

FINAL PLAT OF WALNUT CREEK ESTATES, PHASE TWELVE

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

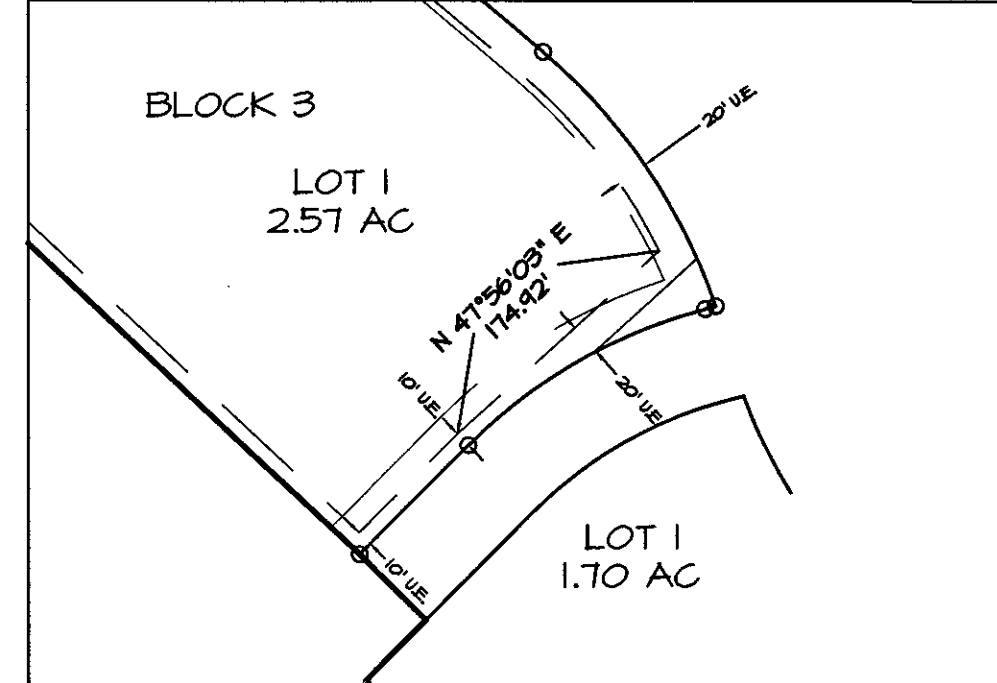
Being a 73.31 acre tract situated in the H. WILLIAMS SURVEY, ABSTRACT NO. 415, the J.J. SINNICKSON SURVEY, ABSTRACT NO. 789, the A.E. DENNIS SURVEY, ABSTRACT NO. 1147 and the M. S. MILLSON SURVEY, ABSTRACT NO. 841, Bell County, Texas, and being out of and a portion of the remainder of a called 1193.467 Acre tract conveyed to MH 4 JOINT VENTURE, LTD. in Volume 3043, Page 121, Official Public Records of Real Property, Bell County, Texas.

INTERPOLATED BFE ELEVATIONS WERE DERIVED BY OVERLAYING THE SPECIAL FLOOD HAZARD AREA ZONE A LOCATED ON FEMA MAP NUMBER 48021C0475E, 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.

