NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORDATION IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER LICENSE NUMBER.

SPECIAL WARRANTY DEED

| STATE OF TEXAS | KNOW ALL MEN BY THESE PRESENT |
|----------------|-------------------------------|
| COUNTY OF BELL | |

THAT the CITY OF KILLEEN, TEXAS, a home-rule Texas municipal corporation ("Grantor") of the County of Bell, State of Texas, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, paid by BTM HOLDINGS, LLC, a Texas limited liability company ("Grantee"), whose current address is 585 Crossland Drive, Killeen, Bell County Texas, 76543, HAS GRANTED, SOLD, and CONVEYED, and by these presents DOES GRANT, SELL, and CONVEY unto Grantee all of that certain real property situated in Bell County, Texas (the "Property"), described as follows:

Being a 0.090-acre (3,903 square feet) tract of land situated in the Moses T. Martin Survey, Abstract No. 963, City of Killeen, Bell County, Texas, said 0.090-acre (3,903 square feet) tract of land being a portion of a called 1.024-acre tract of land described in a deed to the City of Killeen as recorded in Instrument No. 2025034374 of the Real Property Records of Bell County, Texas, said 0.090-acre (3,903 square feet) tract of land being more particularly described in the attached Exhibit A.

TO HAVE AND TO HOLD the above-described property, together with all the rights and appurtenances lawfully accompanying it, by the Grantee and the Grantee's successors and assigns forever. Grantor binds itself and successors and assigns to warrant and forever defend the property against every person lawfully claiming or to claim all or any part of the property by, through, or under the Grantor but not otherwise; provided, however, this conveyance is made subject to all easements, exceptions, covenants, conditions, restrictions, reservations, and rights appearing of record.

THE CONVEYANCE OF THE PROPERTY IS SPECIFICALLY MADE "AS IS" AND "WHERE IS", WITHOUT ANY REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED (EXCEPT AS TO TITLE AS HEREINAFTER LIMITED), INCLUDING WITHOUT LIMITATION, IMPLIED WARRANTIES OF FITNESS FOR ANY PARTICULAR PURPOSE

| EXECUTED to be effective as of | | _, 20 |
|--------------------------------|-------------------------------|-------|
| | | |
| | [Signature on following page] | |

| | | municipal corporation. | |
|--------------------------|-----------------------|---|--|
| | | By: Kent Cagle City Manager | |
| STATE OF TEXAS | § | | |
| COUNTY OF BELL | & & & | | |
| | rson whose name is su | his day appeared, abscribed to the foregoing instrument, and ment for the purposes and considerations | |
| Given under my hand and | l seal of office on | , 20 | |
| | | NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS | |
| | | | |
| After recordation, pleas | e return to: | | |
| | | | |
| | | | |
| | | | |

CITY OF KILLEEN, TEXAS, a

HWY 195 GST CITY PROJECT NO. 220000 PARCEL NO. 4 PART 1 STAGECOACH ROAD MOSES T. MARTIN SURVEY, ABSTRACT No. 963

EXHIBIT "A"

Being a 0.090 acre (3,903 square feet) tract of land situated in the Moses T. Martin Survey, Abstract No. 963, City of Killeen, Bell County, Texas, said 0.090 acre (3,903 square feet) tract of land being a portion of a called 1.024 acre tract of land described in deed to the City of Killeen as recorded in Instrument No. 2025034374 of the Real Property Records of Bell County, Texas, said 0.090 acre (3,903 square feet) tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the most westerly southwest corner of said called 1.024 acre tract of land;

- **THENCE** North 02 degrees 40 minutes 27 seconds East, with the most westerly line of said called 1.024 acre tract of land, a distance of 15.00 feet to a 1/2 inch iron rod found for the most westerly northwest corner of said called 1.024 acre tract of land;
- **THENCE** South 87 degrees 19 minutes 33 seconds East, with the most westerly north line of said called 1.024 acre tract of land, a distance of 258.88 feet to a 1/2 inch iron rod found for an interior corner of said called 1.024 acre tract of land;
- **THENCE** South 17 degrees 38 minutes 16 seconds West, a distance of 15.93 feet to a calculated point for an interior corner of said called 1.024 acre tract of land, from which a 1/2 inch iron rod found for reference bears South 29 degrees 19 minutes 17 seconds West, a distance of 0.33 feet;
- **THENCE** North 87 degrees 14 minutes 19 seconds West, with the most westerly south line of said called 1.024 acre tract of land, a distance of 254.76 feet to the **POINT OF BEGINNING** and containing 0.090 acre (3,903 square feet) of land, more or less.

Notes:

- (1) This survey was performed without the benefit of a current title commitment or policy. Other easements and covenants may affect that are not shown hereon.
- (2) No improvements shown hereon.
- (3) A plat of even survey date herewith accompanies this legal description.
- (4) All bearings and coordinates are referenced to the Texas Coordinate System, NAD-83, The Central Zone 4203, all distances and areas shown are surface.
- (5) Surveyed on the ground August 6, 2025.

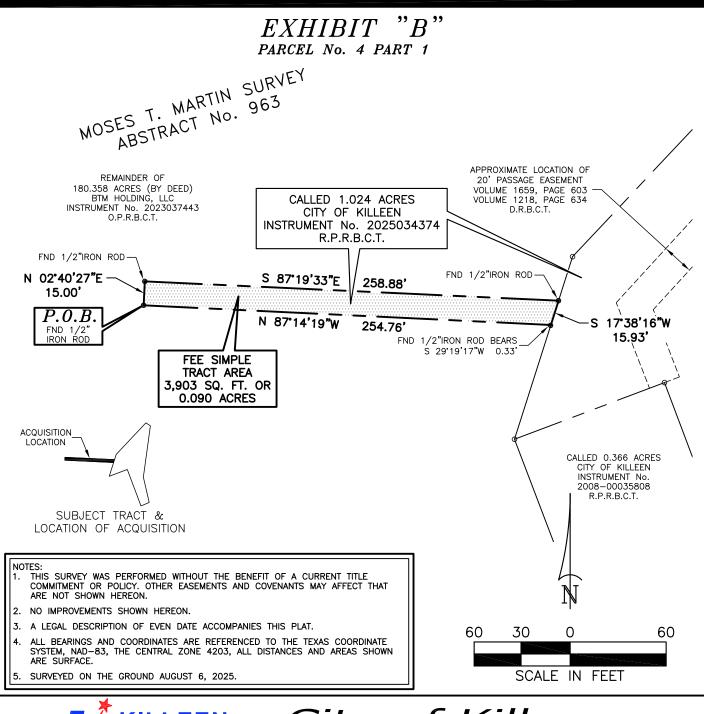
Date: August 8, 2025

Johnny Paul Henning

Registered Professional Land Surveyor

No. 6933

Texas Firm No. 10106900





City of Killeen

101 N COLLEGE STREET • KILLEEN, TEXAS 76541

HWY 195 GST E OF TE PARCEL NO. 4 PART 1 PROJ. NO. 220000 FEE SIMPLE TRACT JOHNNY PAUL HENNING OWNER: CITY OF KILLEEN SURVEY: MOSES T. MARTIN SURVEY, ABSTRACT No. 963 LOCATION: CITY OF KILLEEN, BELL COUNTY, TEXAS ACQUISITION AREA: 0.090 ACRES OR 3,903 SQUARE FEET WHOLE PROPERTY ACREAGE: CALLED 1.024 ACRES JOHNNY PAUL HENNING JOB No. KHA_2206.00 DRAWN BY: JH CAD FILE: 4 PT1.DWG REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6933 TEXAS FIRM No. 10106900 SCALE: 1" = 60' DATE: AUGUST 8, 2025 EXHIBIT B PAGE 1 OF 1 GORRONDONA & ASSOCIATES, INC. • 2800 N.E. LOOP 820, SUITE 660 FORT WORTH, TX. 76137 • 817-496-1424 FAX 817-496-1768