

BENCH MARK LIST

TBM #3
IRON ROD LOCATED 280.17' NORTHWESTERLY FROM THE SOUTHWESTERLY CORNER OF THE SUBJECT TRACT. ELEVATION = 827.575 FEET

TBM #5
IRON ROD LOCATED 317.38' NORTHWESTERLY FROM THE NORTHWESTERLY CORNER OF THE SUBJECT TRACT. ELEVATION = 822.560 FEET

TBM #2
SQUARE ON BACK OF CURB LOCATED 5.72' NORTHEASTERLY FROM THE SOUTHEASTERLY CORNER OF THE SUBJECT TRACT. ELEVATION = 837.716 FEET

LEGEND

MALE NAIL FOUND

1/2" IRON ROD FOUND

CONCRETE MONUMENT

1/2" IRON PIPE FOUND

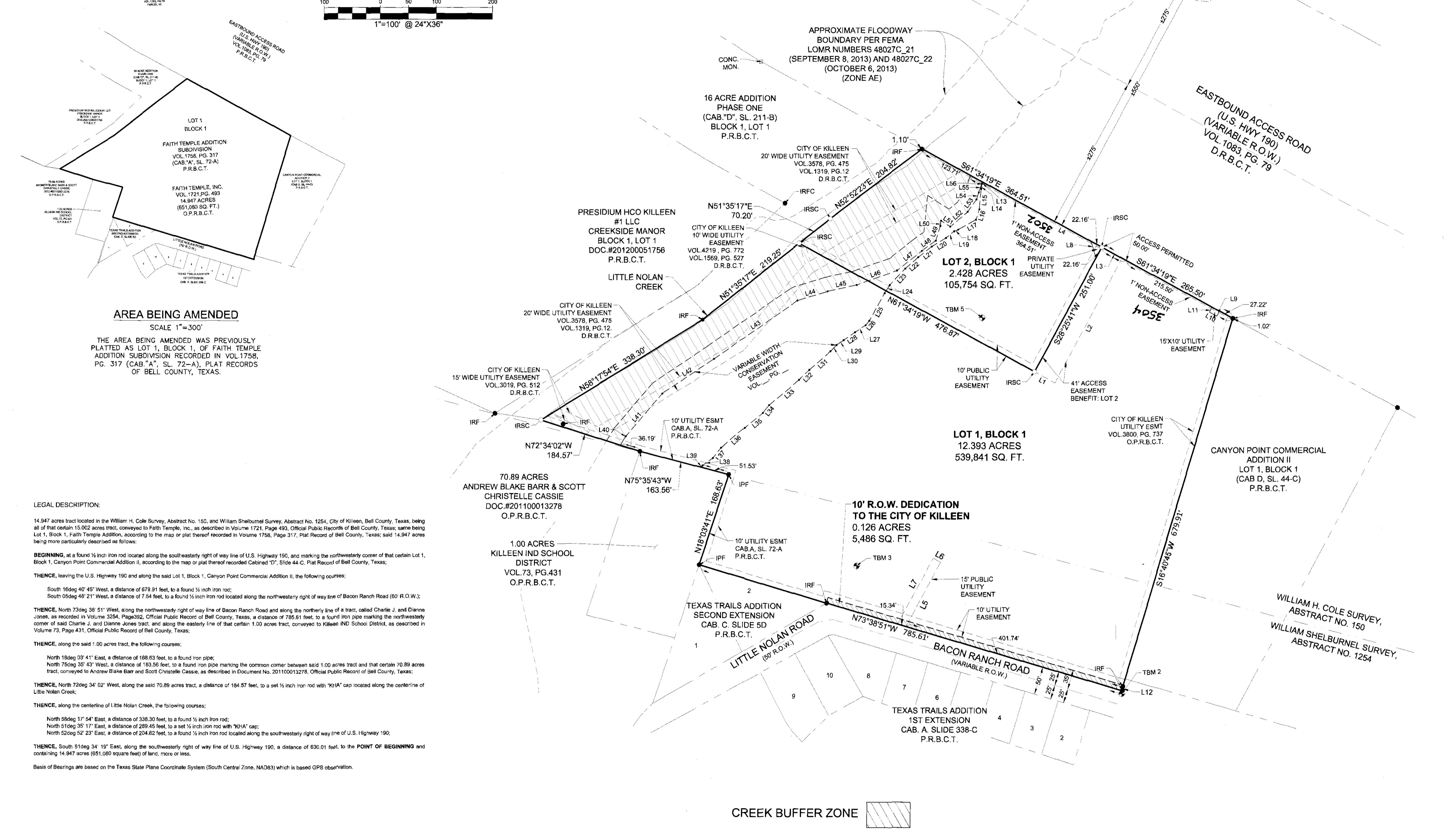
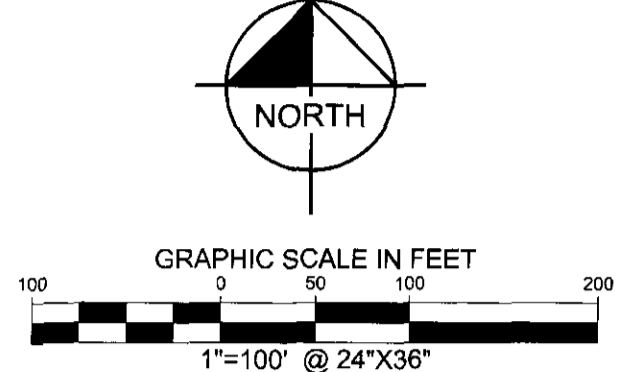
IRISC 1/2" IRON ROD WITH "KHA" CAP SET

