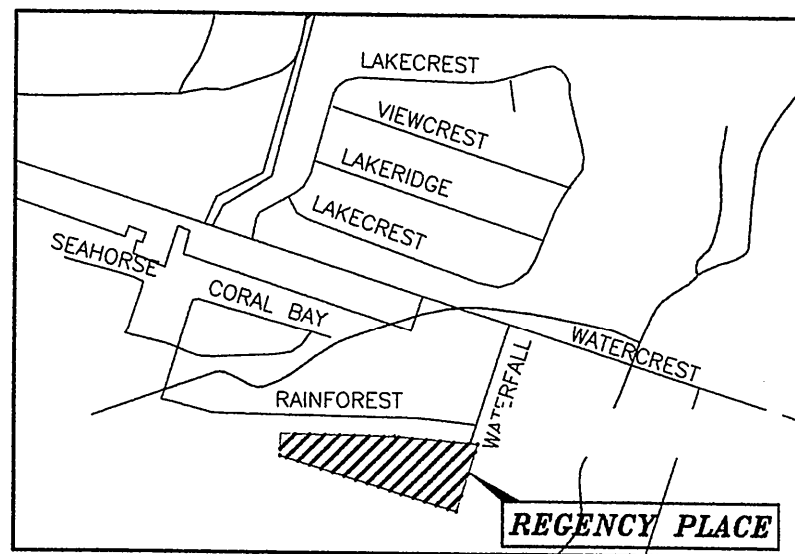


# REGENCY PLACE Killeen, Texas



LOCATION MAP  
Not To Scale

AVIGATION RELEASE

STATE OF TEXAS §  
§ KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF BELL §

WHEREAS, Barnes Building Corporation, whose address is 1519 Florence Road, Suite 5, Killeen, Texas, being the sole owner of that 7.104 acre tract of land in Bell County, Texas, part of the Thomas Robinette Survey, Abstract No. 686, and WF, L.C. whose address is 1519 Florence Road, Suite 5, Killeen, Texas, being the sole owner of that 0.274 acre tract of land in Bell County, Texas, part of the Thomas Robinette Survey, Abstract No. 686, 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 Regency Place, an addition to the City of Killeen, Bell County, Texas.

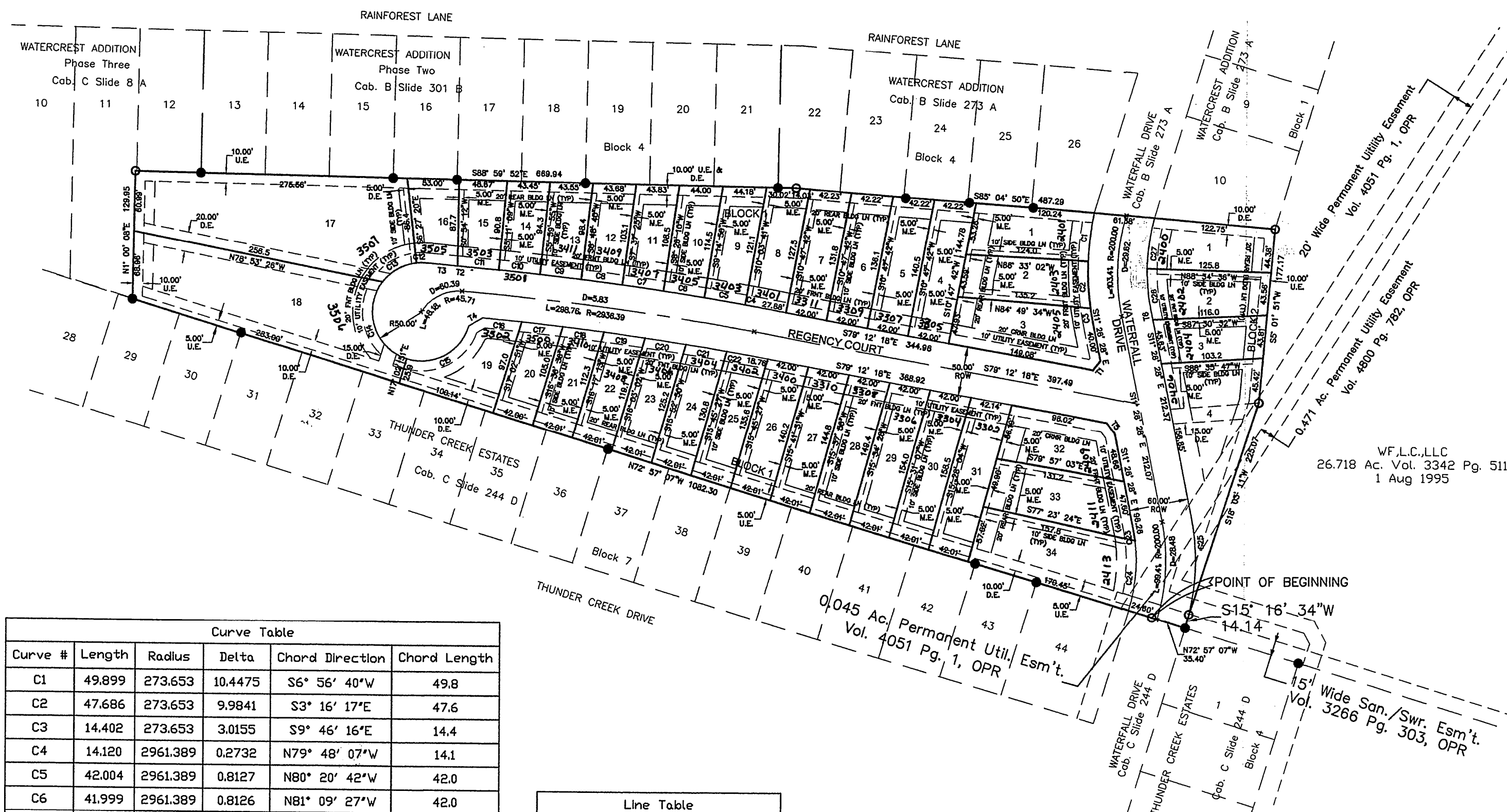
OWNER does hereby waive, release, remise, quit claim and forever hold harmless the City of Killeen, Texas a municipal corporation, hereinafter called CITY, from any and all claims for damages of any kind that OWNER may now have or may hereinafter have in the future by reason of the passage of all aircraft (aircraft being defined for the purpose of this designed for navigation 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 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 remise, 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 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 within Regency Place, 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.

