

NOTE: EASEMENT 1 AND EASEMENT 2 ARE TO BE ABANDONED BY THIS PLAT.

LINE	LENGTH	BEARING
L1	28.17	N 89°22'01" W
L2	63.00	S 89°30'00" E
L3	13.50	N 89°30'01" E
L4	31.40	S 89°30'01" E
L5	64.53	N 89°30'01" E

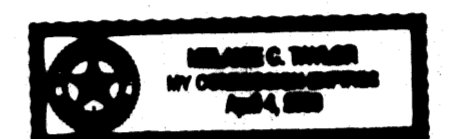
KNOW ALL MEN BY THESE PRESENTS, that TC KILLEN MP, LP, whose address is 301 Congress Ave. Ste 1300, Austin, Texas 78701, being the sole owner of that certain 19.487 acre tract of land in Bell County, Texas, part of the W. H. Cole Survey, Abstract No. 150, which is more fully described in the definition of TC KILLEN MP ADDITION, BEING A REPLAT OF PART OF LOT 1, BLOCK 1, FOX CREEK COMMERCIAL SUBDIVISION, PHASE THREE AND A REPLAT OF PART OF LOT 1, BLOCK 1, McCOY ADDITION as shown by the plat hereto, attached hereto, and made a part hereof, and approved by the City Council of the City of Killen, Bell County, Texas, and TC KILLEN MP, LP, does hereby adopt said TC KILLEN MP ADDITION, BEING A REPLAT OF PART OF LOT 1, BLOCK 1, FOX CREEK COMMERCIAL SUBDIVISION, PHASE THREE AND A REPLAT OF PART OF LOT 1, BLOCK 1, McCOY ADDITION as an addition to the City of Killen, 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 Killen. 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.

For: TC Killen, MP, LP  
By: Trammell Crow Central Texas Development, Inc.  
A Delaware Corporation its General Partner

*James H. Matlock*  
James H. Matlock, Treasurer

STATE OF TEXAS  
COUNTY OF TRAVIS

This instrument was acknowledged before me on the 14th day of November, 2000, by James H. Matlock, Treasurer



*Melanic C. Taylor*  
NOTARY PUBLIC STATE OF TEXAS

APPROVED this 14th day of November, 2000 A.D., by the Planning and Zoning Commission of the City of Killen, Bell County, Texas.

*James H. Matlock*  
CHAIRMAN, PLANNING COMMISSION

*Pamela Smith*  
SECRETARY, PLANNING COMMISSION

APPROVED this 5th day of December, 2000 A.D., by the City Council of the City of Killen, Bell County, Texas.

*Marion Jones*  
MAYOR, CITY OF KILLEN



*James H. Matlock*  
ATTORNEY CITY SECRETARY

FILED FOR RECORD this 14th day of December, 2000 A.D., in Cabinet C, Slide 280-C, Plat Records of Bell County, Texas. Volume 4309, Page 205

KNOW ALL MEN BY THESE PRESENTS,

That I, Gale E. Mitchell, Registered Professional Land Surveyor, does hereby certify that I did prepare this plat from an actual and accurate survey of the land, that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Killen, Texas, and this subdivision is within the City Limits of Killen, Texas.



*Gale E. Mitchell*  
Gale E. Mitchell  
Registered Professional  
Land Surveyor, No. 1602

Abstract Statement #1

FIELD NOTES to abstract a portion of an existing 36.0 foot wide utility easement, in Bell County, Texas, part of the Robert Cunningham Survey, Abstract No. 150, and the easement hereto described being a part of an easement being shown in Volume 4103, Page 34, Official Public Records of Bell County, Texas and said easement to be abandoned being located on Lot 1, Block 1, Fox Creek Commercial, Phase Three, an addition to the City of Killen, Bell County, Texas, being of record in Cabinet C, Slide 158-A, Plat Records of Bell County, Texas.

BEGINNING at a point which bears S. 51°11'40"W., 71.75 feet from the southeast corner of said Lot 1, for the southeast corner of this.

THENCE S. 67°25'04"E., 13.90 feet to a point, for the east corner of this.

THENCE S. 69°34'30"W., 369.18 feet to a point and S. 69°32'41"W., 304.14 feet to a point, for the south corner of this.

THENCE N. 11°21'13"W., 10.23 feet to a point, for the west corner of this.

THENCE N. 69°22'41"E., 302.00 feet to a point and N. 69°34'30"E., 359.53 feet to the PLACE OF BEGINNING containing 0.153 acre, or 6675.99 square feet.

The bearings for the above described easement are based upon the north line of Lot 1, Block 1, of Fox Creek Commercial, Phase Three, being of record in Cabinet C, Slide 158-A, Plat Records of Bell County, Texas.

Abstract Statement #2

BEGINNING at a point which bears S. 24°27'25"W., 152.83 feet from the southeast corner of said Lot 1, for a corner of this.

THENCE S. 16°26'15"W., 10.00 feet to a point, for the east corner of this.

THENCE N. 73°03'45"W., 8.09 feet to a point, for a corner of this and a curve to the right.

THENCE with said curve, on an arc distance of 69.78, having a radius of 505.00 feet, and a long chord which bears N. 69°06'15"W., 69.72 feet to a point, for a corner of this.

THENCE N. 65°08'44"W., 297.47 feet to a point, for a corner of this.

THENCE S. 24°51'41"W., 225.90 feet to a point, for the south corner of this.

THENCE N. 65°08'15"W., 10.00 feet to a point, for a corner of this.

THENCE N. 24°51'41"E., 225.90 feet to a point, for a corner of this.

THENCE N. 65°08'44"W., 227.81 feet to a point and N. 65°08'15"W., 467.50 feet to a point, for a corner of this.

THENCE N. 30°00'15"W., 31.35 feet to a point, for the west corner of this.

THENCE N. 47°21'44"E., 10.82 feet to a point, for the north corner of this.

THENCE S. 20°00'15"E., 31.35 feet to a point, S. 69°08'15"E., 464.40 feet to a point, and S. 65°08'44"E., 444.24 feet to a point, for a corner of this and a curve to the left.

THENCE with said curve, on an arc distance of 68.40 feet, having a radius of 495.00 feet and a long chord which bears S. 69°04'15"E., 68.34 feet to a point, for a corner of this.

THENCE S. 73°03'45"E., 8.09 feet to the PLACE OF BEGINNING containing 0.266 acre or 12,448.79 square feet.

The bearings for the above described easement to be abandoned are based upon the north line of Lot 1, Block 1, Fox Creek Commercial, Phase Three, being of record in Cabinet C, Slide 158-A, Plat Records of Bell County, Texas.

The Bell County Tax Appraisal District, the taxing authority for all utilities 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 11 day of December, A.D. 2000

BELL COUNTY TAX APPRAISAL DISTRICT  
*William J. Smith*

NO.	DATE	REVISIONS
1	11/14/00	ADDED TO USE

TC KILLEN MP ADDITION  
 BEING A REPLAT OF PART OF LOT 1, BLOCK 1,  
 FOX CREEK COMMERCIAL SUBDIVISION, PHASE THREE AND  
 A REPLAT OF PART OF LOT 1, BLOCK 1 McCOY ADDITION  
 KILLEN, BELL COUNTY, TEXAS

**MITCHELL & ASSOCIATES, INC.**  
ENGINEERING & SURVEYING  
102 N. COLLEGE, KILLEN, TEXAS (254) 634-5541

DWG NO: 14006-D  
DGN BY: M & A  
CHK BY: M & A  
SCALE: 1"=100'  
DATE: OCT. 2000  
AREA: 19.487 ACRES