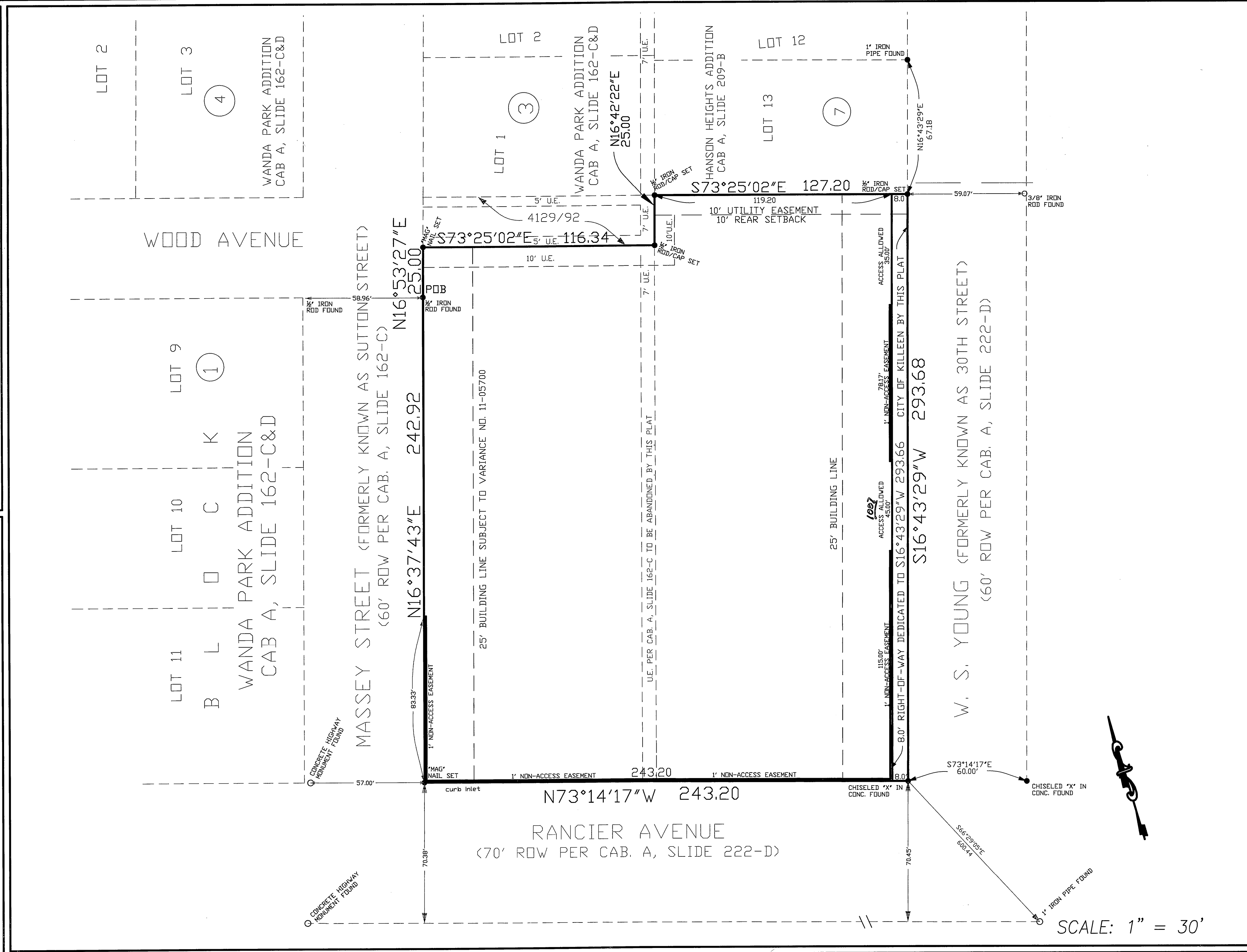


ORIGINAL CONFIGURATION OF 1.572 ACRES
SCALE: 1" = 100'



SCALE: 1" = 30'

STATE OF TEXAS
COUNTY OF BELL
KNOW ALL MEN BY THESE PRESENTS, that Fikes Wholesale, Inc., a Texas corporation whose address is P.O. Box 1287, Temple, Texas 76503, being the sole owner of all of Tract One (1), James Tate Commercial Subdivision in the City of Killeen, Texas of record in Cabinet A, Slide 222-D, Plat Records, Bell County, Texas and all of Lots No. 1, 2 and 3, Block No. 2, Wanda Park Addition to the city of Killeen, Texas being of record in Cabinet A, Slide 162-C&D, Plat Records, Bell County, Texas and being all of that certain 0.067 acre tract of land described General Warranty Deed dated September 9, 2011 from Terry S. Richardson to Fikes Wholesale, Inc., a Texas corporation and being of record in Document No. 2011-31440, Official Public Records of Bell County, Texas and being more particularly described by the dedication of RANCIER CEFCO ADDITION, as shown by the plat hereof, attached hereto, and made a part hereon, and approved by the City Council of Killeen, Bell County, Texas, does hereby adopt said RANCIER CEFCO 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 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 installation and maintenance of any and all public utilities which the city may install or permit to be installed or maintained.

James R. Fikes
James R. Fikes
President, CEO

STATE OF TEXAS
COUNTY OF BELL
This instrument was acknowledged before me on the 22 day of November, 2011 by James R. Fikes.

Laverne E. Vanisa
LAVERNE E. VANISA
MY COMMISSION EXPIRES
OCTOBER 25, 2014
NOTARY PUBLIC, STATE OF TEXAS

Approved this 14th day of November, 2011, by the Planning and Zoning Commission of the City of Killeen, Texas.

