



- NOTES:
- BEARINGS ON THIS SURVEY AND ELEVATIONS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE NAD 83 AS DERIVED BY GPS OBSERVATIONS.
  - TOTAL ACREAGE - 1.396 ACRES  
 J. H. HOFFMAN SURVEY, ABSTRACT NO. 450 - 0.623 ACRES  
 J. M. STORY SURVEY, ABSTRACT NO. 1290 - 0.773 ACRES
  - WATER SERVICE TO BE PROVIDED BY PRIVATE WELL.
  - ON-SITE SEWAGE TO BE PROVIDED BY OWNER.

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 18th day of July, A.D. 2005

BELL COUNTY TAX APPRAISAL DISTRICT  
 BY: [Signature]

STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS:  
 COUNTY OF BELL §

That We, River Ridge Ranch Property Owners Association, Inc., being the sole owner(s) of the certain 1.396 acres of land shown hereon and described in a deed recorded in Volume 5247, Page 103, of the Official Public Records of Real Property of Bell County, Texas, do hereby join, approve and consent to all dedications and plat note requirements shown hereon. I do hereby approve recordation of this subdivision plat and dedicate to the public use forever any easements and roads that are shown hereon. This subdivision is to be known as RIVER RIDGE RANCH 1 REPLAT BEING A REPLAT OF A PORTION OF LOT 6-A, RIVER RIDGE RANCH SECTION 1.

I do 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 the public, 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.

Easements are reserved as shown on the 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 owner's 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 the wires or cables carried by such pole lines pass over a portion of said lots as long as such lines do not hinder the buildings on any lots in this subdivision.

All public roadways and easements as shown on this plat are free of liens.

WITNESSE the execution hereof, on this 10th day of June, 2005.

FOR: RIVER RIDGE RANCH PROPERTY OWNERS ASSOCIATION, INC.  
[Signature]  
 Lionel W. Harden, Vice President of Operations

Before me, the undersigned authority, on this day personally appeared Lionel W. Harden 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 Vice President of Operations of River Ridge Ranch Property Owners Association, Inc. owner of the property described hereon.

[Notary Seal]  
 J. LYNN CARTER  
 Notary Public, State of Texas  
 My Commission Expires: 5/2/2009

In approving this plat by the Commissioners' Court of Bell County, Texas, it is understood that the building of all streets, roads, and other public thoroughfares and 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 Commissioners' Court of Bell County, Texas. Said Commissioners' Court assumes an 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 the 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.

APPROVED this 11th day of July, 2005 A.D., by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas.

[Signature] CHAIRMAN, PLANNING COMMISSION  
[Signature] SECRETARY, PLANNING COMMISSION

I hereby certify that this plat was approved this 16th day of March, 2005 by the Bell County Commissioners' Court and may be filed for record in the 20th Records of Bell County, by the County Clerk.

[Signature]  
 COUNTY CLERK

Witness my hand this 16th day of March, 2005.

[Signature]  
 NOTARY PUBLIC, STATE OF TEXAS  
 My Commission Expires Aug 13, 2006

[Notary Seal]

FILED FOR RECORD this 24th day of March, 2006, in Cabinet D, Slide 104C Plat Records of Bell County, Texas. Vol 5996, pg 148

KNOW ALL MEN BY THESE PRESENTS,

That I, Gary W. 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 hereon were properly placed under my personal supervision in accordance with the subdivision regulations of the County of Bell, Texas, and this subdivision is within the County Limits of Bell County, Texas.

[Signature]  
 Gary W. Mitchell, Registered Professional Land Surveyor, No. 4982

[Notary Seal]  
 GARY W. MITCHELL  
 4982  
 REGISTERED PROFESSIONAL LAND SURVEYOR

RIVER RIDGE RANCH 1 REPLAT  
 BEING A REPLAT OF A PORTION OF LOT 6-A,  
 RIVER RIDGE RANCH SECTION 1  
 BELL COUNTY, TEXAS

FINAL PLAT

SHEET TITLE

DATE: 4/12/05 SCALE: 1"=100'

DRAWN BY: DD REF-L/B: 2598 CLIENT-AREA: HARMEN 1.396 AC

DWC No. 05-255-D

NO. DATE REMARKS REVISIONS

BY: