

STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF BELL §

RELEASE AND ABANDONMENT OF UNUSED ACCESS EASEMENT

WHEREAS, in Bell County, Texas certain land was dedicated for the private need and use as an access easement; and,

WHEREAS, said land is no longer needed for private purposes and has no value to True Fountain, LLC;

THEREFORE, for the sum of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is acknowledged, GRANTOR, TRUE FOUNTAIN, LLC, does now RELEASE AND ABANDON any interest it may have in the unused access easement originally recorded in Volume 1875, Page 433, and conveyed to TRUE FOUNTAIN, LLC, recorded in Document #2022019160, located across the right-of-way of Abraham Drive, Lots 25, 26, 27, 28, 29, and 30, Block Two, Bunny Trail Village locally known as 3400, 3402, 3404, 3406, 3408, and 3410 Abraham Drive, and Lot 35 Block 1, Bunny Trail Village, locally known as 3801 Abraham Drive, Killeen, Bell County, Texas described more particularly in **Exhibit A** attached hereto and incorporated herein for all purposes.

EXECUTED on this 29 day of Sep, 2022

For: TRUE FOUNTAIN, LLC

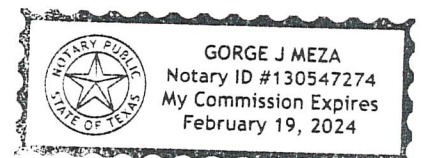
Bok Suk Baldwin
Bok Suk Baldwin
Sole Member

ACKNOWLEDGEMENT

THE STATE OF TEXAS §
COUNTY OF BELL §

This instrument was acknowledged before me on the 29 day of SEPTEMBER, 2022 by Bok Suk Baldwin in her official capacity as Sole Member.

Gorge J Meza Notary Public, State of Texas





QUINTERO ENGINEERING, LLC

CIVIL ENGINEERING • LAND SURVEYING • PLANNING • CONSTRUCTION MANAGEMENT

1501 W STAN SCHLUETER LP., KILLEEN TEXAS (254) 493-9962

T.B.P.E. FIRM REGISTRATION NO.: 14709

T.B.P.L.S. FIRM REGISTRATION NO.: 10194110

FIELD NOTES
FOR
RELEASE AND ABANDONMENT OF UNUSED ACCESS EASEMENT
0.40 ACRES
BELL COUNTY, TEXAS

BEING all that certain 0.40 acre tract of land situated in the J.E. Madderra Survey, Abstract No. 600, Bell County, Texas, and being a **30 foot Passage Easement to be Released and Abandoned of an Unused Access Easement**, being further described in a deed to Kaeljo Properties, LLC, recorded in Instrument No. 2017-00004705, Deed Records of Bell County, Texas, being more particularly described as follows:

BEGINNING at a point, from whence a 1/2" iron rod found at the Southeast corner of a called 0.824 acre tract of land described in a deed to Kaeljo Properties, LLC, recorded in Instrument No. 2017-00004705, Deed Records of Bell County, Texas, bears S 73° 00' 05" E, 76.01 feet, being also an angle corner of the said Lot 35, for the most Northerly Northeast corner of the herein described easement;

THENCE, S 17° 18' 33" W, 171.93 feet (Deed S 19° 16' 29" W, 171.93 feet), along the herein described easement, crossing the said Lot 35, the 60 foot right-of-way of Abraham Drive, and continuing across Lot 25, Block 2, of the said subdivision to a point, for the herein described easement; (Nice verbiage – clear)

THENCE, S 73° 11' 35" E, 377.94 feet (Deed S 73° 13' 40" E, 377.94), along the herein described easement, crossing Lots 25, 26, 27, 28, 29, & 30, Block 2, of the said subdivision, to a point in the West line of Bunny Trail, for the most Southerly Northeast corner of the herein described easement;

THENCE, S 17° 02' 05" W, 30.00 feet (Deed S 19° W, 30.00 feet), along the common line of the herein described tract and the said West line of Bunny Trail to a Mag Nail with a washer stamped "QUINTERO 10194110" found, in the said West line of Bunny Trail, at the Southeast corner of the said Lot 30, and at the Northeast corner of a called 6.94 acre tract of land described in a deed to Ruth Burnell Gardner, recorded in Volume 3701, Page 574, Deed Records of Bell County, Texas, for the Southeast corner of the herein described easement;

THENCE, N 73° 11' 35" W, 408.08 feet (Deed N 73° 13' 40" E, 408.08 feet), along the common line of the herein described easement and the said Gardner tract to a point, in the North line of the said Gardner tract, at the Southwest corner of the said Lot 25, and the Southeast corner of Lot 24, Block 2, of the said subdivision, for the Southwest corner of the herein described easement;

THENCE, N 17° 18' 29" E, 202.03 feet (Deed N 19° 16' 24" E, 202.03 feet), along the herein described easement, crossing the said Lot 24, the said 60 foot right-of-way of Abraham Drive, and continuing across the said Lot 35 to a point in the South line of the said 0.824 acre tract, and in the North line of the said Lot 35, for the Northwest corner of the herein described easement;

THENCE, S 73° 00' 05" E, 30.00 feet, (Deed N 71° 02' 10" E, 30.00 feet), along the common line of the herein described tract, the North line of the said Lot 35 and the said 0.824 acre tract to the **POINT OF BEGINNING** and containing 0.40 acres of land, more or less.

