

2013
54

FINAL PLAT OF WALNUT CREEK ESTATES, PHASE TEN

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

Being a 2,380 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 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.

This plat is to accompany a metes and bounds description of the herein shown 2,380 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 2,380 acre tract of land in Bell County, Texas, being part of the A. E. DENNIS SURVEY, ABSTRACT 1147 and the H. WILLIAMS SURVEY, ABSTRACT 915, which is more fully described in the dedication of WALNUT CREEK ESTATES, PHASE TEN, as shown by the plat hereof, attached hereto, and made a part hereon, and approved by the City of Killeen, Bell County, Texas, does hereby adopt said WALNUT CREEK ESTATES, PHASE TEN, 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.

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 30th day of October, 2013, by WILLIAM E. HICKMAN.

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



REMAINDER OF CALLED
1193.467 ACRES
MH 4 JOINT VENTURE, LTD.
Vol. 3043, Pg. 121

Approved this 21st day of October, 2013, by the executive director of planning and development services or the city planner of the City of Killeen, Texas.

Tom J. McK...
Executive Director of Planning and Development Services or the City Planner

Ficki Hankes
Planning Secretary

FUTURE DEVELOPMENT

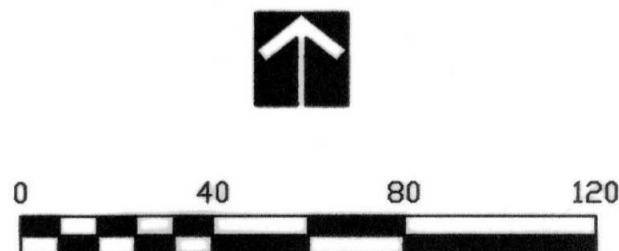
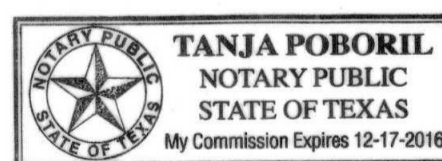
In approving this plat by the Commissioners' Court of Bell County, Texas, it is understood that the building of all streets, roads, and other public thoroughfares and any bridges or culverts necessary to be constructed or placed is the responsibility of the owners of the tract of land covered by this 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 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 the 18th day of November, 2013, 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 18th day of November, 2013.

