

# SAEGERT RANCH PHASE ONE KILLEEN, BELL COUNTY, TEXAS

KNOW ALL MEN BY THESE PRESENTS, that W & B Development, Ltd., whose address is 3000 Illinois Avenue, Ste. 100, Killeen, Texas 76543 being the sole owner of that certain 98.75 acres tract of land in Bell County, Texas, part of the Thomas Robinett Survey, Abstract No. 686 which is more fully described in the dedication of SAEGERT RANCH, PHASE ONE 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 W & B Development, Ltd. does hereby adopt said SAEGERT RANCH, PHASE ONE, 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 & B Development, Ltd.  
By: GW Development, Inc., General Partner

*Bruce Whitis*  
Bruce Whitis, Vice-President, Secretary and Treasurer

This instrument was acknowledged before me on this 26<sup>th</sup> day of April, 2002 A.D. by Bruce Whitis, Vice-President, Secretary and Treasurer of W & B Development, Ltd., General Partner of GW Development, Inc.

STATE OF TEXAS  
COUNTY OF BELL

This instrument was acknowledged before me on the 26<sup>th</sup> day of April, 2002.



*Heather Ferrell*  
NOTARY PUBLIC STATE OF TEXAS

APPROVED this the 10<sup>th</sup> day of June, 2002 A.D., by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas.

*Paul G. Smith*  
CHAIRMAN, PLANNING COMMISSION

*Paula Smith*  
SECRETARY, PLANNING COMMISSION

APPROVED this the 14<sup>th</sup> day of June, 2002 A.D., by the City Council of the City of Killeen, Bell County, Texas.

*Maura J. Dwyer*  
MAYOR, CITY OF KILLEEN



*Paula W. Smith*  
ATTEST: CITY SECRETARY

FILED FOR RECORD this 13<sup>th</sup> day of September, 2002 A.D., in Cabinet C, Slide 304-A, 304-B, 304-C, 304-D  
Plat Records of Bell County, Texas. Vol. 4794, Pg. 750

KNOW ALL MEN BY THESE PRESENTS,

That I, Gary W. Mitchell, Registered Professional Land Surveyor, does 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 this subdivision is within the City Limits of Killeen, Texas.



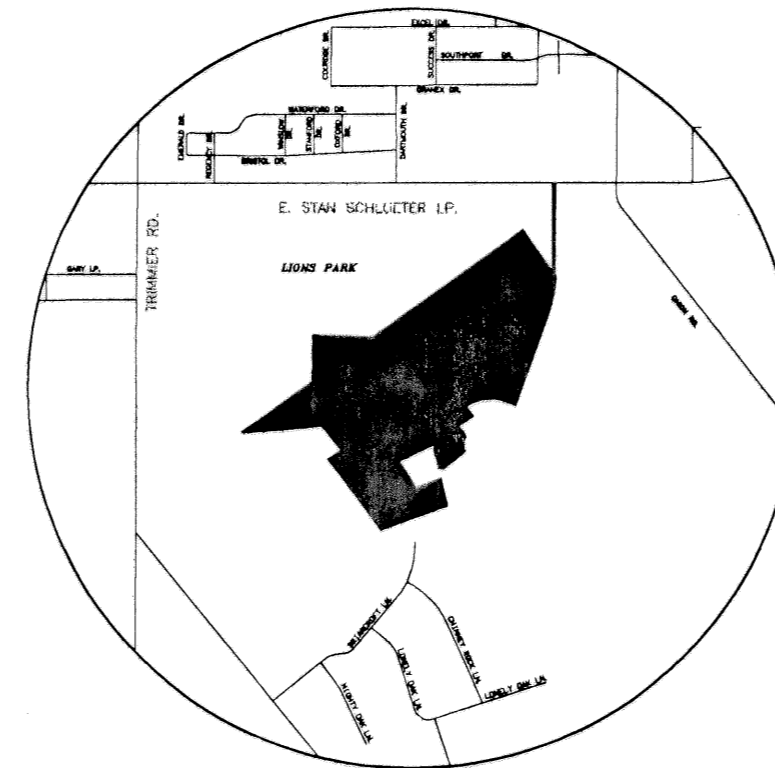
*Gary W. Mitchell*  
Gary W. Mitchell  
Registered Professional  
Land Surveyor, No. 4982

