

**WAL-MART KILLEEN EAST ADDITION AMENDED, LOT 3A AND LOT 4A, BLOCK 1,
BEING A REPLAT OF LOT 3 AND LOT 4, BLOCK 1, WAL-MART KILLEEN EAST ADDITION AMENDED
CITY OF KILLEEN, BELL COUNTY, TEXAS**

STATE OF TEXAS
COUNTY OF BELL

WHEREAS, KILLEEN WLW, LTD. HEREINAFTER CALLED OWNER (WHETHER ONE OR MORE), IS THE OWNER OF A CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS LOT 3 AND LOT 4, BLOCK 1 OF WAL-MART KILLEEN EAST ADDITION AMENDED, AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS.

OWNER DOES HEREBY WAIVE, RELEASE, REMISE, QUIT CLAIM AND FOREVER HOLD HARMLESS THE CITY OF KILLEEN, TEXAS A MUNICIPAL CORPORATION, HEREINAFTER CALLED CITY, FROM ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND THAT OWNER MAY NOW HAVE OR MAY HEREAFTER HAVE IN THE FUTURE BY REASON OF THE PASSAGE OF ALL AIRCRAFT (AIRCRAFT BEING DEFINED FOR THE PURPOSE OF THIS DESIGN FOR NAVIGATION OF OR FLIGHT IN THE AIR) BY WHOMSOEVER OWNED AND OPERATED IN THE AIR SPACE ABOVE OWNERS PROPERTY, SUCH RELEASE SHALL INCLUDE, BUT NOT LIMITED TO, ANY DAMAGES TO OWNERS DESCRIBED PROPERTY, SUCH AS NOISE, VIBRATION, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT OR TAKING OFF FROM, OR OPERATING AT ANY MUNICIPAL OR MILITARY AIRPORT WITHIN OR ADJACENT TO THE CITY, WHETHER SUCH OWNER DOES HEREBY FULLY REMISE, AND RELEASE ANY RIGHT OR CAUSE OF ACTION WHICH IT MAY NOW HAVE OR WHICH IT MAY IN THE FUTURE HAVE AGAINST THE CITY, WHETHER SUCH CLAIMS BE FOR INJURY TO PERSON OR DAMAGE TO PROPERTY DUE TO NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL THE OTHER EFFECTS THAT MAY BE CAUSED OR MAY HAVE BEEN CAUSED BY THE OPERATION AND/OR MAINTENANCE OF AIRCRAFT OR AIRCRAFT ENGINE AT OR ON SAID AIRPORTS.

IT IS AGREED THAT THIS RELEASE SHALL BE BINDING UPON OWNER, HIS SUCCESSORS, HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, IN INTEREST WITH IN LOT 3 AND LOT 4, BLOCK 1 OF WAL-MART KILLEEN EAST ADDITION AMENDED, AN ADDITION TO THE CITY OF KILLEEN, TEXAS, AND IT IS FURTHER AGREED THAT THIS INSTRUMENT SHALL BE COVENANT RUNNING WITH THE LAND, AND SHALL BE RECORDED IN THE DEED RECORDS OF BELL COUNTY, TEXAS.

EXECUTED THIS 28 DAY OF NOVEMBER, 2023

BY KILLEEN WLW, LTD, A TEXAS LIMITED PARTNERSHIP

David Ford
SIGNATURE
PRINTED NAME: DAVID FORD

STATE OF TEXAS
COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS, THAT KILLEEN WLW, LTD., WHOSE ADDRESS IS 1520 OLIVER, HOUSTON, TEXAS 77007, BEING THE OWNERS OF 1.992 ACRES OF LAND LOCATED IN THE R. CUNNINGHAM SURVEY NUMBER 74, ABSTRACT NUMBER 199, CITY OF KILLEEN, BELL COUNTY, TEXAS, AND BEING ALL OF LOT 3 AND LOT 4, BLOCK 1 OF WAL-MART KILLEEN EAST ADDITION AMENDED, AS SHOWN BY THE PLAT THEREOF RECORDED UNDER CABINET 2016, SLIDE 16-A&B OF THE BELL COUNTY PLAT RECORDS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF WAL-MART KILLEEN EAST ADDITION AMENDED, LOT 3A AND LOT 4A, BLOCK 1, BEING A REPLAT OF LOT 3 AND LOT 4, BLOCK 1, WAL-MART KILLEEN EAST ADDITION AMENDED, AS SHOWN BY THE PLAT HEREOF, ATTACHED HERETO, AND MAKE A PART HEREOF, AND APPROVED BY THE CITY OF KILLEEN, BELL COUNTY, TEXAS, DOES HEREBY ADOPT WAL-MART KILLEEN EAST ADDITION AMENDED, LOT 3A AND LOT 4A, BLOCK 1, BEING A REPLAT OF LOT 3 AND LOT 4, BLOCK 1, WAL-MART KILLEEN EAST ADDITION AMENDED, AS AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS AND HEREBY DEDICATES TO THE PUBLIC 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 AND DRAINAGE EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO SAID CITY FOR THE INSTALLATION AND MAINTENANCE OF ANY AND ALL PUBLIC UTILITIES AND DRAINAGE UTILITIES, WHICH THE CITY MAY INSTALL OR PERMIT TO BE INSTALLED OR MAINTAINED.

EXECUTED THIS 28 DAY OF NOVEMBER, A.D., 2023

BY KILLEEN WLW, LTD, A TEXAS LIMITED PARTNERSHIP

David Ford
SIGNATURE
PRINTED NAME: DAVID FORD

STATE OF TEXAS
COUNTY OF Harris

BEFORE ME THE UNDERSIGNED AUTHORITY OF A NOTARY PUBLIC IN AND FOR THE COUNTY OF HARRIS AND THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED DAVID FORD KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 13 DAY OF November, 2023

Phalyca Kong
NOTARY PUBLIC, STATE OF TEXAS
PHALYCA KONG
My Notary ID # 128677481
Expires July 8, 2026

APPROVED THIS 13 DAY OF November, 2023, BY THE PLANNING DIRECTOR OF THE CITY OF KILLEEN, TEXAS

Walter Jensen
PLANNING DIRECTOR

John Smith
PLANNING ASSISTANT

METES & BOUNDS DESCRIPTION
BEING A 1.992 ACRE TRACT OF LAND LOCATED IN THE R. CUNNINGHAM SURVEY NUMBER 74, ABSTRACT NUMBER 199, BELL COUNTY, TEXAS, AND BEING ALL OF LOT 3 AND LOT 4, BLOCK 1 OF WAL-MART KILLEEN EAST ADDITION AMENDED, AS SHOWN BY THE PLAT THEREOF RECORDED UNDER CABINET 2016, SLIDE 16-A&B OF THE BELL COUNTY PLAT RECORDS; SAID 1.992 ACRE TRACT BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH "MCS 6714" CAP, SET FOR THE SOUTHWEST CORNER OF SAID LOT 3, SAME BEING THE MOST SOUTHERLY SOUTHWEST CORNER OF LOT 2, BLOCK 1 OF SAID PLAT, AND SAME BEING IN THE NORTH RIGHT OF WAY LINE OF EAST STAN SCHLUETER LOOP (FARM TO MARKET 3470), A VARIABLE WIDTH RIGHT OF WAY ACCORDING TO SAID PLAT;

