

WELLS BRANCH STORAGE CENTER, LTD.
Volume 5174, Page 515, DPRBC

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	DELTA	TAN
C1	16.53	170.00	S65°32'49"E 16.53	9°34'28"	8.27

OWNERS' CERTIFICATE

WHEREAS WE, Chappell Hill Realty Group, LLC, are the sole owners of a 5.358 acre tract of land situated in the JAMES BENNET SURVEY ABSTRACT No. 71, Bell County, Texas and being all of the certain tract of land described as Lot One(1), Block Two (2), River Fair Addition, Phase One, according to plat of record in Cabinet C, slides 136-D and 137-A in the Official Plat Records of Bell County, Texas and being more particularly described by separate document.

KNOW ALL MEN BY THESE PRESENTS, that we, Chappell Hill Realty Group, LLC, being sole owners of the 5.358 acre tract of land in Bell County, Texas, which is more fully described in the dedication of the TOWNHOMES AT RIVER FAIR as shown by the plat hereof, attached hereto, and made a part of hereon, and approved by the City Council of the City of Belton, Bell County, Texas, does hereby adapt said TOWNHOMES AT RIVER FAIR, as an addition to the City of Belton, Bell County, Texas, and hereby dedicates to said city all streets, avenues, roads, drives, and alleys shown on said plat, the easements, as shown for the mutual use and accommodation of the City of Belton and all public utilities desiring to use or using same. All and any public utility and the City of Belton shall have the right to remove and keep removed all or part of any building, fences, shrubs, trees, and any other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on said easements, and the City of Belton and all public utilities constructing, reconstructing, inspecting, patrolling, and adding to or removing all or part of its respective systems, without the necessity, at anytime, of procuring the permission of anyone. This plat approved subject to all platting ordinance, rules, regulations and resolutions of the City of Belton, Texas.

WITNESS MY HAND, this 14th day of JUNE, 2007

Chappell Hill Realty Group, LLC
Paul Scott
Paul Scott, Officer, **MANAGER**

STATE OF TEXAS
COUNTY OF BELL

Before me, the undersigned, a Notary Public in and for said County and State, on this day, personally appeared Paul Scott, Officer of Chappell Hill Realty Group, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that such person executed the same for the purpose and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL, this 14 day of June, 2007.

Carol D. Dickerson
Notary Public State of Texas
My Commission Expires 12/21/08

SURVEYOR'S CERTIFICATE

THAT I, Michael E. Alvis, 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 were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Belton, Texas.

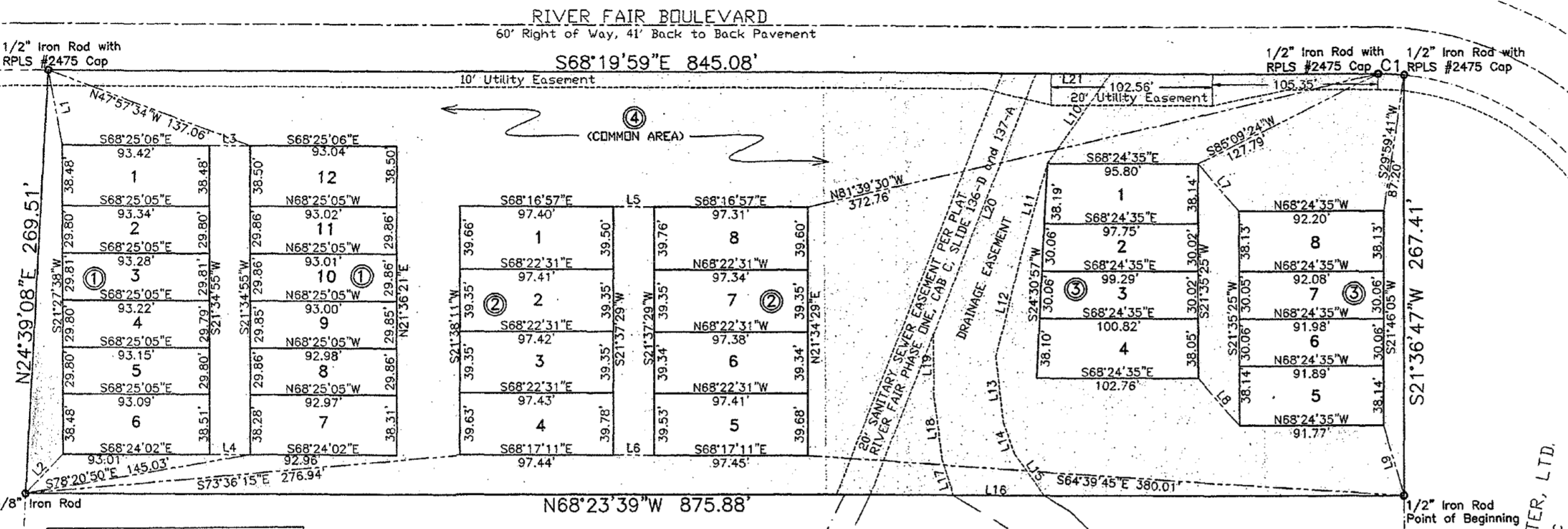
Signed this 13th day of June, 2007.

