



LEGEND	
---	SETBACK LINE
---	EXISTING CONTOUR
---	EXISTING SANITARY SEWER (SIZE SHOWN)
---	EXISTING FIBER OPTIC CABLE
---	EXISTING WATER LINE (SIZE SHOWN)
---	EXISTING TELEPHONE CABLE
---	EXISTING UNDERGROUND ELECTRIC LINE
---	EXISTING WIRE FENCE
---	EXISTING IRRIGATION CONTROL VALVE
---	IRON ROD FOUND (SIZE NOTED)
---	W/ "M" & ASSOCS KILLEEN" CAP
---	EXISTING FIRE HYDRANT
---	EXISTING WATER VALVE
---	EXISTING SANITARY SEWER MANHOLE
---	EXISTING WATER METER
---	EXISTING POWER POLE
---	EXISTING SIGN POLE
---	BENCH MARK
---	FL-258.30 FLOWLINE (EX./PROP.)
---	48.30 SPOT ELEVATION
---	EB ELECTRIC BOX
---	CONC. CONCRETE

LEGAL DESCRIPTION

BEING A 1.103 ACRE TRACT OF LAND SITUATED IN KILLEEN, BELL COUNTY TEXAS, OUT OF THE JOHN E. MADERA SURVEY, ABSTRACT NO. 600 AND BEING ALL OF THE LAND DESCRIBED IN THE DEED FROM ELIZABETH W. TACKABERRY TO HI-LO AUTO SUPPLY, LP DATED APRIL 10, 2007, RECORDED AS INSTRUMENT NO. 16492 IN THE DEED RECORDS OF BELL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT POINT FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT ON THE SOUTH RIGHT-OF-WAY LINE OF F.M. 3470, ALSO KNOWN AS THE STAN SCHLUETER LOOP (BEING 130 FEET WIDE), SAME BEING THE NORTHWEST CORNER OF A 1.185 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO MARK A. FLOOD AND BLAKE TAYLOR-FLOOD RECORDED IN VOLUME 4322, PAGE 535, D.R.B.C.T., FROM WHICH BEARS NORTH 48 DEGREES 37 MINUTES 15 SECONDS EAST, A DISTANCE OF 0.39 FEET, A 3/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "M & ASSOC KILLEEN" (HEREINAFTER REFERRED TO AS "WITH CAP") FOUND;

THENCE SOUTH 21 DEGREES 29 MINUTES 25 SECONDS WEST, DEPARTING SAID SOUTH RIGHT-OF-WAY LINE AND ALONG THE COMMON LINE BETWEEN SAID HI-LO AUTO SUPPLY, LP AND FLOOD TRACTS, A DISTANCE OF 182.51 FEET (SOUTH 21 DEGREES 31 MINUTES 55 SECONDS WEST, 192.83 FEET RECORDED IN SAID FLOOD DEED) TO A 3/4-INCH IRON PIPE FOUND FOR AN ANGLE POINT CORNER FOR THE HEREIN DESCRIBED TRACT, 192.83 FEET RECORDED IN SAID FLOOD DEED TO A 3/4-INCH IRON PIPE FOUND FOR AN ANGLE POINT CORNER OF A 1.1791 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO MARK A. FLOOD RECORDED IN VOLUME 4322, PAGE 523, D.R.B.C.T.;

THENCE SOUTH 18 DEGREES 04 MINUTES 10 SECONDS WEST, ALONG THE COMMON LINE BETWEEN SAID HI-LO AUTO SUPPLY, LP AND THE 11.791 ACRE FLOOD TRACTS, A DISTANCE OF 184.78 FEET TO A 3/8-INCH IRON ROD WITH CAP FOUND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND BEING THE NORTHEAST CORNER OF LOT 1, BLOCK 1, BRIGHTON PLACE RECORDED IN CABINET D, SLIDES A, B AND C OF THE PLAT RECORDS OF BELL COUNTY, TEXAS;

THENCE NORTH 72 DEGREES 59 MINUTES 22 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE COMMON LINE BETWEEN SAID HI-LO AUTO SUPPLY, LP TRACT AND SAID LOT 1, A DISTANCE OF 142.86 FEET TO A 3/8-INCH IRON ROD WITH CAP FOUND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT ON THE EAST RIGHT-OF-WAY LINE OF JUDSON AVENUE (BEING 60 FEET WIDE), SAME BEING THE NORTHWEST CORNER OF SAID LOT 1;

THENCE NORTH 17 DEGREES 26 MINUTES 29 SECONDS EAST, DEPARTING SAID COMMON LINE AND ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 326.90 FEET TO A 3/8-INCH IRON ROD WITH CAP FOUND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT ON THE AFOREMENTIONED SOUTH RIGHT-OF-WAY LINE OF THE STAN SCHLUETER LOOP;

THENCE SOUTH 72 DEGREES 57 MINUTES 02 SECONDS EAST, DEPARTING SAID EAST RIGHT-OF-WAY LINE AND ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 155.88 FEET TO THE POINT OF BEGINNING AND CONTAINING 48,050 SQUARE FEET OR 1.103 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING FOR THE HEREIN DESCRIBED LEGAL DESCRIPTION IS THE PLAT OF BRIGHTON PLACE RECORDED IN CABINET D, SLIDES A, B, AND C, PLAT RECORDS OF BELL COUNTY, TEXAS.

