

**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 RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**SPECIAL WARRANTY DEED  
WITH FEE SIMPLE DETERMINABLE CONDITION**

**DATE:** \_\_\_\_\_, 2017

**GRANTOR:** Gary W. Purser, Sr. 1999 Trust and John Helen Purser 1999 Trust

**GRANTOR'S MAILING ADDRESS:** 2901 E. Stan Schlueter Loop, Killeen, Texas 76542

**GRANTEE:** City of Killeen ("City")

**GRANTEE'S MAILING ADDRESS:** 101 North College, Killeen, Bell Co., TX 76541

**CONSIDERATION:** As a dedication for the use and benefit of the public

**PROPERTY:** (8.827 acres, remainder of called 133.645 acres out of the J.B. Harris Survey, Abstract No. 452, Killeen, Bell County, Texas), as recorded in Instrument No. 2008-00040763, Official Public Records of Bell County, Texas, and being more particularly described by metes and bounds in Exhibit A attached hereto and incorporated by reference for all relevant purposes as if set forth at length herein

**RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:** Grantor reserves and excepts from the property conveyed all encumbrances and other matters of record in the Official Public Records of Real Property of Bell County, Texas, to the extent they are validly existing and affect the Property.

**FEE SIMPLE DETERMINABLE CONDITION:** Grantee must award a construction contract for a public trafficway on the Property (generally consisting of extending Rosewood Drive to Chaparral Road) within one (1) year of the date of acceptance by the Grantee herein.

Grantor, for the Consideration and subject to the Reservations From Conveyance and Warranty, GRANTS, DEDICATES, AND CONVEYS to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, TO HAVE AND HOLD IT to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations From and Exceptions to Conveyance and Warranty, when such claim arises by, through or under Grantor, but not otherwise. PROVIDED, HOWEVER, that if the Fee Simple Determinable Condition is not satisfied, the Property will automatically revert to and be owned by Grantor without the necessity of any further act on the part of Grantor, it being Grantor's intent to convey a fee simple determinable estate to Grantee. An affidavit stating that the condition has been fulfilled, filed during the first six months of the second year, if not contradicted by a recorded statement filed within the same six months, is conclusive evidence that the condition has been satisfied, and Grantee and third parties may rely on it.

EXCEPTING ONLY THE WARRANTY OF TITLE HEREIN, GRANTOR HAS MADE NO REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, UPON WHICH GRANTEE HAS RELIED, AS TO THE CONDITION OF THE PROPERTY, THE FITNESS OF THE PROPERTY FOR ANY INTENDED USE

OR PURPOSE, THE EXISTENCE OF ANY HAZARDOUS OR TOXIC MATERIALS IN OR ON THE LAND OR ANY OTHER ENVIRONMENTAL CONDITION OF THE LAND, THE AVAILABILITY OF UTILITIES OR OTHER SERVICES TO THE LAND, THE WORKMANSHIP OR MATERIALS USED IN THE IMPROVEMENTS ON THE PROPERTY (IF ANY), THE PRESENT OR FUTURE INCOME THAT MAY BE GENERATED FROM THE PROPERTY, OR ANY OTHER MATTER. GRANTEE ACKNOWLEDGES THAT IT IS RELYING SOLELY UPON ITS INVESTIGATION AND EXAMINATION OF THE PROPERTY, AND IS SATISFIED WITH THE TITLE AND CONDITION THEREOF. GRANTEE WAIVES ALL CLAIMS FOR FRAUDULENT INDUCEMENT, DISCLAIMS ANY DUTY OF GRANTOR TO MAKE ANY DISCLOSURES WITH RESPECT TO THE PROPERTY, AND ACCEPTS THE PROPERTY "AS IS" AND "WITH ALL FAULTS," WITH ANY AND ALL LATENT AND PATENT DEFECTS.

When the context requires, singular nouns and pronouns include the plural.

Gary W. Purser, Sr. 1999 Trust

John Helen Purser 1999 Trust

By: \_\_\_\_\_  
Ronald E. Stepp, Trustee of the  
Gary W. Purser, Sr. 1999 Trust

By: \_\_\_\_\_  
John Helen Purser, Trustee

*Acknowledgment*

STATE OF TEXAS

COUNTY OF BELL

This instrument was acknowledged before me on \_\_\_\_\_, 2017, by Ronald E. Stepp, Trustee of the Gary W. Purser, Sr. 1999 Trust.

\_\_\_\_\_  
Notary Public, State of Texas

My Commission Expires:

STATE OF TEXAS

COUNTY OF BELL

This instrument was acknowledged before me on \_\_\_\_\_, 2017, by John Helen Purser, Trustee of the John Helen Purser 1999 Trust.

\_\_\_\_\_  
Notary Public, State of Texas

My Commission Expires:

The City of Killeen does hereby accept the above described conveyance.

DATE

CITY OF KILLEEN

\_\_\_\_\_

\_\_\_\_\_

Ronald L. Olson

ATTEST

\_\_\_\_\_

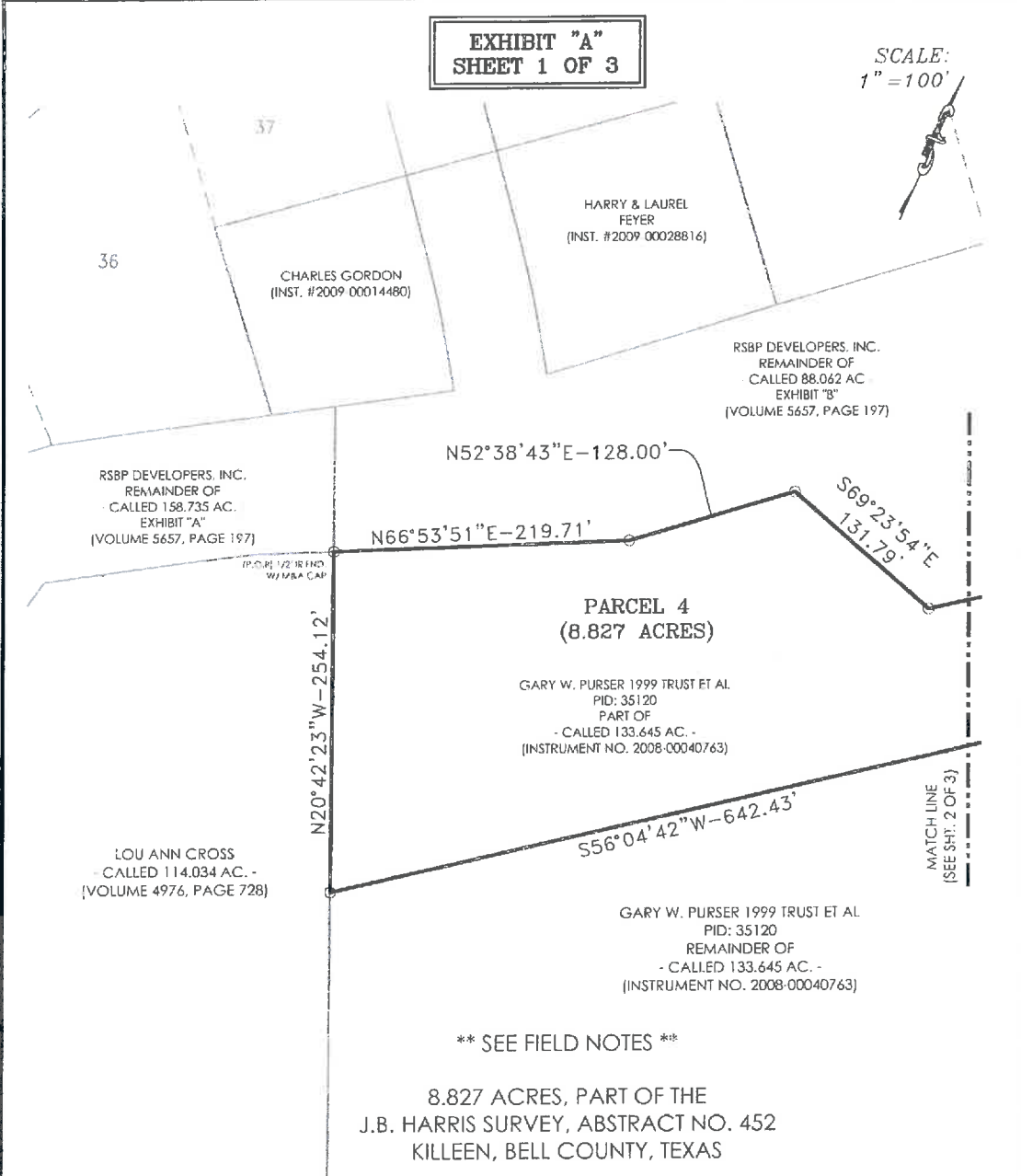
Dianna Barker  
City Secretary



**MITCHELL & ASSOCIATES, INC.**  
**ENGINEERING & SURVEYING**  
 102 N. COLLEGE ST., KILLEEN, TEXAS (254) 634-5541  
 T. B. P. L. S. FIRM REGISTRATION NO. 100204-00

**EXHIBIT "A"**  
**SHEET 1 OF 3**

SCALE:  
 1" = 100'



STATE OF TEXAS  
 COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS, That I, Rex D. Haas, Registered Professional Land Surveyor, do hereby certify that I did cause to be surveyed on the ground the above described tract of land and to the best of my knowledge and belief, the said description is true and correct. Survey completed on the ground in July, 2017.

IN WITNESS THEREOF, My hand and seal this the 10th day of August, 2017.

**NOTES:**  
 1. SURVEY PREPARED WITHOUT THE BENEFIT OF TITLE COMMITMENT.  
 2. ALL BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM, NAD 83 (CORS 96), TEXAS CENTRAL ZONE AS PER LEICA TEXAS SMARTNET GPS OBSERVATIONS.  
 ALL DISTANCES ARE SURFACE DISTANCE.  
 COMBINED SCALE FACTOR=1.0001168.



Rex D. Haas  
 Registered Professional  
 Land Surveyor, No. 4378

○ = CORNERS ARE 1/2" IR W/ M&A CAP SET UNLESS OTHERWISE NOTED.  
 ● = CORNERS ARE 3/8" IR W/ KES CAP FOUND UNLESS OTHERWISE NOTED.



**MITCHELL & ASSOCIATES, INC.**  
 ENGINEERING & SURVEYING  
 102 N. COLLEGE ST., KILLEEN, TEXAS (254) 634-5541  
 T. B. P. L. S. FIRM REGISTRATION NO. 100204-00

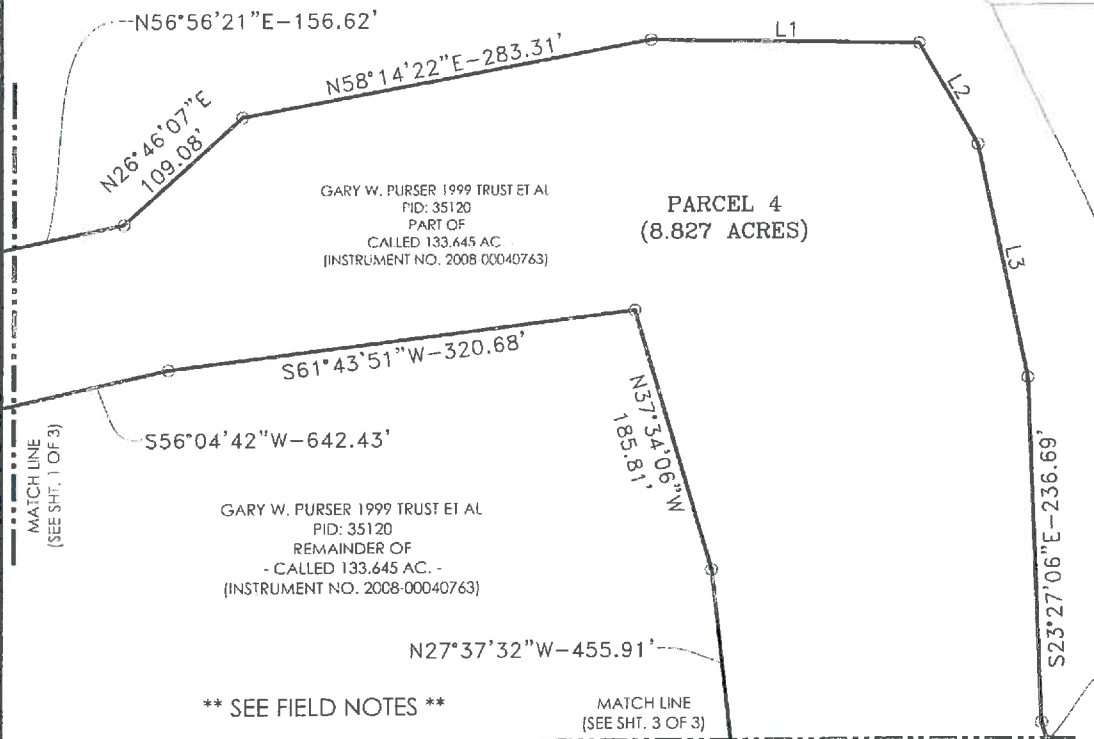
**EXHIBIT "A"**  
**SHEET 2 OF 3**

SCALE:  
 1" = 100'

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N 69° 54' 40" E	182.78'
L2	S 51° 14' 39" E	80.49'
L3	S 33° 11' 00" E	163.58'

WHITE ROCK ESTATES,  
 PHASE SEVEN  
 (CAB D. SL 176-C & D)

RSBP DEVELOPERS, INC.  
 REMAINDER OF  
 - CALLED 88.062 AC -  
 EXHIBIT "B"  
 (VOLUME 5657, PAGE 197)



8.827 ACRES, PART OF THE  
 J.B. HARRIS SURVEY, ABSTRACT NO. 452  
 KILLEEN, BELL COUNTY, TEXAS

STATE OF TEXAS  
 COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS, That I, Rex D. Haas, Registered Professional Land Surveyor, do hereby certify that I did cause to be surveyed on the ground the above described tract of land and to the best of my knowledge and belief, the said description is true and correct. Survey completed on the ground in July, 2017.

IN WITNESS THEREOF, My hand and seal this the 10th day of August, 2017.

**NOTES:**  
 1. SURVEY PREPARED WITHOUT THE BENEFIT OF TITLE COMMITMENT.  
 2. ALL BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM, NAD 83 (DORS 98), TEXAS CENTRAL ZONE AS PER LEICA TEXAS SMARTNET GPS OBSERVATIONS.  
 ALL DISTANCES ARE SURFACE DISTANCE.  
 COMBINED SCALE FACTOR=1.0001168.



*Rex D. Haas*  
 Rex D. Haas  
 Registered Professional  
 Land Surveyor, No. 4378

○ = CORNERS ARE 1/2" IR W/ M&A CAP SET UNLESS OTHERWISE NOTED.  
 ⊙ = CORNERS ARE 3/8" IR W/ KES CAP FOUND UNLESS OTHERWISE NOTED.



**MITCHELL & ASSOCIATES, INC.**  
**ENGINEERING & SURVEYING**  
 102 N. COLLEGE ST., KILLEEN, TEXAS (254) 634-5541  
 T. B. P. L. S. FIRM REGISTRATION NO. 100204-00

**EXHIBIT "A"**  
**SHEET 3 OF 3**

SCALE:  
 1" = 100'

MATCH LINE  
 (SEE SHT. 2 OF 3)

GARY W. PURSER 1999 TRUST ET AL  
 PID: 35120  
 REMAINDER OF  
 - CALLED 133.645 AC. -  
 (INSTRUMENT NO. 2008-00040763)

GARY W. PURSER 1999 TRUST ET AL  
 PID: 35120  
 PART OF  
 - CALLED 133.645 AC. -  
 (INSTRUMENT NO. 2008-00040763)

**PARCEL 4**  
**(8.827 ACRES)**

ANITA P. FERGUS, ETAL  
 (VOLUME 5790, PAGE 177)

\*\* SEE FIELD NOTES \*\*

8.827 ACRES, PART OF THE  
 J.B. HARRIS SURVEY, ABSTRACT NO. 452  
 KILLEEN, BELL COUNTY, TEXAS

CB=S82°20'33"W Chord=71.17' Arc=71.18'  
 Delta=4°20'20" Radius=940.00' Tan=35.61'

REMAINDER OF  
 KILLEEN CHAPARRAL DEVELOPMENT, LLC.  
 (INSTRUMENT NO. 2012 24898)

STATE OF TEXAS  
 COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS, That I, Rex D. Haas, Registered Professional Land Surveyor, do hereby certify that I did cause to be surveyed on the ground the above described tract of land and to the best of my knowledge and belief, the said description is true and correct. Survey completed on the ground in July, 2017.

IN WITNESS THEREOF, My hand and seal this the 10th day of August, 2017.

**NOTES:**

1. SURVEY PREPARED WITHOUT THE BENEFIT OF TITLE COMMITMENT.
2. ALL BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM, NAD 83 (CORS 36), TEXAS CENTRAL ZONE AS PER LEICA TEXAS SMARTNET GPS OBSERVATIONS.
- ALL DISTANCES ARE SURFACE DISTANCE.
- COMBINED SCALE FACTOR=1.0001168.

- =CORNERS ARE 1/2" IR W/ M&A CAP SET UNLESS OTHERWISE NOTED.
- =CORNERS ARE 3/8" IR W/ KES CAP FOUND UNLESS OTHERWISE NOTED.



*Rex D. Haas*  
 Rex D. Haas  
 Registered Professional  
 Land Surveyor, No. 4378

FIELD NOTES for a 8.827 acre tract of land in Bell County, Texas, being part of the J. B. Harris Survey, Abstract No. 452, and the land herein described being part of that certain 133.645 acre tract conveyed to Gary W. Purser 1999 Trust (1/2 interest) and John Helen Purser 1999 Trust (1/2 interest), of record in Document #2008-40763, Official Public Records of Real Property, Bell County, Texas, (O.P.R.R.P.B.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with cap stamped "M&A" found at the southwest corner of a called 88.062 acre tract designated Exhibit "B", conveyed to RSBP Developers, Inc., of record in Volume 5657, Page 197, Official Public Records of Real Property, Bell County, Texas, (O.P.R.R.P.B.C.T.), the northwest corner of said 133.645 acre tract, the southeast corner of a called 158.735 acre tract designated Exhibit "A", conveyed to RSBP Developers, Inc., of record in Volume 5657, Page 197, O.P.R.R.P.B.C.T. and the northeast corner of a called 114.034 acre tract conveyed to Lou Ann Cross, of record in Volume 4976, Page 728, O.P.R.R.P.B.C.T., for the northwest corner of this tract:

THENCE in a southeasterly direction with the south and west lines of said 88.062 acre tract and the north and east lines of said 133.645 acre tract, the following eleven (11) calls:

1. N. 66° 53' 51" E., 219.71 feet, to a 1/2" iron rod with cap stamped "M&A" set for a corner of this tract;
2. N. 52° 38' 43" E., 128.00 feet, to a 1/2" iron rod with cap stamped "M&A" set for a corner of this tract;
3. S. 69° 23' 54" E., 131.79 feet, to a 1/2" iron rod with cap stamped "M&A" set for a corner of this tract;
4. N. 56° 56' 21" E., 156.62 feet, to a 1/2" iron rod with cap stamped "M&A" set for a corner of this tract;
5. N. 26° 46' 07" E., 109.08 feet, to a 1/2" iron rod with cap stamped "M&A" set for a corner of this tract;
6. N. 58° 14' 22" E., 283.31 feet, to a 1/2" iron rod with cap stamped "M&A" set for a corner of this tract;
7. N. 69° 54' 40" E., 182.78 feet, to a 1/2" iron rod with cap stamped "M&A" set for the northeast corner of this tract;
8. S. 51° 14' 39" E., 80.49 feet, to a 1/2" iron rod with cap stamped "M&A" set for a corner of this tract;
9. S. 33° 11' 00" E., 163.58 feet, to a 1/2" iron rod with cap stamped "M&A" set for a corner of this tract;
10. S. 23° 27' 06" E., 236.69 feet, to a 1/2" iron rod with cap stamped "M&A" set for a corner of this tract;
11. S. 38° 09' 25" E., 27.66 feet, to a 1/2" iron rod with cap stamped "M&A" set on the west line of that certain tract conveyed to Anita P. Fergus, et al by Probate, of record in Volume 5790, Page 177, O.P.R.R.P.B.C.T., for a corner of this tract;

THENCE S. 20° 17' 15" E., 545.52 feet, with the west line of said Fergus tract, to a 1/2" iron rod found at the southwest corner of said Fergus tract, for an "L" corner of this tract:

THENCE N. 68° 52' 50" E., 4.96 feet, with the south line of said Fergus tract, to a 3/8" iron rod with cap stamped "KES" found at the northwest corner of the remainder of that certain tract conveyed to Killeen Chaparral Development, LLC, of record in Document #2012-24898, O.P.R.R.P.B.C.T., for an "L" corner of this tract:

THENCE S. 20° 45' 28" E., 87.88 feet, with the west line of said Killeen Chaparral Development tract, to a 1/2" iron rod found for the southeast corner of this tract:

THENCE in a northerly and westerly direction over and across said 133.645 acre tract, the following seven (7) calls:

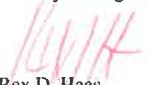
1. Along a curve to the left, having a radius of 940.00 feet, an arc length of 71.18 feet and a long chord bearing S. 82° 20' 33" W., 71.17 feet, to a 1/2" iron rod with cap stamped "M&A" set for a corner of this tract;
2. N. 45° 14' 20" W., 154.47 feet, to a 1/2" iron rod with cap stamped "M&A" set for a corner of this tract;
3. N. 37° 30' 00" W., 161.58 feet, to a 1/2" iron rod with cap stamped "M&A" set for a corner of this tract;
4. N. 27° 37' 32" W., 455.91 feet, to a 1/2" iron rod with cap stamped "M&A" set for a corner of this tract;
5. N. 37° 34' 06" W., 185.81 feet, to a 1/2" iron rod with cap stamped "M&A" set for a corner of this tract;
6. S. 61° 43' 51" W., 320.68 feet, to a 1/2" iron rod with cap stamped "M&A" set for a corner of this tract;
7. S. 56° 04' 42" W., 642.43 feet, to a 1/2" iron rod with cap stamped "M&A" set on the west line of said 133.645 acre tract and the east line of said 14.034 acre tract, for the southwest corner of this tract;

THENCE N. 20° 42' 23" W., 254.12 feet, with the west line of said 133.645 acre tract and the east line of said 114.034 acre tract, to the POINT OF BEGINNING containing 8.827 acres of land.

The bearings for the above description are based on the Texas Coordinate System, Central Zone, NAD 83 (CORS 96) as determined by Leica Texas SmartNet GPS observations.

STATE OF TEXAS	KNOW ALL MEN BY THESE PRESENTS, that I, Rex D. Haas, Registered Professional Land Surveyor, do hereby certify that the above described tract was surveyed on the ground and that
COUNTY OF BELL	this description is true and correct to the best of my knowledge and belief. Survey completed on the ground in July, 2017.

IN WITNESS THEREOF, my hand and seal this the 10th day of August, 2017.

  
Rex D. Haas  
Registered Professional  
Land Surveyor, No. 4378



**ACKNOWLEDGMENTS AND RELEASE CONCERNING THE DONATION OF  
RIGHT-OF-WAY TO THE CITY OF KILLEEN**

The City, in accordance with the Texas Local Government Code, Chapter 273, Section 273.001(a) and other applicable law, may accept donations for the purpose of carrying out its functions and duties; and

The Donor desires to donate property more particularly described on Exhibit "A", attached hereto and incorporated herein for all purposes (the "Property"), to the City; and to that end, the Donor has executed a Special Warranty Deed with Fee Simple Determinable Condition (the "Dedication"), a copy of which is attached hereto as Exhibit "B", conveying the Property to the City.

Donor acknowledges that the value of the Property donated has not been determined. Donor herein states for all purposes that Donor does not want an appraisal of the Property to be conducted, and Donor releases the City from any obligation to appraise the Property.

Donor agrees and acknowledges that Donor has been fully informed of his/her/its right to receive just compensation for the Property; however, it is the desire and intent of Donor to donate the Property to the City under the terms of the Dedication.

Donor acknowledges that acceptance of the donation herein described does not bind the City to a course of action or promise of performance except to the extent expressly set forth in the Dedication.

Donor understands that City does not approve and is not responsible for any representations made by the Donor for tax purposes.

The Donor acknowledges that Donor has been provided the Texas Landowner's Bill of Rights.

The undersigned signatory warrants that he/she, if acting for an organization, is an official representative of the organization making the donation described herein and that he/she is authorized to make the donation and to enter into this Agreement on behalf of the organization. The undersigned understands that the conveyance of the Property does not occur until the City has executed the attached Dedication.

**John Helen Purser 1999 Trust**

**Gary W. Purser, Sr. 1999 Trust**

By: \_\_\_\_\_  
John Helen Purser, Trustee

By: \_\_\_\_\_  
Ronald E. Stepp, Trustee

Date: \_\_\_\_\_

Principal Place of Business/Address:  
2901 E. Stan Schlueter Loop  
Killeen, Texas 76542

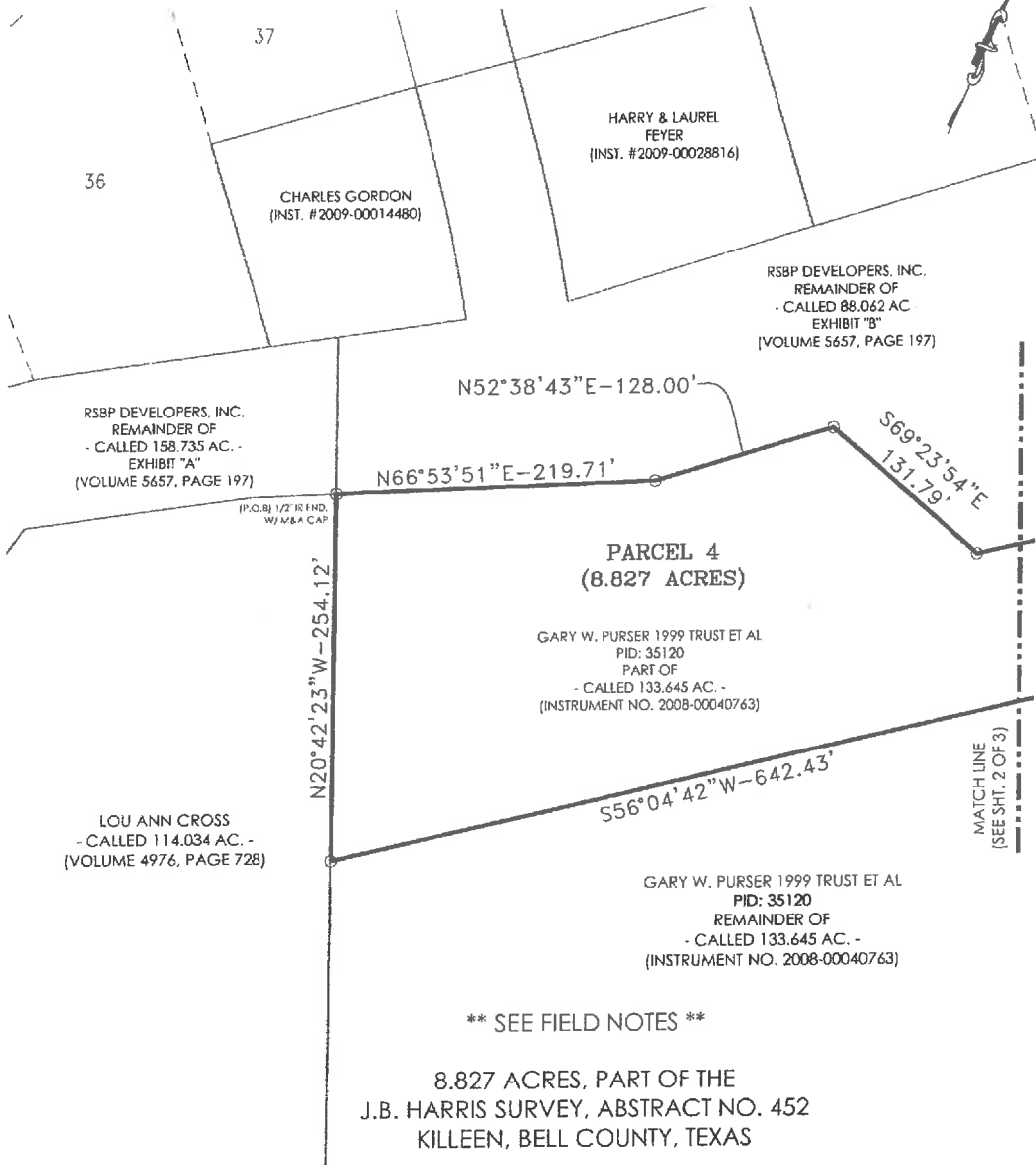




**MITCHELL & ASSOCIATES, INC.**  
**ENGINEERING & SURVEYING**  
 102 N. COLLEGE ST., KILLEEN, TEXAS (254) 634-5541  
 T. B. P. L. S. FIRM REGISTRATION NO. 100204-00

**EXHIBIT "A"**  
**SHEET 1 OF 3**

SCALE:  
 1" = 100'



STATE OF TEXAS  
 COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS, That I, Rex D. Haas, Registered Professional Land Surveyor, do hereby certify that I did cause to be surveyed on the ground the above described tract of land and to the best of my knowledge and belief, the said description is true and correct. Survey completed on the ground in July, 2017.

IN WITNESS THEREOF, My hand and seal this the 10th day of August, 2017.

**NOTES:**  
 1. SURVEY PREPARED WITHOUT THE BENEFIT OF TITLE COMMITMENT.  
 2. ALL BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM, NAD 83 (CORS 96), TEXAS CENTRAL ZONE AS PER LEICA TEXAS SMARTNET GPS OBSERVATIONS.  
 ALL DISTANCES ARE SURFACE DISTANCE.  
 COMBINED SCALE FACTOR=1.0001168.



*Rex D. Haas*  
 Rex D. Haas  
 Registered Professional  
 Land Surveyor, No. 4378

○ = CORNERS ARE 1/2" IR W/ M&A CAP SET UNLESS OTHERWISE NOTED.  
 ● = CORNERS ARE 3/8" IR W/ KES CAP FOUND UNLESS OTHERWISE NOTED.



