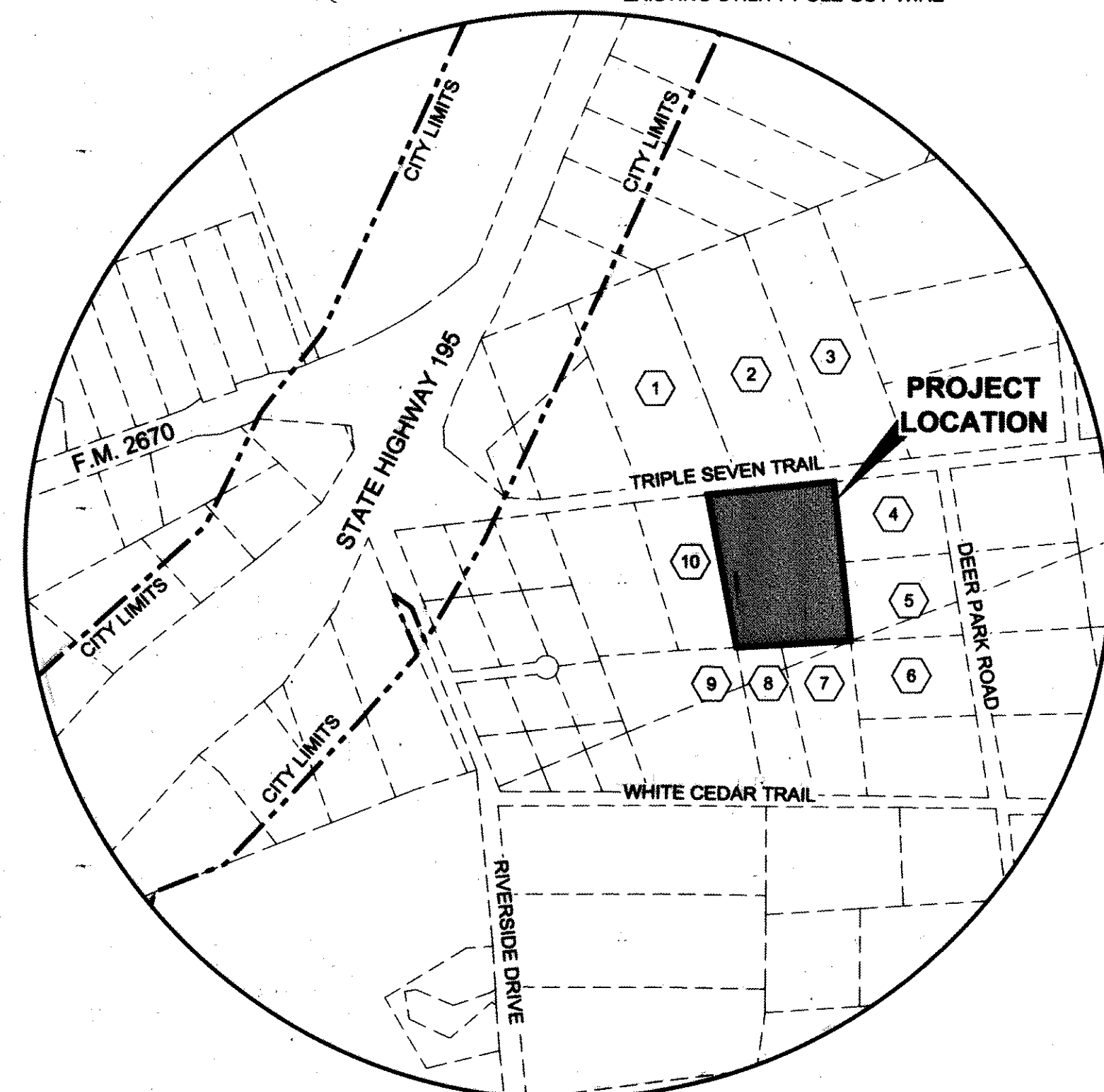


TRIPLE SEVEN RIVER ESTATES, SECTION THREE, AN ADDITION TO THE CITY OF KILLEEN, TEXAS, RECORDED IN CABINET A, SLIDE 297-A, PLAT RECORDS OF BELL COUNTY, TEXAS  
SCALE: N.T.S.

