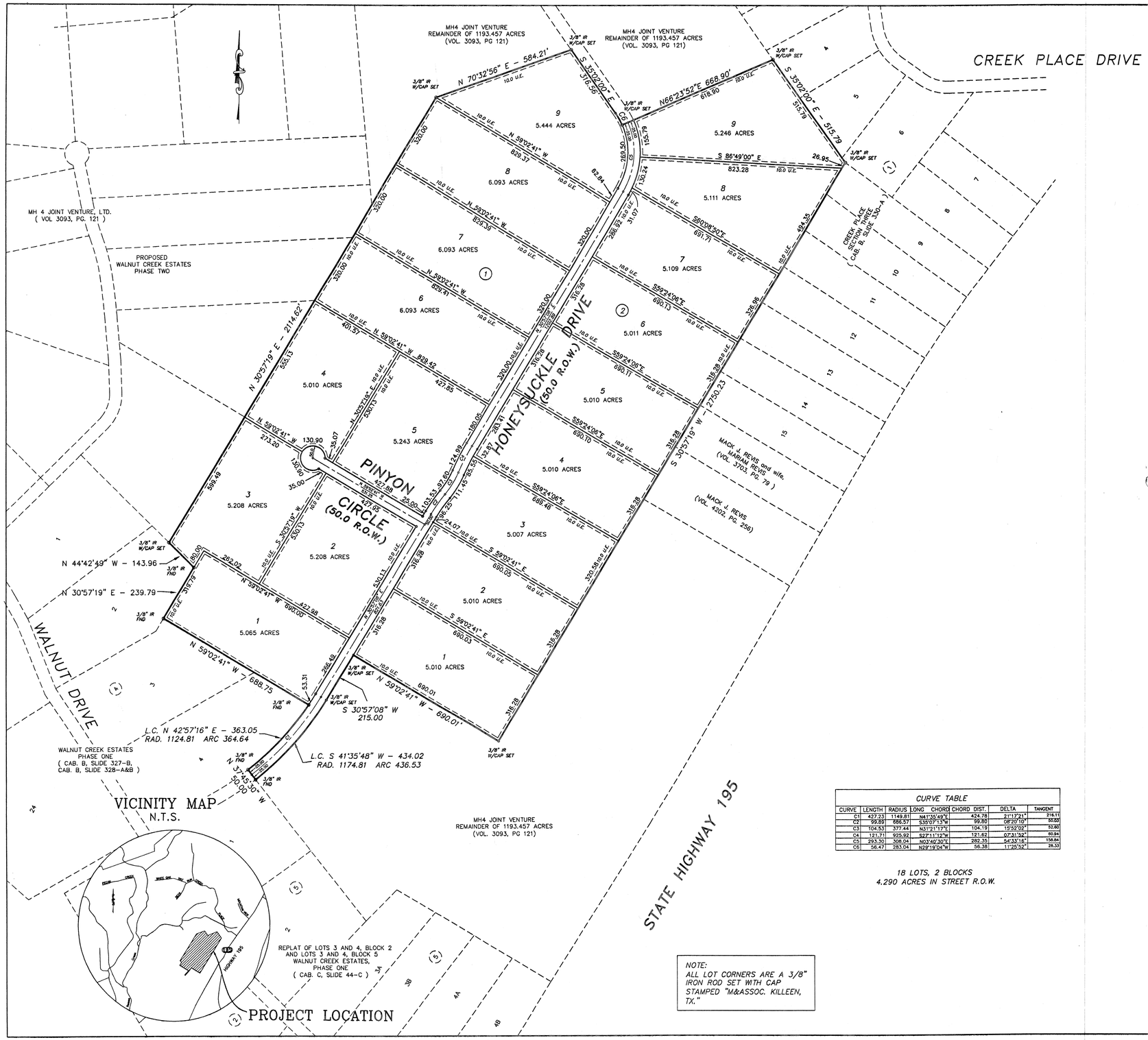

CURVE TABLE							
CURVE	LENGTH	RADIUS	LONG CHORD	CHORD DIST.	DELTA	TANGENT	
C1	427.23	1149.81	N41°30'49"E	424.78	21°17'21"	216.11	
C2	99.89	686.57	S35°07'13"W	99.80	08°20'10"	50.03	
C3	104.53	377.44	N31°21'17"E	104.19	15°52'02"	52.50	
C4	121.71	925.92	S27°11'12"W	121.62	07°31'52"	60.94	
C5	293.30	308.04	N03°40'30"E	282.35	54°33'16"	158.84	
C6	56.47	283.04	N29°19'04"W	56.38	11°26'32"	28.33	

18 LOTS, 2 BLOCKS
4.290 ACRES IN STREET R.O.W.

NOTE:
ALL LOT CORNERS ARE A 3/8" IRON ROD SET WITH CAP STAMPED "M&ASSOC. KILLEEN, TX."

KNOW ALL MEN BY THESE PRESENTS, that M H 4 Joint Venture, Ltd., whose address is P. O. Box 11759, Killeen, Texas 76540, being the sole owner of that certain 99.27 acre tract, being a part of the G W. Haggard Survey Abstract No. 459, A. E. Dennis Survey, Abstract No. 1147, and the Elizabeth Berry Survey, Abstract No. 1018 and the J. T. Cole Survey, Abstract No. 1008, which is more fully described in the Dedication of **AMENDED PLAT OF WALNUT CREEK ESTATES, PHASE THREE, SECTION ONE**, Bell County, Texas, as shown on the plat hereof, attached hereto, and made a part hereon, and M H 4 Joint Venture, Ltd., does 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 29th day of May, 2002.

For M H 4 Joint Venture, Ltd.:

William E. Hickman, Agent

STATE OF TEXAS
COUNTY OF BELL

This instrument was acknowledged before me on this 29th day of May, 2002, A.D. by William Hickman, Agent for M H 4 Joint Venture, Ltd.

HEATHER FERRELL
Notary Public
STATE OF TEXAS
