CITY OF KILLEEN STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS, THAT ANDREW M. KAPLAN, MANAGER OF PACIFIC OAKMARK INVESTORS, LLC, A TEXAS LIMITED LIABILITY COMPANY, THE SOLE MANAGER OF PACIFIC KBC, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNER(S) OF THAT CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT #2006-00051879 OF THE REAL PROPERTY RECORDS OF BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF IN-N-OUT BURGER ADDITION 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 ANDREW M. KAPLAN, MANAGER OF PACIFIC OAKMARK INVESTORS, LLC, A TEXAS LIMITED LIABILITY COMPANY, THE SOLE MANAGER OF PACIFIC KBC, LLC, A TEXAS LIMITED LIABILITY COMPANY, DO HEREBY ADOPT SAID IN-N-OUT BURGER ADDITION, AS AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, AND HEREBY DEDICATE 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 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 13 DAY OF January, 2014.

ANDREW M. KAPLAN, MANAGER OF PACIFIC OAKMARK INVESTORS, LLC, A TEXAS LIMITED LIABILITY COMPANY THE SOLE MANAGER OF PACIFIC KBC, LLC, A TEXAS LIMITED LIABILITY COMPANY 4350 LA JOLLA VILLAGE DRIVE, SUITE 410

ACKNOWLEDGMENT

SAN DIEGO, CA 92122

STATE OF CALIFORNIA COUNTY OF SAN DIEGO

January 13, 2014 BEFORE ME, Kimberly Atlen, Notary Poblic PERSONALLY APPEARED

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(\$) WHOSE NAME(\$) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(\$) ON THE INSTRUMENT THE PERSON(\$), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(\$) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

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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 ______ DAY OF __APRIL____, A.D. 2014

BELL COUNTY TAX APPRAISAL DISTRICT

APPROVED THIS 17 DAY OF APPROVED THE CITY OF KILLERY BELL COUNTY TEXAS.