**LEGEND**

- PROPERTY BOUNDARY
- BUILDING LINE
- EASEMENT LINES
- ADJOINING TRACT PROPERTY LINES
- ORIGINAL ABSTRACT BOUNDARY LINE
- OHE --- EXISTING ELECTRIC (OVERHEAD)
- IRON ROD FOUND
- ▲ IRON ROD FOUND (PASSING ROD)
- ▲ NAIL FOUND
- △ NAIL SET
- UTILITY EASEMENT POINT
- ① \*\*UNLESS OTHERWISE NOTED\*\*  
BLOCK NUMBER
- EXISTING UTILITY POLE
- EXISTING UTILITY POLE GUY WIRE

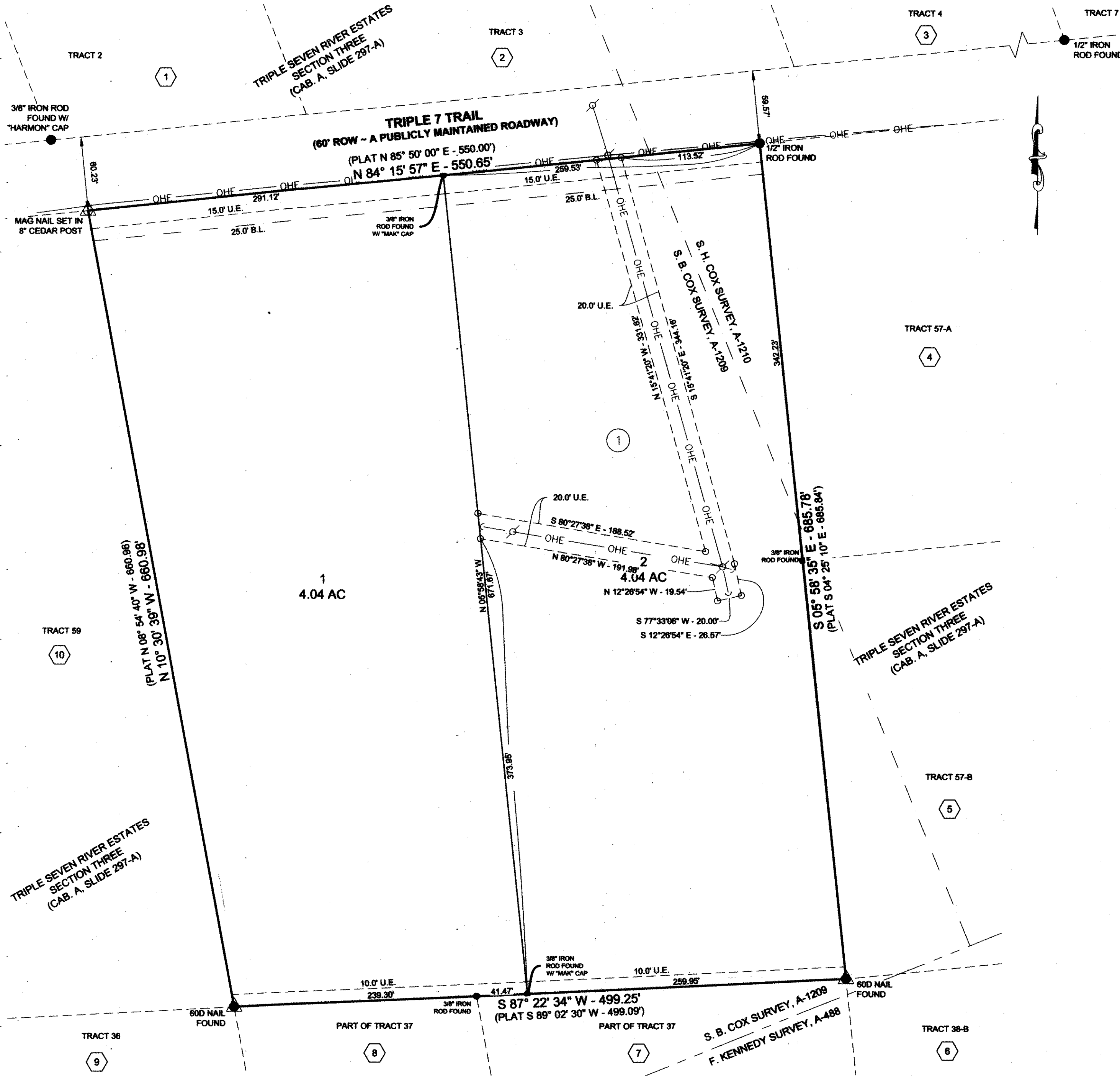


**LOCATION MAP**  
SCALE: N.T.S.

**OWNERS' RESPONSIBILITY**

IN APPROVING THIS PLAT BY THE COMMISSIONER'S COURT OF BELL COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES OR 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 COMMISSIONER'S COURT OF BELL COUNTY, TEXAS. SAID COMMISSIONER'S 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 THIS 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.

ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.

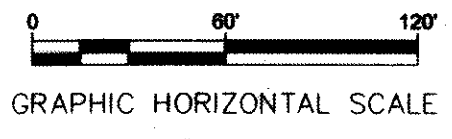


**NOTES:**

1. THE BUILDING SETBACK LINES FOR THIS TRACT SHALL BE DETERMINED AS REQUIRED BY THE APPLICABLE ZONING SECTION OF THE CITY CODE OF ORDINANCES AS RELATED TO THE DEVELOPMENT OF THIS TRACT UNLESS SHOWN HEREIN.
2. THE BEARINGS SHOWN HEREIN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, PER LEICAMET GPS OBSERVATION. ALL DISTANCES ARE SURFACE DISTANCE.
