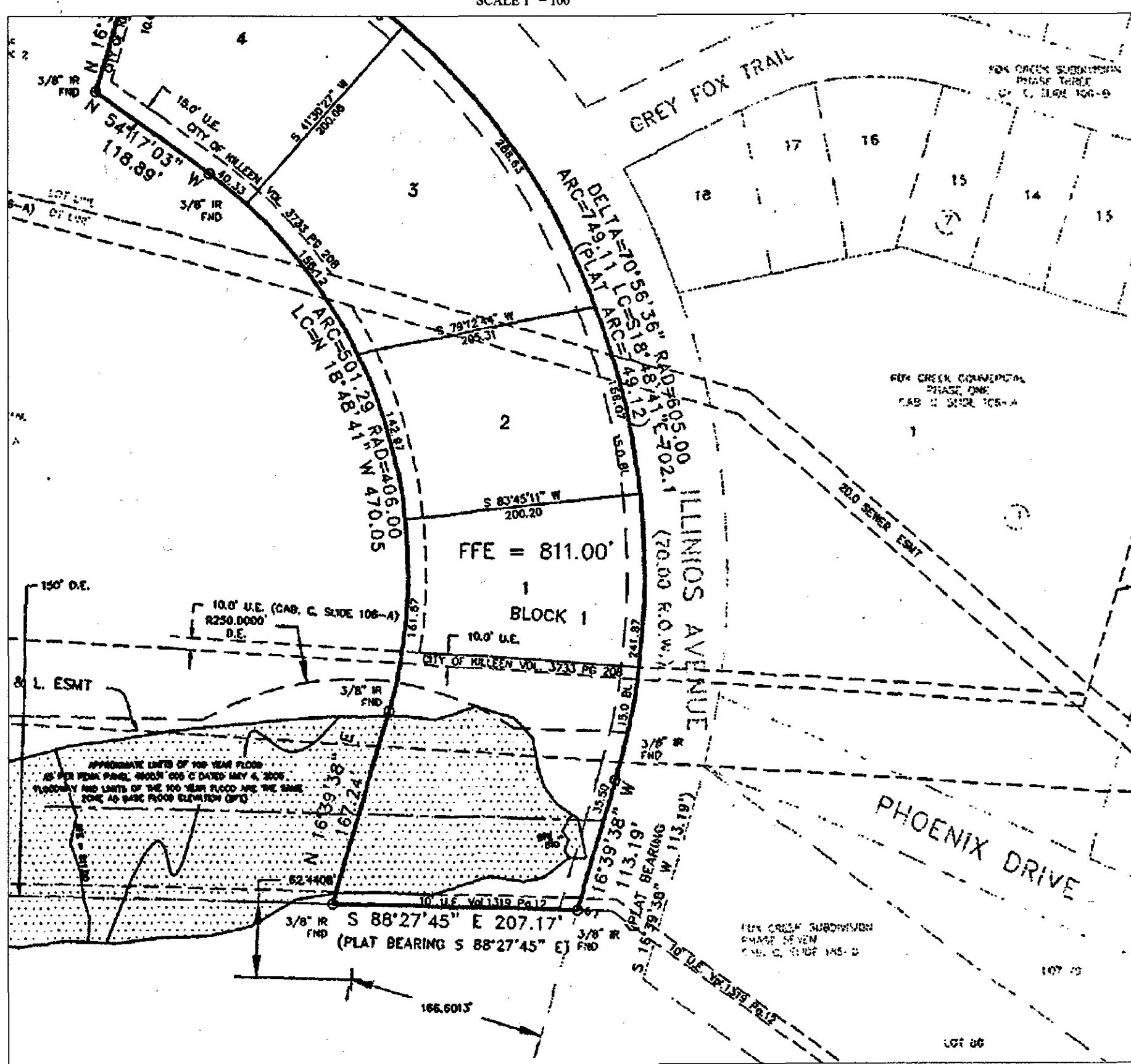
