

PERIMETER LEGAL DESCRIPTION

Being 5.04 acres of the John West Survey, Abat. No. 1058 in Bell County, Texas, and being the same tract of land described in Exhibit 'C' in a deed from Binion Land & Cattle Company to Herbert A. Binion, et ux, dated August 21, 2003, as recorded in Vol. 5122, Page 890 of the Official Public Records of Bell County, Texas, and being all of a 2.00 acre tract of land described in a deed to John P. Little, as recorded in Vol. 5654, Page 568 of said official public records, and being all of a 1.52 acre tract of land described in a deed to Timothy P. Jones, et al, as recorded in Vol. 6102, Page 295 of said official public records, and being all of a 1.52 acre tract of land described in a deed to Tsu American Homes, Inc., as recorded in Vol. 5938, Page 126 of said official public records; said 5.04 acres being more particularly described as follows:

BEGINNING at a one inch steel stake found at a fence corner for the south corner of said 5.04 acre tract and the east corner of an 80.755 acre tract of land described in a deed to Joe Craig Robinson, et al, as recorded in Vol. 4284, Page 964 of said official public records, being the northwest corner of a 384.8 acre tract of land described as First Tract in a deed to M. Murray Robinson, et ux, as recorded in Vol. 1028, Page 163 of said official public records, and called to be on the south line of said West Survey;

THENCE North 53° 59' 00" West, with the southwest line of said 5.04 acre tract, with the northeast line of said 80.755 acre tract, and along the general course of a fence, 141.35 feet to a 3/8 inch iron pin found at a fence corner on the east line of Oklahoma Road for the west corner of said 5.04 acre tract and a north corner of said 80.755 acre tract;

THENCE North 42° 34' 50" East, with the northwest line of said 5.04 acre tract; and the southeast line of said 80.755 acre tract, 712.47 feet to a 3/8 inch iron pin found for the north corner of said 5.04 acre tract and the west corner of a 5.00 acre tract of land described in a contract of sale and purchase executed by Kenneth Eldon Holt, as recorded in Vol. 3196, Page 295 of said official public records;

THENCE South 47° 37' 55" East, with the north line of said 5.04 acre tract and the south line of said 5.00 acre tract, 486.97 feet to a 3/8 inch iron pin found for the east corner of said 5.04 acre tract and the south corner of said 5.00 acre tract, being on the northwest line of said 384.8 acre tract;

THENCE South 68° 59' 45" West, with the southeast line of said 5.04 acre tract, with the northwest line of said 384.8 acre tract, and along the general course of a fence, 775.33 feet to the PLACE OF BEGINNING, as surveyed on the ground on March 1, 2005, by MAPLES & ASSOCIATES, INC.

Note: The water line easement shown on Lot 3 is for the use and benefit of Lot 2 for the purpose of maintaining, repairing, and replacing the existing water line. Lot 2 shall have use of the shared well on Lot 3 with the rights and privileges set out in the Restrictive Covenants filed on even date herewith. The arrangements for the shared well is made pursuant to a common plan, scheme, and design for this subdivision of three lots.