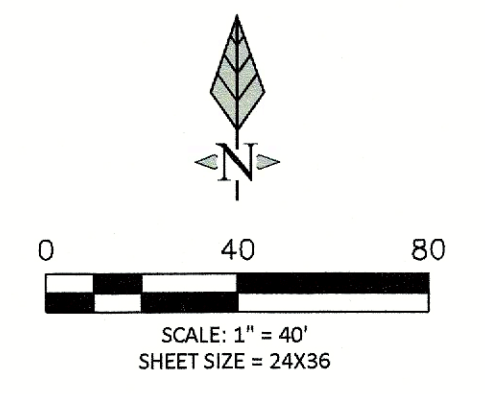
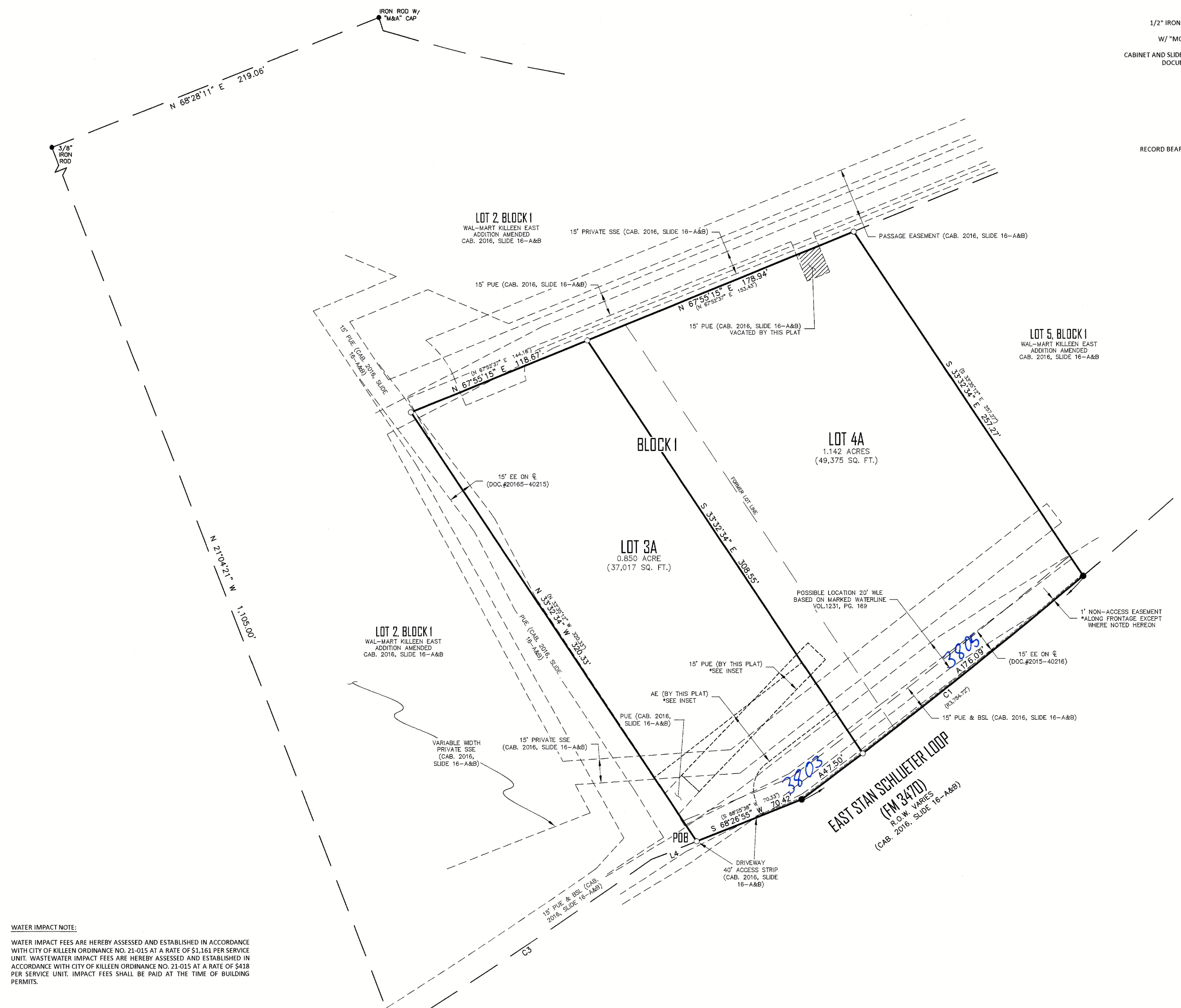
THENCE, WITH THE COMMON LOT LINES OF SAID LOT 3 AND SAID LOT 2, AND THEN CONTINUING WITH THE COMMON LINES OF SAID LOT 4 AND SAID 2, AND FINALLY THEN CONTINUING WITH THE COMMON LINE OF SAID LOT 4 AND LOT 5, BLOCK 1 OF SAID PLAT, THE FOLLOWING COURSES AND DISTANCES:

- N 33°32'34" W, 320.33 FEET TO A 1/2 INCH IRON ROD WITH "MCS 6714" CAP, SET,
- N 67°55'15" E, 118.67 FEET TO A 1/2 INCH IRON ROD WITH "MCS 6714" CAP, SET,
- N 67°55'15" E, 178.94 FEET TO A 1/2 INCH IRON ROD WITH "MCS 6714" CAP, SET,
- S 67°55'15" E, 257.27 FEET TO A 1/2 INCH IRON ROD, FOUND FOR COMMON SOUTH CORNER OF SAID LOT 4 AND LOT 5, SAME BEING IN THE NORTH RIGHT OF WAY LINE OF SAID EAST STAN SCHLUETER LOOP (FARM TO MARKET 3470), AND BEING A POINT IN A CURVE TO THE RIGHT,

