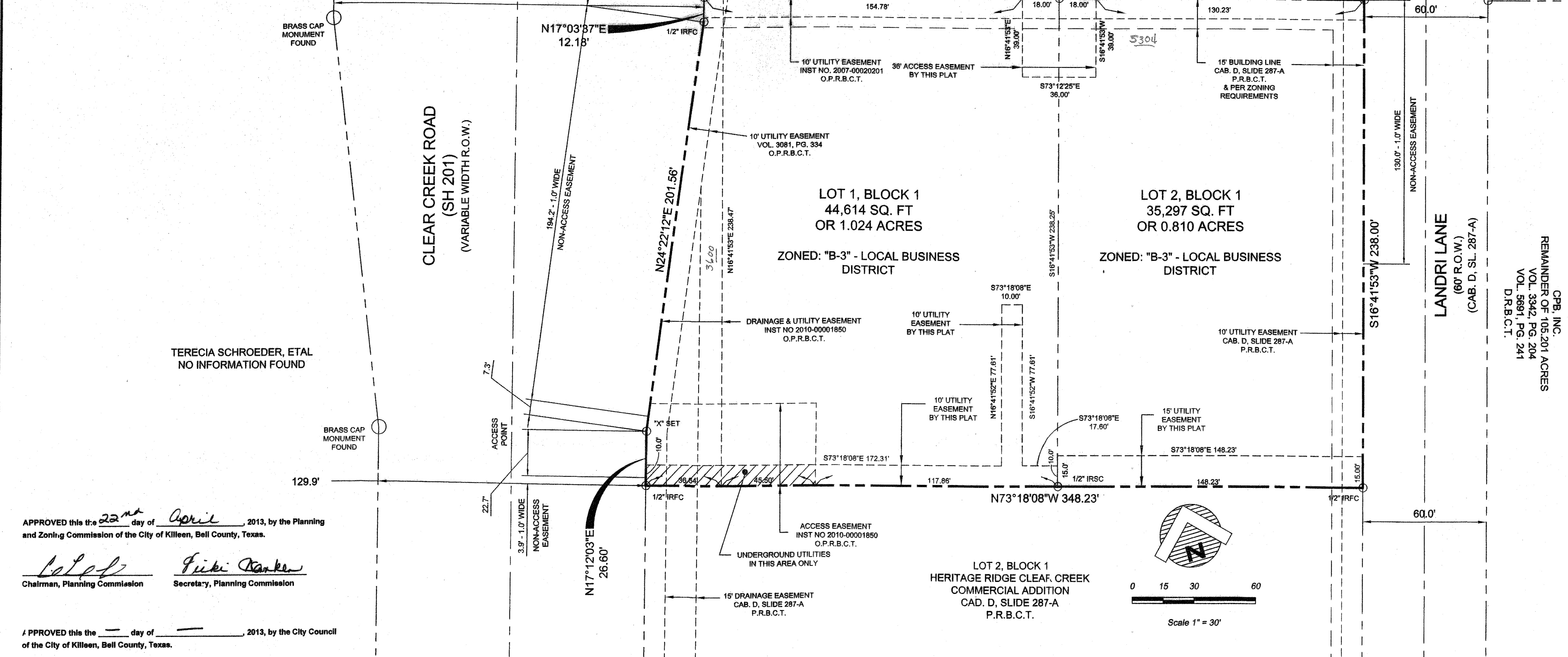


VICINITY MAP
NTS



APPROVED this 22nd day of April, 2013, by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas.

Calvin
Chairman, Planning Commission

Fiki Rankin
Secretary, Planning Commission

APPROVED this ___ day of _____, 2013, by the City Council of the City of Killeen, Bell County, Texas.

Mayor, City of Killeen

Attest City Secretary

SURVEYOR'S CERTIFICATE

THIS is to certify that I, William P. Price, a Registered Professional Land Surveyor for the State of Texas, having plotted the above subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

William P. Price
William P. Price
R.P.L.S. NO. 3047

BEFORE ME, the undersigned authority, on this day personally appeared William P. Price known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on the 19 day of May, 2013.

