

METES AND BOUNDS - LOT 1

A 1.774 ACRE TRACT OF LAND, LOCATED IN THE ROBERT CUNNINGHAM, SURVEY NO. 73, ABSTRACT NO. 158, BELL COUNTY, TEXAS, AND BEING A PORTION OF LOT 1, BLOCK 1 OF THE MATTHEWS ADDITION OF RECORD IN CABINET C, SLIDE 198C OF THE PLAT RECORDS OF BELL COUNTY, TEXAS AND A PORTION OF A CALLED 0.412 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN VOLUME 2604, PAGE 259 OF THE DEED RECORDS OF BELL COUNTY, TEXAS, SAID 1.774 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET 1/2" IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN HOOVER ENG & SURVEY" IN THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 190, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY, ALSO BEING THE NORTH LINE OF A CALLED 20.23 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN VOLUME 1591, PAGE 149 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS, IN THE SOUTH LINE OF SAID LOT 1 AND FOR THE SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREIN, FROM WHICH A FOUND 1/2" IRON ROD IN SAID RIGHT-OF-WAY LINE OF U.S. HIGHWAY 190, THE NORTH LINE OF SAID 20.23 ACRE TRACT, FOR THE SOUTHEAST CORNER OF LOT 2, BLOCK 1 OF THE KILLEEN AIRPORT ADDITION SUBDIVISION OF RECORD IN CABINET B, SLIDE 146B OF THE PLAT RECORDS OF BELL COUNTY, TEXAS, AND FOR THE SOUTHWEST CORNER OF SAID LOT 1 BEARS, N 72° 00' 27" W, A DISTANCE OF 285.66 FEET, FROM WHICH A FOUND 1" IRON PIPE IN SAID RIGHT-OF-WAY LINE, FOR THE SOUTHWEST CORNER OF SAID LOT 2 AND THE SOUTHEAST CORNER OF A CALLED 3.002 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN VOLUME 2632, PAGE 785 OF THE DEED RECORDS OF BELL COUNTY, TEXAS BEARS, N 72° 00' 27" W, A DISTANCE OF 10.04 FEET, FROM WHICH A FOUND TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) RIGHT-OF-WAY MONUMENT IN SAID RIGHT-OF-WAY LINE AND FOR THE SOUTHWEST CORNER OF SAID 3.002 ACRE TRACT BEARS, N 72° 00' 27" W, A DISTANCE OF 504.08 FEET;

THENCE, DEPARTING SAID RIGHT-OF-WAY LINE AND INTO SAID LOT 1, THE FOLLOWING THREE (3) COURSES:

1. N 18° 27' 22" E, A DISTANCE OF 157.80 FEET TO A SET MAG NAIL WITH A WASHER STAMPED "MATKIN HOOVER ENG & SURVEY" FOR CORNER,
2. S 72° 01' 32" E, A DISTANCE OF 9.11 FEET TO A SET MAG NAIL WITH A WASHER STAMPED "MATKIN HOOVER ENG & SURVEY" FOR CORNER, AND
3. N 17° 59' 33" E, A DISTANCE OF 156.03 FEET TO A SET MAG NAIL WITH A WASHER STAMPED "MATKIN HOOVER ENG & SURVEY" IN THE SOUTH RIGHT-OF-WAY LINE OF F.M. 2410, A 100' WIDE PUBLIC RIGHT-OF-WAY, THE NORTH LINE OF SAID LOT 1 AND FOR THE NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN, FROM WHICH A FOUND 1" IRON PIPE IN SAID RIGHT-OF-WAY LINE FOR THE NORTHWEST CORNER OF SAID LOT 2 AND THE NORTHEAST CORNER OF SAID 3.002 ACRE TRACT BEARS, N 78° 48' 41" W, A DISTANCE OF 580.78 FEET;

THENCE, S 78° 48' 41" E, WITH THE SOUTH RIGHT-OF-WAY LINE OF F.M. 2410 AND THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 169.61 FEET TO A FOUND 1" IRON PIPE AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF F.M. 2410 AND THE CURRENT WEST RIGHT-OF-WAY LINE OF ROSEWOOD AVE., FOR THE NORTHWEST CORNER OF SAID 0.412 ACRE TRACT OF LAND, FOR THE NORTHEAST CORNER OF SAID LOT 1 AND AN ANGLE OF THE TRACT DESCRIBED HEREIN;