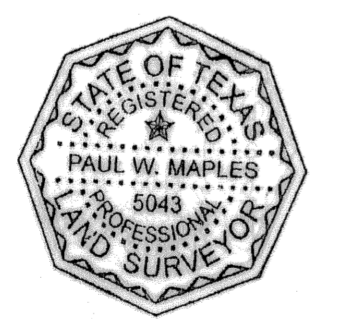
- This subdivision lies within the Kempner Water Supply service area as defined by a state-issued Certificate of Convenience and Necessity (CCN). At the time of this plat, water service to this subdivision will be provided by groundwater from private water wells. Groundwater withdrawal and use in Bell County is regulated by the Clearwater Underground Water Conservation District ("CUWCD").
- Water service to the three lots in this subdivision is provided by groundwater from two private water wells located respectively on Lot 1 and Lot 3. Lot 2 is not an eligible site for a water well and will receive water only from the well located on Lot 3. CUWCD is not required to issue a permit for a water well on Lot 2.
- New wells must obtain a drilling permit operating permit, subject to CUWCD Board approval, and must be located in accordance with CUWCD regulations. All alterations to existing wells must be approved by the CUWCD prior to commencement of alterations. Changes in ownership, production volume, or use of the well(s) must be reported to the CUWCD.
- The quality and available quantity of water from each well may vary over time. A brief analysis of predicted drawdown is available at the CUWCD office. Factors influencing the long-term viability of the Trinity aquifer are rainfall, recharge, storage capacity, and level of discharge. If discharge from the aquifer is greater than the recharge, the level of the aquifer will drop. This may affect the quality and quantity of available water from this aquifer. Texas statutory law authorizes CUWCD to impose pumping restrictions to minimize as far as practicable the drawdown of the water table or the reduction of artesian pressure, to control subsidence, to prevent interference between wells, to prevent degradation of water quality, or to prevent waste.

Owner:
Tsu American Homes, Inc.
3620 E. Cen-Tex Expressway
Killeen, TX 76543
(254) 690-6440

Surveyor:
Maples & Associates

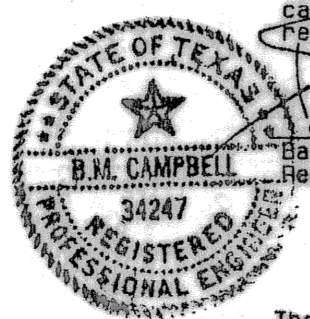
KNOW ALL MEN BY THESE PRESENTS: That I, Paul W. Maples, Registered Professional Land Surveyor, do hereby certify that I did prepare this plat from an actual and accurate survey of the land, and that the corner monuments shown hereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the County of Bell, Texas, and this subdivision is within the County Limits of Bell County, Texas.

Paul W. Maples
Paul W. Maples, RPLS
Texas Registration No. 5043
P.O. Box 893
Lampasas, TX 76850



KNOW ALL MEN BY THESE PRESENTS: That I, Barry Campbell, Registered Professional Engineer, do hereby certify that all necessary drainage regulations and the design of all drains and appurtenances are in accordance with the subdivision regulations of Bell County, Texas.

Barry Campbell
Barry Campbell, P.E.
Registered Professional Engineer, No. 34247



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 17th day of November, 2006.

BELL COUNTY TAX APPRAISAL DISTRICT
By: *Tenny T. Lewis*

The State of Texas:
County of Bell:

KNOW ALL MEN BY THESE PRESENTS: that Tsu American Homes, Inc., Timothy P. Jones, Kelly A. Jones, and John P. Little, being the sole owners of the certain land shown hereon, being 5.04 acres of the John West Survey, Abat. No. 1058 in Bell County, Texas, being described in a deed recorded in Vol. 5122, Page 890, and being 1.52 acres described in a deed from Barbara Binion to Tsu American Homes, Inc., dated December 21, 2005, as recorded in Vol. 5938, Page 126 of the Official Public Records of Bell County, Texas, and being 1.52 acres described in a deed from Tsu American Homes to Timothy P. Jones and Kelly A. Jones, dated May 2, 2006, as recorded in Vol. 6102, Page 295 of said Official Public Records, and being 2.00 acres described in a deed from Herbert A. Binion, et ux to John P. Little, dated March 28, 2006, as recorded in Vol. 5654, Page 568 of said Official Public Records, do hereby join, approve and consent to all plat and dedications and plat note requirements shown hereon. We do hereby approve recordation of this subdivision is to be known as "TSU SUBDIVISION".

We 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, and for the installation and maintenance of public utilities, when and as authorized by the County of Bell, 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 the any lines which may interfere or threaten to interfere with 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.

WITNESS the execution hereof, on this 16th day of August, 2006.