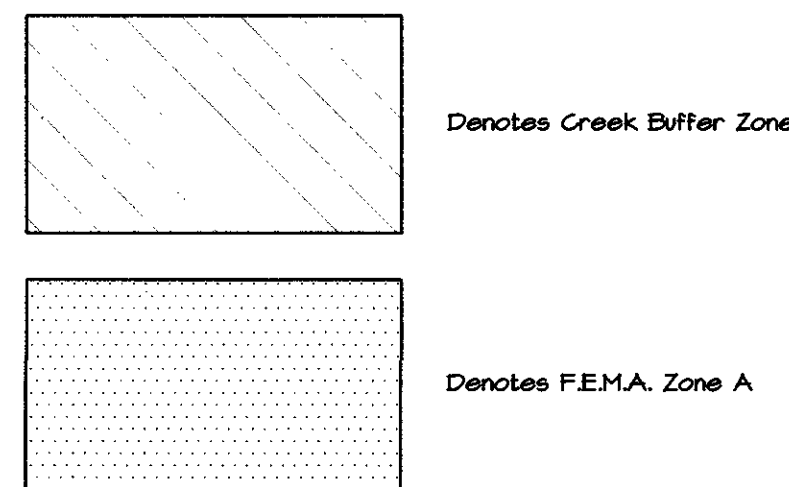
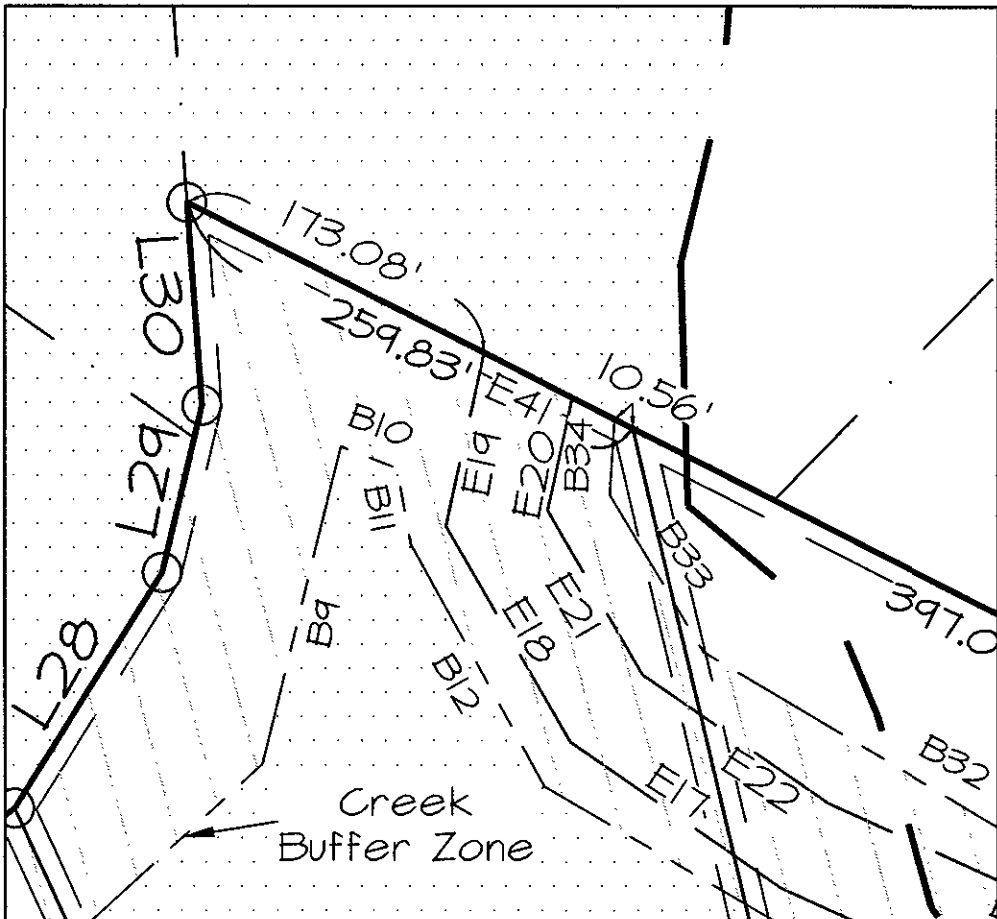
Based upon what can be scaled from the graphics shown on Federal Insurance Rate Map (FIRM), Community Panel No. 48021C0475E, dated September 26, 2008, the above shown property does appear within the "Special Flood Hazard Area", and appears to be situated in Zone A. This flood statement does not imply 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			
LOT	BLOCK	MIN. FF. ELEV.	INTERPOLATED BFE
10	I	800.00	795.00
11	I	800.00	795.00
12	I	800.00	794.00
13	I	800.00	792.00

LOT I, BLOCK 3
EASEMENT DETAIL
-n.l.s.-



LOT II, BLOCK I
EASEMENT DETAIL
SCALE: 1"=100'



EASEMENT & SETBACKS

Unless otherwise noted, easements are utility in nature and 10' along the front, sides and rear of all lots. Lot I-7, Block I, Lot 1, Block 2 and Lot 1 & 12, Block 3 has a 20' U.E. adjacent to Magnolia Road.

25' Building Setback adjacent to all streets.

