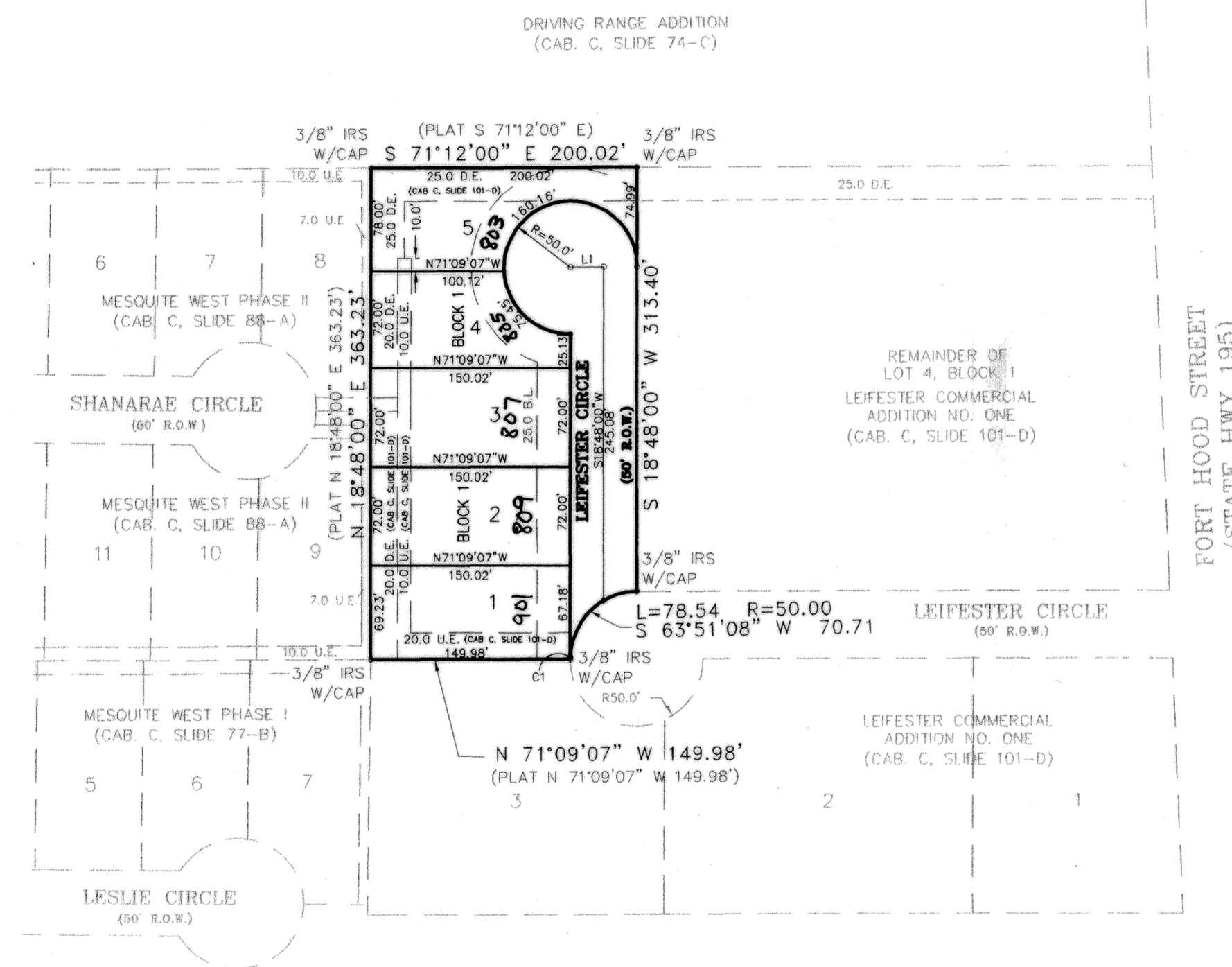


SCALE: N.T.S.
LEIFESTER COMMERCIAL ADDITION NO. ONE
(CAB. C, SLIDE 101-D)



