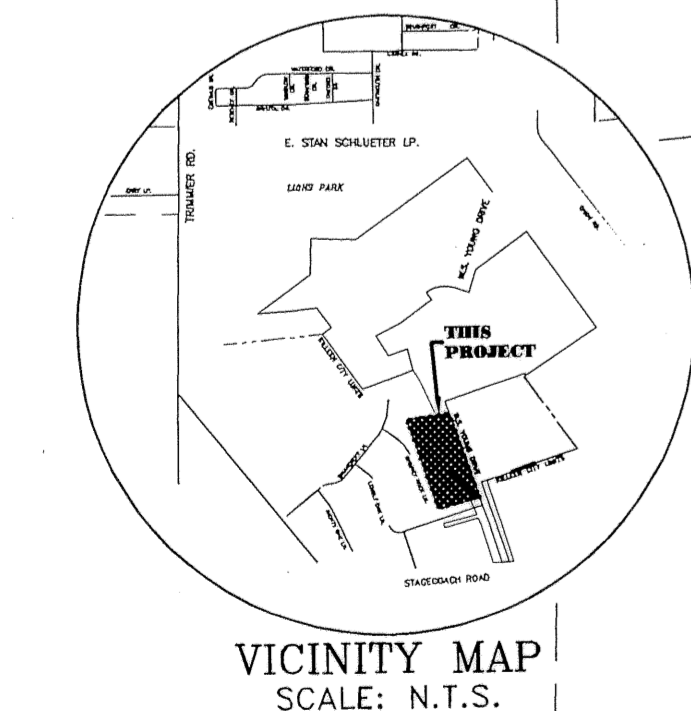


MATCHLINE INSET

MATCHLINE INSET

CURVE	LENGTH	RADIUS	CHORD DIRECTION	CHORD	TANGENT	DELTA
C1	50.33	2495.00	S04°08'02"E	50.33	25.16	1°09'21"
C2	59.37	40.00	S46°04'43"E	54.07	36.68	85°02'44"



VICINITY MAP  
SCALE: N.T.S.

NOTE:  
NO ACCESS OTHER THAN PUBLIC  
STREETS SHALL CONNECT TO W.S.  
YOUNG DRIVE.

HISAKO ATKINS  
(VOL. 3599, PAG. 574)

ANGEL L. ENFERA and wife  
ROSALBA M. ROBRES  
(VOL. 3070, PAGE 140)

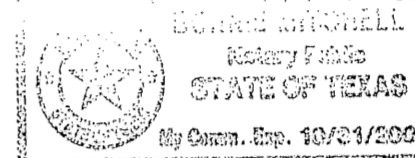
KNOW ALL MEN BY THESE PRESENTS, that W&B Development, Ltd., whose address is 3000 Illinois, Killeen, 76543 being the sole owner(s) of that certain 16.627 acre tract of land in Bell County, Texas, part of the Robert Cunningham Survey, Abstract No. 199 which is more fully described in the dedication of Meadows at Saegert Ranch 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 Meadows at Saegert Ranch, 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.

For W&B Development by  
GW Development, Inc.

Bruce Whitis, Vice-President, Secretary/Treasurer

STATE OF TEXAS  
COUNTY OF BELL

This instrument was acknowledged before me on this 18th day of July, 2003, A.D. by  
Bruce Whitis.



Denise Mitchell  
NOTARY PUBLIC STATE OF TEXAS  
MY COMMISSION EXPIRES 10-31-2004

APPROVED this the 14th day of August, 2003 A.D., by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas.

Chairman, Planning Commission

Secretary, Planning Commission

APPROVED this the 26th day of August, 2003 A.D., by the City Council of the City of Killeen, Bell County, Texas.

Mayor, City of Killeen

Attest: City Secretary

FILED FOR RECORD this 10th day of November, 2003 A.D., in Cabinet C, Slide 3538, Plat Records of Bell County, Texas. Volume 5198 pg. 101

KNOW ALL MEN BY THESE PRESENTS,

That I, Gary W. Mitchell, 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 this subdivision is with the City Limits of Killeen, Texas.



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 3rd day of September, A. D. 2003

BELL COUNTY TAX APPRAISAL DISTRICT

BY: Tenny Lewis

NO.	DATE	REVISIONS
5	8/26/03	ESMT VOL. & PAGE
4	8/21/03	STREET NAMES
3	8/12/03	EXL STREET CHANGE LOT
2	8/7/03	BL 25.0' (LOT 42, BLK 1)
1	8/5/03	ESMT, BL, PH, WATER, SEWER, FRB

MEADOWS AT SAEGERT RANCH  
KILLEEN, BELL COUNTY, TX

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

