

FINAL PLAT OF WALNUT CREEK ESTATES, PHASE ELEVEN

WITHIN THE E.T.J. OF THE CITY OF KILLEEN, BELL COUNTY, TEXAS

Being a 43.522 acre tract situated in the H. WILLIAMS SURVEY, ABSTRACT NO. 915 and the J.J. SINICKSON SURVEY, ABSTRACT NO. 788, Bell County, Texas, and being out of and a portion of the remainder of a called 1193.467 Acre tract conveyed to MH 4 JOINT VENTURE, LTD. in Volume 3043, Page 121, Official Public Records of Real Property, Bell County, Texas.

STATE OF TEXAS
COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS, that MH 4 JOINT VENTURES, LTD, being the sole owner of that certain 43.522 acre tract of land in Bell County, Texas, being part of the H. WILLIAMS SURVEY, ABSTRACT NO. 915 and the J.J. SINICKSON SURVEY, ABSTRACT NO. 788, which is more fully described in the dedication of WALNUT CREEK ESTATES, PHASE ELEVEN, as shown by the plat hereof, attached hereto, and made a part hereof, and approved by the City of Killeen, Bell County, Texas, does hereby adopt said WALNUT CREEK ESTATES, PHASE ELEVEN, as an addition in the E.T.J. of the City of Killeen, Bell County, Texas, and hereby dedicates to the public, 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. The utility easements shown on said plat are dedicated to the public for the installation and maintenance of any and all public utilities.

IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS RELATING TO THE ENVIRONMENT, INCLUDING (BUT NOT LIMITED TO) THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS AND MUNICIPAL WATERSHED ORDINANCES.

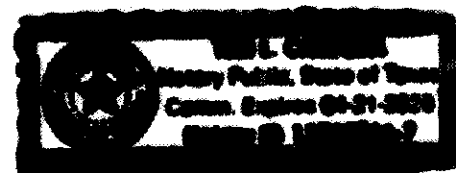
MH 4 JOINT VENTURES, LTD

By: *William E. Hickman*
WILLIAM E. HICKMAN

STATE OF TEXAS
COUNTY OF BELL

This instrument was acknowledged before me on the 8 day of November 2016, by WILLIAM E. HICKMAN.

Dori Campbell
NOTARY PUBLIC, STATE OF TEXAS
My commission expires: 09-07-2017



Approved this 16 day of June 2016, by the Planning and Zoning Commission of the City of Killeen, Texas.

John F. Smith
Chairman, Planning and Zoning Commission

Maisha
Secretary, Planning and Zoning Commission

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 culverts in connection therewith. The County will assume no responsibility for drainage ways or easements in the 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 subsequent development.

I hereby certify that this plat was approved this 21st day of November 2016, by the Bell County Commissioners Court and may be filed for record in the Plat Records of Bell County, Texas.

Thomas
County Judge

Witness my hand this the 21st day of November 2016.

Tanya Poooril
Notary Public, State of Texas



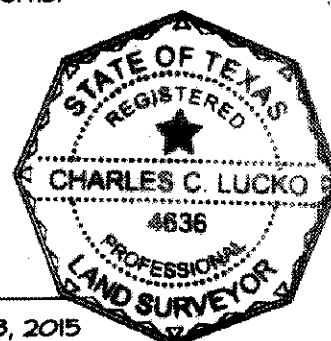
STATE OF TEXAS
COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS,

That I, Charles C. Lucko, 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 within the E. T. J. of the City of Killeen, Bell County, Texas.

