

Miscellaneous Deed & Easement Notes

- DN#-1
JUDGEMENT OF COURT IN ABSENCE OF OBJECTION, STATE OF TEXAS
INSTRUMENT NUMBER 1993-10387, R.P.R.B.C.T.
VOLUME 2966, PAGE 589, D.R.B.C.T.
- EN#-1
24'0" X 30'0" PASSAGE EASEMENT
CABINET D, SLIDE 326C, P.R.B.C.T.
- EN#-2
PREVIOUSLY DEDICATED ON
CABINET D, SLIDE 170D, P.R.B.C.T.
- EN#-3
PREVIOUSLY DEDICATED ON
CABINET D, SLIDE 170D, P.R.B.C.T.
- EN#-4
PREVIOUSLY DEDICATED ON
CABINET D, SLIDE 170D, P.R.B.C.T.
- EN#-5
PREVIOUSLY DEDICATED ON
CABINET D, SLIDE 170D, P.R.B.C.T.

MCDONALD'S REAL ESTATE COMPANY D/B/A (DELAWARE) MCDONALD'S REAL ESTATE COMPANY, A DELAWARE CORPORATION
INSTRUMENT NUMBER 2012-53501
R.P.R.B.C.T.

LOT 1, BLOCK 1
GILMORE ADDITION
CABINET D, SLIDE 326C
P.R.B.C.T.

**LOT 1, BLOCK 1
SS LOOP WEST ADDITION
REPLAT No. 1
1.354 ACRE**

WEST STAN SCHLUETER LOOP
(ALSO KNOWN AS FM 3470)
VARIABLE WIDTH RIGHT OF WAY
ASPHALT PAVEMENT

LEGEND OF ABBREVIATIONS

US S/Ft	United States Survey Feet
TxCS, 83, CZ	Texas Coordinate System of 1983, Central Zone
NAVD'88	North American Vertical Datum of 1988
P.R.B.C.T.	Plat Records of Bell County, Texas
O.P.R.B.C.T.	Official Public Records of Bell County, Texas
D.R.B.C.T.	Deed Records of Bell County, Texas
POB	Point of Beginning
POC	Point of Commencing
C.K.G.M.	Approximate location of utility per City of Killeen GIS Maps
B.T.P.	By this plat

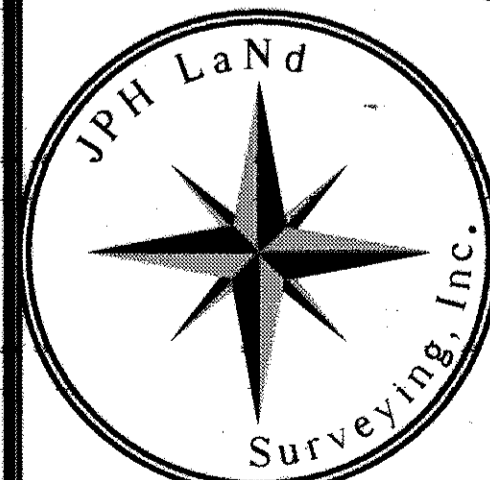
MONUMENTS / DATUMS / BEARING BASIS

- CRS ○ 1/2" rebar stamped "JPH Land Surveying" set
- MNS ○ Mag nail & washer stamped "JPH Land Surveying" set
- Monuments are found if not marked MNS or CRS
- TBM ◆ Site benchmark (see vicinity map for general location)

Coordinate values, if shown, are US S/Ft./TxCS, 83, CZ
Elevations, if shown, are NAVD'88
Bearings are based on grid north (TxCS, 83, CZ)

Owner/Developer
Vaquero Killeen Partners, L.P.
3211 West 4th Street
Fort Worth, TX 76107

JPH Job No.
2015-022.022
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Telephone (512) 778-5688 www.jphlandsurveying.com
TBPLS Firm #10019500 #10194073 #10193867
Dallas - Fort Worth | Austin | Abilene



Surveyor's Notes:

1. **Benchmarks:** Elevations are based on NAVD 1988 per GPS observations using the Texas RTK Network. Benchmark #1 is a set mag nail and washer stamped "JPH LAND SURVEYING" located ±580' easterly from the intersection of West Stan Schlueter Loop and US Hwy 195 (South Fort Hood Street) and ±120' northerly of the physical centerline of West Stan Schlueter Loop near the corner of a concrete parking area for a McDonald's restaurant. Elevation = 982.62'. Benchmark #2 is a set mag nail and washer stamped "JPH LAND SURVEYING" located ±220' northerly of the physical centerline of West Stan Schlueter Loop and ±250' westerly from the intersection of West Stan Schlueter and Deloris Drive. Elevation = 976.36'.
2. **FEMA Notes:** The subject property surveyed hereon, lies within OTHER AREAS - Zone X (unshaded) - areas determined to be outside the 0.2% annual chance flood plain, as shown on the National Flood Insurance Program's Flood Insurance Rate Map (FIRM) for Bell County, Texas and Incorporated Areas, Map Number 48027C060E, Revised Date: September 26, 2008 as published by the Federal Emergency Management Agency (FEMA).

