

FINAL PLAT OF WALNUT CREEK ESTATES, PHASE THIRTEEN

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

Being a 81.82 acre tract situated in the J.J. SINNICKSON SURVEY, ABSTRACT NO. 788 and the M. S. WILSON SURVEY, ABSTRACT NO. 841, Bell County, Texas, and being out of and a portion of the remainder of a called 1143.467 Acre tract conveyed to MH 4 JOINT VENTURE, LTD. in Volume 3043, Page 121, Official Public Records of Real Property, Bell County, Texas.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	330.00'	34.75'	6°01'58"	S 32°23'05" E	34.75'
C2	470.00'	60.86'	7°25'54"	S 25°34'04" E	60.92'
C3	500.00'	141.80'	16°18'55"	S 21°51'41" E	141.81'
C4	644.88'	174.21'	6°41'34.8"	S 47°45'25" E	752.67'
C5	500.00'	344.53'	34°28'48"	S 62°31'52" E	331.75'
C6	300.00'	110.52'	155°42'00"	S 24°51'24" E	555.72'
C7	300.00'	47.46'	18°42'36"	N 77°50'18" E	47.53'
C8	1000.00'	45.36'	23°41'02"	N 56°38'24" E	410.42'
C9	530.00'	150.10'	16°19'35"	S 21°18'14" E	144.60'
C10	614.88'	191.87'	12°50'48"	S 14°33'55" E	137.58'
C11	614.88'	260.25'	24°15'03"	S 38°06'50" E	258.31'
C12	614.88'	234.41'	21°50'53"	S 61°04'48" E	233.05'
C13	614.88'	110.31'	10°11'05"	S 77°34'47" E	110.22'
C14	530.00'	122.30'	12°11'38"	S 36°16'31" E	112.56'
C15	530.00'	185.45'	20°06'04"	S 60°07'31" E	185.00'
C16	530.00'	66.45'	7°11'02"	S 46°24'02" E	66.41'
C17	330.00'	120.54'	20°55'46"	S 32°25'58" E	114.88'
C18	330.00'	171.12'	30°45'07"	S 06°45'07" E	175.00'
C19	330.00'	171.12'	30°45'07"	S 24°24'55" E	175.00'
C20	330.00'	171.12'	30°45'07"	S 54°55'02" E	175.00'
C21	330.00'	124.88'	22°30'54"	S 81°33'02" E	128.84'
C22	330.00'	41.44'	7°11'44"	N 83°55'34" E	41.42'
C23	330.00'	66.32'	11°30'52"	N 74°42'31" E	66.21'
C24	1030.00'	185.02'	1°50'44"	N 64°43'53" E	184.85'
C25	1030.00'	180.23'	10°01'32"	N 55°51'25" E	180.00'
C26	1030.00'	110.44'	6°08'45"	N 47°52'16" E	110.43'
C27	500.00'	38.71'	44°21'38"	S 14°15'08" E	37.75'
C28	500.00'	67.37'	7°11'22"	S 75°02'07" E	62.34'
C29	500.00'	44.30'	108°30'48"	N 12°06'18" E	81.61'
C30	500.00'	44.03'	56°10'44"	N 70°14'31" E	47.04'
C31	470.00'	72.14'	8°47'41"	S 17°32'22" E	72.07'
C32	674.88'	205.52'	17°26'54"	S 21°51'58" E	204.73'
C33	674.88'	250.75'	21°11'17"	S 41°44'04" E	244.31'
C34	674.88'	218.14'	18°51'25"	S 61°08'25" E	217.24'
C35	674.88'	141.00'	11°56'12"	S 76°23'13" E	140.74'
C36	470.00'	122.61'	14°56'44"	S 74°55'55" E	122.26'
C37	470.00'	201.25'	24°31'54"	S 55°04'31" E	194.71'
C38	270.00'	283.33'	60°07'24"	S 12°44'47" E	270.51'
C39	270.00'	356.14'	75°34'51"	S 55°01'44" E	350.28'
C40	270.00'	88.11'	18°42'36"	N 77°50'18" E	87.78'
C41	470.00'	284.14'	17°04'45"	N 54°56'33" E	288.07'
C42	470.00'	111.82'	6°36'17"	N 48°06'02" E	111.75'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 11°55'16" E	68.47'
L2	N 28°55'24" W	121.17'
L3	N 08°53'52" E	312.15'
L4	N 33°32'48" W	156.25'
L5	N 14°32'21" E	22.28'
L6	N 71°38'57" E	36.98'
L7	S 82°04'25" W	65.52'
L8	S 46°54'03" W	58.32'
L9	S 78°41'23" W	67.42'
L10	N 38°16'33" E	56.61'
L11	N 27°16'16" E	143.56'
L12	N 34°47'22" E	85.54'
L13	N 04°23'57" W	43.70'
L14	N 24°26'23" W	242.87'
L15	N 88°52'11" W	35.04'
L16	S 37°48'28" W	184.12'
L17	S 67°04'10" W	32.40'
L18	N 51°41'41" W	36.58'
L19	N 16°45'12" W	76.08'
L20	N 05°04'22" W	185.11'
L21	N 25°36'08" E	62.84'
L22	N 19°07'53" E	82.31'
L23	N 48°27'06" W	40.37'
L24	N 10°34'44" E	104.73'
L25	N 37°52'11" E	45.67'
L26	N 67°54'00" E	163.12'
L27	N 60°18'37" E	231.44'
L28	N 44°03'54" E	181.24'
L29	N 63°14'17" E	215.25'
L30	N 83°16'14" E	163.00'
L31	S 66°13'22" E	158.25'
L32	S 24°22'06" W	5.32'
L33	S 60°37'54" E	60.00'
L34	S 44°47'53" E	54.00'
L35	S 45°15'00" E	260.57'
L36	S 06°52'07" E	160.57'
L37	N 87°11'31" E	215.47'
L38	N 68°28'55" E	201.13'
L39	N 44°47'53" E	182.26'
L40	N 44°47'53" E	337.11'
L41	S 45°13'07" E	330.00'