John Fuschel
John Fuschel
Chairman, Planning and Zoning Commission

Fike Ranker
Fike Ranker
Secretary, Planning and Zoning Commission

Approved this _____ day of _____, 2011, by the City Council of the City of Killeen, Texas.

Approved by Act of Law on the 14th day of December 2011. No City Council quorum.
Mayor

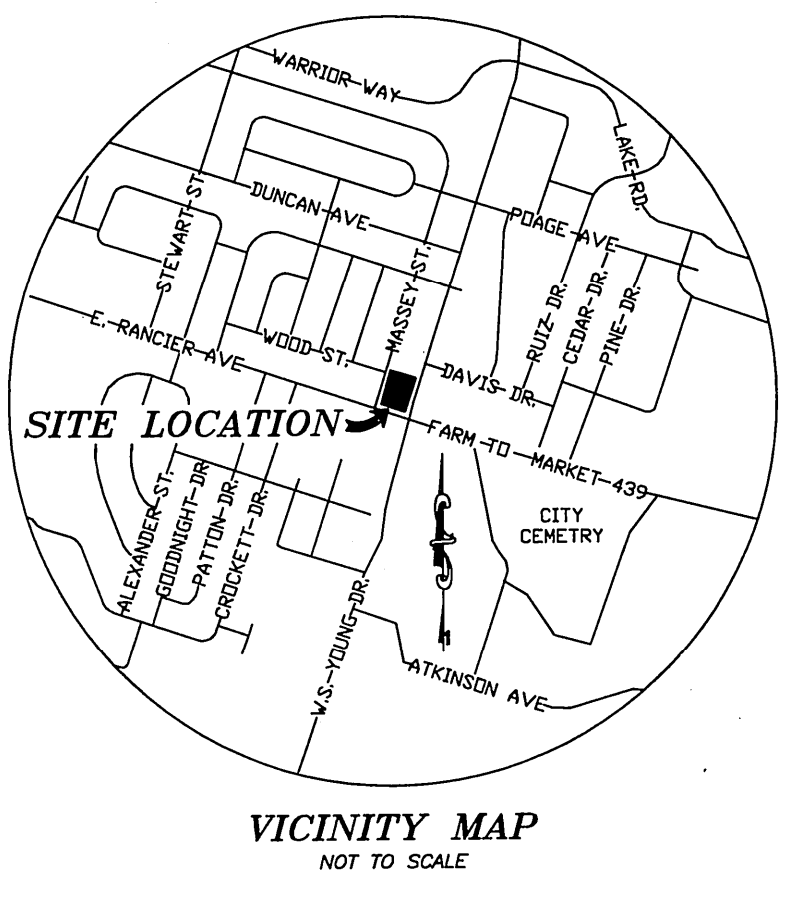
City Secretary

TAX CERTIFICATE
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 28 day of November, 2011 A.D.
BELL COUNTY TAX APPRAISAL DISTRICT
By: *James King*

FILED FOR RECORD this 16 day of December, 2011 A.D.
Cabinet D, Slide 341-D, Plat Records of Bell County, Texas.

Dedication Instrument recorded in Document Number: 2011-00043544, Public Records, Bell County, Texas.

Resolution recorded in Document Number: 2011-00043544, Public Records, Bell County, Texas.



FINAL PLAT OF:
RANCIER CEFCO ADDITION
1 BLOCK, 1 LOT
1.572 ACRES

Being a Replat of Tract One (1), James Tate Commercial Subdivision in the City of Killeen, Texas of record in Cabinet A, Slide 222-D, Plat Records, Bell County, Texas and of Lots No. 1, 2 and 3, Block No. 2, Wanda Park Addition to the city of Killeen, Texas being of record in Cabinet A, Slide 162-C&D, Plat Records, Bell County, Texas and being all of that certain 0.067 acre tract of land (Tract Two) described in a General Warranty Deed dated September 9, 2011 from Terry S. Richardson to Fikes Wholesale, Inc., a Texas corporation and being of record in Document No. 2011-31440, Official Public Records of Bell County, Texas.

KNOW ALL MEN BY THESE PRESENTS:
That I, Michael E. Alvis, 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.

Michael E. Alvis
Michael E. Alvis, R.P.L.S. NO. 5402
301 N. 3RD STREET
TEMPLE, TEXAS 76501

SAID 1.572 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY SEPARATE FIELD NOTES.

FINAL PLAT OF:
LOT 1, BLOCK 1
RANCIER CEFCO ADDITION
C. W. FLEMING SURVEY, ABSTRACT NO. 321
CITY OF KILLEEN, BELL COUNTY, TEXAS

REVISIONS		
09/21/11	COMMENTS	MEA
10/18/11	COMMENTS	MEA
11/08/11	COMMENTS	MEA

DATE: 08/25/11
DRN. BY: RAD/MEA
REF.:

FIELD BOOK -
JOB NO.: 11-145
SHEET 1 OF 1
COMPUTER DWS. NO. KILLEENCEFCO

12391-D
DRAWING NUMBER

TURLEY ASSOCIATES, INC.
ENGINEERING • PLANNING • SURVEYING
CONSTRUCTION MANAGEMENT
FIRM REGISTRATION NO. F-1658
301 N. 3rd ST.
E-MAIL: VTURLEY@AOL.COM
TEMPLE, TEXAS
FAX NO. (254) 773-3998
(254) 773-2400