

# WALNUT CREEK ESTATES PHASE THREE SECTION TWO BELL COUNTY, TEXAS

KNOW ALL MEN BY THESE PRESENTS, that M H 4 Joint Venture, Ltd., whose address is P. O. Box 10759, Killeen, Texas 76540, being the sole owner of that certain 127.56 acre tract, being a part of the W. Haggard Survey Abstract No. 495, A. E. Dennis Survey, Abstract No. 1147, and the Elizabeth Berry Survey, Abstract No. 1018, the J. B. Pinkston Survey, Abstract No. 681 and the J. T. Cole Survey, Abstract No. 1008, which is more fully described in the Dedication of WALNUT CREEK ESTATES, PHASE THREE, SECTION TWO, Bell County, Texas, as shown on the plat hereof, attached hereto, 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 13<sup>th</sup> day of May, 2002.

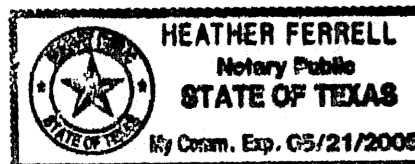
For M H 4 Joint Venture, Ltd.

*[Signature]*  
William E. Hickman, Agent

STATE OF TEXAS

COUNTY OF BELL

This instrument was acknowledged before me on this 13<sup>th</sup> day of May, 2002, A.D. by William E. Hickman, Agent for M H 4 Joint Venture, Ltd.



*[Signature]*  
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 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.

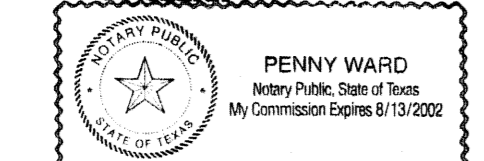
It is understood and agreed that it shall not be considered a violation of the provisions of the easement if the wires or cables carried by such pole lines pass over a portion of said lots as long as such lines do not hinder the buildings on any lots in this subdivision.

APPROVED this 20<sup>th</sup> day of May, 2002, 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: May 20, 2002

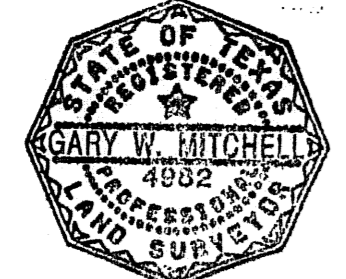


FILED FOR RECORD this 23<sup>rd</sup> day of May, 2002, A.D. in Cabinet C, Slide 30-400 Plat Records of Bell County, Texas.

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.

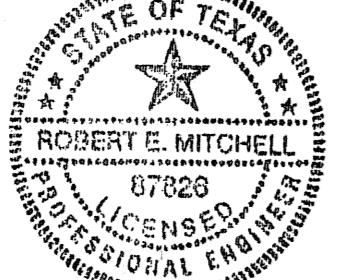
*[Signature]*  
Gary W. Mitchell  
Registered Professional Land Surveyor, No. 4982



KNOW ALL MEN BY THESE PRESENTS,

That I, Robert E. Mitchell, Registered Professional Engineer, do hereby certify that I prepared all necessary drainage calculations and designed all drains and appurtenances in accordance with the subdivision regulations of Bell County, Texas.

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

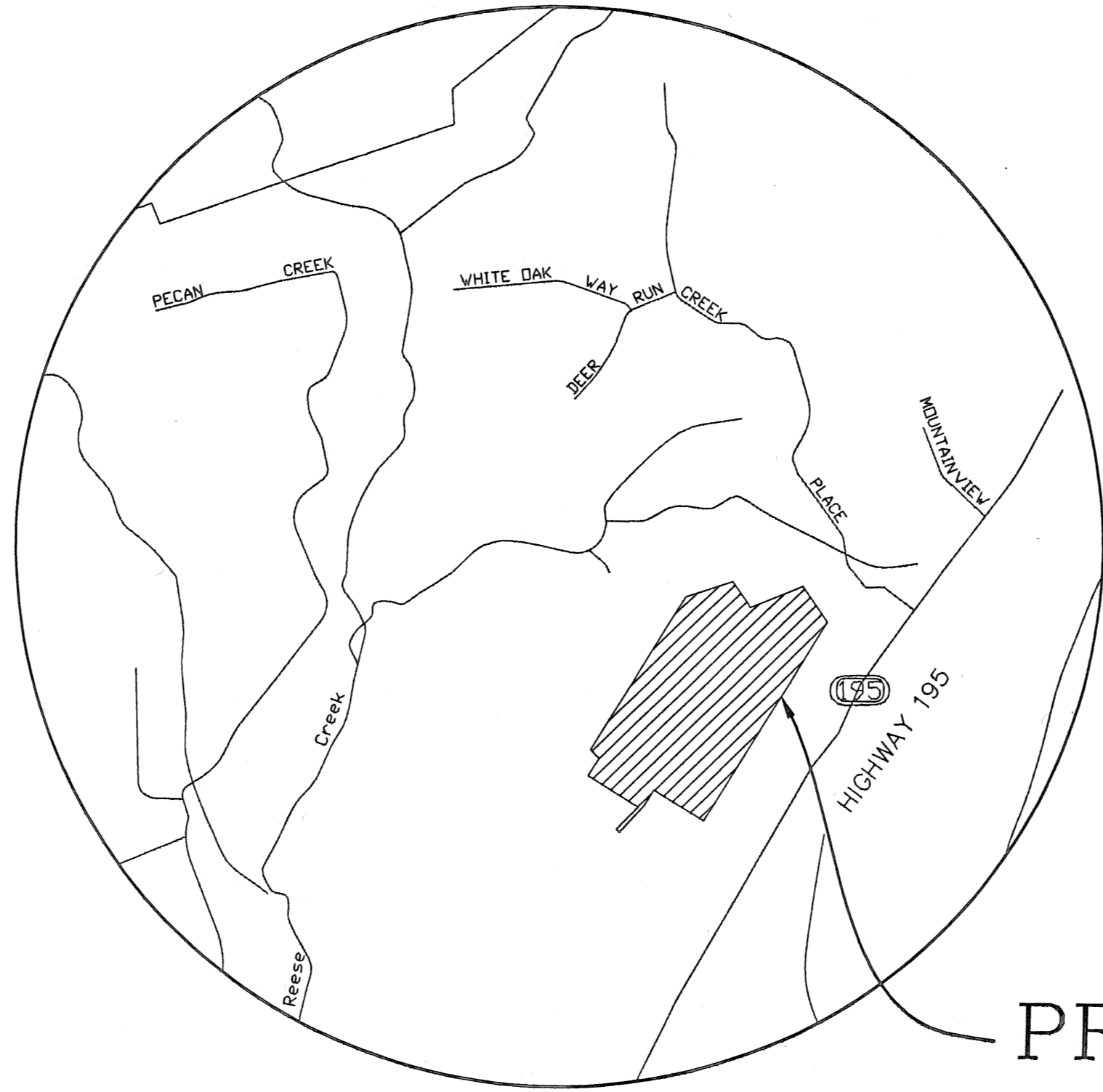


TAX CERTIFICATE

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 17<sup>th</sup> day of May, A. D. 2002

BELL COUNTY TAX APPRAISAL DISTRICT  
BY: *[Signature]*



PROJECT LOCATION

VICINITY MAP  
N.T.S.

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

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.