IRISC IRON ROD FOUND

IRISC IRON ROD FOUND WITH CAP

**FAITH TEMPLE ADDITION REPLAT,
BEING A REPLAT OF LOT 1, BLOCK 1, FAITH TEMPLE ADDITION
14.947 ACRES, CITY OF KILLEEN, BELL COUNTY, TEXAS**

LINE TABLE	LINE TABLE	LINE TABLE	LINE TABLE								
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S61°34'19"E	41.00'	L15	S04°39'36"W	36.50'	L29	N55°20'39"E	15.46'	L43	S55°05'45"W	181.29'
L2	N28°25'41"W	251.00'	L16	S18°53'51"W	19.41'	L30	N45°34'05"E	15.40'	L44	S72°39'59"W	55.94'
L3	N61°34'19"W	41.00'	L17	N60°26'55"E	38.41'	L31	S48°37'25"W	49.66'	L45	S77°28'17"W	53.15'
L4	S61°34'19"E	630.67'	L18	N89°39'04"E	7.30'	L32	S46°12'22"W	26.06'	L46	S70°46'38"W	76.29'
L5	S28°25'41"W	129.88'	L19	N50°24'52"E	18.79'	L33	S49°55'18"W	68.99'	L47	S51°14'21"W	66.30'
L6	S61°34'19"E	15.00'	L20	N58°31'50"E	30.12'	L34	S39°47'38"W	18.28'	L48	S54°42'53"W	31.15'
L7	S28°25'41"W	132.88'	L21	N52°28'17"E	30.27'	L35	S50°30'35"W	41.33'	L49	S16°14'19"W	27.29'
L8	N16°34'19"W	31.33'	L22	N48°11'15"E	30.67'	L36	S49°58'01"W	55.46'	L50	S07°31'27"W	9.35'
L9	N28°25'41"E	10.00'	L23	N43°57'35"E	39.74'	L37	S37°43'32"W	23.18'	L51	N57°55'21"W	19.32'
L10	S61°34'19"E	15.00'	L24	N31°55'16"E	17.27'	L38	S54°09'57"W	22.77'	L52	S50°11'42"W	40.98'
L11	S28°25'41"W	10.00'	L25	N29°02'09"E	56.46'	L39	S47°13'04"W	4.26'	L53	S35°09'56"W	26.51'
L12	S05°48'21"W	7.54'	L26	N40°05'38"E	10.29'	L40	S31°02'08"W	18.82'	L54	S17°06'08"W	13.17'
L13	S33°55'47"W	3.25'	L27	N56°36'11"E	22.27'	L41	S40°34'33"W	99.61'	L55	S19°30'13"W	14.51'
L14	S10°02'24"W	8.78'	L28	N54°59'52"E	24.66'	L42	S56°17'19"W	110.56'	L56	S33°55'47"W	1.75'



AREA BEING AMENDED
SCALE 1"=300'

THE AREA BEING AMENDED WAS PREVIOUSLY PLATTED AS LOT 1, BLOCK 1, OF FAITH TEMPLE ADDITION SUBDIVISION RECORDED IN VOL 1758, PG. 317 (CAB "A", SL. 72-A), PLAT RECORDS OF BELL COUNTY, TEXAS.