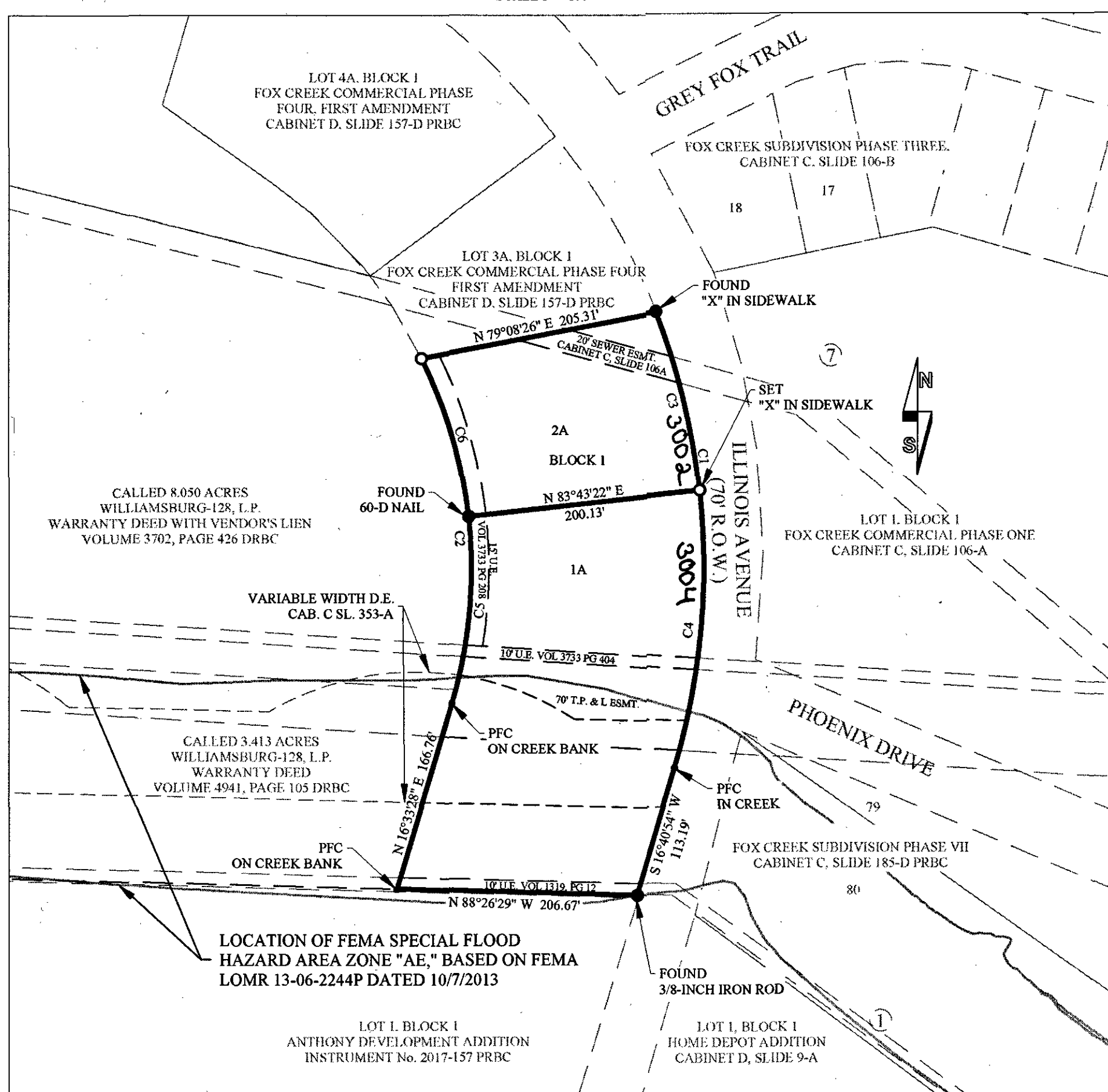