THENCE, WITH THE COMMON LINES OF SAID LOT 4 AND SAID LOT 3 WITH THE NORTH RIGHT OF WAY LINE OF SAID EAST STAN SCHLUETER LOOP (FARM TO MARKET 3470), WITH SAID CURVE TO THE RIGHT, DEFINED BY A RADIUS OF 3,754.72 FEET, PASSING AT AN ARC LENGTH OF 176.09 FEET A 1/2 INCH IRON ROD WITH "MCS 6714" CAP, SET, AND CONTINUING FOR AN ADDITIONAL ARC LENGTH OF 47.50 FEET (OVERALL ARC LENGTH OF 223.59 FEET), AND AN OVERALL CHORD BEARING AND DISTANCE OF S 51°14'58" W, 223.56 FEET, TO A 1/2 INCH IRON ROD WITH "MCS 6714" CAP, SET;

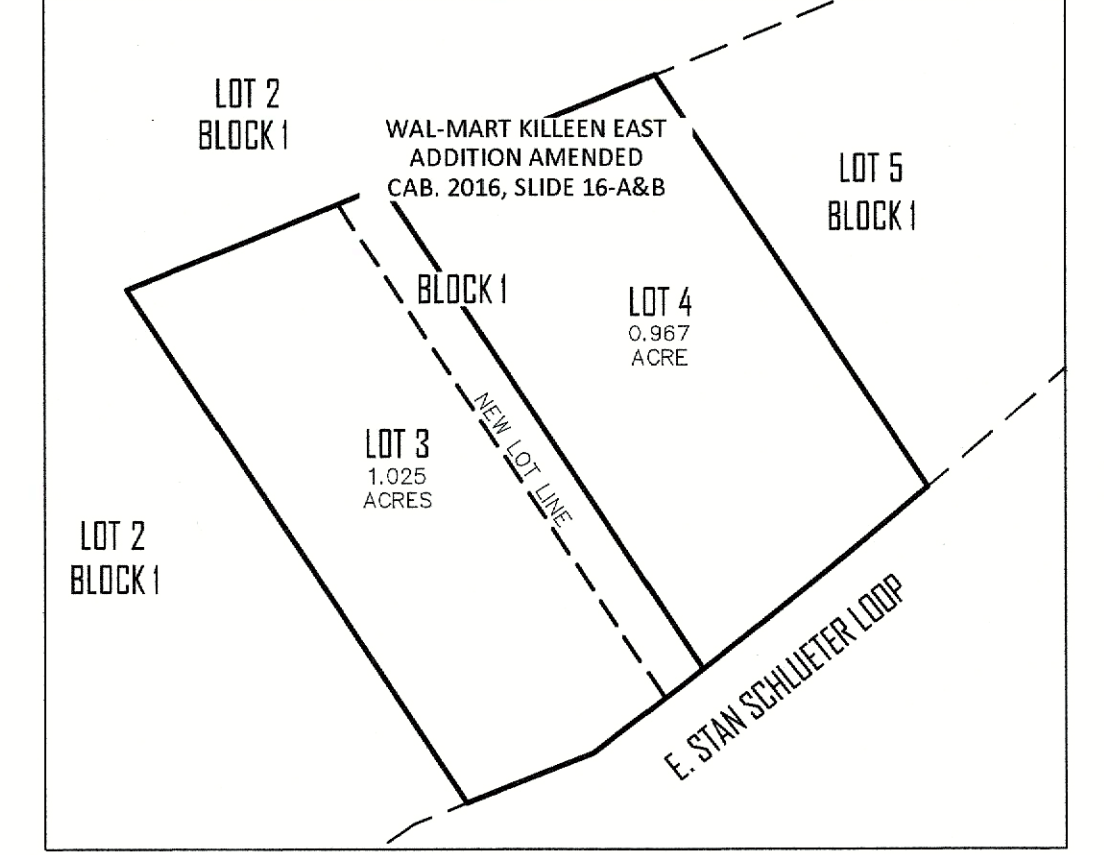
THENCE, S 68°26'55" W, CONTINUING WITH THE SOUTHWEST LINE OF LOT 3, SAME BEING THE NORTH RIGHT OF WAY LINE OF SAID EAST STAN SCHLUETER LOOP (FARM TO MARKET 3470), FOR A DISTANCE OF 70.42 FEET, BACK TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND, CONTAINING 1.992 ACRES, MORE OR LESS.