LEGAL DESCRIPTION:

14.947 acres tract located in the William H. Cole Survey, Abstract No. 150, and William Shelburne Survey, Abstract No. 1254, City of Killeen, Bell County, Texas, being all of that certain 15,002 acres tract, conveyed to Faith Temple, Inc., as described in Volume 1721, Page 493, Official Public Records of Bell County, Texas, same being Lot 1, Block 1, Faith Temple Addition, according to the map or plat thereof recorded in Volume 1758, Page 317, Plat Record of Bell County, Texas, said 14.947 acres being more particularly described as follows:

BEGINNING, at a found 1/4 inch iron rod located along the southeasterly right of way line of U.S. Highway 190, and marking the northwestern corner of that certain Lot 1, Block 1, Canyon Point Commercial Addition II, according to the map or plat thereof recorded Cabined "D", Slide 44-C, Plat Record of Bell County, Texas;

THENCE, leaving the U.S. Highway 190 and along the said Lot 1, Block 1, Canyon Point Commercial Addition II, the following courses:

South 16deg 40' 45" West, a distance of 672.91 feet, to a found 1/4 inch iron rod;

South 05deg 48' 21" West, a distance of 7.54 feet, to a found 1/4 inch iron rod located along the northwestern right of way line of Bacon Ranch Road (60' R.O.W.);

THENCE, North 73deg 38' 51" West, along the northwestern right of way line of Bacon Ranch Road and along the northerly line of a tract, called Charlie J. and Dianne Jones, as recorded in Volume 3254, Page 392, Official Public Records of Bell County, Texas, a distance of 765.61 feet, to a found iron pipe marking the northwestern corner of said Charlie J. and Dianne Jones tract, and along the easterly line of that certain 1.00 acre tract, conveyed to Killeen IND School District, as recorded in Volume 73, Page 431, Official Public Records of Bell County, Texas;

THENCE, along the said 1.00 acre tract, the following courses:

North 75deg 03' 41" East, a distance of 188.63 feet, to a found iron pipe;

North 75deg 38' 51" West, a distance of 163.56 feet, to a found iron pipe marking the common corner between said 1.00 acre tract and that certain 70.89 acre tract, conveyed to Andrew Blake Barr & Scott Christelle Cassie, as described in Document No. 201100013278, Official Public Records of Bell County, Texas;

THENCE, North 72deg 34' 02" West, along the said 70.89 acre tract, a distance of 184.57 feet, to a set 1/4 inch iron rod with "KHA" cap located along the centerline of Little Nolan Creek;

THENCE, along the centerline of Little Nolan Creek, the following courses:

North 55deg 17' 54" East, a distance of 338.30 feet, to a found 1/4 inch iron rod;

North 51deg 35' 17" East, a distance of 289.45 feet, to a set 1/4 inch iron rod with "KHA" cap;

North 52deg 52' 23" East, a distance of 204.62 feet, to a found 1/4 inch iron rod located along the southwesterly right of way line of U.S. Highway 190;

THENCE, South 51deg 34' 19" East, along the southwesterly right of way line of U.S. Highway 190, a distance of 630.01 feet, to the **POINT OF BEGINNING** and containing 14.947 acres (851,080 square feet) of land, more or less.

Beas of Bearings are based on the Texas State Plane Coordinate System (South Central Zone, NAD83) which is based GPS observation.

CREEK BUFFER ZONE

FLOOD STATEMENT:

According to LOMR No. 48027C_21, dated SEPTEMBER 8, 2013 and 48027C_22, dated OCTOBER 6, 2013 of the National Flood Insurance Program Map, Flood Insurance Rate Map of BELL County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, a portion of this property is within a special flood hazard area (Zone AE).

