

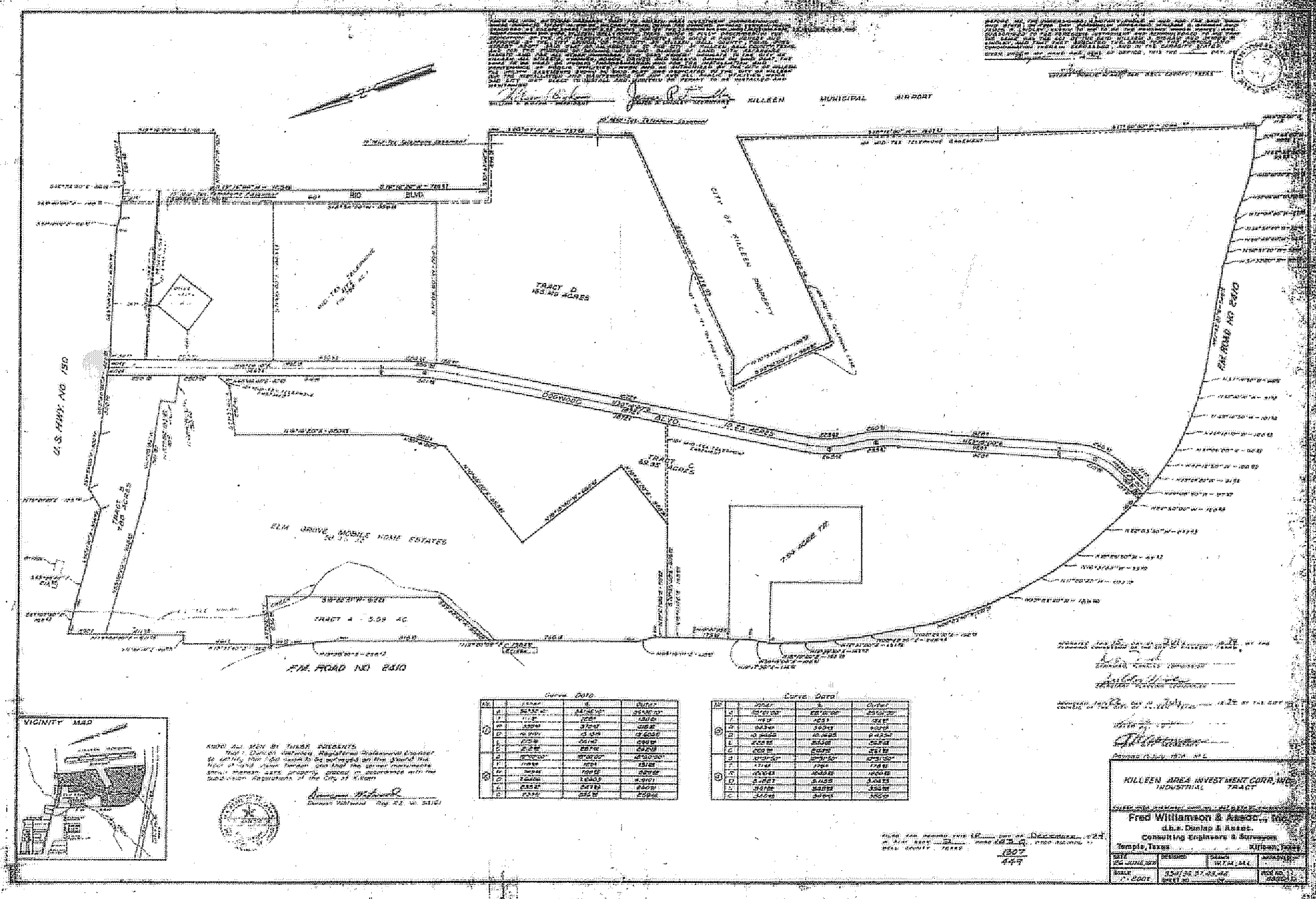
Table with 3 columns: NO., BEARING, DISTANCE. Contains 108 rows of survey data for EASEMENT LINE TABLE.

