

LINE TABLE

| NUMBER | DIRECTION | DISTANCE |
|--------|---------------|----------|
| L1 | N 68°13'00" E | 27.55' |
| L2 | N 82°27'55" E | 135.24' |
| L3 | N 82°27'55" E | 143.82' |
| L4 | N 82°27'55" E | 143.82' |
| L5 | N 03°11'43" E | 87.03' |
| L6 | S 75°40'08" W | 31.22' |
| L7 | S 75°40'08" W | 31.22' |

FIELD NOTES:

A DESCRIPTION OF A 11.13 ACRE TRACT, BEING COMPRISED OF TRACT 31-B, TRIPLE SEVEN RIVER ESTATES, SECTION 3, AS RECORDED IN VOLUME A, PAGES 297-A, THE PLAT RECORDS OF BELL COUNTY, TEXAS AND TRACT 3, TRIPLE SEVEN RIVER ESTATES, SECTION 2, AS RECORDED IN VOLUME A, PAGES 296-C, THE PLAT RECORDS OF BELL COUNTY, TEXAS, LESS A CALLED 4.003 ACRE TRACT CONVEYED TO HAROLD W. GORE AND DEBRA E. GORE IN VOLUME 5727, PAGE 424, THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND IN THE NORTH RIGHT-OF-WAY LINE OF DEER PARK ROAD (60' R.O.W.), FOR THE SOUTHWEST CORNER OF SAID 4.003 ACRE TRACT AND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH SAID NORTH RIGHT-OF-WAY LINE OF DEER PARK ROAD, SOUTH 75°40'08" WEST, A DISTANCE OF 543.82 FEET, (CALLED SOUTH 75°42'10" WEST, 543.82 FEET), TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF TRACT 2, OF SAID TRIPLE SEVEN RIVER ESTATES, SECTION TWO, AND FOR THE SOUTHWEST CORNER OF SAID TRACT 3 AND THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE EAST LINE OF SAID TRACT 2, NORTH 01°43'38" EAST, A DISTANCE OF 820.45 FEET, (CALLED NORTH 01°39'10" EAST, 819.7 FEET), TO A 1/2 INCH IRON ROD FOUND IN THE SOUTH LINE OF TRACT 31-A, OF SAID TRIPLE SEVEN RIVER ESTATES, SECTION THREE, FOR THE NORTHEAST CORNER OF SAID TRACT 2 AND FOR A POINT FOR ANGLE FOR SAID TRACT 3 AND THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE COMMON LINE OF SAID TRACT 31-A AND THE HEREIN DESCRIBED TRACT THE FOLLOWING TWO (2) COURSES:

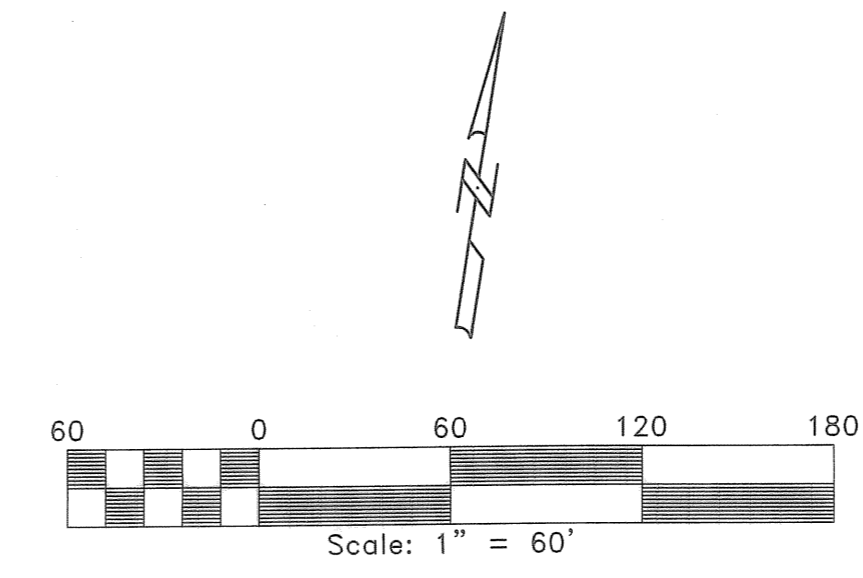
- 1) NORTH 68°13'00" EAST, A DISTANCE OF 27.55 FEET, (CALLED NORTH 67°20'40" EAST, 27.4 FEET), TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTH CORNER OF SAID TRACT 31-B,
- 2) NORTH 03°11'43" EAST, A DISTANCE OF 391.85 FEET, (CALLED NORTH 03°14'26" EAST, 390.13 FEET), TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF TRACT 30 OF SAID TRIPLE SEVEN RIVER ESTATES, SECTION 3, FOR THE SOUTHWEST CORNER OF TRACT 32 OF SAID TRIPLE SEVEN RIVER ESTATES, SECTION 3, FOR THE NORTHEAST CORNER OF SAID TRACT 31-A AND FOR THE NORTHWEST CORNER OF SAID TRACT 31-B AND THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE COMMON LINE OF SAID TRACT 30 AND THE HEREIN DESCRIBED TRACT THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 82°27'55" EAST, A DISTANCE OF 135.24 FEET, (CALLED NORTH 82°27'55" EAST, 135.50 FEET), TO A WOOD FENCE POST FOUND FOR THE NORTHEAST CORNER OF SAID TRACT 31-B AND FOR THE NORTHWEST CORNER OF SAID TRACT 3,
- 2) NORTH 82°27'55" EAST, A DISTANCE OF 143.82 FEET, (CALLED NORTH 82°27'55" EAST, 143.41 FEET), TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 4.003 ACRE TRACT AND FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE WEST LINE OF SAID 4.003 ACRE TRACT, SOUTH 09°00'37" EAST, A DISTANCE OF 1135.50 FEET, (CALLED SOUTH 09°00'37" EAST, 1135.89 FEET), BEING THE BEARING BASIS HEREIN, TO THE POINT OF BEGINNING AND CONTAINING 11.13 ACRES OF LAND.

