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THE HIGHLANDS AT SAEGERT RANCH PHASE I KILLEEN, BELL COUNTY, TEXAS

FIELD NOTES for a 62.29-Acre tract of land in the City of Killeen, Bell County, Texas, being part of the Robert Cunningham Survey, Abstract No. 199, and being part of a 130.229-Acre tract of land described in Deed to W&B Development, recorded in Volume 4685, Page 698, Official Public Records of Real Property, Bell County, Texas, and part of a 110.891-Acre tract of land described in Deed to Weldon L. and Nancy M. Whitis, and Bruce and Sara Gael Whitis, recorded in Volume 4111, Page 675, Official Public Records of Real Property, Bell County, Texas.

BEGINNING at a 1/2-inch iron rod found for the Northeast corner of a 23.571-Acre tract of land described in Deed to Boyd and Connie Emmons, recorded in Volume 3844, Page 723, Official Public Records of Real Property, Bell County, Texas, being a Southeast corner of said 130.229-Acre tract;

THENCE, South 73° 30' 48" West, 1178.18 feet along the South line of said 130.229-Acre tract, and the North line of said 23.571-Acre tract, to a 3/8-inch iron rod found for the Northwest corner of said 23.571-Acre tract;

THENCE, North 63° 05' 29" West, 33.82 feet to a 3/8-inch iron rod set for an ell corner of the herein described tract;

THENCE, South 86° 54' 31" West, 1055.70 feet along the South line of the herein described tract to a 3/8-inch iron rod set for an ell corner of the herein described tract, on the proposed East line of the extension of W.S. Young Drive;

THENCE, South 88° 43' 06" West, 90.00 feet on the proposed west line of W. S. Young Drive, for the southwest corner of the herein tract;

THENCE, with and along the arc of a curve to the right for said proposed West line of the extension of W.S. Young Drive, with a radius of 1295.00 feet, a central angle of 37° 29' 24", a long chord which bears North 17° 23' 18" East, 829.10 feet, and an arc distance of 843.96 feet to a 3/8-inch iron rod set for a point of tangency;

THENCE, North 36° 03' 29" East, 712.56 feet along said proposed West line of W.S. Young Drive to a 3/8-inch iron rod set for an ell corner of the herein described tract;

THENCE, South 53° 56' 31" East, 90.00 feet to a 3/8-inch iron rod set for an ell corner of the herein described tract;

THENCE, North 36° 03' 29" East, 327.74 feet to a 3/8-inch iron rod set for an angle point of the herein described tract;

THENCE, North 70° 17' 53" East, 833.91 feet to a 3/8-inch iron rod set for an ell corner of the herein described tract;

THENCE, North 19° 23' 12" West, 187.61 feet to a 3/8-inch iron rod set for an angle point of the herein described tract;

THENCE, North 19° 20' 07" West, 447.31 feet to a 3/8-inch iron rod set for the most northerly northwest corner of the herein described tract on the South line of W. S. Young Drive, (90.00 foot Right-of-Way);

THENCE, with and along the arc of a curve to the left for the South line of said W.S. Young Drive, with a radius of 1295.00 feet, a central angle of 01° 25' 28", a long chord which bears North 18° 49' 17" East, 32.20 feet, and an arc distance of 32.20 feet to a 3/8-inch iron rod set for a point of tangency;

THENCE, North 18° 06' 33" East, 8.08 feet along the South line of said W.S. Young Drive, to a 3/8-inch iron rod found for corner on the West line of a tract of land described in Deed to Joseph C. and Melaine A. Alsop, recorded in Volume 3541, Page 763, Official Public Records of Real Property, Bell County;

THENCE, South 19° 34' 52" East, 14.19 feet along the West line of said Alsop tract to a 3/8-inch iron rod found for the Southwest corner of said Alsop tract, at the Northwest corner of a tract of land described in Deed to Michael Peter and Debra Marie Atanin, recorded in Volume 2624, Page 524, Official Public Records of Real Property, Bell County;

THENCE, South 19° 20' 07" East, 458.50 feet along the West line of said Atanin tract, and the West line of a tract described in Deed to Akio Sawaya Nagai, recorded in Volume 2021, Page 165, Real Property records of Bell County, to a 3/8-inch iron rod found for the Southwest corner of said Nagai tract, at the Northwest corner of a tract described in Deed to Vivian E. Henderson, recorded in Volume 2468, Page 131, Real Property Records of Bell County;

