

**WAL-MART KILLEEN EAST ADDITION AMENDED, LOT 7, BLOCK 1,  
BEING A REPLAT OF A PORTION OF LOT 6, BLOCK 1, WAL-MART KILLEEN  
EAST ADDITION  
0.996 ACRES, CITY OF KILLEEN, BELL COUNTY, TEXAS**

**NOTE:**

Lot 7 shall be permitted to take access to the passage easement as allowed in Document No. 2015-00021617, Official Records, 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 **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 damage, of any kind that owner may now have or may hereinafter have in the future by reason of the passage of all aircraft (aircraft being defined for the purpose of this release as any machine that is designed for navigation or flight in the air by whomsoever owned and operated), in the air space above owner's property. Such release shall include, but not limited to, any damages to owner's 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 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 **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 11<sup>th</sup> day of September, a.D., 2017.

By Killeen WLW, Ltd, a Texas Limited Partnership  
by Killeen WLW Group, LLC, a Texas Limited Liability Company, it's General Partner

*Frank M.K. Liu*  
Frank M.K. Liu, Manager

**LEGAL DESCRIPTION:**

0.996 acres of land located in the R. Cunningham Survey No. 73, Abstract No. 158 and the R. Cunningham Survey No. 77, Abstract No. 199, City of Killeen, Bell County, Texas and being a portion of Lot 6, block 1, Wal-Mart Killeen East Addition Amended, according to the map or plat thereof recorded in Plat Year 2016, Plat No. 2016-16 A-B, Plat Records of Bell County, Texas, and being a portion of the certain tract conveyed to Killeen WLW, LTD, as recorded in Document No. 201600004357, Official Public Records of Bell County, Texas; said 0.996 acres being more particularly described as follows:

**COMMENCING**, at a found 3/8 inch iron rod, located on the northwesterly right of way line of Stan Schlueter Loop (Variable R.O.W.), and same being the common corner of said Lot 6 and that certain Lot 1, Block 1, Herring Commercial Addition, according to map or plat thereof recorded in Cabinet C, Slide 66-C, Plat Records of Bell County, Texas;

**THENCE**, along the common boundary line of said Lot 6 and northwesterly right of way line of Stan Schlueter Loop, the following courses:

South 42deg 53' 51" West, a distance of 25.87 feet, to a set 1/2 inch iron rod with "KHA" cap;  
Southwesterly, along the arc of a curve to the right having a radius of 3754.72 feet, a central angle of 1deg 38' 04", an arc length of 107.11 feet and a chord bearing: S 44deg 02' 25" W, 107.11 feet, to a set 1/2 inch iron rod with "KHA" cap, for the **POINT OF BEGINNING** of the herein described tract;

**THENCE**, Southwesterly, continuing along the common boundary line of said Lot 6 and northwesterly right of way line of Stan Schlueter Loop, and along the arc of a curve to the right having a radius of 3754.72 feet, a central angle of 1deg 37' 32", an arc length of 106.53 feet and a chord bearing: S 45deg 40' 13" W, 106.53 feet, to a set 1/2 inch iron rod with "KHA" cap marking in the intersection of northwesterly right of way line of Stan Schlueter Loop with the easterly right of way line of Oak Valley Drive (Variable R.O.W.);

**THENCE**, along the common boundary line of said Lot 6 and the easterly right of way line of Oak Valley Drive, the following courses:

North 46deg 08' 29" West, a distance of 117.91 feet, to a set 1/2 inch iron rod with "KHA" cap;  
Northwesterly, along the arc of a curve to the right having a radius of 88.00 feet, a central angle of 24deg 59' 52", an arc length of 38.39 feet and a chord bearing: N 33deg 38' 29" W, 38.09 feet, to a set 1/2 inch iron rod with "KHA" cap;  
North 21deg 08' 30" West, a distance of 195.00 feet, to a set 1/2 inch iron rod with "KHA" cap;

**THENCE**, leaving the Oak Valley Drive and into said Lot 6, Block 1, the following courses:

North 68deg 51' 30" East, a distance of 132.47 feet, to a set 1/2 inch iron rod with "KHA" cap;  
South 29deg 31' 01" East, a distance of 132.07 feet, to a set 1/2 inch iron rod with "KHA" cap;  
South 60deg 28' 59" West, a distance of 20.00 feet, to a set 1/2 inch iron rod with "KHA" cap;  
South 29deg 31' 01" East, a distance of 165.30 feet, to the **POINT OF BEGINNING** and containing 0.996 acres (43,392 Sq. Ft.) of land, more or less.