Charles C. Lucko
Registered Professional Land Surveyor

DATE SURVEYED: MARCH 13, 2015

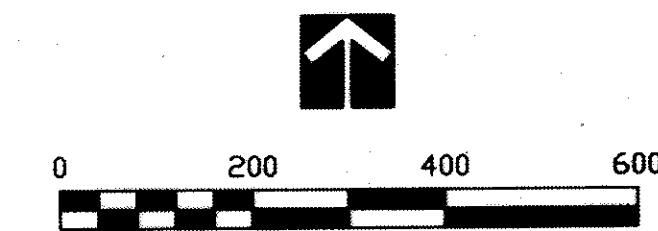
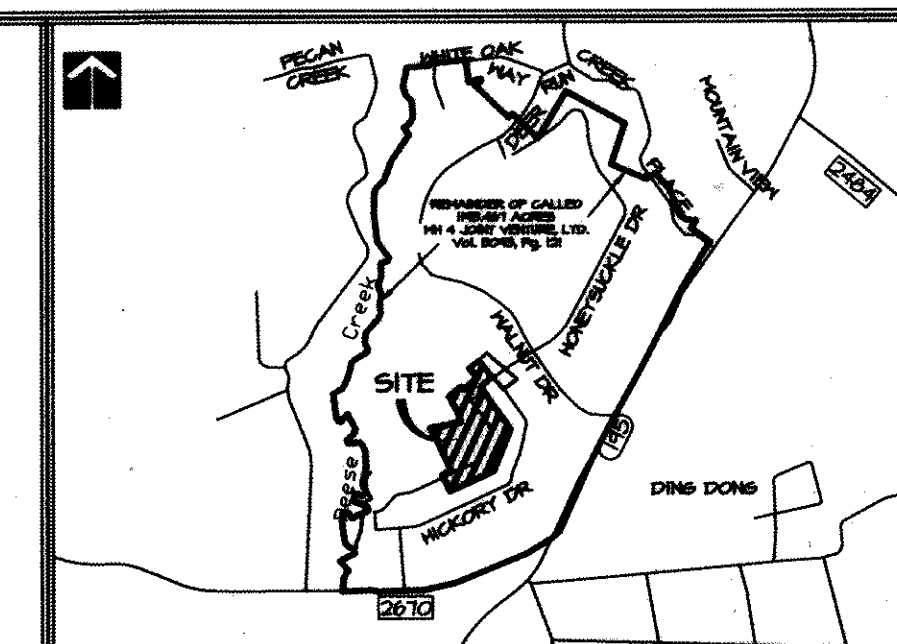
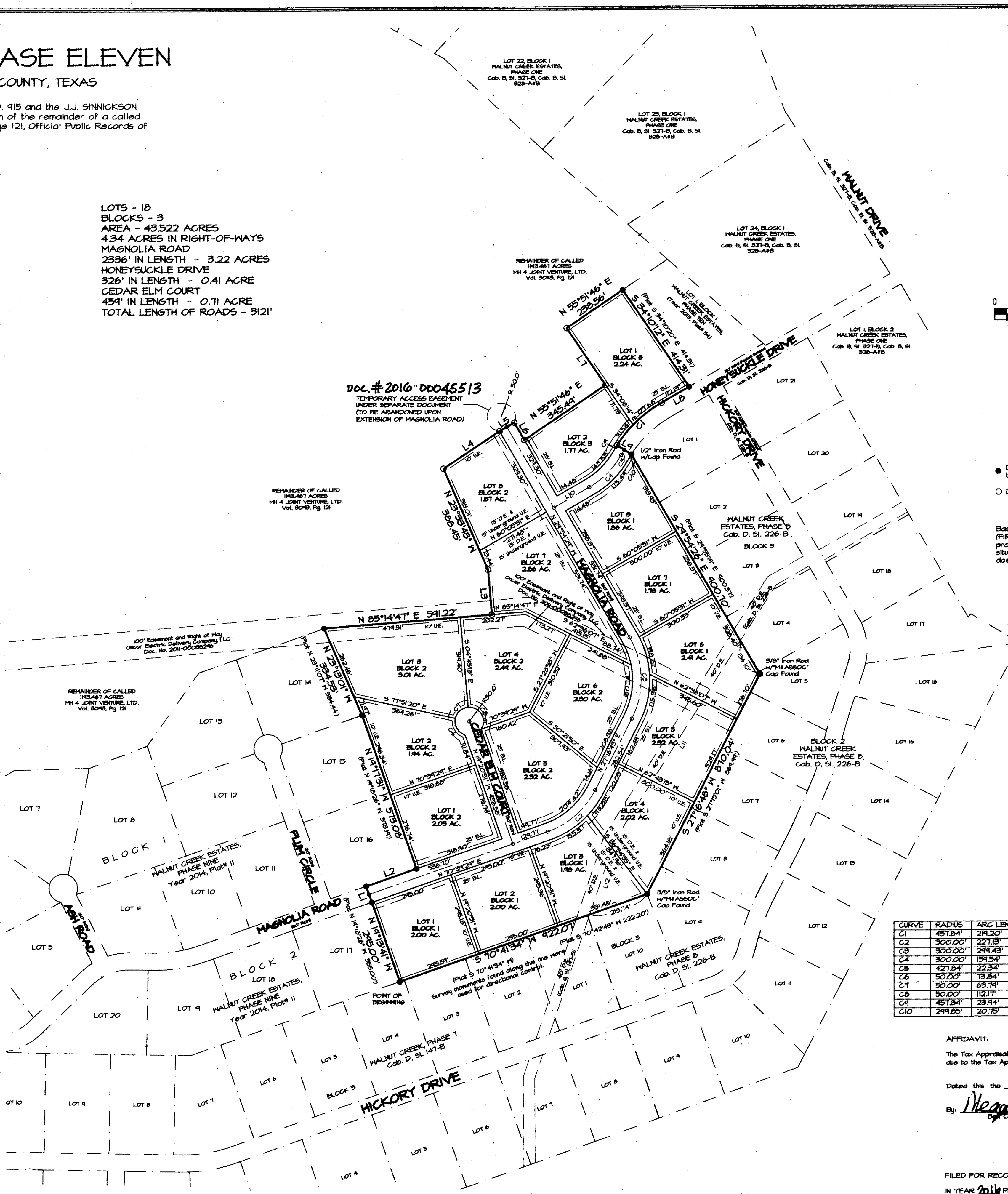