**MITCHELL & ASSOCIATES, INC.**  
 ENGINEERING & SURVEYING  
 102 N. COLLEGE ST., KILLEEN, TEXAS (254) 634-5541  
 T. B. P. L. S. FIRM REGISTRATION NO. 100204-00

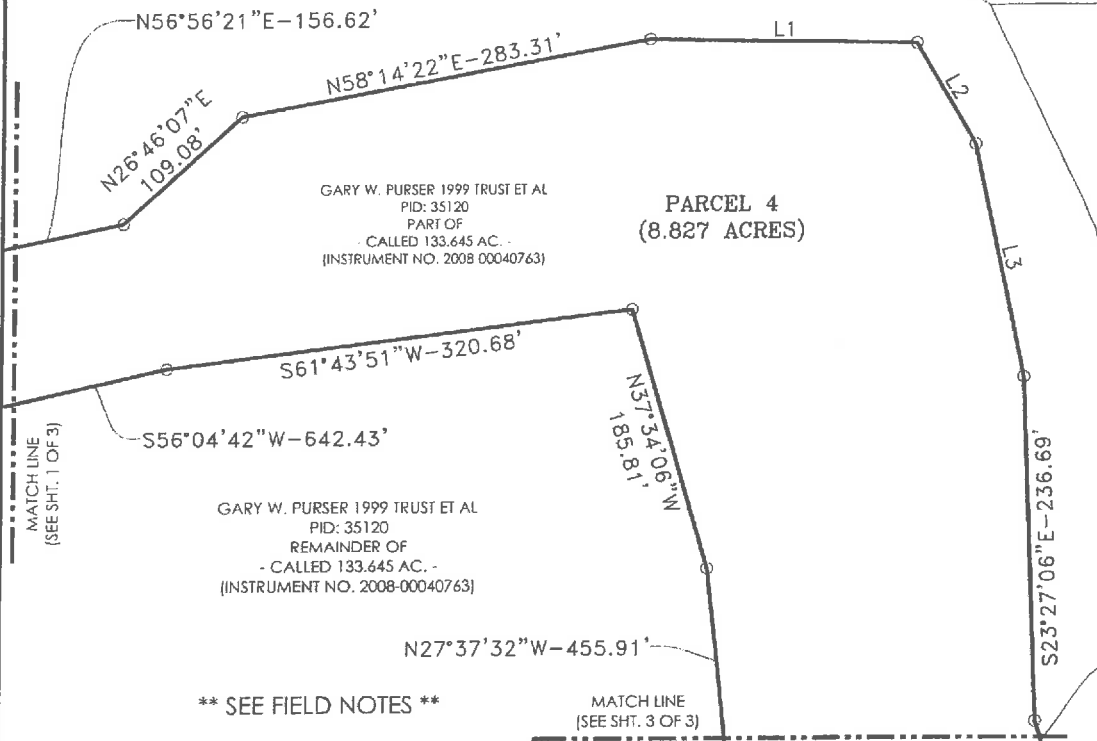
**EXHIBIT "A"**  
**SHEET 2 OF 3**

SCALE:  
 1" = 100'

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N 69° 54' 40" E	182.78'
L2	S 51° 14' 39" E	80.49'
L3	S 33° 11' 00" E	163.58'

WHITE ROCK ESTATES,  
 PHASE SEVEN  
 (CAB D. SL 176-C & D)

RSBP DEVELOPERS, INC.  
 REMAINDER OF  
 - CALLED 88.062 AC -  
 EXHIBIT "B"  
 (VOLUME 5657, PAGE 197)



8.827 ACRES, PART OF THE  
 J.B. HARRIS SURVEY, ABSTRACT NO. 452  
 KILLEEN, BELL COUNTY, TEXAS

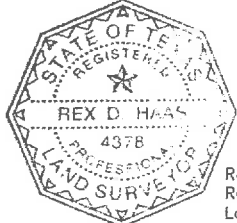
\*\* SEE FIELD NOTES \*\*

STATE OF TEXAS  
 COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS, That I, Rex D. Haas, Registered Professional Land Surveyor, do hereby certify that I did cause to be surveyed on the ground the above described tract of land and to the best of my knowledge and belief, the said description is true and correct. Survey completed on the ground in July, 2017.

IN WITNESS THEREOF, My hand and seal this the 10th day of August, 2017.

**NOTES:**  
 1. SURVEY PREPARED WITHOUT THE BENEFIT OF TITLE COMMITMENT.  
 2. ALL BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM, NAD 83 (CORDS 95), TEXAS CENTRAL ZONE 45 PER LEICA TEXAS SMARTNET GPS OBSERVATIONS.  
 ALL DISTANCES ARE SURFACE DISTANCE.  
 COMBINED SCALE FACTOR=1.0001168.



*Rex D. Haas*  
 Rex D. Haas  
 Registered Professional  
 Land Surveyor, No. 4378

○ = CORNERS ARE 1/2" IR W/ M&A CAP SET UNLESS OTHERWISE NOTED.  
 ● = CORNERS ARE 3/8" IR W/ KES CAP FOUND UNLESS OTHERWISE NOTED.



**MITCHELL & ASSOCIATES, INC.**  
**ENGINEERING & SURVEYING**  
 102 N. COLLEGE ST., KILLEEN, TEXAS (254) 634-5541  
 T. B. P. L. S. FIRM REGISTRATION NO. 100204-00

**EXHIBIT "A"**  
**SHEET 3 OF 3**

SCALE:  
 1" = 100'

MATCH LINE  
 (SEE SHT. 2 OF 3)

GARY W. PURSER 1999 TRUST ET AL  
 PID: 35120  
 REMAINDER OF  
 - CALLED 133.645 AC. -  
 (INSTRUMENT NO. 2008-00040763)

GARY W. PURSER 1999 TRUST ET AL  
 PID: 35120  
 PART OF  
 - CALLED 133.645 AC. -  
 (INSTRUMENT NO. 2008-00040763)

**PARCEL 4**  
**(8.827 ACRES)**

ANITA P. FERGUS, ETAL  
 (VOLUME 5790, PAGE 177)

\*\* SEE FIELD NOTES \*\*

8.827 ACRES, PART OF THE  
 J.B. HARRIS SURVEY, ABSTRACT NO. 452  
 KILLEEN, BELL COUNTY, TEXAS

CB=S82°20'33"W Chord=71.17' Arc=71.18'  
 Delta=4°20'20" Radius=940.00' Tan=35.61'

REMAINDER OF  
 KILLEEN CHAPARRAL DEVELOPMENT, L.L.C.  
 (INSTRUMENT NO. 2012 24898)

STATE OF TEXAS  
 COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS, That I, Rex D. Haas, Registered Professional Land Surveyor, do hereby certify that I did cause to be surveyed on the ground the above described tract of land and to the best of my knowledge and belief, the said description is true and correct. Survey completed on the ground in July, 2017.

IN WITNESS THEREOF, My hand and seal this the 10th day of August, 2017.

**NOTES:**

1. SURVEY PREPARED WITHOUT THE BENEFIT OF TITLE COMMITMENT.
2. ALL BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM, NAD 83 (CORS 96), TEXAS CENTRAL ZONE AS PER LEICA TEXAS SMARTNET GPS OBSERVATIONS.  
 ALL DISTANCES ARE SURFACE DISTANCE.  
 COMBINED SCALE FACTOR=1.0001168.

- = CORNERS ARE 1/2" IR W/ M&A CAP SET UNLESS OTHERWISE NOTED.
- = CORNERS ARE 3/8" IR W/ KES CAP FOUND UNLESS OTHERWISE NOTED.



Rex D. Haas  
 Registered Professional  
 Land Surveyor, No. 4378

FIELD NOTES for a 8.827 acre tract of land in Bell County, Texas, being part of the J. B. Harris Survey, Abstract No. 452, and the land herein described being part of that certain 133.645 acre tract conveyed to Gary W. Purser 1999 Trust (1/2 interest) and John Helen Purser 1999 Trust (1/2 interest), of record in Document #2008-40763, Official Public Records of Real Property, Bell County, Texas, (O.P.R.R.P.B.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with cap stamped "M&A" found at the southwest corner of a called 88.062 acre tract designated Exhibit "B", conveyed to RSBP Developers, Inc., of record in Volume 5657, Page 197, Official Public Records of Real Property, Bell County, Texas, (O.P.R.R.P.B.C.T.), the northwest corner of said 133.645 acre tract, the southeast corner of a called 158.735 acre tract designated Exhibit "A", conveyed to RSBP Developers, Inc., of record in Volume 5657, Page 197, O.P.R.R.P.B.C.T. and the northeast corner of a called 114.034 acre tract conveyed to Lou Ann Cross, of record in Volume 4976, Page 728, O.P.R.R.P.B.C.T., for the northwest corner of this tract;

THENCE in a southeasterly direction with the south and west lines of said 88.062 acre tract and the north and east lines of said 133.645 acre tract, the following eleven (11) calls:

1. N. 66° 53' 51" E., 219.71 feet, to a 1/2" iron rod with cap stamped "M&A" set for a corner of this tract;
2. N. 52° 38' 43" E., 128.00 feet, to a 1/2" iron rod with cap stamped "M&A" set for a corner of this tract;
3. S. 69° 23' 54" E., 131.79 feet, to a 1/2" iron rod with cap stamped "M&A" set for a corner of this tract;
4. N. 56° 56' 21" E., 156.62 feet, to a 1/2" iron rod with cap stamped "M&A" set for a corner of this tract;
5. N. 26° 46' 07" E., 109.08 feet, to a 1/2" iron rod with cap stamped "M&A" set for a corner of this tract;
6. N. 58° 14' 22" E., 283.31 feet, to a 1/2" iron rod with cap stamped "M&A" set for a corner of this tract;
7. N. 69° 54' 40" E., 182.78 feet, to a 1/2" iron rod with cap stamped "M&A" set for the northeast corner of this tract;
8. S. 51° 14' 39" E., 80.49 feet, to a 1/2" iron rod with cap stamped "M&A" set for a corner of this tract;
9. S. 33° 11' 00" E., 163.58 feet, to a 1/2" iron rod with cap stamped "M&A" set for a corner of this tract;
10. S. 23° 27' 06" E., 236.69 feet, to a 1/2" iron rod with cap stamped "M&A" set for a corner of this tract;
11. S. 38° 09' 25" E., 27.66 feet, to a 1/2" iron rod with cap stamped "M&A" set on the west line of that certain tract conveyed to Anita P. Fergus, et al by Probate, of record in Volume 5790, Page 177, O.P.R.R.P.B.C.T., for a corner of this tract;

THENCE S. 20° 17' 15" E., 545.52 feet, with the west line of said Fergus tract, to a 1/2" iron rod found at the southwest corner of said Fergus tract, for an "L" corner of this tract;

THENCE N. 68° 52' 50" E., 4.96 feet, with the south line of said Fergus tract, to a 3/8" iron rod with cap stamped "KES" found at the northwest corner of the remainder of that certain tract conveyed to Killeen Chaparral Development, LLC, of record in Document #2012-24898, O.P.R.R.P.B.C.T., for an "L" corner of this tract;

THENCE S. 20° 45' 28" E., 87.88 feet, with the west line of said Killeen Chaparral Development tract, to a 1/2" iron rod found for the southeast corner of this tract;

THENCE in a northerly and westerly direction over and across said 133.645 acre tract, the following seven (7) calls:

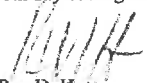
1. Along a curve to the left, having a radius of 940.00 feet, an arc length of 71.18 feet and a long chord bearing S. 82° 20' 33" W., 71.17 feet, to a 1/2" iron rod with cap stamped "M&A" set for a corner of this tract;
2. N. 45° 14' 20" W., 154.47 feet, to a 1/2" iron rod with cap stamped "M&A" set for a corner of this tract;
3. N. 37° 30' 00" W., 161.58 feet, to a 1/2" iron rod with cap stamped "M&A" set for a corner of this tract;
4. N. 27° 37' 32" W., 455.91 feet, to a 1/2" iron rod with cap stamped "M&A" set for a corner of this tract;
5. N. 37° 34' 06" W., 185.81 feet, to a 1/2" iron rod with cap stamped "M&A" set for a corner of this tract;
6. S. 61° 43' 51" W., 320.68 feet, to a 1/2" iron rod with cap stamped "M&A" set for a corner of this tract;
7. S. 56° 04' 42" W., 642.43 feet, to a 1/2" iron rod with cap stamped "M&A" set on the west line of said 133.645 acre tract and the east line of said 14.034 acre tract, for the southwest corner of this tract;

THENCE N. 20° 42' 23" W., 254.12 feet, with the west line of said 133.645 acre tract and the east line of said 114.034 acre tract, to the POINT OF BEGINNING containing 8.827 acres of land.

The bearings for the above description are based on the Texas Coordinate System, Central Zone, NAD 83 (CORS 96) as determined by Leica Texas SmartNet GPS observations.

STATE OF TEXAS                      KNOW ALL MEN BY THESE PRESENTS, that I, Rex D. Haas,  
Registered Professional Land Surveyor, do hereby certify that the above described tract  
was surveyed on the ground and that  
COUNTY OF BELL                      this description is true and correct to the best of my knowledge  
and belief. Survey completed on the ground in July, 2017.

IN WITNESS THEREOF, my hand and seal this the 10th day of August, 2017.

  
Rex D. Haas  
Registered Professional  
Land Surveyor, No. 4378



**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 RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**SPECIAL WARRANTY DEED  
WITH FEE SIMPLE DETERMINABLE CONDITION**

**DATE:** \_\_\_\_\_, 2017

**GRANTOR:** RSBP Developers, Inc., a Texas Corporation

**GRANTOR'S MAILING ADDRESS:** 2901 E. Stan Schlueter Loop, Killeen, Texas 76542

**GRANTEE:** City of Killeen ("City")

**GRANTEE'S MAILING ADDRESS:** 101 North College, Killeen, Bell Co., TX 76541

**CONSIDERATION:** As a dedication for the use and benefit of the public

**PROPERTY:** 6.161 acres, remainder of called 88.062 acres out of the J.B. Harris Survey, Abstract No. 452, Killeen, Bell County, Texas, as recorded in Volume 5657, Page 197, 1.279 acres, 0.925 acres, 0.264 acres, 0.394 acres, remainder of called 44.361 acres out of the A.H. Wood Survey, Abstract No. 886, Killeen, Bell County, Texas, and 0.014 acres out of the A.H. Wood Survey, Abstract No. 886, Killeen, Bell County, Texas as recorded in Instrument No. 2013-3263, Official Public Records of Bell County, Texas, and being more particularly described by metes and bounds in Parcels 3, 5, 6, 7, 8, and 10 attached hereto and incorporated by reference for all relevant purposes as if set forth at length herein

**RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:** Grantor reserves and excepts from the property conveyed all encumbrances and other matters of record in the Official Public Records of Real Property of Bell County, Texas, to the extent they are validly existing and affect the Property.

**FEE SIMPLE DETERMINABLE CONDITION:** Grantee must award a construction contract for a public trafficway on the Property (generally consisting of extending Rosewood Drive to Chaparral Road) within one (1) year of the date of acceptance by the Grantee herein.

Grantor, for the Consideration and subject to the Reservations From Conveyance and Warranty, GRANTS, DEDICATES, AND CONVEYS to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, TO HAVE AND HOLD IT to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations From and Exceptions to Conveyance and Warranty, when such claim arises by, through or under Grantor, but not otherwise. PROVIDED, HOWEVER, that if the Fee Simple Determinable Condition is not satisfied, the Property will automatically revert to and be owned by Grantor without the necessity of any further act on the part of Grantor, it being Grantor's intent to convey a fee simple determinable estate to Grantee. An affidavit stating that the condition has been fulfilled, filed during the first six months of the second year, if not contradicted by a recorded statement filed within the same six months, is conclusive evidence that the condition has been satisfied, and Grantee and third parties may rely on it.

EXCEPTING ONLY THE WARRANTY OF TITLE HEREIN, GRANTOR HAS MADE NO REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, UPON WHICH GRANTEE HAS RELIED, AS TO THE CONDITION OF THE PROPERTY, THE FITNESS OF THE PROPERTY FOR ANY INTENDED USE OR PURPOSE, THE EXISTENCE OF ANY HAZARDOUS OR TOXIC MATERIALS IN OR ON THE LAND OR ANY OTHER ENVIRONMENTAL CONDITION OF THE LAND, THE AVAILABILITY OF UTILITIES OR OTHER SERVICES TO THE LAND, THE WORKMANSHIP OR MATERIALS USED IN THE IMPROVEMENTS ON THE PROPERTY (IF ANY), THE PRESENT OR FUTURE INCOME THAT MAY BE GENERATED FROM THE PROPERTY, OR ANY OTHER MATTER. GRANTEE ACKNOWLEDGES THAT IT IS RELYING SOLELY UPON ITS INVESTIGATION AND EXAMINATION OF THE PROPERTY, AND IS SATISFIED WITH THE TITLE AND CONDITION THEREOF. GRANTEE WAIVES ALL CLAIMS FOR FRAUDULENT INDUCEMENT, DISCLAIMS ANY DUTY OF GRANTOR TO MAKE ANY DISCLOSURES WITH RESPECT TO THE PROPERTY, AND ACCEPTS THE PROPERTY "AS IS" AND "WITH ALL FAULTS," WITH ANY AND ALL LATENT AND PATENT DEFECTS.

When the context requires, singular nouns and pronouns include the plural.

RSBP Developers, Inc.

By: \_\_\_\_\_  
Name: Gary Purser, Jr.  
Title: President

*Acknowledgment*

STATE OF TEXAS

COUNTY OF BELL

This instrument was acknowledged before me on \_\_\_\_\_, 2017, by Gary Purser, Jr., President of RSBP Developers, Inc., a Texas Corporation.

\_\_\_\_\_  
Notary Public, State of Texas

My Commission Expires:

The City of Killeen does hereby accept the above described conveyance.

DATE

CITY OF KILLEEN

\_\_\_\_\_

\_\_\_\_\_  
Ronald L. Olson

ATTEST

\_\_\_\_\_  
Dianna Barker  
City Secretary



**MITCHELL & ASSOCIATES, INC.**  
**ENGINEERING & SURVEYING**  
 102 N. COLLEGE ST., KILLEEN, TEXAS (254) 634-5541  
 T. B. P. L. S. FIRM REGISTRATION NO. 100204-00

CURVE TABLE

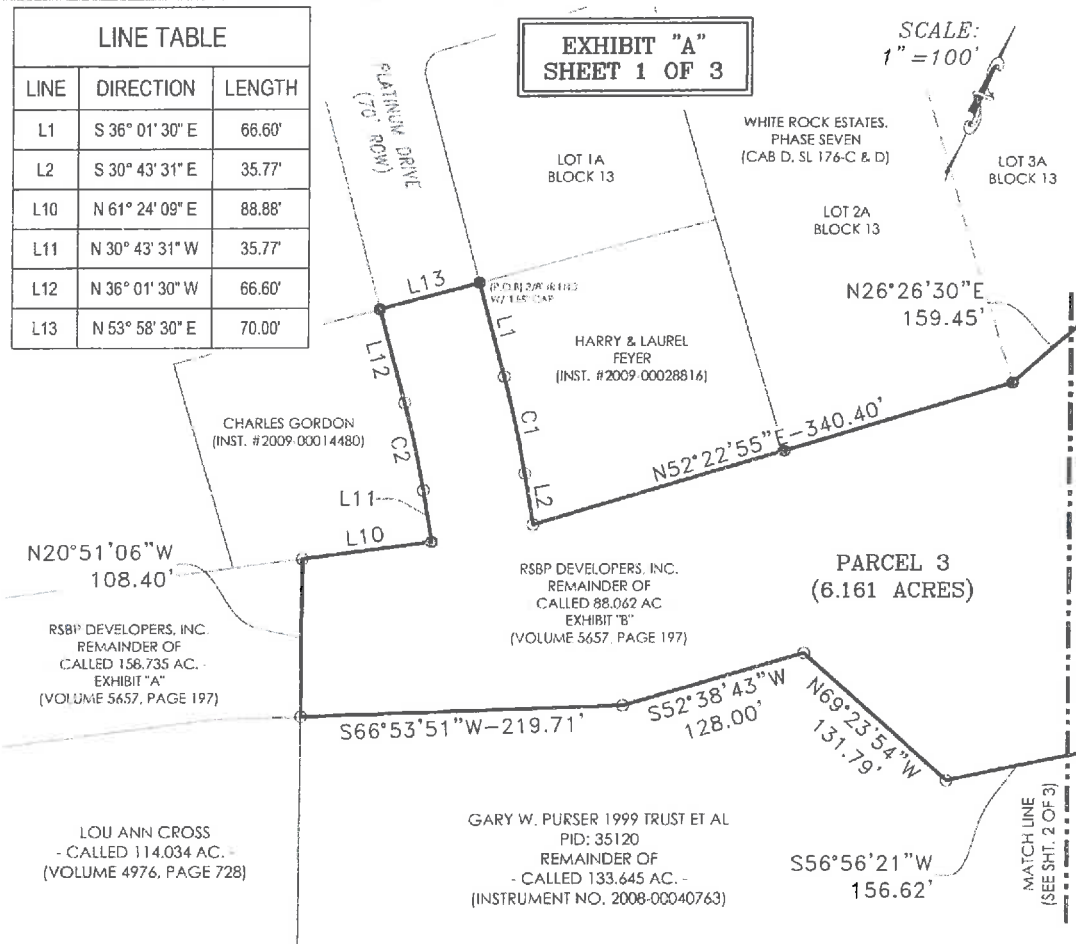
CURVE	BEARING	CHORD	LENGTH	RADIUS	DELTA	TANGENT
C1	S33°22'31"E	67.96'	67.98'	735.00'	5°17'59"	34.02'
C2	N33°22'31"W	61.49'	61.51'	665.00'	5°17'59"	30.78'

LINE TABLE

LINE	DIRECTION	LENGTH
L1	S 36° 01' 30" E	66.60'
L2	S 30° 43' 31" E	35.77'
L10	N 61° 24' 09" E	88.88'
L11	N 30° 43' 31" W	35.77'
L12	N 36° 01' 30" W	66.60'
L13	N 53° 58' 30" E	70.00'

**EXHIBIT "A"**  
**SHEET 1 OF 3**

SCALE:  
 1" = 100'



**\*\* SEE FIELD NOTES \*\***

6.161 ACRES, PART OF THE  
 J.B. HARRIS SURVEY, ABSTRACT NO. 452  
 KILLEEN, BELL COUNTY, TEXAS

STATE OF TEXAS  
 COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS, That I, Rex D. Haas, Registered Professional Land Surveyor, do hereby certify that I did cause to be surveyed on the ground the above described tract of land and to the best of my knowledge and belief, the said description is true and correct. Survey completed on the ground in July, 2017.

IN WITNESS THEREOF, My hand and seal this the 10th day of August, 2017.

**NOTES:**

1. SURVEY PREPARED WITHOUT THE BENEFIT OF TITLE COMMITMENT.
2. ALL BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM, NAD 83 (CRS 96), TEXAS CENTRAL ZONE AS PER LEICA TEXAS SMARTNET GPS OBSERVATIONS. ALL DISTANCES ARE SURFACE DISTANCE. COMBINED SCALE FACTOR=1.0001168.



*Rex D. Haas*  
 Rex D. Haas  
 Registered Professional  
 Land Surveyor, No. 4378

○ = CORNERS ARE 1/2" IR W/ M&A CAP SET UNLESS OTHERWISE NOTED.  
 ● = CORNERS ARE 3/8" IR W/ KES CAP FOUND UNLESS OTHERWISE NOTED.

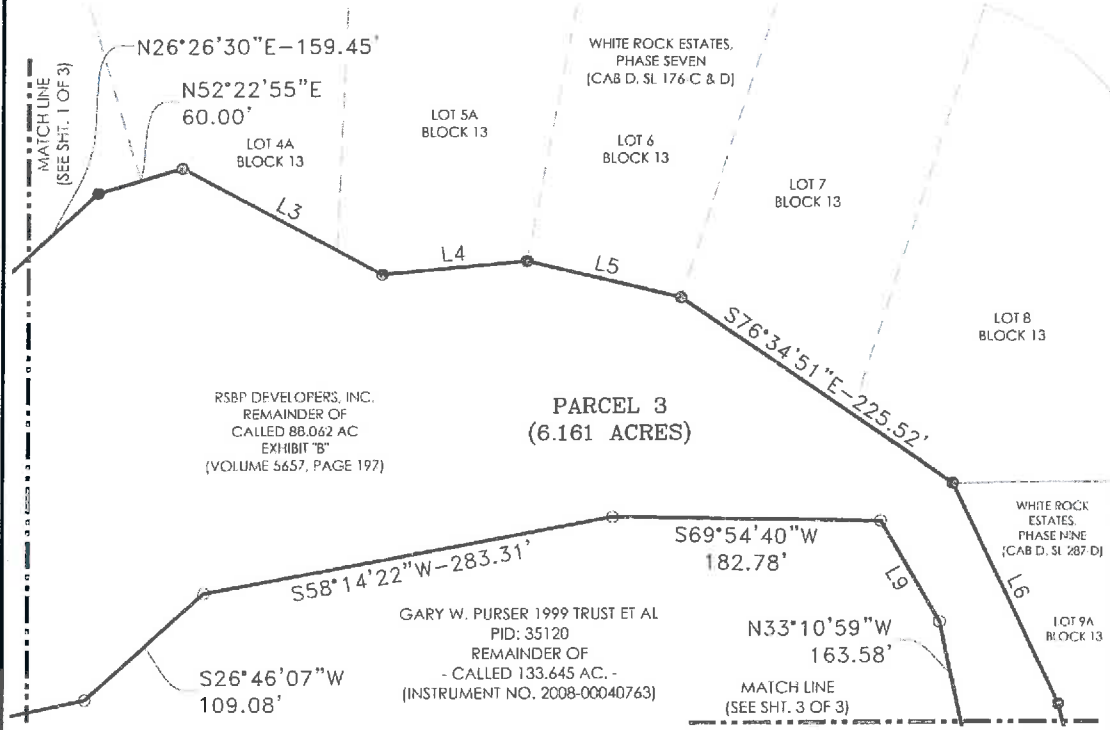
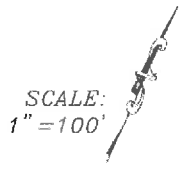




**MITCHELL & ASSOCIATES, INC.**  
**ENGINEERING & SURVEYING**  
 102 N. COLLEGE ST., KILLEEN, TEXAS (254) 634-5541  
 T. B. P. L. S. FIRM REGISTRATION NO. 100204-00

**EXHIBIT "A"**  
**SHEET 2 OF 3**

LINE TABLE		
LINE	DIRECTION	LENGTH
L3	S 82° 51' 04" E	154.09'
L4	N 63° 35' 20" E	99.80'
L5	N 82° 23' 53" E	108.13'
L6	S 46° 33' 51" E	168.03'
L9	N 51° 14' 21" W	80.48'



**\*\* SEE FIELD NOTES \*\***

6.161 ACRES, PART OF THE  
 J.B. HARRIS SURVEY, ABSTRACT NO. 452  
 KILLEEN, BELL COUNTY, TEXAS

STATE OF TEXAS  
 COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS, That I, Rex D. Haas, Registered Professional Land Surveyor, do hereby certify that I did cause to be surveyed on the ground the above described tract of land and to the best of my knowledge and belief, the said description is true and correct. Survey completed on the ground in July, 2017.

IN WITNESS THEREOF, My hand and seal this the 10th day of August, 2017.

**NOTES:**  
 1. SURVEY PREPARED WITHOUT THE BENEFIT OF TITLE COMMITMENT  
 2. ALL BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM, NAD 83 (CORR 96), TEXAS CENTRAL ZONE AS PER LEICA TEXAS SMARTNET GPS OBSERVATIONS.  
 ALL DISTANCES ARE SURFACE DISTANCE.  
 COMBINED SCALE FACTOR=1.0001168.



*Rex D. Haas*  
 Rex D. Haas  
 Registered Professional  
 Land Surveyor, No. 4378

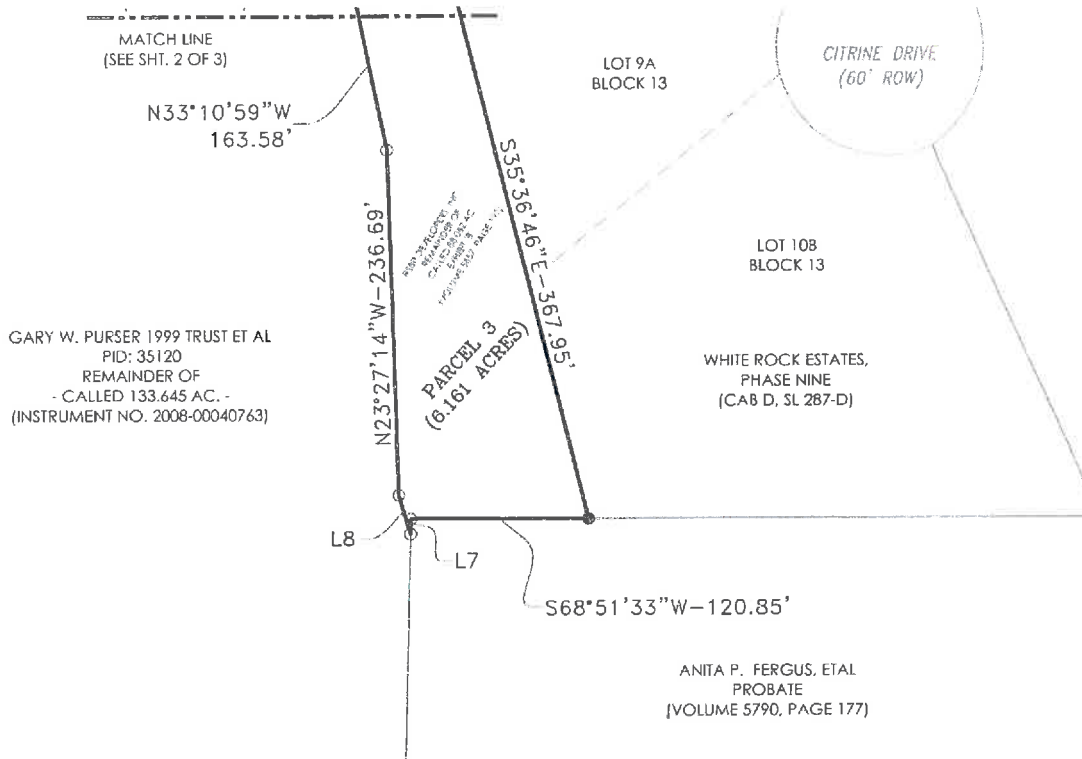
○ = CORNERS ARE 1/2" IR W/ M&A CAP SET UNLESS OTHERWISE NOTED.  
 ⊙ = CORNERS ARE 3/8" IR W/ KES CAP FOUND UNLESS OTHERWISE NOTED.



**MITCHELL & ASSOCIATES, INC.**  
 ENGINEERING & SURVEYING  
 102 N. COLLEGE ST., KILLEEN, TEXAS (254) 634-5541  
 T. B. P. L. S. FIRM REGISTRATION NO. 100204-00

**EXHIBIT "A"**  
**SHEET 3 OF 3**

LINE TABLE		
LINE	DIRECTION	LENGTH
L7	S 20° 17' 15" E	10.30'
L8	N 38° 09' 25" W	27.66'



**\*\* SEE FIELD NOTES \*\***

6.161 ACRES, PART OF THE  
 J.B. HARRIS SURVEY, ABSTRACT NO. 452  
 KILLEEN, BELL COUNTY, TEXAS

STATE OF TEXAS  
 COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS, That I, Rex D. Haas, Registered Professional Land Surveyor, do hereby certify that I did cause to be surveyed on the ground the above described tract of land and to the best of my knowledge and belief, the said description is true and correct. Survey completed on the ground in July, 2017.