KNOW ALL MEN BY THESE PRESENTS: that Killeen WLW, LTD., whose address is 1520 Oliver, Houston, Texas 77007 Killeen, Texas, being the owners of that 0.996 acres of land located in the R. Cunningham Survey No. 73, Abstract No. 158, and R. Cunningham Survey No. 77, Abstract No. 199, City of Killeen, Bell County, Texas, which is more fully described in the dedication of WAL-MART KILLEEN EAST ADDITION AMENDED, as shown by the plat hereto, attached hereto and made a part of hereon and approved by the City of Killeen, Bell County, Texas, does hereby adopt said WAL-MART KILLEEN EAST ADDITION AMENDED, LOT 7, BLOCK 1, 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.  
For: Killeen WLW, LTD.

By Killeen WLW, Ltd, a Texas Limited Partnership  
by Killeen WLW Group, LLC, a Texas Limited Liability Company, it's General Partner

*Frank M.K. Liu*  
Frank M.K. Liu, Manager

STATE OF Texas  
COUNTY OF Harris

This instrument was acknowledged before me on the 11<sup>th</sup> day of September, 2017

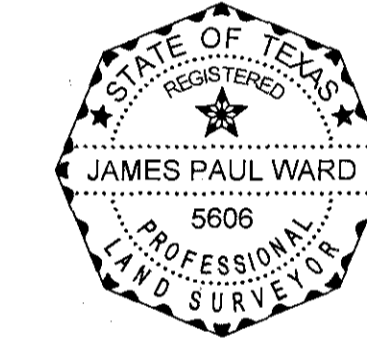
*Deann R. Bowers*  
Notary Public, State of TEXAS

Approved this 21<sup>st</sup> day of August, 2017, by the Planning and Zoning Commission of the City of Killeen, Texas

*William R. Bowers*  
Chairman, Planning and Zoning Commission  
*Maria Lopez*  
Secretary, Planning and Zoning Commission

**KNOW ALL MEN BY THESE PRESENTS:**

That I, James Paul Ward, 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 thereon were properly placed or found. This plat was made in accordance with the Subdivision and Property Development Regulations of the City of Killeen, Texas.



*James Paul Ward*  
James Paul Ward, R.P.L.S. No. 5606  
801 Cherry Street, Unit 11, Suite 950  
Fort Worth, TEXAS 76102  
Ph: 817-335-6511  
paul.ward@kimley-horn.com

**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 25<sup>th</sup> day of September, 2017 A.D.

BELL COUNTY TAX APPRAISAL DISTRICT  
By: *Megan Bowers*

FILED FOR RECORD this 6<sup>th</sup> day of October, 2017, in Year 2017.

Plat # 139 A+B, Plat Records of Bell County, Texas.

Dedication Instrument # 2017-00042257, Official Records of Bell County, Texas.

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 25 day of September, A.D. 2017  
BELL COUNTY TAX APPRAISAL DISTRICT  
By: *Megan Bowers*

FILED FOR RECORD This 06 day of October, 2017  
Plat # 139 A+B, Plat Records of Bell County, Texas. Dedication Instrument # 2017-00042257  
Official Public Records of Real Property, Bell County, Texas.

**Kimley»Horn**

801 Cherry Street, Unit 11, # 950  
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www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MGM/APS	JPW	SEPT. 2017	068693602	2 OF 2

DWG NAME: K:\S\A\ SURVEY\7008693602-03-KILLEEN EAST ADDITION AMENDED-02-BK-KILLEEN EAST FREEMAN TOWNS PLATTED BY 8/11/2017 9:23 AM