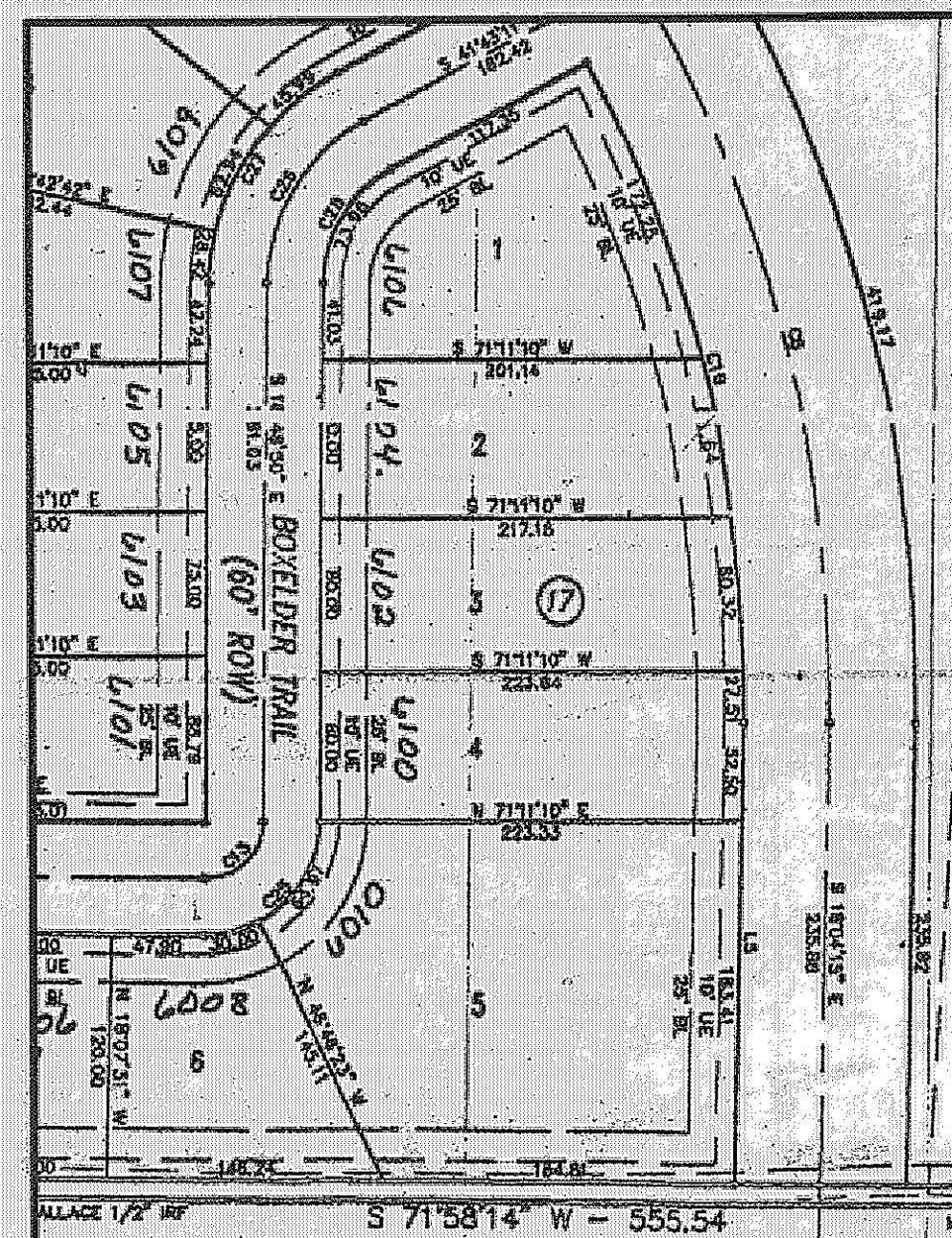


VICINITY MAP  
N.T.S.