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 81.82 acre tract of land in Bell County, Texas, being part of the H. WILLIAMS SURVEY, ABSTRACT NO. 415 and the J.J. SINNICKSON SURVEY, ABSTRACT NO. 788, which is more fully described in the dedication of WALNUT CREEK ESTATES, PHASE THIRTEEN, as shown by the plat hereof, attached hereto, and made a part hereof, and approved by the City of Killeen, Bell County, Texas, does hereby adopt said WALNUT CREEK ESTATES, PHASE THIRTEEN, 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.

IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS RELATING TO THE ENVIRONMENT, INCLUDING (BUT NOT LIMITED TO) THE ENDANGERED SPECIES ACT, STATE ACQUIRER REGULATIONS AND MUNICIPAL WATERSHED ORDINANCES.

MH 4 JOINT VENTURES, LTD

William E. Hickman
By: WILLIAM E. HICKMAN

STATE OF TEXAS
COUNTY OF BELL

This instrument was acknowledged before me on the 8th day of June, 2020, by WILLIAM E. HICKMAN.

Nancy S. Davis
NOTARY PUBLIC, STATE OF TEXAS
My commission expires: _____

Approved this 4th day of May, 2020, by the Planning and Zoning Commission of the City of Killeen, Texas.

Kim Latham
Chairman, Planning and Zoning Commission

Maria Lopez
Secretary, Planning and Zoning Commission

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 subsequent development.

I hereby certify that this plat was approved this the 13th day of July, 2020, by the Bell County Commissioners Court and may be filed for record in the Plat Records of Bell County, Texas.

[Signature]
County Judge

Witness my hand this the 13th day of July, 2020.