Thomas Tsu
Thomas Tsu
President

Before me, the undersigned Notary Public in and for the State of Texas, on this date personally appeared Thomas Tsu, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the foregoing instrument as the owner of the property described hereon.

Kim E. West
Notary Public State of Texas
My Commission Expires: July 29, 2009

Timothy P. Jones
Timothy P. Jones

Before me, the undersigned Notary Public in and for the State of Texas, on this date personally appeared Timothy P. Jones, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the foregoing instrument as the owner of the property described hereon.

Kim E. West
Notary Public State of Texas
My Commission Expires: July 29, 2009

Kelly A. Jones
Kelly A. Jones

Before me, the undersigned Notary Public in and for the State of Texas, on this date personally appeared Kelly A. Jones, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the foregoing instrument as the owner of the property described hereon.

Kim E. West
Notary Public State of Texas
My Commission Expires: July 29, 2009

John P. Little
John P. Little

Before me, the undersigned Notary Public in and for the State of Texas, on this date personally appeared John P. Little, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the foregoing instrument as the owner of the property described hereon.

Kim E. West
Notary Public State of Texas
My Commission Expires: July 29, 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 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 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 the 11th day of September, 2006, A.D., by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas.

Alan Spalding
Chairman, Planning and Zoning Commission
Richard Proctor
Secretary, Planning and Zoning Commission

Approved this the 20th day of September, 2006 A.D., by the City Council of the City of Killeen, Bell County, Texas.

Samuel L. Hancock
Mayor, City of Killeen
Paula W. Smith
Attest: City Secretary



I hereby certify this plat was approved this 13th day of November, 2006 by the Bell County Commissioners' Court and may be filed for record in the Plat Records of Bell County, by the County Clerk.