Executed this 14<sup>th</sup> day of January, A.D., 2008

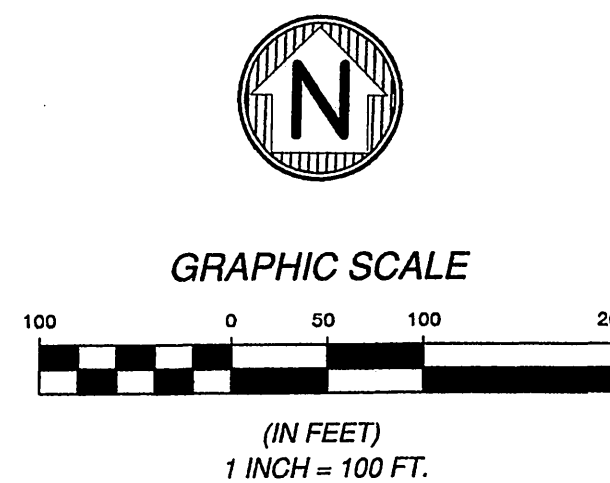
*Jack D. Barnes*  
Jack D. Barnes, Secretary  
Barnes Building Corporation, and WF, L.C.

(Ord. No. 95 - 38, § I, 4-25-95; Ord. No. 04-59, § III, 7-27-04)



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	49.899	273.653	10.4475	S6° 56' 40"W	49.8
C2	47.686	273.653	9.9841	S3° 16' 17"E	47.6
C3	14.402	273.653	3.0155	S9° 46' 16"E	14.4
C4	14.120	2961.389	0.2732	N79° 48' 07"W	14.1
C5	42.004	2961.389	0.8127	N80° 20' 42"W	42.0
C6	41.999	2961.389	0.8126	N81° 09' 27"W	42.0
C7	42.002	2961.389	0.8126	N81° 58' 12"W	42.0
C8	41.997	2961.389	0.8125	N82° 46' 58"W	42.0
C9	41.995	2961.389	0.8125	N83° 35' 43"W	42.0
C10	41.999	2961.389	0.8126	N84° 24' 28"W	42.0
C11	35.483	2961.389	0.6865	N85° 09' 26"W	35.5
C12	10.948	50.000	12.5453	S89° 59' 26"W	10.9
C13	40.982	50.000	46.9613	S60° 14' 14"W	39.8
C14	95.590	50.000	109.5383	S18° 00' 46"E	81.7
C15	79.510	50.000	91.1121	N61° 39' 44"E	71.4
C16	39.858	2911.389	0.7844	S84° 39' 08"E	39.9
C17	41.955	2911.389	0.8257	S83° 50' 50"E	42.0
C18	41.961	2911.389	0.8258	S83° 01' 17"E	42.0
C19	41.968	2911.389	0.8259	S82° 11' 44"E	42.0
C20	41.981	2911.389	0.8262	S81° 22' 10"E	42.0
C21	41.983	2911.389	0.8262	S80° 32' 36"E	42.0
C22	23.422	2911.388	0.4609	S79° 53' 59"E	23.4
C23	13.192	170.000	4.4462	S9° 13' 05"E	13.2
C24	71.288	170.000	24.0264	S5° 01' 06"W	70.8
C25	100.178	230.000	24.9555	S1° 02' 12"W	99.4
C26	42.138	199.370	12.1096	S5° 28' 30"E	42.1
C27	52.276	199.370	15.0233	S8° 05' 30"W	52.1

Line Table		
Line #	Length	Direction
T1	12.061	S38° 42' 37.54"W
T2	6.513	N84° 50' 25.65"W
T3	31.104	N84° 50' 25.65"W
T4	16.396	N59° 02' 43.36"E
T5	13.678	N36° 36' 56.86"W
T6	9.887	S11° 26' 28.15"E



