

THIS PROJECT

VICINITY MAP

BEING a 0.958 acre tract of land situated in the H. C. McCLUNG SURVEY, ABSTRACT No. 570, Bell County, Texas and being a part or portion of that certain Block 11, GREENWILLOW ADDITION, FIRST EXTENSION, on addition to the City of Killeen, Bell County, Texas, being of record in Cabinet A, Slide 207-C, Plat Records of Bell County, Texas and further described as being a part or portion of that certain 1.799 acre tract of land (Exhibit "A") described in a Warranty Deed with Vendor's Lien dated December 12, 2000 from S. Young Family, Ltd., to Roland R. Kunz and being of record in Volume 4309, Page 57, Official Public Records of Bell County, Texas; said 0.958 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1" iron pipe found at the southwest corner of said Block 11 and being the southwest corner (calls iron pipe) of said 1.799 acre tract and being the called southeast corner (calls iron pipe) of that certain 1.148 acre tract of land (Exhibit "A") described in a Warranty Deed dated March 4, 1991 from Wanda Marie Dock, Independent Executor of the Estate of Elliott Stephen Henry, Deceased to Siloam Pai and being of record in Volume 2707, Page 464, Official Public Records of Bell County, Texas; said 1" iron pipe being in the north boundary line of Block 7, said GREENWILLOW ADDITION, FIRST EXTENSION, erroneously referred to a Block 11 in said Volume 4309, Page 57 for corner;

THENCE N. 18° 42' 43" E., 249.70 feet departing said Block 7 and with the west boundary line (calls N. 18° 42' 43" E., 250 feet) of said Block 11 and with the west boundary line (calls N. 18° 41' 54" E., 249.74 feet) of said 1.799 acre tract and with the east boundary line (calls S. 18° 47' 41" W., 250.00 feet) of said 1.148 acre tract to a brass cap highway monument found being the opposite northwest corner (calls brass disc) of said Block 11 and being the called northwest corner (calls brass disc) of said 1.799 acre tract and being the northeast corner (calls brass cap) of said 1.148 acre tract; said brass cap highway monument found being in the south right-of-way line of Rancker Avenue (Farm-to-Market Road No. 439) as described in a Deed dated November 12, 1947 from Sidney Young, et al. to Earl Lane Young to the State of Texas and being of record in Volume 578, Page 382, Deed Records of Bell County, Texas for corner;

THENCE S. 71° 00' 33" E., 167.00 feet departing said 1.148 acre tract and with the north boundary line (calls S. 70° 57' 00" E., 175.2 feet) of said Block 11 and with the north boundary line (calls S. 70° 59' 48" E., 175.29 feet) of said 1.799 acre tract and with the south right-of-way line (calls S. 71° 00' E.) of said Rancker Avenue (Farm-to-Market Road No. 439) to a concrete roll set in concrete sidewalk for corner;

THENCE S. 18° 42' 43" W., 249.87 feet departing said north boundary lines and said south right-of-way line to a 3/8" iron rod with cap marked "RPLS 2475" set in the south boundary line of said Block 11 and being the south boundary line of said 1.799 acre tract and being in the north boundary line of said Block 7 for corner;

THENCE N. 70° 57' 00" W., 167.00 feet with said south boundary lines (calls N. 70° 57' 00" W.) and with said south boundary line (calls N. 70° 57' W.) to the Point of BEGINNING and containing 41,713.53 square feet or 0.958 acres of land.

I, Victor D. Turley, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that these field notes are a correct representation of a survey made on the ground.

Victor D. Turley, R.P.L.S.  
August 1, 2001

Bearing base: N. 70° 57' 00" W., 322.75 feet (calls 322.9 feet) south boundary line Block 11, GREENWILLOW ADDITION, FIRST EXTENSION, on addition to the City of Killeen, Bell County, Texas; Cabinet A, Slide 207-C.

