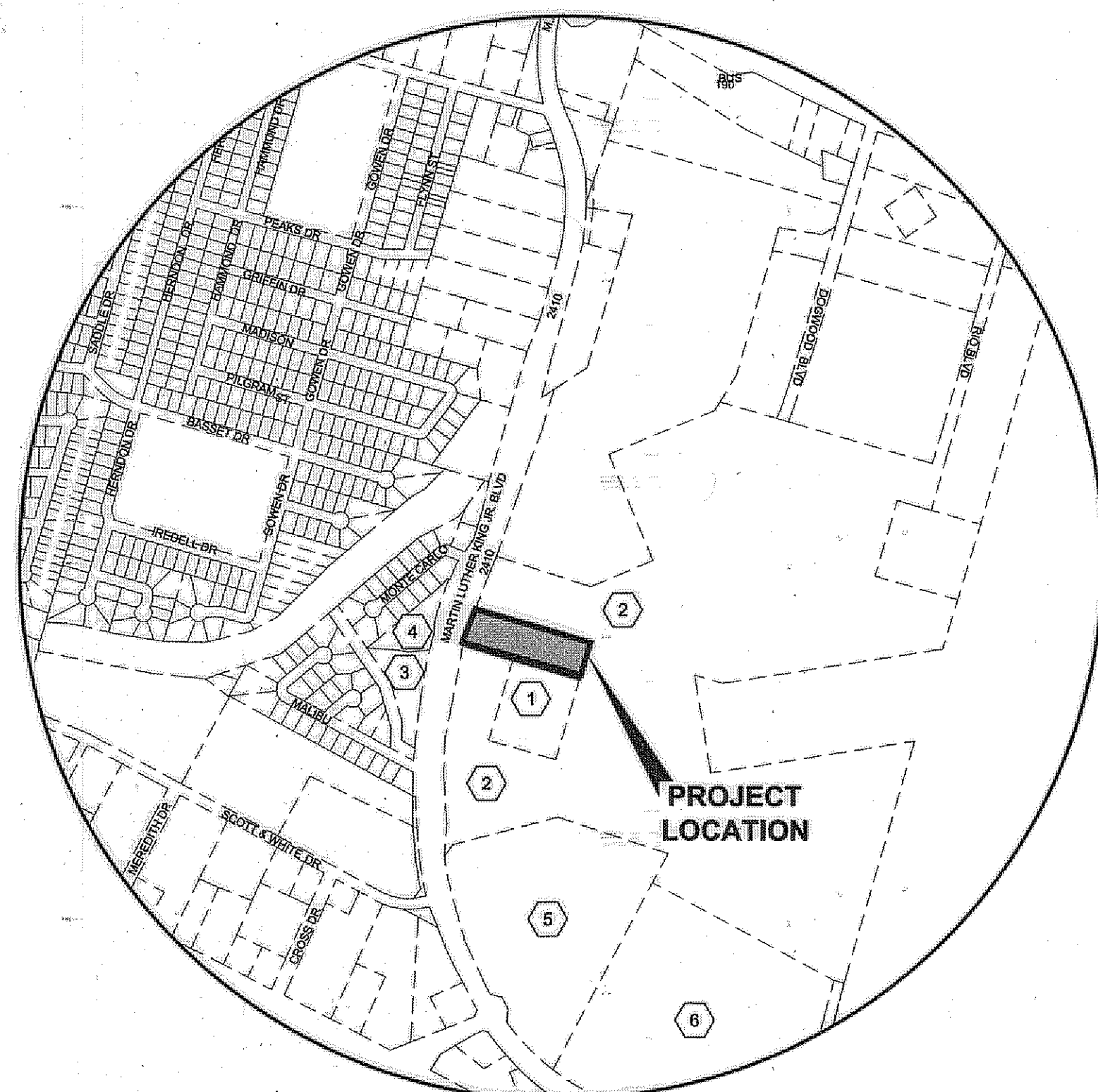


KILLEEN AREA INVESTMENT CORP., INC. INDUSTRIAL TRACT
- AN ADDITION TO THE CITY OF KILLEEN, TEXAS, RECORDED IN CABINET A, SLIDE
230-D, PLAT RECORDS OF BELL COUNTY, TEXAS
SCALE: N.T.S.

LEGEND

- PROPERTY BOUNDARY
- EASEMENT LINES
- ADJOINING TRACT PROPERTY LINE
- ORIGINAL ABSTRACT BOUNDARY LINE
- CONCRETE MONUMENT FOUND
- IRON ROD FOUND
- IRON ROD SET
- **UNLESS OTHERWISE NOTED**
- BLOCK NUMBER



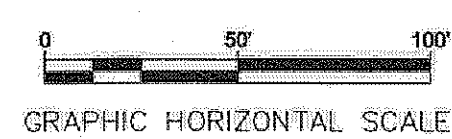
LOCATION MAP
SCALE: N.T.S.

NOTES:

1. THE BUILDING SETBACK LINES FOR THIS TRACT SHALL BE DETERMINED AS REQUIRED BY THE APPLICABLE ZONING SECTION OF THE CITY CODE OF ORDINANCES AS RELATED TO THE DEVELOPMENT OF THIS TRACT UNLESS SHOWN HERON.
2. THE BEARINGS SHOWN HERON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, PER LEICANET GPS OBSERVATION, ALL DISTANCES ARE SURFACE DISTANCE.
3. NO PORTION OF THIS PROPERTY LIES WITHIN THE FEMA 100 YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP, FEMA MAP 48027C0280E WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 7, 2013.