FOX CREEK COMMERCIAL PHASE FOUR ORIGINAL LAYOUT



FOX CREEK COMMERCIAL PHASE FOUR SECOND AMENDMENT



BLOCK NUMBER	LOT NUMBER	AREA (SF)	LOWEST FLOOR ELEVATION	BASE FLOOD ELEVATION
1	1A	68,316	815.5	813.5
1	2A	30,103	N/A	N/A

The square footage totals as shown hereon are based on the mathematical closure of the courses and distances reflected on this survey. It does not include the tolerances that may be present due to position accuracy of the boundary monuments shown hereon.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	826.00'	388.75'	382.51'	S 02°20'52" E	37°51'22"
C2	406.00'	304.71'	297.61'	N 05°02'36" W	43°00'06"
C3	605.00'	158.07'	157.62'	S 13°47'36" E	14°58'11"
C4	605.00'	241.68'	240.07'	S 05°08'07" W	22°53'16"
C5	406.00'	161.87'	160.80'	N 05°02'09" E	22°50'37"
C6	406.00'	142.84'	142.11'	N 16°27'54" W	20°09'29"

KNOW ALL MEN BY THESE PRESENTS, that WHITIS ACTION RENTALS, LTD., whose address is 3000 Illinois Ave. Ste. 100, Killeen, Texas, 76543, being sole manager of certain 2.259 acre tract of land situated in the W. H. Cole Survey, Abstract No. 150, in Bell County, Texas, being Lots 1 and 2 Block 1 of the Fox Creek Commercial Phase Four plat dated September 29, 2003 and recorded in Cabinet C, Slide 353-A Official Public Records of Bell County (OPRBC); which is more fully described in the dedication of FOX CREEK COMMERCIAL PHASE FOUR, SECOND AMENDMENT, as shown by the plat hereof, attached hereto, and made a part hereof, and approved by the City Council of the City of Killeen, Bell County, Texas, and WHITIS ACTION RENTALS, LTD., does hereby adopt said FOX CREEK COMMERCIAL PHASE FOUR, SECOND AMENDMENT, as an addition to the City of Killeen, Bell County, Texas, and hereby dedicates to said city all streets, avenues, roads, drives, alleys shown on said plat, the same to be used as public thoroughfares and/or 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.

WITNESS the execution hereof, on this 1st day of Sept, 2021

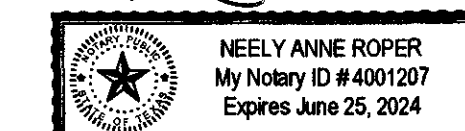
WHITIS ACTION RENTALS, LTD.
By: WHITIS ACTION RENTALS MANAGEMENT, LC,
Its general partner

By: Bruce Whitis, President

STATE OF TEXAS
COUNTY OF BELL

This instrument was acknowledged before me on Sept 1, 2021, by Bruce Whitis, in his capacity as President of WHITIS ACTION RENTALS, LTD, a separate series of WBW Development Group, LLC, a Texas series limited liability company, on behalf of said series.

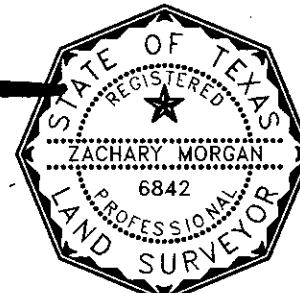
Neely Anne Roper
Notary Public, State of Texas



STATE OF TEXAS
COUNTY OF BELL

I, Zachary Morgan, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision and Property Development Regulations of the City of Killeen, Texas.

Zachary Morgan
Zachary Morgan
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6842



APPROVED this the 27 day of September 2021 by the planning director of the City of Killeen, Bell County, Texas.

Walter Nathan
Walter Nathan
PLANNING DIRECTOR

K. Stueckland
K. Stueckland
PLANNING ASSISTANT

FILED FOR RECORD this 27th day of Sept, 2021 in Cabinet _____, Slides _____, Plat Records of Bell County, Texas, and Instrument No. 2021-63216 Official Records, Bell County, Texas.

By: *Shelley Coston*
Shelley Coston

TAX CERTIFICATE

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 BY THIS PLAT.

