

# WATERCREST SELF STORAGE ADDITION REPLAT

OF LOT 1, BLOCK 1 OF WATERCREST SELF STORAGE ADDITION

KILLEEN, BELL, TEXAS

CABINET D, SLIDE 103-D

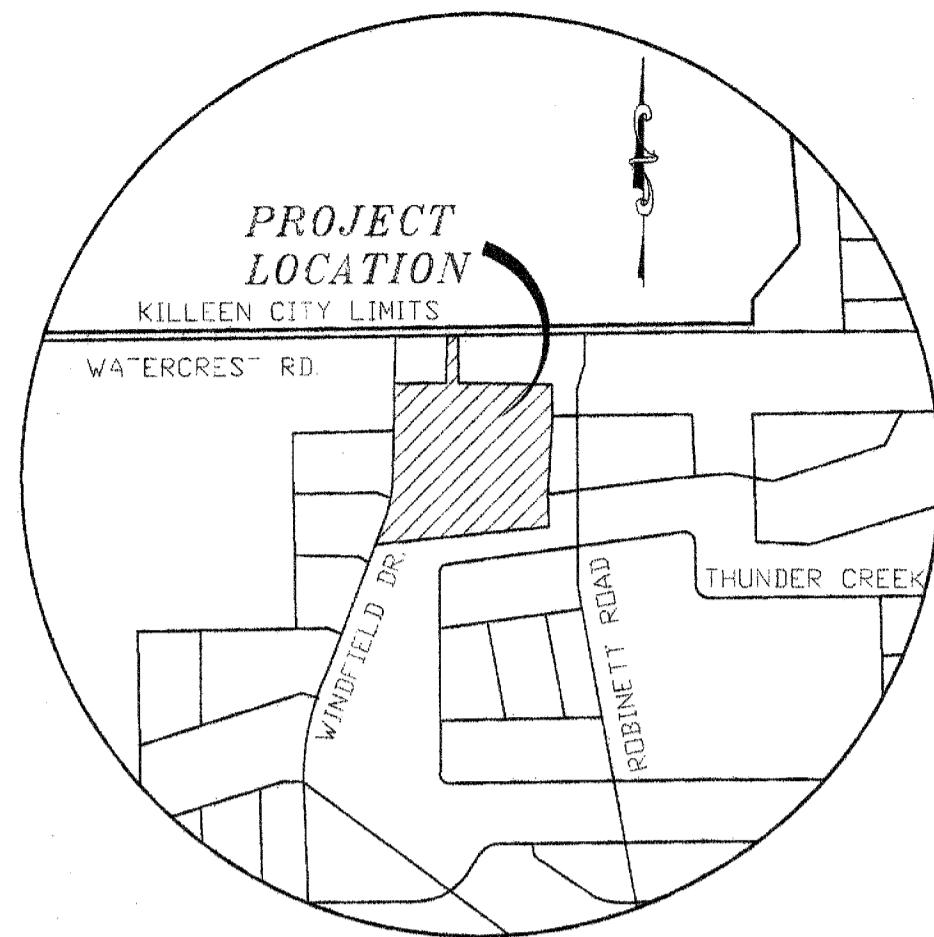
FILED FOR RECORD ON MARCH 13, 2006

PLAT RECORDS OF BELL COUNTY, TEXAS

DEDICATION AND FIELD NOTES RECORDED

ON MARCH 13, 2006 IN VOLUME 5996, PAGE 135

DEED RECORDS OF BELL COUNTY, TEXAS



LOCATION MAP (Not To Scale)

**REPLAT NOTES:**

THE PURPOSE OF THE REPLAT IS TO SUBDIVIDE THE PROPERTY INTO TWO LOTS, LOT 1A AND LOT 2A, BOTH IN BLOCK 1.

