

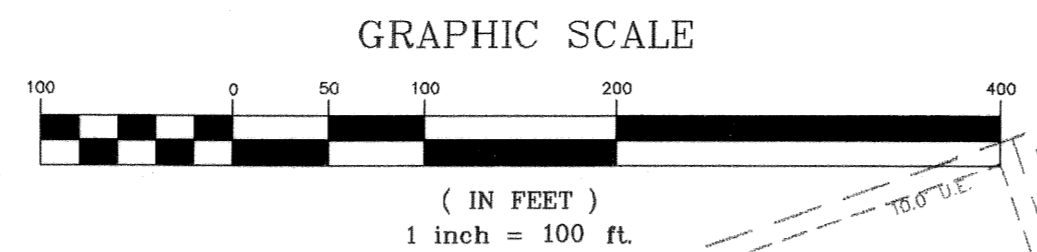
BLOCK	LOT	MINIMUM F.F.E.
2	2	777.21
2	3	777.21
2	4	777.79
2	5	778.56
2	6	783.99
2	7	786.70

THIS SUBDIVISION WILL BE SERVED BY SEPTIC TANK SEWER SYSTEM. THE BELL COUNTY HEALTH DEPARTMENT MUST APPROVE ANY SEPTIC TANK INSTALLATION BEFORE ANY HOUSE CONSTRUCTION IS BEGUN.

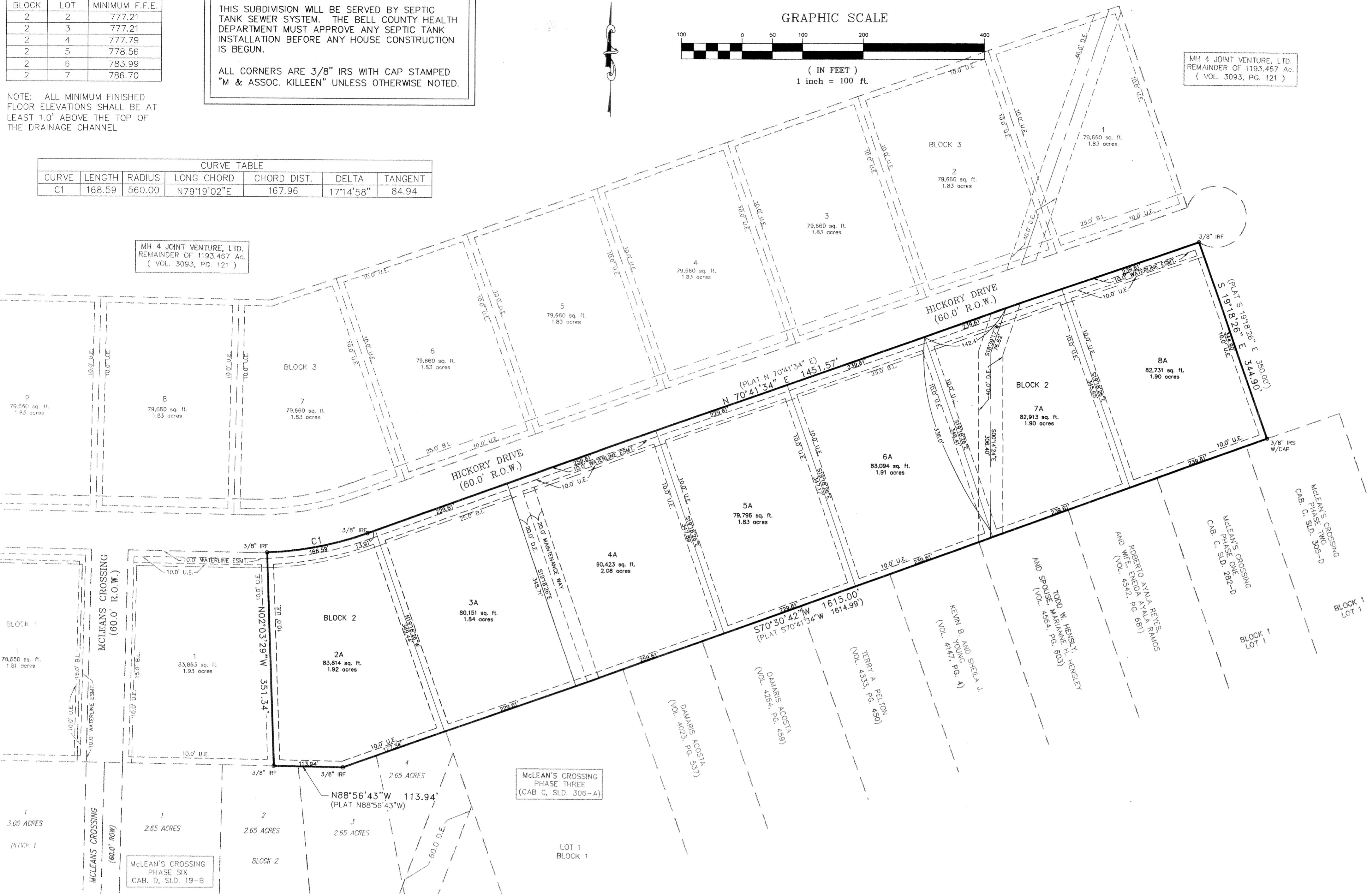
ALL CORNERS ARE 3/8" IRS WITH CAP STAMPED "M & ASSOC. KILLEEN" UNLESS OTHERWISE NOTED.