LOTS - 18
BLOCKS - 3
AREA - 43.522 ACRES
4.34 ACRES IN RIGHT-OF-WAYS
MAGNOLIA ROAD
2336' IN LENGTH - 3.22 ACRES
HONEYSUCKLE DRIVE
326' IN LENGTH - 0.41 ACRE
CEDAR ELM COURT
454' IN LENGTH - 0.71 ACRE
TOTAL LENGTH OF ROADS - 3121'

Doc. # 2016-00045513

TEMPORARY ACCESS EASEMENT
UNDER SEPARATE DOCUMENT
(TO BE ABANDONED UPON
EXTENSION OF MAGNOLIA ROAD)

REMAINDER OF CALLED
183.487 ACRES
MH 4 JOINT VENTURE, LTD.
Vol. 3043, Pg. 121



● DENOTES 5/8" IRON ROD WITH "ACS" CAP FOUND, UNLESS OTHERWISE NOTED
○ DENOTES 5/8" IRON ROD WITH "ACS" CAP SET

Based upon what can be scaled from the graphics shown on Federal Insurance Rate Map (FIRM), Community Panel No. 48027C0475E, dated September 26, 2008, the above shown property does not appear within the "Special Flood Hazard Area", and appears to be situated in Zone X. This Flood statement does not imply that this tract will never flood, nor does it create any liability in such event on the part of this surveyor or company.

EASEMENT NOTE:
UNLESS OTHERWISE NOTED, ALL UTILITY EASEMENTS ARE 10' ALONG THE FRONT, SIDES, AND REAR OF ALL LOTS.