U.E. = Utility Easement
D.E. = Drainage Easement

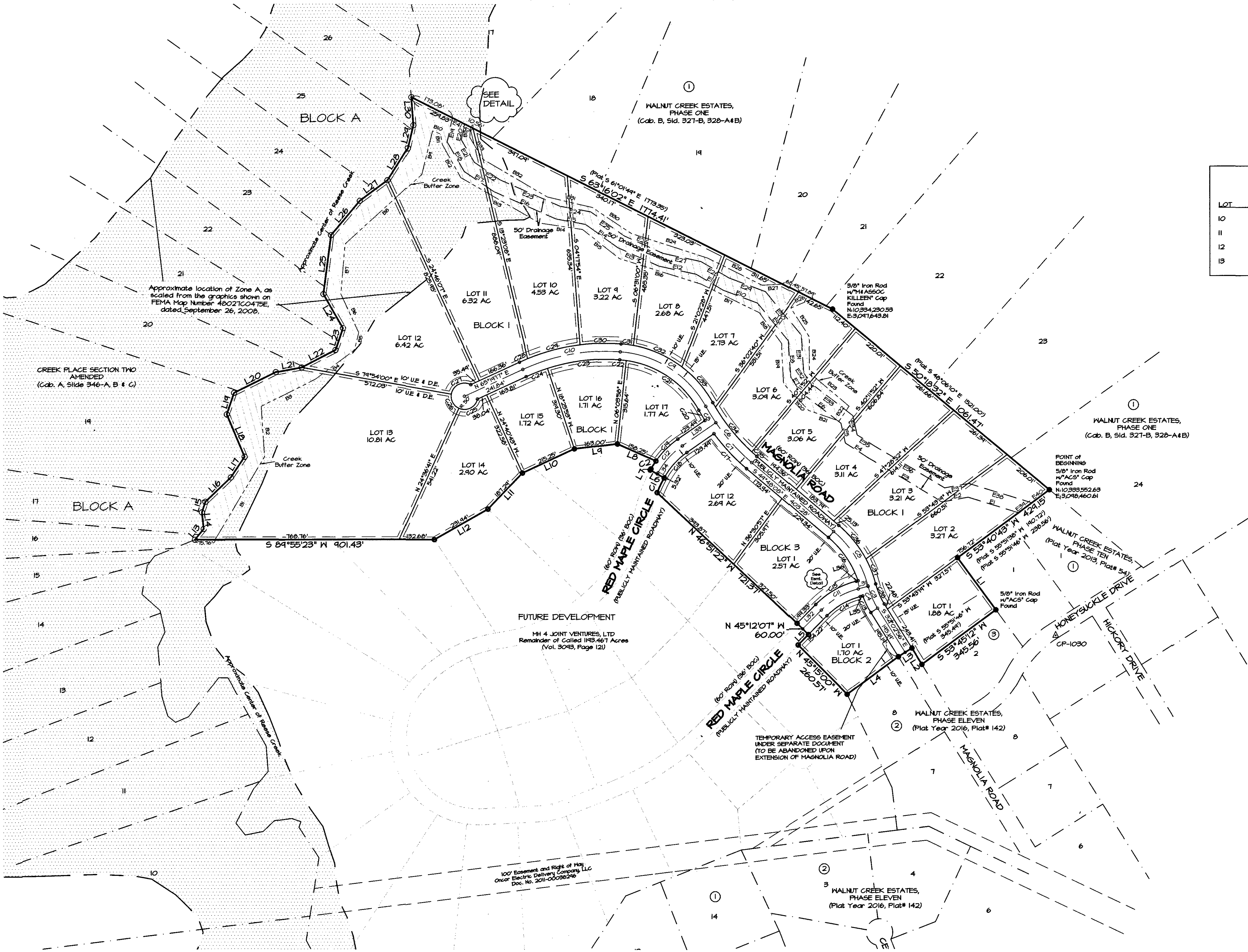


Horizontal datum based upon the Texas State Plane Coordinate System, Central Zone, NAD 83, as per GPS observations.
Scale Factor 1.00015272981136, scale about CP-1030 (N10339.026.59 E13248.483.81)

- 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.



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

Plat Date: 06-04-2020
Survey completed: 08-24-2019
Scale: 1" = 200'
Job No.: 190471
Dwg No.: 190471P
Drawn by: MDH
Surveyor: CCL #4636
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ACS

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INST# 2010-58039-B