

LINE TABLE		DEED		
LINE	LENGTH	BEARING	LENGTH	BEARING
L1	109.58'	S17°15'26"W	109.58'	S17°15'26"W
L2	100.66'	S23°00'54"W	100.66'	S23°00'54"W

THE BEARINGS FOR THE ABOVE DESCRIPTION ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, PER LEICA TEXAS SMART NET GPS OBSERVATIONS.

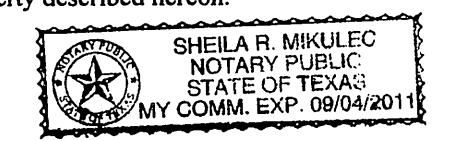
KNOW ALL MEN BY THESE PRESENTS, that AGER REAL ESTATE, L.P., whose address is 304 East Church Avenue, Ste. B, Killeen, TX 76541, being the sole owner of that certain 2.958 acre tract of land in Bell County, Texas, part of the Julia Stephens Survey, Abstract No. 745 which is more fully described in the dedication of GROVER PARK ADDITION PHASE THREE as shown by the plat hereof, attached hereto, and made a part hereof, and approved by the Executive Director of Planning and Development Services of the City of Killeen, Bell County, Texas, and AGER REAL ESTATE, L.P., does hereby adopt said GROVER PARK ADDITION PHASE THREE, 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 easements shown on said plat are dedicated to said city for the installation and maintenance of any and all public utilities, which the city may install or permit to be installed or maintained.

WITNESSE the execution hereof, on this 3 day of JUNE, 2011.

For: AGER REAL ESTATE, L.P. A Texas limited partnership
By: AGER REAL ESTATE MANAGEMENT, L.C.

Wallace Vernon
Wallace Vernon, General Partner

Before me, the undersigned authority, on this day personally appeared Wallace Vernon known to me to be the person whose name is subscribed to the foregoing instrument. It has been acknowledged to me that he executing the foregoing instrument as the owner of the property described herein.



NOTARY PUBLIC STATE OF TEXAS
My Commission Expires: 05/04/2011

Approved this 27th day of June, 2011, by the executive director of planning and development services or the city planner of the City of Killeen, Texas.

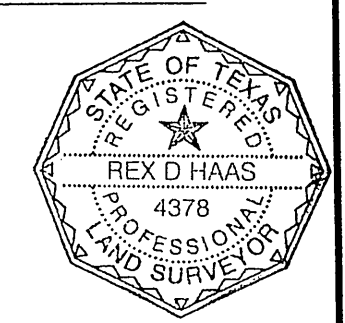
James D. McIlhenny
Executive Director of Planning and Development Services

Linda Hanke
Planning Secretary

KNOW ALL MEN BY THESE PRESENTS,

That I, Rex D. Haas, 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 City of Killeen, Texas, and this subdivision is within the City Limits of Killeen, Texas.

Rex D. Haas
Rex D. Haas
Registered Professional
Land Surveyor, No. 4378.



No.	DATE	REMARKS	BY
1	6/27/11	CITY OF KILLEEN COMMENTS	

GROVER PARK ADDITION
PHASE THREE
KILLEEN, BELL COUNTY, TEXAS
FINAL PLAT

MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
102 N. COLLEGE
KILLEEN, TEXAS 76541
PHONE: (254) 634-5541
FAX: (254) 634-2141
TEXAS BOARD OF PROFESSIONAL ENGINEERS REGISTRATION NO. 3241
F. B. P. S. FIRM REGISTRATION NO. 100204-90

DWG No. 11-16-D
DATE: MAY 2011
SCALE: 1"=100'
DRAWN BY: MCH/FRB
DATE: MAY 2011
SHEET TITLE: FINAL PLAT
AREA: 2.958 AC.
1 LOT
1 BLOCK

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. 2011
BELL COUNTY TAX APPRAISAL DISTRICT
BY: *Janice King*

FILED FOR RECORD this 26th day of June, 2011, in Cabinet D, Side 321-D. Plat Records of Bell County, Texas. Dedication Instrument in Instrument # 2011-0002139. Deed Records of Bell County, Texas.