Tania Pobard
Notary Public, State of Texas

TANIA POBARD
Notary Public, State of Texas
Expires 06/04/2025 - 17, 2020
I.D.# 1292 68-1

CREEK BUFFER ZONE

LINE	BEARING	DISTANCE
B1	S 31°01'53" W	10.56'
B2	S 45°42'15" W	151.28'
B3	S 17°26'02" E	285.02'
B4	N 82°12'16" E	44.37'
B5	S 55°33'24" E	132.72'
B6	S 23°06'04" E	324.34'
B7	S 23°41'08" W	188.24'
B8	S 21°33'23" E	154.65'
B9	S 24°12'27" E	233.24'
B10	S 07°14'04" E	464.87'
B11	S 56°25'12" E	184.13'
B12	N 58°51'24" E	243.41'
B13	S 88°54'02" E	211.04'
B14	N 66°40'54" E	222.37'
B15	N 27°44'26" E	251.43'
B16	N 63°01'06" E	76.07'
B17	N 84°23'36" E	118.38'

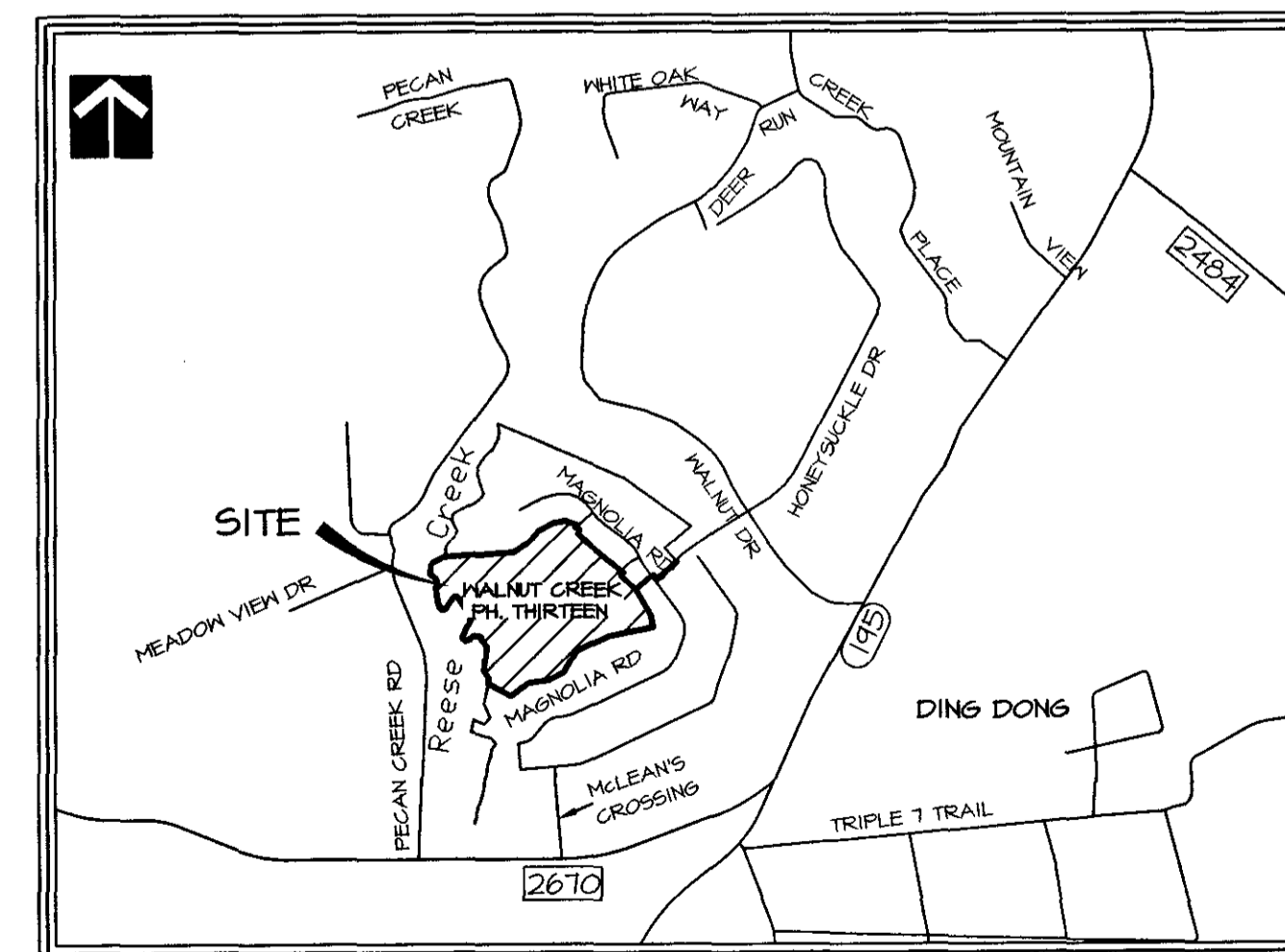
DRAINAGE EASEMENT LOT 17, BLOCK 2

LINE	BEARING	DISTANCE
E1	S 76°25'54" E	214.45'
E2	S 63°47'16" E	308.02'
E3	S 47°07'07" E	34.05'

BELL COUNTY
PUBLIC HEALTH DISTRICT CERTIFICATE

I, THE UNDERSIGNED, A REGISTERED SANITARIAN IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION HAS BEEN REVIEWED FOR COMPLIANCE WITH APPLICABLE STATE AND COUNTY REGULATIONS GOVERNING ON-SITE SEWAGE FACILITIES AND IS HEREBY RECOMMEND FOR APPROVAL.

