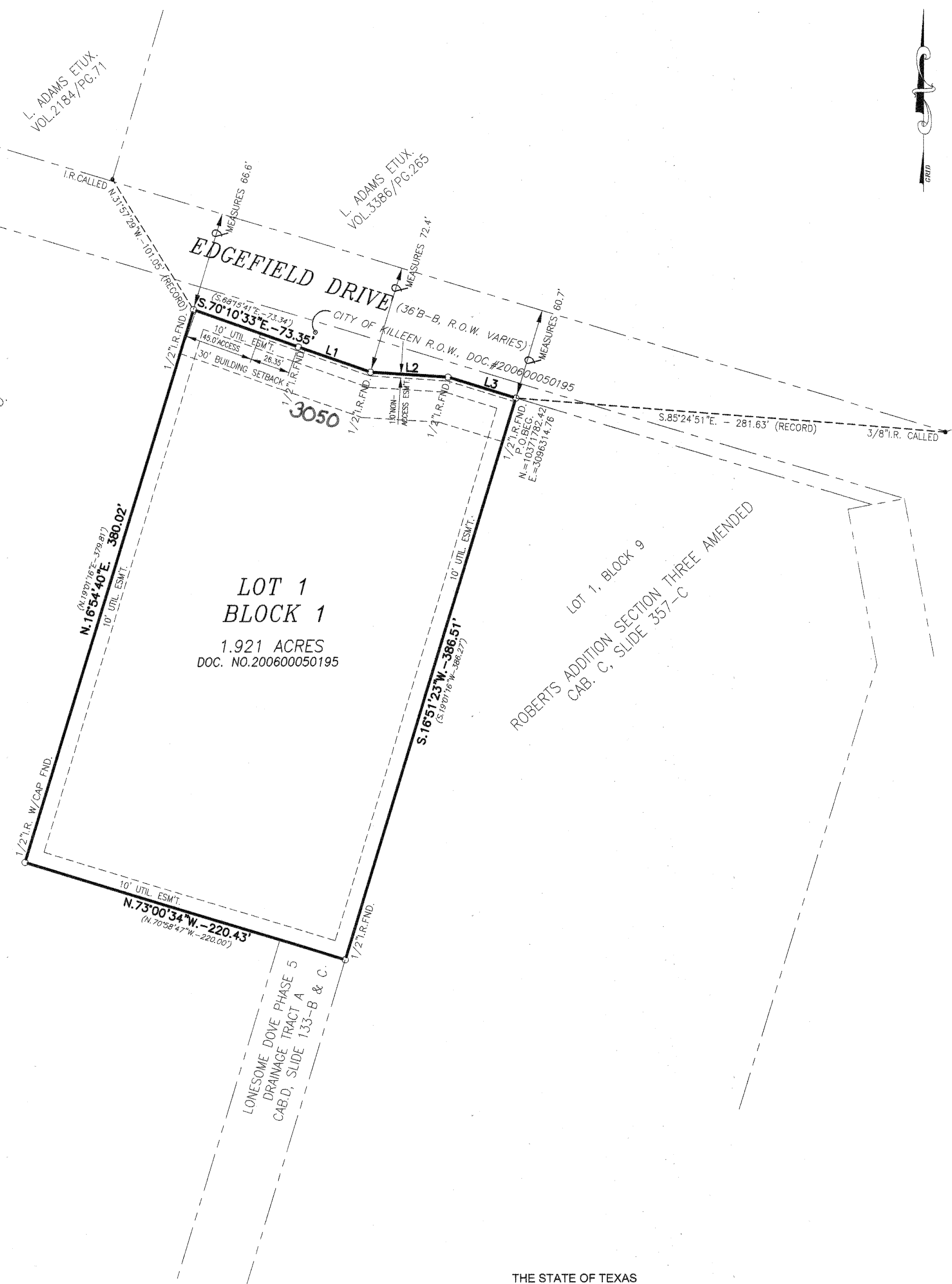


VICINITY MAP

REECES CREEK DEVELOPERS, LTD.  
VOL. 5997 / PG. 41



NO.	BEARING	LENGTH	RECORD
L1	S 70°57'45" E	50.40'	S 70°51'17" E - 49.92
L2	S 86°34'44" E	51.09'	S 82°28'26" E - 51.06
L3	S 72°55'21" E	46.76'	S 70°49'40" E - 46.68