IN WITNESS THEREOF, My hand and seal this the 10th day of August, 2017.

**NOTES:**  
 1. SURVEY PREPARED WITHOUT THE BENEFIT OF TITLE COMMITMENT.  
 2. ALL BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM, NAD 83 (CORS 96), TEXAS CENTRAL ZONE AS PER LEICA TEXAS SMARTNET GPS OBSERVATIONS.  
 ALL DISTANCES ARE SURFACE DISTANCE.  
 COMBINED SCALE FACTOR=1.0001168.



*Rex D. Haas*  
 Rex D. Haas  
 Registered Professional  
 Land Surveyor, No. 4378

○ = CORNERS ARE 1/2" IR W/ M&A CAP SET UNLESS OTHERWISE NOTED.  
 ⊙ = CORNERS ARE 3/8" IR W/ KES CAP FOUND UNLESS OTHERWISE NOTED

FIELD NOTES for a 6.161 acre tract of land in Bell County, Texas, being part of the J. B. Harris Survey, Abstract No. 452, and the land herein described being part of a called 88.062 acre tract designated Exhibit "B", conveyed to RSBP Developers, Inc., of record in Volume 5657, Page 197, Official Public Records of Real Property, Bell County, Texas, (O.P.R.R.P.B.C.T.), and being more particularly described as follows:

BEGINNING at a 3/8" iron rod with cap stamped "KES" found at the southeast terminus of Platinum Drive at the southwest corner of Lot 1A, Block 13, White Rock Estates Phase Seven, an addition to the City of Killeen, Texas, of record in Cabinet D, Slide 176-C&D, Plat Records of Bell County, Texas and being the northwest corner of that certain tract conveyed to Harry and Laurel Feyer, of record in Document #2009-28816, O.P.R.R.P.B.C.T., for the northeast corner of this tract;

THENCE in a southeasterly direction with the west line of said Feyer tract, the following three (3) calls:

1. S. 36° 01' 30" E., 66.60 feet, to a 1/2" iron rod with cap stamped "M&A" set at the beginning of a curve to the right, for a corner of this tract;
2. along said curve to the right, having a radius of 735.00 feet, an arc length of 67.98 feet and a long chord bearing S. 33° 22' 31" E., 67.96 feet, to a 1/2" iron rod with cap stamped "M&A" set at the end of said curve, for a corner of this tract;
3. S. 30° 43' 31" E., 35.77 feet, to a 1/2" iron rod with cap stamped "M&A" set for an interior corner of this tract;

THENCE N. 52° 22' 55" E., with the south line of said Feyer tract, at a distance of 178.01 feet, pass a 3/8" iron rod with cap stamped "KES" found at the southeast corner of said Feyer tract and the southwest corner of Lot 2A, said Block 13, continuing on same course with the south line of said Lot 2A, for a total distance in all of 340.40 feet, to a 3/8" iron rod with cap stamped "KES" found at the southeast corner of said Lot 2A and the southwest corner of Lot 3A, for an angle corner of this tract;

THENCE in an easterly direction with the south and west lines of said Block 13, the following eight (8) calls:

1. N. 26° 26' 30" E., 159.45 feet, to a 3/8" iron rod with cap stamped "KES" found for an angle corner of this tract;
2. N. 52° 22' 55" E., 60.00 feet, to a 3/8" iron rod with cap stamped "KES" found for an angle corner of this tract;
3. S. 82° 51' 04" E., 154.09 feet, to a 3/8" iron rod with cap stamped "KES" found for an angle corner of this tract;
4. N. 63° 35' 20" E., 99.80 feet, to a 3/8" iron rod with cap stamped "KES" found for an angle corner of this tract;
5. N. 82° 23' 53" E., 108.13 feet, to a 3/8" iron rod with cap stamped "KES" found for an angle corner of this tract;
6. S. 76° 34' 51" E., 225.52 feet, to a 3/8" iron rod with cap stamped "KES" found for an angle corner of this tract;
7. S. 46° 33' 51" E., 168.03 feet, to a 3/8" iron rod with cap stamped "KES" found for an angle corner of this tract;
8. S. 35° 36' 46" E., 367.95 feet, to a 3/8" iron rod with cap stamped "KES" found at the southwest corner of Lot 10B, White Rock Estates Phase Nine, an addition to the City of Killeen, Texas, of record in Cabinet D, Slide 287-D, Plat Records of Bell County, Texas, being on the north line of that certain tract conveyed by Probate to Anita P. Fergus, et al. of record in Volume 5790, Page 177, O.P.R.R.P.B.C.T., for the southeast corner of this tract;

THENCE S. 68° 51' 33" W., 120.85 feet, with the south line of said 88.062 tract and the north line of said Fergus tract, to a 1/2" iron rod with cap stamped "M&A" set at the northwest corner of said Fergus tract and an interior corner of said 88.062 acre tract, for an interior corner of this tract;

THENCE S. 20° 17' 53" E., 10.30 feet, with the west line of said Fergus tract, to a 1/2" iron rod with cap stamped "M&A" set on the east line of that certain 133.645 acre tract conveyed to Gary W. Purser 1999 Trust (1/2 interest) and John Helen Purser 1999 Trust (1/2 interest), of record in Document #2008-40763, O.P.R.R.P.B.C.T., for the most easterly southwest corner of this tract;

THENCE in a northwesterly direction with the east and south lines of said 88.062 acre tract and the west and north lines of said 1999 Trust tract, the following eleven (11) calls:

1. N. 38° 09' 25" W., 27.66 feet, to a 1/2" iron rod with cap stamped "M&A" set for an angle corner of this tract;
2. N. 23° 27' 14" W., 236.69 feet, to a 1/2" iron rod with cap stamped "M&A" set for an angle corner of this tract;
3. N. 33° 10' 59" W., 163.58 feet, to a 1/2" iron rod with cap stamped "M&A" set for an angle corner of this tract;
4. N. 51° 14' 21" W., 80.48 feet, to a 1/2" iron rod with cap stamped "M&A" set for an angle corner of this tract;
5. S. 69° 54' 40" W., 182.78 feet, to a 1/2" iron rod with cap stamped "M&A" set for an angle corner of this tract;

CITY OF KILLEEN  
PARCEL 3 CONTINUED  
6.161 ACRES

6. S. 58° 14' 22" W., 283.31 feet, to a 1/2" iron rod with cap stamped "M&A" set for an angle corner of this tract;
7. S. 26° 46' 07" W., 109.08 feet, to a 1/2" iron rod with cap stamped "M&A" set for an angle corner of this tract;
8. S. 56° 56' 21" W., 156.62 feet, to a 1/2" iron rod with cap stamped "M&A" set for an angle corner of this tract;
9. N. 69° 23' 54" W., 131.79 feet, to a 1/2" iron rod with cap stamped "M&A" set for an angle corner of this tract;
10. S. 52° 38' 43" W., 128.00 feet, to a 1/2" iron rod with cap stamped "M&A" set for an angle corner of this tract;
11. S. 66° 53' 51" W., 219.71 feet, to a 1/2" iron rod with cap stamped "M&A" set at the southwest corner of said 88.062 acre tract, the northwest corner of said 1999 Trust tract, the southeast corner of a called 158.735 acre tract designated Exhibit "A", conveyed to RSBP Developers, Inc., of record in said Volume 5657, Page 197 and the northeast corner of a called 114.034 acre tract conveyed to Lou Ann Cross, of record in Volume 4976, Page 728, O.P.R.R.P.B.C.T., for the westerly southwest corner of this tract;

THENCE N. 20° 51' 06" W., 108.40 feet, with the west line of said 88.062 acre tract and the east line of said 158.735 acre tract, to a 1/2" iron rod with cap stamped "M&A" set on the south line of that certain tract conveyed to Charles Gordon, of record in Document #2009-14480, O.P.R.R.P.B.C.T., for the southerly northwest corner of this tract;

THENCE N. 61° 24' 09" E., 88.88 feet, with the south line of said Gordon tract, to a 3/8" iron rod with cap stamped "KES" found at the southeast corner of said Gordon tract, for an interior corner of this tract;

THENCE in a northwesterly direction with the east line of said Gordon tract, the following three (3) calls:

1. N. 30° 43' 31" W., 35.77 feet, to a 1/2" iron rod with cap stamped "M&A" set at the beginning of a curve to the left, for a corner of this tract;
2. along said curve to the left, having a radius of 665.00 feet, an arc length of 61.51 feet and a long chord bearing N. 33° 22' 31" W., 61.49 feet, to a 1/2" iron rod with cap stamped "M&A" set at the end of said curve, for a corner of this tract;
3. N. 36° 01' 30" W., 66.60 feet, to a 3/8" iron rod with cap stamped "KES" found at the northeast corner of said Gordon tract and the southeast corner of Lot 37, Block 1, White Rock Estates Phase Four, Section Two, an addition to the City of Killeen, Texas, of record in Cabinet D, Slide 151-A1 & A2, Plat Records of Bell County, Texas, being the southwest terminus of said Platinum Drive, for the northerly northwest corner of this tract;

THENCE N. 53° 58' 30" E., 70.00 feet, with the south terminus of said Platinum Drive, to the POINT OF BEGINNING containing 6.161 acres of land.

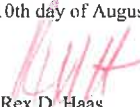
The bearings for the above description are based on the Texas Coordinate System, Central Zone, NAD 83 (CORS 96) as determined by Leica Texas SmartNet GPS observations.

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS, that I, Rex D. Haas, Registered Professional Land Surveyor, do hereby certify that the above described tract was surveyed on the ground and that this description is true and correct to the best of my knowledge and belief. Survey completed on the ground in July, 2017.

COUNTY OF BELL

IN WITNESS THEREOF, my hand and seal this the 10th day of August, 2017.

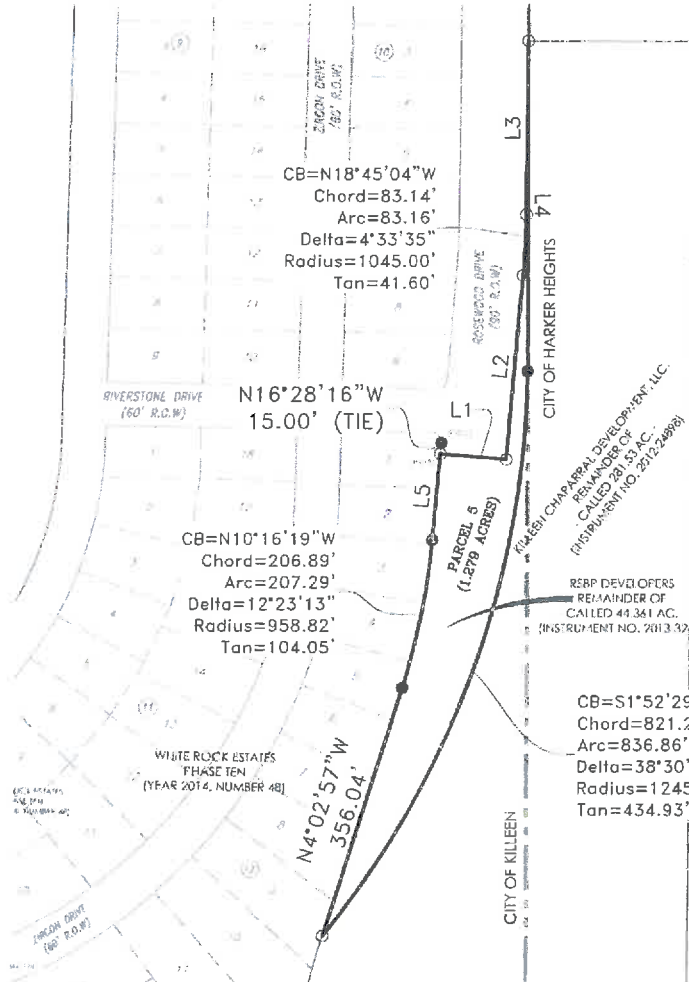
  
Rex D. Haas  
Registered Professional  
Land Surveyor, No. 4378





**MITCHELL & ASSOCIATES, INC.**  
 ENGINEERING & SURVEYING  
 102 N. COLLEGE ST., KILLEEN, TEXAS (254) 634-5541  
 T. B. P. L. S. FIRM REGISTRATION NO. 100204-00

**EXHIBIT "A"**  
**SHEET 1 OF 1**



SCALE:  
 1" = 200'

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N 73° 31' 44" E	90.00'
L2	N 16° 28' 16" W	252.63'
L3	N 21° 01' 51" W	237.24'
L4	S 21° 34' 41" E	451.27'
L5	N 16° 27' 47" W	118.59'

\*\* SEE FIELD NOTES \*\*

1.279 ACRES, PART OF THE  
 A. H. WOOD SURVEY, ABSTRACT NO. 886  
 KILLEEN, BELL COUNTY, TEXAS

STATE OF TEXAS  
 COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS, That I, Rex D. Haas, Registered Professional Land Surveyor, do hereby certify that I did cause to be surveyed on the ground the above described tract of land and to the best of my knowledge and belief, the said description is true and correct. Survey completed on the ground in July, 2017.

IN WITNESS THEREOF, My hand and seal this the 10th day of August, 2017.

**NOTES:**  
 1. SURVEY PREPARED WITHOUT THE BENEFIT OF TITLE COMMITMENT.  
 2. ALL BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM, NAD 83 (COORD 98), TEXAS CENTRAL ZONE AS PER LEICA TEXAS SMARTNET GPS OBSERVATIONS.  
 ALL DISTANCES ARE SURFACE DISTANCE.  
 COMBINED SCALE FACTOR=1.0001168



*Rex D. Haas*  
 Rex D. Haas  
 Registered Professional  
 Land Surveyor, No. 4378

○ = CORNERS ARE 1/2" IR W/ M&A CAP SET UNLESS OTHERWISE NOTED.  
 ⊙ = CORNERS ARE 3/8" IR W/ KES CAP FOUND UNLESS OTHERWISE NOTED.

CITY OF KILLEEN  
PARCEL 5  
1.279 ACRES

FIELD NOTES for a 1.279 acre tract of land in Bell County, Texas, being part of the A. H. Wood Survey, Abstract No. 886, and the land herein described being part of a called 44.361 acre tract conveyed to RSBP Developers, Inc., of record in Document #2013-3263, Official Public Records of Real Property, Bell County, Texas, (O.P.R.R.P.B.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with cap stamped "M&A" set on the west right-of-way line of Rosewood Drive and the east line of Lot 1, Block 12, White Rock Estates Phase Ten, an addition to the City of Killeen, Texas, of record in Plat Year 2014, Number 48, Plat Records of Bell County, Texas, for the southerly northwest corner of this tract, whence a 3/8" iron rod with cap stamped "KES" found at the beginning of a curve, being a northeast corner of said Lot 1, bears N. 16° 27' 47" W., 15.00 feet;

THENCE over and across said 44.361 acre tract, the following four (4) calls:

1. N. 73° 31' 44" E., 90.00 feet, to a 1/2" iron rod with cap stamped "M&A" set on the east right-of-way line of said Rosewood Drive, for an interior corner of this tract;
2. N. 16° 28' 16" W., 252.63 feet, with the east right-of-way line of said Rosewood Drive, to a 1/2" iron rod with cap stamped "M&A" set at the beginning of a curve to the left, for a corner of this tract;
3. With the east right-of-way line of said Rosewood Drive and along said curve to the left, having a radius of 1045.00 feet, an arc length of 83.16 feet and a long chord bearing N. 18° 45' 04" W., 83.14 feet, to a 1/2" iron rod with cap stamped "M&A" set at the end of said curve, for a corner of this tract;
4. N. 21° 01' 51" W., 237.24 feet, with the east right-of-way line of said Rosewood Drive, to a 1/2" iron rod with cap stamped "M&A" set on the east line of said 44.361 acre tract, same being on the approximate city limit line dividing the City of Killeen and the City of Harker Heights, for the north corner of this tract;

THENCE in a southerly direction with the east line of said 44.361 acre tract, the following two (2) calls:

1. S. 21° 34' 41" E., 451.27 feet, to a 3/8" iron rod with cap stamped "KES" found at the beginning of a curve to the right, for a corner of this tract;
2. along said curve to the right, having a radius of 1245.00 feet, an arc length of 836.86 feet and a long chord bearing S. 01° 52' 29" E., 821.20 feet, to a 1/2" iron rod with cap stamped "M&A" set at the end of said curve on the east line of said Block 12, for the south corner of this tract;

THENCE in a northerly direction with the east line of said Block 12, the following three (3) calls:

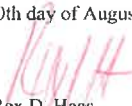
1. N. 04° 02' 57" W., 356.04 feet, to a 3/8" iron rod with cap stamped "KES" found at the beginning of a curve to the left, for a corner of this tract;
2. Along a curve to the left, having a radius of 958.82 feet, an arc length of 207.29 feet and a long chord bearing N. 10° 16' 19" W., 206.89 feet, to a 3/8" iron rod with cap stamped "KES" found at the end of said curve, for a corner of this tract;

THENCE N. 16° 27' 47" W., 118.59 feet, with the east line of said Block 12, to the POINT OF BEGINNING containing 1.279 acres of land.

The bearings for the above description are based on the Texas Coordinate System, Central Zone, NAD 83 (CORS 96) as determined by Leica Texas SmartNet GPS observations.

STATE OF TEXAS	KNOW ALL MEN BY THESE PRESENTS, that I, Rex D. Haas, Registered Professional Land Surveyor, do hereby certify that the above described tract was surveyed on the ground and that
COUNTY OF BELL	this description is true and correct to the best of my knowledge and belief. Survey completed on the ground in July, 2017.

IN WITNESS THEREOF, my hand and seal this the 10th day of August, 2017.

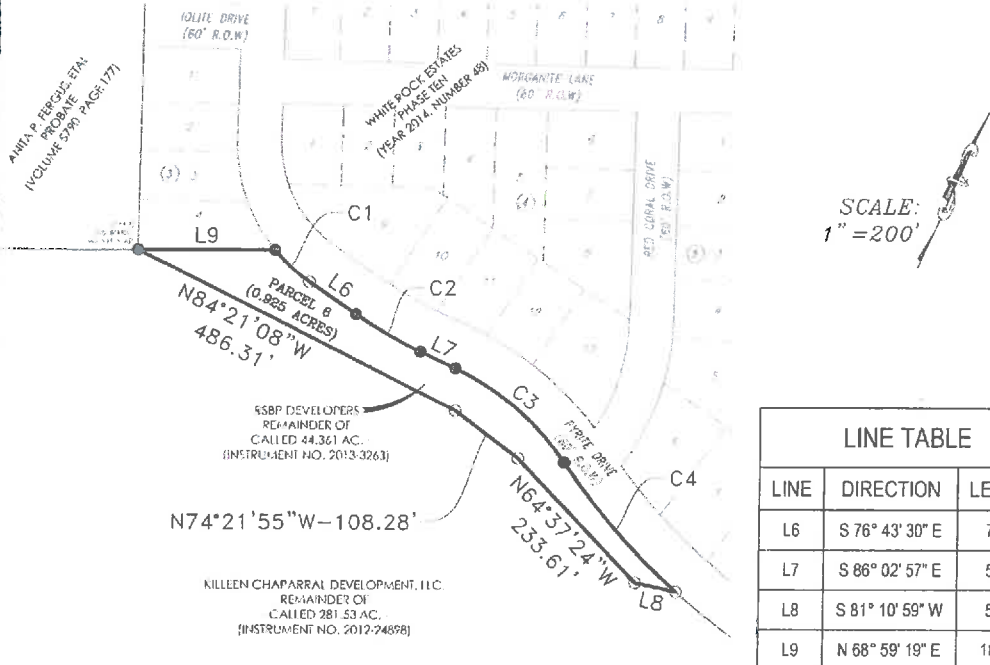
  
Rex D. Haas  
Registered Professional  
Land Surveyor, No. 4378





**MITCHELL & ASSOCIATES, INC.**  
 ENGINEERING & SURVEYING  
 102 N. COLLEGE ST., KILLEEN, TEXAS (254) 634-5541  
 T. B. P. L. S. FIRM REGISTRATION NO. 100204-00

**EXHIBIT "B"**  
**SHEET 1 OF 1**



SCALE:  
 1" = 200'

LINE TABLE		
LINE	DIRECTION	LENGTH
L6	S 76° 43' 30" E	77.87'
L7	S 86° 02' 57" E	53.34'
L8	S 81° 10' 59" W	57.32'
L9	N 68° 59' 19" E	184.93'

CURVE TABLE						
CURVE	BEARING	CHORD	LENGTH	RADIUS	DELTA	TANGENT
C1	S 68° 43' 47" E	63.98'	64.19'	230.00'	15° 59' 26"	32.31'
C2	S 81° 23' 13" E	102.41'	102.53'	630.00'	9° 19' 27"	51.38'
C3	S 70° 33' 16" E	197.69'	200.12'	370.00'	30° 59' 23"	102.57'
C4	S 62° 16' 55" E	233.84'	234.46'	930.00'	14° 26' 42"	117.86'

\*\* SEE FIELD NOTES \*\*

0.925 ACRES, PART OF THE  
 A. H. WOOD SURVEY, ABSTRACT NO. 886  
 KILLEEN, BELL COUNTY, TEXAS

STATE OF TEXAS  
 COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS, That I, Rex D. Haas, Registered Professional Land Surveyor, do hereby certify that I did cause to be surveyed on the ground the above described tract of land and to the best of my knowledge and belief, the said description is true and correct. Survey completed on the ground in July, 2017.

IN WITNESS THEREOF, My hand and seal this the 10th day of August, 2017.

**NOTES:**  
 1. SURVEY PREPARED WITHOUT THE BENEFIT OF TITLE COMMITMENT  
 2. ALL BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM, NAD 83 (GORS 96), TEXAS CENTRAL ZONE AS PER LEICA TEXAS SMARTNET GPS OBSERVATIONS.  
 ALL DISTANCES ARE SURFACE DISTANCE.  
 COMBINED SCALE FACTOR=1.0001165.



*Rex D. Haas*  
 Rex D. Haas  
 Registered Professional  
 Land Surveyor, No. 4378

○ = CORNERS ARE 1/2" IR W/ M&A CAP SET UNLESS OTHERWISE NOTED.  
 ⊙ = CORNERS ARE 3/8" IR W/ KES CAP FOUND UNLESS OTHERWISE NOTED.

FIELD NOTES for a 0.925 acre tract of land in Bell County, Texas, being part of the A. H. Wood Survey, Abstract No. 886, and the land herein described being part of a called 44.361 acre tract conveyed to RSBP Developers, Inc., of record in Document #2013-3263, Official Public Records of Real Property, Bell County, Texas, (O.P.R.R.P.B.C.T.), and being more particularly described as follows:

BEGINNING at a 3/8" iron rod with cap stamped "KES" found in a curve to the left on the south right-of-way line of Pyrite Drive at the southeast corner of Lot 4, Block 3, White Rock Estates Phase Ten, an addition to the City of Killeen, Texas, of record in Plat Year 2014, Number 48, Plat Records of Bell County, Texas, for the northwest corner of this tract;

THENCE in an easterly direction with the south right-of-way line of said Pyrite Drive, the following six (6) calls:

1. Along said curve to the left, having a radius of 230.00 feet, an arc length of 64.19 feet and a long chord bearing S. 68° 43' 47" E., 63.98 feet, to a 3/8" iron rod with cap stamped "KES" found at the end of said curve, for a corner of this tract;
2. S. 76° 43' 30" E., 77.87 feet, to a 3/8" iron rod with cap stamped "KES" found at the beginning of a curve to the left, for a corner of this tract;
3. along said curve to the left, having a radius of 630.00 feet, an arc length of 102.53 feet and a long chord bearing S. 81° 23' 13" E., 102.41 feet, to a 3/8" iron rod with cap stamped "KES" found at the end of said curve, for a corner of this tract;
4. S. 86° 02' 57" E., 53.34 feet, to a 3/8" iron rod with cap stamped "KES" found at the beginning of a curve to the right, for a corner of this tract;
5. along said curve to the right, having a radius of 370.00 feet, an arc length of 200.12 feet and a long chord bearing S. 70° 33' 16" E., 197.69 feet, to a 3/8" iron rod with cap stamped "KES" found at the end of said curve and the beginning of a curve to the left, for a corner of this tract;
6. along said curve to the left, having a radius of 930.00 feet, an arc length of 234.46 feet and a long chord bearing S. 62° 16' 55" E., 233.84 feet, to a 1/2" iron rod with cap stamped "M&A" set on the south line of said 44.361 acre tract and the north line of a called 281.53 acre tract conveyed to Killeen Chaparral Development, L.L.C., of record in Document #2012-24898, O.P.R.R.P.B.C.T., for the northeast corner of this tract;

THENCE in a westerly direction with the south line of said 44.361 acre tract and the north line of said 281.53 acre tract, the following four (4) calls:

1. S. 81° 10' 59" W., 57.32 feet, to a 1/2" iron rod with cap stamped "M&A" set for the southeast corner of this tract;
2. N. 64° 37' 24" W., 233.61 feet, to a 1/2" iron rod with cap stamped "M&A" set for a corner of this tract;
3. N. 74° 21' 55" W., 108.28 feet, to a 1/2" iron rod with cap stamped "M&A" set for a corner of this tract;
4. N. 84° 21' 08" W., 486.31 feet, to a 3/8" iron rod with cap stamped "KES" found at the southwest corner of said Lot 4, for the westerly corner of this tract;

THENCE N. 68° 59' 19" E., 184.93 feet, with the south line of said Lot 4, to the POINT OF BEGINNING containing 0.925 acre of land.

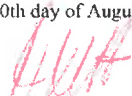
The bearings for the above description are based on the Texas Coordinate System, Central Zone, NAD 83 (CORS 96) as determined by Leica Texas SmartNet GPS observations.

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS, that I, Rex D. Haas, Registered Professional Land Surveyor, do hereby certify that the above described tract was surveyed on the ground and that this description is true and correct to the best of my knowledge and belief. Survey completed on the ground in July, 2017.

COUNTY OF BELL

IN WITNESS THEREOF, my hand and seal this the 10th day of August, 2017.

  
Rex D. Haas  
Registered Professional  
Land Surveyor, No. 4378

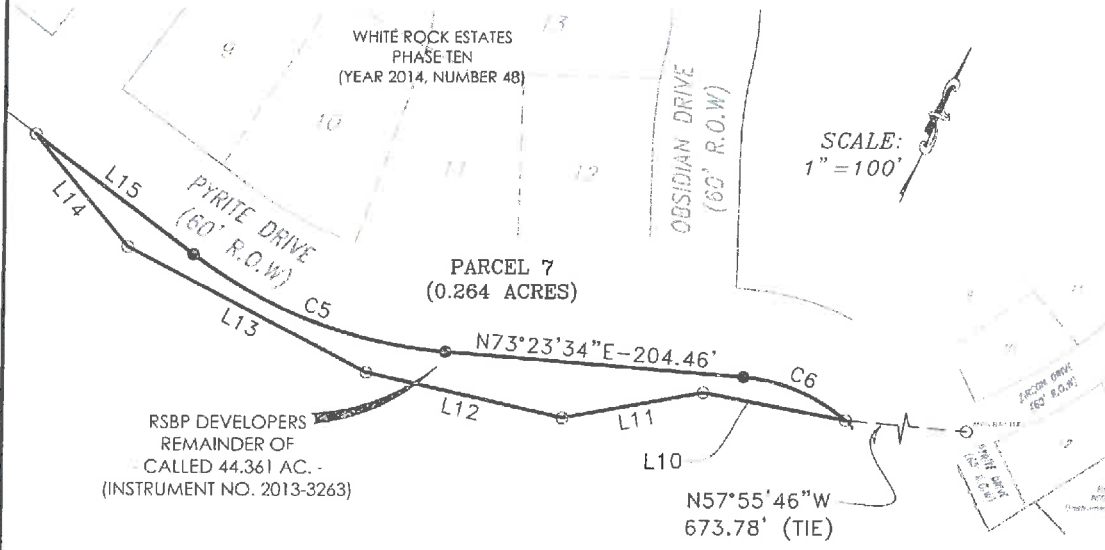






**MITCHELL & ASSOCIATES, INC.**  
 ENGINEERING & SURVEYING  
 102 N. COLLEGE ST., KILLEEN, TEXAS (254) 634-5541  
 T. B. P. L. S. FIRM REGISTRATION NO. 100204-00

**EXHIBIT "C"**  
**SHEET 1 OF 1**



SCALE:  
 1" = 100'

RSBP DEVELOPERS  
 REMAINDER OF  
 - CALLED 44.361 AC. -  
 (INSTRUMENT NO. 2013-3263)

KILLEEN CHAPARRAL DEVELOPMENT, LLC.  
 REMAINDER OF  
 - CALLED 281.53 AC. -  
 (INSTRUMENT NO. 2012-24898)

LINE TABLE		
LINE	DIRECTION	LENGTH
L10	S 79° 42' 58" W	99.33'
L11	S 58° 21' 01" W	97.83'
L12	S 81° 42' 11" W	137.26'
L13	N 83° 39' 31" W	184.76'
L14	N 60° 36' 30" W	98.95'
L15	S 74° 01' 49" E	135.02'

CURVE TABLE						
CURVE	BEARING	CHORD	LENGTH	RADIUS	DELTA	TANGENT
C5	N89°40'52"E	185.11'	187.63'	330.00'	32°34'37"	96.43'
C6	S88°10'46"E	75.87'	77.19'	120.00'	36°51'21"	39.98'

**\*\* SEE FIELD NOTES \*\***

0.264 ACRES, PART OF THE  
 A. H. WOOD SURVEY, ABSTRACT NO. 886  
 KILLEEN, BELL COUNTY, TEXAS

STATE OF TEXAS  
 COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS, That I, Rex D. Haas, Registered Professional Land Surveyor, do hereby certify that I did cause to be surveyed on the ground the above described tract of land and to the best of my knowledge and belief, the said description is true and correct. Survey completed on the ground in July, 2017.

IN WITNESS THEREOF, My hand and seal this the 10th day of August, 2017.

**NOTES:**  
 1 SURVEY PREPARED WITHOUT THE BENEFIT OF TITLE COMMITMENT.  
 2 ALL BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM, NAD 83 (CORS 96), TEXAS CENTRAL ZONE AS PER LEICA TEXAS SMARTNET GPS OBSERVATIONS.  
 ALL DISTANCES ARE SURFACE DISTANCE  
 COMBINED SCALE FACTOR=1.0001168.