SIGNATURE: *Keith Stephens*
BELL COUNTY PUBLIC HEALTH DISTRICT



VICINITY MAP - N.T.S.

AFFIDAVIT:

THE TAX APPRAISAL DISTRICT OF BELL COUNTY DOES HEREBY CERTIFY THERE ARE CURRENTLY NO DELINQUENT TAXES DUE TO THE TAX APPRAISAL DISTRICT OF BELL COUNTY ON THE PROPERTY DESCRIBED BY THIS PLAT.

DATED THIS 19th DAY OF June, 2020 A.D.

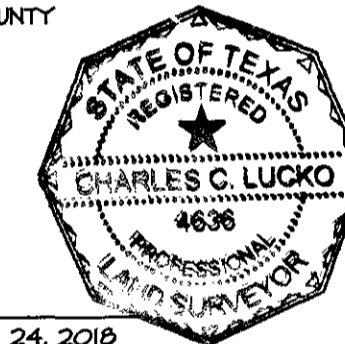
BY: *Meagan Briles*
BELL COUNTY TAX APPRAISAL DISTRICT

RECORDATION INFORMATION:

FILED FOR RECORD THIS 23rd DAY OF October, 2020.

IN YEAR 2020 PLAT # N/A PLAT RECORDS OF BELL COUNTY, TEXAS
DEDICATION INSTRUMENT NO. 2020-58036A,B,C, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS.

I, CHARLES C. LUCKO, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE BELL COUNTY SUBDIVISION REGULATIONS.

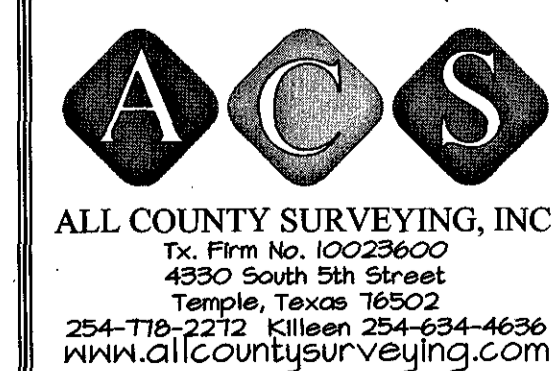


Charles C. Lucko
Charles C. Lucko
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 4636

