

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

Being a 64.85 acre tract situated in the H. WILLIAMS SURVEY, ABSTRACT 915, Bell County, Texas, and being out of and a portion of the remainder of a called 1143.4671 Acre tract conveyed to MH 4 JOINT VENTURE, LTD. in Volume 30493, Page 121, Official Public Records of Real Property, Bell County, Texas.

This plat is to accompany a metes and bounds description of the herein shown 64.85 acre tract.

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 64.85 acre tract of land in Bell County, Texas, being part of the H. WILLIAMS SURVEY, ABSTRACT 915, which is more fully described in the dedication of WALNUT CREEK ESTATES, PHASE NINE, as shown by the plat hereof, attached hereto, and made a part hereof, and approved by the City Council of the City of Killeen, Bell County, Texas, does hereby adopt said WALNUT CREEK ESTATES, PHASE NINE, as an addition to 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.

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 30 day of April, 2015, by WILLIAM E. HICKMAN.

Cynthia Lee Dunn
 NOTARY PUBLIC, STATE OF TEXAS
 My commission expires: 1-19-2016

APPROVED this 20th day of March, 2015 A. D., by the Planning and Zoning Commission of the City of Killeen, Texas.

John Bonner
 CHAIRMAN, PLANNING AND ZONING COMMISSION
Suei Hanker
 SECRETARY, PLANNING AND ZONING COMMISSION

APPROVED this 9th day of April, 2015 A. D., by the City Council of the City of Killeen, Texas.

David Alford
 MAYOR
Paula W. Miller
 CITY SECRETARY

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 to construct 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 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.

Hereby certify that this plat was approved this the 10th day of June, 2015, by the Bell County Commissioners' Court and may be filed for record in the Plat Records of Bell County, Texas.

County Judge
 Witness my hand this the 10th day of June, 2015.

Tanja Poboril
 NOTARY PUBLIC, STATE OF TEXAS
 My Commission Expires 12-17-2018

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
 Charles C. Lucko
 Registered Professional Land Surveyor
 Texas Registration No. 4636

DATE SURVEYED: AUGUST 10, 2012

AFFIDAVIT:

The Tax Appraisal District of Bell County, the taxing authority for all taxing 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 the 13th day of May, 2015 A. D.

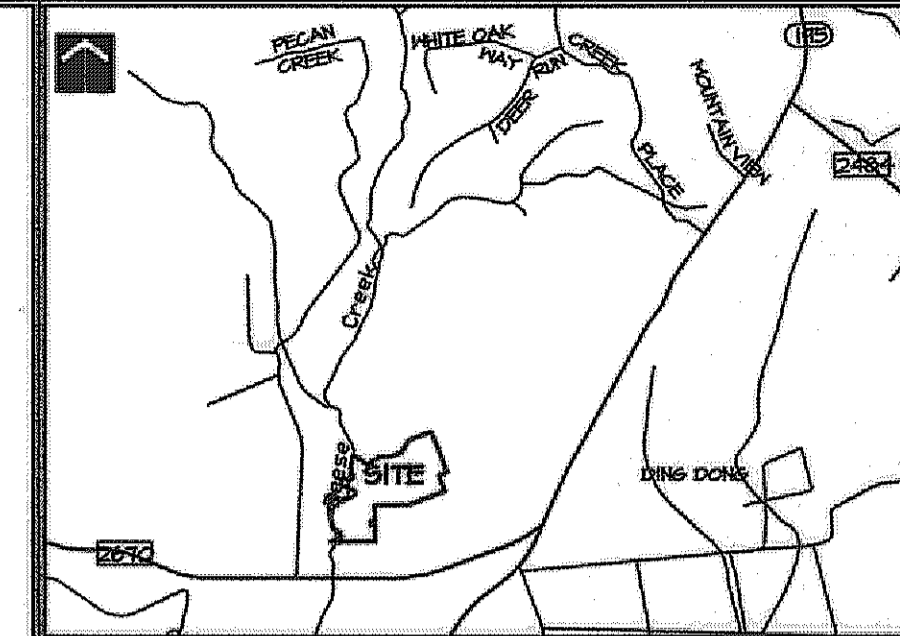
By: *Audri Bottom*
 Bell County Tax Appraisal District

RECORDATION INFORMATION:
 PLAT RECORDED IN CABINET PLAT 201 SLIDE 11, PLAT RECORDS OF BELL COUNTY, TEXAS.
 FILED THIS THE 14th DAY OF Jan, 2015, M