Colleen
Notary Public in and for the State of Texas
My Commission Expires: 3/26/17

NOTES:

1. IRF - Iron Rod Found
2. IRS - Iron Rod Set
3. C.M. - Controlling Monument
4. Basis of Bearing - The Basis of Bearing of this survey is North 73°18'08" West, as shown hereon, based on the south line of Lot 1, Block 1, Heritage Ridge Clear Creek Commercial Addition as recorded in Cabinet D, Slide 287-A, Plat Records, Bell County, Texas.

AVIGATION RELEASE

STATE OF TEXAS §
COUNTY OF BELL §
KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, VRE KILLEEN II, LLC, 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 HERITAGE RIDGE CLEAR CREEK COMMERCIAL, REPLAT NO. 1, LOT 1 AND LOT 2, BLOCK 1, 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 all aircraft (aircraft being defined for the purpose of this designed 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 claim be for injury or death to person or persons or damages to or taking of property; and OWNER does hereby fully remise, 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 in (Subdivision Name), an addition to the City of Killeen, Texas, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed records of Bell County, Texas

Executed this 15 day of May, A.D., 2013.

For: VRE KILLEEN II, LLC
Darren Lewis
Darren Lewis

Before me, the undersigned authority, on this day personally appeared Darren Lewis 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.

Kimberly
NOTARY PUBLIC STATE OF TEXAS
My commission expires: 12-18-14

STATE OF TEXAS §
COUNTY OF BELL §
KNOW ALL MEN BY THESE PRESENTS:

That VRE KILLEEN II, LLC, whose address is 1211 S. White Chapel Boulevard, Southlake, Texas 76092, being the sole owner of that certain 1.834 acre tract of land in Bell County, Texas, being part of Thomas Robinette Survey, Abstract No. 686 and the land herein described being all Lot 1, Block 1, Heritage Ridge Clear Creek Commercial, an addition to the City of Killeen, Texas, of record in Cabinet D, Slide 287-A, Plat Records, Bell County, Texas, and being that same called 1.834 acre tract conveyed to VRE KILLEEN II, LLC, of record in Document No. 201300002408, Official Public Records of Real Property, Bell County, Texas hereto and incorporated herein for all purposes, does hereby subdivide the herein described property into lots and blocks, according to the plat hereof, to be known as HERITAGE RIDGE CLEAR CREEK COMMERCIAL, REPLAT NO. 1, LOT 1 AND LOT 2, BLOCK 1, to the City of Killeen, Bell County, Texas, as shown by the plat hereof, attached hereto, and made a part hereon, and approved by the City Council of the City of Killeen, Bell County, Texas, and for the purpose of selling lots and blocks of land with reference thereto and for the property development of said land by its owners and for all other purposes; and does hereby dedicate to the City of Killeen, all streets, avenues, roads, drives, alleys and associated potable water, sanitary sewer, and storm sewer systems as shown on said plat, and final construction drawings the same to be used as public thoroughfares and public utilities when and as authorized by the City of Killeen, Bell County, Texas.

The utility easement(s) shown on said plat are dedicated to the City of Killeen for installation and maintenance of any and all public utilities, which the city may elect to install and maintain or permit to be installed or maintained.

WITNESS the execution hereof, on this 15 day of May, 2013.

