

ORIGINAL PLAT N.T.S.



NOTE 1:
ALL LOTS IN THIS SUBDIVISION HAVE A MINIMUM AREA OF 0.5 ACRES, EXCEPT LOT 1, BLOCK 1.

NOTE 2:
MAINTENANCE OF DRAINAGE FACILITIES (OTHER THAN THOSE RUNNING ON OR ALONG STREETS) SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

NO SANITARY SEWER IS AVAILABLE TO SERVE THIS SUBDIVISION. SEWAGE DISPOSAL SHALL BE ACCOMPLISHED BY INDIVIDUAL ON-SITE SEWAGE SYSTEMS (OSSP). NO RESIDENTIAL STRUCTURES SHALL BE BUILT UNTIL THE OSSP FOR THAT STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE POLICIES AND LAWS OF BELL COUNTY AND APPROVED BY THE BELL COUNTY HEALTH DEPARTMENT.

ALL APPLICABLE TxDOT PERMITS (I.E., DRIVEWAY PERMIT, STORMWATER ACCEPTANCE PERMIT, ETC.) WILL BE OBTAINED PRIOR TO CONNECTING STREETS TO FM 439.

STATE OF TEXAS
COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS:
That 439 Development, Ltd., a Texas Limited Partnership, the sole owner of of that certain 4.131 acre tract of land, shown hereon and described in a deed recorded in Vol. 4519, Pg. 41, of the Official Public Records of Bell County, Texas, does hereby subdivide, approve, and consent to all dedications and plat note requirements shown hereon. 439 Development, Ltd. does hereby approve the 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 CROSSLAND ESTATES, PHASE TWO, BEING A REPLAT OF LOTS 1-8, BLOCK 1, CROSSLAND ESTATES. 439 Development, Ltd. hereby acknowledges that it is the sole owner of this property and does hereby state that there are no lien holders or any unpaid debt for which this property represents collateral on any loan.

EGS Management, L.C., General Partner
439 Development, Ltd.

Gary W. Purser, Jr., Manager Member
2901 E. Stan Schlueter Loop
Killeen, TX 76542

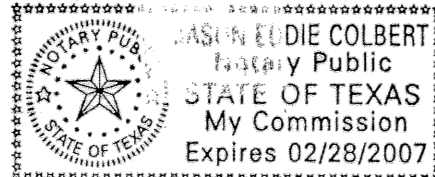
Before me, the undersigned authority, on this day personally appeared Gary W. Purser, Jr., known to me to be the person whose name is subscribed to the foregoing instrument. It has been acknowledged to me that he/she executed the foregoing instrument as the owner of the property described hereon.

Notary Public in and for the State of Texas
Jason E. Colbert
Printed Name of Notary and Notary Stamp

2/28/2007 Date Notary Commission Expires

I hereby certify that this plat was approved this 25 day of Aug 2003, by the Bell County Commissioners Court, and may be filed for record in the Deed Records of Bell County by the County Clerk.

County Judge
Witness my hand this 25 day of Aug 2003
Notary Public



APPROVED this 28th day of July, 2003, by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas.

Chairman, Planning Commission

Secretary, Planning Commission

APPROVED this 17th day of August, 2003, by the City Council of the City of Killeen, Bell County, Texas.

Mayor, City of Killeen

Attest: City Secretary

Filed for Record this 2 day of January, 2004 A.D., in Cabinet C, Slide 365-D, Plat Records of Bell County, Texas.

County Clerk

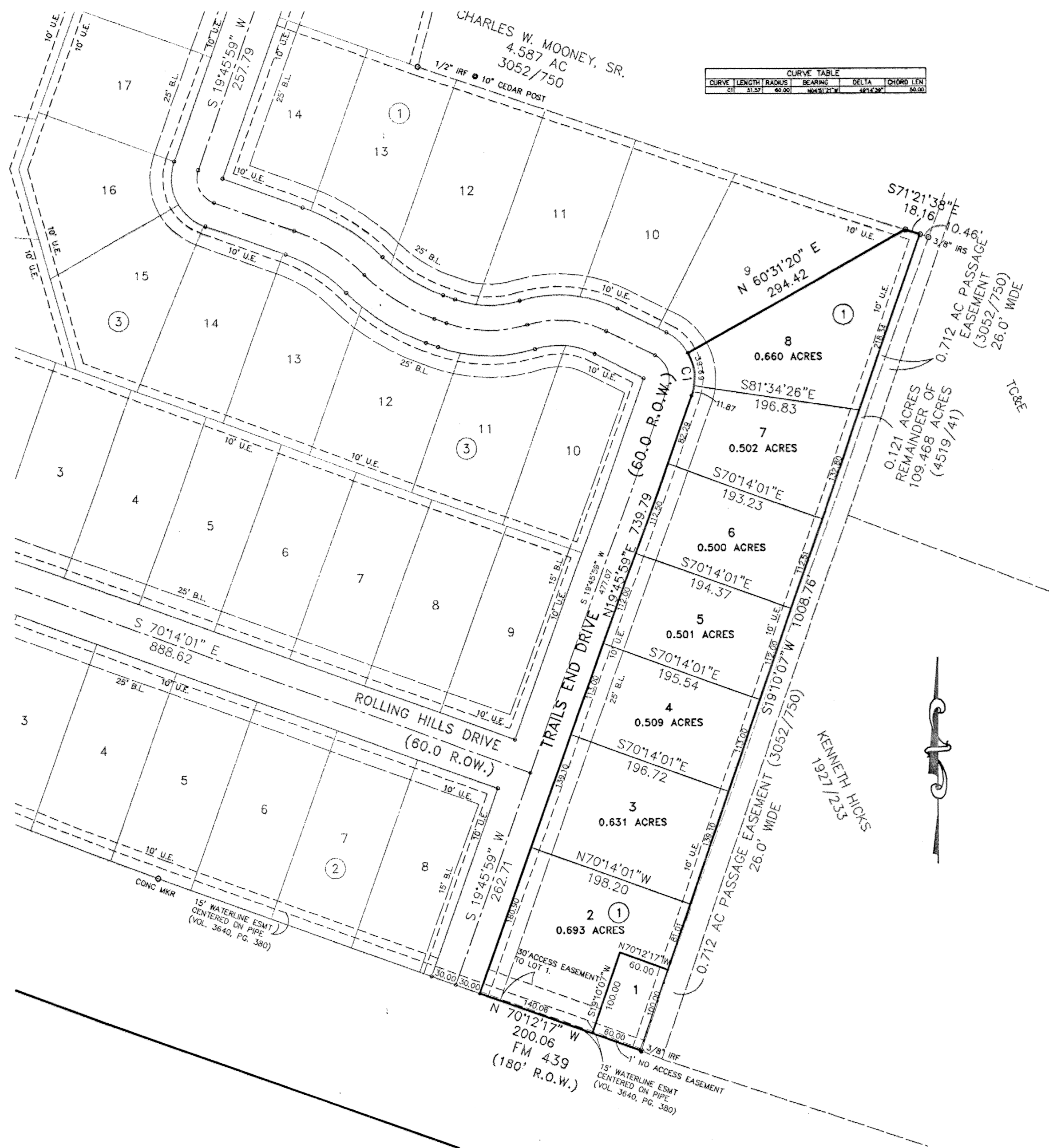
TAX CERTIFICATE

The Bell County Tax Appraisal District, the taxing authority for all taxing 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 7 day of August, 2003 A.D.

BELL COUNTY TAX APPRAISAL DISTRICT

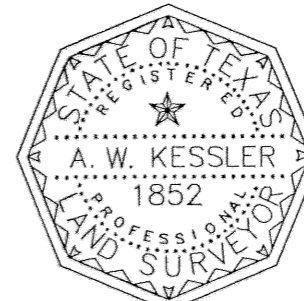
By: Melissa Martad



KNOW ALL MEN BY THESE PRESENTS:

THAT I, A. W. Kessler, do hereby certify that I prepared this plat from an on the ground survey of the land and that the perimeter corner monuments shown hereon were properly placed or found under my personal supervision, in accordance with the Bell County Subdivision Regulations.

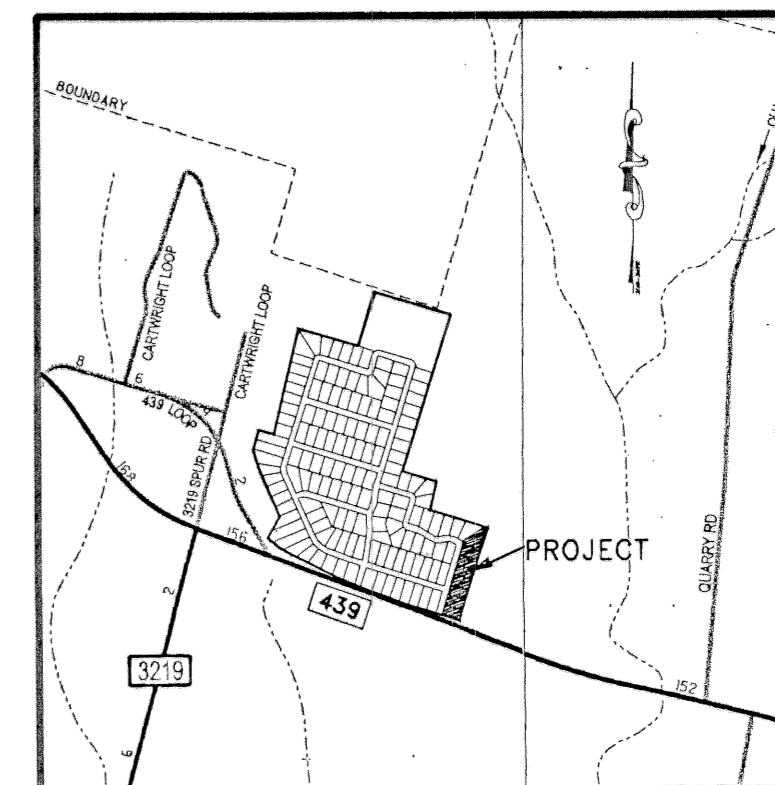
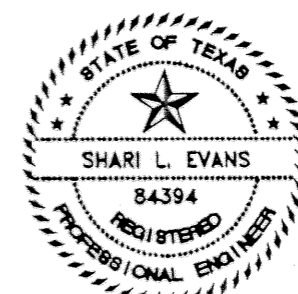
A. W. Kessler, RPLS (TX 1852)



KNOW ALL MEN BY THESE PRESENTS:

THAT I, Shari L. Evans, P.E., do hereby certify that all drainage calculations and the design of all drains, streets/roads and appurtenances were performed by me, a registered professional engineer, in accordance with the Bell County Subdivision Regulations.

Shari L. Evans, P.E.



VICINITY MAP N.T.S.

KILLEEN ENGINEERING & SURVEYING, LTD.

2901 E. Stan Schlueter Loop
Killeen, Texas 76542

(254) 526-3981 (254) 526-4351 Fax

FINAL PLAT

CROSSLAND ESTATES PHASE TWO
REPLAT OF LOTS 1-8, BLOCK 1
CROSSLAND ESTATES
KILLEEN, BELL COUNTY, TEXAS

Project No.:	1004-002
Acres:	4.131
No. of Lots:	8
Scale:	1" = 100'
Date:	7/7/03
Design By:	JEC
Sheet No.:	