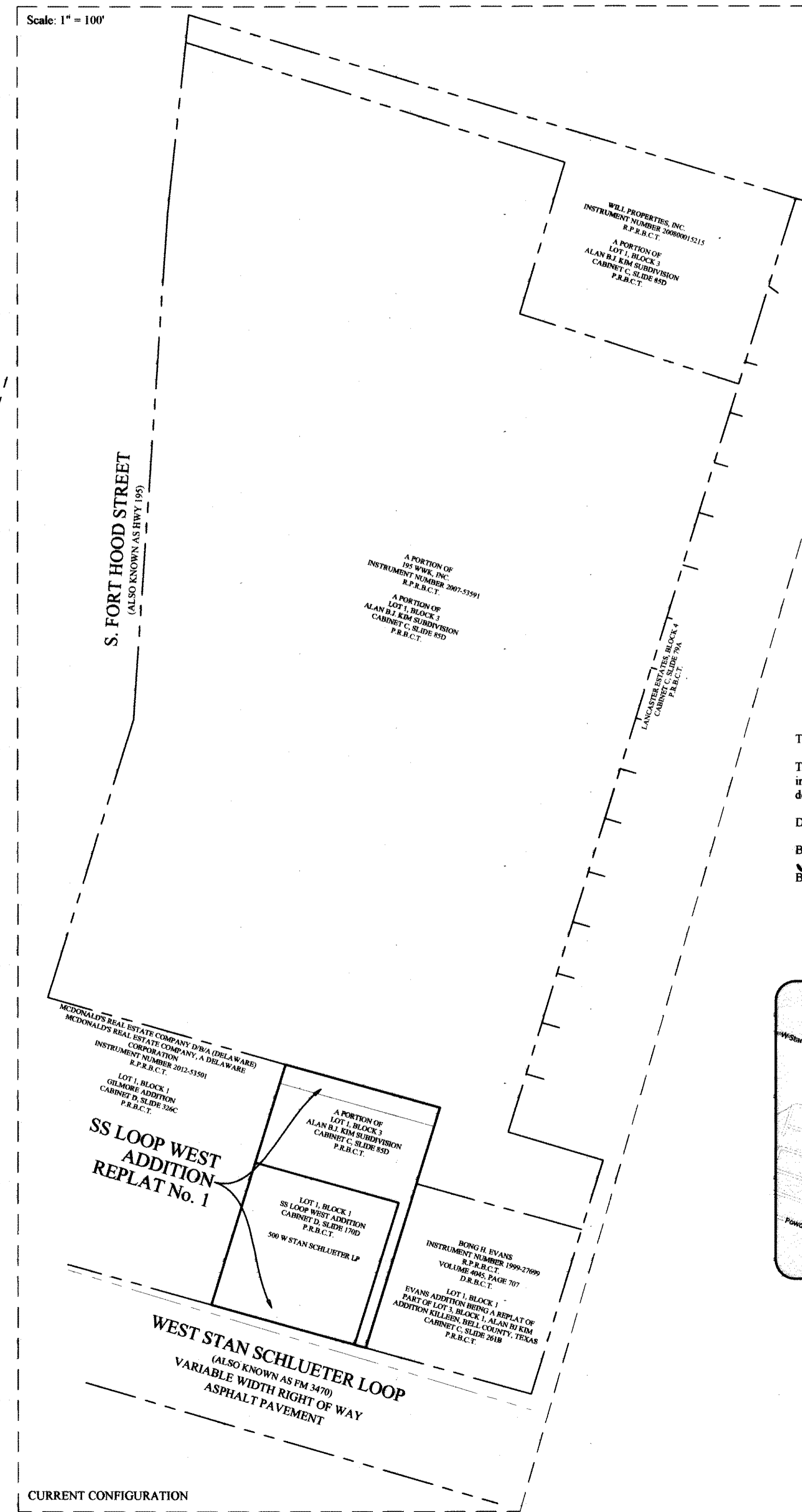
KNOW ALL MEN BY THESE PRESENTS, that *W.A. Landreth*, being Manager of VAQUERO VENTURES MANAGEMENT, L.L.C., a General Partner of VAQUERO KILLEEN PARTNERS, L.P., whose address is 3211 West Fourth Street, Fort Worth, Texas 76107, being the sole owner of that certain 1.354 acre tract of land in Bell County, Texas, being all of Lot 1, Block 1, SS Loop West Addition and part of Lot 1, Block 3, Alan B. J. Kim Subdivision, which is more fully described the dedication of *SS LOOP WEST ADDITION REPLAT No. 1*, as shown by the plat hereof, attached hereto, and made a part hereon, and approved by the City of Killeen, Bell County, Texas, does hereby adopt said *SS LOOP WEST ADDITION REPLAT No. 1* 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, Bell County, Texas. The drainage and utility easement(s) 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 9 day of August, 2016

VAQUERO KILLEEN PARTNERS, L.P.