KEY NOTES:

1. FAI KILLEEN PARTNERS, LTD. REMAINDER OF CALLED 7.899 ACRES (DOC. NO. 2009-35243)
2. TRACT C KILLEEN AREA INVESTMENT CORP., INC. INDUSTRIAL TRACT (CAB. A, SLIDE 230-D)
3. LOT 1, BLOCK 1 CROSS ADDITION, PHASE FIVE (CAB. D, SLIDE 104-A)
4. LOT 2, BLOCK 1 CROSS ADDITION, PHASE FIVE (CAB. D, SLIDE 104-A)
5. LOT 1, BLOCK A LA CASCATA ADDITION, LOTS 1-4, BLOCK A (PLAT YEAR 2016, 5A-C)
6. LOT 2, BLOCK A LA CASCATA ADDITION, LOTS 1-4, BLOCK A (PLAT YEAR 2016, 5A-C)



KNOW ALL MEN BY THESE PRESENTS, THAT FAI KILLEEN PARTNERS, LTD., BEING THE SOLE OWNER OF THAT CERTAIN 3.476 ACRE TRACT IN BELL COUNTY, TEXAS, BEING PART OF TRACT C, OF KILLEEN AREA INVESTMENT CORP., INC. INDUSTRIAL TRACT, IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN CABINET A, SLIDE 230-D OF THE PLAT RECORDS OF BELL COUNTY, TEXAS, SHOWN AND ATTACHED 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 LA CASCATA ADDITION, PHASE II TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, 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, DOES HEREBY ADOPT SAID LA CASCATA ADDITION, PHASE II AS AN ADDITION TO 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 AND DRAINAGE EASEMENTS 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 15th DAY OF April, 2016.

FOR: FAI KILLEEN PARTNERS, LTD.
Gary J. Davis
GARY J. DAVIS, PRESIDENT OF THE GENERAL PARTNER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GARY J. DAVIS, 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.



Gorge J. Meza
NOTARY PUBLIC STATE OF TEXAS
MY COMMISSION EXPIRES: February 19, 2020

PLANNING AND ZONING COMMISSION

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KILLEEN, TEXAS.

APPROVED THIS 18th DAY OF April, 2016, A.D. BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KILLEEN, TEXAS

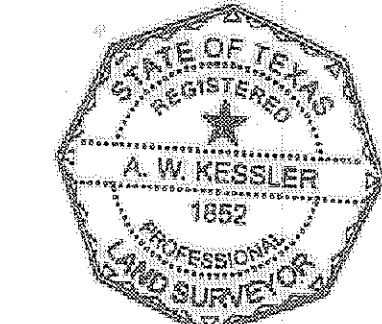
Jimmy Jenkins
CHAIRMAN, PLANNING AND ZONING COMMISSION

Fiki Hanken
SECRETARY, PLANNING AND ZONING COMMISSION

SURVEYORS' CERTIFICATE:

I, A. W. KESSLER, DO HEREBY CERTIFY THAT AN ACTUAL AND ACCURATE SURVEY WAS MADE ON THE GROUND OF THE PLATTED LAND, AND THAT THE CORNER MONUMENTS SHOWN ON THE FOREGOING PLAT WERE FOUND OR PLACED, IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF KILLEEN, TEXAS.

A.W. Kessler 4-14-16
A. W. KESSLER
R. P. L. S. NO. 1852
415 E. AVENUE D
KILLEEN, TX 76541



AFFIDAVIT:

THE TAX APPRAISAL DISTRICT OF BELL COUNTY DOES HEREBY CERTIFY THERE ARE CURRENTLY NO DELINQUENT TAXES DUE TO THE TAX APPRAISAL DISTRICT OF BELL COUNTY ON THE PROPERTY DESCRIBED BY THIS PLAT.

DATED THIS THE 21 DAY OF April, 2016 A.D.

By: *Melissa Redinger*
BELL COUNTY TAX APPRAISAL DISTRICT

COUNTY CLERK INFORMATION:

FILED FOR RECORD THIS 29th DAY OF April, 2016, IN YEAR 2016, PLAT # 48
PLAT RECORDS OF BELL COUNTY, TEXAS, AND DEDICATION INSTRUMENT # 2016-00016079, OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

BY: _____			
SURVEY:	JAMES C. MCKEE SURVEY, A-992	OWNER:	FAI KILLEEN PARTNERS, LTD. 2700 BARTON CREEK BLVD, SUITE 230 AUSTIN, TEXAS
NUMBER OF BLOCKS:	1		
NUMBER OF LOTS:	1		
TOTAL ACREAGE:	3.476 Ac.	SURVEYOR:	A.W. KESSLER 415 E. AVENUE D KILLEEN, TEXAS 76541 (254) 493-9962
DATE:	MARCH 2016		



FINAL PLAT
LA CASCATA ADDITION, PHASE II
KILLEEN, BELL COUNTY, TEXAS

LA CASCATA ADDITION, PHASE II, IS A REPLAT OF PART OF TRACT C, KILLEEN AREA INVESTMENT CORP., INC. INDUSTRIAL TRACT, AN ADDITION IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS.

DRAWING NO.:
P1