3. ALL PERMANENT CORNERS SET ARE 1/2" IRON ROD WITH CAP MARKED "QUINTERO" UNLESS OTHERWISE NOTED HEREON. IRON RODS SET IN AREAS WHERE THERE IS AN EXPECTATION OF MOVEMENT WILL NOT BE CONSIDERED PERMANENT AND NOT MARKED ACCORDINGLY.
4. NO PORTION OF THIS PROPERTY LIES WITHIN THE FEMA 100 YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP, FEMA MAP 48027C0475E, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.

**KEY NOTES:**

1. PART OF TRACT 2 TRIPLE SEVEN RIVER ESTATES, SECTION THREE (CAB. A, SLIDE 297-A)
2. TRACT 3 TRIPLE SEVEN RIVER ESTATES, SECTION THREE (CAB. A, SLIDE 297-A)
3. TRACT 4 TRIPLE SEVEN RIVER ESTATES, SECTION THREE (CAB. A, SLIDE 297-A)
4. TRACT 57-A TRIPLE SEVEN RIVER ESTATES, SECTION THREE (CAB. A, SLIDE 297-A)
5. TRACT 57-B TRIPLE SEVEN RIVER ESTATES, SECTION THREE (CAB. A, SLIDE 297-A)
6. TRACT 38-B TRIPLE SEVEN RIVER ESTATES, SECTION THREE (CAB. A, SLIDE 297-A)
7. PART OF TRACT 37 TRIPLE SEVEN RIVER ESTATES, SECTION THREE (CAB. A, SLIDE 297-A)
8. PART OF TRACT 37 TRIPLE SEVEN RIVER ESTATES, SECTION THREE (CAB. A, SLIDE 297-A)
9. TRACT 36 TRIPLE SEVEN RIVER ESTATES, SECTION THREE (CAB. A, SLIDE 297-A)
10. TRACT 59 TRIPLE SEVEN RIVER ESTATES, SECTION THREE (CAB. A, SLIDE 297-A)



