

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 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.

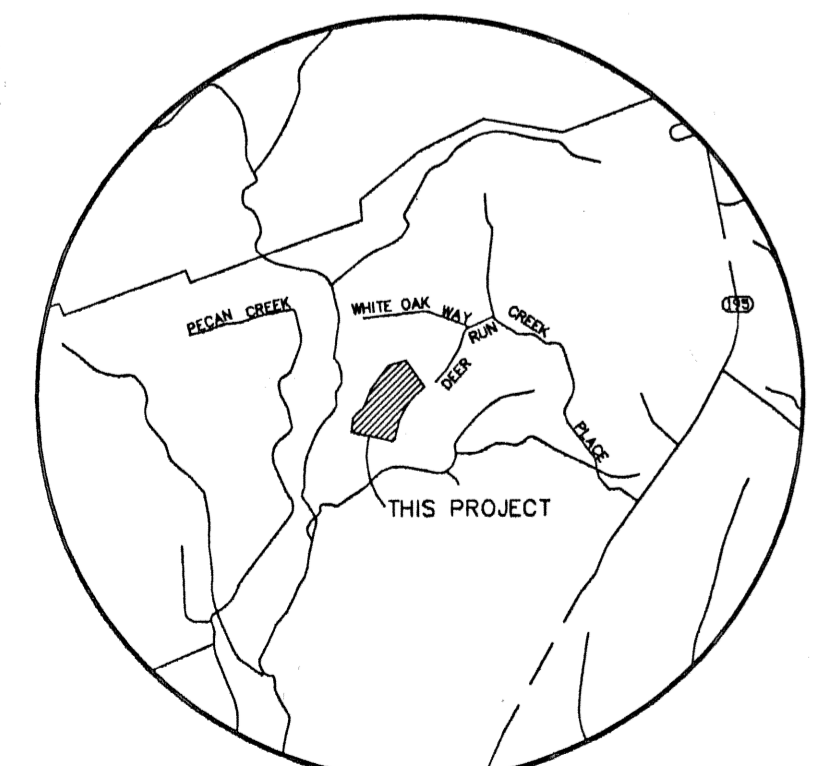
All public roadways and easements as shown on this plat are free of liens.

WALNUT CREEK ESTATES
PHASE ONE
CAB. B, SLIDE 328-B

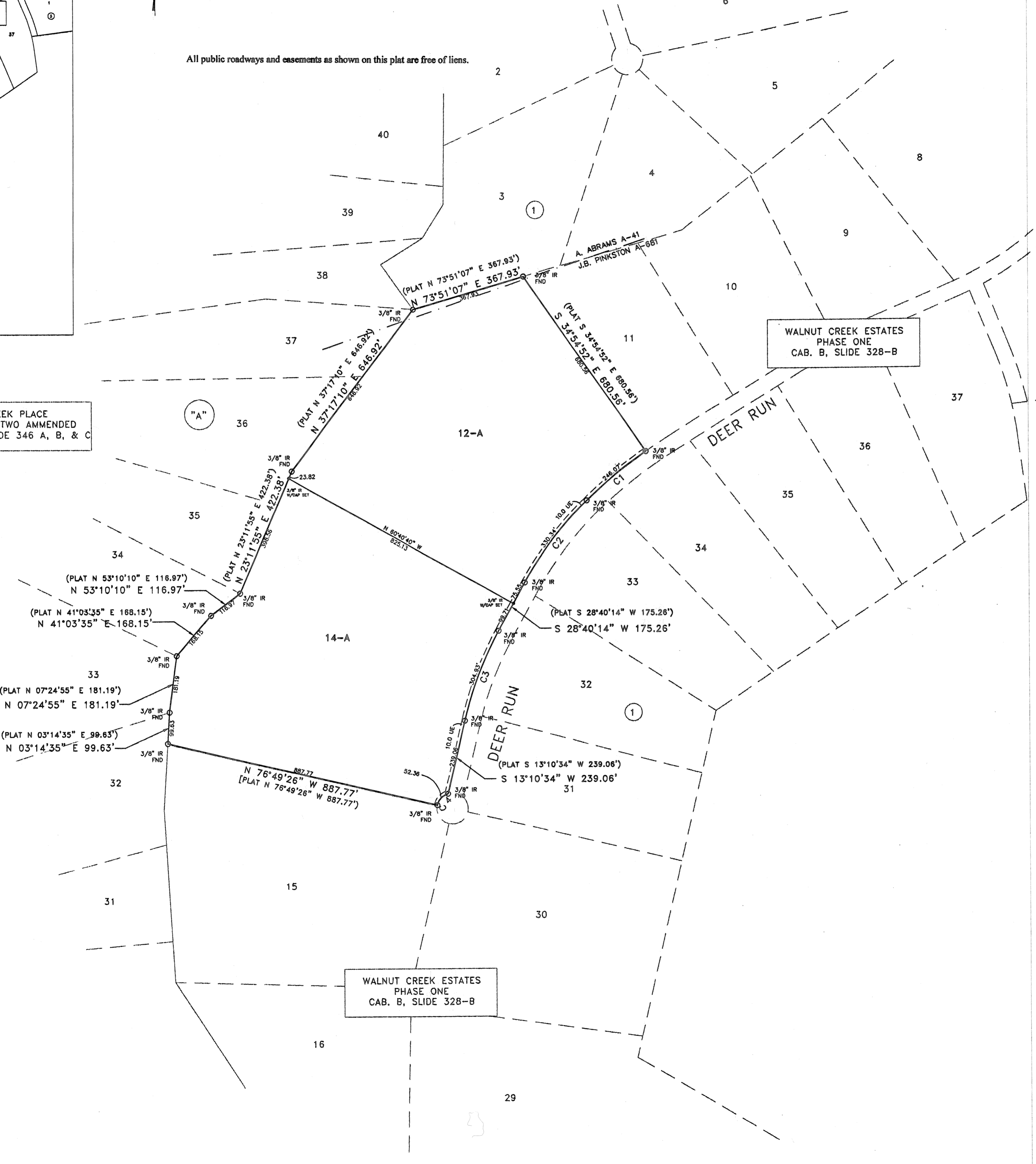
CREEK PLACE
SECTION TWO AMENDED
CAB. A, SLIDE 346 A, B, & C

