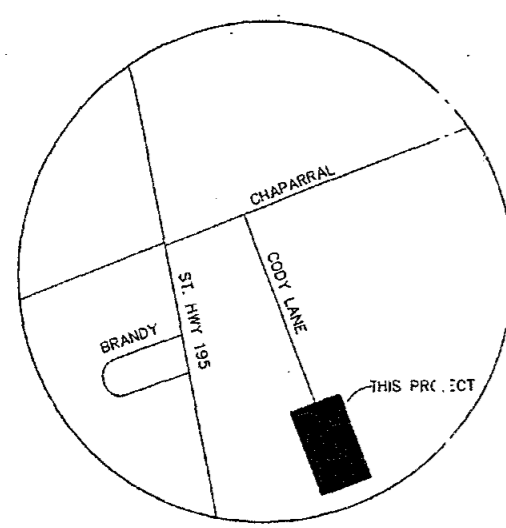
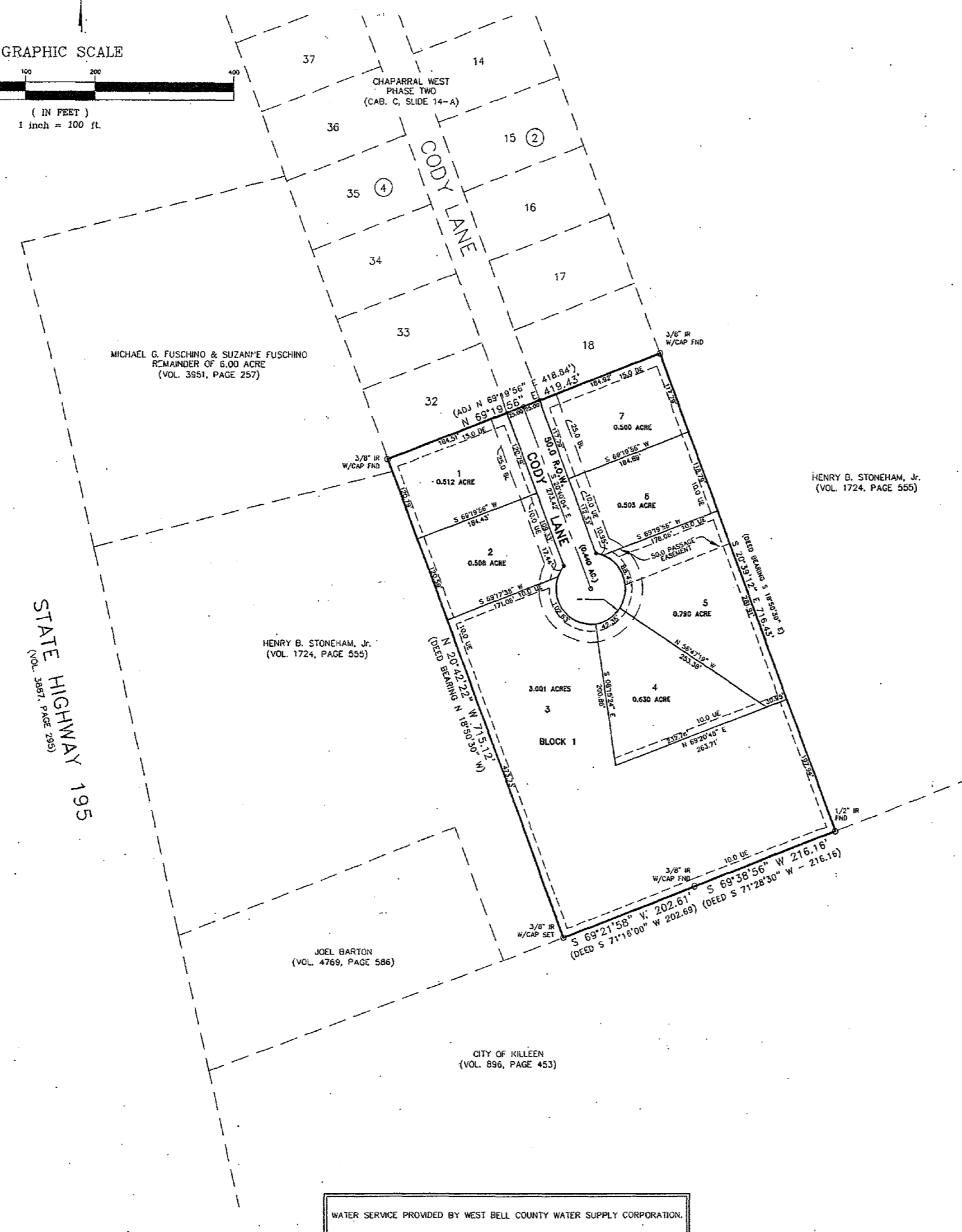
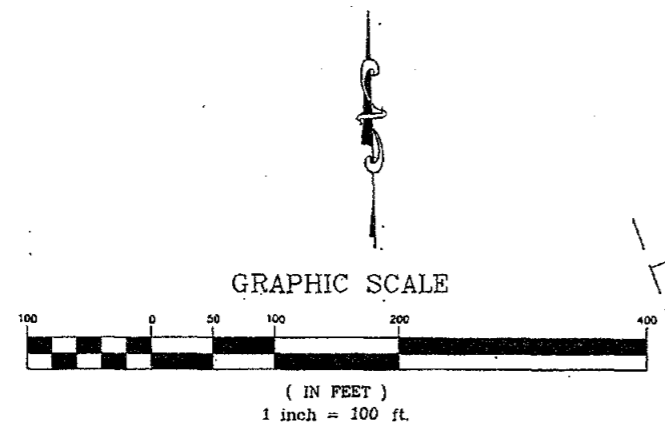