The bearings for this description are based upon the Texas State Plane Coordinate System, Central Zone, NAD 83, per Leica Texas Smart Net GPS observations, as surveyed on the ground March 08, 2022 by Quintero Engineering, LLC.

09/29/2022

Seth H. Barton, R.P.L.S.
Registered Professional Land Surveyor
No. 6878, Texas



**** EXHIBIT FOR RELEASE AND
ABANDONMENT OF UNUSED ACCESS
EASEMENT ****

**** SEE METES AND BOUNDS ATTACHED
"EXHIBIT A" ****

SURVEYOR'S SKETCH of a 30.0 foot wide Passage Easement, as shown on the plat of record Bunny Trail Village, an addition to The City of Killeen, Bell County, Texas, according to the Plat of Record in Instrument No. 2021-66013, Plat Records of Bell County, Texas, being further described in a deed to Kaeljo Properties, LLC, recorded in Instrument No. 2017-00004705, Deed Records of Bell County, Texas.

Note:

This Survey is for the exclusive use of the current parties (buyer/seller for this transaction) and solely valid to convey title and may not be used or reproduced after the date of conveyance without the consent of the Surveyor.

Bearings and distances shown hereon are based upon Texas State Plane Coordinate System, Central Zone, NAD 83, per Leica Smart Net GPS observation.



