



LEGEND

- = 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "GE WALKER"
- D.R.B.C.T. = DEED RECORDS OF BELL COUNTY, TEXAS
- O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS
- ① = BLOCK NUMBER
- B.S.L. = BUILDING SETBACK LINE
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT

CURVE TABLE

| CURVE | DELTA | RADIUS | LENGTH | CHORD |
|-------|-----------|--------|--------|------------------------|
| C-1 | 53°27'46" | 622.00 | 580.37 | N 81°39'01" W - 559.59 |
| C-2 | 53°33'08" | 547.00 | 511.26 | S 81°41'42" E - 465.82 |
| C-3 | 38°34'00" | 100.00 | 51.37 | S 60°48'44" W - 66.06 |
| C-4 | 29°10'39" | 100.00 | 50.92 | S 34°41'04" W - 59.38 |
| C-5 | 22°15'20" | 100.00 | 38.84 | S 60°24'04" W - 38.60 |
| C-6 | 90°00'00" | 75.00 | 117.81 | S 26°31'44" W - 106.07 |
| C-7 | 90°00'00" | 50.00 | 78.54 | S 26°31'44" W - 71.71 |
| C-8 | 13°15'41" | 750.00 | 173.59 | N 11°52'28" E - 173.21 |
| C-9 | 2°41'08" | 775.00 | 36.33 | N 11°07'42" W - 36.32 |
| C-10 | 5°29'01" | 775.00 | 73.27 | N 13°04'31" W - 73.24 |
| C-11 | 5°09'32" | 775.00 | 69.78 | N 67°47'21" W - 69.76 |
| C-12 | 0°21'11" | 725.00 | 4.89 | S 15°22'14" E - 4.89 |
| C-13 | 0°51'14" | 725.00 | 14.97 | S 15°22'29" E - 14.94 |
| C-14 | 5°48'50" | 725.00 | 73.14 | S 14°18'31" E - 73.11 |
| C-15 | 6°07'40" | 750.00 | 80.21 | S 08°18'25" E - 80.17 |
| C-16 | 7°08'01" | 750.00 | 93.38 | S 14°54'10" E - 93.32 |
| C-17 | 13°15'41" | 750.00 | 173.59 | S 11°52'28" E - 173.21 |
| C-18 | 1°48'17" | 725.00 | 58.76 | N 14°34'08" W - 58.68 |
| C-19 | 5°27'24" | 725.00 | 69.05 | N 07°56'17" W - 69.02 |
| C-20 | 4°29'38" | 775.00 | 60.78 | S 07°27'23" E - 60.76 |
| C-21 | 5°02'38" | 775.00 | 68.23 | S 15°56'57" E - 68.21 |

KNOW ALL MEN BY THESE PRESENTS, THAT SPLAWN RANCH PARTNERSHIP, A TEXAS GENERAL PARTNERSHIP WHOSE ADDRESS IS 1300 STAN SCHLITZER LOOP, KILLEEN, TEXAS, 76946, BEING THE SOLE OWNER OF THAT CERTAIN 31.894 ACRE TRACT OF LAND IN BELL COUNTY, TEXAS, PART OF THE W.H. COLE SURVEY, ABSTRACT 200, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF SPLAWN RANCH SUBDIVISION, PHASE 1, AS SHOWN ON 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 SPLAWN RANCH PARTNERSHIP, A TEXAS GENERAL PARTNERSHIP DOES HEREBY ADOPT SAID SPLAWN RANCH SUBDIVISION, PHASE 1, 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 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.

WITNESSES THE EXECUTION HEREOF, ON THIS 9th DAY OF JUNE, 2006.

FOR: SPLAWN RANCH PARTNERSHIP, A TEXAS GENERAL PARTNERSHIP

Michael Emmons, REGISTERED PARTNER

STATE OF TEXAS
COUNTY OF BELL

Kathleen D. Fitzpatrick, Notary Public
STATE OF TEXAS
My Commission Expires 07/09/2009

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 9th DAY OF JUNE, 2006, BY DAVID SMITH, A REGISTERED PARTNER.

APPROVED THIS 27th DAY OF March, 2006, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KILLEEN, TEXAS.

John Small, CHAIRMAN, PLANNING AND ZONING COMMISSION
Picki Rankin, SECRETARY, PLANNING AND ZONING COMMISSION

APPROVED THIS 11th DAY OF April, 2006, BY THE CITY COUNCIL OF THE CITY OF KILLEEN, TEXAS.

Samuel S. Blalock, MAYOR, CITY OF KILLEEN
Paula W. Mullen, ATTEST, CITY SECRETARY

KNOW ALL MEN BY THESE PRESENTS,

THAT I, KEVIN R. HESSEL, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION AND PROPERTY DEVELOPMENT REGULATIONS OF THE CITY OF KILLEEN, TEXAS.

RELEASE DATE: 17 March 2006

Kevin R. Hessel, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 534

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 19th DAY OF June, 2006 A.D.

Trenny P. Lewis, RECORDATION INFORMATION

FILED FOR RECORD THIS 3rd DAY OF July, 2006 A.D., IN CABINET D, SLIDE 123-C PLAT RECORDS OF BELL COUNTY, TEXAS.

Dedication Instrument in Volume 6113, page 007, deed records of Bell County, TX.

FIELD NOTE DESCRIPTION TITLED SPLAWN RANCH SUBDIVISION, PHASE 1, IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS ATTACHED HERETO, MADE A PART HEREOF.

FINAL PLAT

LOTS 1-16, BLOCK 1, LOTS 1-14, BLOCK 2, LOTS 1-22, BLOCK 3, LOTS 1-22, BLOCK 4, LOTS 1-22, BLOCK 5, AND LOTS 1-11, BLOCK 6

SPLAWN RANCH SUBDIVISION, PHASE 1

BEING 31.894 ACRES OUT OF A CALLED 197.688 ACRE TRACT DESCRIBED IN A DEED TO SPLAWN RANCH PARTNERSHIP, A TEXAS GENERAL PARTNERSHIP RECORDED IN VOLUME 5839, PAGE 748 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS