

NOTES:

- ALL CORNERS SHOWN ARE 3/8" IRON ROD SET WITH KILLEEN ENGINEERING CAP UNLESS OTHERWISE NOTED.
- BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83. (CORS 96) AS PER LEICA SMARTNET GPS OBSERVATIONS. ALL DISTANCES ARE SURFACE DISTANCE.

COMBINED SCALE FACTOR = 1.0001168

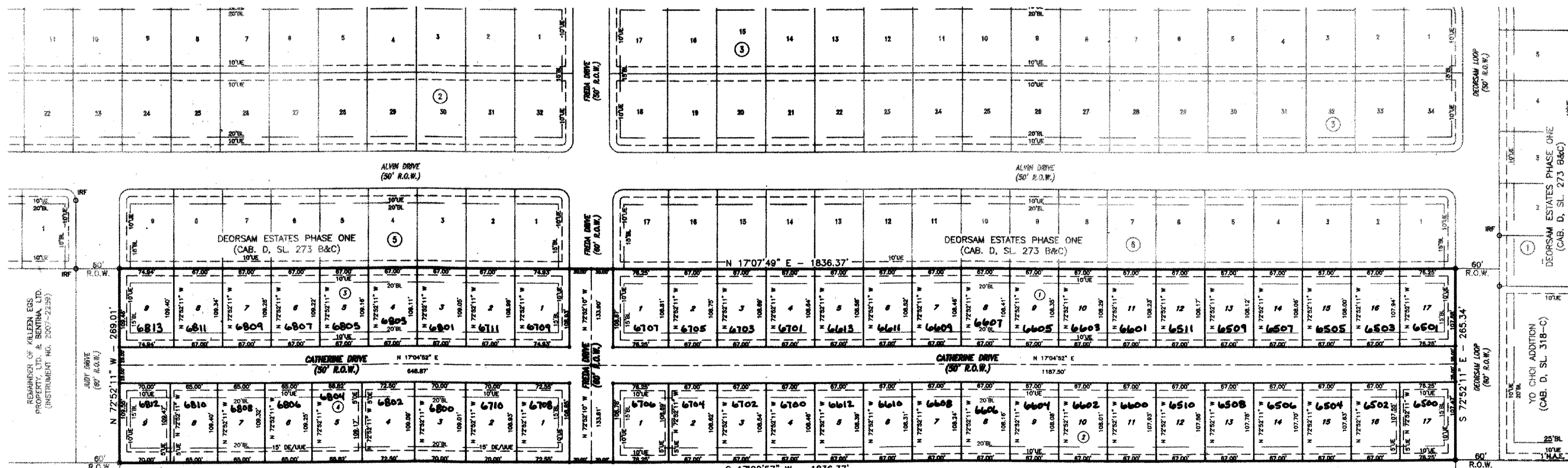
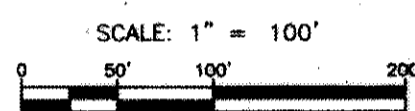
ACCESS NOTE:

- NO ACCESS TO WEST TRIMMER ROAD WILL BE GRANTED FROM LOTS 1-9, BLOCK 4 AND LOTS 1-17, BLOCK 2.

COMBINATION DRAINAGE / UNDERGROUND UTILITY EASEMENT:

PURPOSE OF THE FIFTEEN (15) FOOT DRAINAGE / UNDERGROUND UTILITY EASEMENT ALONG THE EAST PROPERTY LINE OF LOTS 1-9, BLOCK 4, IS TO SERVE AS CONVEYANCE OF UNDERGROUND STORM WATER DRAINAGE. CURRENT / FUTURE PROPERTY OWNERS OF SAID LOTS SHALL NOT BE RESTRICTED / LIMITED FROM BUILDING A FENCE WITHIN SAID EASEMENT. HOWEVER, ANY FENCE IS SUBJECT TO REMOVAL BY THE CITY OR UTILITY PROVIDER, AT THE OWNER'S EXPENSE. WHEN IN THE CITY'S SOLE DISCRETION, ACCESS TO THE EASEMENT IS NECESSARY FOR THE INSTALLATION, REMOVAL, REPLACEMENT, MAINTENANCE, OR UTILIZATION OF SAID EASEMENT FOR THE PURPOSES OF WHICH IT WAS INTENDED.

| LEGEND | |
|--------|-----------------|
| ○ | PROPERTY CORNER |
| IRF | IRON ROD FOUND |
| — | PLAT BOUNDARY |
| ① | BLOCK NUMBER |
| 1 | LOT NUMBER |
| R.O.W. | RIGHT-OF-WAY |

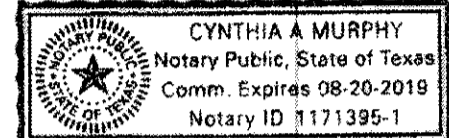


KNOW ALL MEN BY THESE PRESENTS, that Killeen EGS Property, Ltd., a Texas Limited Partnership and Bentina, Ltd., a Texas Limited Partnership ("Developer"), whose address is 2901 E. Stan Schlueter Loop, Killeen, Texas 76542, being the sole owner(s) of that 11.26 acre tract of land in Bell County, Texas, out of the Azra Webb Survey, Abstract No. 857, which is more fully described in the dedication of DEORSAM ESTATES PHASE THREE, being a replat of part of Deorsam Estates Phase One & 10.89 acres out of the Azra Webb Survey, A-857, as shown by the plat hereof, attached hereto, and made a part hereof, and approved by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas, does hereby adopt said DEORSAM ESTATES PHASE THREE, being a replat of part of Deorsam Estates Phase One & 10.89 acres out of the Azra Webb Survey, A-857, as an addition to the City of Killeen, Bell County, Texas, and hereby dedicates to said city 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 City of Killeen. The utility and drainage easements shown on said plat are dedicated to said city for installation and maintenance of any and all public utilities and drainage utilities which the city may install or permit to be installed or maintained.

For: Bentina, Ltd., a Texas Limited Partnership
 For: Killeen EGS Property, Ltd., a Texas Limited Partnership
 By: Gary W. Purser, Jr., President of Bentina Management, L.C., a Texas Limited Liability Company, General Partner
 By: Gary W. Purser, Jr., President of EGS Management, L.C., a Texas Limited Liability Company, General Partner

STATE OF TEXAS
 COUNTY OF BELL

This instrument was acknowledged before me on the 5 day of October, 2016 by Gary W. Purser Jr., President of EGS Management, L.C. and President of Bentina Management, L.C.



Cynthia A. Murphy
 Notary Public, State of Texas

Approved this 21st day of November, 2016, by the Planning and Zoning Commission of the City of Killeen, Texas.

John G. Gresham
 Chairman, Planning and Zoning Commission
 Marianne J. Jones
 Secretary, Planning and Zoning Commission

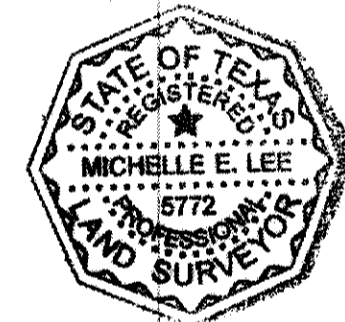
FILED FOR RECORD this 10th day of January, 2017 A.D.

Year 2017, Number 7, Plat Records of Bell County, Texas.

Dedication instrument in instrument No. 2017-00001059, Official Records of Bell County, Texas.

KNOW ALL MEN BY THESE PRESENTS:

That I, Michelle E. Lee, a Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate 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 Subdivision Regulations of the City of Killeen, Texas. This subdivision, DEORSAM ESTATES PHASE THREE, being a replat of part of Deorsam Estates Phase One & 10.89 acres out of the Azra Webb Survey, A-857, is located within the City Limits of Killeen, Texas.



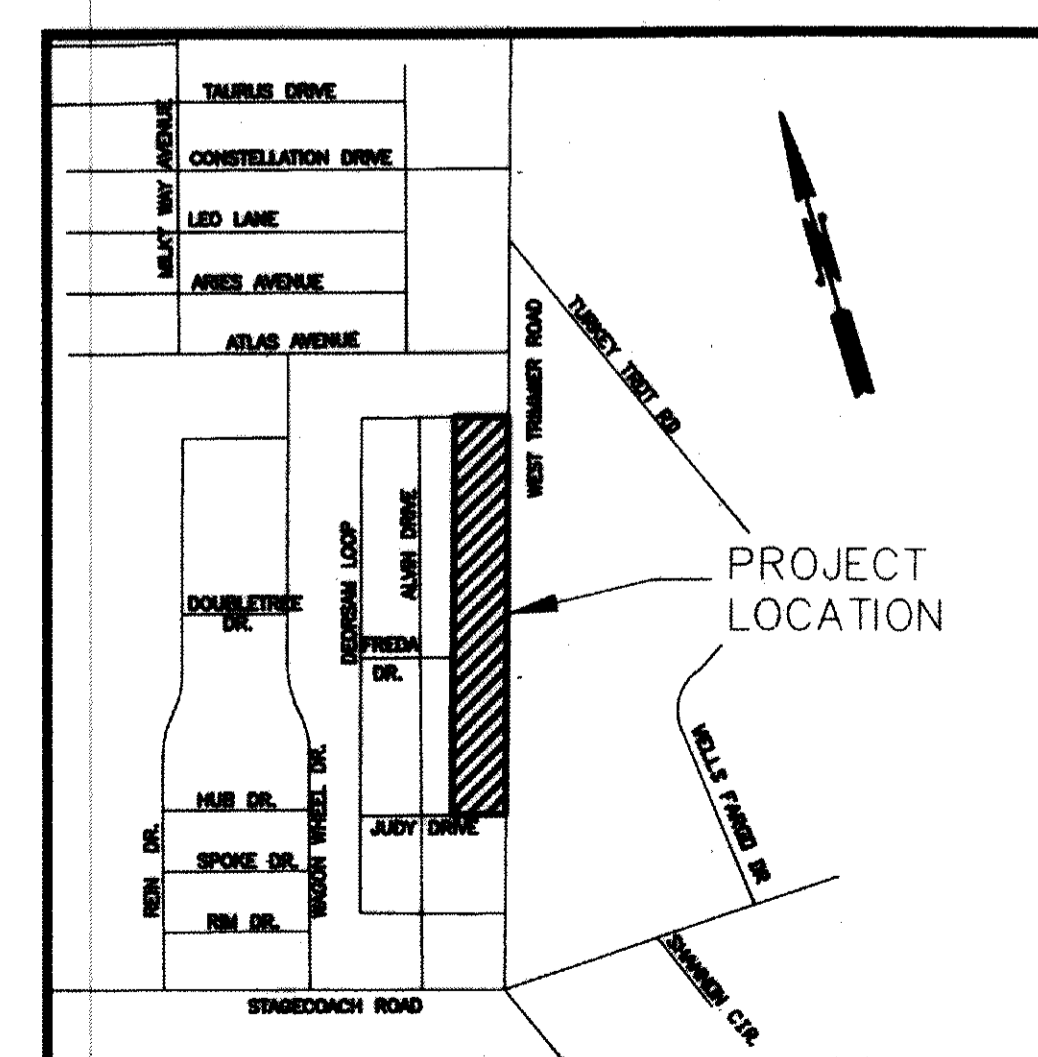
Michelle E. Lee 10-5-16
 Michelle E. Lee, RPLS (TX 5772)

TAX CERTIFICATE

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 3rd day of January, 2017 A.D.

BELL COUNTY TAX APPRAISAL DISTRICT
 By: Meagan Brown



VICINITY MAP
 N.T.S.

FINAL PLAT

DEORSAM ESTATES PHASE THREE
 BEING A REPLAT OF PART OF
 DEORSAM ESTATES PHASE ONE
 & 10.89 ACRES OUT OF THE AZRA WEBB SURVEY, A-857
 KILLEEN, BELL COUNTY, TEXAS

| | |
|--------------|------------|
| Project No.: | 2016-027 |
| Acres: | 11.26 |
| No. of Lots: | 52 |
| Scale: | 1" = 100' |
| Date: | 12/22/2016 |
| Design By: | MEL/BJP |
| Sheet No.: | 1.00 |

KILLEEN ENGINEERING & SURVEYING, LTD

2901 E. Stan Schlueter Loop
 Killeen, Texas 76542
 OFFICE: (254) 526-3981 FAX: (254) 526-4351
 TBPB REGISTRATION NO. F-4200
 TBPB REGISTRATION NO. 100144-00