LEGEND	
---	EASEMENT
---	BUILDING SETBACK
---	LOT/R.O.W. LINE
---	SUBDIVISION BOUNDARY
●	1/2" IRON ROD SET
○	IRON ROD FOUND
M.E.	MAINTENANCE EASEMENT
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT

**PLAT NOTES:**

NUMBER OF LOTS = 38  
ACREAGE OF STREETS = 1.51 ACRES  
C.L. LENGTH OF STREETS = 1149.59 LF  
TOTAL AREA OF SUBDIVISION = 7.378 ACRES  
COMPRISED OF: 7.104 ACRES OF LAND  
REMAINING PORTION OF BARNES BUILDING CORPORATION 85.475 AC., VOL. 2953, PG. 27, 10 AUG 1993 AND 0.274 ACRE OF LAND A PORTION OF WF, L.C., 26.718 AC., VOL. 3342, PG. 511, 1 AUG 1995

**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 16<sup>th</sup> day of January, A.D. 2008

Bell County Tax Appraisal District,  
By: *Tammy T. Jones*

FILED FOR RECORD this 4<sup>th</sup> day of February, 2008, A.D. in Cabinet D, Slide 209-C, Plat Records of Bell County, Texas.

Instrument No. 2008-0000 4975

KNOW ALL MEN BY THESE PRESENTS, that Barnes Building Corporation, whose address is 1519 Florence Road, Suite 5, Killeen, Texas, being the sole owner of that 7.104 acre tract of land in Bell County, Texas, part of the Robinette Survey, Abstract No. 686, and WF, L.C. whose address is 1519 Florence Road, Suite 5, Killeen, Texas, being the sole owner of that 0.274 acre tract of land in Bell County, Texas, part of the Robinette Survey, Abstract No. 686, which is more fully described in the dedication of REGENCY PLACE, 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, does hereby adopt said REGENCY PLACE, as in 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.

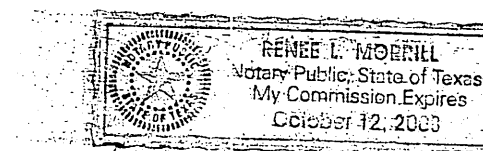
WITNESS the execution, hereof, on this 14<sup>th</sup> day of January, 2008

FOR: Jack D. Barnes, Secretary

*Jack D. Barnes*  
Jack D. Barnes, Secretary of Barnes Building Corporation, and WF, L.C.

Before me, the undersigned authority, on this day personally appeared Jack D. Barnes, 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.

*Gene J. Moore*  
NOTARY PUBLIC STATE OF TEXAS  
My Commission expires: 10-12-08

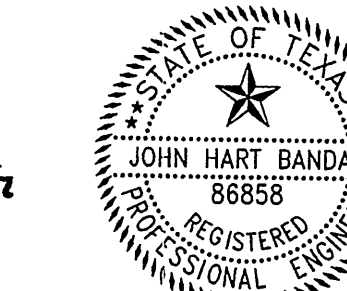


**Certificate of the Registered Professional Engineer:**

KNOW ALL MEN BY THESE PRESENTS,

That I, John Hart Bandas, Registered Professional Engineer, do hereby certify that I prepared all drainage calculations and designed all drains, streets, roads, and appurtenances in accordance with the Subdivision Regulations of the City of Belton, Texas.

*John Hart Bandas*  
John Hart Bandas, P.E.  
Registered Professional Engineer  
State of Texas #68658

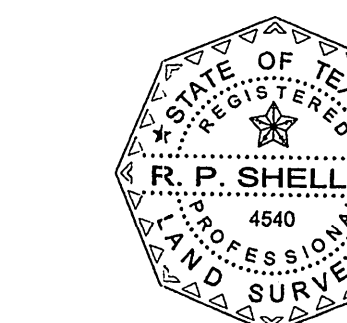


**Certificate of the Registered Professional Land Surveyor:**

KNOW ALL MEN BY THESE PRESENTS,

That I, R.P. Shelley, Registered Professional Land Surveyor, 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.

*R.P. Shelley*  
R.P. Shelley, RPLS No. 4540  
Registered Professional Land Surveyor



**Certificate of Approval by the Planning & Zoning Commission:**

I hereby certify that the above and foregoing plat of Regency Place, an Addition to the City of Killeen, Texas was approved this 17<sup>th</sup> day of December, 2007, by the Planning & Zoning Commission of the City of Killeen, Texas.

*John Eichel* Chairman, Planning and Zoning Commission  
*Fritz J. Wanker* Secretary, Planning and Zoning Commission

**Certificate of Approval by the City Council:**

Approved this 8<sup>th</sup> day of January, 2008 by the City Council of the City of Killeen, Texas.

*Smithy L. Hancock* Mayor, City of Killeen  
*Jack W. Miller* City Secretary



**Sightline Surveying, Inc.**

3407 Saddle Point San Antonio, Texas 78259  
Office (210)286-9077 Fax (210)568-4382