For: VRE KILLEEN II, LLC
Darren Lewis
Darren Lewis

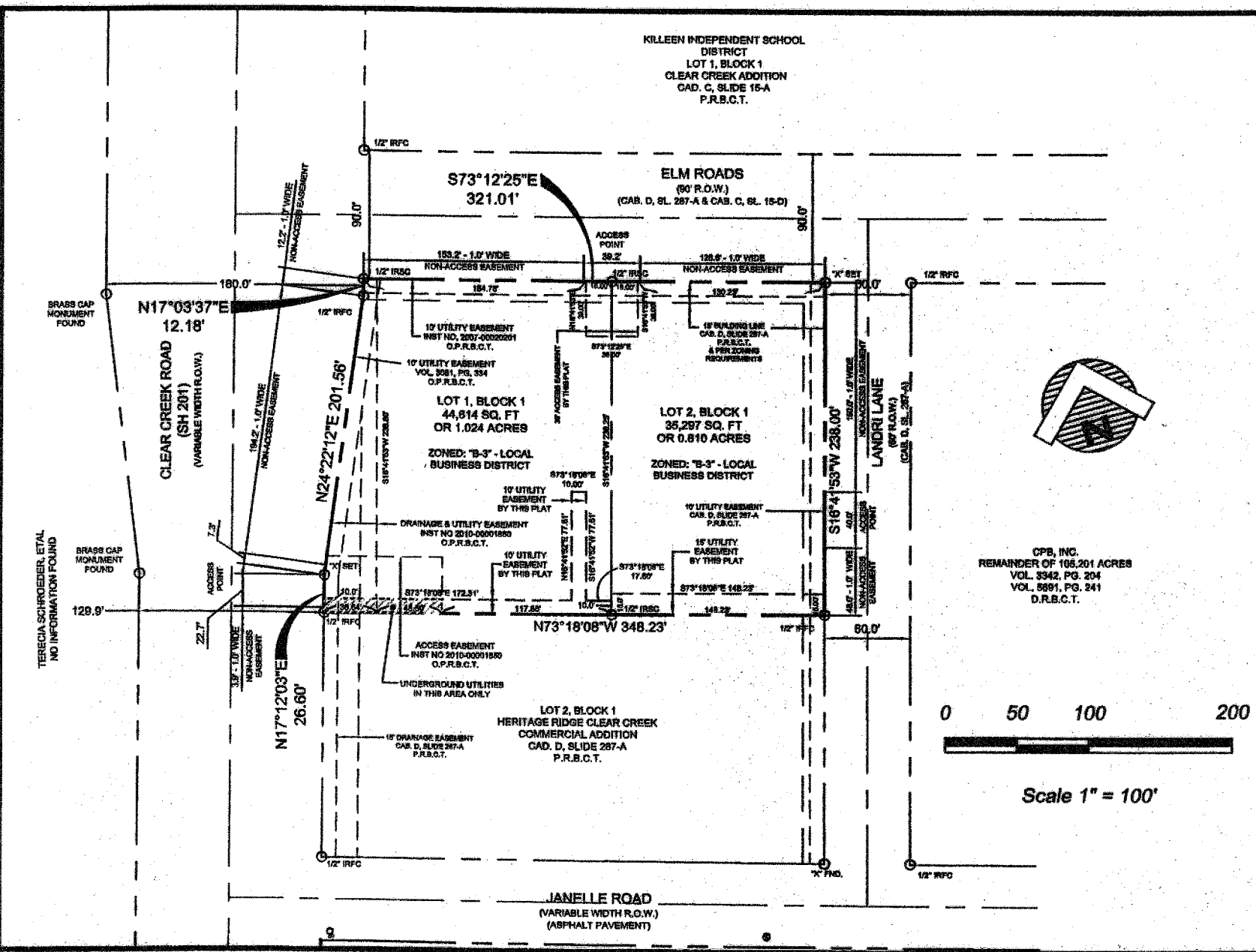
Before me, the undersigned authority, on this day personally appeared Darren Lewis known to me to be the person whose name is subscribed to the foregoing instrument. It has been acknowledged to me that he executed the foregoing instrument as the owner of the property described hereon.