Table with 3 columns: NO., BEARING, DISTANCE. Contains 108 rows of survey data for EASEMENT LINE TABLE.

Table with 3 columns: NO., BEARING, DISTANCE. Contains 24 rows of survey data for EASEMENT LINE TABLE.

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Table with 5 columns: NO., RADIUS, DELTA, ARC, CH. BEARING, CHORD. Contains 5 rows of curve data for EASEMENT CURVE TABLE.



CURRENT CONFIGURATION NOT TO SCALE

ENGINEER CATES-CLARK & ASSOC., LLP 14800 QUORUM DRIVE, SUITE 200 DALLAS, TEXAS 75254

SURVEYOR BLUE SKY SURVEYING & MAPPING CORPORATION 11015 MIDWAY ROAD DALLAS, TEXAS 75229

OWNER FAI KILLEEN PARTNERS 2700 BARTON CREEK BOULEVARD, SUITE 230 AUSTIN, TEXAS 78735-1639



AVIGATION RELEASE

STATE OF TEXAS COUNTY OF BELL

STATE OF TEXAS COUNTY OF BELL KNOW ALL ME BY THESE PRESENTS:

KNOW ALL MEN BY THESE PRESENTS, THAT FAI KILLEEN PARTNERS, LTD., 2700 BARTON CREEK BOULEVARD, SUITE 230, AUSTIN, TEXAS 78735, BEING THE SOLE OWNERS OF A 63.2074 ACRE TRACT OF LAND IN BELL COUNTY, TEXAS, AS PART OF THE JAMES C. MOCKEE SURVEY, ABSTRACT NO. 992, AND THE ROBERT CUNNINGHAM SURVEY, ABSTRACT NO. 158 CONVEYED TO FAI KILLEEN PARTNERS, LTD., OF RECORD IN DOCUMENT(S) # 2008-00007243, AND 2008-00035790, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF LA CASCATA ADDITION AS SHOWN BY THE PLAT HEREOF, ATTACHED HERETO, AND MADE A PART HERON, AND APPROVED BY THE CITY OF KILLEEN, BELL COUNTY, TEXAS, AND FAI KILLEEN PARTNERS, LTD., DOES HEREBY ADOPT SAID LA CASCATA 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 A 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.

WHEREAS, FAI KILLEEN PARTNERS, LTD., 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 LOTS 1-4, BLOCK A - LA CASCATA ADDITION, 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 of 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 remiss, 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 be 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 in LOTS 1-4, BLOCK A - LA CASCATA ADDITION, 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.

OWNER SHALL BE PERMITTED TO CONSTRUCT, INSTALL AND PLACE, WITHIN THE EASEMENT AREAS DEDICATED PER THIS PLAT, LANDSCAPING, SITE LIGHTING AND PAVING FOR PARKING, DRIVEWAYS, SIDEWALKS AND ASSOCIATED CURBING, SUBJECT TO (A) COMPLIANCE WITH APPLICABLE STATE AND MUNICIPAL CODES, RULES AND REGULATIONS AND (B) ANY EXISTING UTILITY EQUIPMENT SITUATED IN, ON, UNDER OR OVER THE EASEMENT AREAS.