By: Vaquero Ventures Management, LLC, General Partner

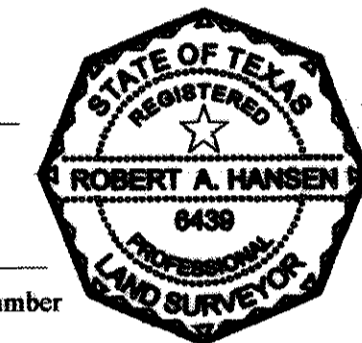
By: *W.A. Landreth*, Manager
W.A. Landreth



KNOW ALL MEN BY THESE PRESENTS:

That I, Robert A. Hansen, 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.

Signature: *Robert A. Hansen*
Registered Professional Land Surveyor Number: 6439



Approved this 1st day of August, 2016, by the Planning and Zoning Commission of the City of Killeen, Texas.

Chairman, Planning and Zoning Commission: *John F. Smith*
Secretary, Planning and Zoning Commission: *Manuela Rodriguez*

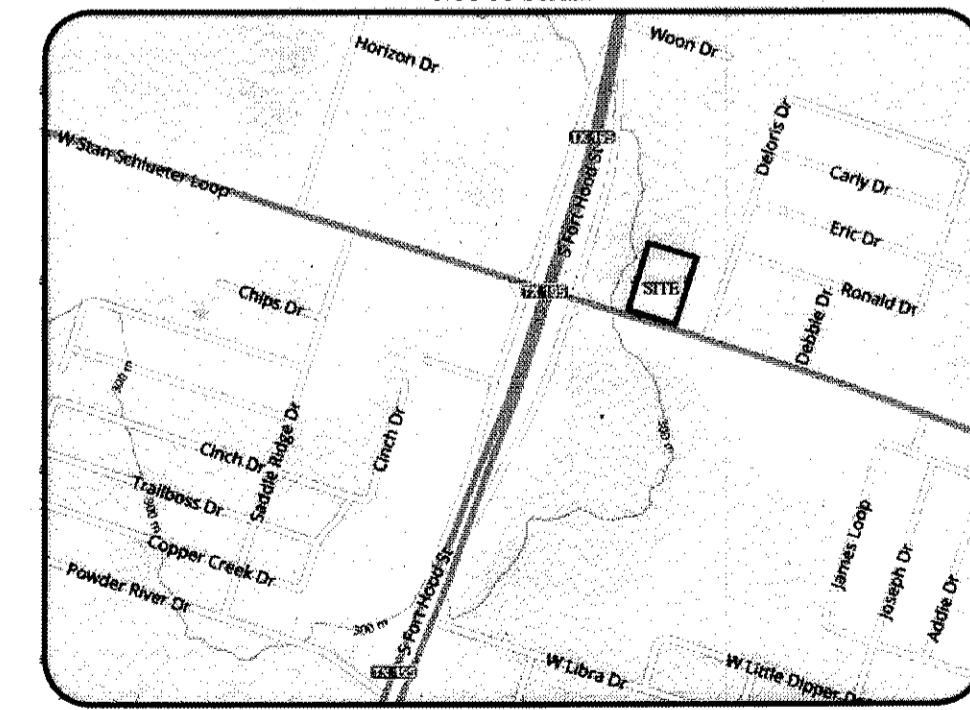
TAX CERTIFICATE

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 12th day of August, 2016 A.D.

BELL COUNTY TAX APPRAISAL DISTRICT
By: *Melissa Rodriguez*

VICINITY MAP
NOT TO SCALE



**SS LOOP WEST ADDITION
REPLAT No. 1**

1.354 ACRE
BEING A REPLAT OF LOT 1, BLOCK 1
SS LOOP WEST ADDITION
&
A PORTION OF LOT 1, BLOCK 3
ALAN B.J. KIM SUBDIVISION

SITUATED IN
AZRA WEBB SURVEY
ABSTRACT NO. 857
KILLEEN
BELL COUNTY, TEXAS

FILED FOR RECORD this 19th day of August, 2016 A.D.
Year 2016, Number 97, Plat Records of Bell County, Texas.
Dedication Instrument in Instrument No. 2016-000324-516, Official Records of Bell County, Texas.