DATE OF SURVEY: August 24, 2018

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

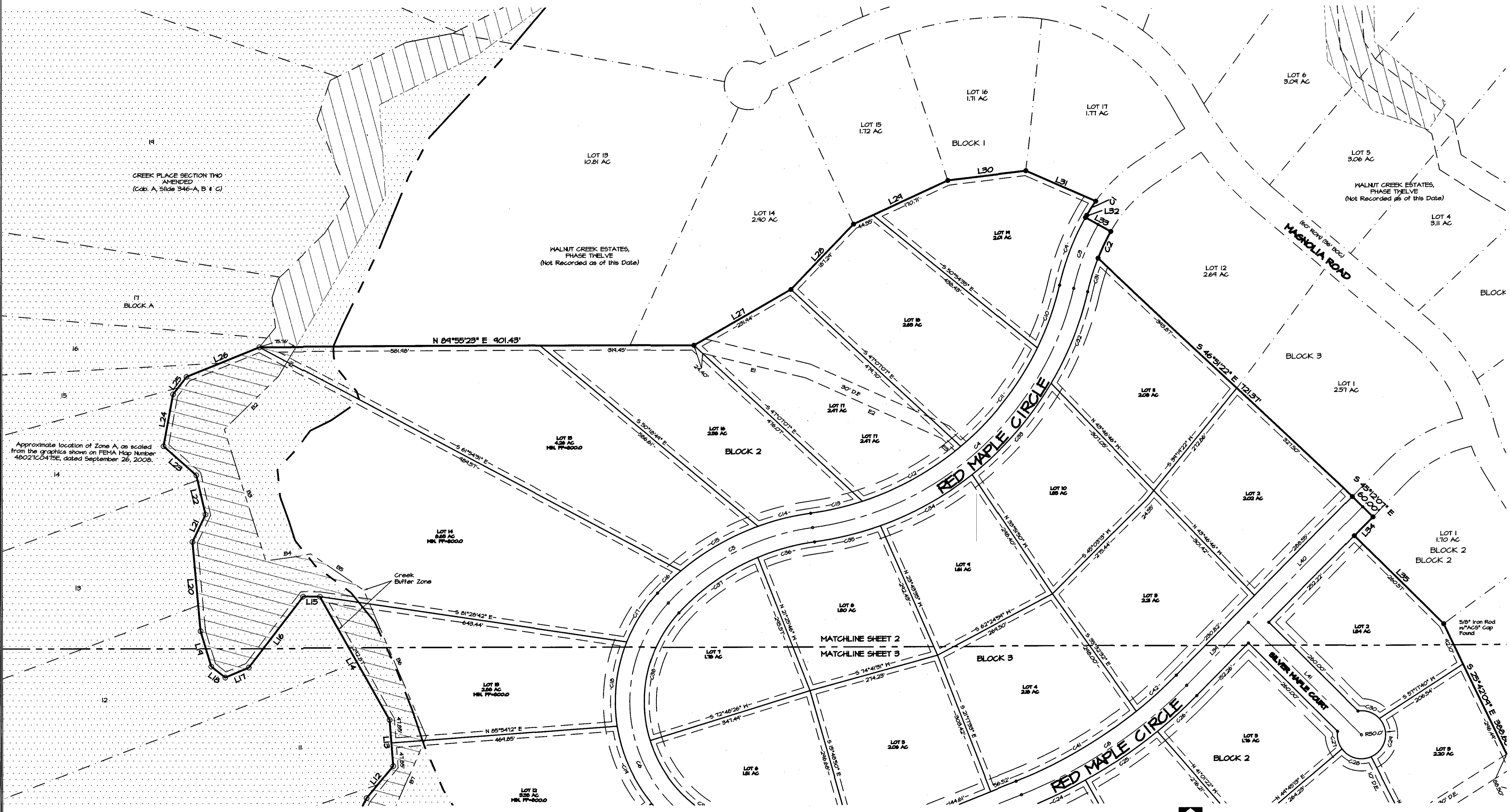
Plot Date: 06-04-2020
Survey completed: 08-24-2018
Scale: N/A
Job No.: 200294
Dwg No.: 200294P
Drawn by: MDH
Surveyor: CCL #4636
Copyright 2020 All County Surveying, Inc.