NOTE: ALL MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE AT LEAST 1.0' ABOVE THE TOP OF THE DRAINAGE CHANNEL

CURVE	LENGTH	RADIUS	LONG CHORD	CHORD DIST.	DELTA	TANGENT
C1	168.59	560.00	N79°19'02"E	167.96	171°45'58"	84.94



MH 4 JOINT VENTURE, LTD.  
REMAINDER OF 1193.467 AC.  
(VOL. 3093, PG. 121)



STATE OF TEXAS §  
COUNTY OF BELL §

That, MH 4 JOINT VENTURE, LTD., being the sole owner(s) of the certain shown hereon and described in a deed recorded in Volume 3093, Page 121, of the Official Public Records of Real Property of Bell County, Texas, do hereby join, approve and consent to all dedications and plat area requirements shown hereon. I 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 PHASE 7 AMENDED, BEING AN AMENDED PLAT OF LOTS 2-8, BLOCK 2, WALNUT CREEK PHASE 7.

I 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 easements 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 roads and easements as shown on this plat are free liens.

Developer will be responsible for maintenance of drainage easements, as shown on said plat, until such time as a Home Owners Association or other entity takes the responsibility of the maintenance of drainage easements.

WITNESS the execution hereof, on this 9th day of November, 2006.

FOR: MH 4 JOINT VENTURE, LTD.  
*William E. Hickman*  
William E. Hickman

Before me, the undersigned authority, on this day personally appeared William E. Hickman 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.

SUSANNE GENTRY  
Notary Public  
STATE OF TEXAS  
My Comm. Exp. 12/05/2009

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 in 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 street. 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.

APPROVED this 11th day of December, 2006 A.D., by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas.

*John Stahl*  
CHAIRMAN, PLANNING COMMISSION

*Eric Harker*  
SECRETARY, PLANNING COMMISSION

APPROVED this 14th day of December, 2006 A.D., by the City Council of the City of Killeen, Bell County, Texas.

*Smithy Estess*  
MAYOR, CITY OF KILLEEN

*Paul J. Miller*  
ATTY. CITY SECRETARY

I hereby certify this plat was approved this 20th day of January, 2007 A.D., by the Bell County Commissioners' Court and may be filed for record in the Plat Records of Bell County, by the County Clerk.

COUNTY CLERK

Witness my hand this 20th day of January, 2007.

*Elizabeth M. Magruder*  
Notary Public, State of Texas  
My Commission Expires: JULY 15, 2009

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

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.

