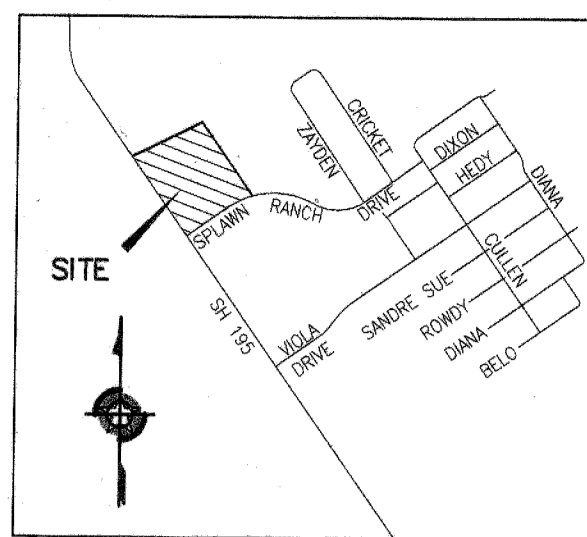
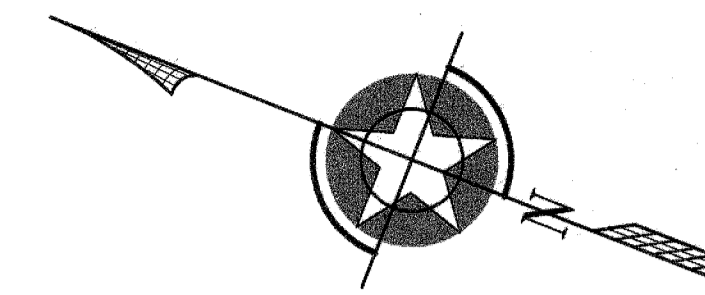


# FINAL PLAT OF SPLAWN RANCH RETAIL

BEING 4.000 ACRES OF LAND SITUATED IN THE WILLIAM H. COLE SURVEY, ABSTRACT NO. 200, IN BELL COUNTY, TEXAS, AND BEING OUT OF THE REMAINING PORTION OF A CALLED 197.688 ACRE TRACT OF LAND CONVEYED TO SPLAWN RANCH PARTNERSHIP RECORDED IN VOLUME 5839, PAGE 748 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BELL COUNTY, TEXAS.