THENCE, South 19° 23' 12" East, 255.95 feet along the West line of said Henderson tract to a 3/8-inch iron rod found for angle point in the East line of Henderson Subdivision, and Addition to Bell County recorded in Cabinet C, Slide 48-A, Bell County Plat Records;

THENCE, South 20° 11' 54" East, 121.58 along the West line of said Henderson Subdivision, to a 3/8-inch iron rod found for the Southwest corner of said Henderson Subdivision, being the Northwest corner of a tract described in Deed to James A. Fisher, recorded in Volume 1504, Page 649, Deed Records of Bell County;

THENCE, South 19° 28' 22" East, 548.02 feet along the West line of said Fisher tract, and the West line of a tract conveyed to James A. Fisher by Deed recorded in Volume 1504, Page 649, Deed Records of Bell County, and the West line of a tract conveyed to James A. Fisher by Deed recorded in Volume 1002, Page 800, Deed Records of Bell County, to a 3/8-inch iron rod found for the Southwest corner of said Fisher tract, (1504/649), and the Northeast corner of a tract conveyed to Cox Hoppensberger, recorded in Volume 2410, Page 211, Deed Records of Bell County;

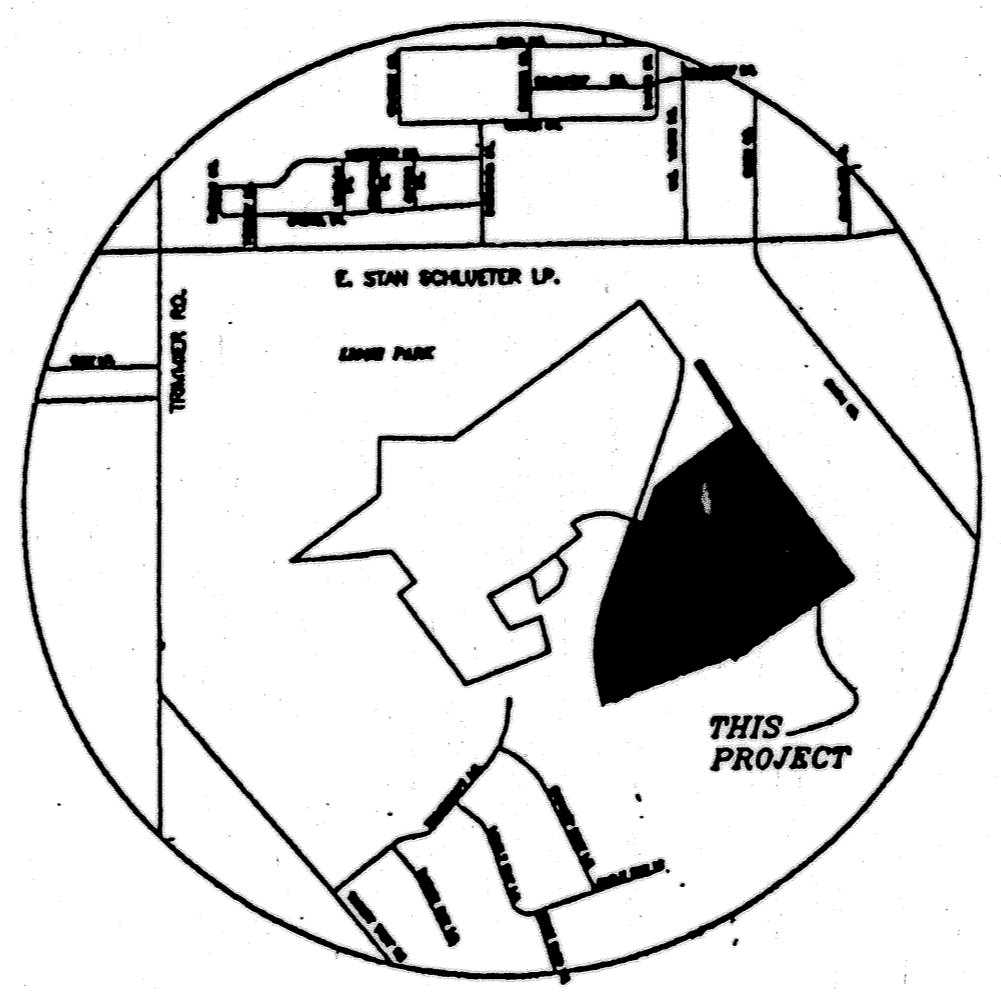
THENCE, South 28° 09' 39" East, 229.35 feet along the West line of said Hoppensberger tract to a 3/8-inch iron rod found for the Southwest corner of said Hoppensberger tract, being the Northwest corner of a 2.494-Acre tract described in Deed to Orino L. Trinidad, recorded in Volume 2319, Page 179, Deed Records of Bell County;