Michael E. Alvis
Michael E. Alvis, RPLS No. 5402
STATE OF TEXAS
COUNTY OF BELL

Before me, the undersigned, a Notary Public in and for said County and State, on this day appeared Michael E. Alvis, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that such person executed the same for the purpose and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL, this 13th day of June, 2007.

Carol D. Dickerson
Notary Public State of Texas
My Commission Expires 12/21/08



LINE	LENGTH	BEARING
L1	48.74	S10°57'15"W
L2	34.58	N65°10'52"E
L3	25.00	S68°25'06"E
L4	26.00	S68°24'02"E
L5	26.00	S68°23'31"E
L6	26.00	S68°17'11"E
L7	39.85	N19°08'19"W
L8	39.95	N19°00'23"W
L9	46.63	N05°19'52"E
L10	59.83	N54°42'26"E
L11	57.88	N37°37'28"E
L12	69.08	N35°48'57"E
L13	41.80	N15°10'34"E
L14	21.55	N01°45'40"E
L15	33.11	N13°57'15"W
L16	37.77	N68°29'52"W
L17	23.41	N03°52'22"E
L18	40.96	N14°17'58"E
L19	39.78	N21°17'13"E
L20	178.07	N43°02'13"E
L21	47.60	S68°15'59"E

I hereby certify that the above and foregoing Plat of TOWNHOMES AT RIVER to the City of Belton was approved this 21st day of August, 2007, by the Planning and Zoning Commission of the City of Belton, Texas.

Michael M. De...
Chairman
James...
Secretary

I hereby certify that the above and foregoing Plat of the TOWNHOMES AT RIVER FAIR to the City of Belton was approved this 28 day of August, 2007, by the City Council of the City of Belton, Texas.

James...
Mayor
Carroll...
Secretary

Said addition shall be subject to all the requirements of the Subdivision Ordinance of the City of Belton.

Witness my hand this 28 day of August, 2007.

Carroll...
City Clerk

TAX CERTIFICATE

The Bell County Tax Office, the taxing Authority for all entities in Bell County, Texas does hereby certify that there are currently no delinquent taxes or owing on the property described by this plat.