WALNUT CREEK ESTATES
PHASE ONE
CAB. B, SLIDE 328-B

CURVE	ARC	RADIUS	CHORD	BEARING	TANGENT	DELTA
C1	248.07	1514.32	245.80	S 50°25'49" W	123.31	09°18'37"
C2	330.34	1106.57	329.12	S 37°13'22" W	166.41	17°06'16"
C3	304.93	1127.58	304.00	S 20°55'24" W	153.40	15°29'40"
C4	52.38	50.00	50.00	S 43°10'34" W	28.87	60°00'00"



VICINITY MAP
N.T.S.



KNOW ALL MEN BY THESE PRESENTS, that David M. Connell and Cynthia A. White, whose address is P. O. Box 4036, Killeen, Texas 76540 and 832 Deer Run, Killeen, Texas 76549, being the sole owners of that certain 31.08 acre tract, being a part of the J. B. Pinkston Survey, Abstract No. 681, which is more fully described in the Dedication of AMENDING PLAT OF LOTS 12-14, BLOCK 1, WALNUT CREEK ESTATES, PHASE ONE, Bell County, Texas, as shown on the plat hereof, attached hereto, and made a part hereon, and that David M. Connell, and Cynthia A. White, 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.

WITNESS the execution hereof, this 27th day of February, 20 02.

David M. Connell
David M. Connell

This instrument was acknowledged before me on this 27th day of February, 20 02, A. D. by David M. Connell.

Heather Ferrell
HEATHER FERRELL
Notary Public
STATE OF TEXAS
My Comm. Exp. 06/21/2006

WITNESS the execution hereof, this 28th day of February, 20 02.

Cynthia A. White
Cynthia A. White

This instrument was acknowledged before me on this 28th day of February, 20 02, A. D. by Cynthia A. White.

Heather Ferrell
HEATHER FERRELL
Notary Public
STATE OF TEXAS
My Comm. Exp. 06/21/2006

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 with the maintenance of such lines with right of ingress to and egress from across said premises to employees 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.

APPROVED this 18th day of March, 20 02, 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: 3-18-02

PENNY WARD
Notary Public, State of Texas
My Commission Expires 01/15/2008

FILED FOR RECORD this 20 day of March, 20 02 A.D. in Cabinet C, Slide 233A Plat Records of Bell County, Texas.

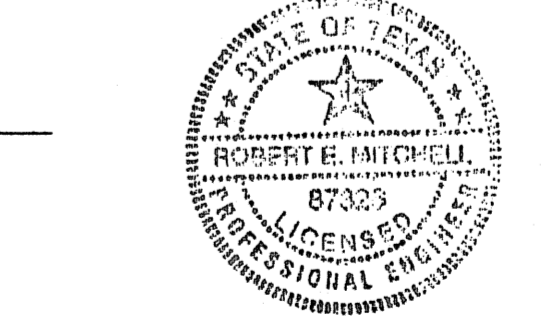
KNOW ALL MEN BY THESE PRESENTS,
That I, Gary W. Mitchell, Registered Professional Land Surveyor, do hereby certify that I did prepare this plat from an actual and accurate survey of the land, that the corner monuments shown hereon were properly placed under my personal supervision in accordance with 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, 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.

[Signature]
Robert E. Mitchell, P. E.
Registered Professional Engineer, No. 87826



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 6 day of March, A. D. 2002
BELL COUNTY TAX APPRAISAL DISTRICT
BY: *[Signature]*

NO.	DATE	NAME CHANGE	REVISIONS
1	03/02		

AMENDING PLAT OF LOTS 12-14, BLOCK 1
WALNUT CREEK ESTATES, PHASE ONE
BELL COUNTY, TEXAS

FINAL PLAT

SHEET TITLE:

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

DWG No.	DATE	SCALE	FBL/IB	2 LOTS	CLIENT	AREA
14577-D	JAN. 2002	1"=200'	***	1 BLOCK	MATT CONNELL	31.083

\\2002 09:52:53 Report of Lots 12-14, Block 1.dwg MITCHELL & ASSOCIATES, INC. (RFP)