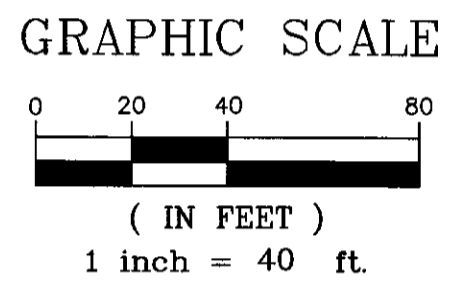


LOCATION MAP  
NOT TO SCALE



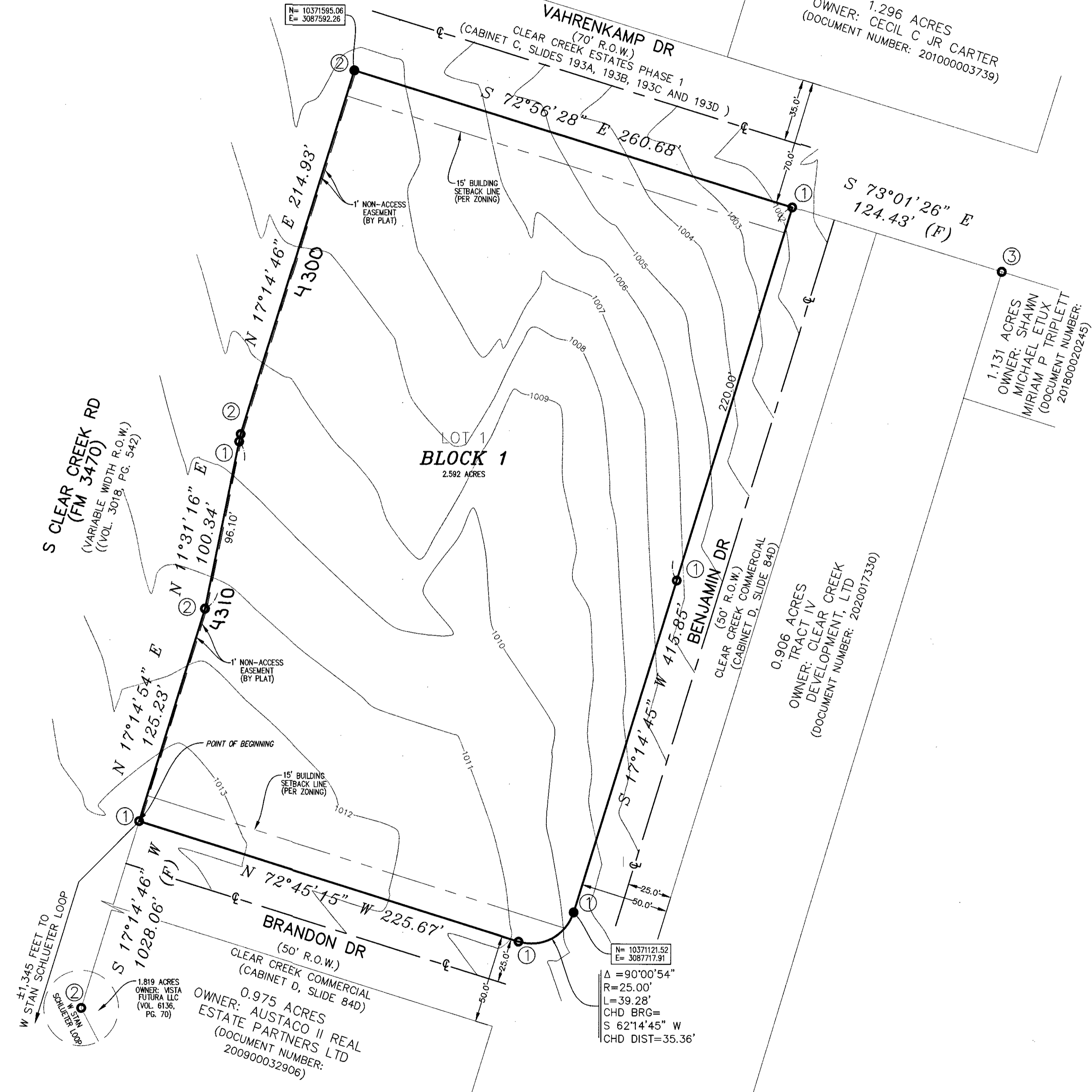
- LEGEND:
- ① = FOUND 1/2" IRON BAR WITH AN ORANGE CAP MARKED "KILLEEN ENG."
  - ② = FOUND TXDOT R.O.W. MARKER A BRONZE DISK SET IN CONCRETE
  - ③ = FOUND 1/2" IRON BAR WITHOUT A CAP
  - (D) = DEED BEARING
  - Δ = DELTA ANGLE
  - CHD BRG = CHORD BEARING
  - CHD DIST = CHORD DISTANCE
  - CL = CENTER LINE
  - R.O.W. = RIGHT-OF-WAY
  - VOL. = VOLUME
  - PG. = PAGE
  - N = NORTHING
  - E = EASTING

**SURVEYORS NOTES:**

1. SET PROPERTY CORNERS ARE MONUMENTED WITH AN ORANGE CAP MARKED "SLS RPLS 5142" UNLESS NOTED OTHERWISE.
2. COORDINATES AND BEARINGS SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE 4204 DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE. SCALE FACTOR USED IS 1.0001601204. THE ROTATION GRID TO PLAT IS 0°00'00".
4. NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48027C02B0E, EFFECTIVE SEPTEMBER 26, 2008. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

