

STATE OF TEXAS §
COUNTY OF BELL §

KNOW ALL MEN BY THESE PRESENTS:

That, MH 4 JOINT VENTURE, LTD., being the sole owner(s) of the that certain 48.29 acre tract of land in Bell County, Texas, part of the H Williams Survey, Abstract No. 915, and the land herein described being a portion of Hickory Drive, Walnut Creek Estates, Phase 7, an addition to the City of Killeen, Texas, of record in Cabinet D, Slide 147-B, Plat Records of Bell County, Texas, and being part of that certain 1193.467 acre tract of land described in a deed from McLean & Sons to MH 4 Joint Venture, Ltd., being of record in Volume 3093, Page 121, of the Official Public Records of Bell County, Texas, do hereby join, approve and consent to all dedications and plat note requirements shown hereon. I do hereby approve execution of this subdivision plat and dedicate to the public use forever any easements and roads that are shown hereon. This subdivision is to be known as WALNUT CREEK ESTATES PHASE 8 BEING A PORTION OF HICKORY DRIVE, WALNUT CREEK ESTATES, PHASE 7 AND 48.12 ACRES OUT OF THE H. WILLIAMS SURVEY, ABSTRACT NO. 915.

I do hereby adopt said plat as an addition to Bell County, Texas, and for the purpose of selling lots and blocks of land with reference thereto, and for all other purposes do hereby dedicate to the County of Bell, 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 County of Bell. The utility easements shown on said plat are dedicated to the public, for the installation and maintenance of any and all public utilities, which the County may elect to install and maintain or permit to be installed and maintained.

Easements are reserved as shown on the plat, plus required onto all lots in this subdivision, for the construction and perpetual maintenance of poles, wires and fixtures for electric and telephone service, and to times any trees which may interfere or threaten to interfere the maintenance of such lines with right of access to and across from across said premises and easements and roads that are shown hereon. Said easements are also to extend along any owner's side and rear property lines in case of fractional lots.

It is understood and agreed that it shall not be considered a violation of the provisions of the easement if the wires or cables carried by such pole lines pass over a portion of said lots as long as such lines do not hinder the buildings on any lots in this subdivision.

All public roadways and easements as shown on this plat are free of liens.

Developer will be responsible for maintenance of drainage easement, as shown on said plat, until such time as a Home Owners Association or other entity takes the responsibility of the maintenance of drainage easements.

WITNESS the execution hereof, on this 10th day of January, 2008.

FOR: MH 4 JOINT VENTURE, LTD.
William E. Hickman
William E. Hickman

Before me, the undersigned authority, on this day personally appeared William E. Hickman known to me to be the person whose name is subscribed to the foregoing instrument, and he has acknowledged to me that he executed the foregoing instrument as the owner of the property described herein.

SHEILA R. MCKELLED
NOTARY PUBLIC
STATE OF TEXAS
MY COM. EXPIRES 09/04/2011

NOTARY PUBLIC STATE OF TEXAS
My Commission Expires 02/04/2011

In approving this plat by the Commissioners' Court of Bell County, Texas, it is understood that the building of all streets, roads, and other public thoroughfares and any bridges or culverts necessary to be constructed or placed is the responsibility of the owners of the tract of land covered by this plat in accordance with the plans and specifications prescribed by the Commissioners' Court of Bell County, Texas. Said Commissioners' Court assumes no obligation to build any of the streets, roads, or other public thoroughfares shown on this plat or of constructing any of the bridges or drainage improvements in connection therewith. The County will assume no responsibility for drainage ways or easements in this subdivision, other than those draining or protecting the road system and streets. The County assumes no responsibility for the accuracy of representation by other parties in this plat. Flood plain data, in particular, may change depending on the subsequent development.

APPROVED this 25 day of February, 2008 A.D., by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas.
John Grubel
CHAIRMAN, PLANNING COMMISSION
Gibbi Tabor
SECRETARY, PLANNING COMMISSION

APPROVED this 11 day of March, 2008 A.D., by the City Council of the City of Killeen, Bell County, Texas.
Janet L. Hancock
MAYOR, CITY OF KILLEEN
Paula W. Davis
ATTEST, CITY SECRETARY

I hereby certify this plat was approved this 9th day of June, 2008 A.D., by the Bell County Commissioners' Court and may be filed for record in the Plat Records of Bell County, by the County Clerk.

Shirley A. Johnson
COUNTY CLERK

Witness my hand this 9th day of June, 2008.