PARK DEVELOPMENT NOTE:
PARK DEVELOPMENT FEES ARE NOT REQUIRED IN ACCORDANCE WITH SEC. 26-329(B)(3).



LEGEND

- SUBJECT BOUNDARY
- ADJONER BOUNDARY
- BUILDING SETBACK LINE
- EASEMENT
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET
- W/ "MCS 6714" CAP (UNLESS NOTED)
- CALCULATED POINT
- CABINET AND SLIDE BELL COUNTY PLAT RECORDS
- DOCUMENT NUMBER BELL COUNTY
- OFFICIAL PUBLIC RECORDS
- VOLUME AND PAGE BELL COUNTY DEED RECORDS
- DRAINAGE EASEMENT
- ACCESS EASEMENT
- ELECTRIC EASEMENT
- PUBLIC UTILITY EASEMENT
- STORM SEWER EASEMENT
- BUILDING SETBACK LINE
- POINT OF BEGINNING
- RIGHT OF WAY
- RECORD BEARING & DISTANCE (BOUNDARY)



AREA BEING AMENDED
SCALE 1"=100'

THE AREA BEING AMENDED WAS PREVIOUSLY PLATTED AS LOT 4 AND LOT 3, BLOCK 1, OF WAL-MART KILLEEN EAST ADDITION AMENDED RECORDED IN CAB. 2016, SLIDE 16-A&B

SURVEYOR'S NOTES:

- PER THE ORIGINAL PLAT (CABINET 2016, SLIDE 16-A&B), THERE IS A 1 FOOT WIDE NON-ACCESS EASEMENT ALONG THE LOT 3 AND LOT 4 SOUTHWEST BOUNDARY LINE (STAN SCHLUETER LOOP NORTHWEST RIGHT OF WAY) EXCEPT WHERE NOTED NEXT TO THE SOUTHWEST CORNER OF LOT 3 (SHOWN HEREOF).

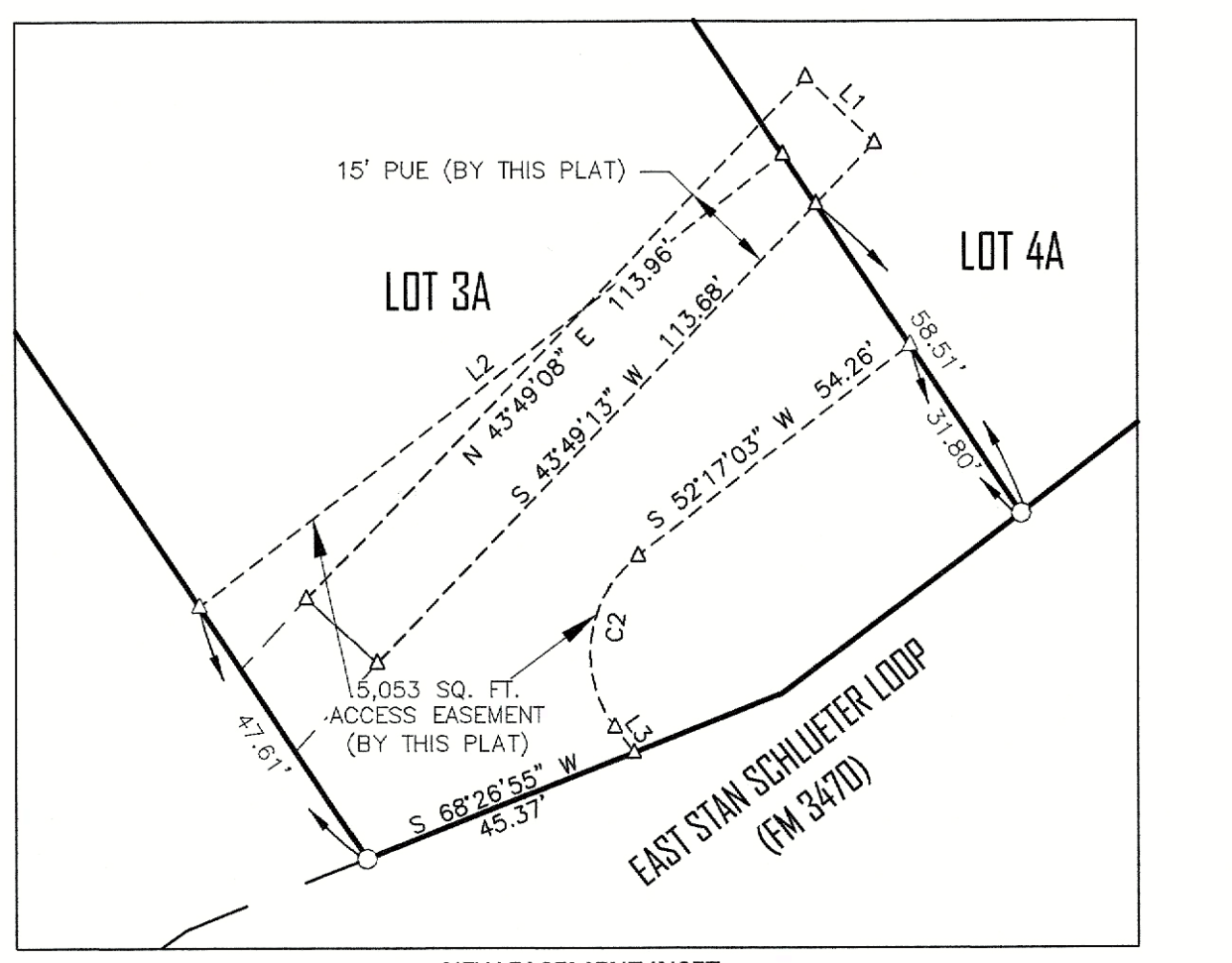
CONTROL NOTE:
BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM 1983 (NAD83), NAVD83, GEOD83. ALL COORDINATE VALUES AND DISTANCES SHOWN ARE GRID VALUES AND MAY BE CONVERTED TO GROUND BY MULTIPLYING BY A SURFACE ADJUSTMENT FACTOR OF 1.0005479. UNITS: US SURVEY FEET.