State of Texas §
County of Bell §

Know all men by these presents:
Whereas, CarMax Auto Superstores, Inc., hereinafter called owner (whether one or more), is the owner of a certain parcel of land situated in the City of Killeen, Bell County, Texas, being more particularly described as Faith Temple Addition Replat, an addition to the City of Killeen, Bell County, Texas.

Owner does hereby waive, release, remise, quit claim and forever hold harmless the City of Killeen, Texas, a municipal corporation, hereinafter called City, from any and all claims for damages of any kind that owner may now have or may hereinafter have in the future by reason of the passage of an aircraft (aircraft being defined for the purpose of this approved for navigation or flight in the air) by whomsoever owned and operated, in the air space above owner's property. Such release shall include, but not be limited to, any damages to owner's described property, such as noise, vibration, fumes, dust, fuel, and lubricant particles, and all other effects that may be caused by the operation of aircraft landing at or taking off from, or operating at any municipal or military airport within or adjacent to the City, whether such owner does hereby fully remit, and release any right or cause of action which it may now have or which it may in the future have against the City, whether such claims be for injury to person or damage to property due to noise, vibration, fumes, dust, fuel and lubricant particles, and all the other effects that may be caused or may have been caused by the operation and/or maintenance of aircraft or aircraft engine at or on said airports.

It is agreed that this release shall be binding upon owner, his successors, heirs, executors, administrators and assigns. In interest with the land, and shall be recorded in the Deed Records of Bell County, Texas.

Executed this 24th day of October, A.D., 2017.

By: CarMax Auto Superstores, Inc.
K. Douglass Moyers
Vice President

KNOW ALL MEN BY THESE PRESENTS: that CarMax Auto Superstores, Inc., whose address is 12800 Tuckahee Creek Parkway, Richmond, Virginia 23238, being the owners of that 14.947 acres of land located in the William H. Cole Survey, Abstract No. 150, and William Shelburne Survey, Abstract No. 1254, City of Killeen, Bell County, Texas, which is more fully described in the dedication of FAITH TEMPLE ADDITION, as shown by the plat hereof, attached hereto and made a part hereof and approved for the City of Killeen, Bell County, Texas, does hereby adopt said FAITH TEMPLE ADDITION REPLAT, as an addition to the City of Killeen, Bell County, Texas and hereby dedicates to the public 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 all of the City of Killeen. The utility and drainage easements shown on said plat are dedicated to said city for the installation and maintenance of any and all public utilities and drainage utilities, which the city may install or permit to be installed or maintained.

For: CarMax Auto Superstores, Inc.

K. Douglass Moyers
Vice President

STATE OF VIRGINIA
COUNTY OF GOODLAND

This instrument was acknowledged before me on the 24th day of October, 2017.

Approved this 5th day of June, 2017, by the Planning and Zoning Commission of the City of Killeen, Texas

Cynthia E. Mosier
Notary Public, State of Virginia

Cynthia E. Mosier
Notary Public, State of Virginia

John G. Mosier
Chairman, Planning and Zoning Commission

Uania Jones
Secretary, Planning and Zoning Commission

KNOW ALL MEN BY THESE PRESENTS:

That I, John G. Mosier, a Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual and accurate survey of the land, made on the ground under my supervision and that the corner monuments shown thereon were properly placed or found. This plat was made in accordance with the Subdivision and Property Development Regulations of the City of Killeen, Texas.

John G. Mosier 10/23/2017
John G. Mosier, R.P.L.S. No. 6330

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 2nd day of December, 2017.

BELL COUNTY TAX APPRAISAL DISTRICT

By: *Megan Brown*

FILED FOR RECORD this 8th day of January, 2018, In Year 2018.

Plat # 7, Plat Records of Bell County, Texas.

Dedication Instrument # 2018-0002237 Official Records of Bell County, Texas.

Kimley»Horn

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San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9166
www.kimley-horn.com

Scale Drawn by Checked by Date Project No. Sheet No.
1" = 100' APS JGM OCT. 2017 068702700 1 OF 1

DRAWN: KISA SURVEY/068702700-CARMAX/KILLEEN/REPLAT-TREPLAT-CARMAX/KILLEEN-03-17-DWG PLOTTED BY: STENDUAL_ABE 10/26/2017 11:16:AM LAST SAVED 10/26/2017 11:08 AM