

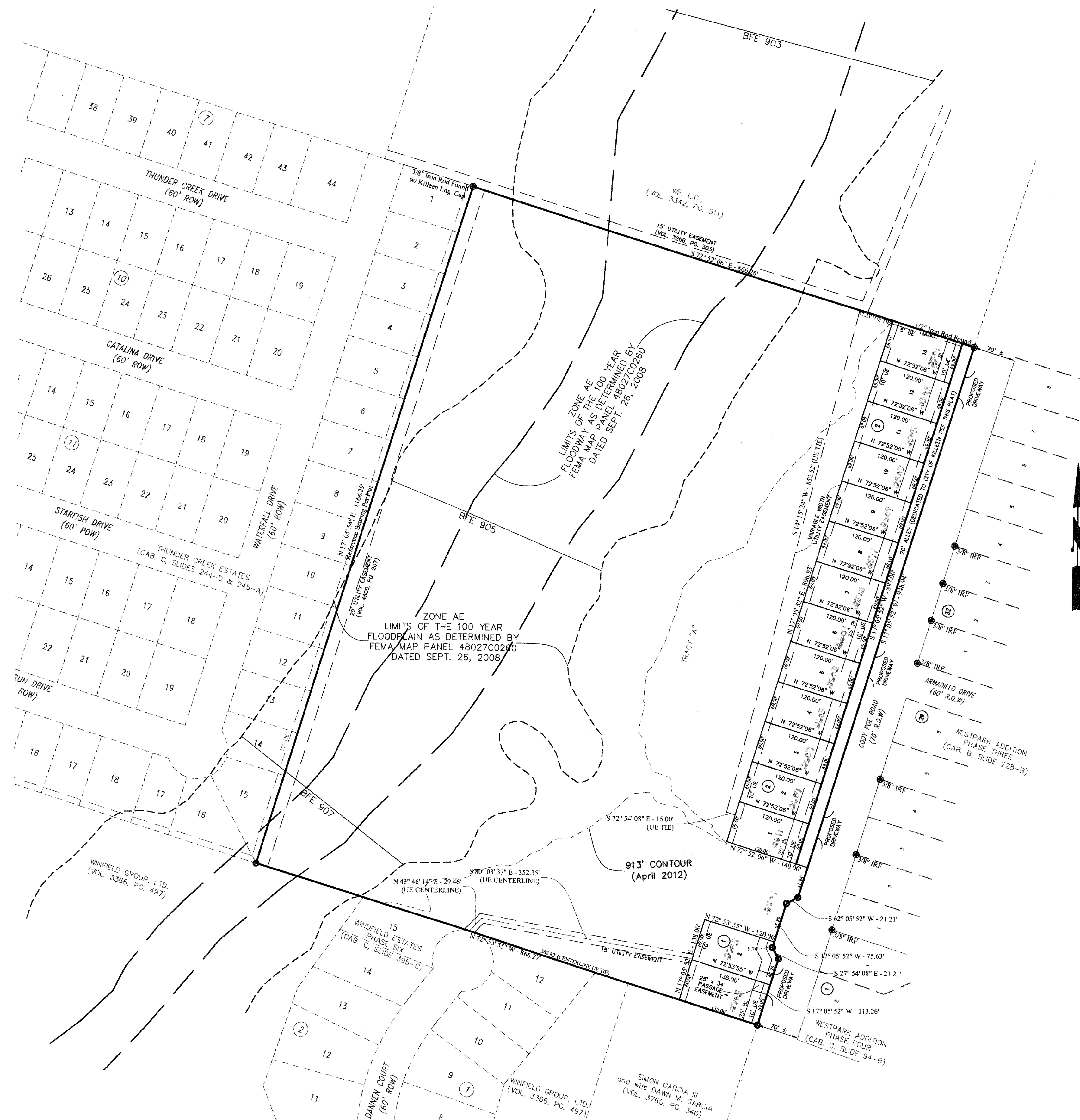
VICINITY MAP

N.T.S.

LEGEND	
IRF	IRON ROD FOUND
IRS	IRON ROD SET
VOL	VOLUME
PG	PAGE
BFE	BASE FLOOD ELEVATION
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
R.O.W.	RIGHT OF WAY

NOTES:

