

VICINITY MAP
Scale: 1"=2,000'
(Approx.)

Note: Utility easements are 10' wide at the rear and 5' wide at the sides of the lots unless otherwise noted. Building setback lines are a minimum of 25' at front street and 15' at side street.

I, the undersigned party, do adopt this plat of "Western Oaks" for the purposes set out in the dedication of the said "Western Oaks".

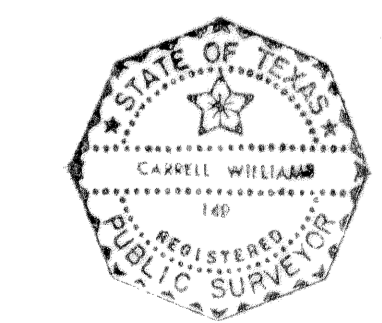
Easements are reserved as shown on plat plus required easements onto all lots in this subdivision for the construction and perpetual maintenance of poles, wires and fixtures for electric and telephone service, and to trim any trees which at any time may interfere or threaten to interfere with the maintenance of such lines with right of ingress to and egress from across said premises to employees of said utilities. Said easements to also 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 wires or cables carried by such pole lines pass over portion of said lots as long as such lines do not hinder the construction of buildings on any lots in this subdivision.

In witness thereof, my hand and seal, this the 15 day of May, A.D. 1972.

Barney Sissom
Barney Sissom Developer

Know all men by these presents: That I, Carrell Williams, do hereby certify that I prepared this plat from an actual and accurate survey and that the corner monuments as described were properly placed under my personal supervision. The plat is prepared in accordance with Subdivision Regulations of Bell County, Texas and of the City of Killeen, Bell County, Texas.



Registered Public Surveyor No. 149

Know all men by these presents: That I, Roy L. Dunlap, Registered Professional Engineer, do hereby certify that I prepared all drainage calculations in accordance with the Bell County and the City of Killeen Subdivision Regulations.

Roy L. Dunlap
Roy L. Dunlap Reg. P.E. No. 10574

Approved and attested this 1 day of May, A.D. 1972,
Commissioners' Court of Bell County, Texas

County Judge

Approved this 1 day of May, 1972, by the Planning Commission of the City of Killeen, Bell County, Texas

Sumner Benson
Chairman, Planning Commission
Doy Faust
Secretary, Planning Commission

Approved this 8th day of May, 1972, by the City Council of the City of Killeen, Bell County, Texas.

Jana R. Lindley
Mayor
J. H. Norman
Attest: City Secretary

FILED FOR RECORD THIS 8 DAY OF AUGUST, 1972, IN PLAT BOOK 1186, PAGE 698, DEED RECORDS OF BELL COUNTY, TEXAS.

217-L

WESTERN OAKS			
LAND ON MOSES T. MARTIN SURVEY A-963 AND WILLIAM FREER SURVEY A-307 BELL COUNTY, TEXAS			
Barney Sissom	Fred Williamson & Assoc., Inc.		Developer
21 March 1972	211 N. 2nd St., Temple, Texas	Engineers & Surveyors	
1" = 200'	280/21	4240-D	