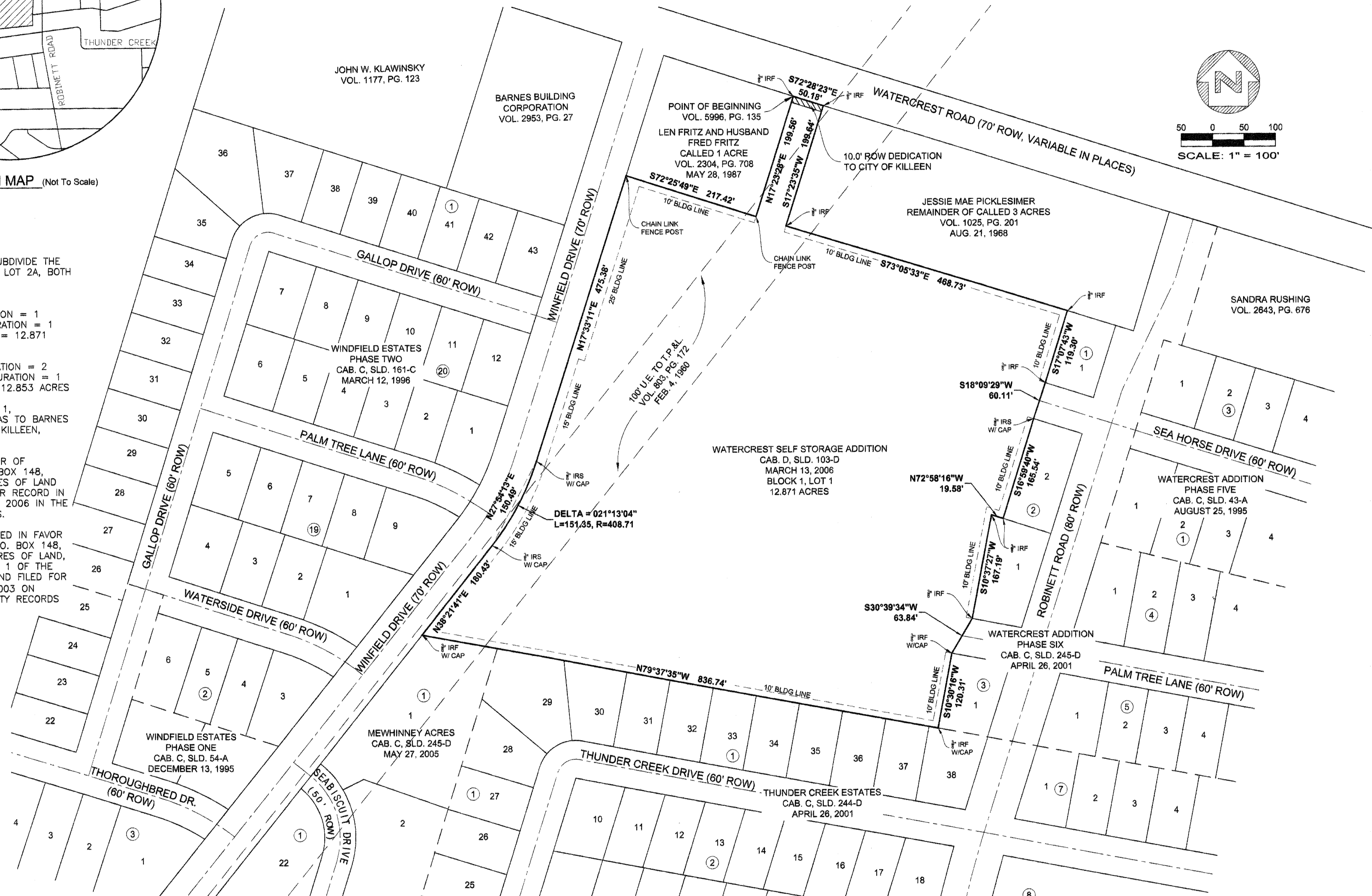
NUMBER OF LOTS ORIGINAL CONFIGURATION = 1  
 NUMBER OF BLOCKS ORIGINAL CONFIGURATION = 1  
 ACREAGE OF ORIGINAL CONFIGURATION = 12.871 ACRES

NUMBER OF LOTS IN REPLAT CONFIGURATION = 2  
 NUMBER OF BLOCKS IN REPLAT CONFIGURATION = 1  
 ACREAGE OF REPLAT CONFIGURATION = 12.853 ACRES

ORIGINAL OWNERSHIP OF LOT 1, BLOCK 1, WATERCREST SELF STORAGE ADDITION WAS TO BARNES BUILDING CORPORATION, P.O. BOX 148, KILLEEN, TEXAS 76540.