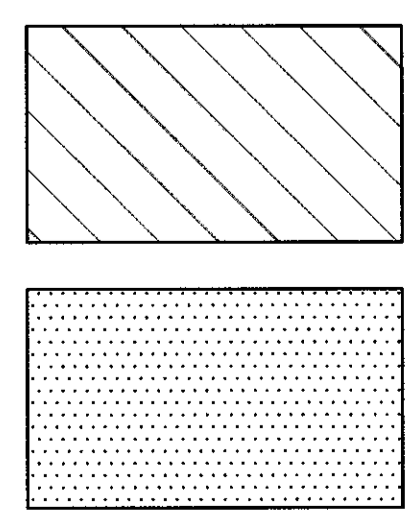
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WITHIN THE E.T.J. OF THE CITY OF KILLEEN, BELL COUNTY, TEXAS

Being a 81.82 acre tract situated in the J.J. SINNICKSON SURVEY, ABSTRACT NO. 788 and the W. S. WILSON SURVEY, ABSTRACT NO. 891, 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 3093, Page 121, Official Public Records of Real Property, Bell County, Texas.



Approximate location of Zone A, as scaled from the graphics shown on FEMA Map Number 48021C0415E, dated September 26, 2008.



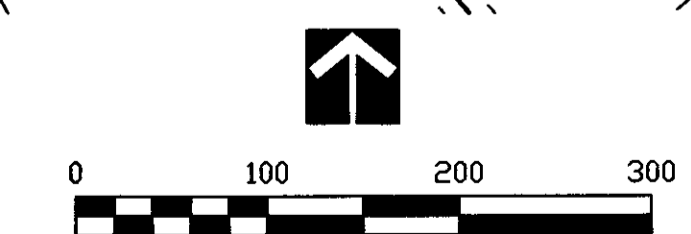
ROADWAY DATA
PUBLICLY MAINTAINED ROADWAYS
RED MAPLE CIRCLE 60' RIGHT-OF-WAY 3423 Linear Feet
SILVER MAPLE COURT 60' RIGHT-OF-WAY 330 Linear Feet

EASEMENT & SETBACKS
Unless otherwise noted, easements are utility in nature and 10' along the front, sides and rear of all lots.
25' Building setback adjacent to all streets.
U.E. = Utility Easement
D.E. = Drainage Easement

INTERPOLATED BFE ELEVATIONS WERE DERIVED BY OVERLAYING THE SPECIAL FLOOD HAZARD AREA ZONE A LOCATED ON FEMA MAP NUMBER 48021C0415E, DATED SEPTEMBER 26, 2008 ON TOP OF THE BELL COUNTY LIDAR CONTOURS. THE INTERPOLATED BFE ELEVATIONS IN THE TABLE ARE FOR PLANNING PURPOSES FOR THIS PLAT ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSES.

Based upon what can be scaled from the graphics shown on Federal Insurance Rate Map (FIRM), Community Panel No. 48021C0415E, dated September 26, 2008, the above shown property does appear within the "Special Flood Hazard Area", and appears to be situated in Zone A. This flood statement does not imply that this tract will never flood, nor does it create any liability in such events on the part of this surveyor or company.

MINIMUM FINISHED FLOOR ELEVATIONS & INTERPOLATED BASE FLOOD ELEVATIONS			
LOT	BLOCK	MIN. FF. ELEV.	INTERPOLATED BFE
10	2	800.00	120.00
11	2	800.00	123.00
12	2	800.00	125.00
13	2	800.00	121.00
14	2	800.00	124.00
15	2	800.00	130.00



Horizontal datum based upon the Texas State Plane Coordinate System, Central Zone, NAD 83, as per GPS observations, Scale Factor 1.00015212381156, scale about GP-1030 (N10333,006.55 E,3,048,483.81)

- DENOTES 5/8" IRON ROD WITH "ACS" CAP FOUND, UNLESS OTHERWISE NOTED
- DENOTES 5/8" IRON ROD WITH "ACS" CAP SET
- DENOTES CALCULATED POINT

ALL INTERIOR CORNERS WILL BE 5/8" IRON ROD WITH "ACS" CAP SET, WHEN CONSTRUCTION IS COMPLETE.