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17-A

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17-A



VICINITY MAP N.T.S.

WATER SERVICE PROVIDED BY WEST BELL COUNTY WATER SUPPLY CORPORATION.

STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF BELL §

That We, Keith P. Lee and Joseph A. Fuhrman, being the sole owner(s) of the certain shown hereon and described in a deed recorded in Volume 5098, Page 584, of the Official Public Records of Real Property of Bell County, Texas, do hereby join, approve and consent to all dedications and plat note requirements shown hereon. We 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 Chaparral Lee's Acres.

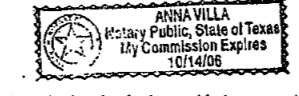
We do hereby adopt said plat as an addition to Bell County, Texas, and for the purpose of selling lots and blocks of land with reference thereto, and for all other purposes do hereby dedicate to the County of Bell, all streets, avenues, roads, drives and alleys shown on said plat, the same to be used 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 easels on 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 access road 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.

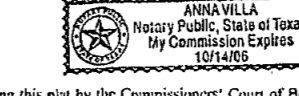
All public roadways and easements as shown on this plat are free of liens.
WITNESSES the execution hereof, on this 23rd day of April, 2004.
Keith P. Lee *Joseph A. Fuhrman*
Keith P. Lee Joseph A. Fuhrman

Before me, the undersigned authority, on this day personally appeared Keith P. Lee 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.



Anna Villa
NOTARY PUBLIC STATE OF TEXAS
My Commission Expires: 10/14/06

Before me, the undersigned authority, on this day personally appeared Joseph A. Fuhrman 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.



Anna Villa
NOTARY PUBLIC STATE OF TEXAS
My Commission Expires: 10/14/06

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.

APPROVED this 10 day of May, 2004 A.D., by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas.

Joseph A. Fuhrman
CHAIRMAN, PLANNING COMMISSION

Anna Villa
SECRETARY, PLANNING COMMISSION

APPROVED this 25 day of May, 2004 by the City Council of the City of Killeen, Bell County, Texas.

Murray J. Gorman
MAYOR, CITY OF KILLEEN

Anna Villa
CITY SECRETARY

I hereby certify this plat was approved this 23rd day of April, 2004 by the Bell County Commissioners' Court and may be filed for record in the Plat Records of Bell County by the County Clerk.

James W. Work
COUNTY CLERK



Witness my hand this 23rd day of November, 2004.
James W. Work
NOTARY PUBLIC STATE OF TEXAS
My Commission Expires: Aug 13, 2006

FILED FOR RECORD this 10 day of May, 2004, in Cabinet 0 Slide 17A Plat Records of Bell County, Texas.

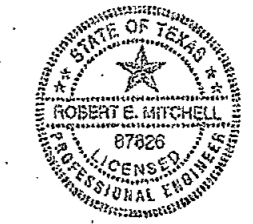
KNOW ALL MEN BY THESE PRESENTS,
That I, Gary W. Mitchell, Registered Professional Land Surveyor, do hereby certify that I did prepare this plat from an actual and accurate survey of the land, that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the subdivision regulations of the County of Bell, Texas, and this subdivision is within the County Limits of Bell County, Texas.

Gary W. Mitchell
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 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 23rd day of June, A.D. 2004
BY: *Thomas J. Garcia*
BELL COUNTY TAX APPRAISAL DISTRICT

CHAPARRAL LEE'S ACRES BELL COUNTY, TEXAS		FINAL PLAT	
DATE: 03/23/04	SCALE: 1"=100'	REF: 13890-D	AREA: 6.864 ACRES
DWG No. 04-159-D	DRWN BY: BO/KK	DTE: 03/23/04	7 LOTS, 1 BLOCK
MITCHELL & ASSOCIATES, INC. ENGINEERING & SURVEYING 102 N. COLLEGE STREET KILLEEN, TEXAS 76541 PHONE: (254) 634-5541 FAX: (254) 634-2141			
2 9-2804 ADDED DRAINAGE ESMT 1 4-21-04 CITY OF KILLEEN COMMENTS LAM		LAM COMMENTS BY	

Dedication Vol 5532 Page 758