MAYOR

CITY SECRETARY

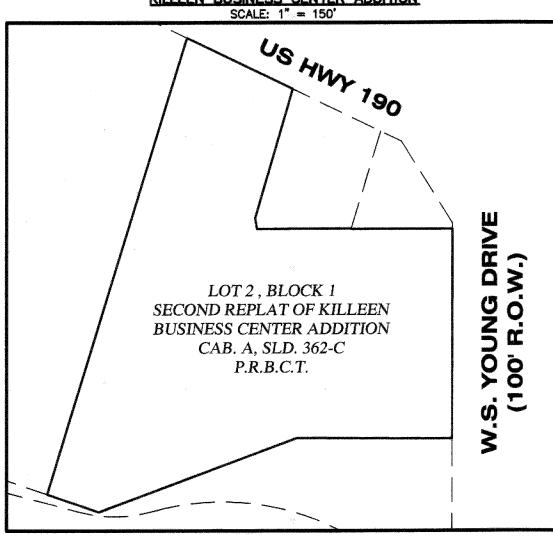
MAYOR

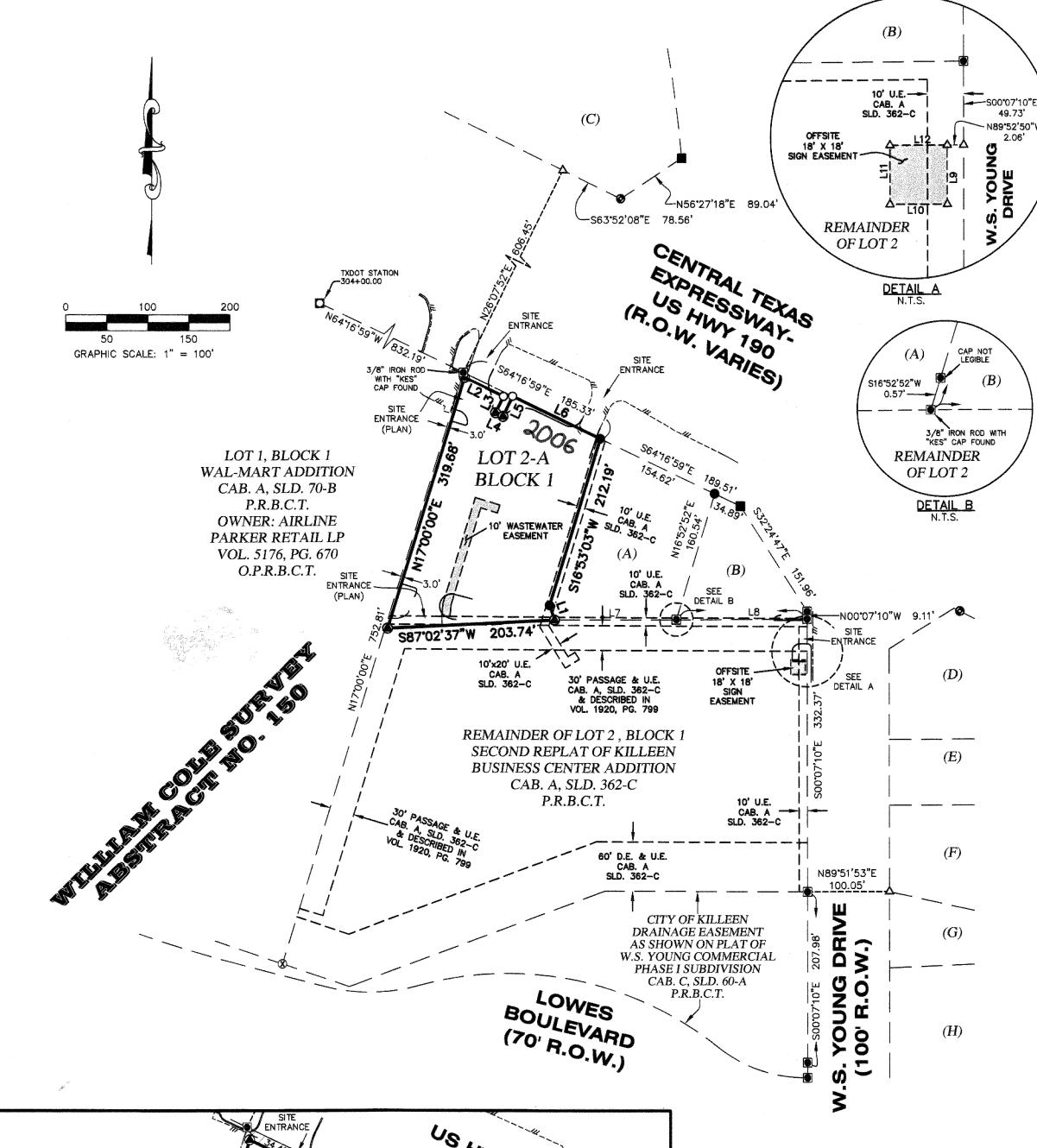
CITY SECRETARY

APPROVED THIS 200 DAY OF THE CITY OF KILLEEN, BELL COUNTY, TEXAS.

CHAIRMAN, PEANNING AND ZONING COMMISSION

EXISTING SECOND REPLAT OF
KILLEEN BUSINESS CENTER ADDITION
SCALE: 1" = 150'





SITE ENTRANCE (PLAN) SITE ENTRANCE (PLAN) 5.0' NON N6476'59"W 175.72' 82.93:	W 190
LOT 1, BLOCK 1 WAL-MART ADDITION CAB. A, SLD. 70-B P.R.B.C.T. OWNER: AIRLINE	SITE ENTRANCE 3.4' H-ACCESS SEMENT
PARKER RETAIL LP VOL. 5176, PG. 670 O.P.R.B.C.T. LOT 2-A BLOCK 1	10' U.E. CAB. A SLD. 362-C
LOT 2-A DETAIL SCALE: 1" = 40' SG S	(A)
3.0' SITE ENTRANCE (PLAN) L13 L13 N87'02'37"E 66.46' 4.1	10' U.E. CAB. A SLD. 362-C
$1/\sqrt[4]{1/1/1/1/1/1/1/1/1/1/1/1/1/1/1/1/1/1/1$	30' PASSAGE & U.E. 6.5' CAB. A, SLD. 362-C & DESCRIBED IN VOL. 1920, PG. 799

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S1877'03"E	18.85'
L2	S6416'59"E	52.82'
L3	S25'43'01"W	22.21
L4	S6416'59"E	10.00'
L5	N25'43'01"E	27.21'
L6	S6416'59"E	118.71
L7	N89'54'38"E	148.40'
L8	N89*36'34"E	159.52
L9	\$00'07'10"E	18.00'
L10	S89'52'50"W	18.00'
L11	N00'07'10"W	18.00'

(A) RAVEN PROPERTIES, INC (STORE NO. 303) CALLED 0.683 ACRE DOC. NO. 201100024853, R.P.R.B.C.T.

REMAINDER OF LOT 1, BLOCK 1 SECOND REPLAT OF KILLEEN BUSINESS CENTER ADDITION CAB. A, SLD. 362-C, P.R.B.C.T.

(B) EKU INC. VOL. 2900, PG. 386, O.P.R.B.C.T.

LOT 1A, RE-PLAT OF PART OF LOTS 1 AND 2, BLOCK 1 SECOND RE-PLAT OF KILLEEN BUSINESS CENTER ADDITION CAB. B, SLIDE 22-B, P.R.B.C.T.

(C) OWNER: NGL 1721, LLC DOC. #2010-00043535, O.P.R.B.C.T.