A WARRANTY DEED WAS ISSUED IN FAVOR OF WATERCREST SELF STORAGE, L.P., P.O. BOX 148, KILLEEN, TEXAS 76540, FOR 3.665 ACRES OF LAND OUT OF BLOCK 1, LOT 1 AND FILED FOR RECORD IN VOLUME 6041, PAGE 447 ON APRIL 27, 2006 IN THE DEED RECORDS OF BELL COUNTY, TEXAS.

AN AMENDED WARRANTY DEED WAS ISSUED IN FAVOR OF WATERCREST SELF STORAGE, L.P., P.O. BOX 148, KILLEEN, TEXAS 76540, FOR 12.871 ACRES OF LAND, THE SAME BEING ALL OF LOT 1, BLOCK 1 OF THE WATERCREST SELF STORAGE ADDITION, AND FILED FOR RECORD IN DOCUMENT # 2008-000010003 ON JANUARY 8, 2008 IN THE REAL PROPERTY RECORDS OF BELL COUNTY, TEXAS.



## ORIGINAL CONFIGURATION OF PLAT

**LEGEND**

- - IRON ROD FOUND WITH SIZE & CAPPING INFORMATION, UNLESS OTHERWISE NOTED
- - 1/2" IRON ROD SET W/ CAP MARKED RPLS 4540 UNLESS OTHERWISE NOTED
- (...) - RECORD INFORMATION

**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 11th day of

May A.D. 2012

By: [Signature]

Bell County Tax Appraisal District

Attest: [Signature]

STATE OF TEXAS §  
 COUNTY OF BELL §

KNOW ALL MEN BY THESE PRESENTS, that WATERCREST SELF STORAGE, L.P., a Texas Limited Partnership, whose address is P.O. BOX 148, KILLEEN, TEXAS 76540, being the sole owner of LOT 1, BLOCK 1 of the WATERCREST SELF STORAGE ADDITION, the plat filed for record at Cabinet D, Slide 103-D of the Plat Records of Bell County, Texas, the dedication and field notes filed for record in Volume 5996, Page 135 of the Deed Records of Bell County, Texas on March 13th, 2006, and which is more specifically described in the dedication of WATERCREST SELF STORAGE ADDITION REPLAT, 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 installation and maintenance of any and all public utilities which the City may install or permit to be installed or maintained.

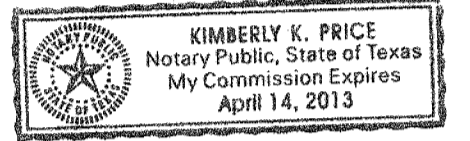
WITNESS the execution, hereof, on this 10th day of MAY, 2012.

FOR: General One Development, L.C., a Texas Limited Liability Corporation  
 General Partner  
[Signature]  
 Colette Marshall, Vice President

Before me, the undersigned authority, on this, the 10th day of May, 2012, personally appeared Colette Marshall, known to me to be the person whose name is subscribed to the foregoing instrument. It has been acknowledged to me that she executed the foregoing instrument as the owner of the property described hereof.

[Signature]  
 NOTARY PUBLIC STATE OF TEXAS

My Commission expires: 4-14-13



**CERTIFICATE OF THE REGISTERED PROFESSIONAL ENGINEER:**

KNOW ALL MEN BY THESE PRESENTS,

That I, John Hart Bandas, Registered Professional Engineer, do hereby certify that I prepared all drainage calculations and designed all drains, streets, roads, and appurtenances in accordance with the Subdivision Regulations of the City of Killeen, Texas.

[Signature] 05/04/12  
 John Hart Bandas, P.E.  
 Registered Professional Engineer  
 State of Texas #86858



**CERTIFICATE OF THE REGISTERED PROFESSIONAL LAND SURVEYOR:**

KNOW ALL MEN BY THESE PRESENTS,

That I, R.P. Shelley, Registered Professional Land Surveyor, 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]  
 R.P. Shelley, RPLS No. 4540  
 Registered Professional Land Surveyor



APPROVED this 14th day of May, 2012, by the Planning & Zoning Commission of the City of Killeen, Texas.

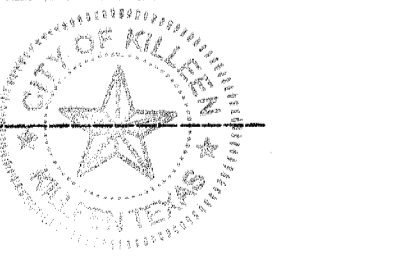
[Signature]  
 CHAIRMAN OF PLANNING AND ZONING COMMISSION

[Signature]  
 SECRETARY OF PLANNING AND ZONING COMMISSION

APPROVED this 29th day of May, 2012, by the City Council of the City of Killeen, Texas.