KNOW ALL MEN BY THESE PRESENTS, THAT I, GREG HENSLEE, PRESIDENT OF HI-LO MANAGEMENT COMPANY, GENERAL PARTNER OF HI-LO AUTO SUPPLY, LP, WHOSE ADDRESS IS 233 S. PATTERSON SPRINGFIELD, MO, 65802, BEING THE SOLE OWNER OF THAT CERTAIN 1.103 ACRE TRACT OF LAND IN BELL COUNTY, TEXAS PART OF THE JOHN E. MADERA SURVEY, ABSTRACT NO. 600, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF HI-LO SUBDIVISION AS SHOWN BY THE PLAT HEREOF, ATTACHED HERETO, AND MADE A PART HEREOF, AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF KILLEEN, BELL COUNTY, TEXAS AND DOES HEREBY ADOPT SAID HI-LO SUBDIVISION 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 THROUGHFARES AND 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 HERE OF, ON THIS 15th DAY OF May, 2007.

HI-LO AUTO SUPPLY, LP,
a Texas limited partnership

By: *Greg Henslee*
Greg Henslee, President

APPROVED THIS 21st DAY OF MAY, 2007, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KILLEEN, TEXAS.

John Grabel
CHAIRMAN, PLANNING AND ZONING COMMISSION

Picki Hawkes
SECRETARY, PLANNING AND ZONING COMMISSION

FILED FOR RECORD THIS 18th DAY OF June, 2007, IN CABINET D, SLIDE 180-A, INSTRUMENT NUMBER: 2007-00026065

KNOW ALL MEN BY THESE PRESENTS: THAT I, GARY G. BROWN, 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 FOUND OR PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION AND PROPERTY DEVELOPMENT REGULATIONS OF THE CITY OF KILLEEN, TEXAS. SURVEYED ON THE GROUND DECEMBER 11, 2006 VISUAL INSPECTION MARCH 8, 2007.

Gary G. Brown
GARY G. BROWN
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS
NO. 4854



STATE OF MISSOURI) ss
COUNTY OF GREENE)

ON THE 15th DAY OF May, 2007, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED GREG HENSLEE, PRESIDENT OF HI-LO MANAGEMENT COMPANY, GENERAL PARTNER OF HI-LO AUTO SUPPLY, L.P., KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN EASEMENT AGREEMENT IN BEHALF OF SAID CORPORATION AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

WITNESS MY HAND AND NOTARIAL SEAL SUBSCRIBED AND AFFIXED IN SAID COUNTY AND STATE, THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: 1-20-2011

Victoria Schaper
NOTARY PUBLIC

VICTORIA SCHAPER
Notary Public - Notary Seal
STATE OF MISSOURI
Greene County - Comm. #07482167
My Commission Expires Jan. 20, 2011

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 6th DAY OF June, 2007, KILLEEN, BELL COUNTY, TEXAS.

BELL COUNTY TAX APPRAISAL DISTRICT

Terray T. Lewis

BENCHMARK NOTES:

REFERENCE BENCHMARK:
CITY OF KILLEEN HORIZONTAL CONTROL MONUMENT NO. 1
ALUMINUM CAP IN A CONCRETE PIER LOCATED AT THE SOUTHWEST CORNER OF HWY 201 (CLEAR CREEK RD.) AND THE STAN SCHLUETER LOOP (F.M. 3470-OLD COPPERAS CREEK RD.), 1.5 SOUTH OF THE BARB-WIRE FENCE AND 11.5 WEST OF THE CORNER CLIP FENCE CORNER WITH AN ELEVATION OF 1013.25 FEET ABOVE MEAN SEA LEVEL (NGVD 1929 DATUM).

SITE BENCHMARK #1:
FOUND BOX CUT ON TOP OF THE SOUTH BACK OF CURB FOR THE STAN SCHLUETER LOOP, APPROXIMATELY 93 FEET EAST OF THE CENTERLINE OF JUDSON AVENUE WITH AN ELEVATION OF 982.93 FEET M.S.L.

SITE BENCHMARK #2:
FOUND BOX CUT ON TOP OF THE NORTHEAST CORNER OF A 9.5 FOOT BY 5.0 FOOT CONCRETE DRAINAGE STRUCTURE NEAR THE WEST RIGHT-OF-WAY LINE OF JUDSON AVENUE, APPROXIMATELY 30 FEET SOUTH OF THE SOUTH PROPERTY LINE OF THE SUBJECT PROPERTY WITH AN ELEVATION OF 984.86 FEET M.S.L.

HI-LO SUBDIVISION
1.103 ACRES
OUT OF THE
JOHN E. MADERA SURVEY, A-600
KILLEEN, BELL COUNTY, TEXAS

G-L GOODWIN-LASTER, INC.
ENGINEERS - ARCHITECTS
SURVEYORS

SCALE: 1"=20'
DATE: MAY, 2007

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