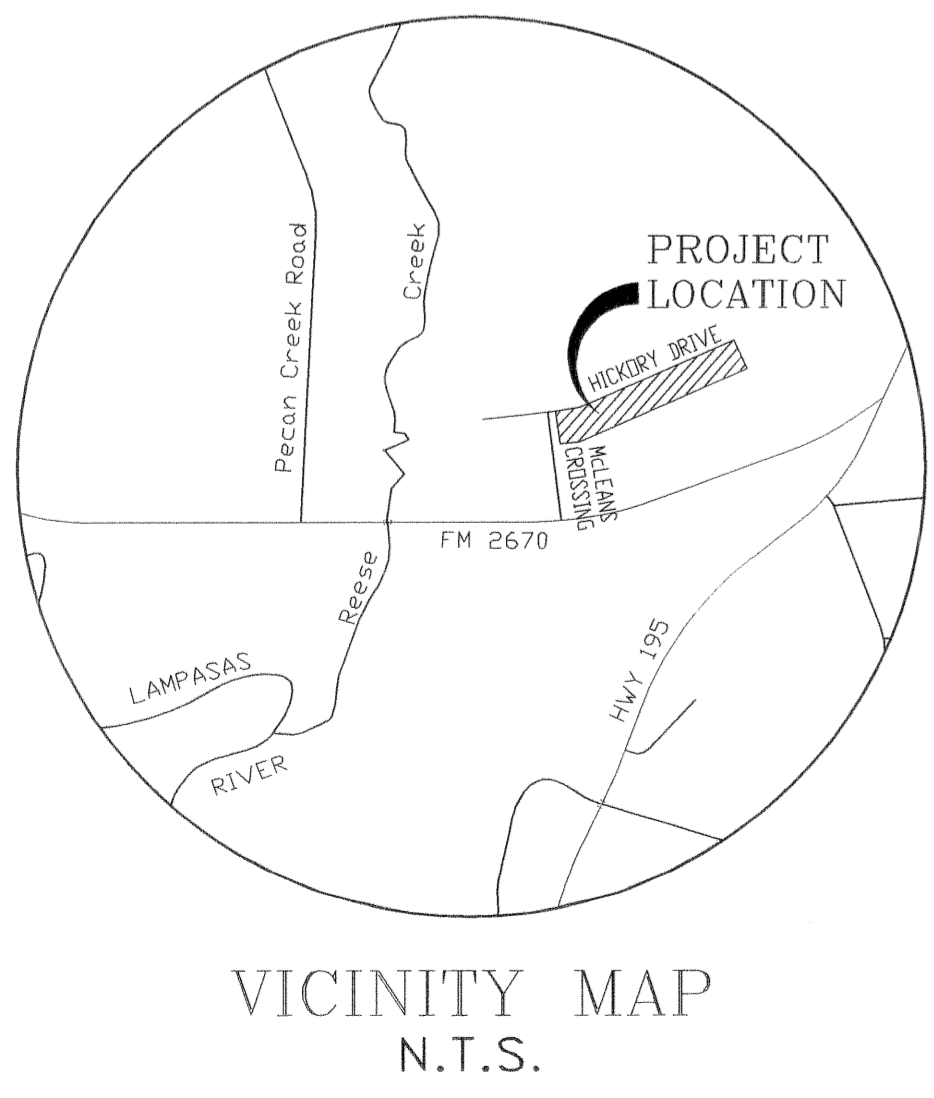
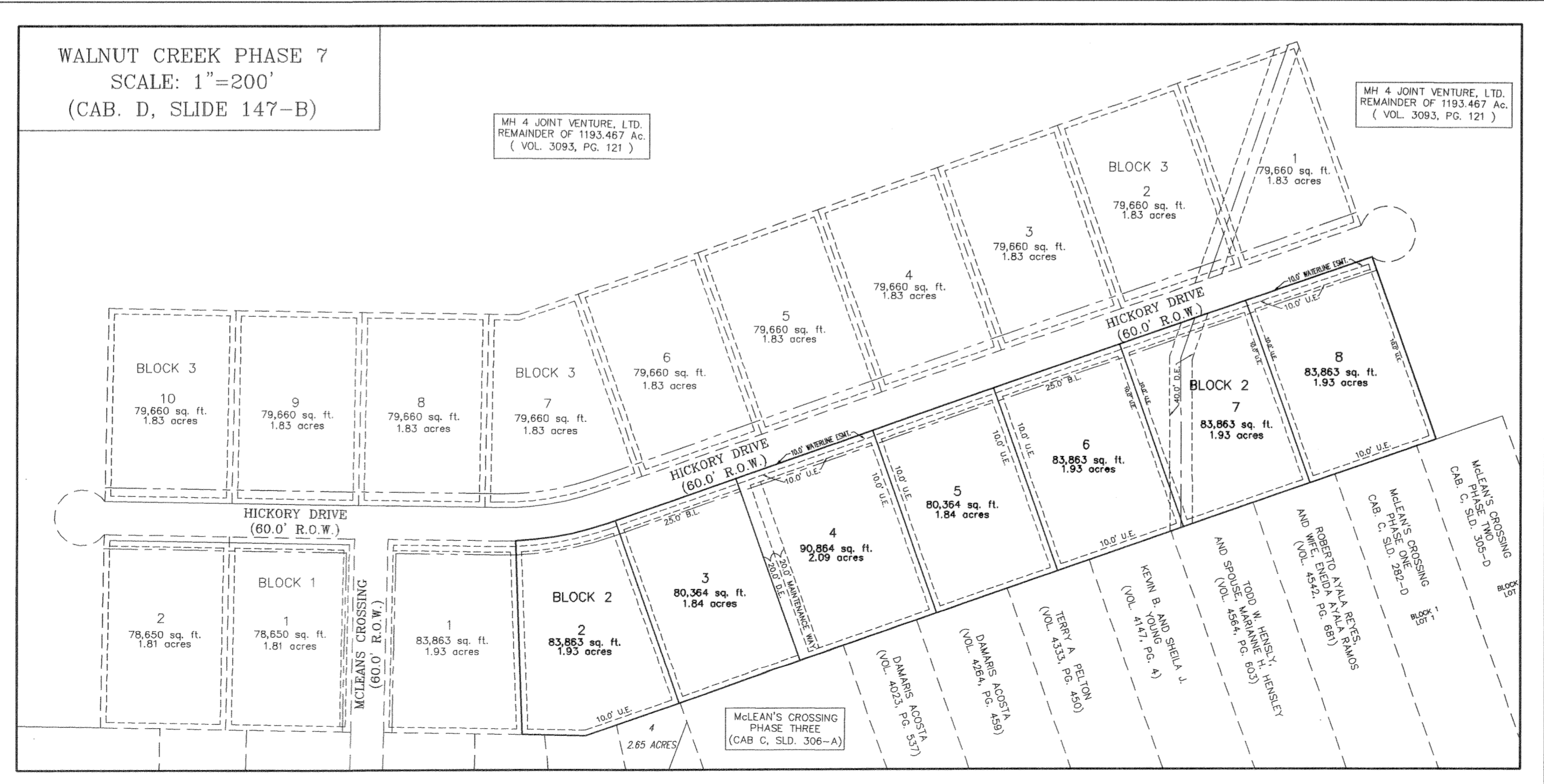
*Robert E. Mitchell*  
Robert E. Mitchell, P. E.  
Registered Professional Engineer, No. 87826

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 12th day of December, A.D. 2006

BELL COUNTY, TAX APPRAISAL DISTRICT  
*Danny T. Lewis*

FILED FOR RECORD this 3 day of JANUARY, 2007, in Cabinet D, Slide 1516-C, Plat Records of Bell County, Texas. Dedication Instrument in Volume \_\_\_\_\_, Page \_\_\_\_\_, Deed Records of Bell County, Texas.  
instrument number: 2007-0000222



NO.	DATE	REMARKS	BY

WALNUT CREEK PHASE 7 AMENDED  
BEING AN AMENDED PLAT OF LOTS 2-8, BLOCK 2 WALNUT CREEK PHASE 7  
BELL COUNTY, TEXAS

FINAL PLAT

MITCHELL & ASSOCIATES, INC.  
ENGINEERING & SURVEYING  
102 N. COLLEGE STREET  
KILLEEN, TEXAS 76541  
PHONE: (254) 634-5541  
FAX: (254) 634-2141

AREA: 13.382 ACRES  
SCALE: 1"=100'  
DATE: 10-12-06  
DRAWN BY: M.L.  
DWC No. 08-557-D