**NOTE:**

WATER IMPACT FEES ARE HEREBY ASSESSED AND ESTABLISHED IN ACCORDANCE WITH CITY OF KILLEEN ORDINANCE NO. 21-015 AT A RATE OF \$1,161 PER SERVICE UNIT. WASTEWATER IMPACT FEES ARE HEREBY ASSESSED AND ESTABLISHED IN ACCORDANCE WITH CITY OF KILLEEN ORDINANCE NO. 21-015 AT A RATE OF \$418 PER SERVICE UNIT. IMPACT FEES SHALL BE PAID AT THE TIME OF BUILDING PERMITS.



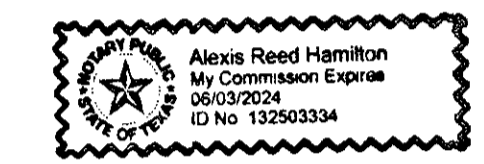
**FIRST CAVALRY PLAZA**  
CITY OF KILLEEN  
BELL COUNTY, TEXAS

KNOW ALL MEN BY THESE PRESENTS, THAT FIRST CAVALRY PLAZA, LLC, WHOSE ADDRESS IS 15010 LAKEFAIR DR., RICHMOND, TX 77408 BEING THE SOLE OWNER OF THAT CERTAIN 2.592 ACRE TRACT OF LAND IN BELL COUNTY, TEXAS, PART OF THE THOMAS ROBINETT SURVEY, ABSTRACT 686 WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF FIRST CAVALRY PLAZA 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 FIRST CAVALRY PLAZA, LLC, DOES HEREBY ADOPT SAID FIRST CAVALRY PLAZA AS AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS.

WITNESS THE EXECUTION HEREOF, ON THIS 4th DAY OF May 2021.

*Beau Evans*  
OWNER: BEAU EVANS, GENERAL PARTNER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BEAU EVANS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. IT HAS BEEN ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING INSTRUMENT AS THE OWNER OF THE PROPERTY DESCRIBED HEREON.



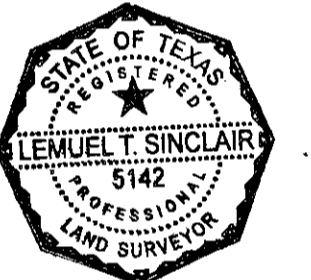
*Alexis Reed Hamilton*  
NOTARY PUBLIC STATE OF TEXAS  
DATE: 5/12/21

APPROVED THIS 4th DAY OF May, 2021, BY THE PLANNING DIRECTOR OF THE CITY OF KILLEEN, BELL COUNTY, TEXAS.

*Wesley Medina* *Kristina Stuckland*  
PLANNING DIRECTOR PLANNING ASSISTANT

KNOW ALL MEN BY THESE PRESENTS, THAT I, LEMUEL T. SINCLAIR, 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.

*Lemuel T. Sinclair*  
LEMUEL T. SINCLAIR, R.P.L.S. #5142  
REGISTERED PROFESSIONAL LAND SURVEYOR



THE TAX APPRAISAL DISTRICT OF BELL COUNTY DOES HEREBY CERTIFY THERE ARE CURRENTLY NO DELINQUENT TAXES DUE TO THE TAX APPRAISAL DISTRICT OF BELL COUNTY ON THE PROPERTY DESCRIBED ON THIS PLAT.

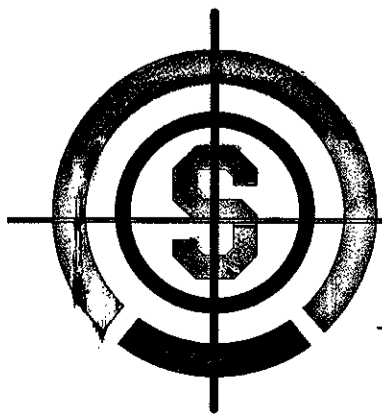
DATED THIS 4 DAY OF June 2021

*Jay*  
BELL COUNTY TAX APPRAISAL DISTRICT

COUNTY CLERK INFORMATION:  
FILED FOR RECORD THIS 8th DAY OF July 2021 IN  
YEAR 2021 PLAT # N/A  
PLAT # 2021043083 COUNTY, TEXAS, AND DEDICATION INSTRUMENT #  
OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.  
BY: *William J. Brown*

OWNER:  
**FIRST CAVALRY PLAZA, LLC**  
BEAU EVANS, MANAGER  
15010 LAKEFAIR DR  
RICHMOND, TEXAS 77408  
TEL. (281) 944-9660

ENGINEER:  
**TERRA ASSOCIATES, INC.**  
1445 N. LOOP WEST - SUITE 450  
HOUSTON, TEXAS 77008  
TEL (713) 993-0333  
FAX (713) 993-0743  
TBPE REGISTRATION NO.: F-003832



SURVEYOR:  
**SINCLAIR LAND SURVEYING, INC.**  
5000 NW INDUSTRIAL  
LEON VALLEY, TEXAS 78238  
210-341-4518  
TBPELS FIRM NO. 10089000  
JOB NUMBER: S-202052427  
MARCH 2021

Inst # 2021043083