THENCE, South 28° 03' 43" East, 114.47 feet along the West line of said Trinidad tract to a 3/8-inch iron rod found for the Southwest corner of said Trinidad tract, being the Northwest corner of a 2.493-Acre tract described in Deed to Terry P. Valentin, recorded in Volume 2427, Page 45, Bell County Deed Records;

THENCE, South 19° 53' 12" East, 114.89 feet along the West line of said Valentin tract to a 3/8-inch iron rod found for the Southwest corner of said Trinidad tract, and the Northwest corner of a 9.983-Acre tract described in Deed to Kamal Wahed, recorded in Volume 1358, Page 529, Deed Records of Bell County;

THENCE, South 19° 24' 42" East, 411.92 feet along the West line of said Wahed tract to the POINT OF BEGINNING, CONTAINING 62.29-Acres of land.

FIELD NOTES prepared by Mitchell and Associates, Inc., from field survey completed August 7, 2002. Courses shown match recorded calls in Deed to W&B Development. All rods set are capped with a yellow plastic cap stamped "MRASSOC,KILLEEN".



VICINITY MAP
N.T.S.

M & A
MITCHELL & ASSOCIATES INC.
102 N. COLLEGE STREET
(254) 634-5541
KILLEEN, TEXAS

KNOW ALL MEN BY THESE PRESENTS, that W & B Development, Ltd., whose address is 3000 Illinois Ave., Ste. 100 Killeen, Texas 76543, being the sole owner of that certain 62.29 acres tract of land in Bell County, Texas, part of the Robert Cunningham Survey, Abstract No. 199 which is more fully described in the dedication of THE HIGHLANDS AT SAEGERT RANCH, PHASE I as shown by the plat hereof, attached hereto, and made a part hereof, and approved by the City Council of the City of Killeen, Bell County, Texas, and W & B Development, Ltd., does hereby adopt said THE HIGHLANDS AT SAEGERT RANCH, PHASE I, 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. 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 W & B Development, Ltd.

Bruce Whitis, Secretary/Treasurer

This instrument was acknowledged before me on this 7th day of October, 2002, A.D. by Bruce Whitis as Secretary/Treasurer for W & B Development, Ltd.

STATE OF TEXAS
COUNTY OF BELL

This instrument was acknowledged before me on the 7th day of October, 2002.



Heather Ferrell
NOTARY PUBLIC STATE OF TEXAS

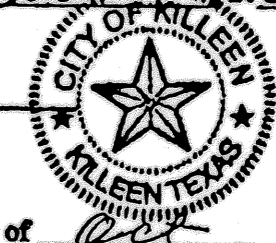
APPROVED this 9th day of September, 2002, A.D., by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas.

Paul C. [Signature]
CHAIRMAN, PLANNING COMMISSION

Janita Smith
SECRETARY, PLANNING COMMISSION

APPROVED this 10th day of October, 2002, A.D., by the City Council of the City of Killeen, Bell County, Texas.

Marion [Signature]
MAYOR, CITY OF KILLEEN



Paul [Signature]
ATTEST: CITY SECRETARY

FILED FOR RECORD this 9th day of October, 2002, A.D., in Cabinet C, Slide 38-A, B, C Plat Records of Bell County, Texas.

KNOW ALL MEN BY THESE PRESENTS,
That I, Mike W. Krieger, 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 Killeen, Texas, and this subdivision is within the City Limits of Killeen, Texas.



Mike W. Krieger
Registered Professional Land Surveyor, No. 4330

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 16th day of October, A. D. 2002

BELL COUNTY TAX APPRAISAL DISTRICT
BY: *[Signature]*

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Dedication Vol 4826 p. no 283