76701
PHONE: 1-254-774-4402 • T&E REGISTRATION NO. 8053
T&E REGISTRATION NO. 0002509

ROSEWOOD ADDITION REPLAT NO. 1

LOT 1A, BLOCK 1,
BEING A REPLAT OF A
PORTION OF LOT 1, BLOCK 1,
ROSEWOOD ADDITION,
KILLEEN, BELL COUNTY, TEXAS

PLAT NUMBER	04-0201
PROJECT NUMBER	1-02467
DRAWN BY/CHECKED BY	KL/SWS
FIELD NOTE NO.	07
DRAWING NAME	1-02467P1N 1 LOT DWG
DRAFT DATE	11/10/2014
SHEET NUMBER	1 OF 1