THENCE, S 78° 35' 50" E, WITH THE SOUTH RIGHT-OF-WAY LINE OF F.M. 2410, AND THE NORTH LINE OF SAID 0.412 ACRE TRACT, A DISTANCE OF 19.40 FEET TO A SET 1/2" IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN HOOVER ENG & SURVEY" FOR A POINT OF CURVATURE;

THENCE, INTO SAID 0.412 ACRE TRACT, THE FOLLOWING TWO (2) COURSES:

1. WITH A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 92.79 FEET, AN ARC LENGTH OF 92.92 FEET, A DELTA ANGLE OF 57° 22' 50" AND A CHORD BEARS, S 18° 32' 12" E, A DISTANCE OF 69.09 FEET TO A SET 1/2" IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN HOOVER ENG & SURVEY" FOR A POINT OF COMPOUND CURVATURE, AND
2. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 1014.04 FEET, AN ARC LENGTH OF 172.30 FEET, A DELTA ANGLE OF 9° 44' 07" AND A CHORD BEARS, S 19° 08' 18" W, A DISTANCE OF 172.09 FEET TO A SET 1/2" IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN HOOVER ENG & SURVEY" FOR A POINT OF NON-TANGENCY IN THE CURRENT WEST RIGHT-OF-WAY LINE OF ROSEWOOD AVE., AT THE NORTH CORNER OF A CALLED 0.046 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 2014029528 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS, IN THE EAST LINE OF SAID LOT 1, THE WEST LINE OF SAID 0.412 ACRE TRACT, FOR A POINT OF NON-TANGENCY AND AN EASTERLY CORNER OF THE TRACT DESCRIBED HEREIN,

THENCE, S 32° 24' 27" W, WITH THE WESTERLY LINE OF SAID 0.046 ACRE TRACT AND CONTINUING WITH THE WEST RIGHT-OF-WAY LINE OF ROSEWOOD AVE., A DISTANCE OF 88.17 FEET TO A SET 1/2" IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN HOOVER ENG & SURVEY" IN THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 190, THE NORTH LINE OF SAID 20.23 ACRE TRACT, IN THE SOUTH LINE OF SAID LOT 1, FOR THE SOUTHWEST CORNER OF SAID 0.046 ACRE TRACT AND THE SOUTHEAST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE, N 72° 00' 27" W, WITH THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 190, THE NORTH LINE OF SAID 20.23 ACRE TRACT AND THE SOUTH LINE OF SAID LOT 1 OF THE MATTHEWS ADDITION, A DISTANCE OF 228.19 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.774 ACRES OF LAND SITUATED IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS.

AVIATION RELEASE

STATE OF TEXAS §:

KNOW ALL MEN BY THESE REPRESENTS §:

COUNTY OF BELL §:

WHEREAS, JEAN GAUTIER, 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 QUIKTRIP 4177 ADDITION, AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS.

OWNER DOES HEREBY, WAIVE, RELEASE, REMISE, QUITE CLAIM AND FOREVER HOLD 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 OWNERS PROPERTY. SUCH RELEASE SHALL INCLUDE, BUT NOT BE LIMITED TO, ANY DAMAGES TO OWNERS 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 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 HAVE BEEN 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 WITH IN (SUBDIVISION NAME), AN ADDITION TO THE CITY OF KILLEEN, TEXAS, AND IT IS FURTHER AGREED THAT THIS INSTRUMENT SHALL BE COVENANT RUNNING WITH THE LAND, AND SHALL BE RECORDED IN THE DEED RECORDS OF BELL COUNTY, TEXAS.