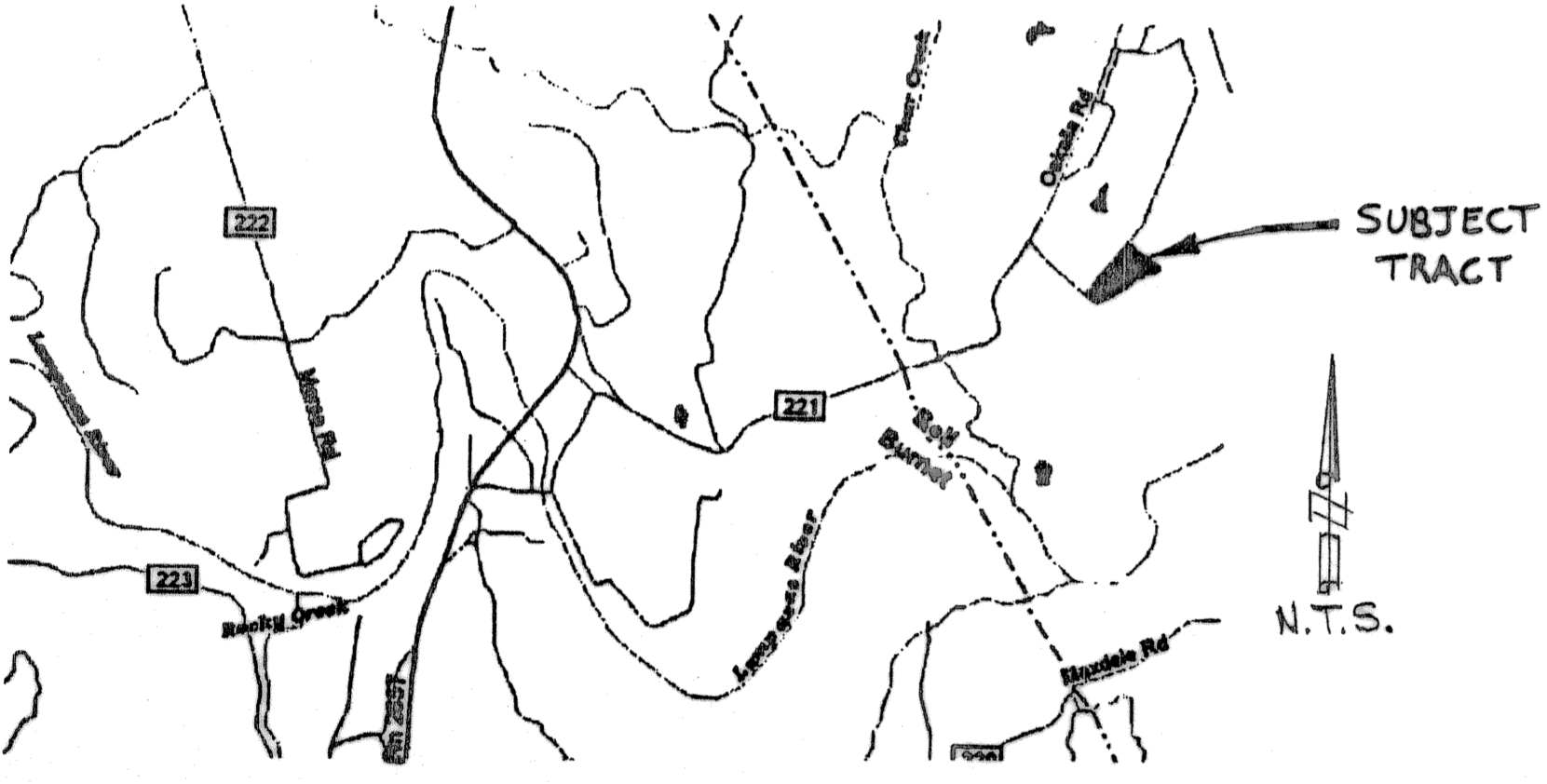
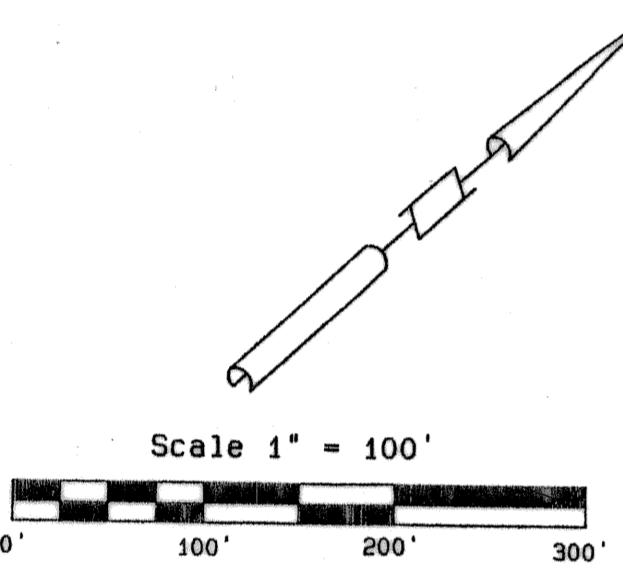
John P. Little
County Judge

Witness my hand this 13th day of November, 2006.

Barry Campbell
Notary Public, State of Texas
My Commission Expires: Aug 13, 2010



FILED FOR RECORD this 17th day of November, 2006, in Plat Cabinet D, Slide 150C, Plat Records of Bell County, Texas. Dedication Instrument in Volume _____, Page _____. Deed Records of Bell County, Texas. Instrument number 2006-10051725



Vicinity Map

Tsu Subdivision
Final Plat

Maples & Associates, Inc.
Land Surveyors

420 S. Liveoak, Ste 200
P.O. Box 893
Lampasas, Texas 76850
Tel (512) 566-0078
Fax (512) 566-0500

Scale: 1" = 100'
Date: June 2006
Acre: 5.04 acres
Lots: 3
Blocks: 1
Drawn By: M.A.