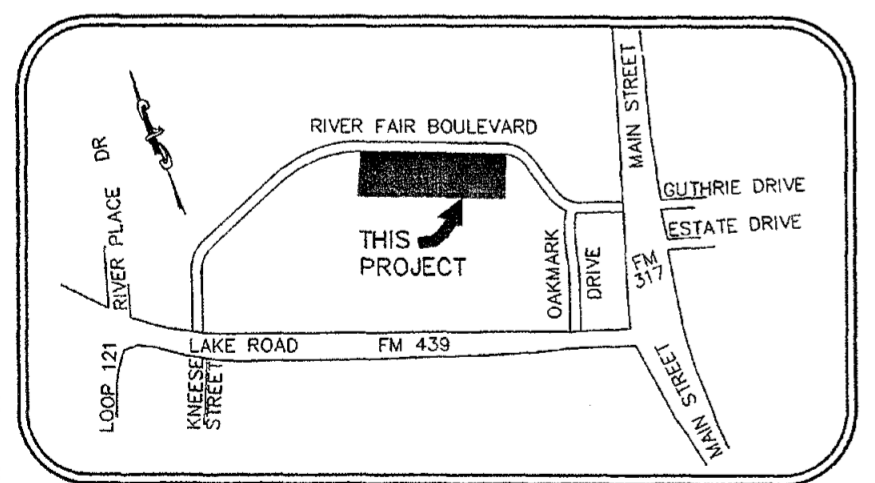
Dated this 12th day of July, A.D. 2007.

Terry...
Bell County Tax Office

NOTES:
1. ALL AREA WITHIN THE 5.358 ACRE TRACT BOUNDARY DESIGNATED AS BLOCK 4 SHALL BE COMMON AREA.
2. THIS PROPERTY IS NOT WITHIN THE SPECIAL FLOOD HAZARD AREA AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION MAP NO. 480706-0155-B, DATED FEBRUARY 15, 1984.

This project is referenced to the City of Temple Coordinate System, an extension of the State of Texas Coordinate System of 1983, Central Zone. All distances are horizontal surface distances unless otherwise noted, and all bearings are grid bearings. All coordinate values are referenced to City Monument No. 157. The theta angle at said monument is 0°28'35". The Combined Correction Factor (CCF) is 9399657. Published City Coordinates are N=10361023.07, E=3197296.22. The tie from the above City Monument to the PDB of the 5.358 acre tract is N07°21'53"W 5688.97 feet. Grid Distance= Surface Distance X CCF. Geodetic North= Grid North + theta angle.

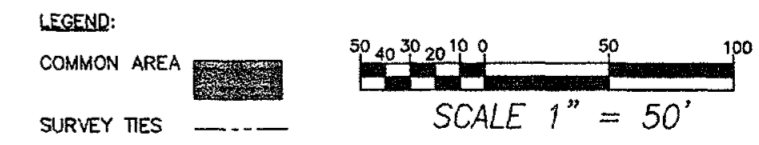
5.358 ACRES MORE FULLY DESCRIBED BY METES AND BOUNDS BY SEPARATE FIELD NOTES



ENGINEERING • PLANNING • SURVEYING
CONSTRUCTION MANAGEMENT
TURLEY ASSOCIATES, INC.
301 N. 3rd ST. TEMPLE, TEXAS (254) 773-2400
E-MAIL: VDTURLEY@AOL.COM FAX NO. (254) 773-3998

DEVELOPED BY
CHAPPELL HILL REALTY GROUP, LLC
TEMPLE, TEXAS 76502

FINAL PLAT
TOWNHOMES AT RIVER FAIR
being a
REPLAT of Lot 1, Block 2, RIVER FAIR ADDITION, PHASE ONE
5.358 ACRES
OUT OF AND A PART OF THE JAMES BENNET SURVEY, ABSTRACT #71
AN ADDITION TO THE CITY OF BELTON
BELL COUNTY, TEXAS



C	B	A	REVISIONS	BY	DATE

DATE:	05/29/07
DRN. BY:	ADB
REF.:	11595-D 06-154 11576-D 06-127 11479-D 05-287
FIELD BOOK	
JOB NO.:	06-046
SHEET	1 OF 1
COMPUTER	06046TOWNHOMES DWG. MASTER
DRAWING NUMBER	11656-D

Dedication # 37552

FILED FOR RECORD THIS 22 DAY OF Aug. 2007, IN CABINET D, SLIDE 189-C. PLAT RECORDS OF BELL COUNTY, TEXAS.