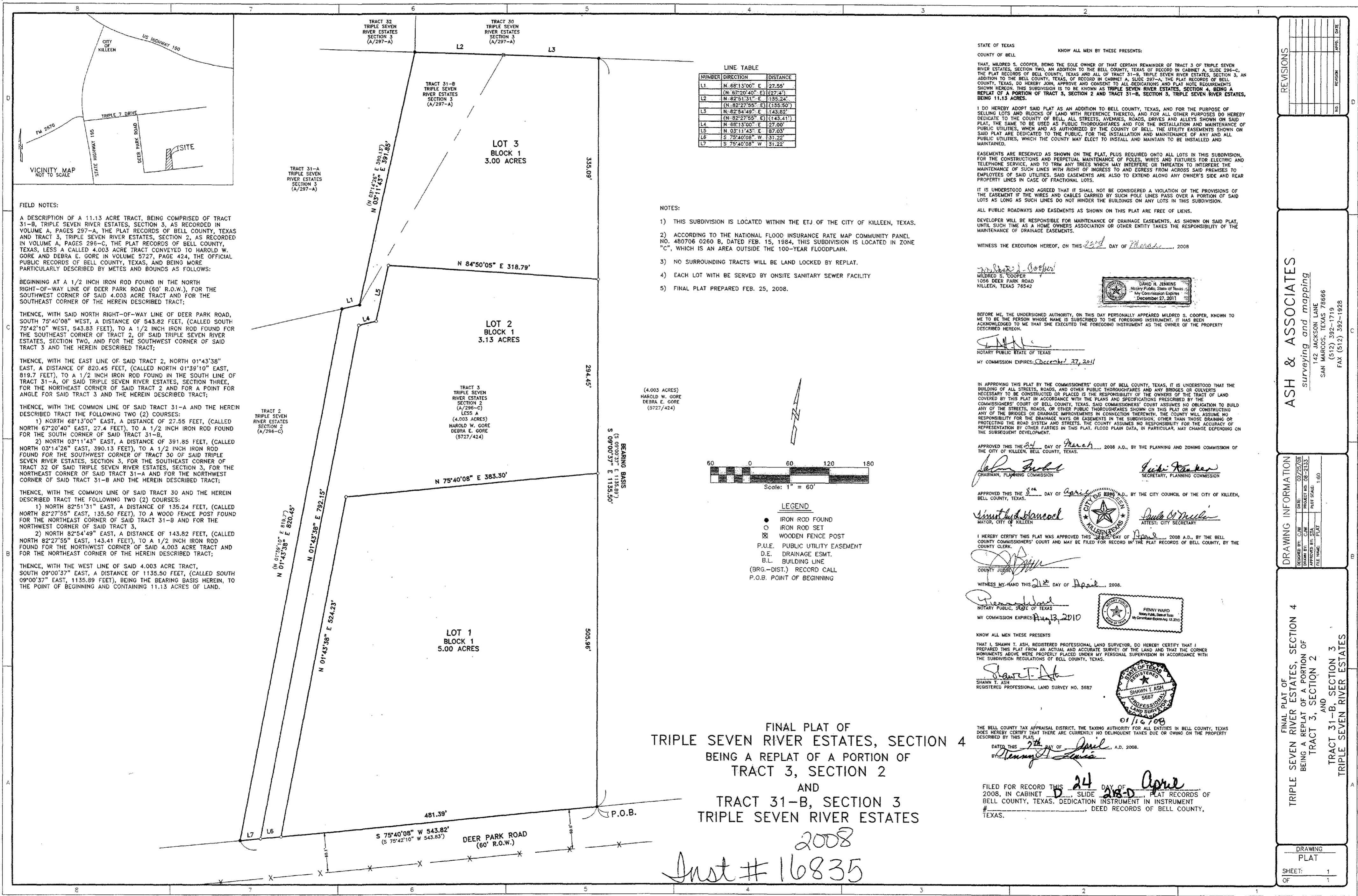


D/218-D

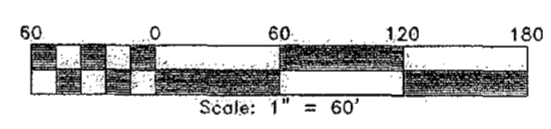
D/218-D



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 68°13'00" E	27.00'
L5	N 03°11'43" E	391.85'
L6	S 75°40'08" W	31.22'
L7	S 75°40'08" W	31.22'

- NOTES:
- THIS SUBDIVISION IS LOCATED WITHIN THE ETJ OF THE CITY OF KILLEEN, TEXAS.
  - 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.
  - NO SURROUNDING TRACTS WILL BE LAND LOCKED BY REPLAT.
  - EACH LOT WITH BE SERVED BY ONSITE SANITARY SEWER FACILITY
  - 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

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 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, RECORD IN CABINET A, SLIDE 297-A, THE PLAT RECORDS OF BELL COUNTY, TEXAS, DO HEREBY JOIN, APPROVE AND CONSENT TO ALL DECISIONS 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 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 AND 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.

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 22<sup>nd</sup> DAY OF March, 2008

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

*David H. Jenkins*  
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.

*Shawn T. Ash*  
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 COLLETS 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 COLLETS NECESSARY TO BE CONSTRUCTED OR PLACED 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 24<sup>th</sup> DAY OF March, 2008 A.D., BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KILLEEN, BELL COUNTY, TEXAS.

*John F. Balle*  
CHAIRMAN, PLANNING COMMISSION

*Richi Rankin*  
SECRETARY, PLANNING COMMISSION

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

*Smith H. Hamel*  
MAYOR, CITY OF KILLEEN

*Paul W. McNeil*  
ATTEST: CITY SECRETARY

I HEREBY CERTIFY THIS PLAT WAS APPROVED THIS 24<sup>th</sup> DAY OF March, 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.

*Shawn T. Ash*  
COUNTY JUDGE

WITNESS MY HAND THIS 21<sup>st</sup> DAY OF April, 2008.

*Shawn T. Ash*  
NOTARY PUBLIC, STATE OF TEXAS  
MY COMMISSION EXPIRES April 13, 2010

*Shawn T. Ash*  
NOTARY PUBLIC, STATE OF TEXAS  
MY COMMISSION EXPIRES August 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*  
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 24<sup>th</sup> DAY OF April, A.D. 2008.

*Shawn T. Ash*

FILED FOR RECORD THIS 24<sup>th</sup> DAY OF April, 2008, IN CABINET B, SLIDE 218-D, PLAT RECORDS OF BELL COUNTY, TEXAS. DEDICATION INSTRUMENT IN INSTRUMENT # \_\_\_\_\_, DEED RECORDS OF BELL COUNTY, TEXAS.

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

2008  
Inst # 16835

REVISIONS

NO.	REVISION	APPROVED	DATE

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

DRAWING INFORMATION

REVISION BY	DATE	PROJECT NO.	PLAT SCALE
CJW	07/25/08	08-2133	1:60

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