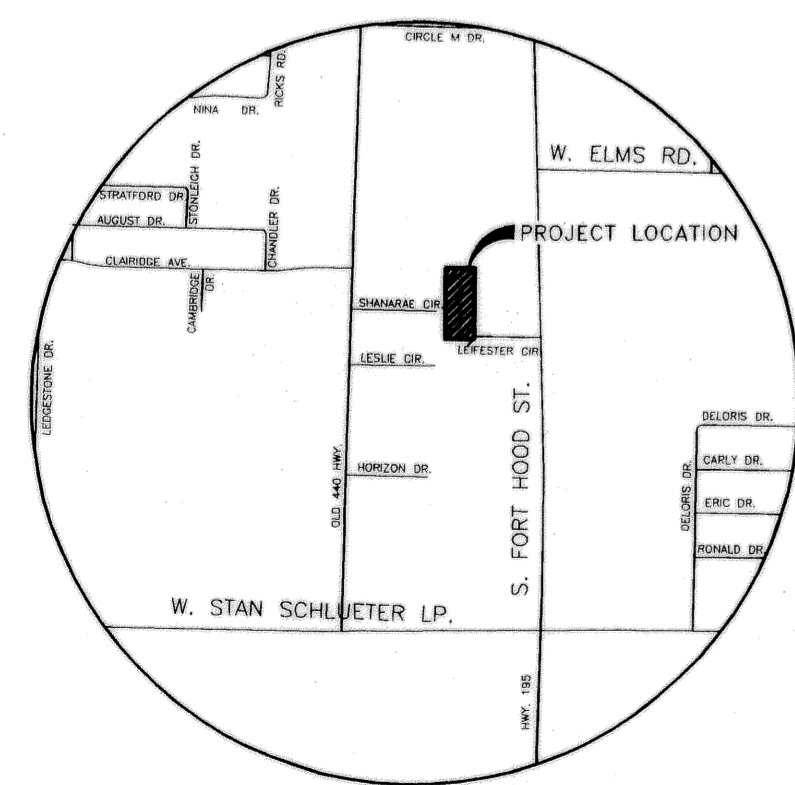
LINE TABLE		
LINE	LENGTH	BEARING
L1	25.00	N71°12'00"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	CHORD DIRECTION	CHORD	TANGENT	DELTA
CT	2.05	50.00	S20°01'43"W	2.05	1.03	2°20'56"

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



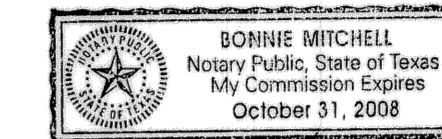
VICINITY MAP
N.T.S.

KNOW ALL MEN BY THESE PRESENTS, that Charles E. Ritz and wife Barbara Ritz, whose address is 208 Daffodil Drive, Killeen, Texas 76542 being the sole owner of that certain 1.623 acre tract of land in Bell County, Texas, part of the S.P.R.R. Co. Survey, Abstract No. 795 which is more fully described in the dedication of **MARC RITZ PLAZA BEING A REPLAT OF PART OF LOT 4, BLOCK 1, LEIFESTER COMMERCIAL ADDITION NO. ONE** 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 Charles E. Ritz and wife Barbara Ritz, do hereby adopt said **MARC RITZ PLAZA BEING A REPLAT OF PART OF LOT 4, BLOCK 1, LEIFESTER COMMERCIAL ADDITION NO. ONE**, 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 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 29th day of December, 2005.

Charles E. Ritz
Charles E. Ritz

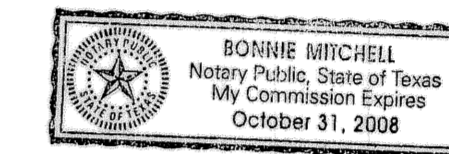
Before me, the undersigned authority, on this day personally appeared Charles E. Ritz known to me to be the person whose name is subscribed to the foregoing instrument. It has been acknowledged to me that he executed the foregoing instrument as the owner of the property described hereon.



Bonnie Mitchell
NOTARY PUBLIC STATE OF TEXAS
My Commission Expires: 10-31-2008

Barbara Ritz
Barbara Ritz

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



Bonnie Mitchell
NOTARY PUBLIC STATE OF TEXAS
My Commission Expires: 10-31-2008

APPROVED this the 28th day of November, 2005, by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas.

James S. Cobb
CHAIRMAN, PLANNING COMMISSION

Ficki Hansen
SECRETARY, PLANNING COMMISSION

APPROVED this the 26th day of December, 2005, by the City Council of the City of Killeen, Bell County, Texas.

Maurice J. Jurek
MAYOR, CITY OF KILLEEN

Paula A. Miller
ATTEST: CITY SECRETARY

KNOW ALL MEN BY THESE PRESENTS,

That I, Mike W. Kriegel, Registered Professional Land Surveyor, do hereby certify that I did prepare this plat from an actual and accurate survey of the land, that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Killeen, Texas, and this subdivision is within the City Limits of Killeen, Texas.



Mike W. Kriegel
Mike W. Kriegel
Registered Professional
Land Surveyor, No. 4330.

FILE FOR RECORD this 25th day of January, 2006,
in Cabinet D, Slide 95-B, Plat Records of Bell
County, Texas. Vol. 5953, Pg 683

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 18th day of January, A.D. 2006
BELL COUNTY TAX APPRAISAL DISTRICT
BY: *Henry T. Lewis*

NO.	DATE	REVISIONS
2	10-26-05	CITY COMMENTS REVEALED, EASEMENTS
1	10-17-05	CITY COMMENTS

MARC RITZ PLAZA
BEING A REPLAT OF PART OF LOT 4, BLOCK 1 LEIFESTER COMMERCIAL ADDITION NO. ONE
KILLEEN, BELL COUNTY, TEXAS
FINAL PLAT

MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
102 N. COLLEGE STREET
KILLEEN, TEXAS 76541
PHONE: (254) 634-5541
FAX: (254) 634-2141

DWG No. 03-585-D
DATE: 5/25/05
SCALE: 1"=100'
LOTS: 5
BLOCKS: 1
AREAS: 1.623 ACRES