- NOTES:**
- 1) THIS SUBDIVISION IS LOCATED WITHIN THE ETJ OF THE CITY OF KILLEEN, TEXAS.
 - 2) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480706 0260 B, DATED FEB. 15, 1984, THIS SUBDIVISION IS LOCATED IN ZONE "C", WHICH IS AN AREA OUTSIDE THE 100-YEAR FLOODPLAIN.
 - 3) NO SURROUNDING TRACTS WILL BE LAND LOCKED BY REPLAT.
 - 4) EACH LOT WITH BE SERVED BY ONSITE SANITARY SEWER FACILITY
 - 5) FINAL PLAT PREPARED FEB. 25, 2008.



- LEGEND**
- IRON ROD FOUND
 - IRON ROD SET
 - ⊗ WOODEN FENCE POST
 - P.U.E. PUBLIC UTILITY EASEMENT
 - D.E. DRAINAGE ESMT.
 - B.L. BUILDING LINE
 - (BRG.-DIST.) RECORD CALL
 - P.O.B. POINT OF BEGINNING

**FINAL PLAT OF
TRIPLE SEVEN RIVER ESTATES, SECTION 4
BEING A REPLAT OF A PORTION OF
TRACT 3, SECTION 2
AND
TRACT 31-B, SECTION 3
TRIPLE SEVEN RIVER ESTATES**

STATE OF TEXAS
COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS:

THAT, MILDRED S. COOPER, BEING THE SOLE OWNER OF THAT CERTAIN REMAINDER OF TRACT 3 OF TRIPLE SEVEN RIVER ESTATES, SECTION TWO, AN ADDITION TO THE BELL COUNTY, TEXAS OF RECORD IN CABINET A, SLIDE 296-C, THE PLAT RECORDS OF BELL COUNTY, TEXAS AND ALL OF TRACT 31-B, TRIPLE SEVEN RIVER ESTATES, SECTION 3, AN ADDITION TO THE BELL COUNTY, TEXAS, OF RECORD IN CABINET A, SLIDE 297-A, THE PLAT RECORDS OF BELL COUNTY, TEXAS, DO HEREBY JOIN, APPROVE AND CONSENT TO ALL DEDICATIONS AND PLAT NOTE REQUIREMENTS SHOWN HEREON. THIS SUBDIVISION IS TO BE KNOWN AS TRIPLE SEVEN RIVER ESTATES, SECTION 4, BEING A REPLAT OF A PORTION OF TRACT 3, SECTION 2 AND TRACT 31-B, SECTION 3, TRIPLE SEVEN RIVER ESTATES, BEING 11.13 ACRES.

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 TO BE INSTALLED AND MAINTAINED.