[Signature]  
 MAYOR OF CITY OF KILLEEN

[Signature]  
 ATTEST: CITY SECRETARY



FILED FOR RECORD this 15th day of June, 2012, A.D.

in Cabinet D, Slide 359D, Plat Records of Bell County, Texas.  
 2012-0064407a

## Sightline Surveying

5702 Southern Oaks San Antonio, Texas 78261

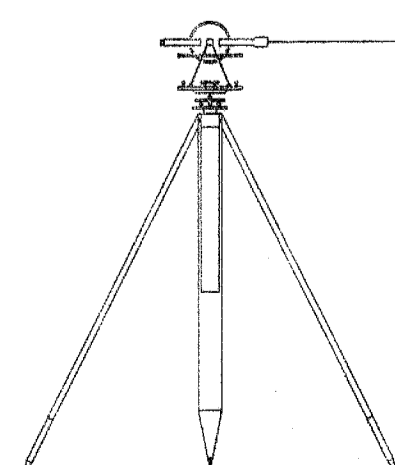
Office (210) 286-9077 Fax (210) 568-4362

Job #286

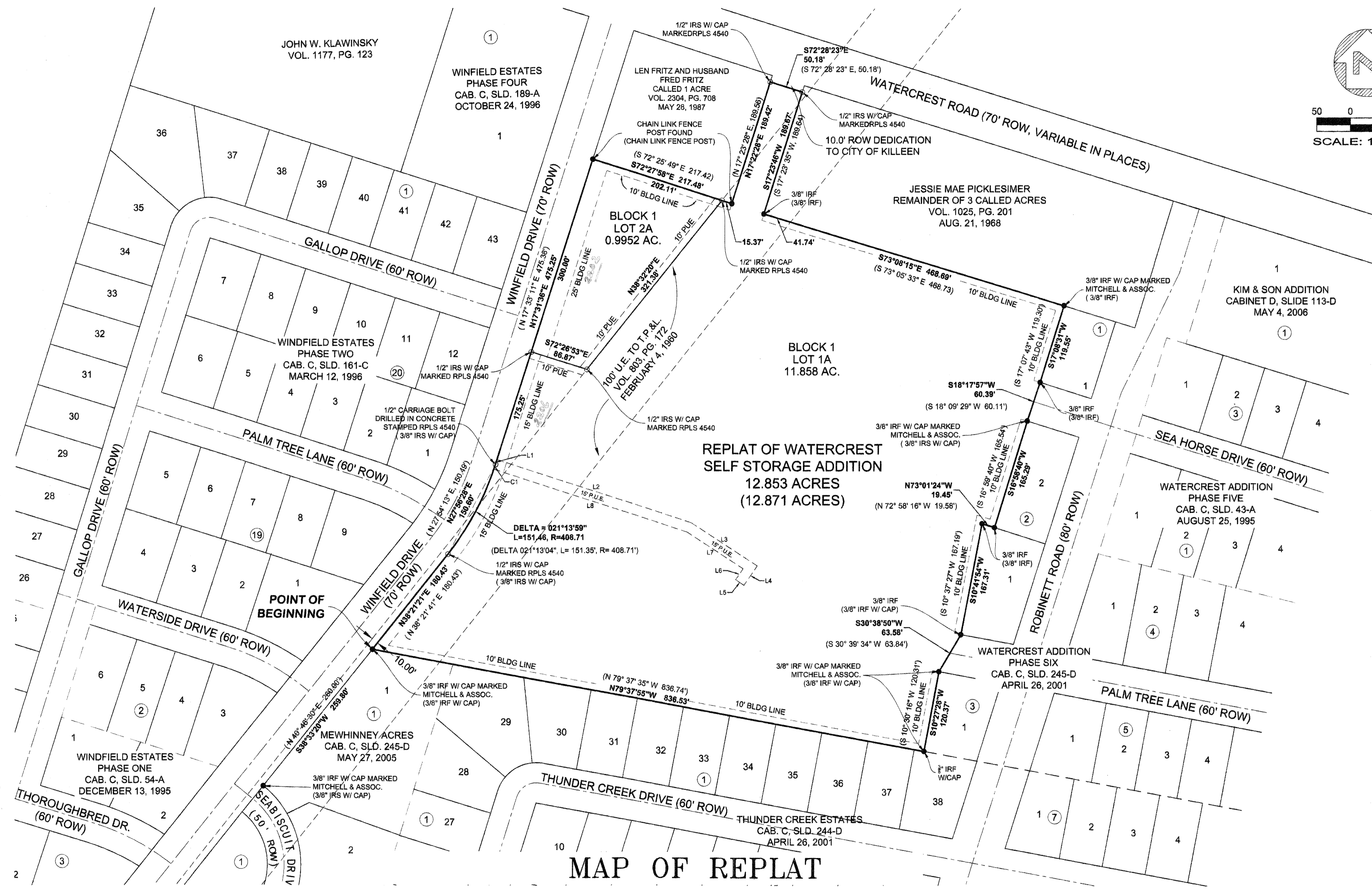
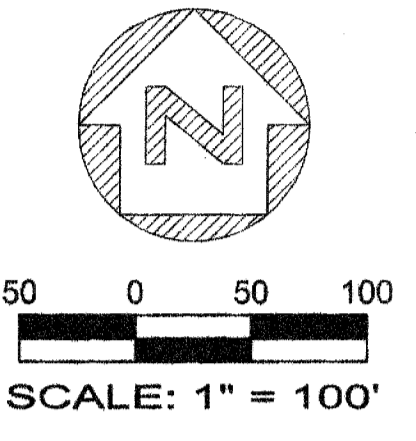
Date of Survey: 20 JANUARY 2012

