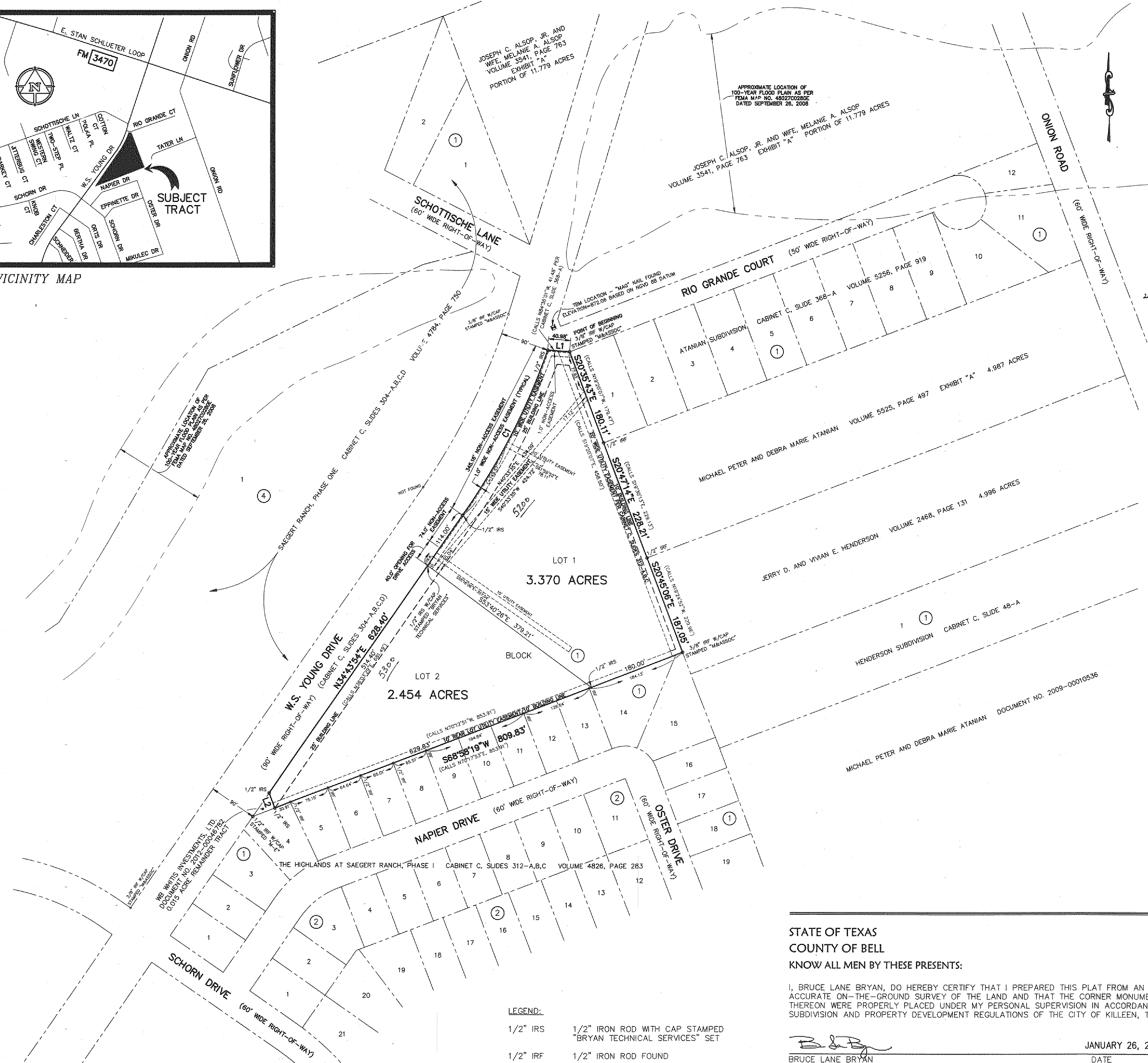


VICINITY MAP



Line Table		
Line	Direction	Length
L1	S85°51'37"E	40.98'
L2	N20°59'51"W	29.87'

Curve Table			
Curve #	Length	Radius	Chord Direction
C1	345.16'	1235.00'	N27°09'59"E 344.04'

- LEGEND:
- 1/2" IRS 1/2" IRON ROD WITH CAP STAMPED "BRYAN TECHNICAL SERVICES" SET
 - 1/2" IRF 1/2" IRON ROD FOUND

GENERAL NOTES:
 AT THE TIME THIS PLAT WAS DRAFTED, NO DRIVEWAY ACCESS WAS REQUIRED FOR LOT 2, BLOCK 1, AS IT IS INTENDED TO REMAIN VACANT. AT THE TIME LOT 2, BLOCK 1 IS DEVELOPED, THE LOCATION OF ALL DRIVEWAYS CONNECTING SUCH LOT TO W.S. YOUNG DRIVE MUST COMPLY WITH CITY OF KILLEEN ACCESS MANAGEMENT POLICIES, AASHTO DESIGN CRITERIA, KILLEEN CODE OF ORDINANCES, AND SOUND ENGINEERING PRINCIPLES.

STATE OF TEXAS
 COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS:

I, BRUCE LANE BRYAN, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND 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.