*Rex D. Haas*  
 Rex D. Haas  
 Registered Professional  
 Land Surveyor, No. 4378

○=CORNERS ARE 1/2" IR W/ M&A CAP SET UNLESS OTHERWISE NOTED.  
 ⊙=CORNERS ARE 3/8" IR W/ KES CAP FOUND UNLESS OTHERWISE NOTED.

FIELD NOTES for a 0.264 acre tract of land in Bell County, Texas, being part of the A. H. Wood Survey, Abstract No. 886, and the land herein described being part of a called 44.361 acre tract conveyed to RSBP Developers, Inc., of record in Document #2013-3263, Official Public Records of Real Property, Bell County, Texas, (O.P.R.R.P.B.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with cap stamped "M&A" set in a curve to the right on the south right-of-way line of Pyrite Drive, for the most easterly corner of this tract, being on the south line of said 44.361 acre tract and the north line of a called 281.53 acre tract conveyed to Killeen Chaparral Development, L.L.C, of record in Document #2012-24898, O.P.R.R.P.B.C.T., whence a mag nail found at the centerline intersection of Pyrite Drive and Zircon Drive of White Rock Estates Phase Ten, an addition to the City of Killeen, Texas, of record in Plat Year 2014, Number 48, Plat Records of Bell County, Texas, bears S. 57° 55' 46" E., 673.78 feet;

THENCE in a westerly direction with the south line of said 44.361 acre tract and the north line of said 281.53 acre tract, the following five (5) calls:

1. S. 79° 42' 58" W., 99.33 feet, to a 1/2" iron rod with cap stamped "M&A" set for a corner of this tract;
2. S. 58° 21' 01" W., 97.83 feet, to a 1/2" iron rod with cap stamped "M&A" set for a corner of this tract;
3. S. 81° 42' 11" W., 137.26 feet, to a 1/2" iron rod with cap stamped "M&A" set for a corner of this tract;
4. N. 83° 39' 31" W., 184.76 feet, to a 1/2" iron rod with cap stamped "M&A" set for a corner of this tract;
5. N. 60° 36' 30" W., 98.95 feet, to a 1/2" iron rod with cap stamped "M&A" set on the south right-of-way line of said Pyrite Drive, for the westerly corner of this tract;

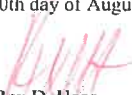
THENCE in an easterly direction with the south right-of-way line of said Pyrite Drive, the following four (4) calls:

1. S. 74° 01' 49" E., 135.02 feet, to a 3/8" iron rod with cap stamped "KES" found at the beginning of a curve to the left, for a corner of this tract;
2. along said curve to the left, having a radius of 330.00 feet, an arc length of 187.63 feet and a long chord bearing N. 89° 40' 52" E., 185.11 feet, to a 3/8" iron rod with cap stamped "KES" found at the end of said curve, for a corner of this tract;
3. N. 73° 23' 34" E., 204.46 feet, to a 3/8" iron rod with cap stamped "KES" found at the beginning of said curve to the right, for a corner of this tract;
4. along said curve to the right, having a radius of 120.00 feet, an arc length of 77.19 feet and a long chord bearing S. 88° 10' 46" E., 75.87 feet, to the POINT OF BEGINNING containing 0.264 acre of land.

The bearings for the above description are based on the Texas Coordinate System, Central Zone, NAD 83 (CORS 96) as determined by Leica Texas SmartNet GPS observations.

STATE OF TEXAS                      KNOW ALL MEN BY THESE PRESENTS, that I, Rex D. Haas,  
Registered Professional Land Surveyor, do hereby certify that the  
COUNTY OF BELL                      above described tract was surveyed on the ground and that  
this description is true and correct to the best of my knowledge  
and belief. Survey completed on the ground in July, 2017.

IN WITNESS THEREOF, my hand and seal this the 10th day of August, 2017.

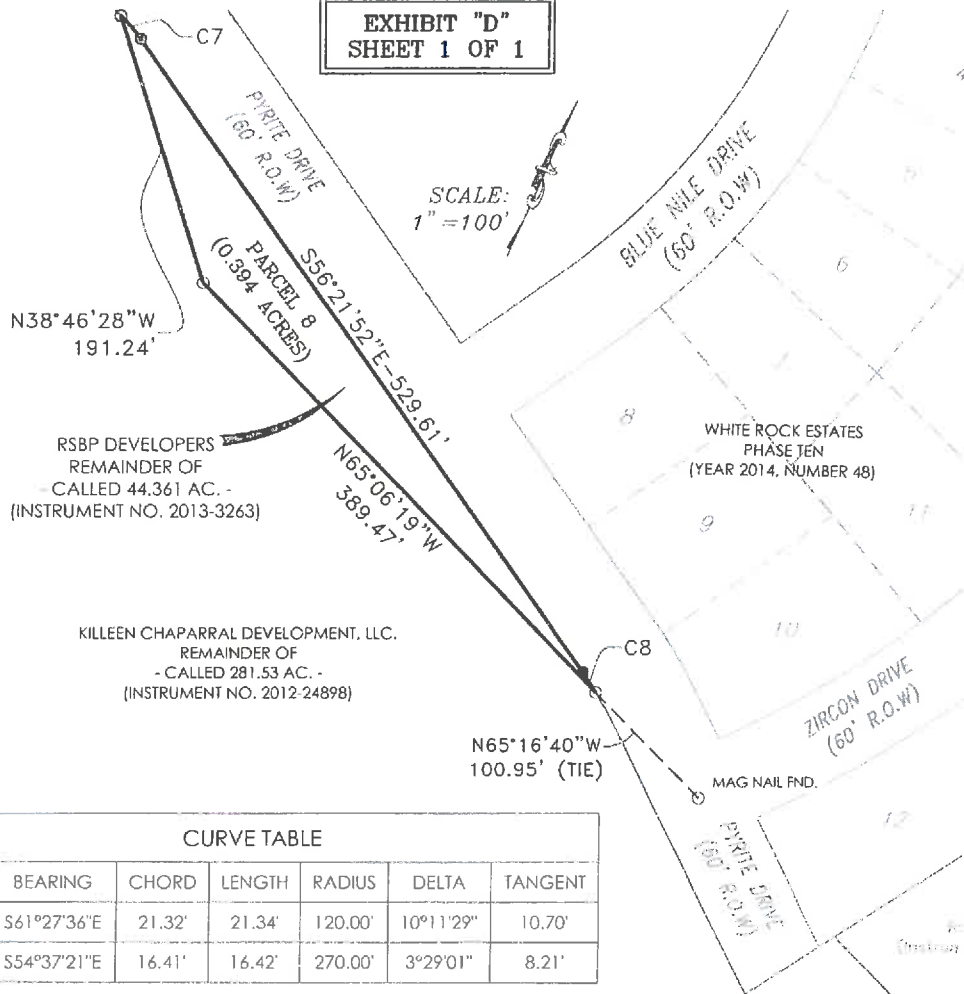
  
Rex D. Haas  
Registered Professional  
Land Surveyor, No. 4378





**MITCHELL & ASSOCIATES, INC.**  
**ENGINEERING & SURVEYING**  
 102 N. COLLEGE ST., KILLEEN, TEXAS (254) 634-5541  
 T. B. P. L. S. FIRM REGISTRATION NO. 100204-00

**EXHIBIT "D"**  
**SHEET 1 OF 1**



CURVE TABLE						
CURVE	BEARING	CHORD	LENGTH	RADIUS	DELTA	TANGENT
C7	S61°27'36"E	21.32'	21.34'	120.00'	10°11'29"	10.70'
C8	S54°37'21"E	16.41'	16.42'	270.00'	3°29'01"	8.21'

**\*\* SEE FIELD NOTES \*\***

0.394 ACRES, PART OF THE  
 A. H. WOOD SURVEY, ABSTRACT NO. 886  
 KILLEEN, BELL COUNTY, TEXAS

STATE OF TEXAS  
 COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS, That I, Rex D. Haas, Registered Professional Land Surveyor, do hereby certify that I did cause to be surveyed on the ground the above described tract of land and to the best of my knowledge and belief, the said description is true and correct. Survey completed on the ground in July, 2017.

IN WITNESS THEREOF, My hand and seal this the 10th day of August, 2017.

**NOTES:**  
 1. SURVEY PREPARED WITHOUT THE BENEFIT OF TITLE COMMITMENT.  
 2. ALL BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM, NAD 83 (GORS 96), TEXAS CENTRAL ZONE AS PER LEICA TEXAS SMARTNET GPS OBSERVATIONS  
 ALL DISTANCES ARE SURFACE DISTANCE.  
 COMBINED SCALE FACTOR=1.0001168.



*Rex D. Haas*  
 Rex D. Haas  
 Registered Professional  
 Land Surveyor, No. 4378

○ = CORNERS ARE 1/2" IR W/ M&A CAP SET UNLESS OTHERWISE NOTED.  
 ● = CORNERS ARE 3/8" IR W/ KES CAP FOUND UNLESS OTHERWISE NOTED.

CITY OF KILLEEN  
PARCEL 8  
0.394 ACRE

FIELD NOTES for a 0.394 acre tract of land in Bell County, Texas, being part of the A. H. Wood Survey, Abstract No. 886, and the land herein described being part of a called 44.361 acre tract conveyed to RSBP Developers, Inc., of record in Document #2013-3263, Official Public Records of Real Property, Bell County, Texas, (O.P.R.R.P.B.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with cap stamped "M&A" set in a curve to the right on the south right-of-way line of Pyrite Drive, for the most easterly corner of this tract, being on the south line of said 44.361 acre tract and the north line of a called 281.53 acre tract conveyed to Killeen Chaparral Development, LLC, of record in Document #2012-24898, O.P.R.R.P.B.C.T., whence a mag nail found at the centerline intersection of Pyrite Drive and Zircon Drive of White Rock Estates Phase Ten, an addition to the City of Killeen, Texas, of record in Plat Year 2014, Number 48, Plat Records of Bell County, Texas, bears S. 65° 16' 40" E., 100.95 feet;

THENCE in a westerly direction with the south line of said 44.361 acre tract and the north line of said 281.53 acre tract, the following two (2) calls:

1. N. 65° 06' 19" W., 389.47 feet, to a 1/2" iron rod with cap stamped "M&A" set for a corner of this tract;
2. N. 38° 46' 28" W., 191.24 feet, to a 1/2" iron rod with cap stamped "M&A" set in a curve to the right on the south right-of-way line of said Pyrite Drive, for the westerly corner of this tract;

THENCE in an easterly direction with the south right-of-way line of said Pyrite Drive, the following three (3) calls:

1. along said curve to the right, having a radius of 120.00 feet, an arc length of 21.34 feet and a long chord bearing S. 61° 27' 36" E., 21.32 feet, to a 3/8" iron rod with cap stamped "KES" found at the end of said curve, for a corner of this tract;
2. S. 56° 21' 52" E., 529.61 feet, to a 3/8" iron rod with cap stamped "KES" found at the beginning of said curve to the right, for a corner of this tract;
3. along said curve to the right, having a radius of 270.00 feet, an arc length of 16.42 feet and a long chord bearing S. 54° 37' 21" E., 16.41 feet, to the POINT OF BEGINNING containing 0.394 acre of land.


The bearings for the above description are based on the Texas Coordinate System, Central Zone, NAD 83 (CORS 96) as determined by Leica Texas SmartNet GPS observations.

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS, that I, Rex D. Haas, Registered Professional Land Surveyor, do hereby certify that the above described tract was surveyed on the ground and that this description is true and correct to the best of my knowledge and belief. Survey completed on the ground in July, 2017.

COUNTY OF BELL

IN WITNESS THEREOF, my hand and seal this the 10th day of August, 2017.

  
Rex D. Haas  
Registered Professional  
Land Surveyor, No. 4378

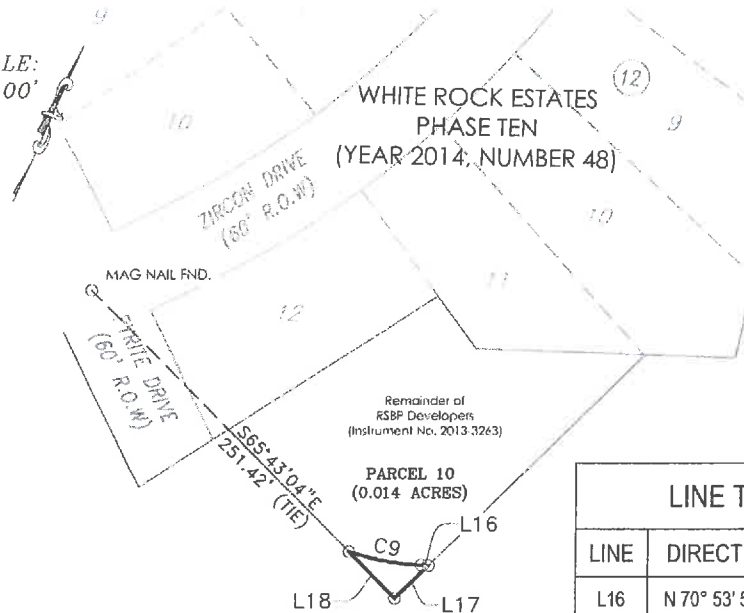




**MITCHELL & ASSOCIATES, INC.**  
**ENGINEERING & SURVEYING**  
 102 N. COLLEGE ST., KILLEEN, TEXAS (254) 634-5541  
 T. B. P. L. S. FIRM REGISTRATION NO. 100204-00

**EXHIBIT "E"**  
**SHEET 1 OF 1**

SCALE:  
 1" = 100'



KILLEEN CHAPARRAL DEVELOPMENT, LLC.  
 REMAINDER OF  
 - CALLED 281.53 AC. -  
 (INSTRUMENT NO. 2012-24898)

LINE TABLE		
LINE	DIRECTION	LENGTH
L16	N 70° 53' 57" E	5.28'
L17	S 24° 24' 08" W	32.34'
L18	N 65° 35' 52" W	44.92'

CURVE TABLE						
CURVE	BEARING	CHORD	LENGTH	RADIUS	DELTA	TANGENT
C9	N 79° 27' 29" E	50.13'	50.31'	170.94'	16° 51' 42"	25.34'

**\*\* SEE FIELD NOTES \*\***

0.014 ACRES, PART OF THE  
 A. H. WOOD SURVEY, ABSTRACT NO. 886  
 KILLEEN, BELL COUNTY, TEXAS

STATE OF TEXAS  
 COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS, That I, Rex D. Haas, Registered Professional Land Surveyor, do hereby certify that I did cause to be surveyed on the ground the above described tract of land and to the best of my knowledge and belief, the said description is true and correct. Survey completed on the ground in July, 2017.

IN WITNESS THEREOF, My hand and seal this the 10th day of August, 2017.

**NOTES:**

1. SURVEY PREPARED WITHOUT THE BENEFIT OF TITLE COMMITMENT.
2. ALL BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM, NAD 83 (GORS 96), TEXAS CENTRAL ZONE AS PER LEICA TEXAS SMARTNET GPS OBSERVATIONS.
- ALL DISTANCES ARE SURFACE DISTANCE.
- COMBINED SCALE FACTOR=1.0001168.



*Rex D. Haas*  
 Rex D. Haas  
 Registered Professional  
 Land Surveyor, No. 4378

( ) = CORNERS ARE 1/2" IR W/ M&A CAP SET UNLESS OTHERWISE NOTED.  
 ● = CORNERS ARE 3/8" IR W/ KES CAP FOUND UNLESS OTHERWISE NOTED.

CITY OF KILLEEN  
PARCEL 10  
0.014 ACRE

FIELD NOTES for a 0.014 acre tract of land in Bell County, Texas, being part of the A. H. Wood Survey, Abstract No. 886, and the land herein described being part of a called 44.361 acre tract conveyed to RSBP Developers, Inc., of record in Document #2013-3263, Official Public Records of Real Property, Bell County, Texas, (O.P.R.R.P.B.C.T.), and being more particularly described as follows:

BEGINNING at a 3/8" iron rod with cap stamped "KES" found at the south corner of the remainder of said 44.361 acre tract, for the south corner of this tract;

THENCE N. 65° 35' 52" W., 44.92 feet, with the south line of said 44.361 acre tract, to a 1/2" iron rod with cap stamped "M&A" set in a curve to the left on the proposed north right-of-way line of Pyrite Drive, for the west corner of this tract;

THENCE with the proposed north right-of-way line of said Pyrite Drive and along said curve to the left, having a radius of 170.94 feet, an arc length of 50.31 feet and a long chord bearing N. 79° 27' 29" E., 50.13 feet, to a 1/2" iron rod with cap stamped "M&A" set at the end of said curve, for a corner of this tract;

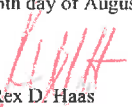
THENCE N. 70° 53' 57" E., 5.28 feet, to a 1/2" iron rod with cap stamped "M&A" set on the east line of said 44.361 acre tract, for the east corner of this tract;

THENCE S. 24° 24' 08" W., 32.34 feet, with the east line of said 44.361 acre tract, to the POINT OF BEGINNING containing 0.014 acre of land.

The bearings for the above description are based on the Texas Coordinate System, Central Zone, NAD 83 (CORS 96) as determined by Leica Texas SmartNet GPS observations.

STATE OF TEXAS	KNOW ALL MEN BY THESE PRESENTS, that I, Rex D. Haas, Registered Professional Land Surveyor, do hereby certify that the above described tract was surveyed on the ground and that
COUNTY OF BELL	this description is true and correct to the best of my knowledge and belief. Survey completed on the ground in July, 2017.

IN WITNESS THEREOF, my hand and seal this the 16th day of August, 2017.

  
Rex D. Haas  
Registered Professional  
Land Surveyor, No. 4378



**ACKNOWLEDGMENTS AND RELEASE CONCERNING THE DONATION OF  
RIGHT-OF-WAY TO THE CITY OF KILLEEN**

The City, in accordance with the Texas Local Government Code, Chapter 273, Section 273.001(a) and other applicable law, may accept donations for the purpose of carrying out its functions and duties; and

The Donor desires to donate property more particularly described as Parcels 3, 5, 6, 7, 8, and 10 attached hereto and incorporated herein for all purposes (the "Property"), to the City; and to that end, the Donor has executed a Special Warranty Deed with Fee Simple Determinable Condition (the "Dedication"), a copy of which is attached hereto as Exhibit "B", conveying the Property to the City.

Donor acknowledges that the value of the Property donated has not been determined. Donor herein states for all purposes that Donor does not want an appraisal of the Property to be conducted, and Donor releases the City from any obligation to appraise the Property.

Donor agrees and acknowledges that Donor has been fully informed of his/her/its right to receive just compensation for the Property; however, it is the desire and intent of Donor to donate the Property to the City under the terms of the Dedication.

Donor acknowledges that acceptance of the donation herein described does not bind the City to a course of action or promise of performance except to the extent expressly set forth in the Dedication.

Donor understands that City does not approve and is not responsible for any representations made by the Donor for tax purposes.

The Donor acknowledges that Donor has been provided the Texas Landowner's Bill of Rights.

The undersigned signatory warrants that he/she, if acting for an organization, is an official representative of the organization making the donation described herein and that he/she is authorized to make the donation and to enter into this Agreement on behalf of the organization. The undersigned understands that the conveyance of the Property does not occur until the City has executed the attached Dedication.

**RSBP Developers, INC., a Texas Corporation**

by \_\_\_\_\_  
Gary W. Purser, Jr., President

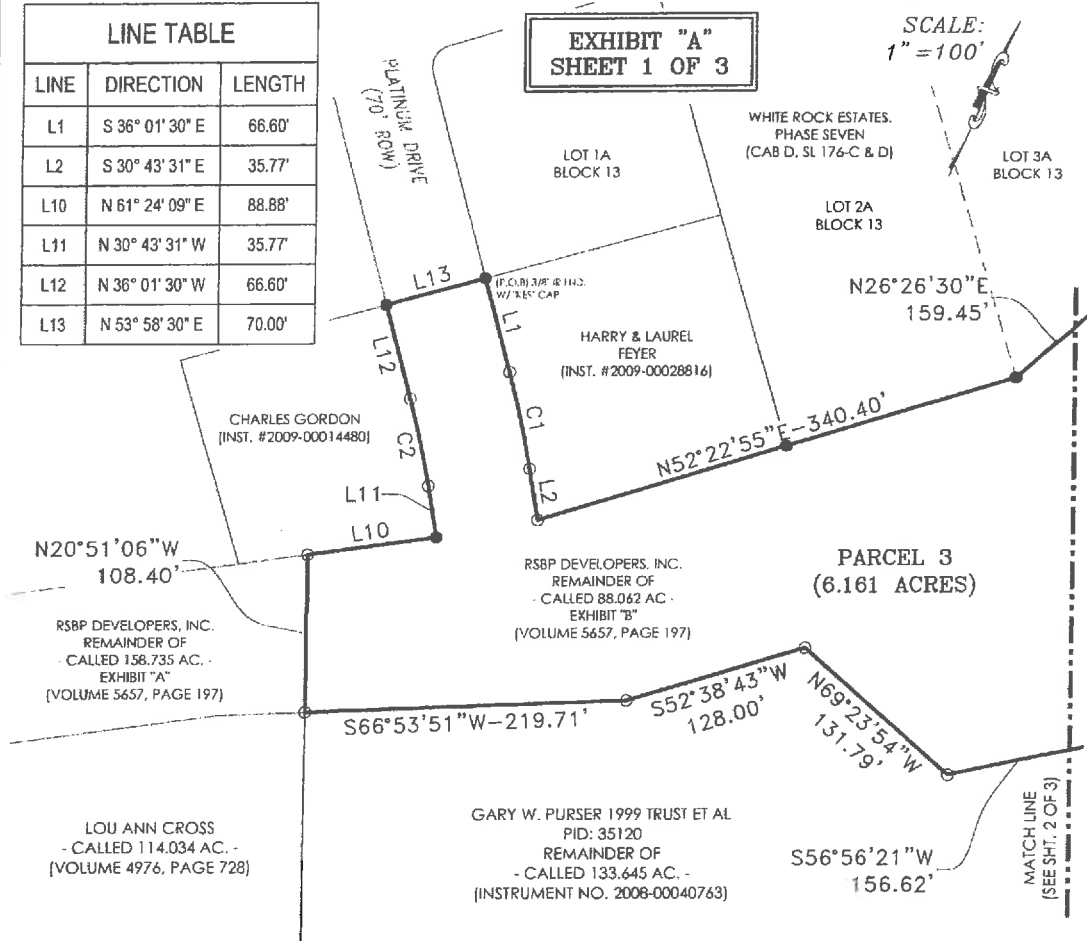
Date: \_\_\_\_\_  
Principal Place of Business/Address:  
2901 E. Stan Schlueter Loop  
Killeen, Texas 76542



**MITCHELL & ASSOCIATES, INC.**  
**ENGINEERING & SURVEYING**  
 102 N. COLLEGE ST., KILLEEN, TEXAS (254) 634-5541  
 T. B. P. L. S. FIRM REGISTRATION NO. 100204-00

CURVE TABLE						
CURVE	BEARING	CHORD	LENGTH	RADIUS	DELTA	TANGENT
C1	S33°22'31"E	67.96'	67.98'	735.00'	5°17'59"	34.02'
C2	N33°22'31"W	61.49'	61.51'	665.00'	5°17'59"	30.78'

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S 36° 01' 30" E	66.60'
L2	S 30° 43' 31" E	35.77'
L10	N 61° 24' 09" E	88.88'
L11	N 30° 43' 31" W	35.77'
L12	N 36° 01' 30" W	66.60'
L13	N 53° 58' 30" E	70.00'



**\*\* SEE FIELD NOTES \*\***

**6.161 ACRES, PART OF THE  
 J.B. HARRIS SURVEY, ABSTRACT NO. 452  
 KILLEEN, BELL COUNTY, TEXAS**

STATE OF TEXAS  
 COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS, That I, Rex D. Haas, Registered Professional Land Surveyor, do hereby certify that I did cause to be surveyed on the ground the above described tract of land and to the best of my knowledge and belief, the said description is true and correct. Survey completed on the ground in July, 2017.

IN WITNESS THEREOF, My hand and seal this the 10th day of August, 2017.

**NOTES:**  
 1. SURVEY PREPARED WITHOUT THE BENEFIT OF TITLE COMMITMENT.  
 2. ALL BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM, NAD 83 (CORDS 98), TEXAS CENTRAL ZONE AS PER LEICA TEXAS SMARTNET GPS OBSERVATIONS.  
 ALL DISTANCES ARE SURFACE DISTANCE.  
 COMBINED SCALE FACTOR=1.0001168.

○ = CORNERS ARE 1/2" IR W/ M&A CAP SET UNLESS OTHERWISE NOTED.  
 ● = CORNERS ARE 3/8" IR W/ KES CAP FOUND UNLESS OTHERWISE NOTED.



*Rex D. Haas*  
 Rex D. Haas  
 Registered Professional  
 Land Surveyor, No. 4378



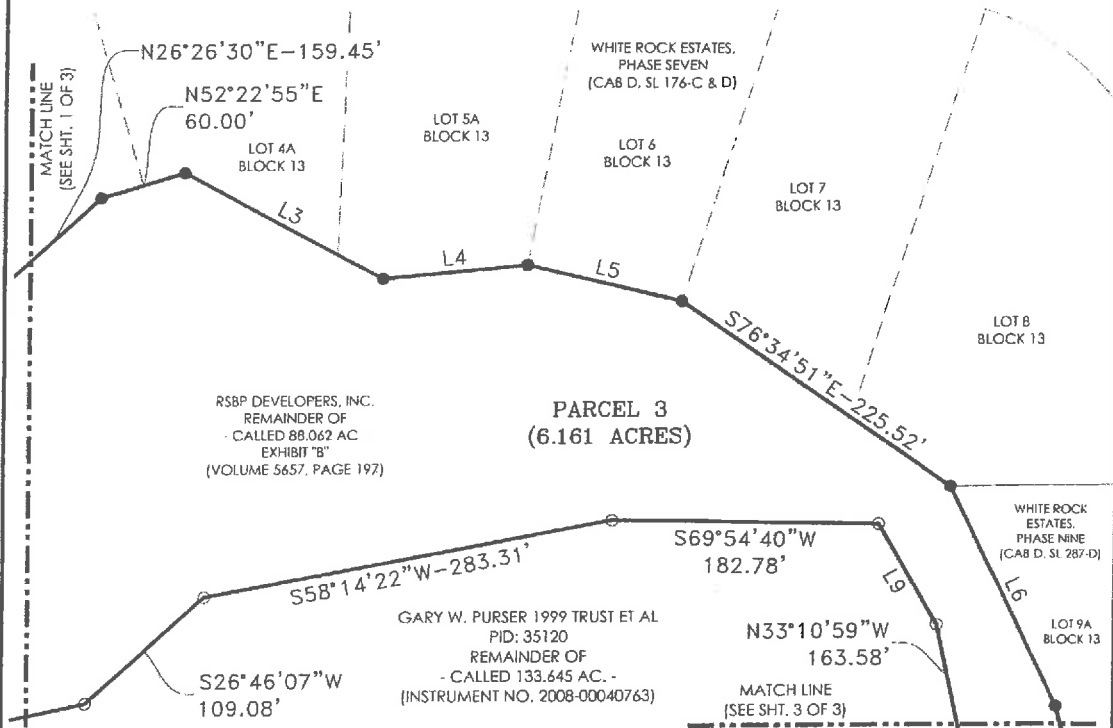


**MITCHELL & ASSOCIATES, INC.**  
 ENGINEERING & SURVEYING  
 102 N. COLLEGE ST., KILLEEN, TEXAS (254) 634-5541  
 T. B. P. L. S. FIRM REGISTRATION NO. 100204-00

LINE TABLE		
LINE	DIRECTION	LENGTH
L3	S 82° 51' 04" E	154.09'
L4	N 63° 35' 20" E	99.80'
L5	N 82° 23' 53" E	108.13'
L6	S 46° 33' 51" E	168.03'
L9	N 51° 14' 21" W	80.48'

**EXHIBIT "A"**  
**SHEET 2 OF 3**

SCALE:  
 1" = 100'



**\*\* SEE FIELD NOTES \*\***

6.161 ACRES, PART OF THE  
 J.B. HARRIS SURVEY, ABSTRACT NO. 452  
 KILLEEN, BELL COUNTY, TEXAS

STATE OF TEXAS  
 COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS, That I, Rex D. Haas, Registered Professional Land Surveyor, do hereby certify that I did cause to be surveyed on the ground the above described tract of land and to the best of my knowledge and belief, the said description is true and correct. Survey completed on the ground in July, 2017.

IN WITNESS THEREOF, My hand and seal this the 10th day of August, 2017.

**NOTES:**  
 1. SURVEY PREPARED WITHOUT THE BENEFIT OF TITLE COMMITMENT.  
 2. ALL BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM, NAD 83 (CORD 90), TEXAS CENTRAL ZONE AS PER LEICA TEXAS SMARTNET GPS OBSERVATIONS.  
 ALL DISTANCES ARE SURFACE DISTANCE.  
 COMBINED SCALE FACTOR=1.0001168.



*Rex D. Haas*  
 Rex D. Haas  
 Registered Professional  
 Land Surveyor, No. 4378

○ = CORNERS ARE 1/2" IR W/ M&A CAP SET UNLESS OTHERWISE NOTED.  
 ● = CORNERS ARE 3/8" IR W/ KES CAP FOUND UNLESS OTHERWISE NOTED.