TAX CERTIFICATE

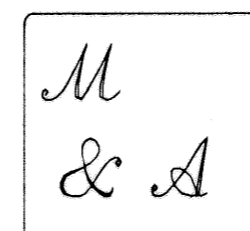
The Bell County Tax Appraisal District, the taxing authority for all entities in Bell County, Texas Does hereby certify that there are currently no delinquent taxes due or owing on the property described by this plat

Dated this 8<sup>th</sup> day of August, A. D. 2002

BELL COUNTY TAX APPRAISAL DISTRICT  
BY: *Denny Lewis*



VICINITY MAP  
N.T.S.

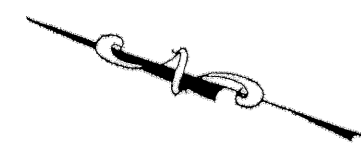


MITCHELL &  
ASSOCIATES, INC.  
102 N. COLLEGE STREET  
(254) 634-5541  
KILLEEN, TEXAS

MATCHLINE

MATCHLINE

MATCHLINE



CITY OF KILLEEN  
VOL. 1862, PG. 691

JOSEPH BAILEY  
VOL. 355, PG. 454

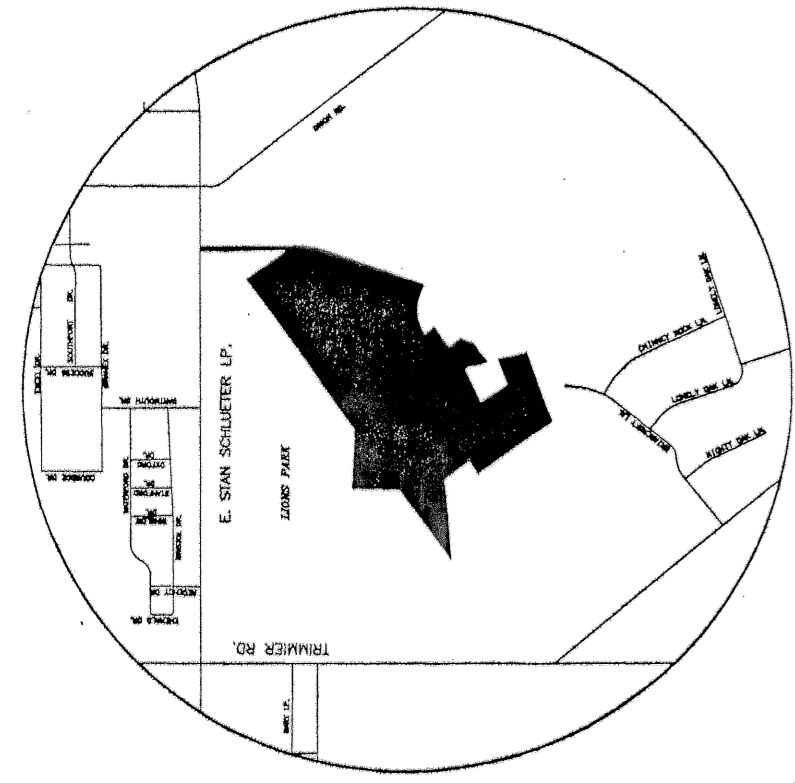
WELDON L. WHITES, NANCY M. WHITES  
BRIDGE UNDER OR AND 132.225' WIDE  
VOL. 1115, PG. 253

BILLY DAVIS  
VOL. 1784, PG. 646

LLOYD AND ASTA  
VOL. 1802, PG. 273

WELDON L. WHITES, NANCY M. WHITES  
BRIDGE UNDER OR AND 132.225' WIDE  
VOL. 1115, PG. 253

TANGLEWOOD EST.  
PART IV  
CAB B SLIDE 158-B



VICINITY MAP  
N.T.S.