20.00 FOOT WIDE PASSAGE AND UTILITY EASEMENT

BEING a 0.071 acre tract of land situated in the H. C. McCLUNG SURVEY, ABSTRACT No. 570, Bell County, Texas and being a part or portion of that certain Block 11, GREENWILLOW ADDITION, FIRST EXTENSION, on addition to the City of Killeen, Bell County, Texas, being of record in Cabinet A, Slide 207-C, Plat Records of Bell County, Texas and further described as being a part or portion of that certain 1.799 acre tract of land (Exhibit "A") described in a Warranty Deed with Vendor's Lien dated December 12, 2000 from S. Young Family, Ltd., to Roland R. Kunz and being of record in Volume 4309, Page 57, Official Public Records of Bell County, Texas; said 0.071 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8" iron rod found at the southeast corner of said Block 11 and being the southeast corner (calls 3/8" iron rod) of said 1.799 acre tract and being the northeast corner of Block 7, said GREENWILLOW ADDITION, FIRST EXTENSION, erroneously referred to a Block 11 in said Volume 4309, Page 57 and being in the west right-of-way line of W. S. Young Drive as shown on Plat of said GREENWILLOW ADDITION, FIRST EXTENSION for corner;

THENCE N. 70° 57' 00" W., 155.75 feet with the south boundary line (calls N. 70° 57' 00" W.) of said Block 11 and said 1.799 acre tract and with the north boundary line (calls N. 70° 57' W.) of said Block 7 and departing said west right-of-way line to a 3/8" iron rod with cap marked "RPLS 2475" set for corner;

THENCE N. 18° 42' 43" E., 20.00 feet departing said Block 7 and said Block 11 to a point for corner;

THENCE S. 70° 57' 00" E., 154.23 feet to a point being the west right-of-way line of W. S. Young Drive and being in the east boundary line of said 1.799 acre tract for corner;

THENCE S. 14° 22' 51" W., 20.07 feet with said west right-of-way line and the east boundary line (calls S. 14° 23' 39" W.) to the Point of BEGINNING and containing 3099.825 square feet or 0.071 acres of land.

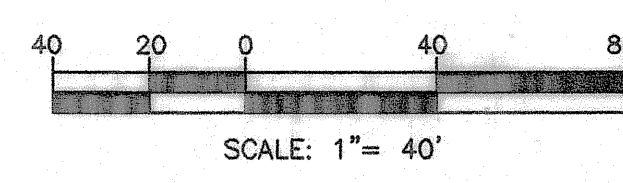
I, Victor D. Turley, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that these field notes are a correct representation of a survey made on the ground.