OWNER SHALL ALSO BE PERMITTED TO CONSTRUCT, INSTALL AND PLACE, WITHIN THE EASEMENT AREAS DEDICATED PER THIS PLAT, ANY FILL SOIL AND RETAINING WALLS THAT MAY BE, IN OWNER'S DISCRETION, NECESSARY OR DESIRABLE IN CONNECTION WITH THE DEVELOPMENT OF OWNER'S PROPERTY; PROVIDED, (A) NO RETAINING WALL MAY BE PLACED DIRECTLY OVER OR WITHIN TEN FEET (10') OF ANY EXISTING UNDERGROUND UTILITY INFRASTRUCTURE; (B) OWNER SHALL BE RESPONSIBLE FOR THE COST OF ELEVATING ANY EXISTING UTILITY INFRASTRUCTURE OR ASSOCIATED APPURTENANCES (E.G., MANHOLE COVERS, VALVES AND SIMILAR ITEMS) THAT ARE REQUIRED TO BE ELEVATED TO A FINISHED SURFACE GRADE BECAUSE OF THE ADDITION OF FILL SOIL IN THE EASEMENT AREA; AND (C) THE PLACEMENT OF ANY FILL SOIL OR RETAINING WALLS WITHIN THE EASEMENT AREA SHALL BE SUBJECT TO THE PRIOR WRITTEN APPROVAL OF THE DEPARTMENT OF PUBLIC WORKS, IN ACCORDANCE WITH APPLICABLE MUNICIPAL CODES, RULES AND REGULATIONS, WHICH APPROVAL SHALL NOT BE UNREASONABLY WITHHELD, CONDITIONED OR DELAYED.

THE CITY SHALL BE OBLIGATED TO REPAIR AND RESTORE ANY IMPROVEMENTS CONSTRUCTED, INSTALLED OR PLACED BY OWNER WITHIN THE EASEMENT AREAS DEDICATED BY THIS PLAT IN COMPLIANCE WITH THE TERMS OF THIS PLAT THAT HAVE BEEN REMOVED, RELOCATED, ALTERED, DAMAGED OR DESTROYED AS A RESULT OF CITY'S USE OF THE EASEMENT GRANTED HEREBY. IF OWNER HAS INSTALLED ANY BUSHES OR OTHER LANDSCAPING OTHER THAN GROUND COVER WITHIN THE EASEMENT AREAS DEDICATED PER THIS PLAT, THE CITY WILL ONLY BE OBLIGATED TO RESTORE OR REPLACE SUCH LANDSCAPING WITH GROUND COVER.

WITNESS THE EXECUTION HEREOF, ON THIS 22 DAY OF DEC, 2015.

FOR: FAI KILLEEN PARTNERS, LTD. GARY J. DAVIS PRESIDENT OF 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.

Terri Lorenz

Executed this 22 day of December, A.D., 2015

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



Terri Lorenz Notary Public Signature

SURVEYOR'S CERTIFICATE KNOW ALL MEN BY THESE PRESENTS: THAT I, DAVID PETREE, 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 PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION AND PROPERTY DEVELOPMENT REGULATIONS OF THE CITY OF KILLEEN, TEXAS.

DAVID PETREE SIGNATURE TEXAS REG. NO. 1890



APPROVED THIS 2nd DAY OF NOV, 2015, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KILLEEN, TEXAS.

William Gault CHAIRMAN, PLANNING AND ZONING COMMISSION Gabe Hansen SECRETARY, PLANNING AND ZONING COMMISSION

Revised recorded information Recorded date: May 3, 2016 Plat Year: 2016 Number 48 Document Number: 2016-00016567

FILE FOR RECORD THIS 11th DAY OF January 2016

IN YEAR 2016 PLAT # 5A-C PLAT RECORDS OF BELL COUNTY, TEXAS.

DEDICATED INSTRUMENT # 2015-00001108 OFFICIAL RECORDS OF BELL COUNTY, TEXAS.

THE TAX APPRAISAL DISTRICT OF BELL COUNTY, THE TAXING AUTHORITY FOR ALL TAXING 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 22nd DAY OF December 2015 A.D.

BY: Rafaela Bell COUNTY TAX APPRAISAL DISTRICT

FINAL PLAT LA CASCATA ADDITION LOTS 1 - 4, BLOCK A

BEING A REPLAT OF 63.2074 ACRES OUT OF TRACT C & D KILLEEN AREA INVESTMENT CORPORATION, INC. INDUSTRIAL TRACT SUBDIVISION CABINET A, SLIDE 230-D PRBCT CITY OF KILLEEN, BELL COUNTY, TEXAS

DECEMBER 17, 2015