APPROXIMATE LOCATION OF 100-YEAR  
FLOOD AS PER FEMA PANEL  
480706 0135 B DATED 2-15-84

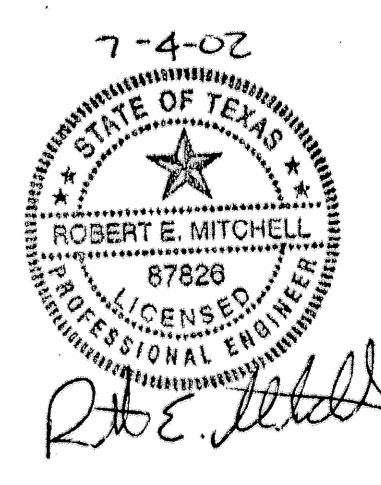
BILLY DAVIS  
VOL. 1784, PG. 143

APPROXIMATE LOCATION OF 100-YEAR  
FLOOD AS PER FEMA PANEL  
480706 0135 B DATED 2-15-84

NOTE: DRAINAGE EASEMENTS  
SHOWN ARE FOR INFORMATION ONLY.  
NO WARRANTY IS MADE AS TO THE  
ACCURACY OF THE INFORMATION.  
EASEMENTS BE LIMITED.

APPROXIMATE LOCATION OF 100-YEAR  
FLOOD AS PER FEMA PANEL  
480706 0135 B DATED 2-15-84

BLK	LOT	AREA	OWNER
5300	1	10.00	...
5300	2	10.00	...
5300	3	10.00	...
5300	4	10.00	...
5300	5	10.00	...
5300	6	10.00	...
5300	7	10.00	...
5300	8	10.00	...
5300	9	10.00	...
5300	10	10.00	...
5300	11	10.00	...
5300	12	10.00	...
5300	13	10.00	...
5300	14	10.00	...
5300	15	10.00	...
5300	16	10.00	...
5300	17	10.00	...
5300	18	10.00	...
5300	19	10.00	...
5300	20	10.00	...
5300	21	10.00	...
5300	22	10.00	...
5300	23	10.00	...
5300	24	10.00	...
5300	25	10.00	...
5300	26	10.00	...
5300	27	10.00	...
5300	28	10.00	...
5300	29	10.00	...
5300	30	10.00	...
5300	31	10.00	...
5300	32	10.00	...
5300	33	10.00	...
5300	34	10.00	...
5300	35	10.00	...
5300	36	10.00	...
5300	37	10.00	...
5300	38	10.00	...
5300	39	10.00	...
5300	40	10.00	...
5300	41	10.00	...
5300	42	10.00	...
5300	43	10.00	...
5300	44	10.00	...
5300	45	10.00	...
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5300	53	10.00	...
5300	54	10.00	...
5300	55	10.00	...
5300	56	10.00	...
5300	57	10.00	...
5300	58	10.00	...
5300	59	10.00	...
5300	60	10.00	...
5300	61	10.00	...
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5300	73	10.00	...
5300	74	10.00	...
5300	75	10.00	...
5300	76	10.00	...
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5300	78	10.00	...
5300	79	10.00	...
5300	80	10.00	...
5300	81	10.00	...
5300	82	10.00	...
5300	83	10.00	...
5300	84	10.00	...
5300	85	10.00	...
5300	86	10.00	...
5300	87	10.00	...
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5300	89	10.00	...
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5300	92	10.00	...
5300	93	10.00	...
5300	94	10.00	...
5300	95	10.00	...
5300	96	10.00	...
5300	97	10.00	...
5300	98	10.00	...
5300	99	10.00	...
5300	100	10.00	...