KNOW ALL MEN BY THESE PRESENTS, THAT CHARLES C. HAYHURST, SR. AND DONNA GORMLEY-HAYHURST, BEING THE SOLE OWNER(S) OF THAT CERTAIN 8.08 ACRE TRACT IN BELL COUNTY, TEXAS, BEING ALL OF TRACT 58, OF TRIPLE SEVEN RIVER ESTATES, SECTION THREE, IN BELL COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN CABINET A, SLIDE 297-A OF THE PLAT RECORDS OF BELL COUNTY, TEXAS, SHOWN AND ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, DOES HEREBY SUBDIVIDE THE HEREIN DESCRIBED PROPERTY INTO LOTS AND BLOCKS, ACCORDING TO THE PLAT HEREOF, TO BE KNOWN AS HAYHURST RANCH ESTATES TO THE CITY OF KILLEEN AND BELL COUNTY, TEXAS, AS SHOWN BY THE PLAT HEREOF, ATTACHED HERETO, AND MADE A PART HEREOF, AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF KILLEEN, BELL COUNTY, TEXAS, DOES HEREBY ADOPT SAID HAYHURST RANCH ESTATES AS AN ADDITION IN THE ETJ OF THE CITY OF KILLEEN, BELL COUNTY, TEXAS, AND FOR THE PURPOSE OF SELLING LOTS AND BLOCKS OF LAND WITH REFERENCE THERETO AND FOR THE PROPERTY DEVELOPMENT OF SAID LAND BY ITS OWNERS AND FOR ALL OTHER PURPOSES, AND DOES HEREBY DEDICATE TO SAID CITY AND BELL COUNTY, ALL STREETS, AVENUES, ROADS, DRIVES, ALLEYS AND ASSOCIATED POTABLE WATER, SANITARY SEWER, AND STORM SEWER SYSTEMS AS SHOWN ON SAID PLAT, AND FINAL CONSTRUCTION DRAWINGS THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND PUBLIC UTILITIES WHEN AND AS AUTHORIZED BY THE CITY OF KILLEEN AND BELL COUNTY, TEXAS.

THE DRAINAGE AND UTILITY EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO THE CITY OF KILLEEN AND BELL COUNTY FOR INSTALLATION AND MAINTENANCE OF ANY AND ALL PUBLIC UTILITIES, WHICH SAID CITY AND BELL COUNTY MAY ELECT TO INSTALL AND MAINTAIN OR PERMIT TO BE INSTALLED OR MAINTAINED.

THE OWNERS DO HEREBY ACKNOWLEDGE THAT IT IS THEIR SOLE RESPONSIBILITY AS OWNERS TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS RELATING TO THE ENVIRONMENT, INCLUDING (BUT NOT LIMITED TO), THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS, AND MUNICIPAL WATERSHED ORDINANCE.

*Charles C. Hayhurst, Sr.*  
CHARLES C. HAYHURST, SR.  
OWNER

*Donna Gormley-Hayhurst*  
DONNA GORMLEY-HAYHURST  
OWNER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS 20th DAY OF July, 2016, PERSONALLY APPEARED CHARLES C. HAYHURST, SR. 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.

*Notary Signature*  
NOTARY PUBLIC STATE OF TEXAS  
MY COMMISSION EXPIRES: 7/19/17

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS 20th DAY OF July, 2016, PERSONALLY APPEARED DONNA GORMLEY-HAYHURST 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.

*Notary Signature*  
NOTARY PUBLIC STATE OF TEXAS  
MY COMMISSION EXPIRES: 7/19/17

**PLANNING AND ZONING COMMISSION**

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KILLEEN, TEXAS.  
APPROVED THIS 18th DAY OF July, 2016 A.D. BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KILLEEN, TEXAS.

