

KNOW ALL MEN BY THESE PRESENTS, that H.A. Sandefur, whose address is 4311 Florence Rd., Killeen, Texas 76542, being the sole owner of that certain 37.788 acre tract of land in Bell County, Texas, part of the Azra Webb Survey, Abstract No. 857, and G.W. Farris Survey, Abstract No. 306, which is more fully described in the dedication of Lancaster Estates, as shown by the plat hereof, attached hereto, and made a part hereon, and approved by the City Council of the City of Killeen, Bell County, Texas, and H.A. Sandefur does hereby adopt said Lancaster Estates, 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.

H.A. Sandefur
H.A. SANDEFUR

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared H.A. Sandefur, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of said H.A. Sandefur, and that they executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 2nd day of April, 1996 A.D.



Bonnie Mitchell
NOTARY PUBLIC STATE OF TEXAS

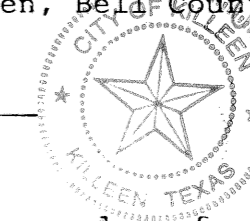
APPROVED this the 2nd day of April, 1996, by the Planning & Zoning Commission of the City of Killeen, Bell County, Texas.

David Miller
CHAIRMAN, PLANNING COMMISSION

Donald Cole
SECRETARY, PLANNING COMMISSION

APPROVED this the 14th day of May, 1996, by the City Council of the City of Killeen, Bell County, Texas.

Paul ...
MAYOR, CITY OF KILLEEN



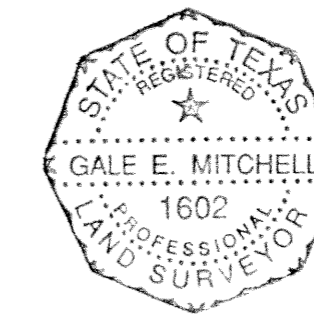
Paul ...
ATTEST: CITY SECRETARY

FILED FOR RECORD this 12 day of July, 1996 A.D., in Cabinet C, Slide 79a, Plat Records of Bell County, Texas. Volume 3496 page 371

KNOW ALL MEN BY THESE PRESENTS,

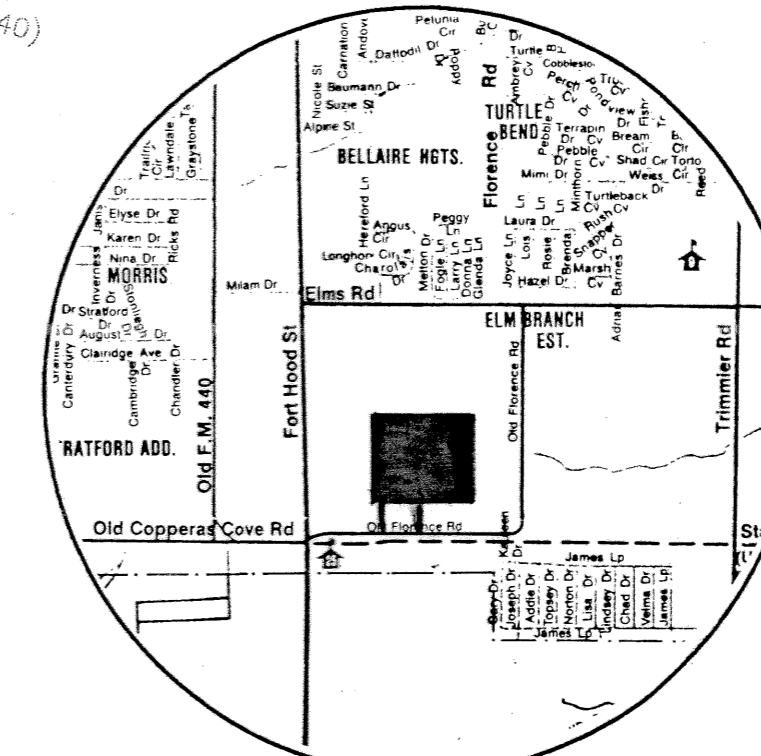
That I, Gale E. Mitchell, Registered Professional Land Surveyor, do hereby certify that I did prepare this plat from an actual and accurate survey of the land, that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Killeen, Texas, and this subdivision is within the City Limits of Killeen, Texas.

Gale E. Mitchell
Gale E. Mitchell
Registered Professional
Land Surveyor, No. 1602