EXECUTED THIS 2 DAY OF JUNE, A.D. 2025

Jean M. Gautier
(OWNER)

STATE OF TEXAS
COUNTY OF BELL

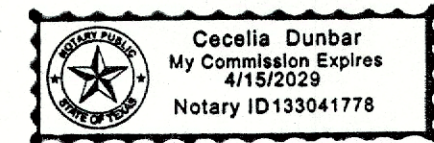
KNOWN ALL MEN BY THESE PRESENTS THAT CITY OF KILLEEN, BEING THE OWNER(S) OF THE CALLED 1.774 TRACT OF LAND, IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS, SITUATED IN THE ROBERT CUNNINGHAM SURVEY NO. 73, A-158, BEING A PORTION OF LOT 1, BLOCK 1 OF THE MATTHEWS ADDITION OF RECORD IN CABINET C, SLIDE 198C OF THE PLAT RECORDS OF BELL COUNTY, TEXAS AND A PORTION OF A CALLED 0.412 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN VOLUME 2604, PAGE 259 OF THE DEED RECORDS OF BELL COUNTY, TEXAS, BEING CONVEYED IN A DEED TO PROVIDENTIAL HOLDING MANAGEMENT LC, RECORDED IN INSTRUMENT NO. 20211064428 DEED RECORDS OF BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF QUIKTRIP 4177 ADDITION, AS SHOWN BY THE PLAT HEREOF, ATTACHED HERETO, AND MADE A PART HEREOF, AND APPROVED BY THE PLANNING DIRECTOR OF THE CITY OF KILLEEN, BELL COUNTY, TEXAS, DOES HEREBY ADOPT SAID QUIKTRIP 4177 ADDITION, 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 16 DAY OF May, 2025.

FOR: THE CITY OF KILLEEN,

Kent Cagle
KENT CAGLE, CITY MANAGER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENT CAGLE, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.



Cecelia Dunbar
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

METES AND BOUNDS - RIGHT OF WAY DEDICATION

A 1.136 ACRE TRACT OF LAND, LOCATED IN THE ROBERT CUNNINGHAM, SURVEY NO. 73, ABSTRACT NO. 158, BELL COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 0.412 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN VOLUME 2604, PAGE 259 OF THE DEED RECORDS OF BELL COUNTY, TEXAS, ALL OF A CALLED 0.046 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 2014029528 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS AND ALL OF A CALLED 0.868 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 2013024761 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS, SAID 1.136 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET 1/2" IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN HOOVER ENG. & SURVEY" AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 190, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY, AND THE CURRENT WEST RIGHT-OF-WAY LINE OF ROSEWOOD AVE., ALSO BEING THE NORTH LINE OF A CALLED 20.23 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN VOLUME 1591, PAGE 149 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS, AT THE SOUTHWEST CORNER OF SAID 0.046 ACRE TRACT AND THE TRACT DESCRIBED HEREIN;

THENCE, N 32° 24' 27" E, DEPARTING THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 190, WITH THE CURRENT WESTERLY RIGHT-OF-WAY LINE OF ROSEWOOD AVE., AND THE WEST LINE OF SAID 0.046 ACRE TRACT, A DISTANCE OF 88.17 FEET TO A SET 1/2" IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN HOOVER ENG. & SURVEY" AT THE NORTH CORNER OF SAID 0.046 ACRE TRACT, IN THE WEST LINE OF SAID 0.412 ACRE TRACT AND FOR A POINT OF CURVATURE OF THE TRACT DESCRIBED HEREIN;

THENCE, INTO SAID 0.412 ACRE TRACT, THE FOLLOWING TWO (2) COURSES:

1. WITH A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1014.04 FEET, AN ARC LENGTH OF 172.30 FEET, A DELTA ANGLE OF 9° 44' 07" AND A CHORD BEARS, N 18° 08' 18" E, A DISTANCE OF 172.09 FEET TO A SET 1/2" IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN HOOVER ENG. & SURVEY" FOR A POINT OF COMPOUND CURVATURE, AND
2. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 92.79 FEET, AN ARC LENGTH OF 92.92 FEET, A DELTA ANGLE OF 57° 22' 50" AND A CHORD BEARS, S 18° 32' 12" W, A DISTANCE OF 69.09 FEET TO A SET 1/2" IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN HOOVER ENG. & SURVEY" IN THE SOUTH RIGHT-OF-WAY LINE OF F.M. 2410, A 100' WIDE PUBLIC RIGHT-OF-WAY, THE NORTH LINE OF SAID 0.412 ACRE TRACT, FOR A POINT OF NON-TANGENCY AND THE NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE, S 78° 35' 50" E, WITH THE SOUTH RIGHT-OF-WAY LINE OF F.M. 2410 AND THE NORTH LINE OF SAID 0.412 ACRE TRACT, A DISTANCE OF 48.44 FEET TO A SET MAG NAIL WITH A WASHER STAMPED "MATKIN HOOVER ENG. & SURVEY" AT THE NORTHEAST CORNER OF SAID 0.412 ACRE TRACT, THE NORTHEAST CORNER OF SAID 0.868 ACRE TRACT AND FOR AN ANGLE OF THE TRACT DESCRIBED HEREIN;

