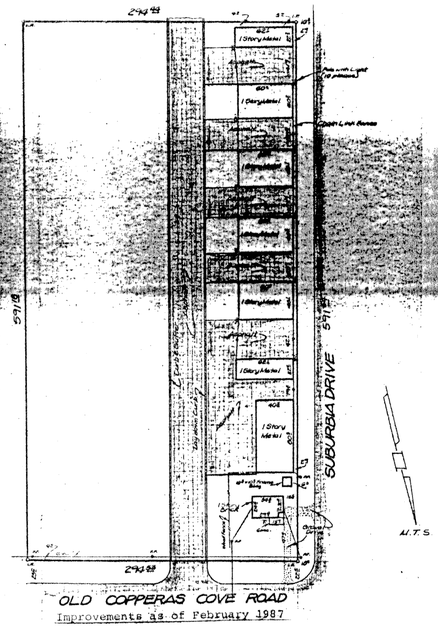
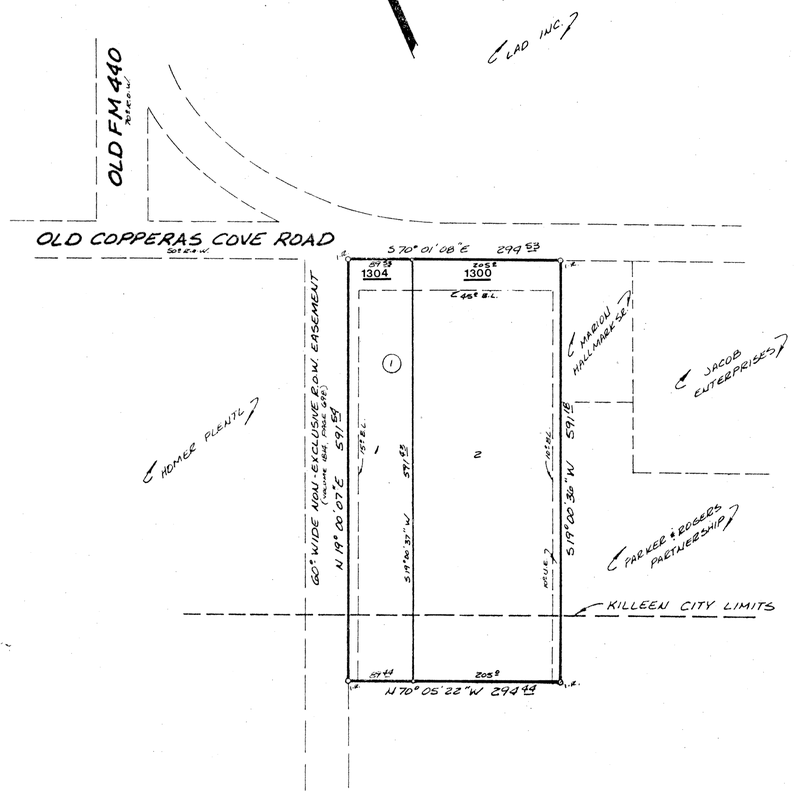


Improvements as of February 1987



NOTE: CITY APPROVAL IS WITH THE UNDERSTANDING THAT PROVISIONS OF THE BELL COUNTY SUBDIVISION REGULATIONS AND THE REQUIREMENTS OF THE WEST BELL WATER SUPPLY CORPORATION WILL BE MET.

KNOW ALL MEN BY THESE PRESENTS, that B. A. EMMONS, CONSTANCE M. EMMONS, & RUSSELL D. PARKER, whose address is 507 Cordon, Killeen, TX 76543, being the sole owners of that certain 3.997 acres out of the S.P.R.R. Company Survey, Abstract No. 795, Bell County, Texas, which is more fully described in the Dedication of B.A. EMMONS ADDITION, Killeen, Bell County, Texas, as shown by the plat hereof, attached hereto, and made a part hereof, and B.A. EMMONS, CONSTANCE M. EMMONS, & RUSSELL D. PARKER do adopt said plat as an Addition to the City of Killeen and 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 City of Killeen and 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 and City of Killeen. The utility easements shown on said plat are dedicated to the City of Killeen and Bell County, Texas, 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 the 30th day of January, 1989.