1. THE LIMITS OF THE EXISTING ZONE A 100-YEAR FLOOD AS SHOWN HEREON WERE DETERMINED USING INFORMATION FROM THE FLOOD INSURANCE RATE MAP NUMBER 48027C0260E FOR BELL COUNTY, TEXAS DATED SEPTEMBER 26, 2008. THE SURVEYOR DOES NOT CERTIFY TO THE ACCURACY OR INACCURACY OF SAID MAPS AND THEREFORE DOES NOT IMPLY OR WARRANT THAT STRUCTURES WITHIN THE FLOOD PLAIN LIMITS AS SHOWN HEREON OR THE PLATTED AREA WILL BE FREE FROM FLOODING OR FLOOD DAMAGE.
2. THIS PROPERTY IS ENCUMBERED BY AN EASEMENT TO BELL COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT (WCID) No. 6 AS RECORDED IN VOLUME 880, PAGE 5, DEED RECORDS OF BELL COUNTY, TEXAS. THE PURPOSE OF THE EASEMENT IS FOR THE PERMANENT STORAGE AND TEMPORARY DETENTION OF ANY WATERS THAT ARE IMPOUNDED, STORED OR DETAINED AND FOR THE MAINTENANCE AND INSPECTION OF AREAS TO BE FLOODED BY FLOODWATER RETARDING STRUCTURE, DESIGNATED AS SITE No. 1 IN THE PLANS FOR THE NOLAN CREEK WATERSHED. WCID No. 6 HAS AFFIRMED THE DETERMINATION OF THE INUNDATION ELEVATION FOR THIS PROPERTY BEING 912.9 (NGVD29) FEET PER THE APRIL 2012 ON-GROUND TOPOGRAPHIC SURVEY.
3. UNLESS OTHERWISE NOTED HEREON, ALL SUBDIVISION PERIMETER MONUMENTS ARE 3/8" IRON RODS SET WITH ORANGE KILLEEN ENG. CAP.



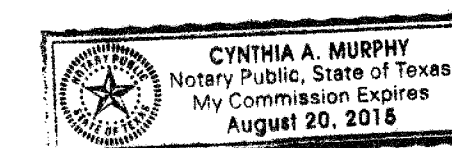
KNOW ALL MEN BY THESE PRESENTS, that Killeen Thundercreek, Ltd., whose address is 2901 East Stan Schlueter Loop, Killeen, Texas 76542, being the sole owner of that 23.198 acre tract of land in Bell County, Texas, part of the Thomas Robnett Survey, Abstract No. 686, which is more fully described in the dedication of THUNDER CREEK ESTATES, PHASE TWO, 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, does hereby adopt said THUNDER CREEK ESTATES, PHASE TWO, 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 installation and maintenance of any and all public utilities which the city may install or permit to be installed or maintained. Killeen Thundercreek, LTD. does hereby grant, convey and dedicate Tract "A" shown hereon in fee simple to the City of Killeen.

For: KILLEEN THUNDERCREEK, LTD.

By: Gary W. Pursar, Jr.
 Gary W. Pursar, Jr., President of
 EGS Management, L.C., General Partner

STATE OF TEXAS
 COUNTY OF BELL

This instrument was acknowledged before me on the 22 day of May, 2012 by Gary W. Pursar, Jr., President of EGS Management, L.C., General Partner of Killeen Thundercreek, Ltd.



Cynthia A. Murphy
 Notary Public, State of Texas
 My Commission Expires August 20, 2015

Approved this 25th day of June, 2012 by the Planning and Zoning Commission of the City of Killeen, Texas.

John F. Hubert
 Chairman, Planning and Zoning Commission
Frank W. Harker
 Secretary, Planning and Zoning Commission

Approved this 10th day of July, 2012, by the City Council of the City of Killeen, Texas.

Clayton Kohn
 Mayor
Paul W. Miller
 City Secretary

FILED FOR RECORD this 26th day of July, 2012 A.D.

Cabinet D, Slide 344-C, Plat Records of Bell County, Texas.

Dedication Instrument in Instrument No. 2012-00030560, Deed Records of Bell County, Texas.

KNOW ALL MEN BY THESE PRESENTS:

That I, Michelle E. Lee, a Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the perimeter corner monuments shown hereon were properly placed or found under my personal supervision, in accordance with the Subdivision Regulations of the City of Killeen, Texas. This subdivision, THUNDER CREEK ESTATES, PHASE TWO, is located within the City Limits of Killeen, Texas.



Michelle E. Lee 6-15-12
 Michelle E. Lee, RPLS (TX 5772)

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 2nd day of July, 2012 A.D.

BELL COUNTY TAX APPRAISAL DISTRICT

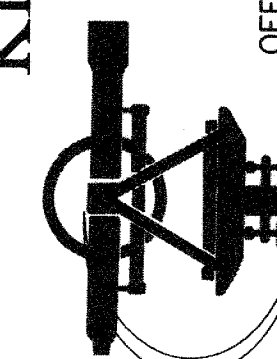
By: Jennifer King

FINAL PLAT

THUNDER CREEK ESTATES
 PHASE TWO

KILLEEN, BELL COUNTY, TEXAS

KILLEEN ENGINEERING
 & SURVEYING, LTD



2901 E. Stan Schlueter Loop
 Killeen, Texas 76542
 OFFICE: (254) 526-3981 FAX: (254) 526-4351

TBPE REGISTRATION NO. F-4200
 TBPLS REGISTRATION NO. 100144-00

Project No.:	2007-031
Acres:	23.198
No. of Lots:	15
Scale:	1" = 100'
Date:	06/15/2012
Design By:	MEL / JCW
Sheet No.:	1 OF 1