My Comm. Exp. 05/21/2005

Heather Ferrell
NOTARY PUBLIC STATE OF TEXAS
My Commission Expires: 5-21-05

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.

APPROVED this 24th day of June, 2002, by the Commissioner's Court and may be filed for record in the Plat Records of Bell County, by the County Clerk.

COUNTY JUDGE

Nadine Sutton
COUNTY CLERK

Penny Ward
NOTARY PUBLIC, STATE OF TEXAS
Date: Aug 13, 2002

PENNY WARD
Notary Public, State of Texas
My Commission Expires 8/13/2002

FILED FOR RECORD this 26 day of June, 2002, A.D. in Cabinet C, Slide 294-B 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.

Gary W. Mitchell
Registered Professional Land Surveyor, No. 4982

STATE OF TEXAS
REGISTERED
GARY W. MITCHELL
4982
PROFESSIONAL
LAND SURVEYOR

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.

Robert E. Mitchell, P. E.
Registered Professional Engineer, No. 87826

STATE OF TEXAS
ROBERT E. MITCHELL
87826
LICENSED
PROFESSIONAL ENGINEER

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 10 day of June, A. D. 2002.

BELL COUNTY TAX APPRAISAL DISTRICT
BY: Penny Lewis

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.

No.	DATE	REVISIONS	BY
1	5/23/02	CONFIRMED ALL DIMENSIONS	KK

AMENDED PLAT OF WALNUT CREEK ESTATES PHASE THREE, SECTION ONE BELL COUNTY, TEXAS

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

DWG. No.	DGN BY:	FB/LB:	SCALE:	DATE:	NO. LOTS	AREA
14733-D	MWK	GPS	1"=200'	AUG. 2001	18	99.272 ACRES

SHEET_____ OF _____

Sat 05/25/2002 14:18:03 Walnut3-1.dwg Mitchell & Associates, Inc.