All Public Roadways as shown on this plat are free of liens.

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

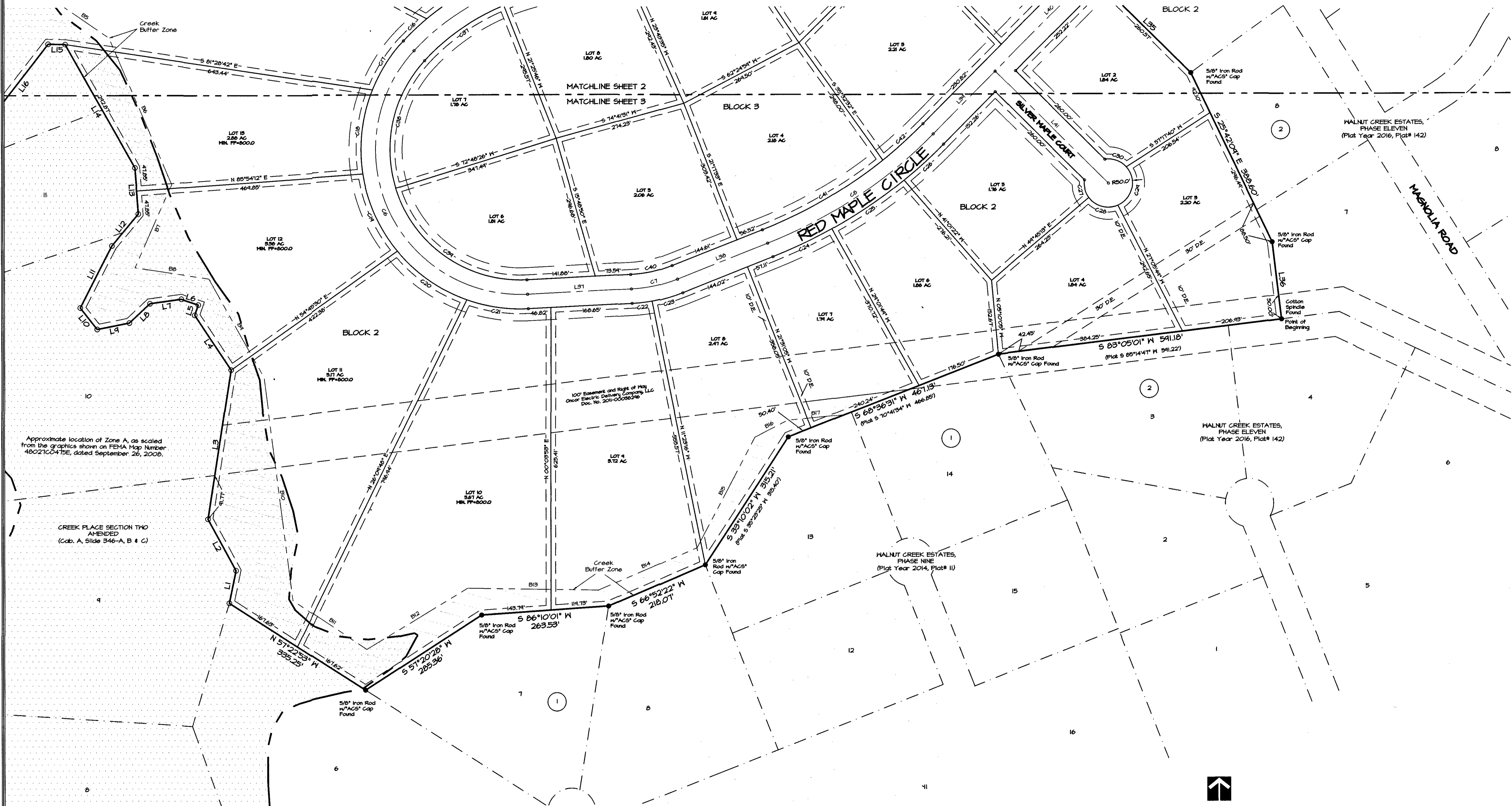
Plot Date: 06-04-2020
Survey completed: 08-24-2018
Scale: 1" = 100'
Job No.: 2002214
Dwg No.: 2002214P
Drawn by: MDH
Surveyor: CCL #4636
Copyright 2020 All County Surveying, Inc.

