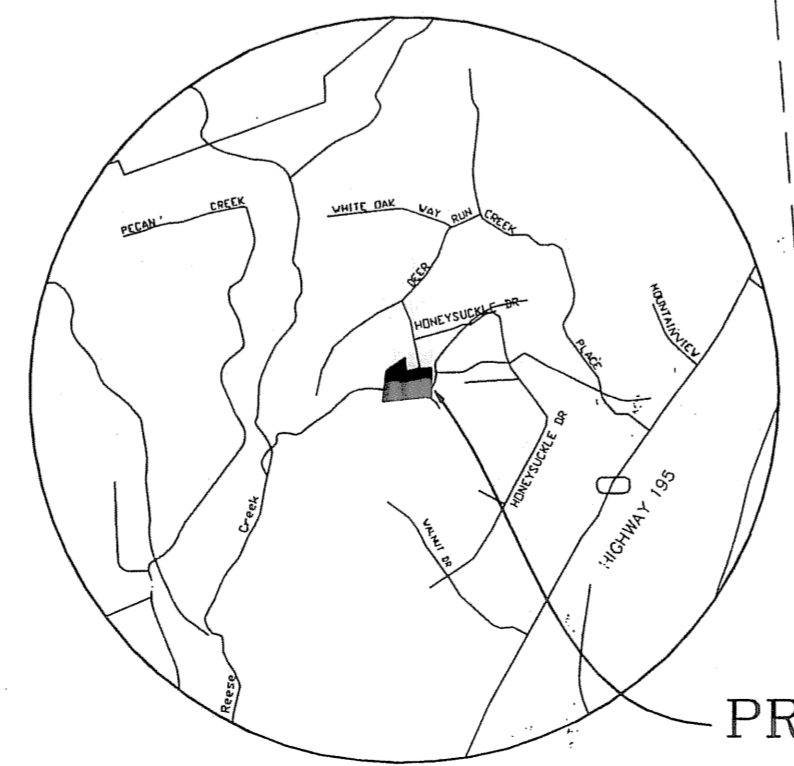


CURVE	LENGTH	RADIUS	CHORD	DIRECTION	TANGENT	DELTA
C1	36.89	25.00	N34°24'38"E	33.63	22.72	84°32'10"
C2	55.32	75.00	N55°32'35"E	54.08	28.99	42°15'53"
C3	55.32	75.00	S11°15'37"W	54.08	28.99	42°15'52"
C4	73.77	50.00	N34°24'38"E	67.26	45.45	84°32'10"

CHANTZ INVESTMENTS, INC.
(VOL. 4687, PAG. 26)

CHANTZ INVESTMENTS, INC.
(VOL. 4687, PAG. 26)



PROJECT LOCATION

VICINITY MAP
N.T.S.

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 the subdivision, other than those shown on this plat. 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.

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

KNOW ALL MEN BY THESE PRESENTS, that M H 4 Joint Venture, Ltd., whose address is PO Box 11759, Killeen, Texas 76540, being the sole owner of that certain 23.21 acre tract, being a part of the W. Haggard Survey, Abstract No. 459 and the Elizabeth Berry Survey, Abstract No. 1018, which is more fully described in the Dedication of Walnut Creek Estates Phase Four, Bell County, Texas, as shown on the plat hereof, attached hereto, and made a part hereof, and M H 4 Joint Venture, Ltd. does 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.

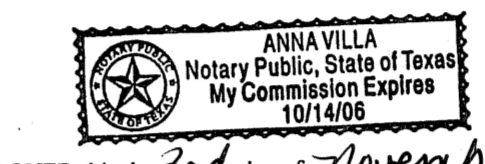
Easements are reserved as shown on the plat, plus required onto all lots in this subdivision, for the construction and perpetual maintenance of poles, wires and fixtures for electric and telephone service, and to trim any trees which may interfere or threaten to interfere the maintenance of such lines with right of ingress to and egress from across said premises to easements of said utilities. 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.

For M H 4 Joint Venture, Ltd.
[Signature]
William E. Hickman, Partner

STATE OF TEXAS
COUNTY OF BELL

This instrument was acknowledged before me on this 30th day of June, 2003, A.D. by William E. Hickman, Partner.



[Signature]
NOTARY PUBLIC STATE OF TEXAS
My Commission Expires: 10/14/06

APPROVED this the 3rd day of November, 2003, A.D., by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas.

[Signature]
CHAIRMAN, PLANNING COMMISSION

[Signature]
SECRETARY, PLANNING COMMISSION

APPROVED this the 25th day of November, 2003, A.D., by the City Council of the City of Killeen, Bell County, Texas.

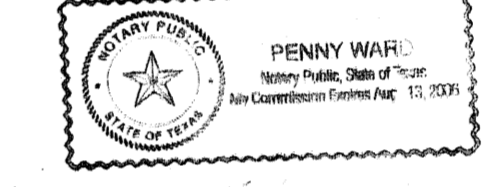
[Signature]
MAYOR, CITY OF KILLEEN

[Signature]
ATTEST: CITY SECRETARY

APPROVED this the 22nd day of December, 2003, by the Commissioner's Court and may be filed for record in the Plat Records of Bell County, by the County Clerk.

[Signature]
COUNTY JUDGE

[Signature]
COUNTY CLERK



[Signature]
NOTARY PUBLIC, STATE OF TEXAS
Date: 12-22-03

FILED FOR RECORD this 22nd day of December, 2003, A.D. in Cabinet , Slide ; Plat Records of Bell County, Texas.

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 County of Bell, Texas, and this subdivision is within the County Limits of Bell County, Texas.

[Signature]
Gary W. Mitchell
Registered Professional Land Surveyor, No. 4982



KNOW ALL MEN BY THESE PRESENTS,

That I, Mike W. Kriegel, 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.

[Signature] 10-10-03
Mike W. Kriegel, P. E.
Registered Professional Engineer, No. 83017



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 <u>9th</u> day of <u>December</u> , A.D. 2003	
BELL COUNTY TAX APPRAISAL DISTRICT	
BY: <i>[Signature]</i>	

NO.	DATE	REVISIONS	REMARKS	LAW	BY
1	10/03				

WALNUT CREEK ESTATES
PHASE FOUR
KILLEEN, BELL COUNTY TEXAS

FINAL PLAT

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

DWG No.	DRAWN BY:	DATE:	SCALE:	F8/L8:	1 BLOCK	AREA:
03-569-D	FRB/JAM	10-03	1" = 100'	1340/53	4 LOTS	23.21 AC