BRUCE LANE BRYAN
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4249
 BRYAN TECHNICAL SERVICES, INC.
 911 NORTH MAIN
 TAYLOR, TX 76574



JANUARY 26, 2015
 DATE

TRACT SURVEYED JUNE 30, 2014

5.824 ACRES MORE FULLY DESCRIBED BY METES & BOUNDS BY SEPARATE FIELD NOTES PREPARED AND ATTACHED TO DEDICATION INSTRUMENT

STATE OF TEXAS
 COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS, THAT WB WHITIS INVESTMENTS, LTD., WHOSE ADDRESS IS 3000 ILLINOIS AVENUE, STE. 100, KILLEEN, TEXAS 76543, BEING THE SOLE OWNER OF THAT 5.824 ACRE TRACT OF LAND SITUATED IN THE ROBERT CUNNINGHAM SURVEY, ABSTRACT NO. 199, BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF SAEGERT RANCH COMMERCIAL, AS SHOWN BY THE PLAT HEREOF, ATTACHED HERETO, AND MADE A PART HEREOF, AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KILLEEN, BELL COUNTY, TEXAS, DOES HEREBY ADOPT SAEGERT RANCH COMMERCIAL, AS AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, AND HEREBY DEDICATES TO SAID CITY, ALL EASEMENTS 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 AND DRAINAGE EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO SAID CITY FOR INSTALLATION AND MAINTENANCE OF ANY AND ALL PUBLIC UTILITIES AND DRAINAGE UTILITIES, WHICH THE CITY MAY INSTALL OR PERMIT TO BE INSTALLED OR MAINTAINED.

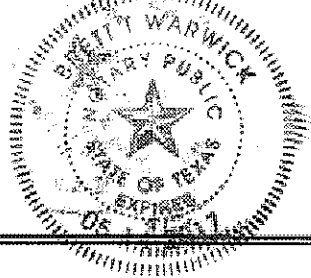
WB Whitis Investments, LTD.,
 By WB Whitis Investments Management, LLC, General Partner

BRUCE WHITIS, PRESIDENT

STATE OF TEXAS
 COUNTY OF BELL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 13th DAY OF January 2015 BY BRUCE WHITIS, IN HIS CAPACITY AS PRESIDENT OF WB WHITIS INVESTMENTS MANAGEMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, IN ITS CAPACITY AS GENERAL PARTNER OF WB WHITIS INVESTMENTS, LTD., A TEXAS LIMITED PARTNERSHIP, ON BEHALF OF SAID LIMITED LIABILITY COMPANY AND LIMITED PARTNERSHIP.

NOTARY PUBLIC, STATE OF TEXAS



STATE OF TEXAS
 COUNTY OF BELL

APPROVED THIS 26th DAY OF January 2015 BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KILLEEN, TEXAS.

CHAIRPERSON, PLANNING AND ZONING COMMISSION
 SECRETARY, PLANNING AND ZONING COMMISSION

TAX CERTIFICATE

THE BELL COUNTY TAX APPRAISAL DISTRICT, 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 5 DAY OF FEB 2015.

BELL COUNTY TAX APPRAISAL DISTRICT

BY: Sada Ref

FILED FOR RECORD THIS 5th DAY OF February 2015 IN YEAR 2015 PLAT NO. 14

DEDICATION INSTRUMENT NO. 2015-0004394 OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS.

FINAL PLAT OF:
SAEGERT RANCH COMMERCIAL

2 Lots, 1 Block
 5.824 ACRES
 253,684.49 SQUARE FEET

OUT OF AND A PART OF THE
 ROBERT CUNNINGHAM SURVEY, ABSTRACT #199

A SUBDIVISION IN THE CITY OF KILLEEN
 BELL COUNTY, TEXAS

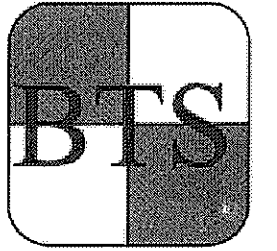


SURVEYORS NOTES:

1. THE BEARINGS SHOWN HEREON ARE ORIENTED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, 93 ADJUSTMENT.
2. THE PROPERTY DEPICTED HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE FLOOD AREA BEING IDENTIFIED ON F.I.R.M. PANEL NO. 48027C0280E, EFFECTIVE DATE SEPTEMBER 26, 2008, LOCATED IN ZONE "X" (UNSHADED).
3. ALL SET IRON RODS HAVE ORANGE PLASTIC CAPS STAMPED "BR/AN TECH SERVICES".

FINAL PLAT

BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN TAYLOR, TX 76574 PHONE: (512) 352-9090 FAX: (512) 352-9091

FIRM No. 101:8500 surveying@austin.tx.com

NO.	DATE	REVISIONS	BY
1	11/4/14	ADDRESS CITY COMMENTS	LC
2	12/8/14	ADDRESS CITY COMMENTS	LC
3	1/13/15	ADDRESS CITY COMMENTS	LC

DRAWN BY: L. CHAY CHECKED BY: BLB
 SCALE: 1" = 100' APPROVED BY: BLB

PROJECT NO. 14-365 DATE: OCTOBER 15, 2014