Tanja Poboril
Notary Public, State of Texas

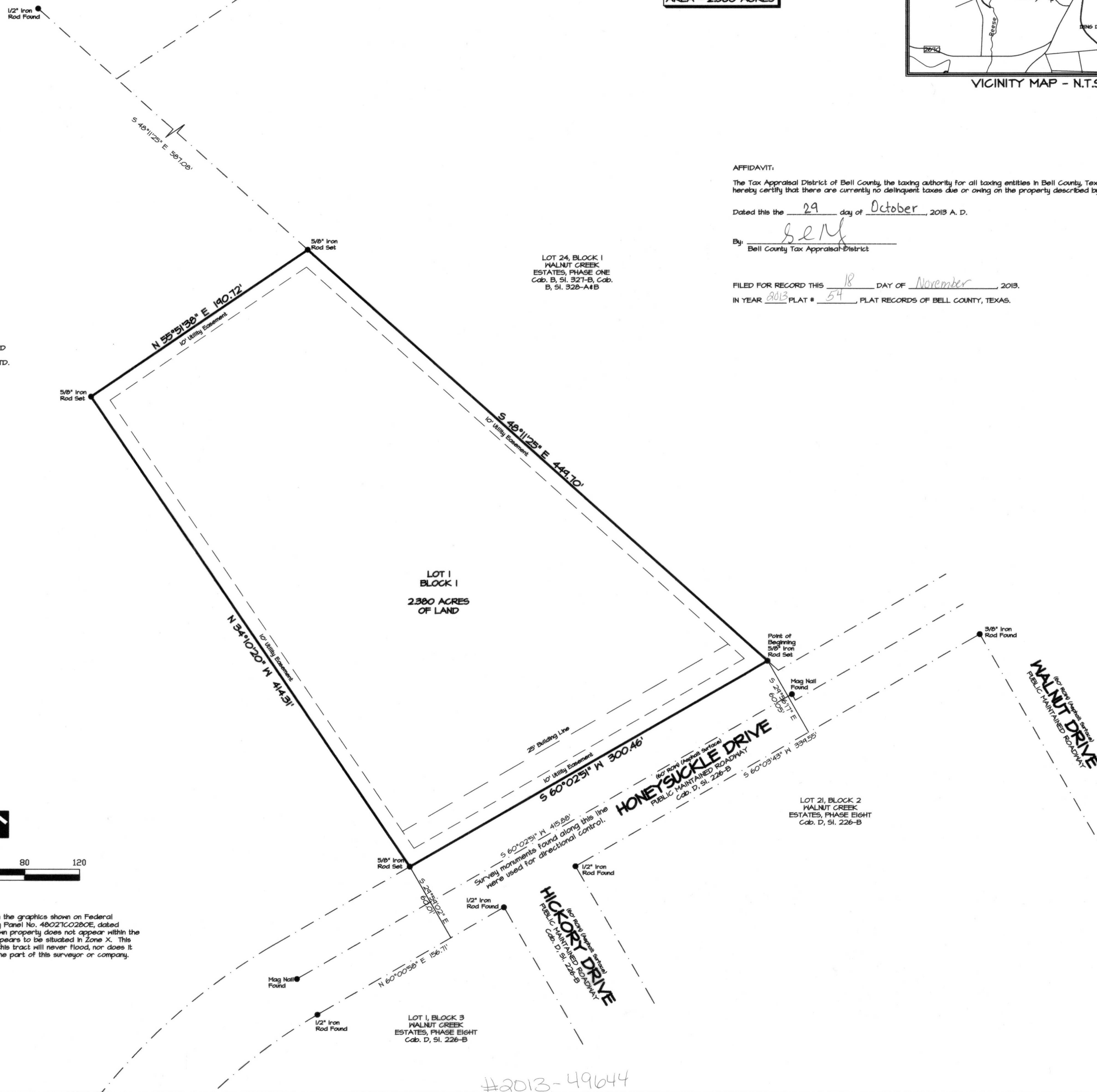


Based upon what can be scaled from the graphics shown on Federal Insurance Rate Map (FIRM), Community Panel No. 46027C0280E, dated September 26, 2008, the above shown property does not appear within the "Special Flood Hazard Area", and appears to be situated in Zone X. This flood statement does not imply that this tract will never flood, nor does it create any liability in such event on the part of this surveyor or company.

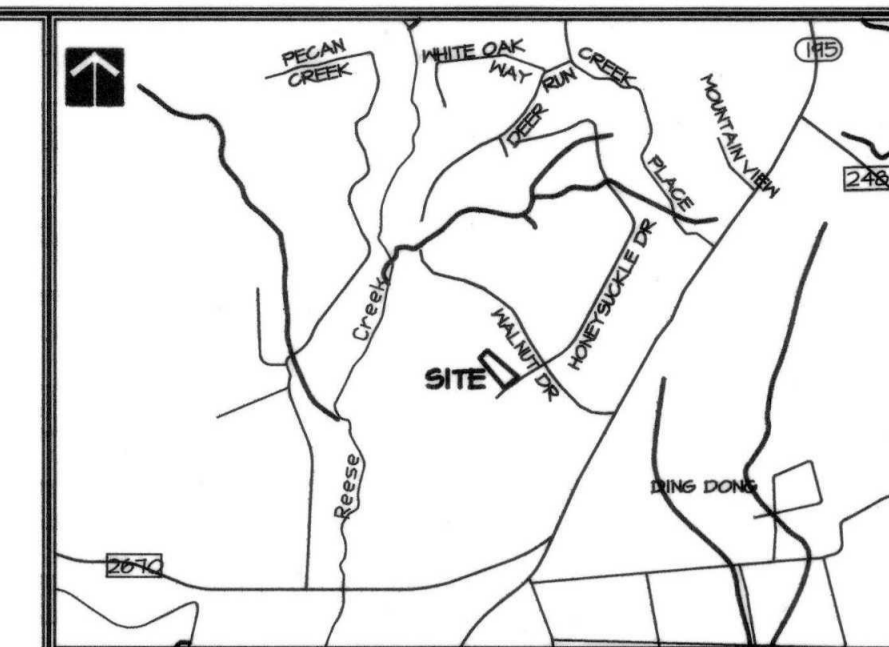


Gary W. Mitchell
Registered Professional Land Surveyor
Texas Registration No. 4482

DATE SURVEYED: AUGUST 26, 2013



LOTS - 1
BLOCKS - 1
AREA - 2,380 ACRES



VICINITY MAP - N.T.S.

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 29 day of October, 2013 A. D.

By: Gene
Bell County Tax Appraisal District

FILED FOR RECORD THIS 18 DAY OF November, 2013.
IN YEAR 2013 PLAT # 54, PLAT RECORDS OF BELL COUNTY, TEXAS.

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

ALL COUNTY SURVEYING, INC.
1303 South 21st Street, Temple, Texas 76504
(254) 778-2272 FAX (254) 774-1628
Tx. Firm Lic. No. 16028660

Plot Date: 08-26-2013
Job No: 130602
Date: 09-27-2013
Scale: 1" = 40'
Drawing No: 130602
Drawn By: SLM
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#2013-49644