Robert E. Mitchell  
Professional Engineer

No.	DATE	REVISIONS

SAEGERT RANCH  
PHASE ONE  
KILLEEN, BELL COUNTY, TEXAS

SHEET TITLE: FINAL PLAT

MITCHELL, & ASSOCIATES, INC.  
ENGINEERING & SURVEYING  
102 N. COLLEGE STREET, KILLEEN, TEXAS (254) 634-5541

DWG No. 14700-D  
DGN BY: AK  
SCALE: 1"=100'  
DATE: APRIL 2002  
AREA: 98.75 ACRES  
249 LOTS  
6 BLOCKS

MATCHLINE

MATCHLINE

MATCHLINE

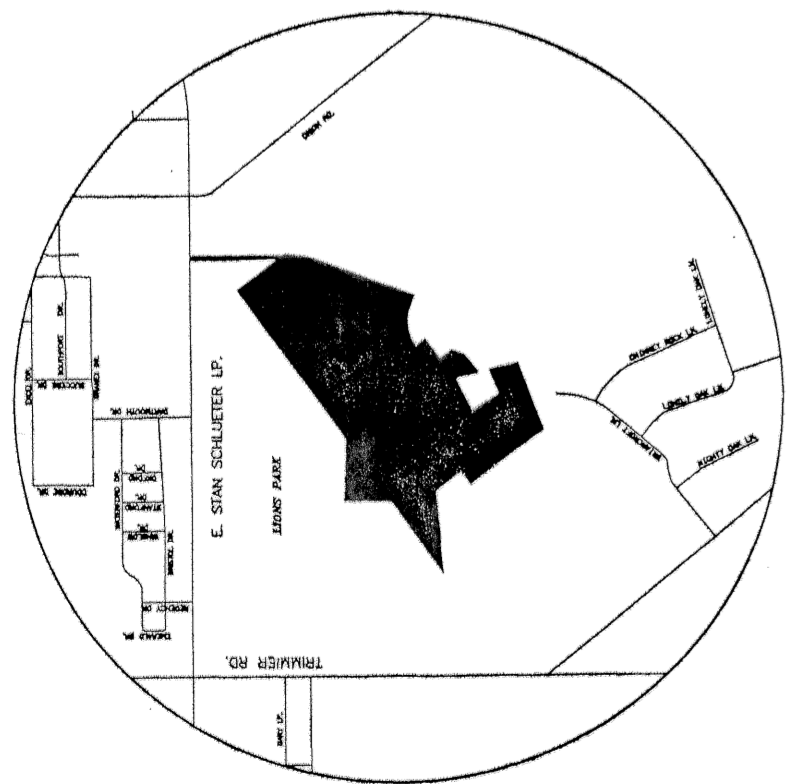
CITY LIMITS

APPROXIMATE LOCATION OF 100-YEAR FLOOD AS PER FEMA PANEL 480706 0135 B DATED 2-15-84

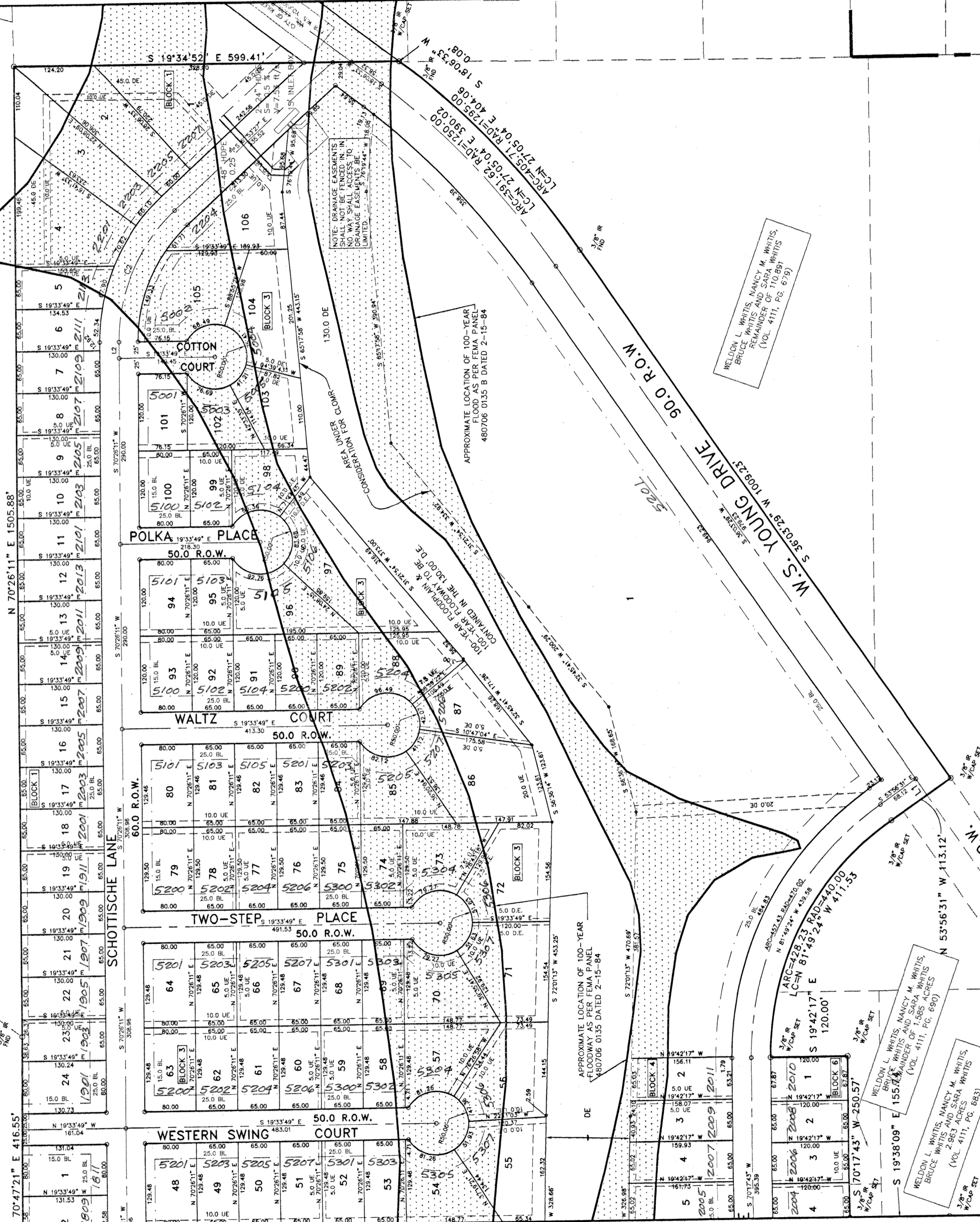
J & C MOBILE HOMES AND RICKY ANDERSON VOL. 930, P.C. 692