B.A. EMMONS — CONSTANCE M. EMMONS — RUSSELL D. PARKER

NICOLE NORMAN
Notary Public, State of Texas
My Commission Expires 08/30/92

Notary for the State of Texas

Easements are reserved as shown on 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 owners 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 buildings on any lots in this subdivision.

APPROVED this _____ day of _____, 19____, by the Commissioner's Court and may be filed for record in the Plat Records of Bell County, by the County Clerk.

_____
COUNTY JUDGE

_____
NOTARY PUBLIC FOR STATE OF TEXAS
DATE: _____

KNOW ALL MEN BY THESE PRESENTS,

That I, GALE E. MITCHELL, Registered Public Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown hereon were properly placed, under my personal supervision in accordance with the subdivision regulations of Bell County, Texas.

GALE E. MITCHELL
REGISTERED PUBLIC SURVEYOR, NO. 1602

STATE OF TEXAS — GALE E. MITCHELL — 1602 — REGISTERED PUBLIC SURVEYOR

KNOW ALL MEN BY THESE PRESENTS,

That I, LESTER D. PECK, 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.

LESTER D. PECK
REGISTERED PROFESSIONAL ENGINEER
No. 27683

STATE OF TEXAS — LESTER D. PECK — 27683 — REGISTERED PROFESSIONAL ENGINEER

APPROVED THIS THE 9th DAY OF January, 19 89, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KILLEEN, TEXAS.

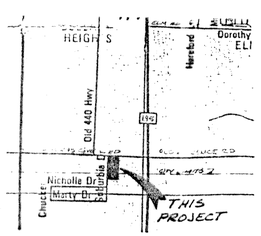
CHAIRMAN, PLANNING COMMISSION — SECRETARY, PLANNING COMMISSION

APPROVED THIS THE 24th DAY OF January, 19 89, BY THE CITY COUNCIL OF THE CITY OF KILLEEN, TEXAS.

MAYOR, CITY OF KILLEEN — ATTEST: CITY SECRETARY

CITY OF KILLEEN — KILLEEN, TEXAS

FILED FOR RECORD THIS 27th DAY OF FEBRUARY
A.D. 89 IN PLAT BOOK CABINET B, PAGE SLIDE 165-B
AND DEED RECORD BOOK 2505, PAGE 508
DEED RECORDS OF BELL COUNTY, TEXAS



VICINITY MAP
NOT TO SCALE

THIS EASEMENT FOR T.U. ELECTRIC, CENTEL AND CABLEVISION USE ONLY

Utility Easements, except as shown, are 20.00 feet wide, 10.00 feet each side of centerline of utilities as built, together with the right of ingress and egress for the purpose of construction, improving, inspecting, maintaining, operating and removing said lines and appurtenances; and the right at all times to cut away and keep clear of said lines and appurtenances all trees and other obstructions which, in the sole judgement of Grantee, may endanger or interfere with the proper maintenance and operation of said line. Grantor shall not make changes in the grade, elevation, or contour of the land, or construct berms, pools, lakes, ponds or other improvements on easement after utilities are built, which will interfere with the exercise by Grantee of the rights herein granted.

NOTE: ALL EASEMENTS MAY BE USED FOR UTILITY AND/OR DRAINAGE PURPOSES.

2 LOTS
3.997 ACRES

REVISIONS	
No.	Date

FINAL PLAT

B.A. EMMONS ADDITION

KILLEEN, BELL COUNTY, TEXAS

MITCHELL & ASSOCIATES, INC.
Killeen ENGINEERING & SURVEYING Temple

DEVELOPER: B.A. EMMONS

DATE:	SCALE:	DRAWN BY:	REF. NO.	DWG. NO.
DEC. 88	1" = 100'	GWM	3298-B	3903-D