LOT 1, BLOCK 1, KILLEEN CENTRE CAB. A, SLD. 348-C, P.R.B.C.T.

(D) LOT 1, BLOCK 1, CITY SAVINGS ADDITION CAB. B, SLD. 24-B, P.R.B.C.T.

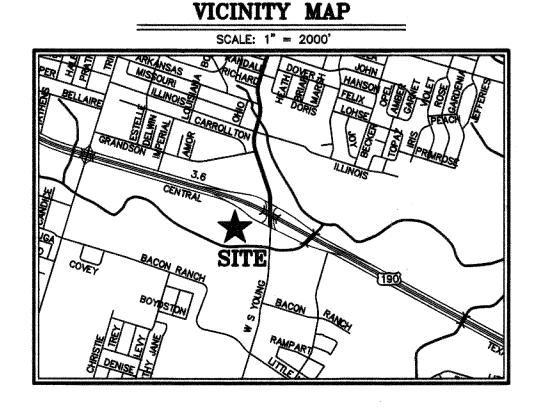
(E) LOT 2, BLOCK 1, FIRST TEXAS ADDITION CAB. B, SLD. 81-B, P.R.B.C.T.

(F) LOT 3, BLOCK 1, FIRST TEXAS ADDITION CAB. B, SLD. 81-B, P.R.B.C.T.

(G) PORTION OF LOT 1, BLOCK 1, CIELO VISTA ADDITION CAB. B, SLD. 334-A, P.R.B.C.T.

(H) PORTION OF LOT 1, BLOCK 1, CIELO VISTA ADDITION CAB. B, SLD. 334-A, P.R.B.C.T.

	LEGEND
	PROPERTY LINE
	EXISTING PROPERTY LINES
	EXISTING EASEMENTS
•	1/2" IRON ROD FOUND
0	1/2" IRON ROD WITH "WARD-5811" CAP SET
	MAG NAIL WITH "WARD-5811" WASHER SET
8	"X" CUT SET IN CONCRETE
	IRON ROD WITH "MUERY" CAP FOUND (UNLESS NOTED)
Δ	CALCULATED POINT
	TXDOT TYPE I CONCRETE MONUMENT FOUND
②	TXDOT TYPE II BRASS DISC FOUND
	TXDOT TYPE III 5/8" ROD WITH ALUMINUM CAP FOUND
	EDGE OF ASPHALT
VOL., PG.	VOLUME, PAGE
CAB., SLD	CABINET, SLIDE
R.O.W.	RIGHT-OF-WAY
P.R.B.C.T.	PLAT RECORDS, BELL COUNTY, TEXAS
D.R.B.C.T.	DEED RECORDS, BELL COUNTY, TEXAS
R.P.R.B.C.T.	REAL PROPERTY RECORDS, BELL COUNTY, TEXAS
O.P.R.B.C.T.	OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS
()	RECORD INFORMATION PER PLAT CAB. A, SLIDE 362-C



GENERAL NOTES:
1) OWNER: PACIFIC KBC, LLC

MAILING ADDRESS: 4350 LA JOLLA VILLAGE DRIVE, SUITE 410
SAN DIEGO, CA, 92122

2) ALL PROPERTY CORNERS ARE 1/2 INCH IRON ROD WITH "WARD-5811" CAP SET, UNLESS OTHERWISE NOTED

3) RIGHT-OF-WAYS FOR US HIGHWAY 190 & W.S. YOUNG DRIVE ARE BASED ON THE TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) HIGHWAY MAPS.

4) LOTS: ONE (1 BLOCKS: ONE (1

AREA: LOT 2-A: 1.1421 ACRES (49,751 SQ. FT.)

5) DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS IS EXECUTED AS

DOCUMENT #______ (O.P.R.B.C.T.), IN REGARDS TO ACCESS, DRAINAGE,
SIGN ACCESS AND UTILITY EASEMENTS.

BEARING BASIS:
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH,
CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A
COMBINED SCALE FACTOR OF 1.000157221678.

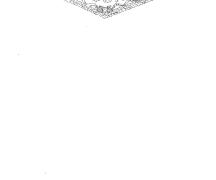
THIS PROPERTY IS LOCATED WITHIN ZONE 'X', AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.I.R.M. PANEL NO.48027C 0280E, BELL COUNTY,

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

SURVEYOR'S CERTIFICATION;
THAT I, JASON WARD, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT
FROM AN ON THE GROUND SURVEY OF THE LAND AND THAT THE CORNER
MONUMENTS SHOWN HEREON WERE PROPERLY PLACED, UNDER MY
PERSONAL SUPERVISION, IN ACCORDANCE WITH THE BELL COUNTY







IN-N-OUT BURGER ADDITION
Being a replat of a portion of
Lot 2, Block 1, Second Replat of
Killeen Business Center Addition
CITY OF KILLEEN, BELL COUNTY, TEXAS