Victor D. Turley, R.P.L.S.  
August 1, 2001

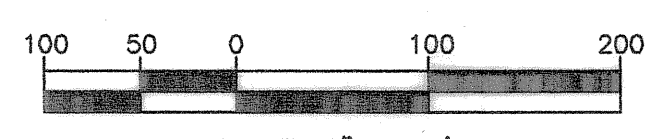
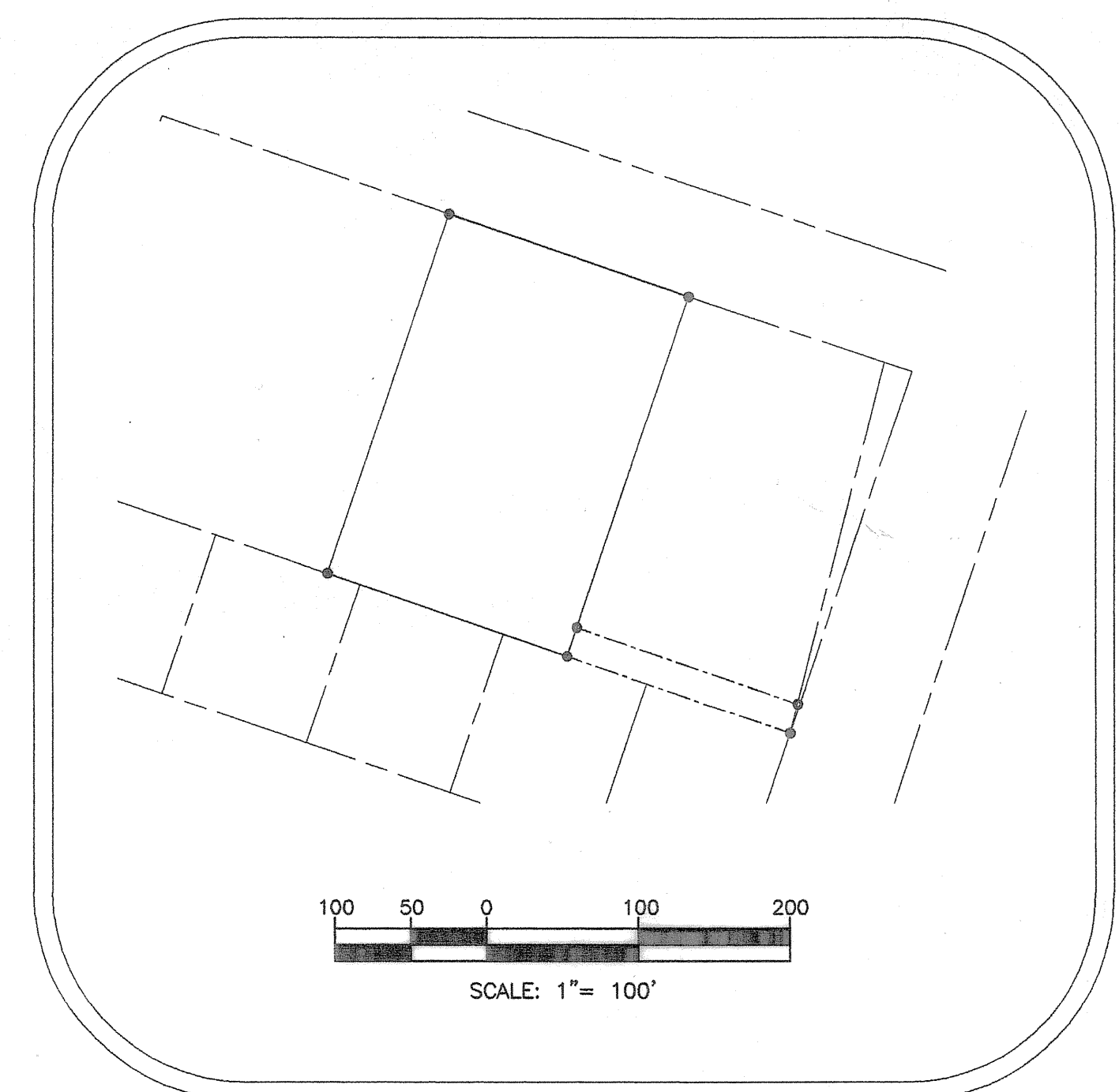
Bearing base: N. 70° 57' 00" W., 322.75 feet (calls 322.9 feet) south boundary line Block 11, GREENWILLOW ADDITION, FIRST EXTENSION, on addition to the City of Killeen, Bell County, Texas; Cabinet A, Slide 207-C.



FINAL PLAT OF:  
CW RETAIL SUBDIVISION  
LOT 1, BLOCK 1  
A REPLAT OF A PORTION OF BLOCK 11,  
GREENWILLOW ADDITION, FIRST EXTENSION  
0.958 ACRES  
CITY OF KILLEEN, BELL COUNTY, TEXAS



SCALE: 1" = 40'



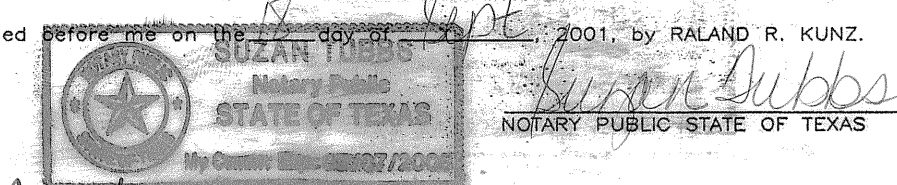
SCALE: 1" = 100'

KNOW ALL MEN BY THESE PRESENTS, that RALAND R. KUNZ, being the sole owner of that certain 0.958 acre tract of land in Bell County, Texas, part of the H. C. McClung Survey, Abstract No. 570, which is more fully described in the dedication of CW Retail Subdivision, a replat of a portion of Block 11, Greenwillow Addition, First Extension, 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, and Roland R. Kunz, does hereby adopt said CW Retail Subdivision, a replat of a portion of Block 11, Greenwillow Addition, First Extension, as an addition to the City of Killeen, Bell County, Texas, and hereby dedicates to said city 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 City of Killeen. The utility easements shown on said plat are dedicated to said city for the installation and maintenance of any and all public utilities, which the city may install or permit to be installed or maintained.