*Chairman Signature* CHAIRMAN, PLANNING AND ZONING COMMISSION  
*Secretary Signature* SECRETARY, PLANNING AND ZONING COMMISSION

**BELL COUNTY JUDGE**

I HEREBY CERTIFY THIS PLAT WAS APPROVED THIS 8th DAY OF August, 2016 BY THE BELL COUNTY COMMISSIONER'S COURT AND MAY BE FILED FOR RECORD IN THE PLAT RECORDS OF BELL COUNTY, BY THE COUNTY CLERK.

*County Judge Signature*  
COUNTY JUDGE

WITNESS THE EXECUTION HEREOF, ON THIS 8th DAY OF August, 2016  
*Tanja Poborel Signature*  
TANJA POBOREL  
NOTARY PUBLIC STATE OF TEXAS  
MY COMMISSION EXPIRES: 12-17-2016

**SURVEYORS' CERTIFICATE**

I, A. W. KESSLER, DO HEREBY CERTIFY THAT AN ACTUAL AND ACCURATE SURVEY WAS MADE ON THE GROUND OF THE PLATTED LAND, AND THAT THE CORNER MONUMENTS SHOWN ON THE FOREGOING PLAT WERE FOUND OR PLACED, IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF KILLEEN, TEXAS.

*Surveyor Signature* 7-15-16  
A. W. KESSLER  
R. P. L. S. NO. 1852  
415 E. AVENUE D  
KILLEEN, TX 78541

**BELL COUNTY PUBLIC HEALTH DEPARTMENT**

I, THE UNDERSIGNED, A REGISTERED SANITARIAN IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION HAS BEEN REVIEWED FOR COMPLIANCE WITH APPLICABLE STATE AND COUNTY REGULATIONS GOVERNING ON-SITE SEWAGES FACILITIES AND IS HEREBY RECOMMENDED FOR APPROVAL.

BY: *Michael Johns* 7-29-16  
BELL COUNTY PUBLIC HEALTH DEPARTMENT

**AFFIDAVIT:**

THE TAX APPRAISAL DISTRICT OF BELL COUNTY DOES HEREBY CERTIFY THERE ARE CURRENTLY NO DELINQUENT TAXES DUE TO THE TAX APPRAISAL DISTRICT OF BELL COUNTY ON THE PROPERTY DESCRIBED BY THIS PLAT.

DATED THIS 22nd DAY OF July, 2016 A.D.  
BY: *Melissa Rodriguez*  
BELL COUNTY TAX APPRAISAL DISTRICT

**COUNTY CLERK INFORMATION:**

FILED FOR RECORD THIS DAY OF July, 2016 IN YEAR 2016 PLAT #  
PLAT RECORDS OF BELL COUNTY, TEXAS, AND DEDICATION INSTRUMENT # OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

BY:

SURVEY:	S.H. COX SURVEY, A-1210 S.B. COX SURVEY, A-1209	OWNER:	CHARLES C. HAYHURST, SR. DONNA GORMLEY-HAYHURST 467 TRIPLE 7 TRAIL KILLEEN, TX 78542
NUMBER OF BLOCKS:	1		
NUMBER OF LOTS:	2	SURVEYOR:	QUINTERO ENGINEERING, LLC 415 E. AVENUE D KILLEEN, TEXAS 78541 (254) 493-9962
TOTAL ACRES:	8.08 AC.		
DATE:	JUNE, 2016		

**QC**  
QUINTERO ENGINEERING, LLC  
415 E. AVENUE D  
KILLEEN, TEXAS 78541  
PHONE: (254) 493-9962  
FAX: (254) 432-7070  
T.B.P.E. FIRM NO.: 14709 T.B.P.L.S. FIRM NO.: 10194111

**FINAL PLAT**  
**HAYHURST RANCH ESTATES**  
WITHIN THE ETJ OF THE CITY OF KILLEEN, BELL COUNTY, TEXAS  
HAYHURST RANCH ESTATES, IS A REPLAT OF ALL OF TRACT 58, TRIPLE SEVEN RIVER ESTATES, SECTION THREE AN ADDITION TO BELL COUNTY, TEXAS.  
DRAWING NO.: P1