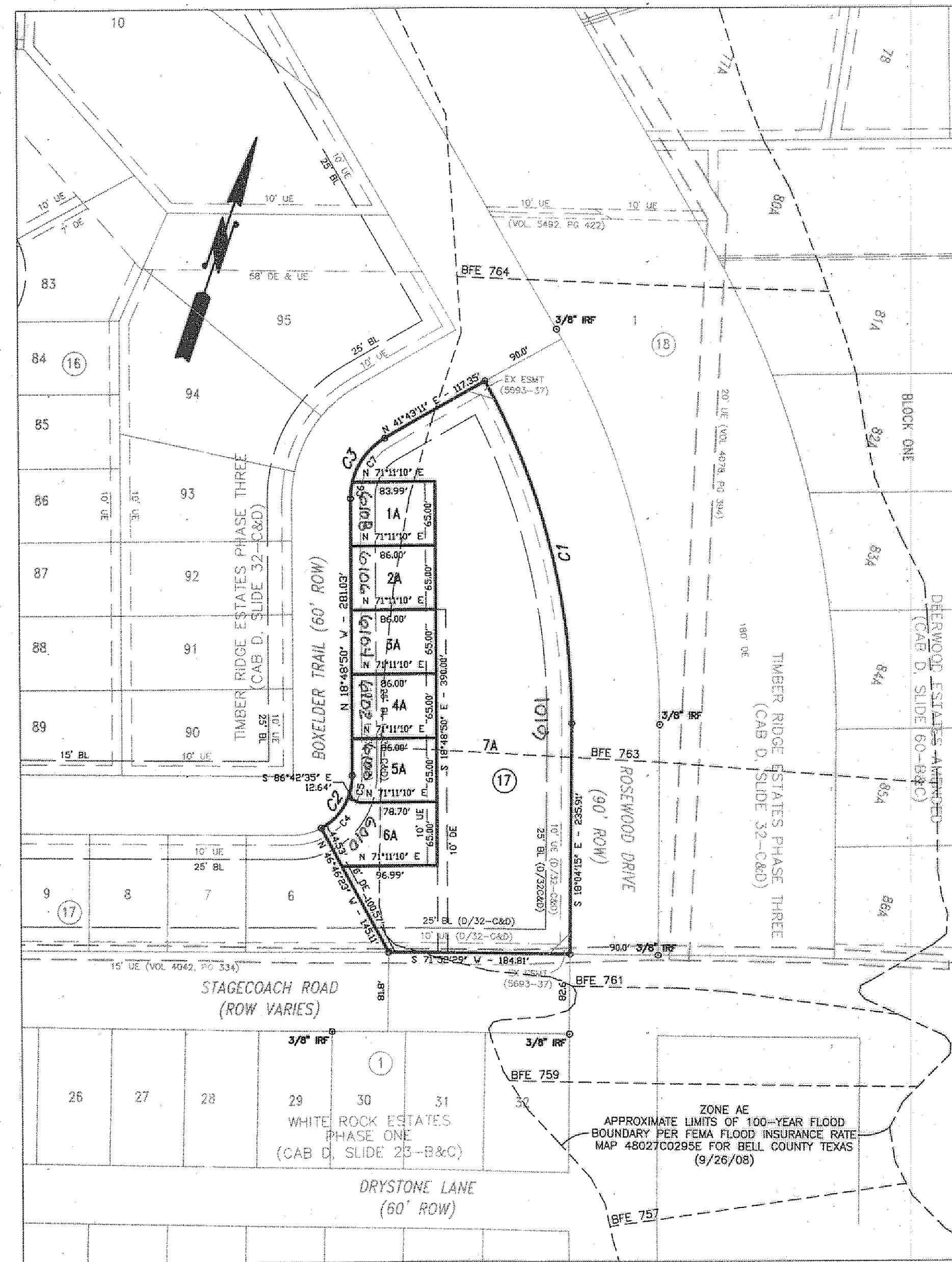


INSET  
TIMBER RIDGE ESTATES  
PHASE THREE  
1" = 100'

THE LIMITS OF THE 100-YEAR FLOOD AS SHOWN HEREON WERE INTERPOLATED FROM THE FLOOD INSURANCE RATE MAP 48027C0295E FOR BELL COUNTY, TEXAS DATED SEPTEMBER 28, 2008. THE SURVEYOR DOES NOT CERTIFY TO THE ACCURACY OR INACCURACY OF SAID MAP AND THEREFORE DOES NOT IMPLY OR WARRANT THAT STRUCTURES WITHIN THE FLOOD PLAIN LIMITS AS SHOWN HEREON OR THE PLATTED AREA WILL BE FREE FROM FLOODING OR FLOOD DAMAGE.

BLOCK	LOT	BFE	FFE
17	1A	763.5	765.5
17	2A	763.4	765.4
17	3A	763.3	765.3
17	4A	763.2	765.2
17	5A	763.1	765.1
17	6A	762.7	764.7
17	7A	763.6	765.6

FINISHED FLOOR ELEVATION (FFE)  
IS AT LEAST TWO FEET ABOVE THE  
BASE FLOOD ELEVATION (BFE)



Notes:

- Unless otherwise noted hereon, all subdivision perimeter corner monuments are 3/8" iron rods with orange caps marked "KILLEEN E&S".
- Lot 7A shall not have vehicular access onto Rosewood Drive or Stagecoach Road for a distance of 150 feet from the edge of pavement at the intersection.
- See FEMA LOMA Case No. 10-05-2138A for removal of Lots 1-4, Block 17, Timber Ridge Estates Phase Three from the Special Flood Hazard Area.

