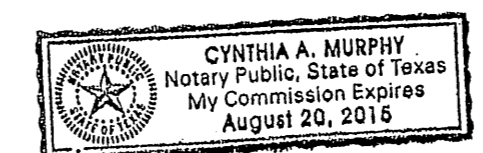


KNOW ALL MEN BY THESE PRESENTS, that BENTINA, Ltd., a Texas Limited Partnership, whose address is 2901 E. Stan Schlueter Loop, Killeen, Texas 76542, being the sole owner of that 3.177 acre tract of land in Bell County, Texas, part of the A. WEBB Survey, Abstract No. 857, which is more fully described in the dedication of VILLAS AT LIONS PARK, 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 VILLAS AT LIONS PARK, 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.

For: BENTINA, Ltd., a Texas Limited Partnership
BENTINA Management, L.C., General Partner

By: Gary W. Purser, Jr., President
STATE OF TEXAS
COUNTY OF BELL

This instrument was acknowledged before me on the 13 day of January, 2012 by Gary W. Purser, Jr., President of Bentina Management, L.C.



Cynthia A. Murphy
Notary Public, State of Texas

Approved this 23rd day of January, 2012 by the Planning and Zoning Commission of the City of Killeen, Texas.

John Paulsch
Chairman, Planning and Zoning Commission
Pete Houten
Secretary, Planning and Zoning Commission

Approved by operation of law on 22nd day of February, 2012

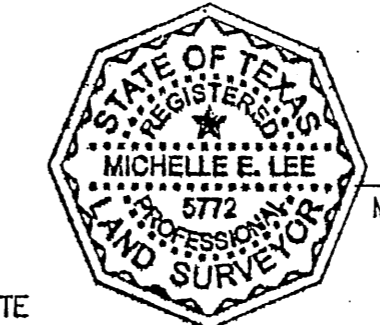
FILED FOR RECORD this 1st day of March, 2012 A.D.

Cabinet D, Slide 348-B Plat Records of Bell County, Texas.

Dedication Instrument in Instrument No. 2012-000085B, 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, VILLAS AT LIONS PARK, is located within the City Limits of Killeen, Texas.



Michelle E. Lee 1-12-12
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 24th day of January, 2012 A.D.

BELL COUNTY TAX APPRAISAL DISTRICT

By: Jennifer King

BASE FLOOD TABLE

LOTS	BLOCK	BFE*	FFE
1 - 8	1	907	909

* THE BASE FLOOD ELEVATION IS BASED ON THE 100-YR WATER ELEVATION IN THE EXISTING DRAINAGE CHANNEL IN TRACT "A", MEADOWS OF TRIMMIER, AS CALCULATED ON SHEET 5 OF 5, "PROPOSED DRAINAGE PLAN" OF THESE PLANS.

LEGEND

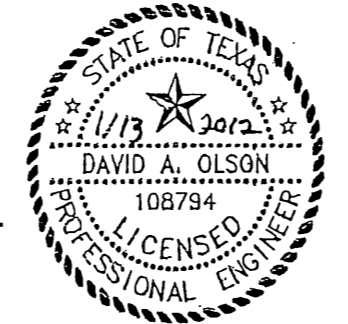
FFE	Finished Floor Elevation
BFE	Base Flood Elevation
B.L.	Building Line
U.E.	Utility Easement
D.E.	Drainage Easement
ESMT	Easement
ROW	Right-of-Way
I.P.	Iron Pipe

- Notes:**
- Unless otherwise noted hereon, all subdivision perimeter corner monuments are 3/8" Iron rods with orange caps marked "KILLEEN ENG"
 - A Floodplain Development Permit shall be obtained before any development (including fill) occurs within this subdivision.

THE LIMITS OF THE EXISTING ZONE A 100-YEAR FLOOD AS SHOWN HEREON WERE DETERMINED USING INFORMATION FROM THE FLOOD INSURANCE RATE MAP NUMBER 48027C0280E FOR BELL COUNTY, TEXAS DATED SEPTEMBER 26, 2008. THE LIMITS OF THE PROPOSED ZONE A 100-YEAR FLOOD AS SHOWN HEREON WERE DETERMINED USING INFORMATION FROM THE CURRENT LOMR PENDING APPROVAL (FEMA CASE NO. 12-06-0554P). THE ENGINEER 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.

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE BASE FLOOD ELEVATION AND THE FINISHED FLOOR ELEVATION SHOWN HEREON ARE BASED ON THE 100-YR WATER ELEVATION IN THE EXISTING DRAINAGE CHANNEL LOCATED IN TRACT "A" MEADOWS OF TRIMMIER.

David A. Olson
DAVID A. OLSON, P.E. (TX 108794)



FINAL PLAT

VILLAS AT LIONS PARK
KILLEEN, BELL COUNTY, TEXAS

KILLEEN ENGINEERING
& SURVEYING, LTD
2901 E. Stan Schlueter Loop
Killeen, Texas 76542
OFFICE: (254) 526-3881 FAX: (254) 526-4351
TBPE REGISTRATION NO. F-4200
TBPLS REGISTRATION NO. 100144-00

Project No.:	2010-002
Acres:	3.177
No. of Lots:	8
Scale:	1" = 40'
Date:	01/13/2012
Design By:	JCW / MEL
Sheet No.:	1 OF 1