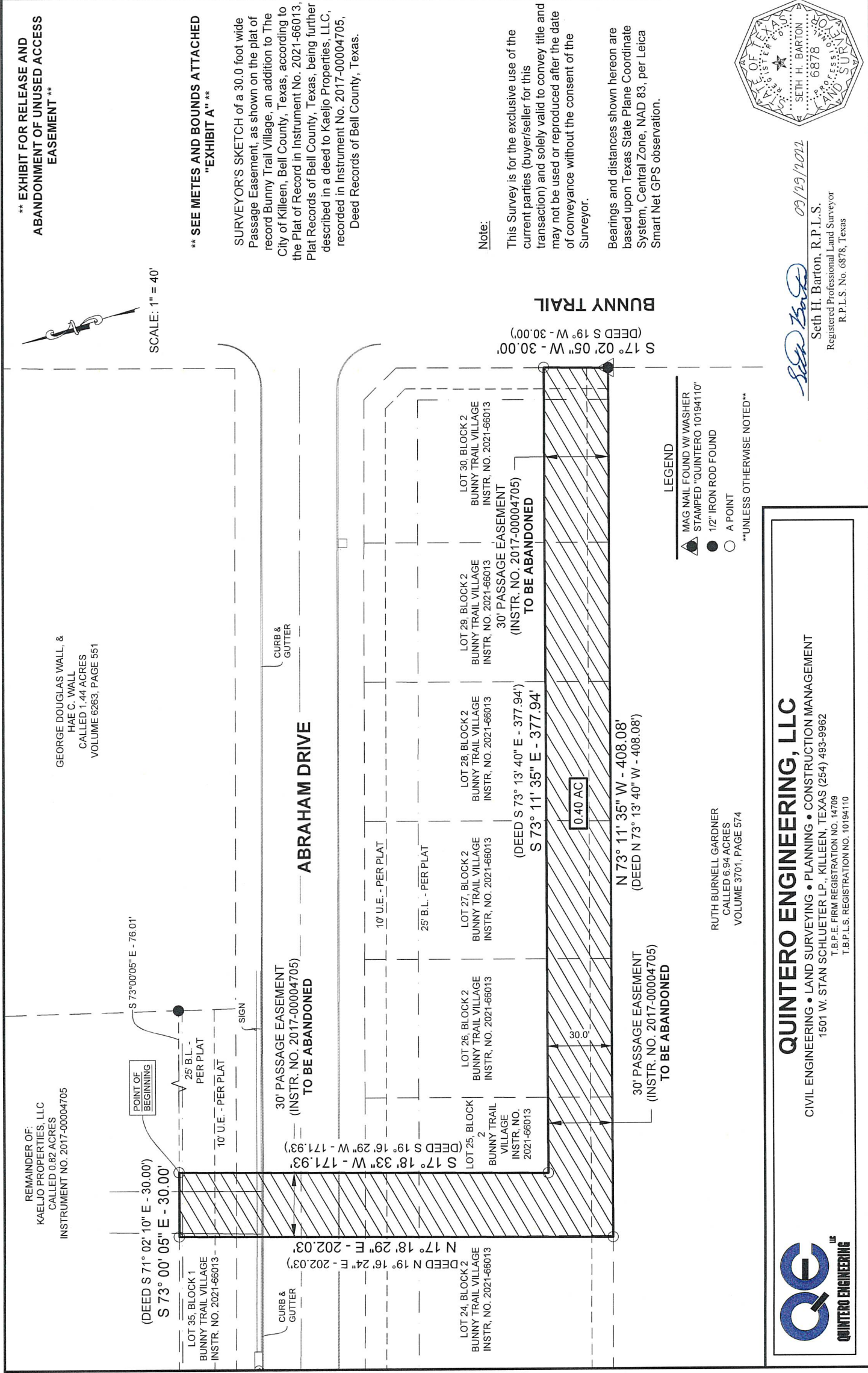
09/19/2012

Seth H. Barton, R.P.L.S.
Registered Professional Land Surveyor
R.P.L.S. No. 6878, Texas

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T.B.P.E. FIRM REGISTRATION NO. 14709
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This survey provided solely for the use of the current parties and no license has been created, expressed or implied to copy the survey except as necessary in connection with this original transaction, which shall take place within 90 days of the completion of the survey.



GEORGE DOUGLAS WALL, &
HAE C. WALL
CALLED 1.44 ACRES
VOLUME 6263, PAGE 551



SCALE: 1" = 40'

LEGEND

- MAG NAIL FOUND W/ WASHER
- STAMPED "QUINTERO 10194110"
- 1/2" IRON ROD FOUND
- A POINT

UNLESS OTHERWISE NOTED

RUTH BURNELL GARDNER
CALLED 6.94 ACRES
VOLUME 3701, PAGE 574

30' PASSAGE EASEMENT
(INSTR. NO. 2017-00004705)
TO BE ABANDONED

N 73° 11' 35" W - 408.08'
(DEED N 73° 13' 40" W - 408.08')

0.40 AC

(DEED S 73° 13' 40" E - 377.94')
S 73° 11' 35" E - 377.94'

LOT 27, BLOCK 2
BUNNY TRAIL VILLAGE
INSTR. NO. 2021-66013

LOT 28, BLOCK 2
BUNNY TRAIL VILLAGE
INSTR. NO. 2021-66013

LOT 29, BLOCK 2
BUNNY TRAIL VILLAGE
INSTR. NO. 2021-66013

LOT 30, BLOCK 2
BUNNY TRAIL VILLAGE
INSTR. NO. 2021-66013

30' PASSAGE EASEMENT
(INSTR. NO. 2017-00004705)
TO BE ABANDONED

DEED N 19° 16' 24" E - 202.03'
N 17° 18' 29" E - 202.03'

DEED S 19° 16' 29" W - 171.93'
S 17° 18' 33" W - 171.93'

S 73° 00' 05" E - 76.01'

POINT OF BEGINNING

(DEED S 71° 02' 10" E - 30.00')
S 73° 00' 05" E - 30.00'

REMAINDER OF:
KAELJO PROPERTIES, LLC
CALLED 0.82 ACRES
INSTRUMENT NO. 2017-00004705

LOT 35, BLOCK 1
BUNNY TRAIL VILLAGE
INSTR. NO. 2021-66013

LOT 24, BLOCK 2
BUNNY TRAIL VILLAGE
INSTR. NO. 2021-66013

LOT 26, BLOCK 2
BUNNY TRAIL VILLAGE
INSTR. NO. 2021-66013

LOT 25, BLOCK 2
BUNNY TRAIL VILLAGE
INSTR. NO. 2021-66013

10' U.E. - PER PLAT

25' B.L. - PER PLAT

CURB & GUTTER

ABRAHAM DRIVE

S 17° 02' 05" W - 30.00'
(DEED S 19° W - 30.00')

BUNNY TRAIL



Bell County
Shelley Coston
County Clerk
Belton, Texas 76513

Instrument Number: 2022060780

As

RELEASE OF EASEMENT

Recorded On: September 29, 2022

Parties: TRUE FOUNTAIN LLC

To EX PARTE

Comment:

Billable Pages: 3

Number of Pages: 4

(Parties listed above are for Clerks' reference only)

**** Examined and Charged as Follows ****

CLERKS RMF:	\$5.00
COURT HOUSE SECURITY:	\$1.00
RECORDING:	\$13.00
Total Fees:	\$19.00

***** DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information

Instrument Number: 2022060780
Receipt Number: 307953
Recorded Date/Time: 09/29/2022 2:01:24 PM
User / Station: busbyas - BCCCD0735

Record and Return To:

QUINTERO ENGINEERING LLC
PO BOX 4386
KILLEEN, TX 76540



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Real Property Records in Bell County, Texas

Shelley Coston
Bell County Clerk