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

LINE	BEARINGS	DISTANCE	RECORD CALL
L1	N 14°48'30" W	60.00'	N 14°48'30" W 60.00'
L2	N 10°54'24" E	188.04'	N 10°41'34" W 187.94'
L3	N 04°48'15" W	160.51'	
L4	N 56°10'14" E	281.21'	
L5	N 60°09'31" E	60.00'	
L6	S 24°54'24" E	10.71'	
L7	N 34°02'14" W	242.83'	
L8	S 60°02'54" W	112.18'	S 60°02'51" W
L9	S 57°14'42" E	60.01'	S 57°23'00" W 60.00'
L10	N 60°09'31" E	144.48'	
L11	S 52°30'34" W	831.82'	
L12	S 18°40'04" W	275.54'	

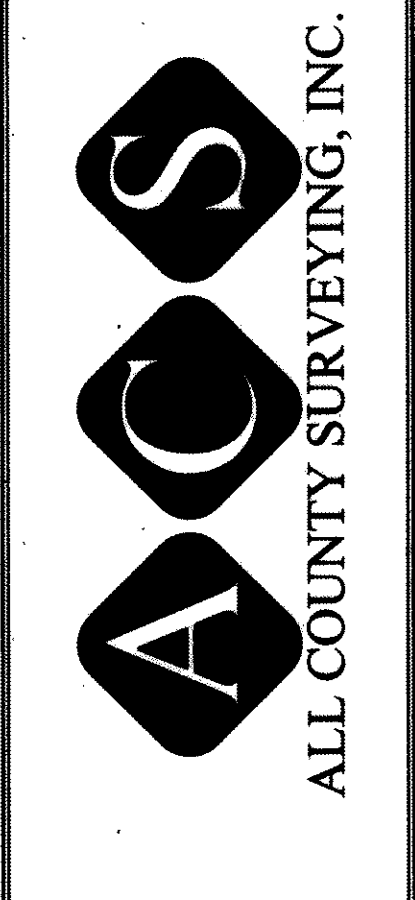
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	RECORD CALL
C1	457.84'	214.20'	217.11'	S 45°20'08" W	21°25'52"	PLAT ARC 214.20'
C2	300.00'	227.13'	221.75'	N 48°58'07" E	43°22'44"	
C3	300.00'	244.43'	281.16'	N 01°18'52" E	57°11'14"	
C4	300.00'	184.54'	157.66'	N 44°51'26" E	30°28'10"	
C5	427.84'	223.34'	222.34'	N 31°07'08" E	2°54'32"	
C6	50.00'	18.54'	17.31'	N 30°40'50" W	84°58'54"	
C7	30.00'	6.57'	5.93'	N 48°41'44" E	15°08'07"	
C8	50.00'	112.11'	90.04'	S 30°28'58" E	128°32'30"	
C9	457.84'	23.44'	23.44'	N 31°07'14" E	2°54'45"	
C10	244.85'	20.75'	20.74'	S 31°11'11" W	3°57'51"	

AFFIDAVIT:
The Tax Appraisal District of Bell County does hereby certify there are currently no delinquent taxes due to the Tax Appraisal District of Bell County on the property described by this plat.
Dated this the 9th day of November 2016 A. D.
By: *Megan Bowen*
County Tax Appraisal District

FILED FOR RECORD THIS 23rd DAY OF November 2016.
IN YEAR 2016 PLAT # 142, PLAT RECORDS OF BELL COUNTY, TEXAS. 2016-00047265

FINAL PLAT OF
**WALNUT CREEK ESTATES
PHASE ELEVEN**
WITHIN THE E.T.J. OF THE CITY OF KILLEEN, BELL COUNTY, TEXAS

1303 South 21st Street
Temple, Texas 76704
254-718-2272 Killeen 254-634-4636
Fax 254-774-1608
Tx. Firm Lic. No. 10023600



Plot Date: 11-08-2016
Survey completed: 09-19-2015
Scale: 1" = 200'
Job No.: 150143
Dwg No.: 150143P
Drawn by: MDH
Surveyor: CCL #4636
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