KILLEEN D & D PROPERTIES VOL. 3882, P.C. 111

J & C MOBILE HOMES AND RICKY ANDERSON VOL. 930, P.C. 692



VICINITY MAP N.T.S.



APPROXIMATE LOCATION OF 100-YEAR FLOOD AS PER FEMA PANEL 480706 0135 B DATED 2-15-84

WELDON L. WHITES, NANCY M. WHITES, BRUCE WHITES AND SARA WHITES REMAINDER OF 10.881 ACRES (VOL. 4111, P.C. 679)

WELDON L. WHITES, NANCY M. WHITES, BRUCE WHITES AND SARA WHITES REMAINDER OF 10.881 ACRES (VOL. 4113, P.C. 27)

WELDON L. WHITES, NANCY M. WHITES, BRUCE WHITES AND SARA WHITES REMAINDER OF 1.885 ACRES (VOL. 4111, P.C. 680)

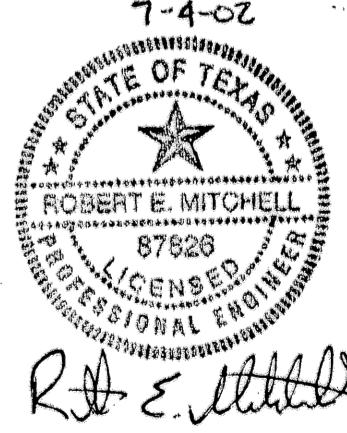
WELDON L. WHITES, NANCY M. WHITES, BRUCE WHITES AND SARA WHITES REMAINDER OF 2.883 ACRES (VOL. 4111, P.C. 683)

APPROXIMATE LOCATION OF 100-YEAR FLOOD AS PER FEMA PANEL 480706 0135 DATED 2-15-84

LINE	LENGTH	BEARING
L1	25.00	S70°26'11\"
L2	15.00	N19°33'49\"
L3	20.00	S70°26'11\"
L4	20.00	S79°10'22\"
L5	120.00	N10°46'38\"
L6	131.02	S79°10'22\"
L7	25.00	N84°17'24\"
L8	514.47	N19°36'09\"

NOTE: BRANKAGE EASEMENTS MAY NOT BE FENCED IN.

CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA	TANGENT
C1	92.95	101.77	N 45°33'48\"	92.95	42°15'27\"	120.00
C2	39.07	50.00	S 58°56'52\"	36.37	74°37'05\"	22.86



Signature of Robert E. Mitchell

MINIMUM FINISHED FLOOR ELEVATIONS	EXISTING CONDITIONS	POST-CONSTRUCTION
1	1	1
2	2	2
3	3	3
4	4	4
5	5	5
6	6	6
7	7	7
8	8	8
9	9	9
10	10	10
11	11	11
12	12	12
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98	98	98
99	99	99
100	100	100
101	101	101
102	102	102
103	103	103
104	104	104
105	105	105
106	106	106

NO.	DATE	REVISIONS	BY

SAEGERT RANCH  
 PHASE ONE  
 KILLEEN, BELL COUNTY, TEXAS

SHEET TITLE: FINAL PLAT

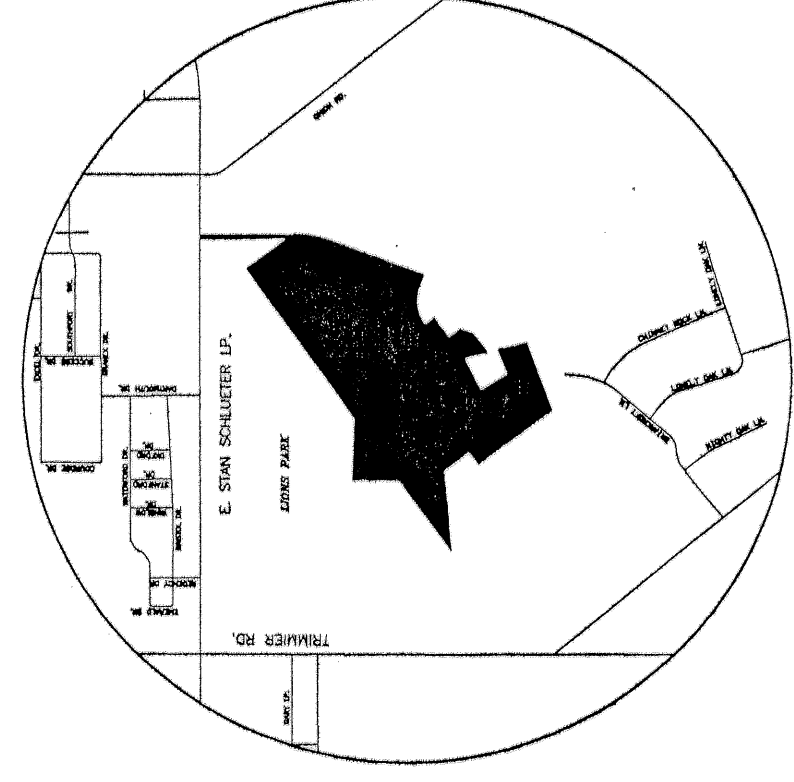
MITCHELL & ASSOCIATES, INC.  
 ENGINEERING & SURVEYING  
 102 N. COLLEGE STREET, KILLEEN, TEXAS (254) 634-5541

DWG No. 14700-D  
 DON BY: KK  
 FDLB: \*\*\*\*  
 SCALE: 1"=100'  
 DATE: APRIL 2002  
 249 LOTS  
 6 BLOCKS  
 98.75 ACRES