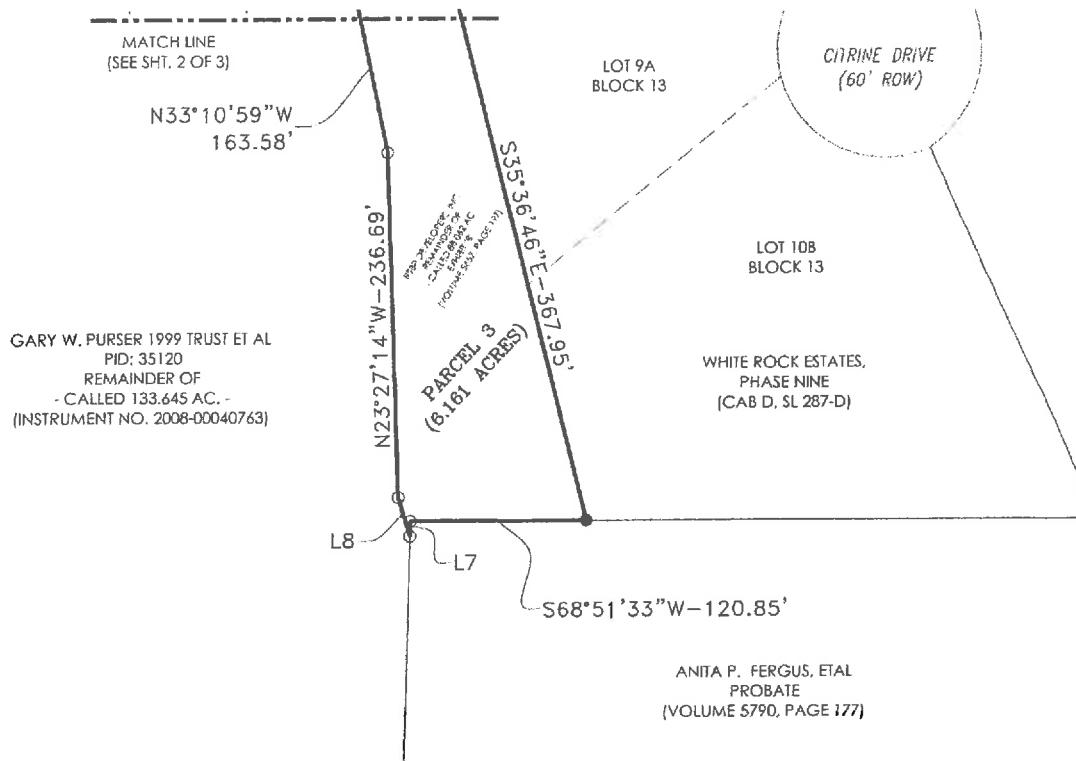


**MITCHELL & ASSOCIATES, INC.**  
 ENGINEERING & SURVEYING  
 102 N. COLLEGE ST., KILLEEN, TEXAS (254) 634-5541  
 T. B. P. L. S. FIRM REGISTRATION NO. 100204-00

**EXHIBIT "A"**  
**SHEET 3 OF 3**

LINE TABLE		
LINE	DIRECTION	LENGTH
L7	S 20° 17' 15" E	10.30'
L8	N 38° 09' 25" W	27.66'

SCALE:  
 1" = 100'



**\*\* SEE FIELD NOTES \*\***

6.161 ACRES, PART OF THE  
 J.B. HARRIS SURVEY, ABSTRACT NO. 452  
 KILLEEN, BELL COUNTY, TEXAS

STATE OF TEXAS  
 COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS, That I, Rex D. Haas, Registered Professional Land Surveyor, do hereby certify that I did cause to be surveyed on the ground the above described tract of land and to the best of my knowledge and belief, the said description is true and correct. Survey completed on the ground in July, 2017.

IN WITNESS THEREOF, My hand and seal this the 10th day of August, 2017.

**NOTES:**  
 1. SURVEY PREPARED WITHOUT THE BENEFIT OF TITLE COMMITMENT.  
 2. ALL BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM, NAD 83 (CORS 96), TEXAS CENTRAL ZONE AS PER LEICA TEXAS SMARTNET GPS OBSERVATIONS.  
 ALL DISTANCES ARE SURFACE DISTANCE.  
 COMBINED SCALE FACTOR=1.0001168.



Rex D. Haas  
 Registered Professional  
 Land Surveyor, No. 4378

○ = CORNERS ARE 1/2" IR W/ M&A CAP SET UNLESS OTHERWISE NOTED.  
 ● = CORNERS ARE 3/8" IR W/ KES CAP FOUND UNLESS OTHERWISE NOTED.

FIELD NOTES for a 6.161 acre tract of land in Bell County, Texas, being part of the J. B. Harris Survey, Abstract No. 452, and the land herein described being part of a called 88.062 acre tract designated Exhibit "B", conveyed to RSBP Developers, Inc., of record in Volume 5657, Page 197, Official Public Records of Real Property, Bell County, Texas, (O.P.R.R.P.B.C.T.), and being more particularly described as follows:

BEGINNING at a 3/8" iron rod with cap stamped "KES" found at the southeast terminus of Platinum Drive at the southwest corner of Lot 1A, Block 13, White Rock Estates Phase Seven, an addition to the City of Killeen, Texas, of record in Cabinet D, Slide 176-C&D, Plat Records of Bell County, Texas and being the northwest corner of that certain tract conveyed to Harry and Laurel Feyer, of record in Document #2009-28816, O.P.R.R.P.B.C.T., for the northeast corner of this tract;

THENCE in a southeasterly direction with the west line of said Feyer tract, the following three (3) calls:

1. S. 36° 01' 30" E., 66.60 feet, to a 1/2" iron rod with cap stamped "M&A" set at the beginning of a curve to the right, for a corner of this tract;
2. along said curve to the right, having a radius of 735.00 feet, an arc length of 67.98 feet and a long chord bearing S. 33° 22' 31" E., 67.96 feet, to a 1/2" iron rod with cap stamped "M&A" set at the end of said curve, for a corner of this tract;
3. S. 30° 43' 31" E., 35.77 feet, to a 1/2" iron rod with cap stamped "M&A" set for an interior corner of this tract;

THENCE N. 52° 22' 55" E., with the south line of said Feyer tract, at a distance of 178.01 feet, pass a 3/8" iron rod with cap stamped "KES" found at the southeast corner of said Feyer tract and the southwest corner of Lot 2A, said Block 13, continuing on same course with the south line of said Lot 2A, for a total distance in all of 340.40 feet, to a 3/8" iron rod with cap stamped "KES" found at the southeast corner of said Lot 2A and the southwest corner of Lot 3A, for an angle corner of this tract;

THENCE in an easterly direction with the south and west lines of said Block 13, the following eight (8) calls:

1. N. 26° 26' 30" E., 159.45 feet, to a 3/8" iron rod with cap stamped "KES" found for an angle corner of this tract;
2. N. 52° 22' 55" E., 60.00 feet, to a 3/8" iron rod with cap stamped "KES" found for an angle corner of this tract;
3. S. 82° 51' 04" E., 154.09 feet, to a 3/8" iron rod with cap stamped "KES" found for an angle corner of this tract;
4. N. 63° 35' 20" E., 99.80 feet, to a 3/8" iron rod with cap stamped "KES" found for an angle corner of this tract;
5. N. 82° 23' 53" E., 108.13 feet, to a 3/8" iron rod with cap stamped "KES" found for an angle corner of this tract;
6. S. 76° 34' 51" E., 225.52 feet, to a 3/8" iron rod with cap stamped "KES" found for an angle corner of this tract;
7. S. 46° 33' 51" E., 168.03 feet, to a 3/8" iron rod with cap stamped "KES" found for an angle corner of this tract;
8. S. 35° 36' 46" E., 367.95 feet, to a 3/8" iron rod with cap stamped "KES" found at the southwest corner of Lot 10B, White Rock Estates Phase Nine, an addition to the City of Killeen, Texas, of record in Cabinet D, Slide 287-D, Plat Records of Bell County, Texas, being on the north line of that certain tract conveyed by Probate to Anita P. Fergus, et al, of record in Volume 5790, Page 177, O.P.R.R.P.B.C.T., for the southeast corner of this tract;

THENCE S. 68° 51' 33" W., 120.85 feet, with the south line of said 88.062 tract and the north line of said Fergus tract, to a 1/2" iron rod with cap stamped "M&A" set at the northwest corner of said Fergus tract and an interior corner of said 88.062 acre tract, for an interior corner of this tract;

THENCE S. 20° 17' 53" E., 10.30 feet, with the west line of said Fergus tract, to a 1/2" iron rod with cap stamped "M&A" set on the east line of that certain 133.645 acre tract conveyed to Gary W. Purser 1999 Trust (1/2 interest) and John Helen Purser 1999 Trust (1/2 interest), of record in Document #2008-40763, O.P.R.R.P.B.C.T., for the most easterly southwest corner of this tract;

THENCE in a northwesterly direction with the east and south lines of said 88.062 acre tract and the west and north lines of said 1999 Trust tract, the following eleven (11) calls:

1. N. 38° 09' 25" W., 27.66 feet, to a 1/2" iron rod with cap stamped "M&A" set for an angle corner of this tract;
2. N. 23° 27' 14" W., 236.69 feet, to a 1/2" iron rod with cap stamped "M&A" set for an angle corner of this tract;
3. N. 33° 10' 59" W., 163.58 feet, to a 1/2" iron rod with cap stamped "M&A" set for an angle corner of this tract;
4. N. 51° 14' 21" W., 80.48 feet, to a 1/2" iron rod with cap stamped "M&A" set for an angle corner of this tract;
5. S. 69° 54' 40" W., 182.78 feet, to a 1/2" iron rod with cap stamped "M&A" set for an angle corner of this tract;

CITY OF KILLEEN  
PARCEL 3 CONTINUED  
6.161 ACRES

6. S. 58° 14' 22" W., 283.31 feet, to a 1/2" iron rod with cap stamped "M&A" set for an angle corner of this tract;
7. S. 26° 46' 07" W., 109.08 feet, to a 1/2" iron rod with cap stamped "M&A" set for an angle corner of this tract;
8. S. 56° 56' 21" W., 156.62 feet, to a 1/2" iron rod with cap stamped "M&A" set for an angle corner of this tract;
9. N. 69° 23' 54" W., 131.79 feet, to a 1/2" iron rod with cap stamped "M&A" set for an angle corner of this tract;
10. S. 52° 38' 43" W., 128.00 feet, to a 1/2" iron rod with cap stamped "M&A" set for an angle corner of this tract;
11. S. 66° 53' 51" W., 219.71 feet, to a 1/2" iron rod with cap stamped "M&A" set at the southwest corner of said 88.062 acre tract, the northwest corner of said 1999 Trust tract, the southeast corner of a called 158.735 acre tract designated Exhibit "A", conveyed to RSBP Developers, Inc., of record in said Volume 5657, Page 197 and the northeast corner of a called 114.034 acre tract conveyed to Lou Ann Cross, of record in Volume 4976, Page 728, O.P.R.R.P.B.C.T., for the westerly southwest corner of this tract;

THENCE N. 20° 51' 06" W., 108.40 feet, with the west line of said 88.062 acre tract and the east line of said 158.735 acre tract, to a 1/2" iron rod with cap stamped "M&A" set on the south line of that certain tract conveyed to Charles Gordon, of record in Document #2009-14480, O.P.R.R.P.B.C.T., for the southerly northwest corner of this tract;

THENCE N. 61° 24' 09" E., 88.88 feet, with the south line of said Gordon tract, to a 3/8" iron rod with cap stamped "KES" found at the southeast corner of said Gordon tract, for an interior corner of this tract;

THENCE in a northwesterly direction with the east line of said Gordon tract, the following three (3) calls:


1. N. 30° 43' 31" W., 35.77 feet, to a 1/2" iron rod with cap stamped "M&A" set at the beginning of a curve to the left, for a corner of this tract;
2. along said curve to the left, having a radius of 665.00 feet, an arc length of 61.51 feet and a long chord bearing N. 33° 22' 31" W., 61.49 feet, to a 1/2" iron rod with cap stamped "M&A" set at the end of said curve, for a corner of this tract;
3. N. 36° 01' 30" W., 66.60 feet, to a 3/8" iron rod with cap stamped "KES" found at the northeast corner of said Gordon tract and the southeast corner of Lot 37, Block 1, White Rock Estates Phase Four, Section Two, an addition to the City of Killeen, Texas, of record in Cabinet D, Slide 151-A1 & A2, Plat Records of Bell County, Texas, being the southwest terminus of said Platinum Drive, for the northerly northwest corner of this tract;

THENCE N. 53° 58' 30" E., 70.00 feet, with the south terminus of said Platinum Drive, to the POINT OF BEGINNING containing 6.161 acres of land.

The bearings for the above description are based on the Texas Coordinate System, Central Zone, NAD 83 (CORS 96) as determined by Leica Texas SmartNet GPS observations.

STATE OF TEXAS                      KNOW ALL MEN BY THESE PRESENTS, that I, Rex D. Haas,  
Registered Professional Land Surveyor, do hereby certify that the  
COUNTY OF BELL                      above described tract was surveyed on the ground and that  
this description is true and correct to the best of my knowledge  
and belief. Survey completed on the ground in July, 2017.

IN WITNESS THEREOF, my hand and seal this the 10th day of August, 2017.

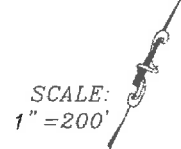
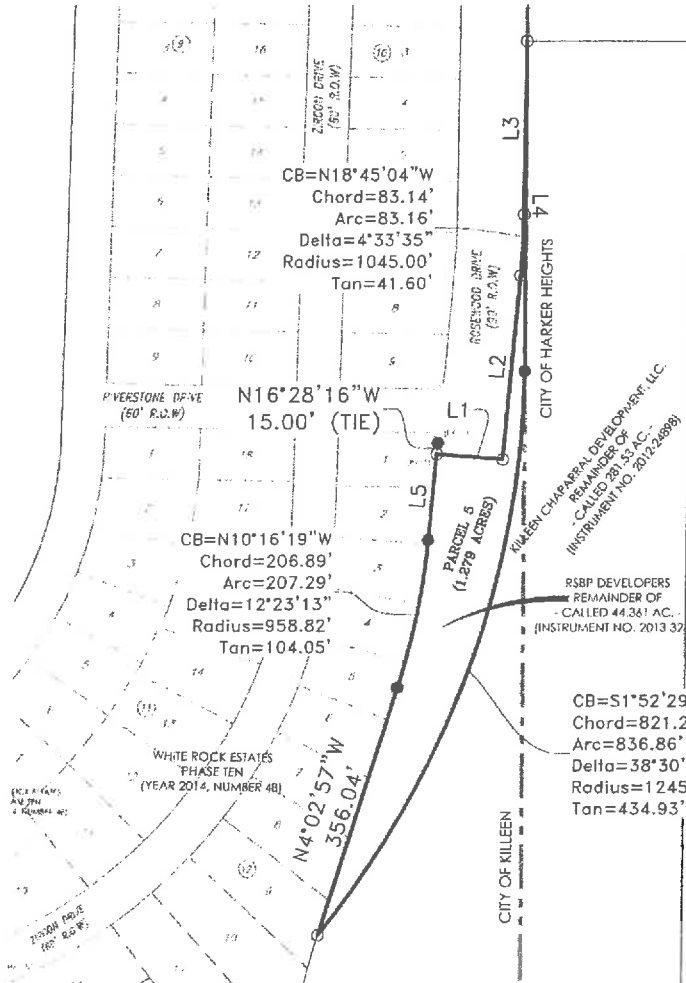
  
Rex D. Haas  
Registered Professional  
Land Surveyor, No. 4378





**MITCHELL & ASSOCIATES, INC.**  
 ENGINEERING & SURVEYING  
 102 N. COLLEGE ST., KILLEEN, TEXAS (254) 634-5541  
 T. B. P. L. S. FIRM REGISTRATION NO. 100204-00

**EXHIBIT "A"**  
**SHEET 1 OF 1**



**LINE TABLE**

LINE	DIRECTION	LENGTH
L1	N 73° 31' 44" E	90.00'
L2	N 16° 28' 16" W	252.63'
L3	N 21° 01' 51" W	237.24'
L4	S 21° 34' 41" E	451.27'
L5	N 16° 27' 47" W	118.59'

**\*\* SEE FIELD NOTES \*\***

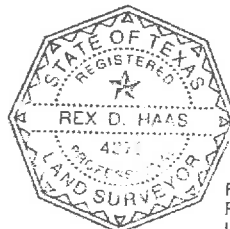
1.279 ACRES, PART OF THE  
 A. H. WOOD SURVEY, ABSTRACT NO. 886  
 KILLEEN, BELL COUNTY, TEXAS

STATE OF TEXAS  
 COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS, That I, Rex D. Haas, Registered Professional Land Surveyor, do hereby certify that I did cause to be surveyed on the ground the above described tract of land and to the best of my knowledge and belief, the said description is true and correct. Survey completed on the ground in July, 2017.

IN WITNESS THEREOF, My hand and seal this the 10th day of August, 2017.

**NOTES:**  
 1. SURVEY PREPARED WITHOUT THE BENEFIT OF TITLE COMMITMENT.  
 2. ALL BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM, NAD 83 (CORS 96), TEXAS CENTRAL ZONE AS PER LEICA TEXAS SMARTNET GPS OBSERVATIONS.  
 ALL DISTANCES ARE SURFACE DISTANCE.  
 COMBINED SCALE FACTOR=1.0001168.



*Rex D. Haas*  
 Rex D. Haas  
 Registered Professional  
 Land Surveyor, No. 4378

○ = CORNERS ARE 1/2" IR W/ M&A CAP SET UNLESS OTHERWISE NOTED.  
 ● = CORNERS ARE 3/8" IR W/ KES CAP FOUND UNLESS OTHERWISE NOTED.

CITY OF KILLEEN  
PARCEL 5  
1.279 ACRES

FIELD NOTES for a 1.279 acre tract of land in Bell County, Texas, being part of the A. H. Wood Survey, Abstract No. 886, and the land herein described being part of a called 44.361 acre tract conveyed to RSBP Developers, Inc., of record in Document #2013-3263, Official Public Records of Real Property, Bell County, Texas, (O.P.R.R.P.B.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with cap stamped "M&A" set on the west right-of-way line of Rosewood Drive and the east line of Lot 1, Block 12, White Rock Estates Phase Ten, an addition to the City of Killeen, Texas, of record in Plat Year 2014, Number 48, Plat Records of Bell County, Texas, for the southerly northwest corner of this tract, whence a 3/8" iron rod with cap stamped "KES" found at the beginning of a curve, being a northeast corner of said Lot 1, bears N. 16° 27' 47" W., 15.00 feet;

THENCE over and across said 44.361 acre tract, the following four (4) calls:

1. N. 73° 31' 44" E., 90.00 feet, to a 1/2" iron rod with cap stamped "M&A" set on the east right-of-way line of said Rosewood Drive, for an interior corner of this tract;
2. N. 16° 28' 16" W., 252.63 feet, with the east right-of-way line of said Rosewood Drive, to a 1/2" iron rod with cap stamped "M&A" set at the beginning of a curve to the left, for a corner of this tract;
3. With the east right-of-way line of said Rosewood Drive and along said curve to the left, having a radius of 1045.00 feet, an arc length of 83.16 feet and a long chord bearing N. 18° 45' 04" W., 83.14 feet, to a 1/2" iron rod with cap stamped "M&A" set at the end of said curve, for a corner of this tract;
4. N. 21° 01' 51" W., 237.24 feet, with the east right-of-way line of said Rosewood Drive, to a 1/2" iron rod with cap stamped "M&A" set on the east line of said 44.361 acre tract, same being on the approximate city limit line dividing the City of Killeen and the City of Harker Heights, for the north corner of this tract;

THENCE in a southerly direction with the east line of said 44.361 acre tract, the following two (2) calls:

1. S. 21° 34' 41" E., 451.27 feet, to a 3/8" iron rod with cap stamped "KES" found at the beginning of a curve to the right, for a corner of this tract;
2. along said curve to the right, having a radius of 1245.00 feet, an arc length of 836.86 feet and a long chord bearing S. 01° 52' 29" E., 821.20 feet, to a 1/2" iron rod with cap stamped "M&A" set at the end of said curve on the east line of said Block 12, for the south corner of this tract;

THENCE in a northerly direction with the east line of said Block 12, the following three (3) calls:

1. N. 04° 02' 57" W., 356.04 feet, to a 3/8" iron rod with cap stamped "KES" found at the beginning of a curve to the left, for a corner of this tract;
2. Along a curve to the left, having a radius of 958.82 feet, an arc length of 207.29 feet and a long chord bearing N. 10° 16' 19" W., 206.89 feet, to a 3/8" iron rod with cap stamped "KES" found at the end of said curve, for a corner of this tract;

THENCE N. 16° 27' 47" W., 118.59 feet, with the east line of said Block 12, to the POINT OF BEGINNING containing 1.279 acres of land.

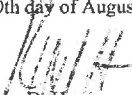
The bearings for the above description are based on the Texas Coordinate System, Central Zone, NAD 83 (CORS 96) as determined by Leica Texas SmartNet GPS observations.

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS, that I, Rex D. Haas, Registered Professional Land Surveyor, do hereby certify that the above described tract was surveyed on the ground and that this description is true and correct to the best of my knowledge and belief. Survey completed on the ground in July, 2017.

COUNTY OF BELL

IN WITNESS THEREOF, my hand and seal this the 10th day of August, 2017.

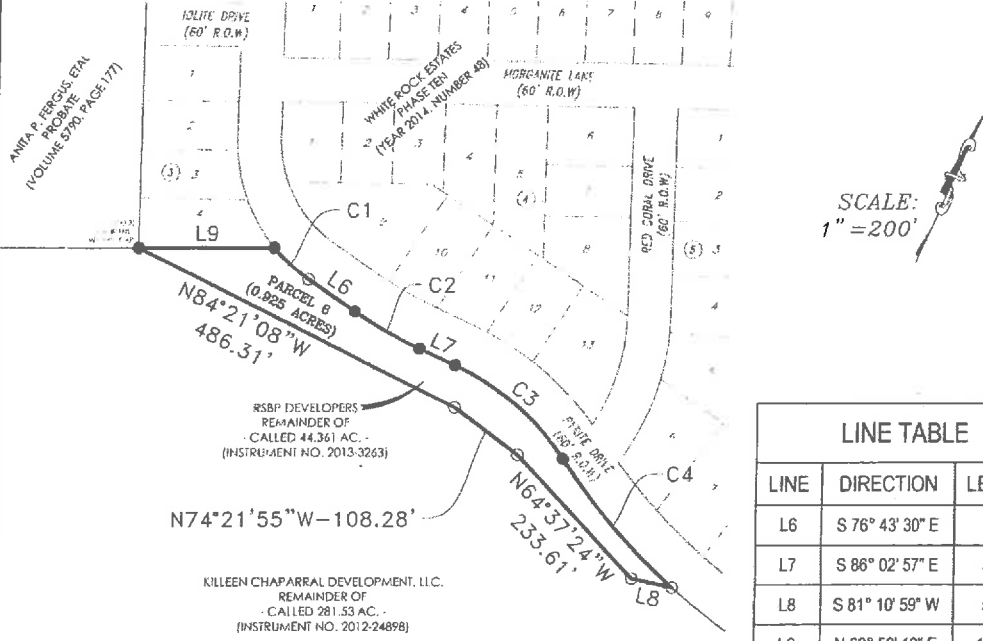
  
Rex D. Haas  
Registered Professional  
Land Surveyor, No. 4378





**MITCHELL & ASSOCIATES, INC.**  
 ENGINEERING & SURVEYING  
 102 N. COLLEGE ST., KILLEEN, TEXAS (254) 634-5541  
 T. B. P. L. S. FIRM REGISTRATION NO. 100204-00

**EXHIBIT "B"**  
**SHEET 1 OF 1**



LINE TABLE		
LINE	DIRECTION	LENGTH
L6	S 76° 43' 30" E	77.87'
L7	S 86° 02' 57" E	53.34'
L8	S 81° 10' 59" W	57.32'
L9	N 68° 59' 19" E	184.93'

CURVE TABLE						
CURVE	BEARING	CHORD	LENGTH	RADIUS	DELTA	TANGENT
C1	S68°43'47"E	63.98'	64.19'	230.00'	15°59'26"	32.31'
C2	S81°23'13"E	102.41'	102.53'	630.00'	9°19'27"	51.38'
C3	S70°33'16"E	197.69'	200.12'	370.00'	30°59'23"	102.57'
C4	S62°16'55"E	233.84'	234.46'	930.00'	14°26'42"	117.86'

\*\* SEE FIELD NOTES \*\*

0.925 ACRES, PART OF THE  
 A. H. WOOD SURVEY, ABSTRACT NO. 886  
 KILLEEN, BELL COUNTY, TEXAS

STATE OF TEXAS  
 COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS, That I, Rex D. Haas, Registered Professional Land Surveyor, do hereby certify that I did cause to be surveyed on the ground the above described tract of land and to the best of my knowledge and belief, the said description is true and correct. Survey completed on the ground in July, 2017.

IN WITNESS THEREOF, My hand and seal this the 10th day of August, 2017.

**NOTES:**

- SURVEY PREPARED WITHOUT THE BENEFIT OF TITLE COMMITMENT
- ALL BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM, NAD 83 (GCRS 95), TEXAS CENTRAL ZONE AS PER LEICA TEXAS SMARTNET GPS OBSERVATIONS.
- ALL DISTANCES ARE SURFACE DISTANCE.
- COMBINED SCALE FACTOR=1.0001168

- =CORNERS ARE 1/2" IR W/ M&A CAP SET UNLESS OTHERWISE NOTED.
- =CORNERS ARE 3/8" IR W/ KES CAP FOUND UNLESS OTHERWISE NOTED.



*Rex D. Haas*  
 Rex D. Haas  
 Registered Professional  
 Land Surveyor, No. 4378

FIELD NOTES for a 0.925 acre tract of land in Bell County, Texas, being part of the A. H. Wood Survey, Abstract No. 886, and the land herein described being part of a called 44.361 acre tract conveyed to RSBP Developers, Inc., of record in Document #2013-3263, Official Public Records of Real Property, Bell County, Texas, (O.P.R.R.P.B.C.T.), and being more particularly described as follows:

BEGINNING at a 3/8" iron rod with cap stamped "KES" found in a curve to the left on the south right-of-way line of Pyrite Drive at the southeast corner of Lot 4, Block 3, White Rock Estates Phase Ten, an addition to the City of Killeen, Texas, of record in Plat Year 2014, Number 48, Plat Records of Bell County, Texas, for the northwest corner of this tract;

THENCE in an easterly direction with the south right-of-way line of said Pyrite Drive, the following six (6) calls:

1. Along said curve to the left, having a radius of 230.00 feet., an arc length of 64.19 feet and a long chord bearing S. 68° 43' 47" E., 63.98 feet, to a 3/8" iron rod with cap stamped "KES" found at the end of said curve, for a corner of this tract;
2. S. 76° 43' 30" E., 77.87 feet, to a 3/8" iron rod with cap stamped "KES" found at the beginning of a curve to the left, for a corner of this tract;
3. along said curve to the left, having a radius of 630.00 feet, an arc length of 102.53 feet and a long chord bearing S. 81° 23' 13" E., 102.41 feet, to a 3/8" iron rod with cap stamped "KES" found at the end of said curve, for a corner of this tract;
4. S. 86° 02' 57" E., 53.34 feet, to a 3/8" iron rod with cap stamped "KES" found at the beginning of a curve to the right, for a corner of this tract;
5. along said curve to the right, having a radius of 370.00 feet, an arc length of 200.12 feet and a long chord bearing S. 70° 33' 16" E., 197.69 feet, to a 3/8" iron rod with cap stamped "KES" found at the end of said curve and the beginning of a curve to the left, for a corner of this tract;
6. along said curve to the left, having a radius of 930.00 feet, an arc length of 234.46 feet and a long chord bearing S. 62° 16' 55" E., 233.84 feet, to a 1/2" iron rod with cap stamped "M&A" set on the south line of said 44.361 acre tract and the north line of a called 281.53 acre tract conveyed to Killeen Chaparral Development, LLC, of record in Document #2012-24898, O.P.R.R.P.B.C.T., for the northeast corner of this tract;

THENCE in a westerly direction with the south line of said 44.361 acre tract and the north line of said 281.53 acre tract, the following four (4) calls:

1. S. 81° 10' 59" W., 57.32 feet, to a 1/2" iron rod with cap stamped "M&A" set for the southeast corner of this tract;
2. N. 64° 37' 24" W., 233.61 feet, to a 1/2" iron rod with cap stamped "M&A" set for a corner of this tract;
3. N. 74° 21' 55" W., 108.28 feet, to a 1/2" iron rod with cap stamped "M&A" set for a corner of this tract;
4. N. 84° 21' 08" W., 486.31 feet, to a 3/8" iron rod with cap stamped "KES" found at the southwest corner of said Lot 4, for the westerly corner of this tract;

THENCE N. 68° 59' 19" E., 184.93 feet, with the south line of said Lot 4, to the POINT OF BEGINNING containing 0.925 acre of land.

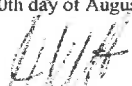
The bearings for the above description are based on the Texas Coordinate System, Central Zone, NAD 83 (CORS 96) as determined by Leica Texas SmartNet GPS observations.

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS, that I, Rex D. Haas, Registered Professional Land Surveyor, do hereby certify that the above described tract was surveyed on the ground and that this description is true and correct to the best of my knowledge and belief. Survey completed on the ground in July, 2017.

COUNTY OF BELL

IN WITNESS THEREOF, my hand and seal this the 10th day of August, 2017.

  
Rex D. Haas  
Registered Professional  
Land Surveyor, No. 4378

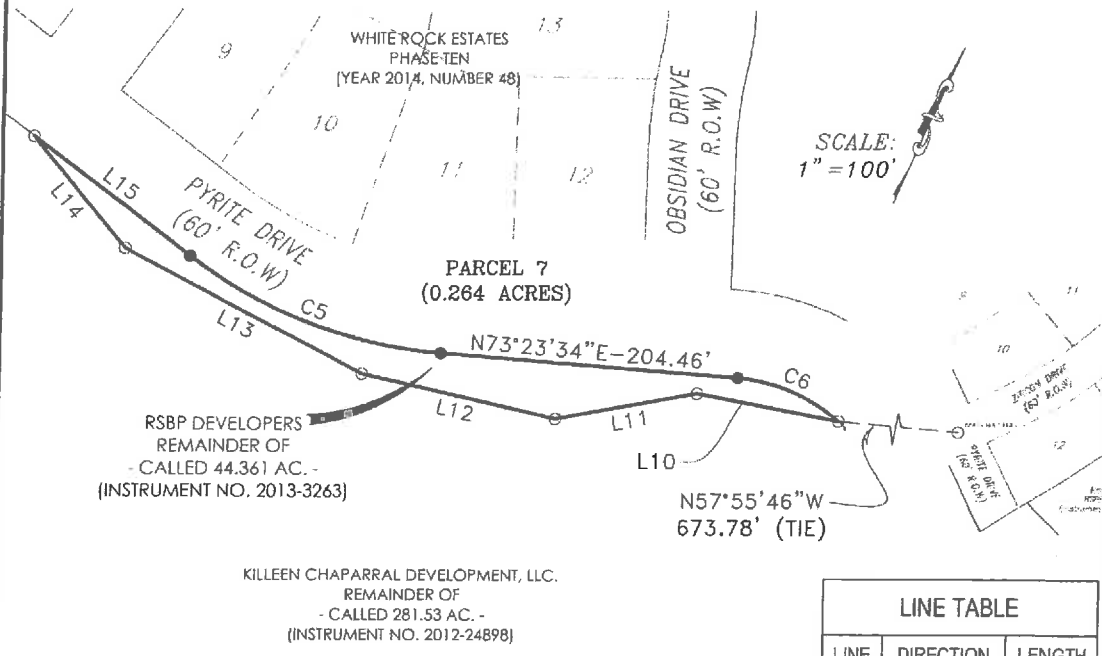






**MITCHELL & ASSOCIATES, INC.**  
 ENGINEERING & SURVEYING  
 102 N. COLLEGE ST., KILLEEN, TEXAS (254) 634-5541  
 T. B. P. L. S. FIRM REGISTRATION NO. 100204-00

**EXHIBIT "C"**  
**SHEET 1 OF 1**



KILLEEN CHAPARRAL DEVELOPMENT, LLC.  
 REMAINDER OF  
 - CALLED 281.53 AC. -  
 (INSTRUMENT NO. 2012-24898)

LINE TABLE		
LINE	DIRECTION	LENGTH
L10	S 79° 42' 58" W	99.33'
L11	S 58° 21' 01" W	97.83'
L12	S 81° 42' 11" W	137.26'
L13	N 83° 39' 31" W	184.76'
L14	N 60° 36' 30" W	98.95'
L15	S 74° 01' 49" E	135.02'

CURVE TABLE						
CURVE	BEARING	CHORD	LENGTH	RADIUS	DELTA	TANGENT
C5	N89°40'52"E	185.11'	187.63'	330.00'	32°34'37"	96.43'
C6	S88°10'46"E	75.87'	77.19'	120.00'	36°51'21"	39.98'

**\*\* SEE FIELD NOTES \*\***

0.264 ACRES, PART OF THE  
 A. H. WOOD SURVEY, ABSTRACT NO. 886  
 KILLEEN, BELL COUNTY, TEXAS

STATE OF TEXAS  
 COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS, That I, Rex D. Haas, Registered Professional Land Surveyor, do hereby certify that I did cause to be surveyed on the ground the above described tract of land and to the best of my knowledge and belief, the said description is true and correct. Survey completed on the ground in July, 2017.