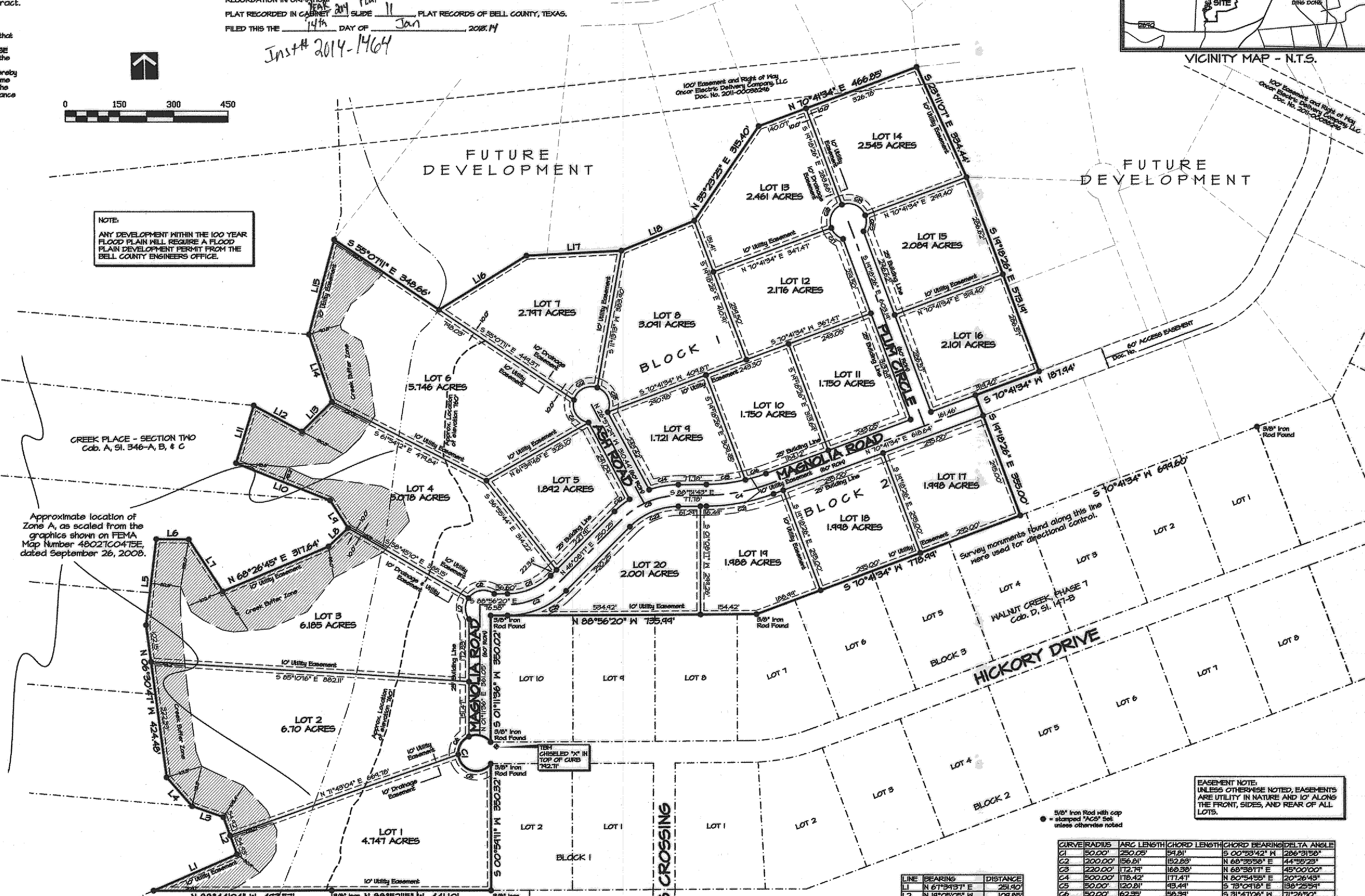
Inst# 2014-1464

LOT	BLOCK	MINIMUM F.F. ELEVATION	INTERPOLATED F.F.E.
1	1	160'	121'
2	1	160'	121'
3	1	160'	121'
4	1	160'	122'
5	1	160'	122'
6	1	160'	122'

Interpolated FFE elevations were derived by overlaying the Special Flood Hazard Area Zone A located on FEMA Map Number 480271C0475E, dated September 26, 2009 on top of the City of Killeen aerial centers. The interpolated FFE elevations in the table are for planning purposes for this plat only and are not to be used for any other purposes.