FLOODPLAIN NOTE:
PER FEMA, THIS PROPERTY IS LOCATED WITHIN UNSHADED ZONE "X", AS SHOWN ON F.I.S.M. PANEL NO. 480270208E, BELL COUNTY, TEXAS DATED 9/26/2008. PER FEMA, UNSHADED ZONE "X" IS A MINIMAL FLOOD HAZARD AREA, LOCATED OUTSIDE THE 1% ANNUAL CHANCE OF FLOOD.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. FLOOD ZONES AND FLOOD MAPPING ARE SUBJECT TO CHANGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

TAX CERTIFICATE
THE BELL COUNTY TAX APPRAISAL DISTRICT, THE TAXING AUTHORITY FOR ALL ENTRIES 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 07 DAY OF December, 2023, A.D.
BELL COUNTY TAX APPRAISAL DISTRICT
BY: *Renee Thurman*

FILED FOR RECORD THIS 13 DAY OF December, 2023
PLAT # 054651 PLAT RECORDS OF BELL COUNTY, TEXAS.
DEDICATION INSTRUMENT # 2023054651, OFFICIAL RECORDS BELL COUNTY, TEXAS



NEW EASEMENT INSET
SCALE 1"=30'

LINE TABLE

LINE	BEARING	AS SURVEYED	DISTANCE
L1	S 46°10'52" E		15.00'
L2	S 52°17'03" W		116.61'
L3	S 67°22'35" W		4.99'
L4	S 68°23'30" W		30.57'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	3,754.72'	223.59'	S 51°41'58" W	223.56'	3°24'43"
C2	19.50'	30.26'	S 07°49'40" W	27.31'	88°54'48"
C3	3,729.72'	191.79'	S 56°19'36" W	191.77'	2°56'47"

KNOW ALL MEN BY THESE PRESENTS:
THAT I, GARRETT CAVALUOLO, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND, MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THE CORNER MONUMENTS SHOWN HEREOF WERE PROPERLY PLACED OR FOUND. THIS PLAT WAS MADE IN ACCORDANCE WITH THE SUBDIVISION AND PROPERTY DEVELOPMENT REGULATIONS OF THE CITY OF KILLEEN, TEXAS.

Garrett Cavaluolo
GARRETT CAVALUOLO R.P.L.S. No. 6714
REGISTERED PROFESSIONAL LAND SURVEYOR

Inst # 2023054651