

- NOTES:**
- All bearings are based upon the Texas State Plane Coordinate System, NAD 83 (CORS 96), Texas Central Zone as per Leica Texas Smartnet GPS observations. All distances are surface distances. Combined scale factor = 1.0001168.
 - This subdivision will be served by on site sewerage facilities (OSS). The Bell County Health Department must approve any on site sewerage facilities installation prior to construction.
 - No lot in this subdivision is encroached by any special flood hazard areas as inundated by either a 100-year or 500-year flood occurrence as identified by the U.S. FEMA Agency Boundary Map. (Flood Insurance Rate Map), Map No. 48027C0475E, effective date September 26, 2008 for Bell County, Texas.
 - Walnut Drive is a County maintained road.

STATE OF TEXAS §
COUNTY OF BELL §

KNOW ALL MEN BY THESE PRESENTS:
That We, Craig A. Langford and Karen Langford, being the sole owner(s) of the certain property shown hereon and described in a deed (1/2% interest), of record in Document #2012-3061, Official Public Records of Real Property, Bell County, Texas (O.P.R.R.P.B.C.T.), all of that certain tract conveyed to Craig A. Langford and Karen Langford (3/8% interest), of record in Document #2011-2172, O.P.R.R.P.B.C.T., and all of that certain tract conveyed to Craig A. Langford and Karen Langford (1/8% interest), of record in Document #2010-45428, O.P.R.R.P.B.C.T., do hereby join, approve and consent to all dedications and plat note requirements shown hereon. We do hereby approve recordation 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 One Amended.

We 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 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 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.

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

WITNESS the execution hereof, on this 23 day of October, 2012.

Craig A. Langford
Craig A. Langford

Before me, the undersigned authority, on this day personally appeared Craig A. Langford known to me to be the person whose name is subscribed to the foregoing instrument. It has been acknowledged to me that he executed the foregoing instrument as the owner of the property described hereon.



Rachel McElwamy
NOTARY PUBLIC STATE OF TEXAS
My Commission Expires: 11-4-15

Karen Langford
Karen Langford

Before me, the undersigned authority, on this day personally appeared Karen Langford known to me to be the person whose name is subscribed to the foregoing instrument. It has been acknowledged to me that she executed the foregoing instrument as the owner of the property described hereon.



Rachel McElwamy
NOTARY PUBLIC STATE OF TEXAS
My Commission Expires: 11-4-15

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.

Approved this 29th day of October, 2012, by the executive director of planning and development services or the city planner of the City of Killeen, Texas.

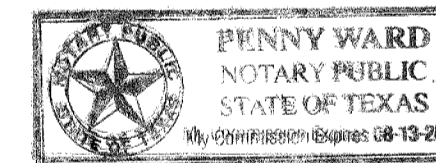
Randy Shanaa
Executive Director of Planning and Development Services

Maria Lopez
Planning Secretary

I hereby certify this plat was approved this 19th day of October, 2012, by the Bell County Commissioners' Court and may be filed for record in the Plat Records of Bell County, by the County Clerk.

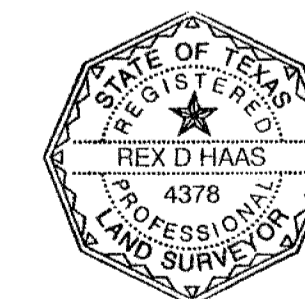
COUNTY JUDGE

Penny Ward
NOTARY PUBLIC STATE OF TEXAS
My Commission Expires: 8-13-14



KNOW ALL MEN BY THESE PRESENTS.

That I, Rex D. Haas, 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.



Rex D. Haas
Rex D. Haas
Registered Professional Land Surveyor, No. 4378

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 30th day of October, A.D. 2012
BELL COUNTY TAX APPRAISAL DISTRICT
Jessamine King

FILED FOR RECORD this 29th day of November, 2012, in Cabinet D, Slide 376B Plat Records of Bell County, Texas. Dedication Instrument in Instrument # 2012-0004957 Official Public Records of Real Property, Bell County, Texas.

WALNUT CREEK ESTATES PHASE ONE AMENDED
BEING AN AMENDING PLAT OF ALL OF LOTS 20 & 21, BLOCK 1
WALNUT CREEK ESTATES PHASE ONE
CITY OF KILLEEN ET J, BELL COUNTY, TEXAS

MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
CONSULTANTS
KILLEEN, TEXAS 76541
PHONE: (254) 634-5541
FAX: (254) 634-2141
P. O. BOX 1000, KILLEEN, TEXAS 76541



DWG No.	DATE	SCALE	DATE	SCALE	DATE	SCALE	AREA
12-187-D	M04/FRB	1"=100'	SEPT. 2012	1"=100'	172A/1	1 BLOCK	9,982 AC.

REVISIONS

No.	DATE	REVISIONS	BY
1	10/18/2012	CITY OF KILLEEN COUNTY COMMENTS	FRD

SHEET TITLE: AMENDING PLAT