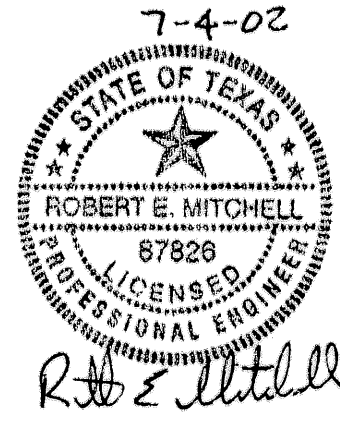
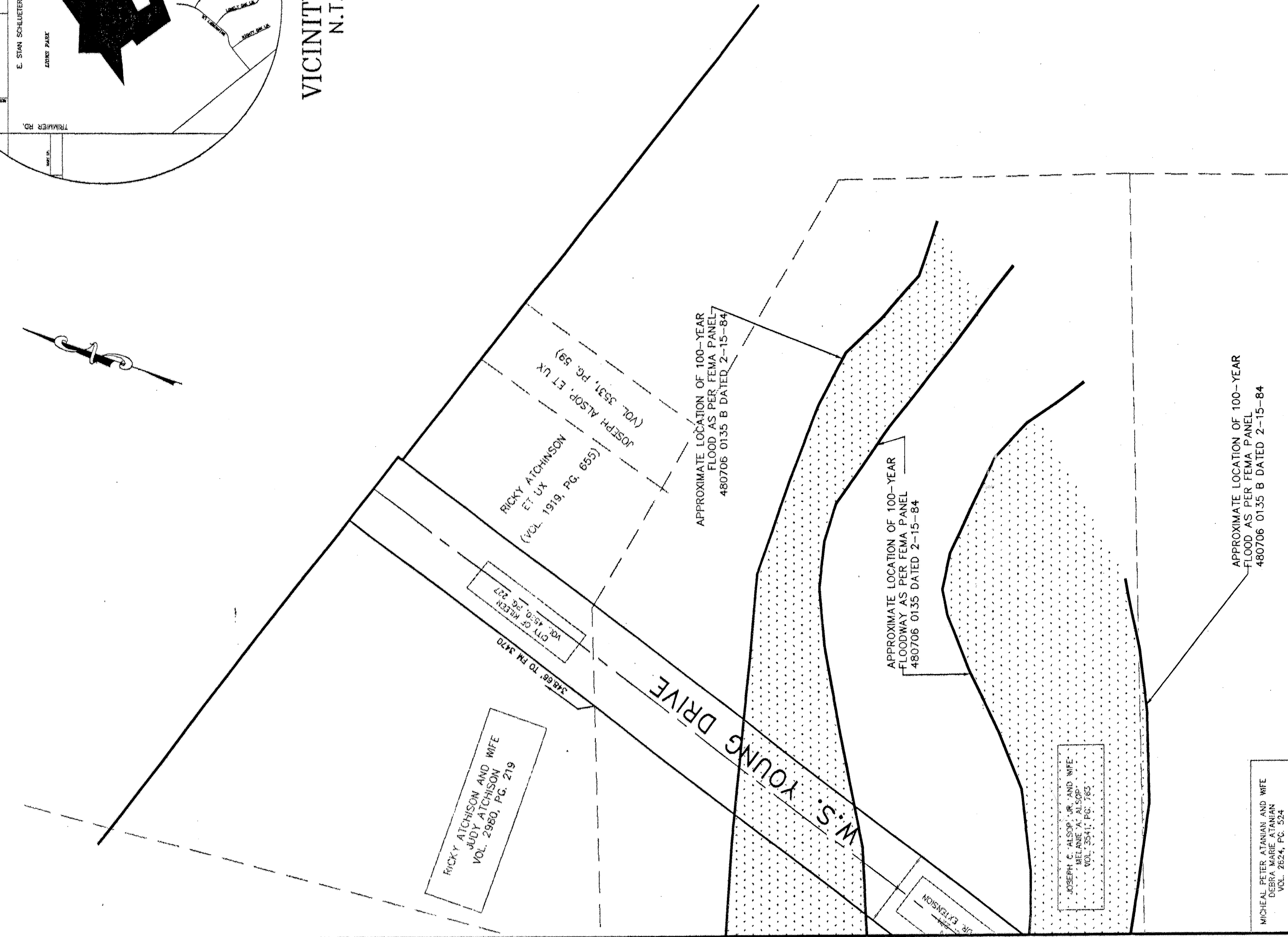
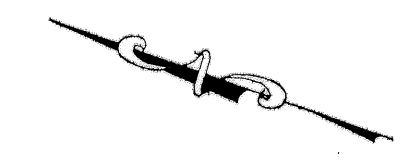
MATCHLINE

MATCHLINE

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VICINITY MAP  
N.T.S.



R. E. Mitchell

ORLANDO, FLORIDA  
VOL. 2, 404 ACRES  
VOL. 2319 PG. 179

MATCHLINE

MATCHLINE

MATCHLINE

**Mitchell & Associates, Inc.**  
ENGINEERING & SURVEYING  
102 N. COLLEGE STREET, KILLEEN, TEXAS (254) 634-5541

DWG No. 14700-D    DGN BY: KK    FEEL: \*\*\*\*    SCALE: 1"=100'    DATE: APRIL, 2002    AREA: 249 LOTS    6 BLOCKS    98.75 ACRES

SHEET TITLE: **FINAL PLAT**

**SAEGERT RANCH  
PHASE ONE  
KILLEEN, BELL COUNTY, TEXAS**

No.	DATE	REMARKS	BY

FR 07/04/2002 17:57:24 Saegert-left sheet.dwg Mitchell & Associates, Inc.