STATE OF TEXAS  
COUNTY OF BELL

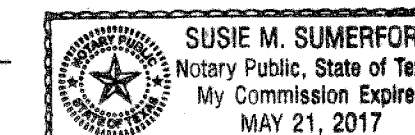
KNOW ALL MEN BY THESE PRESENTS, THAT ASHFAQ N. ABBASI, WHOSE ADDRESS IS 407 JASON DRIVE, HARKER HEIGHTS, TEXAS 76548, BEING THE SOLE OWNER OF THAT 1.921 ACRE TRACT OF LAND SITUATED IN THE THOMAS ROBINETTE SURVEY, ABSTRACT NO. 686, BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF ABBASI BUSINESS PARK, AS SHOWN BY THE PLAT HEREOF, ATTACHED HERETO, AND MADE A PART HEREOF, AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KILLEEN, BELL COUNTY, TEXAS, DOES HEREBY ADOPT SAID ABBASI BUSINESS PARK, AS AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, AND HEREBY DEDICATES TO SAID CITY, ALL EASEMENTS 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 EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO SAID CITY FOR INSTALLATION AND MAINTENANCE OF ANY AND ALL PUBLIC UTILITIES WHICH THE CITY MAY INSTALL OR PERMIT TO BE INSTALLED OR MAINTAINED.

*Ashfaq N. Abbasi*  
OWNER

STATE OF TEXAS  
COUNTY OF BELL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 23<sup>rd</sup> DAY OF May, 2014 BY ASHFAQ N. ABBASI.

*Susie M. Sumnerford*  
NOTARY PUBLIC, STATE OF TEXAS



APPROVED THIS 19<sup>th</sup> DAY OF May, 2014 BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KILLEEN, TEXAS

*Sharon Gardner*  
CHAIRPERSON, PLANNING & ZONING COMMISSION:

*Ficki Hankew*  
SECRETARY, PLANNING & ZONING COMMISSION:

TAX CERTIFICATE

THE BELL COUNTY TAX APPRAISAL DISTRICT, THE TAXING AUTHORITY FOR ALL TAXING 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 5 DAY OF June, 2014  
BELL COUNTY TAX APPRAISAL DISTRICT

BY: *senj*

FILED FOR RECORD THIS 19<sup>th</sup> DAY OF June, 2014, IN

CABINET 2014, SLIDE 84, PLAT RECORDS OF BELL COUNTY, TEXAS.  
PLAT YEAR. NUMBER

THE STATE OF TEXAS  
THE COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS:

I, BRUCE LANE BRYAN, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREOF WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION AND PROPERTY DEVELOPMENT REGULATIONS OF THE CITY OF KILLEEN.

*B. L. Bryan*  
BRUCE LANE BRYAN  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4249  
BRYAN TECHNICAL SERVICES, INC.  
911 NORTH MAIN  
TAYLOR, TX 76574



APRIL 24, 2014  
DATE

TRACT SURVEYED MARCH 20, 2014

1.921 ACRES MORE FULLY DESCRIBED BY METES & BOUNDS BY SEPARATE FIELD NOTES PREPARED AND ATTACHED TO DEDICATION INSTRUMENT

FINAL PLAT OF:  
**ABBASI BUSINESS PARK**  
LOT 1, BLOCK 1

1 Lot, 1 Block  
1.921 ACRES

OUT OF AND A PART OF THE THOMAS ROBINETTE SURVEY, ABSTRACT #686  
A SUBDIVISION IN THE CITY OF KILLEEN  
BELL COUNTY, TEXAS

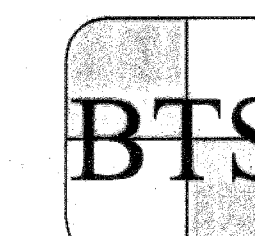


SURVEYORS NOTES:

1. THE BEARINGS SHOWN HEREOF ARE ORIENTED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, 93 ADJUSTMENT.
2. THE PROPERTY DEPICTED HEREOF IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE FLOOD AREA BEING IDENTIFIED ON F.I.R.M. PANEL NO. 48027C 0260E, EFFECTIVE DATE SEPTEMBER 26, 2008, LOCATED IN ZONE "X" (UNSHADED).
3. THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN HEREOF, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.
4. THERE IS A METES AND BOUNDS DESCRIPTION WHICH ACCOMPANIES THIS SURVEY.

FINAL PLAT

BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN TAYLOR, TX 76574  
PHONE: (512) 352-9090  
FIRM No. 10128500  
FAX: (512) 352-9091  
surveying@austin.it.com

NO.	DATE	REVISIONS	BY

DRAWN BY: L. CHTAY  
SCALE: 1" = 50'  
PROJECT NO. XX-XXX

CHECKED BY: BLB  
APPROVED BY: BLB  
DATE: APRIL 24, 2014