

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

SPECIAL WARRANTY DEED

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF BELL

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

Being a 0.211-acre (9,181 square feet) tract of land situated in the Moses T. Martin Survey, Abstract No. 963, City of Killeen, Bell County, Texas, said 0.211-acre (9,181 square feet) tract of land being a portion of a called 1.024-acre tract of land described in a deed to the City of Killeen as recorded in Instrument No. 2025034374 of the Real Property Records of Bell County, Texas, said 0.211-acre (9,181 square feet) tract of land being more particularly described in the attached Exhibits A.

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

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

EXECUTED to be effective as of _____, 20_____.

[Signature on following page]

CITY OF KILLEEN, TEXAS, a
municipal corporation.

By: _____
Kent Cagle
City Manager

STATE OF TEXAS §
 §
COUNTY OF BELL §

Before me, the undersigned Notary Public, on this day appeared _____,
known to me to be the person whose name is subscribed to the foregoing instrument, and
acknowledged to me that he executed the instrument for the purposes and considerations
expressed in it.

Given under my hand and seal of office on _____, 20_____.

NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

After recordation, please return to:

**HWY 195 GST
CITY PROJECT NO. 220000
PARCEL NO. 4 PART 2
STAGECOACH ROAD
MOSES T. MARTIN SURVEY, ABSTRACT No. 963**

EXHIBIT "A"

Being a 0.211 acre (9,181 square feet) tract of land situated in the Moses T. Martin Survey, Abstract No. 963, City of Killeen, Bell County, Texas, said 0.211 acre (9,181 square feet) tract of land being a portion of a called 1.024 acre tract of land described in deed to the City of Killeen as recorded in Instrument No. 2025034374 of the Real Property Records of Bell County, Texas, said 0.211 acre (9,181 square feet) tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with aluminum cap stamped GORRONDONA & ASSOC. INC. FT. WORTH, TX" found for the most northerly corner of said called 1.024 acre tract of land;

THENCE South 55 degrees 16 minutes 16 seconds East, with the northeast line of said called 1.024 acre tract of land, a distance of 28.08 feet to a 5/8 inch iron rod with aluminum cap stamped GORRONDONA & ASSOC. INC. FT. WORTH, TX" found for the most northeasterly corner of said called 1.024 acre tract of land;

THENCE South 07 degrees 46 minutes 49 seconds West, with the easterly line of said called 1.024 acre tract of land, a distance of 83.13 feet to a 5/8 inch iron rod with aluminum cap stamped GORRONDONA & ASSOC. INC. FT. WORTH, TX" set for corner, from which a 1/2 inch iron rod found for an interior corner in the easterly line of said called 1.024 acre tract of land bears South 07 degrees 46 minutes 49 seconds West, a distance of 186.31 feet;

THENCE North 82 degrees 13 minutes 11 seconds West, a distance of 15.00 feet to a 5/8 inch iron rod with aluminum cap stamped GORRONDONA & ASSOC. INC. FT. WORTH, TX" set for corner;

THENCE South 07 degrees 46 minutes 49 seconds West, a distance of 52.88 feet to a 5/8 inch iron rod with aluminum cap stamped GORRONDONA & ASSOC. INC. FT. WORTH, TX" set for corner;

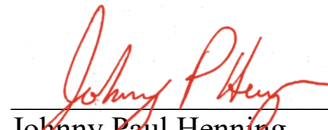
THENCE North 67 degrees 33 minutes 48 seconds West, a distance of 101.25 feet to a 5/8 inch iron rod with aluminum cap stamped GORRONDONA & ASSOC. INC. FT. WORTH, TX" set for corner in the northwest line of said called 1.024 acre tract of land;

THENCE North 43 degrees 18 minutes 47 seconds East, with the northwest line of said called 1.024 acre tract of land, a distance of 151.29 feet to the **POINT OF BEGINNING** and containing 0.211 acre (9,181 square feet) of land, more or less.

Notes:

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

Date: August 8, 2025



Johnny Paul Henning
Registered Professional Land Surveyor
No. 6933
Texas Firm No. 10106900



EXHIBIT "B"
PARCEL No. 4 PART 2

MOSES T. MARTIN SURVEY
ABSTRACT No. 963

REMAINDER OF
180.358 ACRES (BY DEED)
BTM HOLDING, LLC
INSTRUMENT No. 2023037443
O.P.R.B.C.T.

**FEE SIMPLE
TRACT AREA
9,181 SQ. FT. OR
0.211 ACRES**

P.O.B.

FND 5/8"IR W/ALUMINUM
CAP STAMPED "GORRONDONA
& ASSOC. INC. FT. WORTH, TX"

SET 5/8"IR W/ALUMINUM
CAP STAMPED "GORRONDONA
& ASSOC. INC. FT. WORTH, TX"

APPROXIMATE LOCATION OF
20' PASSAGE EASEMENT
VOLUME 1659, PAGE 603
VOLUME 1218, PAGE 634
D.R.B.C.T.

CALLED 1.024 ACRES
CITY OF KILLEEN
INSTRUMENT No. 2025034374
R.P.R.B.C.T.

ACQUISITION
LOCATION

SUBJECT TRACT &
LOCATION OF ACQUISITION

S 55°16'16"E
28.08'

FND 5/8"IR W/ALUMINUM
CAP STAMPED "GORRONDONA
& ASSOC. INC. FT. WORTH, TX"

SET 5/8"IR W/ALUMINUM
CAP STAMPED "GORRONDONA
& ASSOC. INC. FT. WORTH, TX"

N 82°13'11"W
15.00'

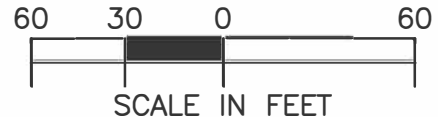
SET 5/8"IR W/ALUMINUM
CAP STAMPED "GORRONDONA
& ASSOC. INC. FT. WORTH, TX"

S 07°46'49"W
52.88'

SET 5/8"IR W/ALUMINUM
CAP STAMPED "GORRONDONA
& ASSOC. INC. FT. WORTH, TX"

S 07°46'49"W 186.31'

FND 1/2"IRON ROD



SCALE IN FEET

NOTES:

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT OR POLICY. OTHER EASEMENTS AND COVENANTS MAY AFFECT THAT ARE NOT SHOWN HEREON.
2. NO IMPROVEMENTS SHOWN HEREON.
3. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
4. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, THE CENTRAL ZONE 4203, ALL DISTANCES AND AREAS SHOWN ARE SURFACE.
5. SURVEYED ON THE GROUND AUGUST 6, 2025.



City of Killeen

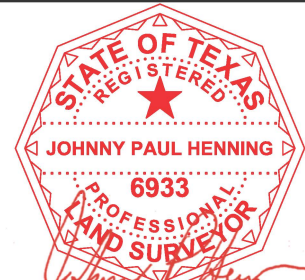
101 N COLLEGE STREET • KILLEEN, TEXAS 76541

HWY 195 GST

PARCEL NO. 4 PART 2	PROJ. NO. 220000
FEE SIMPLE TRACT	
OWNER: CITY OF KILLEEN	
SURVEY: MOSES T. MARTIN SURVEY, ABSTRACT No. 963	
LOCATION: CITY OF KILLEEN, BELL COUNTY, TEXAS	
ACQUISITION AREA: 0.211 ACRES OR 9,181 SQUARE FEET	
WHOLE PROPERTY ACREAGE: CALLED 1.024 ACRES	

JOB No. KHA_2206.00	DRAWN BY: JH	CAD FILE: 4 PT2.DWG
DATE: AUGUST 8, 2025	EXHIBIT D PAGE 1 OF 1	SCALE: 1" = 60'

GORRONDONA & ASSOCIATES, INC. • 2800 N.E. LOOP 820, SUITE 660 FORT WORTH, TX. 76137 • 817-496-1424 FAX 817-496-1768



JOHNNY PAUL HENNING
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6933 TEXAS FIRM No. 10106900