ACS
ALL COUNTY SURVEYING, INC.
Tx. Firm No. 10023800
4830 South 5th Street
Temple, Texas 76502
254-716-2212 Killeen 254-634-4636
www.allcountysurveying.com

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

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Approximate location of Zone A, as scaled from the graphics shown on FEMA Map Number 48021C0415E, dated September 26, 2008.

CREEK PLACE SECTION TWO AMENDED (Cob. A, Slide 346-A, B & C)

ROADWAY DATA

PUBLICLY MAINTAINED ROADWAYS
 RED MAPLE CIRCLE 60' RIGHT-OF-WAY 3423 Linear Feet
 SILVER MAPLE COURT 60' RIGHT-OF-WAY 330 Linear Feet

EASEMENT & SETBACKS

Unless otherwise noted, easements are utility in nature and 10' along the front, sides and rear of all lots.
 25' Building Setback adjacent to all streets.

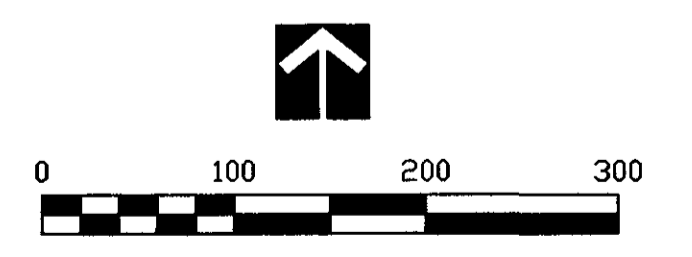
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Based upon what can be scaled from the graphics shown on Federal Insurance Rate Map (FIRM), Community Panel No. 48021C0415E, dated September 26, 2008, the above shown property does appear within the "Special Flood Hazard Area", and appears to be situated in Zone A. 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.

MINIMUM FINISHED FLOOR ELEVATIONS & INTERPOLATED BASE FLOOD ELEVATIONS

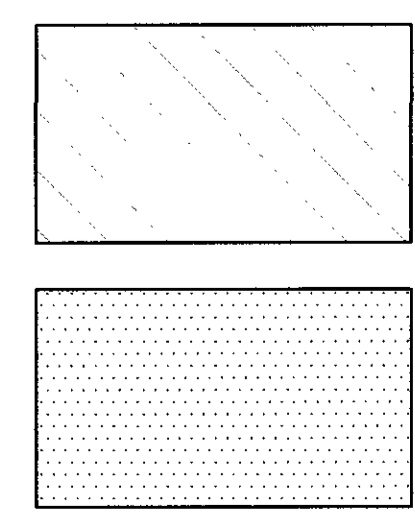
LOT	BLOCK	MIN. FF ELEV.	INTERPOLATED BFE
10	2	800.00	720.00
11	2	800.00	723.00
12	2	800.00	725.00
13	2	800.00	727.00
14	2	800.00	729.00
15	2	800.00	730.00



Horizontal datum based upon the Texas State Plane Coordinate System, Central Zone, NAD 83, as per GPS observations.
 Scale Factor 1.00015212381136, scale about CP-1030 (N10393,006.55 E1,3,018,483.81)

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- DENOTES 5/8" IRON ROD WITH "ACS" CAP SET
- DENOTES CALCULATED POINT

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

Plot Date: 06-04-2020
 Survey completed: 08-24-2018
 Scale: 1" = 100'
 Job No. 200244
 Dwg No. 200244P
 Drawn by: MDH
 Surveyor: CCL #4636
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ACS
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