FB: GPS

File Name: "286 WATERCREST REPLAT.DWG"



**WATERCREST SELF STORAGE ADDITION REPLAT**  
**OF LOT 1, BLOCK 1 OF WATERCREST SELF STORAGE ADDITION**  
**KILLEEN, BELL, TEXAS**  
**CABINET D, SLIDE 103-D**  
**FILED FOR RECORD ON MARCH 13, 2006**  
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**DEDICATION AND FIELD NOTES RECORDED**  
**ON MARCH 13, 2006 IN VOLUME 5996, PAGE 135**  
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**CURVE TABLE**

| CURVE # | ARC LENGTH | RADIUS  | DELTA      | CHORD BRNG. | CHORD LENGTH |
|---------|------------|---------|------------|-------------|--------------|
| C1      | 7.50'      | 329.70' | 001°18'12" | N17°54'31"E | 7.50'        |

**LINE TABLE**

| LINE # | LENGTH  | BEARING     |
|--------|---------|-------------|
| L1     | 7.50'   | N17°54'31"E |
| L2     | 304.66' | S72°05'29"E |
| L3     | 117.19' | S57°06'40"E |
| L4     | 35.03'  | S34°25'23"W |
| L5     | 15.00'  | N55°34'37"W |
| L6     | 19.62'  | N34°25'23"E |
| L7     | 99.81'  | N57°06'40"W |
| L8     | 302.69' | N72°05'29"W |

**CERTIFICATE OF THE REGISTERED PROFESSIONAL ENGINEER:**  
 KNOW ALL MEN BY THESE PRESENTS,  
 That I, John Hart Bandas, Registered Professional Engineer, do hereby certify that I prepared all drainage calculations and designed all drains, streets, roads, and appurtenances in accordance with the Subdivision Regulations of the City of Killeen, Texas.

*John Hart Bandas 05/04/12*  
 John Hart Bandas, P.E.  
 Registered Professional Engineer  
 State of Texas #86858

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*R.P. Shelley*  
 R.P. Shelley, RPLS No. 4540  
 Registered Professional Land Surveyor

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  - - 1/2" IRON ROD SET W/ CAP MARKED RPLS 4540 UNLESS OTHERWISE NOTED
  - (---) - RECORD INFORMATION

**AFFIDAVIT**  
 The Tax Appraisal District of Bell County, the taxing authority for all taxing 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 11<sup>th</sup> Day of May, A.D. 2012  
 By: *Gregory J. ...*

**Sightline Surveying**  
 5702 Southern Oaks San Antonio, Texas 78261  
 Office (210) 286-9077 Fax (210) 568-4362

Job #286 Date of Survey: 20 JANUARY 2012 FB: GPS File Name: "286 WATERCREST REPLAT.DWG"