VICINITY MAP  
NOT TO SCALE

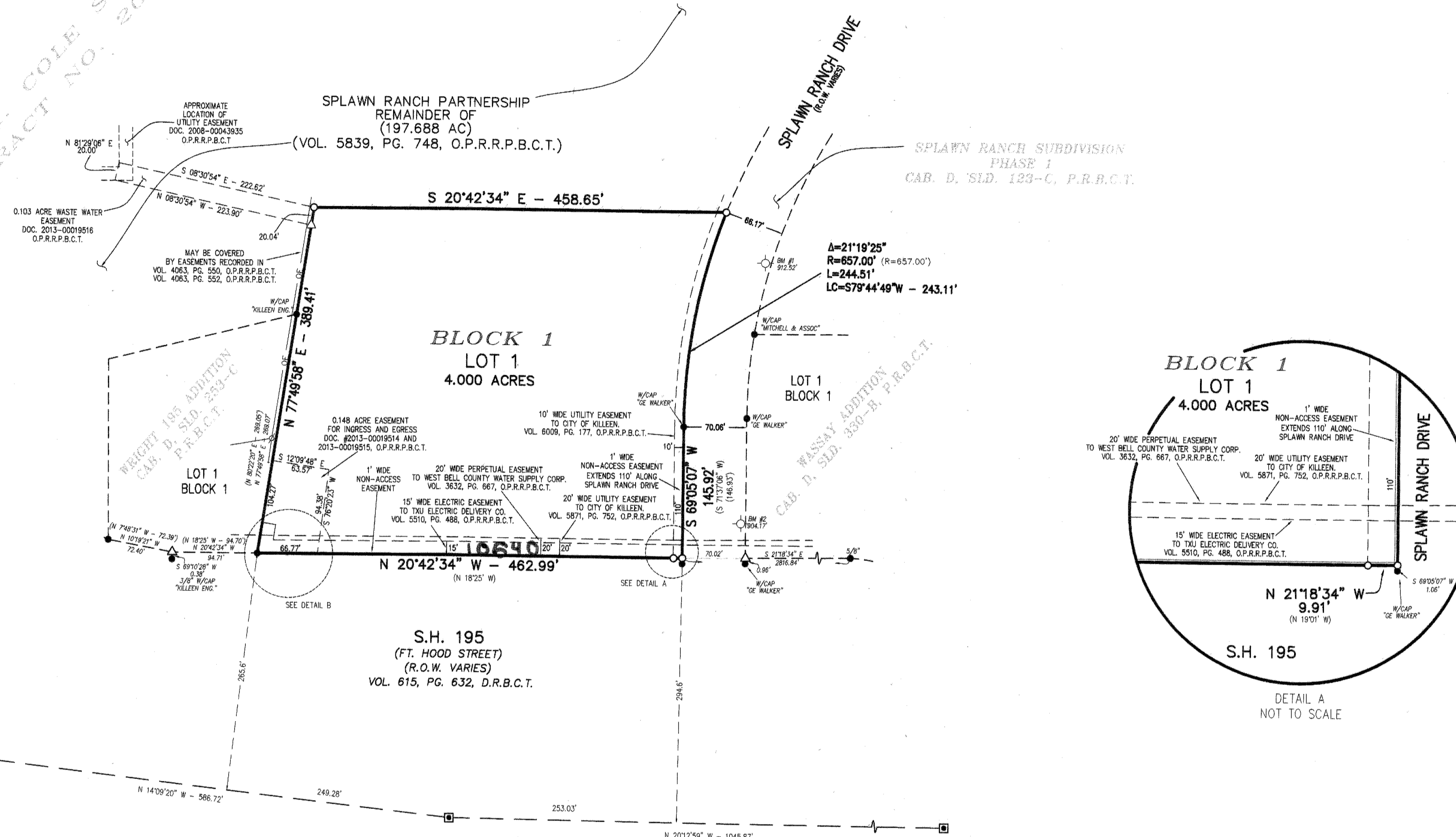


SCALE: 1" = 100'

BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83/CORS. DISTANCES HAVE BEEN SCALED TO SURFACE USING A SURFACE ADJUSTMENT FACTOR OF 1.00016.

- LEGEND**
- UNLESS NOTED OTHERWISE
  - 1/2" IRON ROD FOUND
  - 1/2" IRON ROD WITH SURVEX PLASTIC CAP SET
  - ⊠ T&D TYPE II MONUMENT FOUND
  - P.R.B.C.T. PLAT RECORDS OF BELL COUNTY, TEXAS
  - O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS
  - O.P.R.P.B.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BELL COUNTY, TEXAS
  - D.R.B.C.T. DEED RECORDS OF BELL COUNTY, TEXAS
  - R.O.W. RIGHT-OF-WAY
  - ( ) RECORD INFORMATION
  - OE — OVERHEAD UTILITY LINE

WILLIAM H. COLE SURVEY  
ABSTRACT NO. 200



**GENERAL NOTES:**  
ALL LOTS CONTAINED IN THIS SUBDIVISION AND USERS THEREOF SHALL HAVE RECIPROCAL ACCESS FOR INGRESS AND EGRESS THROUGH ALL FIRELANES AND DRIVEWAYS FROM TIME TO TIME EXISTING WITHIN THE LOTS COVERED BY THIS SUBDIVISION AND PROPERTIES THAT SHARE A COMMON BOUNDARY WITH LOTS IN THIS SUBDIVISION.

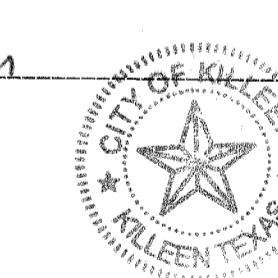
**BENCHMARKS:**  
BM#1: TOP OF THE NORTHWEST BOLT OF FIRE HYDRANT. ELEVATION=912.52'  
BM#2: TOP OF THE NORTHWEST BOLT OF FIRE HYDRANT. ELEVATION=904.17'

APPROVED THIS 8<sup>th</sup> DAY OF July, 2013, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KILLEEN, TEXAS.