SHEILA R. MCKELLED
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STATE OF TEXAS
MY COM. EXPIRES 09/04/2011

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FILE FOR RECORD this 10th day of JUNE, 2008, in Cabinet D, Slide 221-B, Plat Records of Bell County, Texas. Dedication Instrument in Instrument # 2007-00024886 Deed Records of Bell County, Texas"

BELL COUNTY TAX APPRAISAL DISTRICT
BY: *Denise A. Lewis*

STATE OF TEXAS §
COUNTY OF BELL §

KNOW ALL MEN BY THESE PRESENTS:

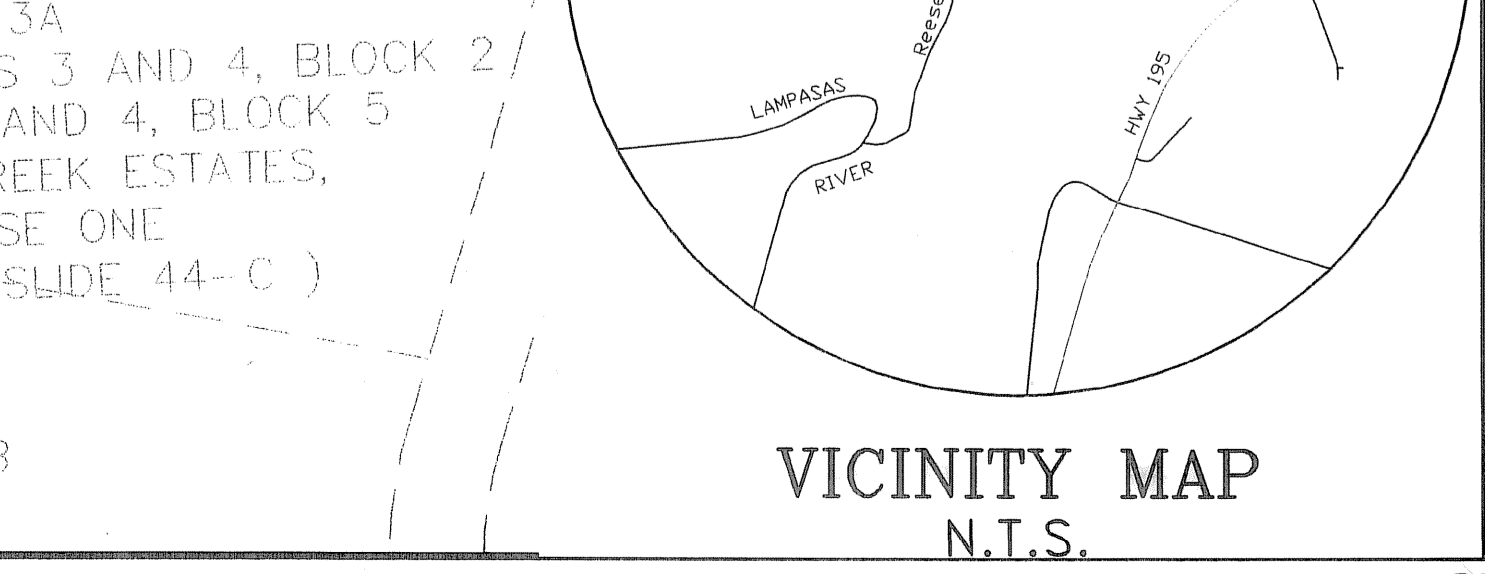
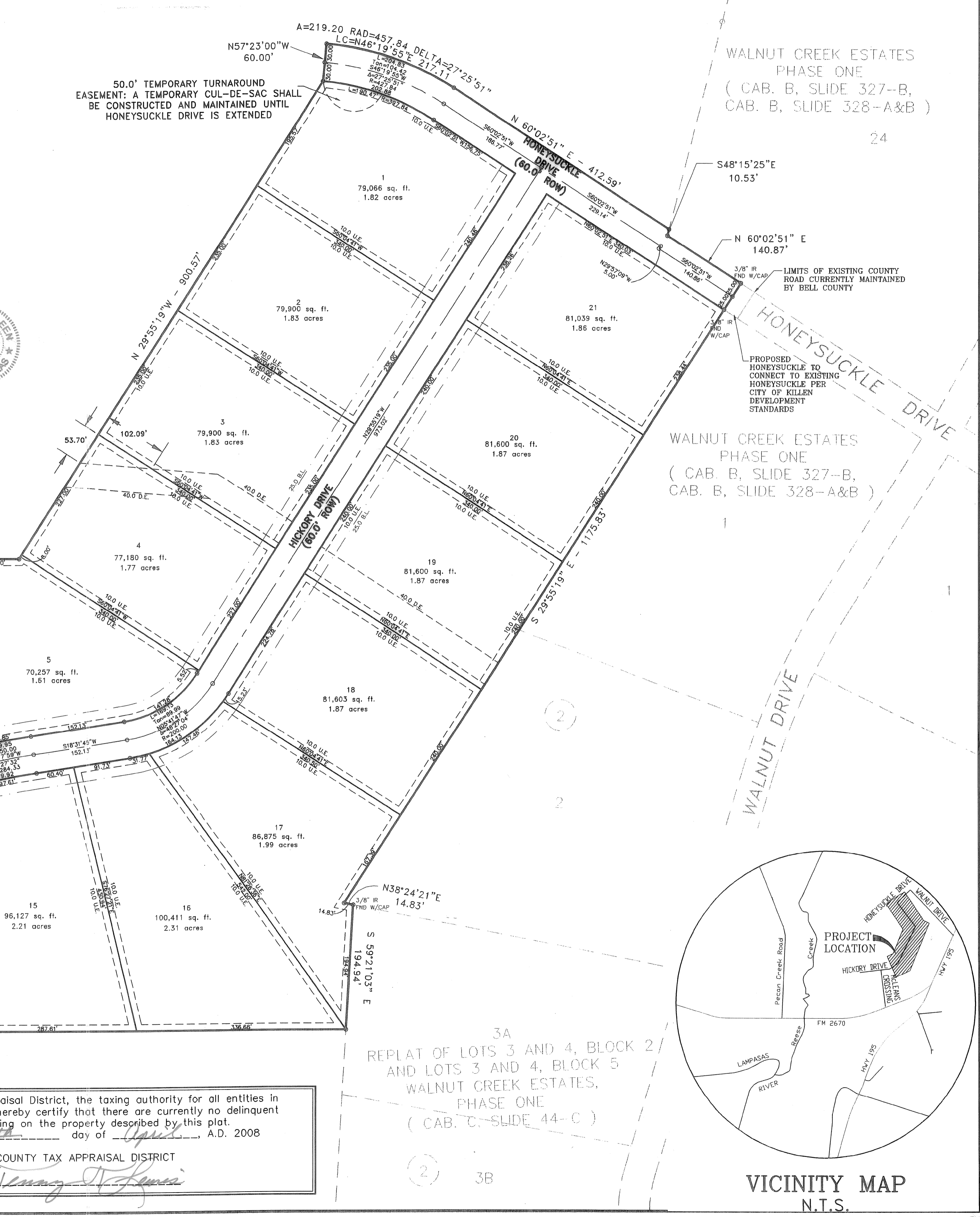
That I, Robert E. Mitchell, Registered Professional Land Surveyor, do hereby certify that I did prepare this plat from an actual and accurate survey of the land, that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the subdivision regulations of the County of Bell, Texas, and this subdivision is within the County Limits of Bell County, Texas.