Kimberly
NOTARY PUBLIC STATE OF TEXAS
My commission expires: 12-18-14

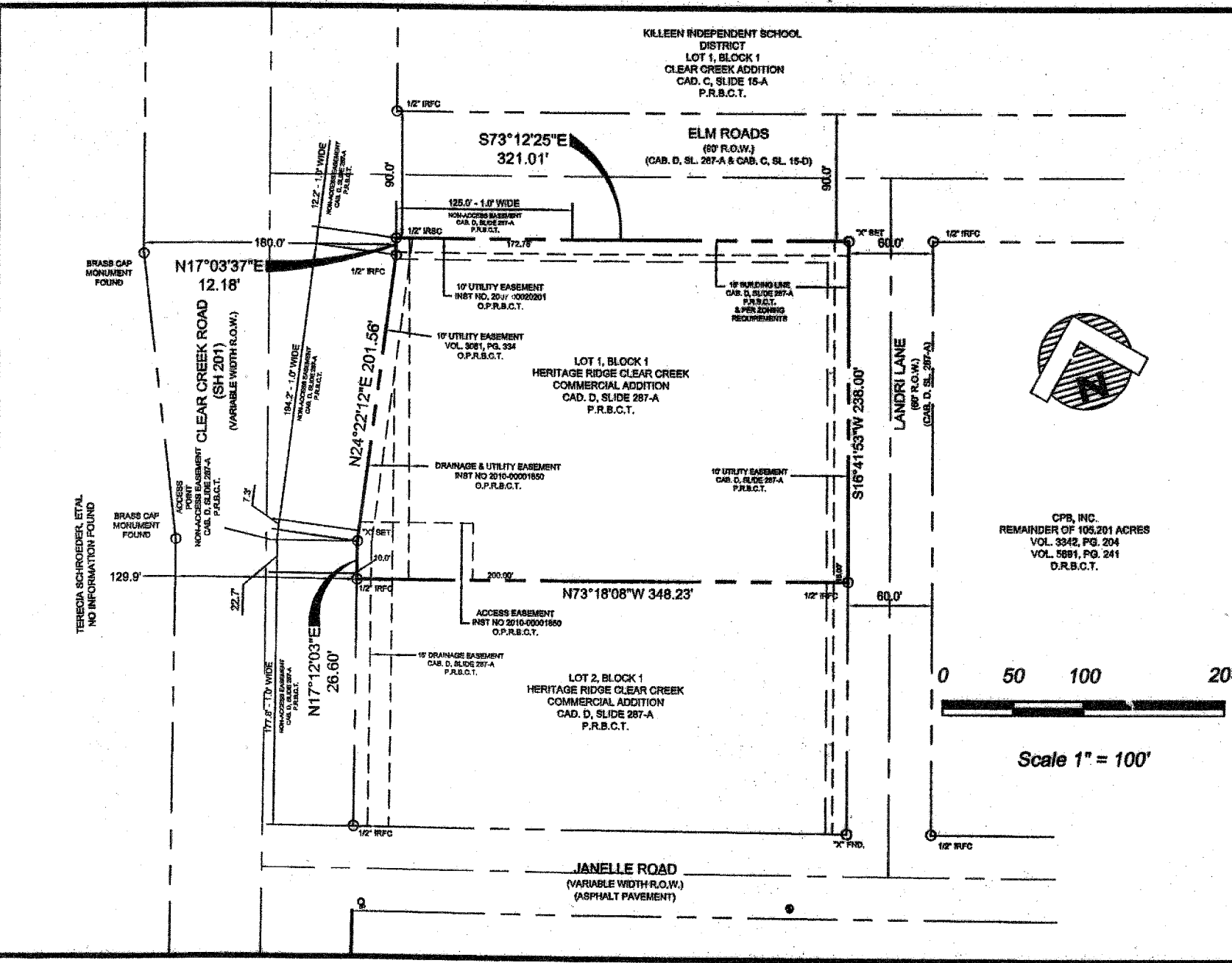
TBPS No. 101733-00

NO.	DATE	REVISION
1.		
2.		
3.		

CPB, INC.
REMAINDER OF 105.201 ACRES
VOL. 3342, PG. 204
VOL. 5691, PG. 241
D.R.B.C.T.



PROPOSED PLAT CONFIGURATION



EXISTING PLAT CONFIGURATION
HERITAGE RIDGE CLEAR CREEK COMMERCIAL ADDITION
CAD. D. SLIDE 287-A
P.R.B.C.T.

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 6th day of June, A.D. 2013

BELL COUNTY TAX APPRAISAL DISTRICT
By: *Julia*

FILED FOR RECORD this 30th day of July, 2013, in Subdivision Number 5, Plat Records, Bell County, Texas.

Dedication Instrument in Instrument # 2013-0003307, Deed Records, of Bell County, Texas

FINAL PLAT
HERITAGE RIDGE CLEAR CREEK COMMERCIAL, REPLAT NO. 1
BEING A REPLAT
OF ALL OF LOT 1, BLOCK 1,
HERITAGE RIDGE CLEAR CREEK COMMERCIAL ADDITION
SITUATED IN
THOMAS ROBINETTE SURVEY, ABSTRACT NO. 686
CITY OF KILLEEN, BELL COUNTY, TEXAS

SURVEY GROUP
SURVEYING * CONSULTING * MANAGEMENT

400 SOUTH INDUSTRIAL BLVD., STE 219
EULESS, TEXAS 76040

(817) 354-1445
(817) 354-1451 FAX

JOB NO.: 12-057P
DATE: FEBRUARY 04, 2013
SCALE: 1" = 30'
DRAWN BY: R.M.