THENCE, CONTINUING WITH THE SOUTH RIGHT-OF-WAY LINE OF F.M. 2410 AND THE NORTH LINE OF SAID 0.868 ACRE TRACT, THE FOLLOWING TWO (2) COURSES:

1. S 78° 57' 13" E, A DISTANCE OF 124.88 FEET TO A SET MAG NAIL WITH A WASHER STAMPED "MATKIN HOOVER ENG. & SURVEY" FOR A POINT OF CURVATURE, AND
2. WITH A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 962.38 FEET, AN ARC LENGTH OF 69.68 FEET, A DELTA ANGLE OF 0° 40' 10" AND A CHORD BEARS, S 78° 21' 37" E, A DISTANCE OF 69.68 FEET TO A FOUND 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "M&T" AT THE INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF F.M. 2410 AND THE CURRENT EAST RIGHT-OF-WAY LINE OF ROSEWOOD AVE., FOR THE NORTHEAST CORNER OF SAID 0.868 ACRE TRACT AND THE TRACT DESCRIBED HEREIN, FROM WHICH A FOUND 3/8" IRON ROD IN THE SOUTH RIGHT-OF-WAY LINE OF F.M. 2410, FOR A NORTHERLY CORNER OF LOT 1, BLOCK 1 OF THE MH KILLEEN RETAIL DEVELOPMENT ADDITION, PHASE TWO OF RECORD IN CABINET B, SLIDE 210 OF THE PLAT RECORDS OF BELL COUNTY, TEXAS, AND FOR THE NORTHWEST CORNER OF A CALLED 0.222 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 2024020385 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS BEARS, S 73° 32' 30" E, A DISTANCE OF 71.60 FEET;

THENCE, DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF F.M. 2410, WITH THE EAST LINE OF SAID 0.868 ACRE TRACT AND THE CURRENT EAST RIGHT-OF-WAY LINE OF ROSEWOOD AVE., THE FOLLOWING THREE (3) COURSES:

1. S 90° 18' 05" W, A DISTANCE OF 163.15 FEET TO A FOUND 1/2" IRON ROD WITH A CAP STAMPED "KILLEEN ENG" FOR A POINT OF CURVATURE,
2. WITH A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1053.00 FEET, AN ARC LENGTH OF 187.11 FEET, A DELTA ANGLE OF 10° 10' 51" AND A CHORD BEARS, S 19° 32' 59" W, A DISTANCE OF 186.86 FEET TO A FOUND 1/2" IRON ROD FOR A POINT OF NON-TANGENCY, AND
3. S 00° 00' 52" W, A DISTANCE OF 79.17 FEET TO A FOUND 5/8" IRON ROD AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 190, AND THE CURRENT EAST RIGHT-OF-WAY LINE OF ROSEWOOD AVE., IN THE NORTH LINE OF SAID 20.23 ACRE TRACT, IN THE SOUTH LINE OF SAID LOT 1, BLOCK 1, FOR THE SOUTHEAST CORNER OF SAID 0.868 ACRE TRACT AND THE TRACT DESCRIBED HEREIN, FROM WHICH A FOUND 1" X 1" CONCRETE IN THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 190, AND FOR THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 1 BEARS, S 71° 58' 22" E, A DISTANCE OF 313.41 FEET;

THENCE, N 71° 58' 05" W, WITH THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 190 AND THE SOUTH LINE OF SAID 0.868 ACRE TRACT, A DISTANCE OF 88.98 FEET TO A SET MAG NAIL WITH A WASHER STAMPED "MATKIN HOOVER ENG. & SURVEY" AT THE SOUTHWEST CORNER OF SAID 0.868 ACRE TRACT, THE SOUTHEAST CORNER OF SAID 0.412 ACRE TRACT AND FOR ANGLE OF THE TRACT DESCRIBED HEREIN;