*John Friel*  
CHAIRMAN, PLANNING AND ZONING COMMISSION  
*Lizki Hanken*  
SECRETARY, PLANNING AND ZONING COMMISSION

APPROVED THIS 30<sup>th</sup> DAY OF July, 2013, BY THE CITY COUNCIL OF THE CITY OF KILLEEN, TEXAS.

*Samuel Hill*  
MAYOR  
*Diana Barker*  
CITY SECRETARY



THE BELL COUNTY TAX APPRAISAL DISTRICT, THE TAKING AUTHORITY FOR ALL ENTITIES IN BELL COUNTY, TEXAS DOES HEREBY CERTIFY THAT THERE ARE NO DELINQUENT TAXES DUE OR OWING ON THE PROPERTY DESCRIBED BY THIS PLAT.  
DATED THIS 18<sup>th</sup> DAY OF OCTOBER, 2013 A.D.

BELL COUNTY TAX APPRAISAL DISTRICT  
BY: *Self*

FILED FOR RECORD THIS 22<sup>nd</sup> DAY OF November, 2013

IN YEAR 2013 PLAT # 56, PLAT RECORDS OF BELL COUNTY, TEXAS.

DEDICATION INSTRUMENT # 2013-00050203, OFFICIAL RECORDS OF BELL COUNTY, TEXAS.

STATE OF TEXAS §  
COUNTY OF Williamson §  
KNOW ALL THESE MEN PRESENTS:

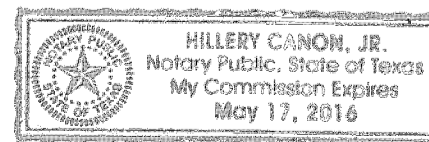
THAT JYKM SPLAWN RANCH, LLC, A TEXAS LIMITED LIABILITY COMPANY, WHOSE ADDRESS IS 6166 IMPERIAL LOOP, SUITE 15, COLLEGE STATION, TEXAS, 77845, SOLE OWNER OF THE 4.000 ACRES SITUATED IN THE WILLIAM H. COLE SURVEY, ABSTRACT NO. 200, BELL COUNTY, TEXAS, AS SHOWN HEREON, AS CONVEYED BY DOC. NO. 2013-00019518 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF SPLAWN RANCH RETAIL 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 HEREBY DEDICATES TO SAID CITY ALL STREETS, AVENUES, ROAD, 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 THE 10<sup>th</sup> DAY OF October, 2013, A.D.

FOR: JYKM SPLAWN RANCH, LLC  
*[Signature]*  
SIGNATURE AND TITLE

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS THE 10<sup>th</sup> DAY OF October, 2013, A.D., PERSONALLY APPEARED *John McCown*, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, IT HAS BEEN ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE FOREGOING INSTRUMENT AS A CO-OWNER OF THE PROPERTY DESCRIBED HEREON.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
*Hilley Cannon, Jr.*  
PRINTED NAME OR NOTARY AND NOTARY STAMP  
DATE NOTARY COMMISSION EXPIRES

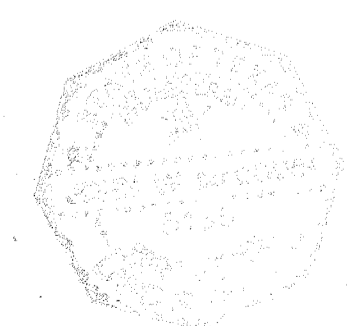


SURVEYOR'S CERTIFICATION:  
STATE OF TEXAS §  
COUNTY OF WILLIAMSON §  
KNOW ALL THESE MEN PRESENTS:

THAT I, JOHN W. MCCOWN, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION AND PROPERTY DEVELOPMENT REGULATIONS OF THE CITY OF KILLEEN, TEXAS.

WITNESS MY HAND THIS 30th DAY OF JULY, 2013, A.D.

*[Signature]*  
JOHN W. MCCOWN  
REGISTERED PROFESSIONAL SURVEYOR NO. 5135  
STATE OF TEXAS



KILLEEN, BELL COUNTY, TEXAS

DATE: AUGUST 1, 2013  
PROJ. NO. 2012-0024

SHEET: 1 OF 1