DATED THIS THE 10 DAY OF September, 2021.

BY: *[Signature]*
BELL COUNTY TAX APPRAISAL DISTRICT

FINAL PLAT OF
FOX CREEK COMMERCIAL PHASE FOUR, SECOND AMENDMENT
(AN AMENDMENT OF LOTS 1 AND 2, BLOCK ONE, FOX CREEK COMMERCIAL PHASE FOUR)
TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS
BEING OUT OF THE WILLIAM H. COLE 1/3-LEAGUE, ABSTRACT No. 150 BELL COUNTY, TEXAS

Portions of this tract are within a Special Flood Hazard Area zone "AE," based on FEMA LOMR 13-06-2244P DATED October 7, 2013. The Surveyor does not certify as to the accuracy or inaccuracy of said information and does not warrant or imply that structures placed within any of the platted areas will be free from flooding or flood damage.

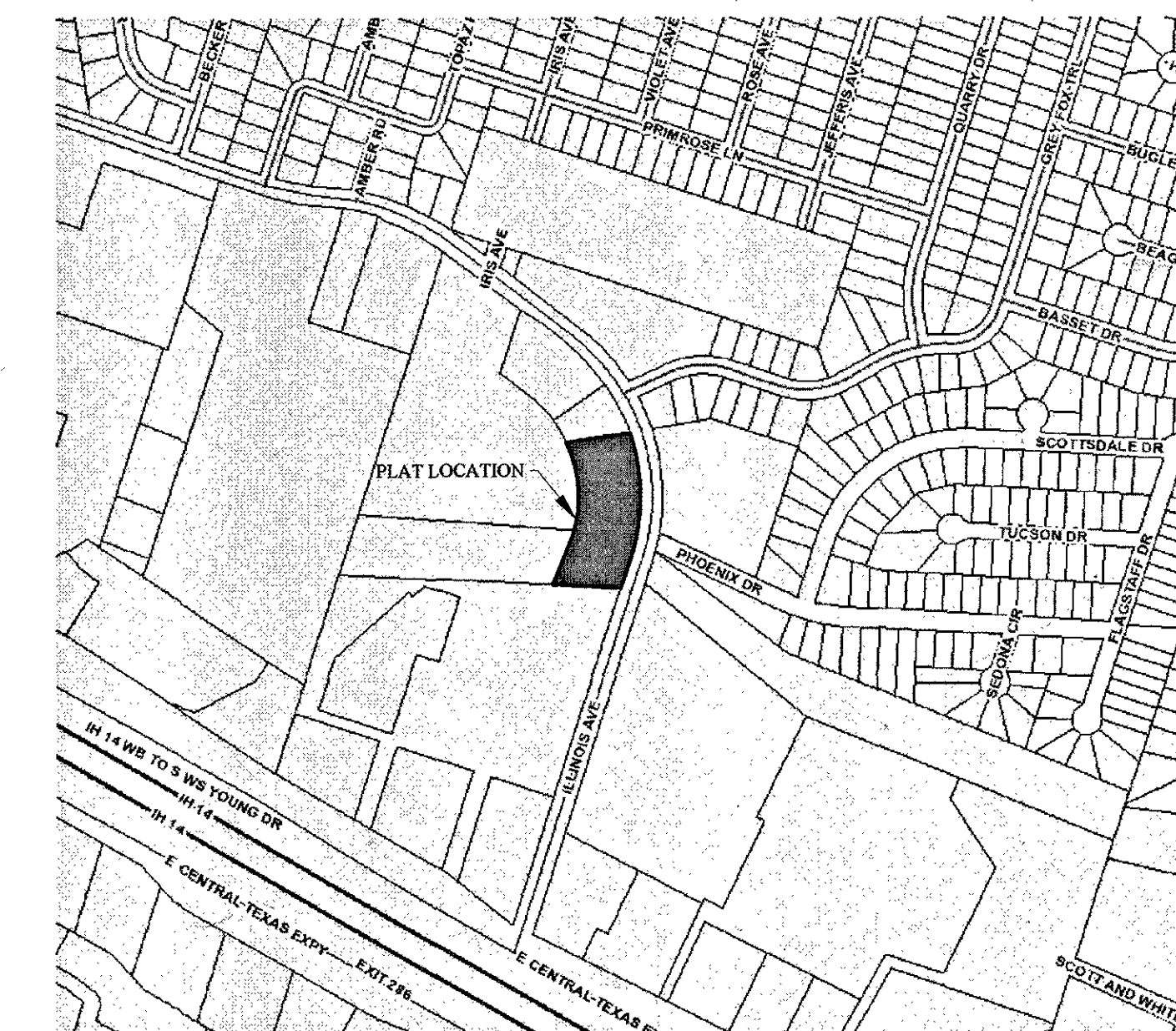
GENERAL NOTES:

- PERMANENT IRON RODS SET FOR CORNER ARE 1/2-INCH IRON RODS (WITH CAP STAMPED "YALGO LLC"), UNLESS OTHERWISE NOTED HEREIN. PERMANENT LOT CORNERS WILL NOT BE SET IN AREAS WHERE THERE IS AN EXPECTATION THAT DISTURBANCE OR DAMAGE IS IMMINENT OR LIKELY TO OCCUR (I.E. CONSTRUCTION AREAS, CREEK/RIVER BOTTOMS, ETC.)
- THE LIMITS OF THE 100-YEAR FLOOD AS SHOWN HEREON WERE TAKEN FROM FEMA LETTER OF MAP REVISION No. 13-06-2244P, DATED OCTOBER 7, 2013. SAID SPECIAL FLOOD HAZARD LIMITS, AND BASE FLOOD ELEVATIONS, SHOWN HEREON, WERE PREPARED BY OTHERS NOT ASSOCIATED WITH THE SURVEYOR.
- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE. DISTANCES SHOWN HEREON ARE GRID DISTANCES AND CAN BE CONVERTED TO SURFACE DISTANCES BY DIVIDING BY THE COMBINED SCALE FACTOR: 0.9998477.

LEGEND

- DE DRAINAGE EASEMENT
- DRBC DEED RECORDS OF BELL COUNTY
- ESMT EASEMENT
- NTS NOT TO SCALE
- NO NUMBER
- OPRBC OFFICIAL PUBLIC RECORDS OF BELL COUNTY
- PFC POINT FOR CORNER
- PG PAGE
- PRBC PLAT RECORDS OF BELL COUNTY
- REV REVISION
- T.P.&L. TEXAS POWER AND LIGHTING
- UE UTILITY EASEMENT
- VOL VOLUME
- 1/2" IRON ROD FOUND (WITH CAP STAMPED "YALGO 6200")
- 1/2" IRON ROD (WITH CAP STAMPED "YALGO LLC")

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.



LOCATION MAP
N.T.S.

REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION
1	ORIGINAL RELEASE	8/20/2021	BTW	TOTAL SIZE: 2.259 ACRES TOTAL BLOCKS: 1 TOTAL LOTS: 2
PROJECT NUMBER: FC04		CLIENT NAME: WHITIS ACTION RENTALS, LTD.		GRAPHIC SCALE 0 100' 200' 300' 0 1" 2" 3" IN FEET
APPROVED BY: SAB		CLIENT LOCATION: KILLEEN, TX		
AUTHORIZED BY: WBW				

FINAL PLAT OF
FOX CREEK COMMERCIAL PHASE FOUR, SECOND AMENDMENT
(AN AMENDMENT OF LOTS 1 AND 2, BLOCK ONE, FOX CREEK COMMERCIAL PHASE FOUR)
CITY OF KILLEEN, BELL COUNTY, TEXAS

Yalgo, LLC
3000 Illinois Ave., Suite 100
Killeen, TX 76543
PH (254) 953-5353
FX (254) 953-5057
Texas Registered
Engineering Firm F-10264
Texas Registered
Surveying Firm 10194095

SHEET
1
OF
1

INSR# 2021-63216