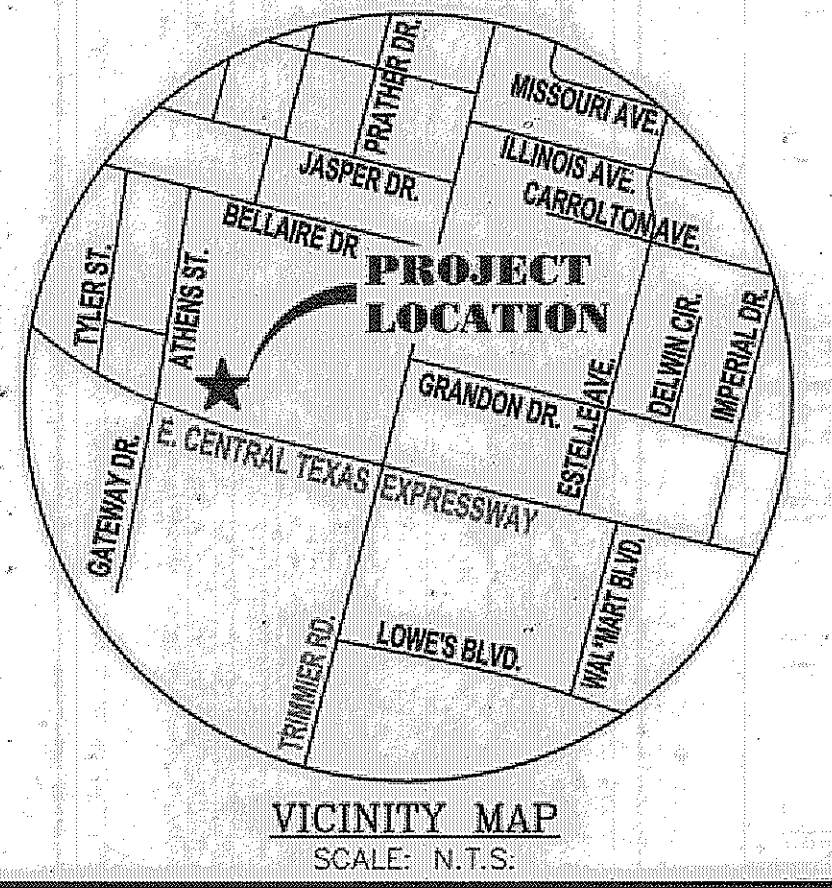


- NOTES:
- All bearings are based upon the Texas State Plane Coordinate System, NAD 83 (CORS 94), Texas Central Zone as per Leica Texas Smartnet GPS observations.
All distances are surface distance.
Combined scale factor=1.0001168.
 - All interior lot corners marked with 1/2" ir & cap stamped "M&A" set after construction completed.
 - This subdivision is located in zone X, by the U.S. FEMA Agency Boundary Map, (Flood Insurance Rate Map), Map No. 48027C280E, effective date September 26, 2008 for Bell County, Texas.
 - Refer to Vol. 8995 Pg. 235 for legally recorded Declaration for GM Killeen Property restrictions and agreements.



KNOW ALL MEN BY THESE PRESENTS, that GM Killeen Properties LLC, whose address is 180 E. 5th Street, Suite 1306, St. Paul, Minnesota, 55101, being the sole owner of that certain 6.603 acre tract in Bell County, Texas and the land herein described being all of LOT FOUR (4), in BLOCK ONE (1), of K S & L COMMERCIAL SUBDIVISION, in the City of Killeen, Bell County, Texas, according to the plat of record in Cabinet B, Slide 10-A, of the Plat-Records of Bell County, Texas and being of record in a deed to GM Killeen Properties LLC, recorded in Document No. 2014-26994, of the Official Public Records of Real Property of Bell County, Texas, which is more fully described in the dedication of GANDER MOUNTAIN ADDITION as shown by the plat hereto attached hereto, and made a part hereof, and approved by the City of Killeen, Bell County, Texas, does hereby adopt said GANDER MOUNTAIN ADDITION 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 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.

WITNESS the execution hereof, on this 26th day of April, 2015

For: GM Killeen Properties LLC,
A Minnesota Limited Liability company
By: United Properties Development LLC
It's: Managing Member
Keith Ulstad
Keith Ulstad, Senior Vice President

Before me, the undersigned authority, on this day personally appeared Keith Ulstad 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.

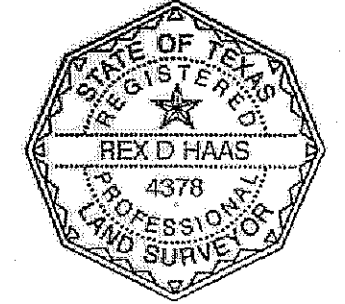
Barbara L. Scranton
BARBARA L. SCRANTON
Notary Public - Minnesota
My Commission Expires: 01-31-2020

APPROVED this 20 day of April, 2015 by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas.

John Grimal
CHAIRMAN, PLANNING COMMISSION
Frick Hankan
SECRETARY, PLANNING COMMISSION

KNOW ALL MEN BY THESE PRESENTS,

That I, Rex D. Haas, 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.



Rex D. Haas
Rex D. Haas,
Registered Professional
Land Surveyor, No. 4378

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 24th day of April, A.D. 2015
BELL COUNTY TAX APPRAISAL DISTRICT
BY: *Royce*

FILED FOR RECORD this 6th day of May, 2015. In Year 2015.
Plat # 47
2015-00106513 Official Public Records of Real Property, Bell County, Texas.

NO.	DATE	REVISIONS
2	4/21/2015	REVISED PLAT CERTIFICATION
1	4/6/2015	REVISED PLAT CERTIFICATION
1	3/23/2015	NON ACCESS ESMT
		REMARKS
		BY

GANDER MOUNTAIN ADDITION
BEING A REPLAT OF ALL OF LOT 4, BLOCK 1, K S L COMMERCIAL
KILLEEN, BELL COUNTY, TEXAS
FINAL PLAT

MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
102 N. COLLEGE
KILLEEN, TEXAS 76541
PHONE: (254) 634-5541
FAX: (254) 634-2141
T. & P. L. S. FIRM REGISTRATION NO. 10284-00

DATE: MARCH 2015
SCALE: AS SHOWN
FE/UB: **
2 LOTS
1 BLOCK
AREA: 6.603 AC.

DWG NO: 14-321-D-S
DF/FRB

TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION NO. 3241