FINAL PLAT

LANCASTER ESTATES
KILLEEN, BELL COUNTY, TEXAS

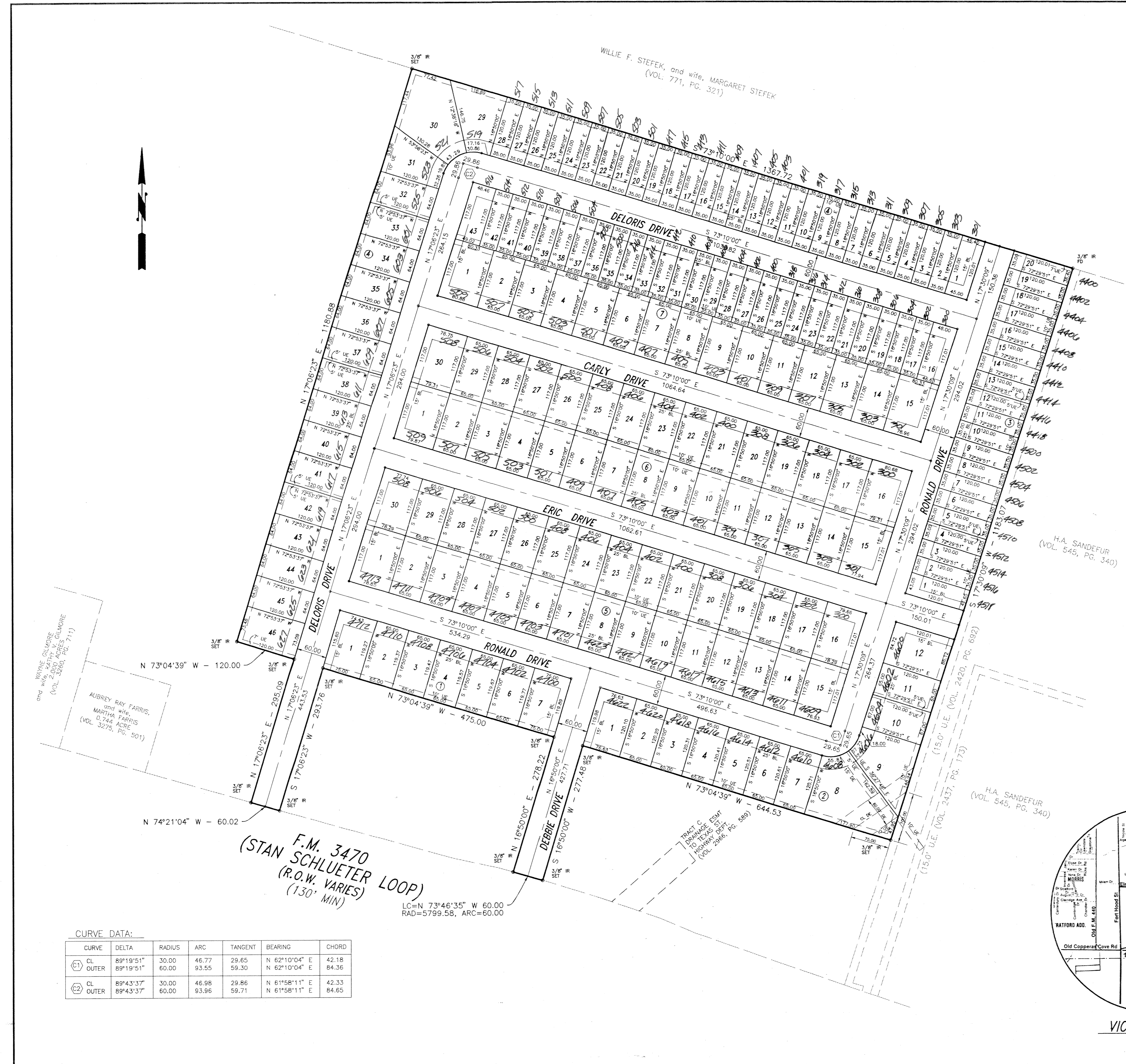


VICINITY MAP

DGN BY C.B.
DATE: 03/28/96
SCALE 1"=100'

37.788 ACRES
188 LOTS
REF: 11329-D

DRAWING NO.
11698-D



CURVE DATA:

CURVE	DELTA	RADIUS	ARC	TANGENT	BEARING	CHORD
① CL OUTER	89°19'51"	30.00	46.77	29.65	N 62°10'04" E	42.18
① CL OUTER	89°19'51"	60.00	93.55	59.30	N 62°10'04" E	84.36
② CL OUTER	89°43'37"	30.00	46.98	29.86	N 61°58'11" E	42.33
② CL OUTER	89°43'37"	60.00	93.96	59.71	N 61°58'11" E	84.65

F.M. 3470
(STAN SCHLUETER LOOP)
(R.O.W. VARIES)
(130' MIN)

LC=N 73°46'35" W 60.00
RAD=5799.58, ARC=60.00

TRUCK C
DRAINAGE ENT
TO EXISTING DENT
(VOL. 2066, PG. 589)

H.A. SANDEFUR
(VOL. 545, PG. 340)

H.A. SANDEFUR
(VOL. 545, PG. 340)

WYNNE CALDWELL
2.6271 ACRES
(VOL. 3260, PG. 711)

AUBREY RAY FARRIS,
and wife,
MARTHA FARRIS
0.744 ACRE
(VOL. 3275, PG. 501)

N 73°04'39" W - 120.00

N 17°08'23" E - 295.09

N 17°08'23" E - 443.53

S 17°06'23" W - 293.76

N 74°21'04" W - 60.02

N 73°04'39" W - 475.00

N 18°50'00" E - 278.22

S 16°50'00" W - 277.48

N 73°04'39" W - 644.53

S 73°10'00" E - 534.29

S 73°10'00" E - 1062.61

S 73°10'00" E - 150.01

S 73°10'00" E - 284.02

S 73°10'00" E - 284.02

S 73°10'00" E - 284.02