Robert E. Mitchell
Robert E. Mitchell,
Registered Professional Land Surveyor, No. 5801

KNOW ALL MEN BY THESE PRESENTS:

That I, Robert E. Mitchell, Registered Professional Engineer, do hereby certify that all necessary drainage calculations and the design of all drains and appurtenances are in accordance with the subdivision regulations of Bell County, Texas.

Robert E. Mitchell
Robert E. Mitchell, P. E.
Registered Professional Engineer, No. 87826



NO.	DATE	REVISIONS
1	4-24-08	CORRECT BEARINGS
		REMARKS
		BY

FINAL PLAT

WALNUT CREEK ESTATES PHASE 8
BEING A PORTION OF HICKORY DRIVE, WALNUT CREEK ESTATES, PHASE 7 AND 48.12 ACRES OUT OF THE H. WILLIAMS SURVEY, ABSTRACT NO. 915
BELL COUNTY, TEXAS

MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
102 N. COLLEGE STREET
KILLEEN, TEXAS 76541
PHONE: (254) 634-5541
FAX: (254) 634-2141

DWG No. 07-330-D
DATE: 8-2007
SCALE: 1"=100'
BOOK OR L/I: *****
REF-L/I/SI: *****
AREA: 48.29 AC.

SHEET P1 OF P1