IN WITNESS THEREOF, My hand and seal this the 10th day of August, 2017.

**NOTES:**  
 1. SURVEY PREPARED WITHOUT THE BENEFIT OF TITLE COMMITMENT.  
 2. ALL BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM, NAD 83 (CORR. 96), TEXAS CENTRAL ZONE 45 PER LEICA TEXAS SMARTNET GPS OBSERVATIONS.  
 ALL DISTANCES ARE SURFACE DISTANCE.  
 COMBINED SCALE FACTOR=1.0001168.



*Rex D. Haas*  
 Rex D. Haas  
 Registered Professional  
 Land Surveyor, No. 4378

○=CORNERS ARE 1/2" IR W/ M&A CAP SET UNLESS OTHERWISE NOTED.  
 ●=CORNERS ARE 3/8" IR W/ KES CAP FOUND UNLESS OTHERWISE NOTED.

FIELD NOTES for a 0.264 acre tract of land in Bell County, Texas, being part of the A. H. Wood Survey, Abstract No. 886, and the land herein described being part of a called 44.361 acre tract conveyed to RSBP Developers, Inc., of record in Document #2013-3263, Official Public Records of Real Property, Bell County, Texas, (O.P.R.R.P.B.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with cap stamped "M&A" set in a curve to the right on the south right-of-way line of Pyrite Drive, for the most easterly corner of this tract, being on the south line of said 44.361 acre tract and the north line of a called 281.53 acre tract conveyed to Killeen Chaparral Development, LLC, of record in Document #2012-24898, O.P.R.R.P.B.C.T., whence a mag nail found at the centerline intersection of Pyrite Drive and Zircon Drive of White Rock Estates Phase Ten, an addition to the City of Killeen, Texas, of record in Plat Year 2014, Number 48, Plat Records of Bell County, Texas, bears S. 57° 55' 46" E., 673.78 feet;

THENCE in a westerly direction with the south line of said 44.361 acre tract and the north line of said 281.53 acre tract, the following five (5) calls:

1. S. 79° 42' 58" W., 99.33 feet, to a 1/2" iron rod with cap stamped "M&A" set for a corner of this tract;
2. S. 58° 21' 01" W., 97.83 feet, to a 1/2" iron rod with cap stamped "M&A" set for a corner of this tract;
3. S. 81° 42' 11" W., 137.26 feet, to a 1/2" iron rod with cap stamped "M&A" set for a corner of this tract;
4. N. 83° 39' 31" W., 184.76 feet, to a 1/2" iron rod with cap stamped "M&A" set for a corner of this tract;
5. N. 60° 36' 30" W., 98.95 feet, to a 1/2" iron rod with cap stamped "M&A" set on the south right-of-way line of said Pyrite Drive, for the westerly corner of this tract;

THENCE in an easterly direction with the south right-of-way line of said Pyrite Drive, the following four (4) calls:

1. S. 74° 01' 49" E., 135.02 feet, to a 3/8" iron rod with cap stamped "KES" found at the beginning of a curve to the left, for a corner of this tract;
2. along said curve to the left, having a radius of 330.00 feet, an arc length of 187.63 feet and a long chord bearing N. 89° 40' 52" E., 185.11 feet, to a 3/8" iron rod with cap stamped "KES" found at the end of said curve, for a corner of this tract;
3. N. 73° 23' 34" E., 204.46 feet, to a 3/8" iron rod with cap stamped "KES" found at the beginning of said curve to the right, for a corner of this tract;
4. along said curve to the right, having a radius of 120.00 feet, an arc length of 77.19 feet and a long chord bearing S. 88° 10' 46" E., 75.87 feet, to the POINT OF BEGINNING containing 0.264 acre of land.


The bearings for the above description are based on the Texas Coordinate System, Central Zone, NAD 83 (CORS 96) as determined by Leica Texas SmartNet GPS observations.

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS, that I, Rex D. Haas, Registered Professional Land Surveyor, do hereby certify that the above described tract was surveyed on the ground and that this description is true and correct to the best of my knowledge and belief. Survey completed on the ground in July, 2017.

COUNTY OF BELL.

IN WITNESS THEREOF, my hand and seal this the 10th day of August, 2017.

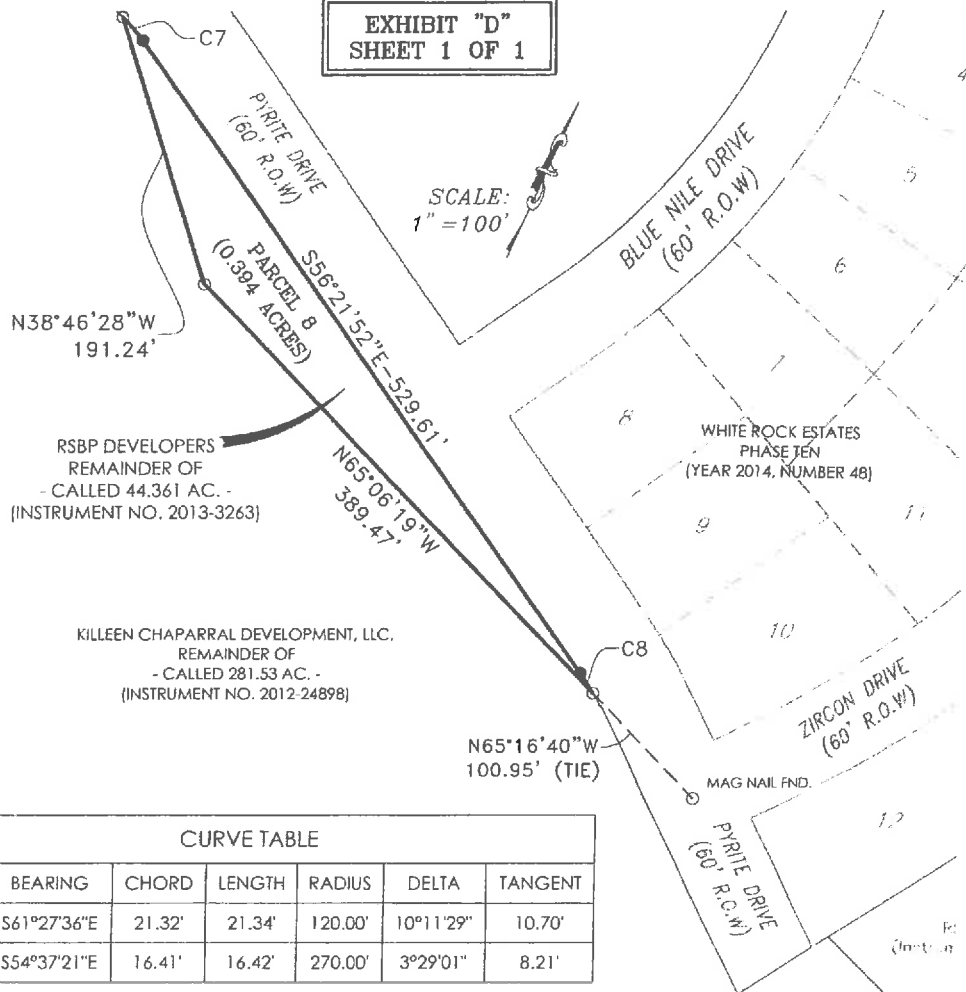
  
Rex D. Haas  
Registered Professional  
Land Surveyor, No. 4378





**MITCHELL & ASSOCIATES, INC.**  
**ENGINEERING & SURVEYING**  
 102 N. COLLEGE ST., KILLEEN, TEXAS (254) 634-5541  
 T. B. P. L. S. FIRM REGISTRATION NO. 100204-00

**EXHIBIT "D"**  
**SHEET 1 OF 1**



N38°46'28"W  
191.24'

RSBP DEVELOPERS  
REMAINDER OF  
- CALLED 44.361 AC. -  
(INSTRUMENT NO. 2013-3263)

KILLEEN CHAPARRAL DEVELOPMENT, LLC.  
REMAINDER OF  
- CALLED 281.53 AC. -  
(INSTRUMENT NO. 2012-24898)

N65°16'40"W  
100.95' (TIE)

CURVE TABLE						
CURVE	BEARING	CHORD	LENGTH	RADIUS	DELTA	TANGENT
C7	S61°27'36"E	21.32'	21.34'	120.00'	10°11'29"	10.70'
C8	S54°37'21"E	16.41'	16.42'	270.00'	3°29'01"	8.21'

**\*\* SEE FIELD NOTES \*\***

0.394 ACRES, PART OF THE  
 A. H. WOOD SURVEY, ABSTRACT NO. 886  
 KILLEEN, BELL COUNTY, TEXAS

STATE OF TEXAS  
 COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS, That I, Rex D. Haas, Registered Professional Land Surveyor, do hereby certify that I did cause to be surveyed on the ground the above described tract of land and to the best of my knowledge and belief, the said description is true and correct. Survey completed on the ground in July, 2017.

IN WITNESS THEREOF, My hand and seal this the 10th day of August, 2017.

**NOTES:**

1. SURVEY PREPARED WITHOUT THE BENEFIT OF TITLE COMMITMENT.
2. ALL BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM, NAD 83 (CORS 95), TEXAS CENTRAL ZONE AS PER LEICA TEXAS SMARTNET GPS OBSERVATIONS.
- ALL DISTANCES ARE SURFACE DISTANCE.
- COMBINED SCALE FACTOR=1.0001168.



*Rex D. Haas*  
 Rex D. Haas  
 Registered Professional  
 Land Surveyor, No. 4378

○ = CORNERS ARE 1/2" IR W/ M&A CAP SET UNLESS OTHERWISE NOTED.  
 ● = CORNERS ARE 3/8" IR W/ KES CAP FOUND UNLESS OTHERWISE NOTED.

CITY OF KILLEEN  
PARCEL 8  
0.394 ACRE

FIELD NOTES for a 0.394 acre tract of land in Bell County, Texas, being part of the A. H. Wood Survey, Abstract No. 886, and the land herein described being part of a called 44.361 acre tract conveyed to RSBP Developers, Inc., of record in Document #2013-3263, Official Public Records of Real Property, Bell County, Texas, (O.P.R.R.P.B.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with cap stamped "M&A" set in a curve to the right on the south right-of-way line of Pyrite Drive, for the most easterly corner of this tract, being on the south line of said 44.361 acre tract and the north line of a called 281.53 acre tract conveyed to Killeen Chaparral Development, LLC, of record in Document #2012-24898, O.P.R.R.P.B.C.T., whence a mag nail found at the centerline intersection of Pyrite Drive and Zircon Drive of White Rock Estates Phase Ten, an addition to the City of Killeen, Texas, of record in Plat Year 2014, Number 48, Plat Records of Bell County, Texas, bears S. 65° 16' 40" E., 100.95 feet;

THENCE in a westerly direction with the south line of said 44.361 acre tract and the north line of said 281.53 acre tract, the following two (2) calls:

1. N. 65° 06' 19" W., 389.47 feet, to a 1/2" iron rod with cap stamped "M&A" set for a corner of this tract;
2. N. 38° 46' 28" W., 191.24 feet, to a 1/2" iron rod with cap stamped "M&A" set in a curve to the right on the south right-of-way line of said Pyrite Drive, for the westerly corner of this tract;

THENCE in an easterly direction with the south right-of-way line of said Pyrite Drive, the following three (3) calls:

1. along said curve to the right, having a radius of 120.00 feet, an arc length of 21.34 feet and a long chord bearing S. 61° 27' 36" E., 21.32 feet, to a 3/8" iron rod with cap stamped "KES" found at the end of said curve, for a corner of this tract;
2. S. 56° 21' 52" E., 529.61 feet, to a 3/8" iron rod with cap stamped "KES" found at the beginning of said curve to the right, for a corner of this tract;
3. along said curve to the right, having a radius of 270.00 feet, an arc length of 16.42 feet and a long chord bearing S. 54° 37' 21" E., 16.41 feet, to the POINT OF BEGINNING containing 0.394 acre of land.


The bearings for the above description are based on the Texas Coordinate System, Central Zone, NAD 83 (CORS 96) as determined by Leica Texas SmartNet GPS observations.

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS, that I, Rex D. Haas, Registered Professional Land Surveyor, do hereby certify that the above described tract was surveyed on the ground and that this description is true and correct to the best of my knowledge and belief. Survey completed on the ground in July, 2017.

COUNTY OF BELL

IN WITNESS THEREOF, my hand and seal this the 10th day of August, 2017.

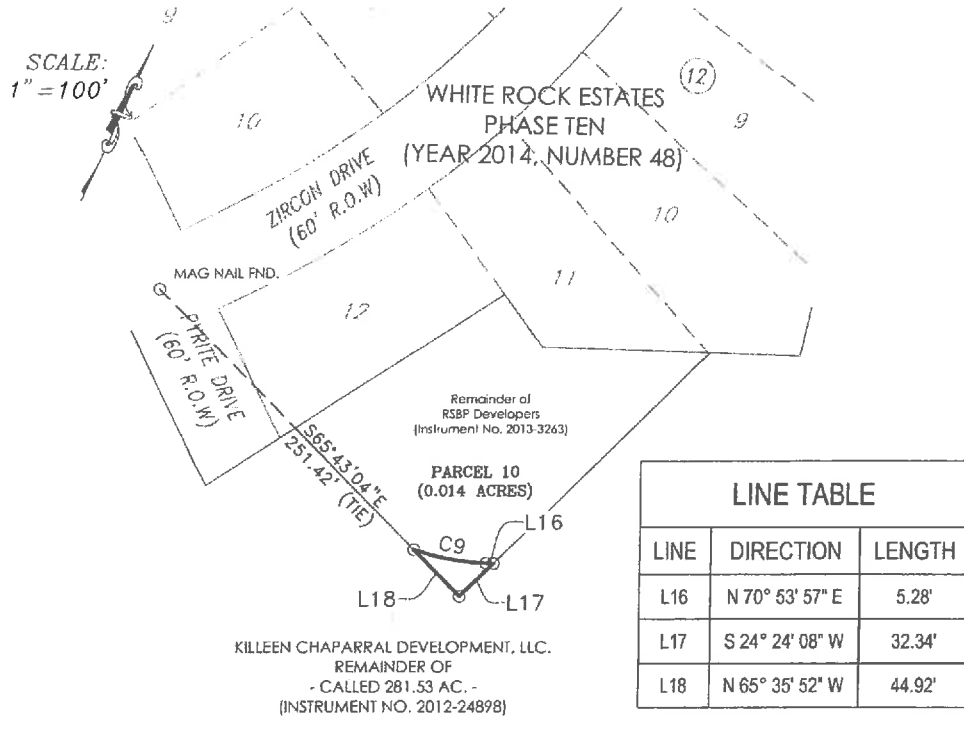
  
Rex D. Haas  
Registered Professional  
Land Surveyor, No. 4378





**MITCHELL & ASSOCIATES, INC.**  
ENGINEERING & SURVEYING  
102 N. COLLEGE ST., KILLEEN, TEXAS (254) 634-5541  
T. B. P. L. S. FIRM REGISTRATION NO. 100204-00

**EXHIBIT "E"**  
**SHEET 1 OF 1**



CURVE	BEARING	CHORD	LENGTH	RADIUS	DELTA	TANGENT
C9	N79°27'29"E	50.13'	50.31'	170.94'	16°51'42"	25.34'

**\*\* SEE FIELD NOTES \*\***

0.014 ACRES, PART OF THE  
A. H. WOOD SURVEY, ABSTRACT NO. 886  
KILLEEN, BELL COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS, That I, Rex D. Haas, Registered Professional Land Surveyor, do hereby certify that I did cause to be surveyed on the ground the above described tract of land and to the best of my knowledge and belief, the said description is true and correct. Survey completed on the ground in July, 2017.

IN WITNESS THEREOF, My hand and seal this the 10th day of August, 2017.

NOTES:

- SURVEY PREPARED WITHOUT THE BENEFIT OF TITLE COMMITMENT.
- ALL BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM, MAD 83 (CORP 86), TEXAS CENTRAL ZONE AS PER LEICA TEXAS SMARTNET GPS OBSERVATIONS.
- ALL DISTANCES ARE SURFACE DISTANCE.
- COMBINED SCALE FACTOR=1.0001168.



*Rex D. Haas*  
Rex D. Haas  
Registered Professional  
Land Surveyor, No. 4378

○=CORNERS ARE 1/2" IR W/ M&A CAP SET UNLESS OTHERWISE NOTED.  
●=CORNERS ARE 3/8" IR W/ KES CAP FOUND UNLESS OTHERWISE NOTED.

CITY OF KILLEEN  
PARCEL 10  
0.014 ACRE

FIELD NOTES for a 0.014 acre tract of land in Bell County, Texas, being part of the A. H. Wood Survey, Abstract No. 886, and the land herein described being part of a called 44.361 acre tract conveyed to RSBP Developers, Inc., of record in Document #2013-3263, Official Public Records of Real Property, Bell County, Texas, (O.P.R.R.P.B.C.T.), and being more particularly described as follows:

BEGINNING at a 3/8" iron rod with cap stamped "KES" found at the south corner of the remainder of said 44.361 acre tract, for the south corner of this tract;

THENCE N. 65° 35' 52" W., 44.92 feet, with the south line of said 44.361 acre tract, to a 1/2" iron rod with cap stamped "M&A" set in a curve to the left on the proposed north right-of-way line of Pyrite Drive, for the west corner of this tract;

THENCE with the proposed north right-of-way line of said Pyrite Drive and along said curve to the left, having a radius of 170.94 feet, an arc length of 50.31 feet and a long chord bearing N. 79° 27' 29" E., 50.13 feet, to a 1/2" iron rod with cap stamped "M&A" set at the end of said curve, for a corner of this tract;

THENCE N. 70° 53' 57" E., 5.28 feet, to a 1/2" iron rod with cap stamped "M&A" set on the east line of said 44.361 acre tract, for the east corner of this tract;

THENCE S. 24° 24' 08" W., 32.34 feet, with the east line of said 44.361 acre tract, to the POINT OF BEGINNING containing 0.014 acre of land.

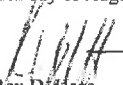
The bearings for the above description are based on the Texas Coordinate System, Central Zone, NAD 83 (CORS 96) as determined by Leica Texas SmartNet GPS observations.

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS, that I, Rex D. Haas, Registered Professional Land Surveyor, do hereby certify that the above described tract was surveyed on the ground and that this description is true and correct to the best of my knowledge and belief. Survey completed on the ground in July, 2017.

COUNTY OF BELL

IN WITNESS THEREOF, my hand and seal this the 16th day of August, 2017.

  
Rex D. Haas  
Registered Professional  
Land Surveyor, No. 4378



**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 RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**SPECIAL WARRANTY DEED  
WITH FEE SIMPLE DETERMINABLE CONDITION**

**DATE:** \_\_\_\_\_, 2017

**GRANTOR:** Killen Chaparral Development, LLC, a Texas Limited Liability Company

**GRANTOR'S MAILING ADDRESS:** 2901 E. Stan Schlueter Loop, Killeen, Texas 76542

**GRANTEE:** City of Killeen ("City")

**GRANTEE'S MAILING ADDRESS:** 101 North College, Killeen, Bell Co., TX 76541

**CONSIDERATION:** Satisfaction of a zoning commitment for green space dedication as reflected in Zoning Ordinance 13-069 of the City of Killeen Code of Ordinances.

**PROPERTY:** (75.489 acres, remainder of called 281.53 acres out of the A.H. Wood Survey, Abstract No. 886 and the W.E. Hall Survey, Abstract No. 1116, Killeen, Bell County, Texas), as recorded in Instrument No. 2012-24898, Official Public Records of Bell County, Texas, and being more particularly described by metes and bounds in Exhibit "A" attached hereto and incorporated by reference for all relevant purposes as if set forth at length herein.

**RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:** Grantor reserves and excepts from the property conveyed all encumbrances and other matters of record in the Official Public Records of Real Property of Bell County, Texas, to the extent they are validly existing and affect the Property.

**FEE SIMPLE DETERMINABLE CONDITION:** Grantee must award a construction contract for a public trafficway on the Property (generally consisting of extending Rosewood Drive to Chaparral Road) within one (1) year of the date of acceptance by the Grantee herein.

Grantor, for the Consideration and subject to the Reservations From Conveyance and Warranty, GRANTS, DEDICATES, AND CONVEYS to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, TO HAVE AND HOLD IT to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations From and Exceptions to Conveyance and Warranty, when such claim arises by, through or under Grantor, but not otherwise. PROVIDED, HOWEVER, that if the Fee Simple Determinable Condition is not satisfied, the Property will automatically revert to and be owned by Grantor without the necessity of any further act on the part of Grantor, it being Grantor's intent to convey a fee simple determinable estate to Grantee. An affidavit stating that the condition has been fulfilled, filed during the first six months of the second year, if not contradicted by a recorded statement filed within the same six months, is conclusive evidence that the condition has been satisfied, and Grantee and third parties may rely on it.

EXCEPTING ONLY THE WARRANTY OF TITLE HEREIN, GRANTOR HAS MADE NO REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, UPON WHICH GRANTEE HAS RELIED, AS TO THE CONDITION OF THE PROPERTY, THE FITNESS OF THE PROPERTY FOR ANY INTENDED USE OR PURPOSE, THE EXISTENCE OF ANY HAZARDOUS OR TOXIC MATERIALS IN OR ON THE LAND OR ANY OTHER ENVIRONMENTAL CONDITION OF THE LAND, THE AVAILABILITY OF UTILITIES OR OTHER SERVICES TO THE LAND, THE WORKMANSHIP OR MATERIALS USED IN THE IMPROVEMENTS ON THE PROPERTY (IF ANY), THE PRESENT OR FUTURE INCOME THAT MAY BE GENERATED FROM THE PROPERTY, OR ANY OTHER MATTER. GRANTEE ACKNOWLEDGES THAT IT IS RELYING SOLELY UPON ITS INVESTIGATION AND EXAMINATION OF THE PROPERTY, AND IS SATISFIED WITH THE TITLE AND CONDITION THEREOF. GRANTEE WAIVES ALL CLAIMS FOR FRAUDULENT INDUCEMENT, DISCLAIMS ANY DUTY OF GRANTOR TO MAKE ANY DISCLOSURES WITH RESPECT TO THE PROPERTY, AND ACCEPTS THE PROPERTY "AS IS" AND "WITH ALL FAULTS," WITH ANY AND ALL LATENT AND PATENT DEFECTS.

When the context requires, singular nouns and pronouns include the plural.

Killeen Chaparral Development, LLC  
a Texas Limited Liability Company

By: \_\_\_\_\_  
Name: Gary Purser, Jr.  
Title: President

*Acknowledgment*

STATE OF TEXAS  
COUNTY OF BELL

This instrument was acknowledged before me on \_\_\_\_\_, 2017, by Gary Purser, Jr., President of Killeen Chaparral Development, LLC, a Texas Limited Liability Company.

\_\_\_\_\_  
Notary Public, State of Texas

My Commission Expires:



The City of Killeen does hereby accept the above described conveyance.

DATE

CITY OF KILLEEN

\_\_\_\_\_

\_\_\_\_\_

Ronald L. Olson

ATTEST

\_\_\_\_\_

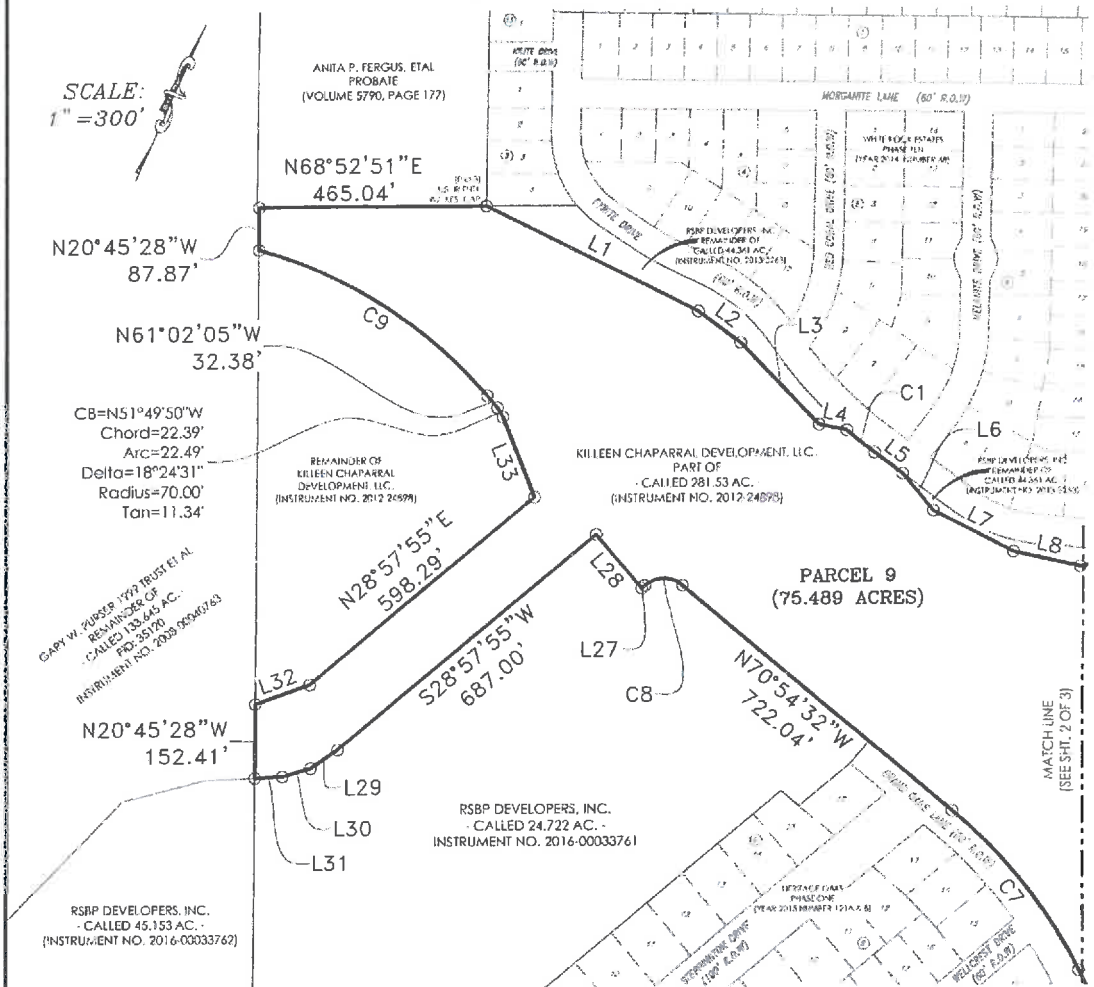
Dianna Barker  
City Secretary



**MITCHELL & ASSOCIATES, INC.**  
 ENGINEERING & SURVEYING  
 102 N. COLLEGE ST., KILLEEN, TEXAS (254) 634-5541  
 T. B. P. L. S. FIRM REGISTRATION NO. 100204-00

**EXHIBIT "A"**  
**SHEET 1 OF 4**

SCALE:  
 1" = 300'



\*\* SEE FIELD NOTES \*\*

75.489 ACRES, PART OF THE  
 A. H. WOOD SURVEY, ABSTRACT NO. 886  
 & THE W.E. HALL SURVEY, ABSTRACT NO. 1116  
 KILLEEN, BELL COUNTY, TEXAS

STATE OF TEXAS  
 COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS, That I, Rex D. Haas, Registered Professional Land Surveyor, do hereby certify that I did cause to be surveyed on the ground the above described tract of land and to the best of my knowledge and belief, the said description is true and correct. Survey completed on the ground in July, 2017.

IN WITNESS THEREOF, My hand and seal this the 10th day of August, 2017.

**NOTES:**  
 1. SURVEY PREPARED WITHOUT THE BENEFIT OF TITLE COMMITMENT.  
 2. ALL BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM, NAD 83 (CORS 96), TEXAS CENTRAL ZONE AS PER LEICA TEXAS SMARTNET GPS OBSERVATIONS.  
 ALL DISTANCES ARE SURFACE DISTANCE.  
 COMBINED SCALE FACTOR=1.0001168.