NOTE:
 ANY DEVELOPMENT WITHIN THE 100 YEAR FLOOD PLAIN WILL REQUIRE A FLOOD PLAIN DEVELOPMENT PERMIT FROM THE BELL COUNTY ENGINEERS OFFICE.



Approximate location of Zone A, as scaled from the graphics shown on FEMA Map Number 480271C0475E, dated September 26, 2009.

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

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARINGS	DELTA ANGLE
C1	50.00'	250.00'	54.81'	S 00°28'42" E	286°31'58"
C2	200.00'	156.81'	152.83'	N 68°35'58" E	44°58'23"
C3	220.00'	172.74'	169.39'	N 68°39'11" E	45°00'00"
C4	500.00'	174.42'	171.47'	N 80°54'59" E	20°26'49"
C5	250.00'	120.81'	117.47'	S 73°04'18" E	138°28'54"
C6	50.00'	62.39'	56.34'	S 31°41'06" E	71°26'50"
C7	50.00'	62.03'	56.13'	S 00°08'04" E	71°05'03"
C8	50.00'	80.74'	72.23'	S 81°40'10" E	42°31'24"
C9	150.00'	113.24'	104.90'	N 68°55'54" E	44°58'23"
C10	250.00'	193.58'	183.49'	S 52°16'42" E	121°16'44"
C11	50.00'	84.27'	74.64'	S 31°48'21" E	46°33'53"
C12	50.00'	81.46'	73.04'	S 68°26'04" E	43°54'51"
C13	50.00'	83.58'	74.14'	N 21°43'04" E	45°46'46"
C14	250.00'	182.51'	172.20'	S 81°40'58" E	10°55'28"
C15	410.00'	106.39'	106.14'	N 84°31'30" E	15°12'43"
C16	410.00'	94.34'	94.30'	N 74°18'34" E	71°41'01"
C17	50.00'	46.36'	44.12'	S 45°32'20" E	53°07'48"
C18	50.00'	78.54'	70.71'	S 29°41'54" E	40°00'00"
C19	50.00'	78.54'	70.71'	N 64°18'28" E	40°00'00"
C20	50.00'	46.36'	44.12'	N 07°15'29" E	53°07'48"
C21	50.00'	184.12'	184.12'	N 80°54'59" E	20°26'49"
C22	140.00'	144.23'	143.42'	N 68°39'11" E	45°00'00"
C23	230.00'	180.39'	175.75'	N 68°35'58" E	44°58'23"

LINE	BEARING	DISTANCE
L1	N 67°54'31" E	28.43'
L2	N 19°22'02" N	101.85'
L3	N 69°31'51" N	91.83'
L4	N 40°06'47" N	106.30'
L5	N 07°59'50" E	284.56'
L6	S 88°14'53" E	40.02'
L7	S 92°02'46" E	111.83'
L8	N 47°54'44" E	74.22'
L9	N 31°52'05" N	41.49'
L10	N 66°59'46" N	280.84'
L11	N 19°15'51" E	184.48'
L12	S 60°20'51" E	152.20'
L13	N 46°40'50" E	116.40'
L14	N 17°41'52" N	141.22'
L15	N 18°04'24" E	270.44'
L16	N 58°27'08" E	284.78'
L17	N 68°21'58" E	263.54'
L18	N 64°26'11" E	218.07'

LOTS - 20
 BLOCKS - 2
 AREA - 64.85 ACRES
 4,037 ACRES IN RIGHT-OF-WAYS
 MAGNOLIA ROAD
 1,942.32' IN LENGTH - 2.624 ACRES
 ASH ROAD
 310.44' IN LENGTH - 0.503 ACRE
 PLUM CIRCLE
 603.19' IN LENGTH - 0.905 ACRE
 TOTAL LENGTH OF ROADS - 2,905.95'

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

ALL COUNTY SURVEYING, INC.
 1503 South 21st Street, Temple, Texas 76704
 (254) 718-2272 FAX (254) 774-1608

Plot Date: 03-15-2013
 Job No: 120446.2
 Date: 08-10-2012
 Scale: 1" = 150'
 Drawing No: 12044602P
 Drawn By: SLJ

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