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	29°23'49"	705.00	361.72	164.93'	S 32°46'09" E	357.78'
C2	62°02'27"	60.00	64.97	36.08'	N 12°12'23" E	61.84'
C3	60°32'01"	70.00	73.90	40.85'	N 11°27'10" E	70.56'
C4	39°58'12"	80.00	41.82	21.80'	N 23°15'31" E	40.98'
C5	22°08'15"	60.00	23.15	11.72'	N 7°40'42" W	23.00'
C6	13°45'04"	70.00	16.80	8.44'	N 11°50'18" W	16.76'
C7	46°48'57"	75.00	57.18	30.28'	N 18°19'42" E	55.50'

KNOW ALL MEN BY THESE PRESENTS, that AJH Timber Ridge Estates, LLC, whose address is PO Box 10994, Killeen, Texas 76547, being the sole owner of that 2.642 acre tract of land in Bell County, Texas, being Lots 1-5, Block 17, Timber Ridge Estates Phase Three, which is more fully described in the dedication of TIMBER RIDGE ESTATES PHASE THREE REPLAT, BEING A REPLAT OF LOTS 1-5, BLOCK 17, TIMBER RIDGE ESTATES PHASE THREE, as shown by the plat hereof, attached hereto, and made a part hereon, and approved by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas, does hereby adopt said TIMBER RIDGE ESTATES PHASE THREE REPLAT, BEING A REPLAT OF LOTS 1-5, BLOCK 17, TIMBER RIDGE ESTATES 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 and drainage easements shown on said plat are dedicated to said city for installation and maintenance of any and all public utilities and drainage utilities which the city may install or permit to be installed or maintained.

For: AJH Timber Ridge Estates, LLC  
  
Jon Wade Helner, Trustee of the  
Jon Wade Helner Exempt Trust, Member

STATE OF TEXAS  
COUNTY OF BELL

This instrument was acknowledged before me on the 1st day of January, 2015 by Jon Wade Helner, Trustee of the Jon Wade Helner Exempt Trust, Member of AJH Timber Ridge Estates, LLC.



*Gloria Oldham*  
Notary Public, State of Texas

Approved this 4th day of MAY, 2015 by the Planning and Zoning Commission of the City of Killeen, Texas.

*John F. Smith*  
Chairman, Planning and Zoning Commission  
*Maria Lopez*  
Secretary, Planning and Zoning Commission

FILED FOR RECORD this 11th day of May, 2015 A.D.

Year 2015, Number 52, Plat Records of Bell County, Texas.

Dedication instrument in Instrument No. 2015-0017064 Official Public Records of Real Property of Bell County, Texas.

KNOW ALL MEN BY THESE PRESENTS:

That I, Michelle E. Lee, a Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the perimeter corner monuments shown hereon were properly placed or found under my personal supervision, in accordance with the Subdivision Regulations of the City of Killeen, Texas. This subdivision, TIMBER RIDGE ESTATES PHASE THREE REPLAT, BEING A REPLAT OF LOTS 1-5, BLOCK 17, TIMBER RIDGE ESTATES PHASE THREE, is located within the City Limits of Killeen, Texas.



*Michelle E. Lee* 12-28-15  
Michelle E. Lee, RPLS (TX 5772)

TAX CERTIFICATE

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 5th day of MAY, 2015 A.D.

BELL COUNTY TAX APPRAISAL DISTRICT  
By: *R. R. R. R.*

FINAL PLAT

TIMBER RIDGE ESTATES PHASE THREE REPLAT  
BEING A REPLAT OF LOTS 1-5, BLOCK 17  
TIMBER RIDGE ESTATES PHASE THREE  
KILLEEN, BELL COUNTY, TEXAS

KILLEEN ENGINEERING  
& SURVEYING, LTD.  
2901 E. Stan Schlueter Loop  
Killeen, Texas 76542  
(254) 526-3981 (254) 526-4351 Fax

TBPLS REGISTRATION NO. 100144-00	
Project No.:	2015-002
Acres:	2.642
No. of Lots:	7
Scale:	1" = 100'
Date:	1/30/15
Design By:	MEL
Sheet No.:	1 OF 1