*Rex D. Haas*

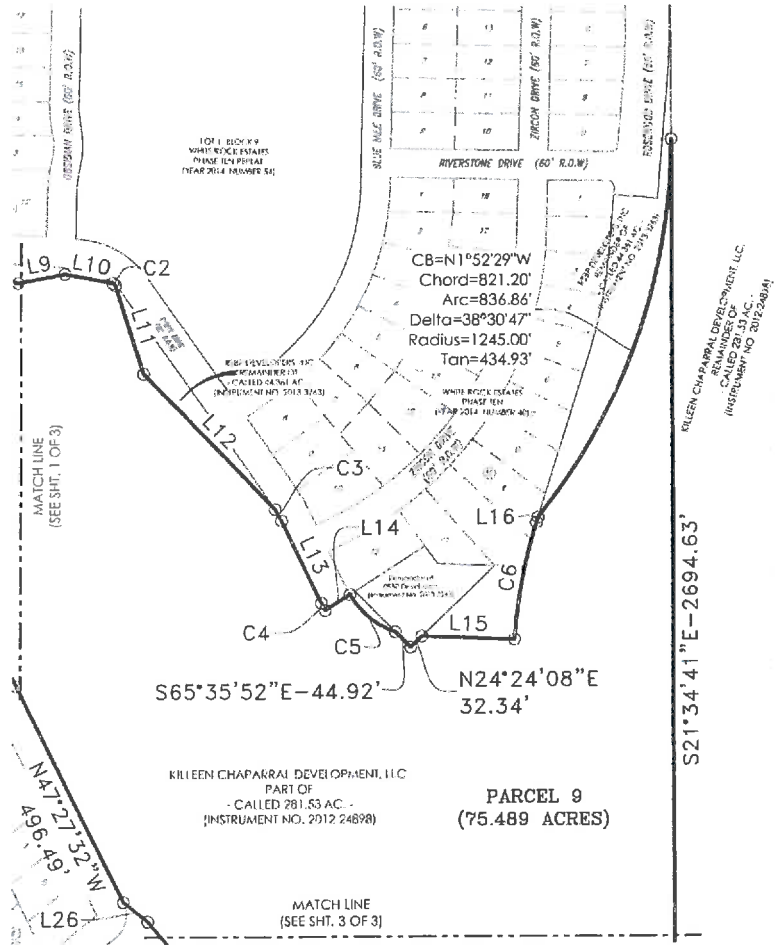
Rex D. Haas  
 Registered Professional  
 Land Surveyor, No. 4378

○ = CORNERS ARE 1/2" IR W/ M&A CAP SET UNLESS OTHERWISE NOTED  
 ● = CORNERS ARE 3/8" IR W/ KES CAP FOUND UNLESS OTHERWISE NOTED



**MITCHELL & ASSOCIATES, INC.**  
**ENGINEERING & SURVEYING**  
 102 N. COLLEGE ST., KILLEEN, TEXAS (254) 634-5541  
 T. B. P. L. S. FIRM REGISTRATION NO. 100204-00

**EXHIBIT "A"**  
**SHEET 2 OF 4**



SCALE:  
 1" = 300'

\*\* SEE FIELD NOTES \*\*

75.489 ACRES, PART OF THE  
 A. H. WOOD SURVEY, ABSTRACT NO. 886  
 & THE W.E. HALL SURVEY, ABSTRACT NO. 1116  
 KILLEEN, BELL COUNTY, TEXAS

STATE OF TEXAS  
 COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS, That I, Rex D. Haas, Registered Professional Land Surveyor, do hereby certify that I did cause to be surveyed on the ground the above described tract of land and to the best of my knowledge and belief, the said description is true and correct. Survey completed on the ground in July, 2017.

IN WITNESS THEREOF, My hand and seal this the 10th day of August, 2017.

**NOTES:**  
 1. SURVEY PREPARED WITHOUT THE BENEFIT OF TITLE COMMITMENT.  
 2. ALL BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM, NAD 83 (CORS 96), TEXAS CENTRAL ZONE AS PER LEICA TEXAS SMARTNET GPS OBSERVATIONS.  
 ALL DISTANCES ARE SURFACE DISTANCE.  
 COMBINED SCALE FACTOR=1.0001168.



*Rex D. Haas*  
 Rex D. Haas  
 Registered Professional  
 Land Surveyor, No. 4378

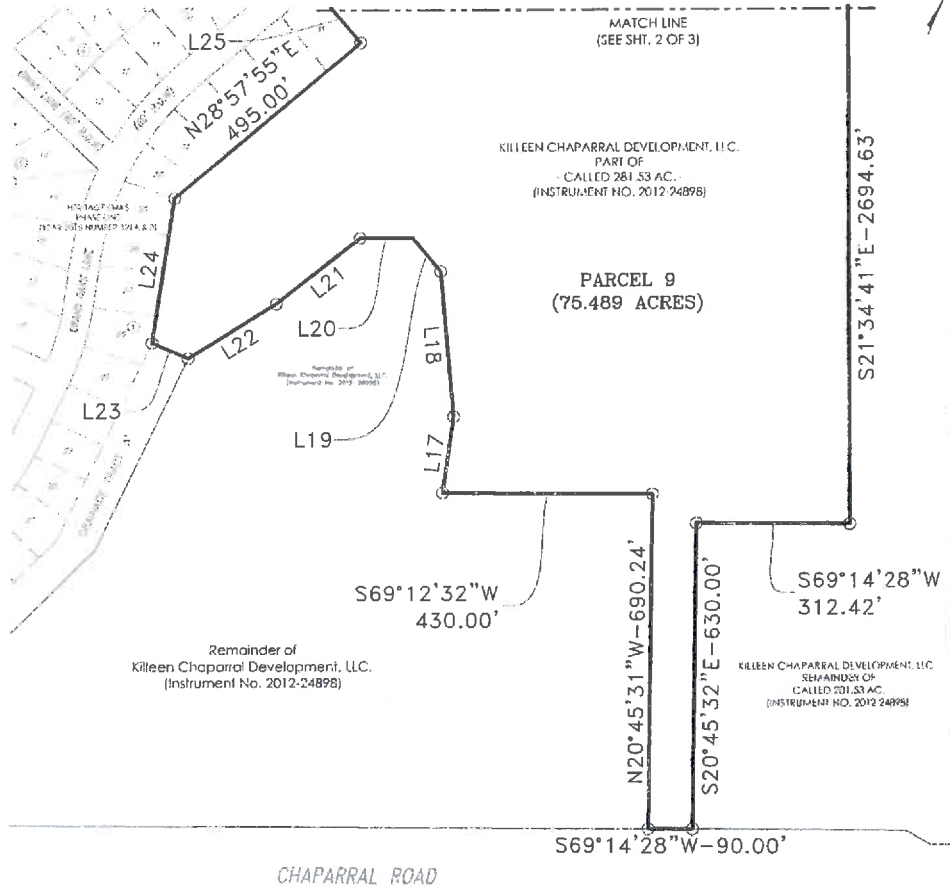
○ = CORNERS ARE 1/2" IR W/ M&A CAP SET UNLESS OTHERWISE NOTED.  
 ⊙ = CORNERS ARE 3/8" IR W/ KES CAP FOUND UNLESS OTHERWISE NOTED.



**MITCHELL & ASSOCIATES, INC.**  
**ENGINEERING & SURVEYING**  
 102 N. COLLEGE ST., KILLEEN, TEXAS (254) 634-5541  
 T. B. P. L. S. FIRM REGISTRATION NO. 100204-00

**EXHIBIT "A"**  
**SHEET 3 OF 4**

SCALE:  
 1" = 300'



**\*\* SEE FIELD NOTES \*\***

75.489 ACRES, PART OF THE  
 A. H. WOOD SURVEY, ABSTRACT NO. 886  
 & THE W.E. HALL SURVEY, ABSTRACT NO. 1116  
 KILLEEN, BELL COUNTY, TEXAS

STATE OF TEXAS  
 COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS, That I, Rex D. Haas, Registered Professional Land Surveyor, do hereby certify that I did cause to be surveyed on the ground the above described tract of land and to the best of my knowledge and belief, the said description is true and correct. Survey completed on the ground in July, 2017.

IN WITNESS THEREOF, My hand and seal this the 10th day of August, 2017.

- NOTES:**
1. SURVEY PREPARED WITHOUT THE BENEFIT OF TITLE COMMITMENT.
  2. ALL BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM, NAD 83 (CORIS 95), TEXAS CENTRAL ZONE AS PER LEICA TEXAS SMARTNET GPS OBSERVATIONS.
  3. ALL DISTANCES ARE SURFACE DISTANCE.
  4. COMBINED SCALE FACTOR=1.0001168.

- - CORNERS ARE 1/2" IR W/ M&A CAP SET UNLESS OTHERWISE NOTED.
- - CORNERS ARE 3/8" IR W/ KES CAP FOUND UNLESS OTHERWISE NOTED.



*Rex D. Haas*  
 Rex D. Haas  
 Registered Professional  
 Land Surveyor, No. 4378



**MITCHELL & ASSOCIATES, INC.**  
**ENGINEERING & SURVEYING**  
 102 N. COLLEGE ST., KILLEEN, TEXAS (254) 634-5541  
 T. B. P. L. S. FIRM REGISTRATION NO. 100204-00

**EXHIBIT "A"**  
**SHEET 4 OF 4**

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S 84° 21' 08" E	486.31'
L2	S 74° 21' 55" E	108.28'
L3	S 64° 37' 24" E	233.61'
L4	N 81° 10' 59" E	57.32'
L5	S 74° 01' 49" E	71.42'
L6	S 60° 36' 30" E	98.95'
L7	S 83° 39' 31" E	184.76'
L8	N 81° 42' 11" E	137.26'
L9	N 58° 21' 01" E	97.83'
L10	N 79° 42' 58" E	99.33'
L11	S 38° 46' 28" E	191.24'

LINE TABLE		
LINE	DIRECTION	LENGTH
L12	S 65° 06' 19" E	389.47'
L13	S 47° 12' 24" E	187.88'
L14	N 35° 58' 30" E	60.08'
L15	N 70° 53' 57" E	187.66'
L16	N 04° 03' 00" W	10.65'
L17	N 13° 15' 34" W	157.83'
L18	N 26° 24' 12" W	299.85'
L19	N 60° 55' 07" W	89.81'
L20	S 68° 44' 54" W	106.83'
L21	S 30° 40' 51" W	217.40'
L22	S 36° 53' 04" W	212.75'

LINE TABLE		
LINE	DIRECTION	LENGTH
L23	N 87° 02' 04" W	80.02'
L24	N 12° 40' 44" W	300.09'
L25	N 61° 02' 05" W	130.00'
L26	N 71° 51' 18" W	64.05'
L27	S 28° 57' 55" W	8.78'
L28	N 61° 02' 05" W	145.00'
L29	S 34° 41' 37" W	67.21'
L30	S 52° 43' 39" W	60.72'
L31	S 66° 16' 04" W	56.00'
L32	N 49° 32' 52" E	118.48'
L33	N 42° 37' 35" W	176.95'

CURVE TABLE						
CURVE	BEARING	CHORD	LENGTH	RADIUS	DELTA	TANGENT
C1	S71°46'02"E	73.44'	73.46'	930.00'	4°31'33"	36.75'
C2	S68°09'13"E	6.69'	6.69'	120.00'	3°11'44"	3.35'
C3	S50°02'37"E	26.73'	26.74'	270.00'	5°40'27"	13.38'
C4	S49°20'32"E	17.14'	17.14'	230.00'	4°16'15"	8.58'
C5	S71°28'50"E	120.46'	123.10'	170.94'	41°15'39"	64.36'
C6	N10°44'34"W	243.73'	244.29'	1041.84'	13°26'04"	122.71'
C7	N59°11'02"W	418.62'	421.56'	1030.00'	23°27'00"	213.77'
C8	S69°01'41"W	77.24'	83.91'	60.00'	80°07'33"	50.46'
C9	N78°15'43"W	556.78'	565.26'	940.00'	34°27'16"	291.47'

\*\* SEE FIELD NOTES \*\*

75.489 ACRES, PART OF THE  
 A. H. WOOD SURVEY, ABSTRACT NO. 886  
 & THE W.E. HALL SURVEY, ABSTRACT NO. 1116  
 KILLEEN, BELL COUNTY, TEXAS

STATE OF TEXAS  
 COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS, That I, Rex D. Haas, Registered Professional Land Surveyor, do hereby certify that I did cause to be surveyed on the ground the above described tract of land and to the best of my knowledge and belief, the said description is true and correct. Survey completed on the ground in July, 2017.

IN WITNESS THEREOF, My hand and seal this the 10th day of August, 2017.

**NOTES:**

- 1. SURVEY PREPARED WITHOUT THE BENEFIT OF TITLE COMMITMENT.
- 2. ALL BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM, NAD 83 (GCRS 96), TEXAS CENTRAL ZONE AS PER LEICA TEXAS SMARTNET GPS OBSERVATIONS.
- ALL DISTANCES ARE SURFACE DISTANCE
- COMBINED SCALE FACTOR=1.0001168.

○=CORNERS ARE 1/2" IR W/ M&A CAP SET UNLESS OTHERWISE NOTED.  
 ⊙=CORNERS ARE 3/8" IR W/ KES CAP FOUND UNLESS OTHERWISE NOTED.



Rex D. Haas  
 Registered Professional  
 Land Surveyor, No. 4378

FIELD NOTES for a 75.489 acre tract of land in Bell County, Texas, being part of the A. H. Wood Survey, Abstract No. 886 and the W. E. Hall Survey, Abstract No. 1116, and the land herein described being part of a called 281.53 acre tract conveyed to Killeen Chaparral Development, L.L.C., of record in Document #2012-24898, Official Public Records of Real Property, Bell County, Texas, (O.P.R.R.P.B.C.T.), and being more particularly described as follows:

BEGINNING at a 3/8" iron rod with cap stamped "KES" found at the southwest corner of Lot 4, Block 3, White Rock Estates Phase Ten, an addition to the City of Killeen, Texas, of record in Plat Year 2014, Number 48, Plat Records of Bell County, Texas, being the southeast corner of that certain tract conveyed to Anita P. Fergus by Probate, of record in Volume 5970, Page 177, O.P.R.R.P.B.C.T., and being on the south line of a called 44.361 acre tract conveyed to RSBP Developers, Inc., of record in Document #2013-3268, O.P.R.R.P.B.C.T., for an angle corner in the north line of this tract;

THENCE in a southeasterly direction with the south line of said 44.361 acre tract and the north line of said 281.53 acre tract, the following four (4) calls:

1. S. 84° 21' 08" E., 486.31 feet, to a 1/2" iron rod with cap stamped "M&A" set for a corner of this tract;
2. S. 74° 21' 55" E., 108.28 feet, to a 1/2" iron rod with cap stamped "M&A" set for a corner of this tract;
3. S. 64° 37' 24" E., 233.61 feet, to a 1/2" iron rod with cap stamped "M&A" set for a corner of this tract;
4. N. 81° 10' 59" E., 57.32 feet, to a 1/2" iron rod with cap stamped "M&A" set in a curve to the left on the south right-of-way line of Pyrite Drive, for a corner of this tract;

THENCE in a southeasterly direction with the south right-of-way line of said Pyrite Drive, the following two (2) calls:

1. along said curve to the left, having a radius of 930.00 feet, an arc length of 73.46 feet and a long chord bearing S. 71° 46' 02" E., 73.44 feet, to a 1/2" iron rod with cap stamped "M&A" set at the end of said curve, for a corner of this tract;
2. S. 74° 01' 49" E., 71.42 feet, to a 1/2" iron rod with cap stamped "M&A" set on the south line of said 44.361 acre tract and the north line of said 281.53 acre tract, for a corner of this tract;

THENCE in an easterly direction with the south line of said 44.361 acre tract and the north line of said 281.53 acre tract, the following five (5) calls:

1. S. 60° 36' 30" E., 98.95 feet, to a 1/2" iron rod found, for a corner of this tract;
2. S. 83° 39' 31" E., 184.76 feet, to a 1/2" iron rod found, for a corner of this tract;
3. N. 81° 42' 11" E., 137.26 feet, to a 1/2" iron rod found, for a corner of this tract;
4. N. 58° 21' 01" E., 97.83 feet, to a 1/2" iron rod found, for a corner of this tract;
5. N. 79° 42' 58" E., 99.33 feet, to a 1/2" iron rod with cap stamped "M&A" set in a curve to the right on the south right-of-way line of said Pyrite Drive, for a corner of this tract;

THENCE with the south right-of-way line of said Pyrite Drive and along said curve to the right, having a radius of 120.00 feet, an arc length of 6.69 feet and a long chord bearing S. 68° 09' 13" E., 6.69 feet, to a 1/2" iron rod with cap stamped "M&A" set on the south line of said 44.361 acre tract and the north line of said 281.53 acre tract, for a corner of this tract;

THENCE in a southeasterly direction with the south line of said 44.361 acre tract and the north line of said 281.53 acre tract, the following two (2) calls:

1. S. 38° 46' 28" E., 191.24 feet, to a 3/8" iron rod with cap stamped "KES" found for a corner of this tract;
2. S. 65° 06' 19" E., 389.47 feet, to a 1/2" iron rod with cap stamped "M&A" set in a curve to the right on the south right-of-way line of said Pyrite Drive, for a corner of this tract;

THENCE in a southeasterly direction with the south right-of-way line of said Pyrite Drive, the following three (3) calls:

1. along said curve to the right, having a radius of 270.00 feet, an arc length of 26.74 feet and a long chord bearing S. 50° 02' 37" E., 26.73 feet, to a 3/8" iron rod with cap stamped "KES" found at the end of said curve, for a corner of this tract;
2. S. 47° 12' 24" E., 187.88 feet, to a 3/8" iron rod with cap stamped "KES" found at the beginning of a curve to the left, for a corner of this tract;
3. along said curve to the left, having a radius of 230.00 feet, an arc length of 17.14 feet and a long chord bearing S. 49° 20' 32" E., 17.14 feet, to a 3/8" iron rod with cap stamped "KES" found at the southeast terminus of existing Pyrite Drive, for a corner of this tract;

THENCE N. 35° 58' 30" E., 60.08 feet, with the east terminus of existing Pyrite Drive, to a 3/8" iron rod with cap stamped "KES" found at the northeast terminus of existing said Pyrite Drive, for a corner of this tract;

THENCE with the proposed north right-of-way line of said Pyrite Drive and along a curve to the left, having a radius of 170.94 feet, an arc length of 123.10 feet and a long chord bearing S. 71° 28' 50" E., 120.46 feet, to a 1/2" iron rod with cap stamped "M&A" set on the south line of the remainder of said 44.361 acre tract, for a corner of this tract;

THENCE S. 65° 35' 52" E., 44.92 feet, with the south line of said 44.361 acre tract, to a 3/8" iron rod with cap stamped "KES" found at the south corner of said remainder of 44.361 acre tract, for an "L" corner of this tract;

CITY OF KILLEEN  
PARCEL 9 CONTINUED  
75.489 ACRES

THENCE N. 24° 24' 08" E., 32.34 feet, with the east line of said 44.361 acre tract, to a 1/2" iron rod with cap stamped "M&A" set on the proposed north right-of-way line of said Pyrite Drive, for a corner of this tract;

THENCE N. 70° 53' 57" E., 187.66 feet, with the proposed north right-of-way line of said Pyrite Drive, to a 1/2" iron rod with cap stamped "M&A" set on the proposed west right-of-way line of Rosewood Drive, for a corner of this tract;

THENCE in a northerly direction with the proposed west right-of-way line of said Rosewood Drive, the following two (2) calls:

1. along said curve to the right, having a radius of 1041.84 feet, an arc length of 244.29 feet and a long chord bearing N. 10° 44' 34" W., 243.73 feet, to a 3/8" iron rod with cap stamped "KES" found at the end of said curve, for a corner of this tract;
2. N. 04° 03' 00" W., 10.65 feet, to a 1/2" iron rod with cap stamped "M&A" set in a curve to the left on the east line of said 44.361 acre tract and the west line of said 281.53 acre tract, for a corner of this tract;

THENCE with the east line of said 44.361 acre tract and the west line of said 281.53 acre tract and along said curve to the right, having a radius of 1245.00 feet, an arc length of 836.86 feet and a long chord bearing N. 01° 52' 29" W., 821.20 feet, to a 1/2" iron rod with cap stamped "M&A" set on the approximate city limit line of Killeen and Harker Heights, for a corner of this tract;

THENCE S. 21° 34' 41" E., 2694.63 feet, with said approximate city limit line, to a 1/2" iron rod with cap stamped "M&A" set for an "L" corner of this tract;

THENCE over and across said 281.53 acre tract, the following two (2) calls:

1. S. 69° 14' 28" W., 312.42 feet, to a 1/2" iron rod with cap stamped "M&A" set for an interior corner of this tract;
2. S. 20° 45' 32" E., 630.00 feet, to a 1/2" iron rod with cap stamped "M&A" set on the north right-of-way line of Chaparral Road, for the extreme southeast corner of this tract;

THENCE S. 69° 14' 28" W., 90.00 feet, with the north right-of-way line of said Chaparral Road, to a 1/2" iron rod with cap stamped "M&A" set for the extreme southwest corner of this tract;

THENCE over and across said 281.53 acre tract, the following eight (8) calls:

1. N. 20° 45' 31" W., 690.24 feet, to a 1/2" iron rod with cap stamped "M&A" set for an interior corner of this tract;
2. S. 69° 12' 32" W., 430.00 feet, to a 1/2" iron rod with cap stamped "M&A" set for an "L" corner of this tract;
3. N. 13° 15' 34" W., 157.83 feet, to a 1/2" iron rod with cap stamped "M&A" set for a corner of this tract;
4. N. 26° 24' 12" W., 299.85 feet, to a 1/2" iron rod with cap stamped "M&A" set for a corner of this tract;
5. N. 60° 55' 07" W., 89.81 feet, to a 1/2" iron rod with cap stamped "M&A" set for a corner of this tract;
6. S. 68° 44' 54" W., 106.83 feet, to a 1/2" iron rod with cap stamped "M&A" set for a corner of this tract;
7. S. 30° 40' 51" W., 217.40 feet, to a 1/2" iron rod with cap stamped "M&A" set for a corner of this tract;
8. S. 36° 53' 04" W., 212.75 feet, to a 3/8" iron rod with cap stamped "KES" found at the northeast corner of Drainage Tract "A", Heritage Oaks Phase One, an addition to the City of Killeen, Texas, of record in Plat Year 2015, Number 121 A&B, Plat Records of Bell County, Texas, for a corner of this tract;

THENCE in a northwesterly direction with the northeasterly lines of said Heritage Oaks Phase One, the following eight (8) calls:

1. N. 87° 02' 04" W., 80.02 feet, to a 3/8" iron rod with cap stamped "KES" found for a corner of this tract;
2. N. 12° 40' 44" W., 300.09 feet, to a 3/8" iron rod with cap stamped "KES" found for a corner of this tract;
3. N. 28° 57' 55" E., 495.00 feet, to a 3/8" iron rod with cap stamped "KES" found for a corner of this tract;
4. N. 61° 02' 05" W., 130.00 feet, to a 3/8" iron rod with cap stamped "KES" found for a corner of this tract;
5. N. 71° 51' 18" W., 64.05 feet, to a 3/8" iron rod with cap stamped "KES" found for a corner of this tract;
6. N. 47° 27' 32" W., 496.49 feet, to a 3/8" iron rod with cap stamped "KES" found at the beginning of a curve to the left, for a corner of this tract;
7. Along said curve to the left, having a radius of 1030.00 feet, an arc length of 421.56 feet and a long chord bearing N. 59° 11' 02" W., 418.62 feet, to a 3/8" iron rod with cap stamped "KES" found at the end of said curve, for a corner of this tract;
8. N. 70° 54' 32" W., at a distance of 221.63 feet, pass a 3/8" iron rod with cap stamped "KES" found at the north corner of said Heritage Oaks Phase One and the east corner of a called 24.722 acre tract conveyed to RSBP Developers, Inc., of record in Document #2016-33761, O.P.R.R.P.B.C.R.T., continuing on same course for a total distance in all of 722.04 feet, to a 3/8" iron rod with cap stamped "KES" found at the beginning of a curve to the left, for a corner of this tract;

THENCE in a westerly direction with the north and west lines of said 24.722 acre tract, the following seven (7) calls:

1. Along said curve to the left, having a radius of 60.00 feet, an arc length of 83.91 feet and a long chord bearing S. 69° 01' 41" W., 77.24 feet, to a 3/8" iron rod with cap stamped "KES" found at the end of said curve, for a corner of this tract;

CITY OF KILLEEN  
PARCEL 9 CONTINUED  
75.489 ACRES

2. S. 28° 57' 55" W., 8.78 feet, to a 3/8" iron rod with cap stamped "KES" found for a corner of this tract;
3. N. 61° 02' 05" W., 145.00 feet, to a 3/8" iron rod with cap stamped "KES" found for a corner of this tract;
4. S. 28° 57' 55" W., 687.00 feet, to a 3/8" iron rod with cap stamped "KES" found for a corner of this tract;
5. S. 34° 41' 37" W., 67.21 feet, to a 3/8" iron rod with cap stamped "KES" found for a corner of this tract;
6. S. 52° 43' 39" W., 60.72 feet, to a 3/8" iron rod with cap stamped "KES" found for a corner of this tract;
7. S. 66° 16' 04" W., 56.43 feet, to a 3/8" iron rod with cap stamped "KES" found at the west corner of said 24.722 acre tract, the east corner of said 133.645 acre tract, the north corner of a called 45.153 acre tract conveyed to RSBP Developers, Inc., of record in Document #2016-33762, O.P.R.R.P.B.C.R.T., and a southwesterly corner of said 281.53 acre tract, for a corner of this tract;

THENCE N. 20° 45' 28" W., 152.41 feet, with the west line of said 281.53 acre tract and the east line of said 133.645 acre tract, to a 1/2" iron rod with cap stamped "M&A" set for a corner of this tract;

THENCE over and across said 281.53 acre tract, the following six (6) calls:

1. N. 49° 32' 52" E., 118.48 feet, to a 1/2" iron rod with cap stamped "M&A" set for a corner of this tract;
2. N. 28° 57' 55" E., 598.29 feet, to a 1/2" iron rod with cap stamped "M&A" set for a corner of this tract;
3. N. 42° 37' 35" W., 176.95 feet, to a 1/2" iron rod with cap stamped "M&A" set at the beginning of a curve to the left, for a corner of this tract;
4. Along said curve to the left, having a radius of 70.00 feet, an arc length of 22.49 feet and a long chord bearing N. 51° 49' 50" W., 22.39 feet, to a 1/2" iron rod with cap stamped "M&A" set at the end of said curve, for a corner of this tract;
5. N. 61° 02' 05" W., 32.38 feet, to a 1/2" iron rod with cap stamped "M&A" set at the beginning of a curve to the left, for a corner of this tract;
6. Along said curve to the left, having a radius of 940.00 feet, an arc length of 565.26 feet and a long chord bearing N. 78° 15' 43" W., 556.78 feet, to a 1/2" iron rod with cap stamped "M&A" set on the west line of said 281.53 acre tract and the east line of said 133.645 acre tract, for a corner of this tract;

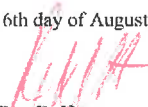
THENCE N. 20° 45' 28" W., 87.87 feet, with the west line of said 281.53 acre tract and the east line of said 133.645 acre tract, to a 1/2" iron rod found at the southwest corner of said Fergus tract, for the extreme northwest corner of this tract;

THENCE N. 68° 52' 51" E., 465.04 feet, with the south line of said Fergus tract, to the POINT OF BEGINNING containing 75.489 acres of land.

The bearings for the above description are based on the Texas Coordinate System, Central Zone, NAD 83 (CORS 96) as determined by Leica Texas SmartNet GPS observations.

STATE OF TEXAS                      KNOW ALL MEN BY THESE PRESENTS, that I, Rex D. Haas,  
Registered Professional Land Surveyor, do hereby certify that the  
COUNTY OF BELL                      above described tract was surveyed on the ground and that  
this description is true and correct to the best of my knowledge  
and belief. Survey completed on the ground in July, 2017.

IN WITNESS THEREOF, my hand and seal this the 16th day of August, 2017.

  
Rex D. Haas  
Registered Professional  
Land Surveyor, No. 4378





**ACKNOWLEDGMENTS AND RELEASE CONCERNING THE DONATION OF  
RIGHT-OF-WAY TO THE CITY OF KILLEEN**

The City, in accordance with the Texas Local Government Code, Chapter 273, Section 273.001(a) and other applicable law, may accept donations for the purpose of carrying out its functions and duties; and

The Donor desires to donate property more particularly described on Exhibit "A", attached hereto and incorporated herein for all purposes (the "Property"), to the City; and to that end, the Donor has executed a Special Warranty Deed with Fee Simple Determinable Condition (the "Dedication"), a copy of which is attached hereto as Exhibit "B", conveying the Property to the City.

Donor acknowledges that the value of the Property donated has not been determined. Donor herein states for all purposes that Donor does not want an appraisal of the Property to be conducted, and Donor releases the City from any obligation to appraise the Property.

Donor agrees and acknowledges that Donor has been fully informed of his/her/its right to receive just compensation for the Property; however, it is the desire and intent of Donor to donate the Property to the City under the terms of the Dedication.

Donor acknowledges that acceptance of the donation herein described does not bind the City to a course of action or promise of performance except to the extent expressly set forth in the Dedication.

Donor understands that City does not approve and is not responsible for any representations made by the Donor for tax purposes.

The Donor acknowledges that Donor has been provided the Texas Landowner's Bill of Rights.

The undersigned signatory warrants that he/she, if acting for an organization, is an official representative of the organization making the donation described herein and that he/she is authorized to make the donation and to enter into this Agreement on behalf of the organization. The undersigned understands that the conveyance of the Property does not occur until the City has executed the attached Dedication.

**Killeen Chaparral Development, LLC**, a Texas Limited Liability Company

by \_\_\_\_\_  
Gary W. Purser, Jr., President

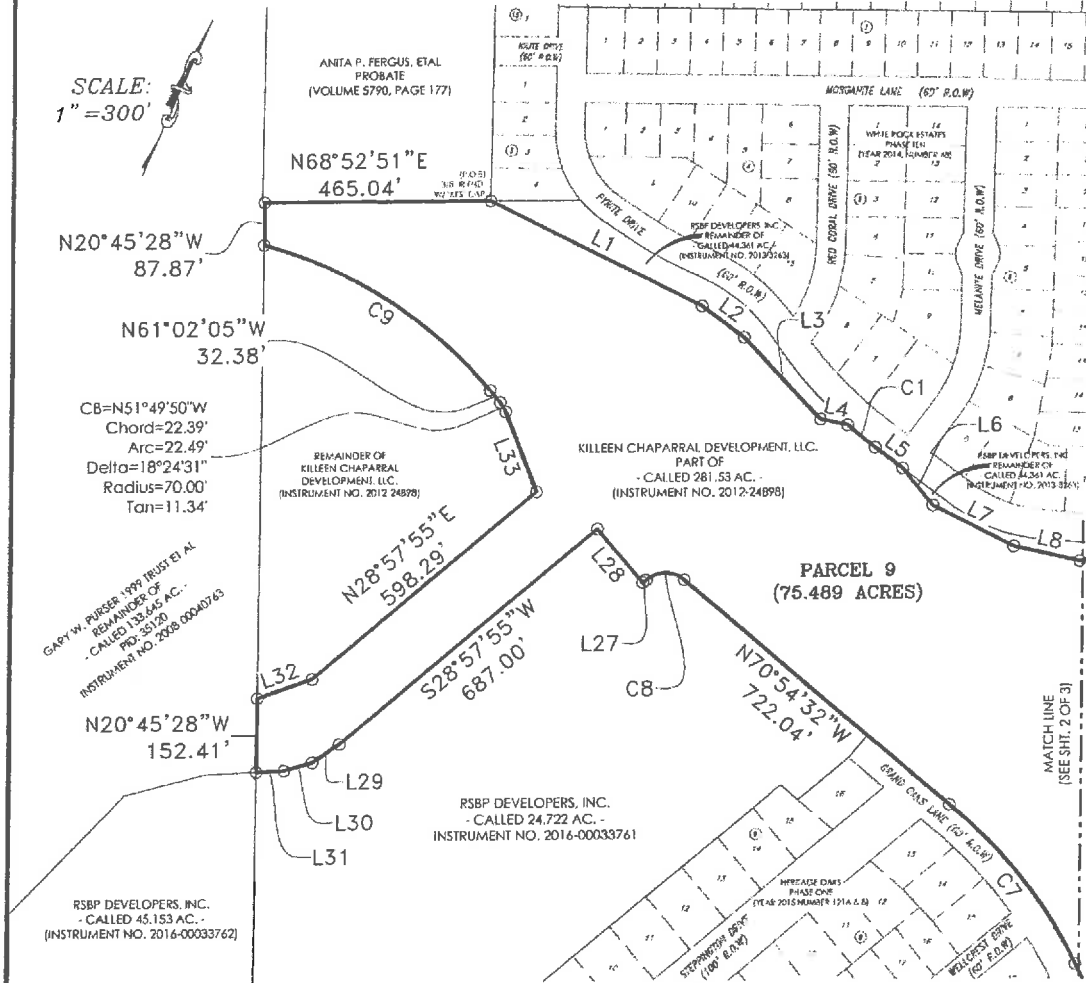
Date:  
Principal Place of Business/Address:  
2901 E. Stan Schlueter Loop  
Killeen, Texas 76542



**MITCHELL & ASSOCIATES, INC.**  
**ENGINEERING & SURVEYING**  
 102 N. COLLEGE ST., KILLEEN, TEXAS (254) 634-5541  
 T. B. P. L. S. FIRM REGISTRATION NO. 100204-00

**EXHIBIT "A"**  
**SHEET 1 OF 4**

SCALE:  
 1"=300'



\*\* SEE FIELD NOTES \*\*

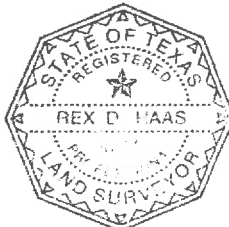
75.489 ACRES, PART OF THE  
 A. H. WOOD SURVEY, ABSTRACT NO. 886  
 & THE W.E. HALL SURVEY, ABSTRACT NO. 1116  
 KILLEEN, BELL COUNTY, TEXAS

STATE OF TEXAS  
 COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS, That I, Rex D. Haas, Registered Professional Land Surveyor, do hereby certify that I did cause to be surveyed on the ground the above described tract of land and to the best of my knowledge and belief, the said description is true and correct. Survey completed on the ground in July, 2017.