RALAND R. KUNZ

STATE OF TEXAS  
COUNTY OF BELL

This instrument was acknowledged before me on the 1st day of August, 2001, by RALAND R. KUNZ.



APPROVED this 1st day of August, 2001, A.D., by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas.

CHAIRMAN, PLANNING COMMISSION

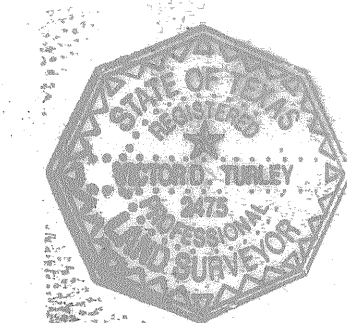
SECRETARY, PLANNING COMMISSION

FILED FOR RECORD this 24th day of October, 2001, A.D., in Cabinet C, Slide 264A Plat Records of Bell County, Texas. Vol. 4503, Pg. 602.

KNOW ALL MEN BY THESE PRESENTS.

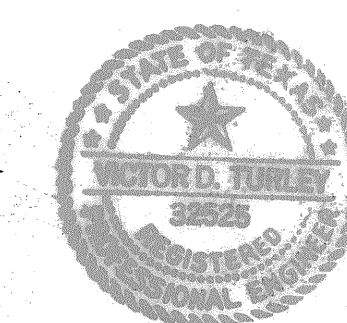
That I, Victor D. Turley, Registered Professional Land Surveyor, do hereby certify that I did prepare this plat from an actual and accurate survey of the land, that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Killeen, Texas, and this subdivision is within the City Limits of Killeen, Texas.

Victor D. Turley  
Victor D. Turley, R.P.L.S.  
Registered Professional Land Surveyor, No. 2475



That I, Victor D. Turley, do hereby certify that I prepared all drainage calculations and designed all drains and appurtenances in accordance with the Bell County Subdivision Regulations.

Victor D. Turley  
Victor D. Turley, P.E.



TAX CERTIFICATE  
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 12th day of September, A.D. 2001.

BELL COUNTY TAX APPRAISAL DISTRICT  
ETC.

Terry Lewis

ENGINEERING • PLANNING • SURVEYING  
CONSTRUCTION MANAGEMENT

**TURLEY ASSOCIATES, INC.**  
301 N. 3rd ST.  
TEMPLE, TEXAS  
E-MAIL: VTURLEY@AOL.COM

(254) 773-2400  
(254) 773-3998  
FAX NO. (254) 773-3998

FINAL PLAT OF:  
CW RETAIL SUBDIVISION  
A REPLAT OF A PORTION OF BLOCK 11,  
GREENWILLOW ADDITION, FIRST EXTENSION  
CABINET A, SLIDE 207-C  
CITY OF KILLEEN, BELL COUNTY, TEXAS

DEVELOPED BY:  
RALAND R. KUNZ

REVISIONS

Date: August 23, 2001  
Drawn By: S.B.G.  
Reference:  
FB/LB: 532/10, 654/58  
Job Number: 01-212  
Sheet 1 of 1  
Computer:  
**10837-D**  
DRAWING NUMBER

SOURCE BENCHMARK  
ELEV. 831.63

SOURCE BENCHMARK  
ELEV. 837.50

STA. F-2  
MOST NORTHERLY FLANGE BOLT IN FIRE HYDRANT AT  
THE INTERSECTION RANCKER AVE AND STEWART ST.  
BOLT HEAD MARKED WITH CHISELED CROW FOOT  
FROM KILLEEN DRAINAGE MAP - JULY 15, 1975  
LEVEL LINE 1"

BRACED 60# NL SET N. SIDE PP 295'  
W. OF W.S. YOUNG DR. S. SIDE E. RANCKER  
AVE.