EASEMENTS ARE RESERVED AS SHOWN ON THE PLAT, PLUS REQUIRED ONTO ALL LOTS IN THIS SUBDIVISION, FOR THE CONSTRUCTIONS 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 AND CABLES 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.

DEVELOPER WILL BE RESPONSIBLE FOR MAINTENANCE OF DRAINAGE EASEMENTS, AS SHOWN ON SAID PLAT, UNTIL SUCH TIME AS A HOME OWNERS ASSOCIATION OR OTHER ENTITY TAKES THE RESPONSIBILITY OF THE MAINTENANCE OF DRAINAGE EASEMENTS.

WITNESS THE EXECUTION HEREOF, ON THIS 29th DAY OF March, 2008

MILDRED S. COOPER
1056 DEER PARK ROAD
KILLEEN, TEXAS 76542

DAVID H. JENKINS
Notary Public, State of Texas
My Commission Expires
December 27, 2011

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MILDRED S. COOPER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, IT HAS BEEN ACKNOWLEDGED TO ME THAT SHE EXECUTED THE FOREGOING INSTRUMENT AS THE OWNER OF THE PROPERTY DESCRIBED HEREON.

NOTARY PUBLIC STATE OF TEXAS
MY COMMISSION EXPIRES: December 27, 2011

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 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 THE 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 24th DAY OF March, 2008 A.D., BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KILLEEN, BELL COUNTY, TEXAS.

John R. Rice
CHAIRMAN, PLANNING COMMISSION

Picki Hawker
SECRETARY, PLANNING COMMISSION

APPROVED THIS 8th DAY OF April, 2008 A.D., BY THE CITY COUNCIL OF THE CITY OF KILLEEN, BELL COUNTY, TEXAS.

Scott E. Edwards
MAYOR, CITY OF KILLEEN

Paul W. Miller
ATTEST, CITY SECRETARY

I HEREBY CERTIFY THIS PLAT WAS APPROVED THIS 21st DAY OF April, 2008 A.D., BY THE BELL COUNTY COMMISSIONERS' COURT AND MAY BE FILED FOR RECORD IN THE PLAT RECORDS OF BELL COUNTY, BY THE COUNTY CLERK.

WITNESS MY HAND THIS 21st DAY OF April, 2008.

Penney Ward
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: Aug 13, 2010

KNOW ALL MEN THESE PRESENTS

THAT I, SHAWN T. ASH, 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 ABOVE WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF BELL COUNTY, TEXAS.

SHAWN T. ASH
REGISTERED PROFESSIONAL LAND SURVEY NO. 5687

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 21st DAY OF April, A.D. 2008.
BY: *Terrell J. Jones*

FILED FOR RECORD THIS 24th DAY OF April, 2008, IN CABINET D SLIDE 218-D, PLAT RECORDS OF BELL COUNTY, TEXAS. DEDICATION INSTRUMENT IN INSTRUMENT # 2008-00016935, DEED RECORDS OF BELL COUNTY, TEXAS.

REVISIONS

| NO. | REVISION | DATE |
|-----|----------|------|
| | | |
| | | |
| | | |

ASH & ASSOCIATES
surveying and mapping
142 JACKSON LANE
SAN MARCOS, TEXAS 78666
(512) 392-1719
FAX (512) 392-1928

DRAWING INFORMATION

| DESIGNED BY: | C.W. | DATE: | 07/25/08 |
|---|--|---------------------------|----------|
| DRAWN BY: <td>S.T.A.</td> <td>DATE: <td>08-27-10</td> </td> | S.T.A. | DATE: <td>08-27-10</td> | 08-27-10 |
| CHECKED BY: <td>S.T.A.</td> <td>DATE: <td>08-27-10</td> </td> | S.T.A. | DATE: <td>08-27-10</td> | 08-27-10 |
| FILE NAME: <td>PLAT <td>PROJECT NO.: <td>160</td> </td></td> | PLAT <td>PROJECT NO.: <td>160</td> </td> | PROJECT NO.: <td>160</td> | 160 |

DRAWING INFORMATION

FINAL PLAT OF
TRIPLE SEVEN RIVER ESTATES, SECTION 4
BEING A REPLAT OF A PORTION OF
TRACT 3, SECTION 2
AND
TRACT 31-B, SECTION 3
TRIPLE SEVEN RIVER ESTATES

DRAWING PLAT

SHEET: 1
OF 1