IN WITNESS THEREOF, My hand and seal this the 10th day of August, 2017.

**NOTES:**  
 1. SURVEY PREPARED WITHOUT THE BENEFIT OF TITLE COMMITMENT.  
 2. ALL BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM, NAD 83 (CORS 95), TEXAS CENTRAL ZONE AS PER LEICA TEXAS SMARTNET GPS OBSERVATIONS.  
 ALL DISTANCES ARE SURFACE DISTANCE.  
 COMBINED SCALE FACTOR=1.0001168.



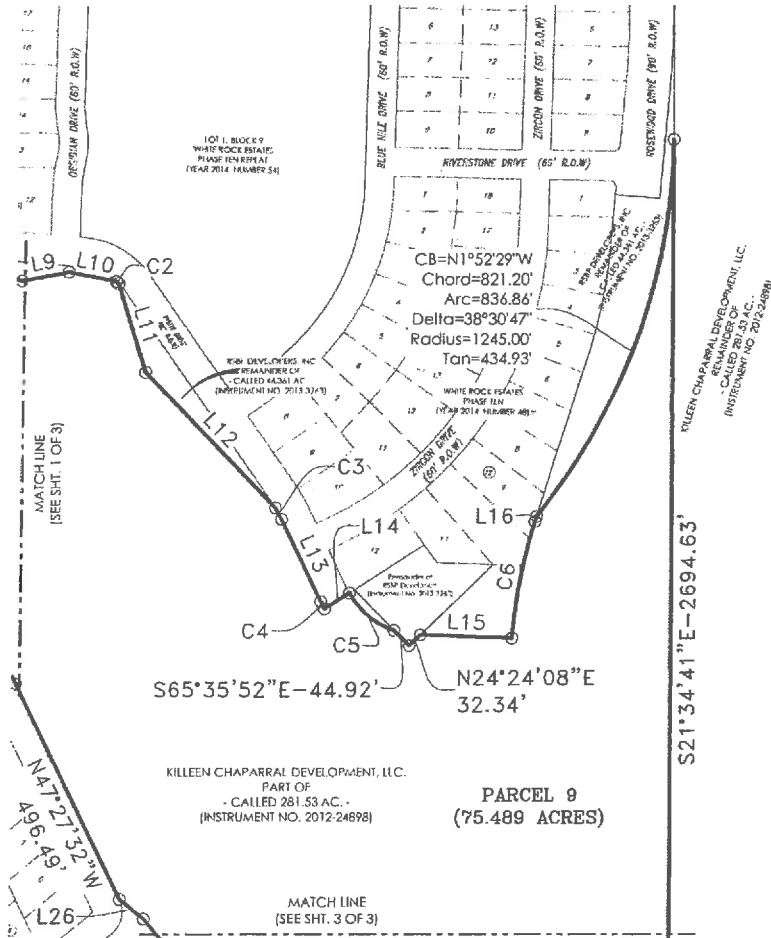
*Rex D. Haas*  
 Rex D. Haas  
 Registered Professional  
 Land Surveyor, No. 4378

○=CORNERS ARE 1/2" IR W/ M&A CAP SET UNLESS OTHERWISE NOTED.  
 ●=CORNERS ARE 3/8" IR W/ KES CAP FOUND UNLESS OTHERWISE NOTED.



**MITCHELL & ASSOCIATES, INC.**  
 ENGINEERING & SURVEYING  
 102 N. COLLEGE ST., KILLEEN, TEXAS (254) 634-5541  
 T. B. P. L. S. FIRM REGISTRATION NO. 100204-00

**EXHIBIT "A"**  
**SHEET 2 OF 4**



**\*\* SEE FIELD NOTES \*\***

75.489 ACRES, PART OF THE  
 A. H. WOOD SURVEY, ABSTRACT NO. 886  
 & THE W.E. HALL SURVEY, ABSTRACT NO. 1116  
 KILLEEN, BELL COUNTY, TEXAS

STATE OF TEXAS  
 COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS, That I, Rex D. Haas, Registered Professional Land Surveyor, do hereby certify that I did cause to be surveyed on the ground the above described tract of land and to the best of my knowledge and belief, the said description is true and correct. Survey completed on the ground in July, 2017.

IN WITNESS THEREOF, My hand and seal this the 10th day of August, 2017.

- NOTES:**
1. SURVEY PREPARED WITHOUT THE BENEFIT OF TITLE COMMITMENT.
  2. ALL BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM, NAD 83 (CORS 96), TEXAS CENTRAL ZONE AS PER LEICA TEXAS SMARTNET GPS OBSERVATIONS.
  3. ALL DISTANCES ARE SURFACE DISTANCE.
  4. COMBINED SCALE FACTOR=1.0001168.

- =CORNERS ARE 1/2" IR W/ M&A CAP SET UNLESS OTHERWISE NOTED.
- =CORNERS ARE 3/8" IR W/ KES CAP FOUND UNLESS OTHERWISE NOTED.



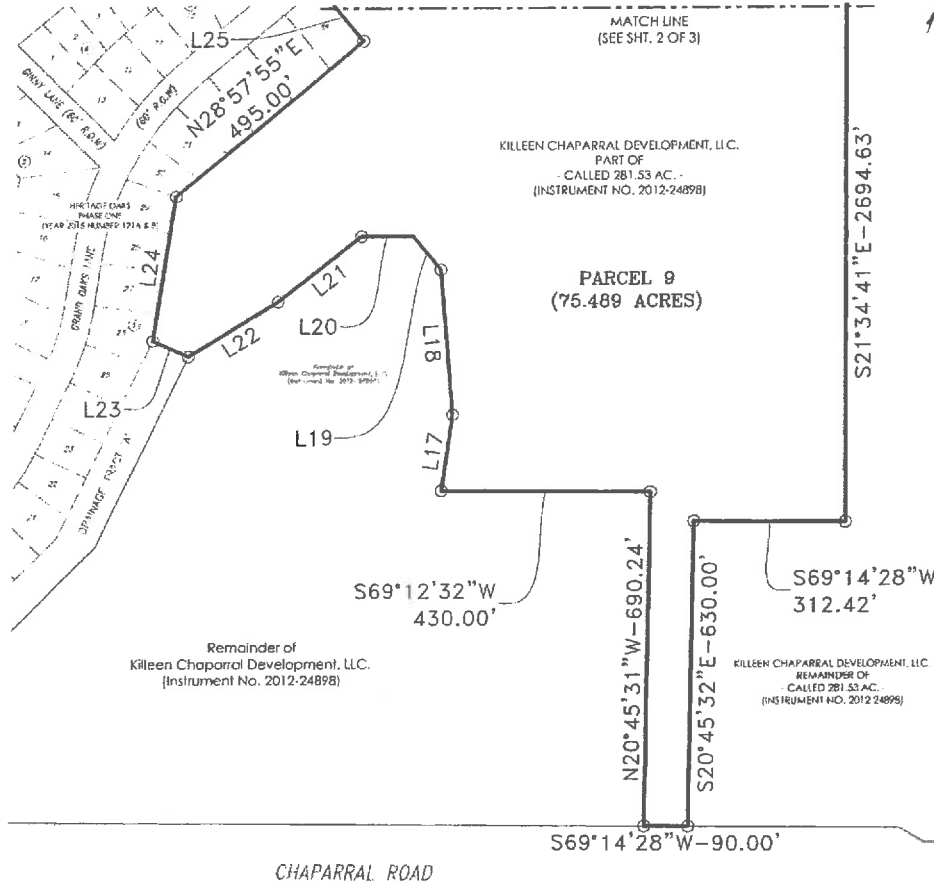
*Rex D. Haas*  
 Rex D. Haas  
 Registered Professional  
 Land Surveyor, No. 4378



**MITCHELL & ASSOCIATES, INC.**  
 ENGINEERING & SURVEYING  
 102 N. COLLEGE ST., KILLEEN, TEXAS (254) 634-5541  
 T. B. P. L. S. FIRM REGISTRATION NO. 100204-00

**EXHIBIT "A"**  
**SHEET 3 OF 4**

SCALE:  
 1" = 300'



**\*\* SEE FIELD NOTES \*\***

75.489 ACRES, PART OF THE  
 A. H. WOOD SURVEY, ABSTRACT NO. 886  
 & THE W.E. HALL SURVEY, ABSTRACT NO. 1116  
 KILLEEN, BELL COUNTY, TEXAS

STATE OF TEXAS  
 COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS, That I, Rex D. Haas, Registered Professional Land Surveyor, do hereby certify that I did cause to be surveyed on the ground the above described tract of land and to the best of my knowledge and belief, the said description is true and correct. Survey completed on the ground in July, 2017.

IN WITNESS THEREOF, My hand and seal this the 10th day of August, 2017.

**NOTES:**

1. SURVEY PREPARED WITHOUT THE BENEFIT OF TITLE COMMITMENT.
2. ALL BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM, NAD 83 (CORS 96), TEXAS CENTRAL ZONE AS PER LEICA TEXAS SMARTNET GPS OBSERVATIONS.
3. ALL DISTANCES ARE SURFACE DISTANCE.
4. COMBINED SCALE FACTOR=1.0001158.

- = CORNERS ARE 1/2" IR W/ M&A CAP SET UNLESS OTHERWISE NOTED.
- = CORNERS ARE 3/8" IR W/ KES CAP FOUND UNLESS OTHERWISE NOTED.



*Rex D. Haas*  
 Rex D. Haas  
 Registered Professional  
 Land Surveyor, No. 4378



**MITCHELL & ASSOCIATES, INC.**  
 ENGINEERING & SURVEYING  
 102 N. COLLEGE ST., KILLEEN, TEXAS (254) 634-5541  
 T. B. P. L. S. FIRM REGISTRATION NO. 100204-00

**EXHIBIT "A"**  
**SHEET 4 OF 4**

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S 84° 21' 08" E	486.31'
L2	S 74° 21' 55" E	108.28'
L3	S 64° 37' 24" E	233.61'
L4	N 81° 10' 59" E	57.32'
L5	S 74° 01' 49" E	71.42'
L6	S 60° 36' 30" E	98.95'
L7	S 83° 39' 31" E	184.76'
L8	N 81° 42' 11" E	137.26'
L9	N 58° 21' 01" E	97.83'
L10	N 79° 42' 58" E	99.33'
L11	S 38° 46' 28" E	191.24'

LINE TABLE		
LINE	DIRECTION	LENGTH
L12	S 65° 06' 19" E	389.47'
L13	S 47° 12' 24" E	187.88'
L14	N 35° 58' 30" E	60.08'
L15	N 70° 53' 57" E	187.66'
L16	N 04° 03' 00" W	10.65'
L17	N 13° 15' 34" W	157.83'
L18	N 26° 24' 12" W	299.85'
L19	N 60° 55' 07" W	89.81'
L20	S 68° 44' 54" W	106.83'
L21	S 30° 40' 51" W	217.40'
L22	S 36° 53' 04" W	212.75'

LINE TABLE		
LINE	DIRECTION	LENGTH
L23	N 87° 02' 04" W	80.02'
L24	N 12° 40' 44" W	300.09'
L25	N 61° 02' 05" W	130.00'
L26	N 71° 51' 18" W	64.05'
L27	S 28° 57' 55" W	8.78'
L28	N 61° 02' 05" W	145.00'
L29	S 34° 41' 37" W	67.21'
L30	S 52° 43' 39" W	60.72'
L31	S 66° 16' 04" W	56.00'
L32	N 49° 32' 52" E	118.48'
L33	N 42° 37' 35" W	176.95'

CURVE TABLE						
CURVE	BEARING	CHORD	LENGTH	RADIUS	DELTA	TANGENT
C1	S71°46'02"E	73.44'	73.46'	930.00'	4°31'33"	36.75'
C2	S68°09'13"E	6.69'	6.69'	120.00'	3°11'44"	3.35'
C3	S50°02'37"E	26.73'	26.74'	270.00'	5°40'27"	13.38'
C4	S49°20'32"E	17.14'	17.14'	230.00'	4°16'15"	8.58'
C5	S71°28'50"E	120.46'	123.10'	170.94'	41°15'39"	64.36'
C6	N10°44'34"W	243.73'	244.29'	1041.84'	13°26'04"	122.71'
C7	N59°11'02"W	418.62'	421.56'	1030.00'	23°27'00"	213.77'
C8	S69°01'41"W	77.24'	83.91'	60.00'	80°07'33"	50.46'
C9	N78°15'43"W	556.78'	565.26'	940.00'	34°27'16"	291.47'

**\*\* SEE FIELD NOTES \*\***

75.489 ACRES, PART OF THE  
 A. H. WOOD SURVEY, ABSTRACT NO. 886  
 & THE W.E. HALL SURVEY, ABSTRACT NO. 1116  
 KILLEEN, BELL COUNTY, TEXAS

STATE OF TEXAS  
 COUNTY OF BELL

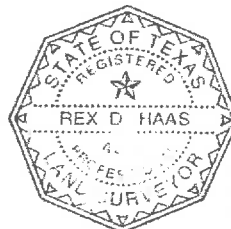
KNOW ALL MEN BY THESE PRESENTS, That I, Rex D. Haas, Registered Professional Land Surveyor, do hereby certify that I did cause to be surveyed on the ground the above described tract of land and to the best of my knowledge and belief, the said description is true and correct. Survey completed on the ground in July, 2017.

IN WITNESS THEREOF, My hand and seal this the 10th day of August, 2017.

**NOTES:**

1. SURVEY PREPARED WITHOUT THE BENEFIT OF TITLE COMMITMENT.
2. ALL BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM, NAD 83 (CDRS 96), TEXAS CENTRAL ZONE AS PER LEICA TEXAS SMARTNET GPS OBSERVATIONS.
- ALL DISTANCES ARE SURFACE DISTANCE.
- COMBINED SCALE FACTOR=1.0001168.

- = CORNERS ARE 1/2" IR W/ M&A CAP SET UNLESS OTHERWISE NOTED.
- = CORNERS ARE 3/8" IR W/ KES CAP FOUND UNLESS OTHERWISE NOTED.



Rex D. Haas  
 Registered Professional  
 Land Surveyor, No. 4378

CITY OF KILLEEN  
PARCEL 9  
75.489 ACRES

FIELD NOTES for a 75.489 acre tract of land in Bell County, Texas, being part of the A. H. Wood Survey, Abstract No. 886 and the W. E. Hall Survey, Abstract No. 1116, and the land herein described being part of a called 281.53 acre tract conveyed to Killeen Chaparral Development, L.L.C., of record in Document #2012-24898, Official Public Records of Real Property, Bell County, Texas, (O.P.R.R.P.B.C.T.), and being more particularly described as follows:

BEGINNING at a 3/8" iron rod with cap stamped "KES" found at the southwest corner of Lot 4, Block 3, White Rock Estates Phase Ten, an addition to the City of Killeen, Texas, of record in Plat Year 2014, Number 48, Plat Records of Bell County, Texas, being the southeast corner of that certain tract conveyed to Anita P. Fergus by Probate, of record in Volume 5970, Page 177, O.P.R.R.P.B.C.T., and being on the south line of a called 44.361 acre tract conveyed to RSBP Developers, Inc., of record in Document #2013-3268, O.P.R.R.P.B.C.T., for an angle corner in the north line of this tract;

THENCE in a southeasterly direction with the south line of said 44.361 acre tract and the north line of said 281.53 acre tract, the following four (4) calls:

1. S. 84° 21' 08" E., 486.31 feet, to a 1/2" iron rod with cap stamped "M&A" set for a corner of this tract;
2. S. 74° 21' 55" E., 108.28 feet, to a 1/2" iron rod with cap stamped "M&A" set for a corner of this tract;
3. S. 64° 37' 24" E., 233.61 feet, to a 1/2" iron rod with cap stamped "M&A" set for a corner of this tract;
4. N. 81° 10' 59" E., 57.32 feet, to a 1/2" iron rod with cap stamped "M&A" set in a curve to the left on the south right-of-way line of Pyrite Drive, for a corner of this tract;

THENCE in a southeasterly direction with the south right-of-way line of said Pyrite Drive, the following two (2) calls:

1. along said curve to the left, having a radius of 930.00 feet, an arc length of 73.46 feet and a long chord bearing S. 71° 46' 02" E., 73.44 feet, to a 1/2" iron rod with cap stamped "M&A" set at the end of said curve, for a corner of this tract;
2. S. 74° 01' 49" E., 71.42 feet, to a 1/2" iron rod with cap stamped "M&A" set on the south line of said 44.361 acre tract and the north line of said 281.53 acre tract, for a corner of this tract;

THENCE in an easterly direction with the south line of said 44.361 acre tract and the north line of said 281.53 acre tract, the following five (5) calls:

1. S. 60° 36' 30" E., 98.95 feet, to a 1/2" iron rod found, for a corner of this tract;
2. S. 83° 39' 31" E., 184.76 feet, to a 1/2" iron rod found, for a corner of this tract;
3. N. 81° 42' 11" E., 137.26 feet, to a 1/2" iron rod found, for a corner of this tract;
4. N. 58° 21' 01" E., 97.83 feet, to a 1/2" iron rod found, for a corner of this tract;
5. N. 79° 42' 58" E., 99.33 feet, to a 1/2" iron rod with cap stamped "M&A" set in a curve to the right on the south right-of-way line of said Pyrite Drive, for a corner of this tract;

THENCE with the south right-of-way line of said Pyrite Drive and along said curve to the right, having a radius of 120.00 feet, an arc length of 6.69 feet and a long chord bearing S. 68° 09' 13" E., 6.69 feet, to a 1/2" iron rod with cap stamped "M&A" set on the south line of said 44.361 acre tract and the north line of said 281.53 acre tract, for a corner of this tract;

THENCE in a southeasterly direction with the south line of said 44.361 acre tract and the north line of said 281.53 acre tract, the following two (2) calls:

1. S. 38° 46' 28" E., 191.24 feet, to a 3/8" iron rod with cap stamped "KES" found for a corner of this tract;
2. S. 65° 06' 19" E., 389.47 feet, to a 1/2" iron rod with cap stamped "M&A" set in a curve to the right on the south right-of-way line of said Pyrite Drive, for a corner of this tract;

THENCE in a southeasterly direction with the south right-of-way line of said Pyrite Drive, the following three (3) calls:

1. along said curve to the right, having a radius of 270.00 feet, an arc length of 26.74 feet and a long chord bearing S. 50° 02' 37" E., 26.73 feet, to a 3/8" iron rod with cap stamped "KES" found at the end of said curve, for a corner of this tract;
2. S. 47° 12' 24" E., 187.88 feet, to a 3/8" iron rod with cap stamped "KES" found at the beginning of a curve to the left, for a corner of this tract;
3. along said curve to the left, having a radius of 230.00 feet, an arc length of 17.14 feet and a long chord bearing S. 49° 20' 32" E., 17.14 feet, to a 3/8" iron rod with cap stamped "KES" found at the southeast terminus of existing Pyrite Drive, for a corner of this tract;

THENCE N. 35° 58' 30" E., 60.08 feet, with the east terminus of existing Pyrite Drive, to a 3/8" iron rod with cap stamped "KES" found at the northeast terminus of existing said Pyrite Drive, for a corner of this tract;

THENCE with the proposed north right-of-way line of said Pyrite Drive and along a curve to the left, having a radius of 170.94 feet, an arc length of 123.10 feet and a long chord bearing S. 71° 28' 50" E., 120.46 feet, to a 1/2" iron rod with cap stamped "M&A" set on the south line of the remainder of said 44.361 acre tract, for a corner of this tract;

THENCE S. 65° 35' 52" E., 44.92 feet, with the south line of said 44.361 acre tract, to a 3/8" iron rod with cap stamped "KES" found at the south corner of said remainder of 44.361 acre tract, for an "L" corner of this tract;

THENCE N. 24° 24' 08" E., 32.34 feet, with the east line of said 44.361 acre tract, to a 1/2" iron rod with cap stamped "M&A" set on the proposed north right-of-way line of said Pyrite Drive, for a corner of this tract;

THENCE N. 70° 53' 57" E., 187.66 feet, with the proposed north right-of-way line of said Pyrite Drive, to a 1/2" iron rod with cap stamped "M&A" set on the proposed west right-of-way line of Rosewood Drive, for a corner of this tract;

THENCE in a northerly direction with the proposed west right-of-way line of said Rosewood Drive, the following two (2) calls:

1. along said curve to the right, having a radius of 1041.84 feet, an arc length of 244.29 feet and a long chord bearing N. 10° 44' 34" W., 243.73 feet, to a 3/8" iron rod with cap stamped "KES" found at the end of said curve, for a corner of this tract;
2. N. 04° 03' 00" W., 10.65 feet, to a 1/2" iron rod with cap stamped "M&A" set in a curve to the left on the east line of said 44.361 acre tract and the west line of said 281.53 acre tract, for a corner of this tract;

THENCE with the east line of said 44.361 acre tract and the west line of said 281.53 acre tract and along said curve to the right, having a radius of 1245.00 feet, an arc length of 836.86 feet and a long chord bearing N. 01° 52' 29" W., 821.20 feet, to a 1/2" iron rod with cap stamped "M&A" set on the approximate city limit line of Killeen and Harker Heights, for a corner of this tract;

THENCE S. 21° 34' 41" E., 2694.63 feet, with said approximate city limit line, to a 1/2" iron rod with cap stamped "M&A" set for an "L" corner of this tract;

THENCE over and across said 281.53 acre tract, the following two (2) calls:

1. S. 69° 14' 28" W., 312.42 feet, to a 1/2" iron rod with cap stamped "M&A" set for an interior corner of this tract;
2. S. 20° 45' 32" E., 630.00 feet, to a 1/2" iron rod with cap stamped "M&A" set on the north right-of-way line of Chaparral Road, for the extreme southeast corner of this tract;

THENCE S. 69° 14' 28" W., 90.00 feet, with the north right-of-way line of said Chaparral Road, to a 1/2" iron rod with cap stamped "M&A" set for the extreme southwest corner of this tract;

THENCE over and across said 281.53 acre tract, the following eight (8) calls:

1. N. 20° 45' 31" W., 690.24 feet, to a 1/2" iron rod with cap stamped "M&A" set for an interior corner of this tract;
2. S. 69° 12' 32" W., 430.00 feet, to a 1/2" iron rod with cap stamped "M&A" set for an "L" corner of this tract;
3. N. 13° 15' 34" W., 157.83 feet, to a 1/2" iron rod with cap stamped "M&A" set for a corner of this tract;
4. N. 26° 24' 12" W., 299.85 feet, to a 1/2" iron rod with cap stamped "M&A" set for a corner of this tract;
5. N. 60° 55' 07" W., 89.81 feet, to a 1/2" iron rod with cap stamped "M&A" set for a corner of this tract;
6. S. 68° 44' 54" W., 106.83 feet, to a 1/2" iron rod with cap stamped "M&A" set for a corner of this tract;
7. S. 30° 40' 51" W., 217.40 feet, to a 1/2" iron rod with cap stamped "M&A" set for a corner of this tract;
8. S. 36° 53' 04" W., 212.75 feet, to a 3/8" iron rod with cap stamped "KES" found at the northeast corner of Drainage Tract "A", Heritage Oaks Phase One, an addition to the City of Killeen, Texas, of record in Plat Year 2015, Number 121 A&B, Plat Records of Bell County, Texas, for a corner of this tract;

THENCE in a northwesterly direction with the northeasterly lines of said Heritage Oaks Phase One, the following eight (8) calls:

1. N. 87° 02' 04" W., 80.02 feet, to a 3/8" iron rod with cap stamped "KES" found for a corner of this tract;
2. N. 12° 40' 44" W., 300.09 feet, to a 3/8" iron rod with cap stamped "KES" found for a corner of this tract;
3. N. 28° 57' 55" E., 495.00 feet, to a 3/8" iron rod with cap stamped "KES" found for a corner of this tract;
4. N. 61° 02' 05" W., 130.00 feet, to a 3/8" iron rod with cap stamped "KES" found for a corner of this tract;
5. N. 71° 51' 18" W., 64.05 feet, to a 3/8" iron rod with cap stamped "KES" found for a corner of this tract;
6. N. 47° 27' 32" W., 496.49 feet, to a 3/8" iron rod with cap stamped "KES" found at the beginning of a curve to the left, for a corner of this tract;
7. Along said curve to the left, having a radius of 1030.00 feet, an arc length of 421.56 feet and a long chord bearing N. 59° 11' 02" W., 418.62 feet, to a 3/8" iron rod with cap stamped "KES" found at the end of said curve, for a corner of this tract;
8. N. 70° 54' 32" W., at a distance of 221.63 feet, pass a 3/8" iron rod with cap stamped "KES" found at the north corner of said Heritage Oaks Phase One and the east corner of a called 24.722 acre tract conveyed to RSBP Developers, Inc., of record in Document #2016-33761, O.P.R.R.P.B.C.R.T., continuing on same course for a total distance in all of 722.04 feet, to a 3/8" iron rod with cap stamped "KES" found at the beginning of a curve to the left, for a corner of this tract;

THENCE in a westerly direction with the north and west lines of said 24.722 acre tract, the following seven (7) calls:

1. Along said curve to the left, having a radius of 60.00 feet, an arc length of 83.91 feet and a long chord bearing S. 69° 01' 41" W., 77.24 feet, to a 3/8" iron rod with cap stamped "KES" found at the end of said curve, for a corner of this tract;

CITY OF KILLEEN  
PARCEL 9 CONTINUED  
75.489 ACRES

2. S. 28° 57' 55" W., 8.78 feet, to a 3/8" iron rod with cap stamped "KES" found for a corner of this tract;
3. N. 61° 02' 05" W., 145.00 feet, to a 3/8" iron rod with cap stamped "KES" found for a corner of this tract;
4. S. 28° 57' 55" W., 687.00 feet, to a 3/8" iron rod with cap stamped "KES" found for a corner of this tract;
5. S. 34° 41' 37" W., 67.21 feet, to a 3/8" iron rod with cap stamped "KES" found for a corner of this tract;
6. S. 52° 43' 39" W., 60.72 feet, to a 3/8" iron rod with cap stamped "KES" found for a corner of this tract;
7. S. 66° 16' 04" W., 56.43 feet, to a 3/8" iron rod with cap stamped "KES" found at the west corner of said 24.722 acre tract, the east corner of said 133.645 acre tract, the north corner of a called 45.153 acre tract conveyed to RSBP Developers, Inc., of record in Document #2016-33762, O.P.R.R.P.B.C.R.T., and a southwesterly corner of said 281.53 acre tract, for a corner of this tract;

THENCE N. 20° 45' 28" W., 152.41 feet, with the west line of said 281.53 acre tract and the east line of said 133.645 acre tract, to a 1/2" iron rod with cap stamped "M&A" set for a corner of this tract;

THENCE over and across said 281.53 acre tract, the following six (6) calls:

1. N. 49° 32' 52" E., 118.48 feet, to a 1/2" iron rod with cap stamped "M&A" set for a corner of this tract;
2. N. 28° 57' 55" E., 598.29 feet, to a 1/2" iron rod with cap stamped "M&A" set for a corner of this tract;
3. N. 42° 37' 35" W., 176.95 feet, to a 1/2" iron rod with cap stamped "M&A" set at the beginning of a curve to the left, for a corner of this tract;
4. Along said curve to the left, having a radius of 70.00 feet, an arc length of 22.49 feet and a long chord bearing N. 51° 49' 50" W., 22.39 feet, to a 1/2" iron rod with cap stamped "M&A" set at the end of said curve, for a corner of this tract;
5. N. 61° 02' 05" W., 32.38 feet, to a 1/2" iron rod with cap stamped "M&A" set at the beginning of a curve to the left, for a corner of this tract;
6. Along said curve to the left, having a radius of 940.00 feet, an arc length of 565.26 feet and a long chord bearing N. 78° 15' 43" W., 556.78 feet, to a 1/2" iron rod with cap stamped "M&A" set on the west line of said 281.53 acre tract and the east line of said 133.645 acre tract, for a corner of this tract;

THENCE N. 20° 45' 28" W., 87.87 feet, with the west line of said 281.53 acre tract and the east line of said 133.645 acre tract, to a 1/2" iron rod found at the southwest corner of said Fergus tract, for the extreme northwest corner of this tract;

THENCE N. 68° 52' 51" E., 465.04 feet, with the south line of said Fergus tract, to the POINT OF BEGINNING containing 75.489 acres of land.

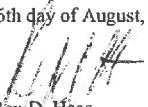
The bearings for the above description are based on the Texas Coordinate System, Central Zone, NAD 83 (CORS 96) as determined by Leica Texas SmartNet GPS observations.

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS, that I, Rex D. Haas, Registered Professional Land Surveyor, do hereby certify that the above described tract was surveyed on the ground and that this description is true and correct to the best of my knowledge and belief. Survey completed on the ground in July, 2017.

COUNTY OF BELL

IN WITNESS THEREOF, my hand and seal this the 16th day of August, 2017.

  
Rex D. Haas  
Registered Professional  
Land Surveyor, No. 4378

