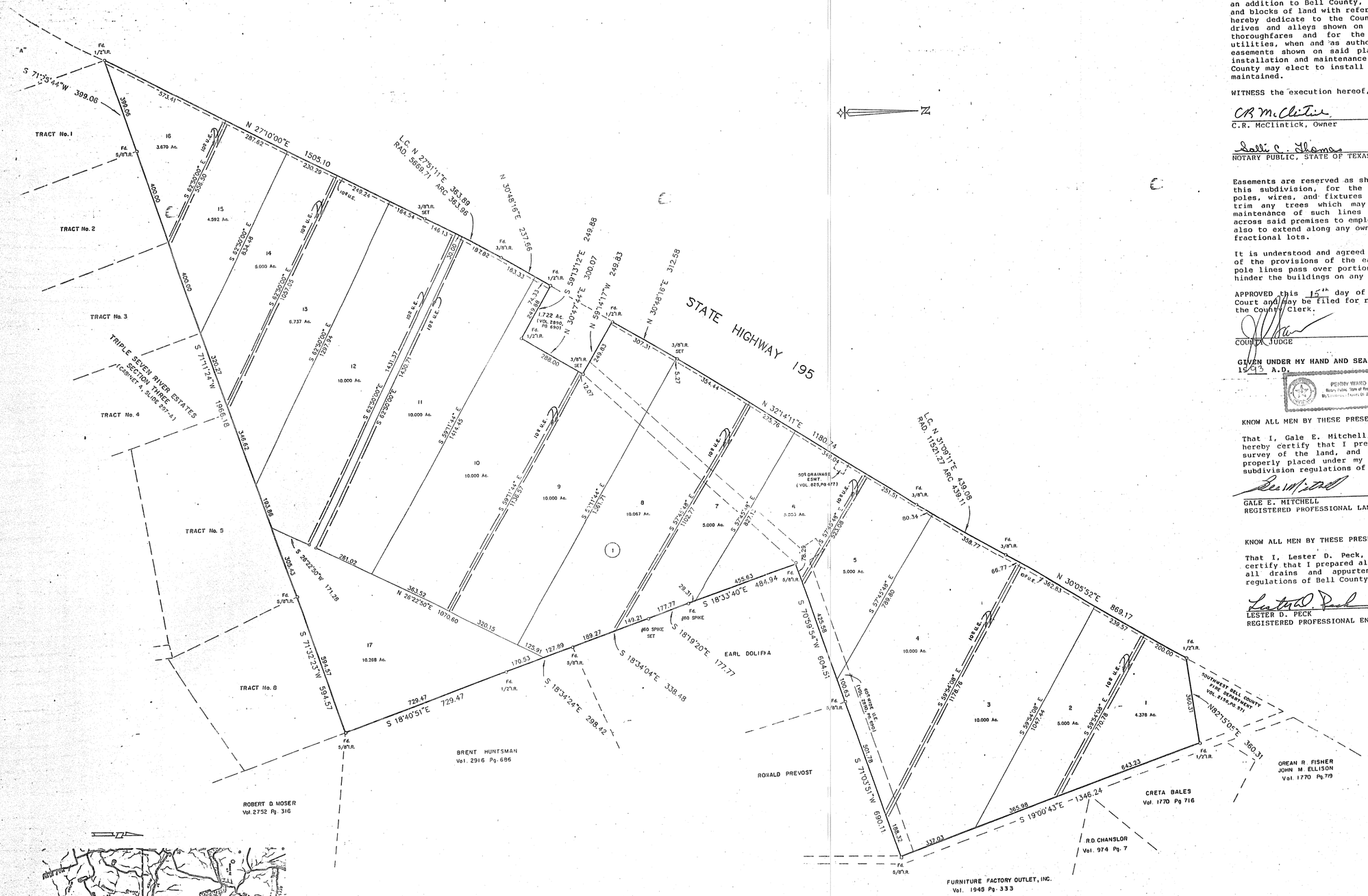
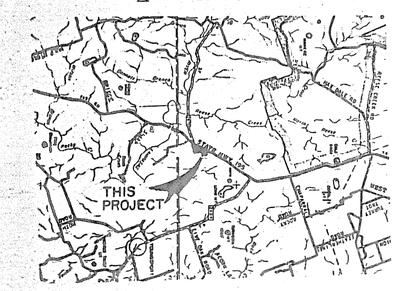
B/304A





VICINITY MAP

NOT TO SCALE

KNOW ALL MEN BY THESE PRESENTS, that C. R. McClintick, whose address is 700 E. Hildebrand, #702, San Antonio, Texas, 78212, being the sole owner of that certain 124.713 acres, being part of the H. Williams Survey, which is more fully described in the Dedication of Legend Oaks Estates, Bell County, Texas, as shown by the plat hereof, attached hereto, and made a part hereon, and C.R. McClintick does hereby adopt said plat as an addition to Bell County, Texas, and for the purpose of selling lots and blocks of land with reference thereto, and for all other purposes do hereby dedicate to the County of Bell, 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 County of Bell. The utility easements shown on said plat are dedicated to Bell, Texas, for the installation and maintenance of any and all public utilities, which the County may elect to install and maintain or permit to be installed and maintained.

WITNESS the execution hereof, this the 25 day of October, 1993.

C R McClintick
C.R. McClintick, Owner

Sally C. Thomas
NOTARY PUBLIC, STATE OF TEXAS

Easements are reserved as shown on plat, plus required onto all lots in this subdivision, for the construction and perpetual maintenance of poles, wires, and fixtures for electric and telephone service, and to trim any trees which may interfere or threaten to interfere the maintenance of such lines with right of ingress to and egress from across said premises to employees of said utilities. Said easements are also to extend along any owners side and rear property lines in case of fractional lots.

It is understood and agreed that it shall not be considered a violation of the provisions of the easement if wires or cables carried by such pole lines pass over portion of said lots as long as such lines do not hinder the buildings on any lots in this subdivision.

APPROVED this 15th day of November, 1993, by the Commissioner's Court and may be filed for record in the Plat Records of Bell County, by the County Clerk.

COUNTY JUDGE

Nadine Sutton
COUNTY CLERK

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 15th day of November, 1993 A.D.

PENNY WARD
Notary Public, State of Texas
My Commission Expires 03-29-94

NOTARY PUBLIC STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS,

That I, Gale E. Mitchell, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the subdivision regulations of Bell County, Texas.

GALE E. MITCHELL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1602

STATE OF TEXAS
GALE E. MITCHELL
1602
REGISTERED
PROFESSIONAL
LAND SURVEYOR

KNOW ALL MEN BY THESE PRESENTS,

That I, Lester D. Peck, Registered Professional Engineer, do hereby certify that I prepared all necessary drainage calculations and designed all drains and appurtenances in accordance with the subdivision regulations of Bell County, Texas.

LESTER D. PECK
REGISTERED PROFESSIONAL ENGINEER NO. 27683

STATE OF TEXAS
LESTER D. PECK
27683
REGISTERED
PROFESSIONAL ENGINEER

FINAL PLAT

17 LOTS
124.713 ACRES

REVISIONS	
No.	Date

LEGEND OAKS ESTATES

BELL COUNTY, TEXAS

MITCHELL & ASSOCIATES, INC.
Killeen ENGINEERING & SURVEYING Temple

DEVELOPER: LEON THOMPSON

DATE:	SCALE:	DRAWN BY:	REF. NO.	DWG. NO.
OCT. 93	1" = 200'	G.W.M.	1009/6	1009-D

Dedi 3065-688
Filed 11-15-93