THENCE, N 72° 00' 27" W, CONTINUING WITH THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 190 AND THE SOUTH LINE OF SAID 0.412 ACRE TRACT, AT A DISTANCE OF 36.53 FEET TO A SET MAG NAIL WITH A WASHER STAMPED "MATKIN HOOVER ENG. & SURVEY" AT THE SOUTHWEST CORNER OF SAID 0.412 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID 0.046 ACRE TRACT AND CONTINUING WITH THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 190 AND THE SOUTH LINE OF SAID 0.046 ACRE TRACT, FOR A TOTAL DISTANCE OF 86.07 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.136 ACRES OF LAND SITUATED IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BELL

KNOWN ALL MEN BY THESE PRESENTS THAT PROVIDENTIAL HOLDING MANAGEMENT LC, BEING THE OWNER(S) OF THE CALLED 1.774 TRACT OF LAND, IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS, SITUATED IN THE ROBERT CUNNINGHAM SURVEY NO. 73, A-158, BEING A PORTION OF LOT 1, BLOCK 1 OF THE MATTHEWS ADDITION OF RECORD IN CABINET C, SLIDE 198C OF THE PLAT RECORDS OF BELL COUNTY, TEXAS AND A PORTION OF A CALLED 0.412 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN VOLUME 2604, PAGE 259 OF THE DEED RECORDS OF BELL COUNTY, TEXAS, BEING CONVEYED IN A DEED TO PROVIDENTIAL HOLDING MANAGEMENT LC, RECORDED IN INSTRUMENT NO. 20211064428 DEED RECORDS OF BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF QUIKTRIP 4177 ADDITION, AS SHOWN BY THE PLAT HEREOF, ATTACHED HERETO, AND MADE A PART HEREOF, AND APPROVED BY THE PLANNING DIRECTOR OF THE CITY OF KILLEEN, BELL COUNTY, TEXAS, DOES HEREBY ADOPT SAID QUIKTRIP 4177 ADDITION, 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.

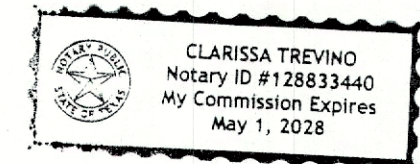
WITNESS THE EXECUTION HEREOF, ON THIS 20th DAY OF March, 2025.

FOR: PROVIDENTIAL HOLDING MANAGEMENT LC,

Jean Gautier
JEAN GAUTIER (PRESIDENT PROVIDENTIAL HOLDING MANAGEMENT LC)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JEAN GAUTIER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, IT HAS BEEN ACKNOWLEDGED TO ME THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS THE OWNER OF THE PROPERTY DESCRIBED HEREON.

Clarissa Trevino
NOTARY PUBLIC STATE OF TEXAS



OWNER
PROVIDENTIAL HOLDINGS
MANAGEMENT LC
4402 SUNFLOWER LANE
TEMPLE, TEXAS 76502
MARCH 2025

QUIKTRIP 4177 ADDITION FINAL PLAT

A 1.774 ACRE TRACT OF LAND, LOCATED IN THE ROBERT CUNNINGHAM, SURVEY NO. 73, ABSTRACT NO. 158, BELL COUNTY, TEXAS, AND BEING A PORTION OF LOT 1, BLOCK 1 OF THE MATTHEWS ADDITION OF RECORD IN CABINET C, SLIDE 198C OF THE PLAT RECORDS OF BELL COUNTY, TEXAS AND A PORTION OF A CALLED 0.412 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN VOLUME 2604, PAGE 259 OF THE DEED RECORDS OF BELL COUNTY, TEXAS, AND A 1.136 ACRE TRACT OF LAND, LOCATED IN THE ROBERT CUNNINGHAM, SURVEY NO. 73, ABSTRACT NO. 158, BELL COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 0.412 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN VOLUME 2604, PAGE 259 OF THE DEED RECORDS OF BELL COUNTY, TEXAS, ALL OF A CALLED 0.046 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 2014029528 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS AND ALL OF A CALLED 0.868 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 2013024761 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS.

PLAT PREPARED BY THE FOLLOWING CIVIL ENGINEER AND LAND ENGINEERING FIRM:

