

EXHIBIT "A"

COUNTY: BELL
HIGHWAY: OLD FARM-TO-MARKET 439
LOCATION: KILLEEN, TEXAS

PAGE: 1 OF 5
SEPTEMBER 2017

DESCRIPTION FOR TRACT 1

BEING A 0.3637 ACRE (15,843 SQUARE FEET) TRACT OF LAND, MORE OR LESS, IN THE A. DICKSON SURVEY, ABSTRACT NO. 266, BELL COUNTY, TEXAS, AND BEING PART OF THAT TRACT OF LAND DESCRIBED IN DEED TO THE STATE OF TEXAS RECORDED IN VOLUME 576, PAGE 223 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS (O.P.R.B.C.T.), SAME BEING A PART OF OLD FARM-TO-MARKET ROAD 439 (FM 439) (A CALLED 70 FOOT RIGHT-OF-WAY (R.O.W.)), (NOW KNOWN AS W. 38TH STREET – A VARIABLE WIDTH R.O.W. – NO RECORDING INFORMATION FOUND), SAID 0.3637 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1-INCH IRON PIPE FOUND (DAMAGED) AT THE NORTHEAST CORNER OF LOT 1, BLOCK 1 OF SUN-AE SUBDIVISION, AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, RECORDED IN CABINET C, SLIDE 153-B O.P.R.B.C.T., SAME BEING IN THE SOUTHERLY R.O.W. LINE OF ST. FRANCIS STREET (A CALLED 60 FOOT R.O.W. – NO RECORDING INFORMATION FOUND), ALSO BEING IN THE WESTERLY LINE OF SAID VOLUME 576, PAGE 223, HAVING A SURFACE COORDINATE OF NORTH 10,381,972.874, EAST 3,121,544.791;

- 1) THENCE NORTH 17° 11' 40" EAST ALONG A WESTERLY LINE OF SAID VOLUME 576, PAGE 223 AND THE COMMON WESTERLY R.O.W. LINE OF OLD FM 439, PASSING A 3/8-INCH IRON ROD FOUND AT A DISTANCE OF 273.24 FEET, OFFSET RIGHT A DISTANCE OF 6.03 FEET, PASSING A FOUND 1-1/2-INCH IRON PIPE AT A DISTANCE OF 1119.60 FEET, OFFSET RIGHT A DISTANCE OF 5.54 FEET, CONTINUING IN ALL A TOTAL DISTANCE OF 1240.38 FEET THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 444.27 FEET AND A RADIUS THAT BEARS SOUTH 72° 48' 20" EAST;
- 2) THENCE ALONG A WESTERLY LINE OF SAID VOLUME 576, PAGE 223 AND ALONG SAID CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 14° 19' 58", PASSING A 1-1/2 INCH IRON ROD FOUND AT AN ARC LENGTH OF 79.39 FEET, OFFSET LEFT A DISTANCE OF 2.99 FEET, CONTINUING IN ALL A TOTAL ARC LENGTH OF 113.98 FEET, A CHORD THAT BEARS NORTH 24° 32' 39" EAST AND A CHORD LENGTH OF 113.67 FEET TO THE EASTERLY LINE OF SAID VOLUME 576, PAGE 223, SAME BEING THE WESTERLY LINE OF THE PRESCRIPTIVE R.O.W. OF OLD FM 439;
- 3) THENCE SOUTH 17° 27' 25" WEST ALONG THE EASTERLY LINE OF SAID VOLUME 576, PAGE 223 AND THE COMMON WESTERLY LINE OF THE PRESCRIPTIVE R.O.W. OF OLD FM 439, A DISTANCE OF 1,464.95 FEET;
- 4) THENCE NORTH 72° 48' 20" WEST OVER AND ACROSS SAID VOLUME 576, PAGE 223, A DISTANCE OF 7.83 FEET TO THE WESTERLY LINE OF SAID VOLUME 576, PAGE 223, SAME BEING THE WESTERLY R.O.W. LINE OF OLD FM 439, ALSO BEING THE EASTERLY LINE OF SAID LOT 1 OF SUN-AE SUBDIVISION;

EXHIBIT "A"

COUNTY: BELL
HIGHWAY: OLD FARM-TO-MARKET 439
LOCATION: KILLEEN, TEXAS

PAGE: 2 OF 5
SEPTEMBER 2017

DESCRIPTION FOR TRACT 1

- 5) THENCE NORTH 17° 11' 40" EAST ALONG THE WESTERLY LINE OF SAID VOLUME 576, PAGE 223, SAME BEING THE WESTERLY R.O.W. LINE OF OLD FM 439, AND THE COMMON EASTERLY LINE OF SAID LOT 1 OF SUN-AE SUBDIVISION, A DISTANCE OF 111.82 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 0.3637 ACRE (15,843 SQUARE FEET) OF LAND, MORE OR LESS.

A PLAT OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS DESCRIPTION.

BASIS OF BEARING: TEXAS COORDINATE SYSTEM, NAD 83 (EPOCH 2011), NORTH CENTRAL ZONE (4203), ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE COORDINATES AND SCALED USING A SURFACE ADJUSTMENT FACTOR OF 1.00012.

COORDINATE VALUES DERIVED USING THE TXDOT VRS NETWORK.

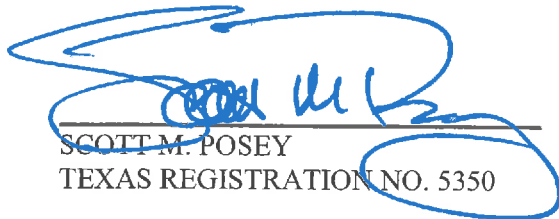
THE FOLLOWING WERE USED AS AIDES TO DETERMINE RIGHT-OF-WAY:

F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-014 FROM F.M. 2410 IN KILLEEN, EAST 2.4 MILES.

F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-001 FROM KILLEEN, 4 MILES EAST.

F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-003 AND 2057-01-001 FROM F.M. 439 EAST OF KILLEEN TO 1.0 MILE NORTH OF NOLANVILLE AND SPUR TO U.S. HWY. 190 AT NOLANVILLE.

VARIOUS SUBDIVISION PLATS AND DEEDS.


SCOTT M. POSEY
TEXAS REGISTRATION NO. 5350



LAMB-STAR ENGINEERING, L.P.
5700 W. PLANO PARKWAY, SUITE 1000
PLANO, TEXAS 75093
PH. (214) 440-3600
FIRM REGISTRATION CERTIFICATE NO. 10048300
SEPTEMBER 29, 2017

EXHIBIT "A"
PAGE 3 OF 5

A. DICKSON SURVEY
ABSTRACT NO. 266

V.W.B. ADDITION
EXTENSION
REPLAT OF LOT 1,
BLOCK 1
LOT 1, BLOCK 1
CAB. A, SLIDE
384C-A
O.P.R.B.C.T.

SANG MAN LEE
INST. NO. 201500006329
O.P.R.B.C.T.

CHEANEY DRIVE
(50' R.O.W.)

ST. FRANCIS STREET
(60' R.O.W.)
NO RECORDING INFO. FOUND

TRACT 1
URBAN LIVING
LUXE IV, LLC
INST. NO.
201500048277
O.P.R.B.C.T.

BLOCK 1
CHEANEY ADDITION
CAB. C, SLIDE 247-D
O.P.R.B.C.T.

SUN-AE SUBDIVISION
CAB. C, SLIDE 153-B
O.P.R.B.C.T.

CHEANEY ADDITION
PHASE TWO
CAB. C, SLIDE 248A
O.P.R.B.C.T.

STATE OF TEXAS
VOL. 576, PG. 223
O.P.R.B.C.T.

LOT 1
BLOCK 1
N 17°11'40" E
111.82'
7.83'
N 72°48'20" W
72.48' 20" W
3/8" IRF
EXISTING RIGHT-OF-WAY LINE
STATE OF TEXAS
VOL. 576, PG. 223
O.P.R.B.C.T.

W. 38TH STREET
(VARIABLE WIDTH R.O.W.)
NO RECORDING INFO. FOUND

W 17°27'25" W
1464.95'
S 17°27'25" W
1464.95'
X-CUT FOUND

1711'40" E
1240.38'

3/8" IRF
@ 273.24'
O/S: 6.03' RT

0.3637 AC.
[15,843 SQ. FT.]

P.O.B.
N=10,381,972.874
E=3,121,544.791

OLD FM 439
(70' R.O.W.)

EXISTING RIGHT-OF-WAY LINE
BLOCK 10
LAKE ADDITION
SECTION 3
CAB. A, SLIDE
138-D
O.P.R.B.C.T.

20' ALLEY

STATE OF TEXAS
VOL. 576, PG. 421
O.P.R.B.C.T.

LAKE TRAVIS AVE
(60' R.O.W.)

EXISTING RIGHT-OF-WAY LINE
BLOCK 12
LAKE ADDITION
SECTION 4
CAB. A, SLIDE
225-B
O.P.R.B.C.T.

20' ALLEY

EXISTING RIGHT-OF-WAY LINE
BLOCK 9
EAST LAKE ADDITION
CAB. B, SLIDE 110-B
O.P.R.B.C.T.

600 NAIL FOUND

20' ALLEY

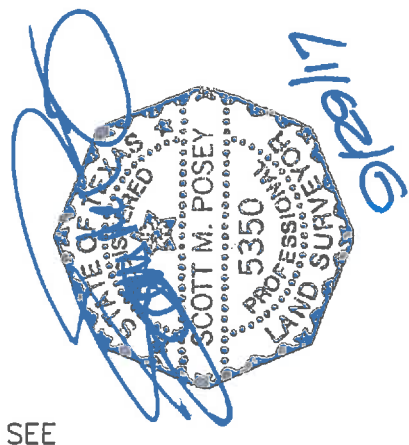
EXISTING RIGHT-OF-WAY LINE
BLOCK 1
EAST LAKE ADDITION III
CAB. O.P.R.B.C.T.

A PLAT OF A SURVEY
FOR TRACT 1

OLD FARM-TO-MARKET 439
A 0.3637 AC., [15,843 Sq.Ft.]
TRACT OF LAND
SITUATED IN THE
A. DICKSON SURVEY,
ABSTRACT NO. 266
BELL COUNTY, TEXAS
SEPTEMBER 29, 2017

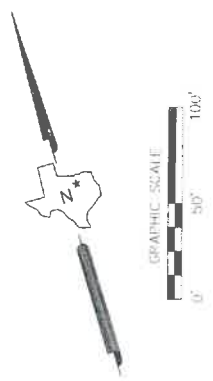
- LEGEND**
- EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
 - PARCEL BOUNDARY
 - PROPERTY LINE
 - EXISTING EASEMENT LINE
 - SURVEY LINE
 - P.O.C. = POINT OF COMMENCING
 - P.O.B. = POINT OF BEGINNING
 - O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BELL COUNTY, TEXAS
 - R.O.W. = RIGHT-OF-WAY
 - IRF = IRON ROD FOUND
 - CIRF = CAPPED IRON ROD FOUND
 - "X" CUT = "X" CUT IN CONCRETE FOUND
 - O = FOUND MONUMENTATION
 - CM = CONTROLLING MONUMENTATION
 - = LINE BREAK (NOT TO SCALE)

A DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT.
BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE (4203).
ALL DISTANCES AND COORDINATES SHOWN ARE SCALED USING A SURFACE ADJUSTMENT FACTOR OF 1.00002.
COORDINATE VALUES DERIVED USING THE TXDOT VRS NETWORK
THE FOLLOWING WERE USED AS AIDS TO DETERMINE RIGHT-OF-WAY:
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-05-014 FROM F.M. 2410 IN KILLEEN, EAST 2.4 MILES.
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-05-001 FROM KILLEEN, 4 MILES EAST.
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-05-003 AND 2057-01-001 FROM FM 439 EAST OF KILLEEN TO 1.0 MILE NORTH OF NOLANVILLE AND SPUR TO U.S. HWY. 190 AT NOLANVILLE.
VARIOUS SUBDIVISION PLATS AND DEEDS.



MATCHLINE SEE
PAGE 4 OF 5

EXHIBIT "A"
PAGE 4 OF 5



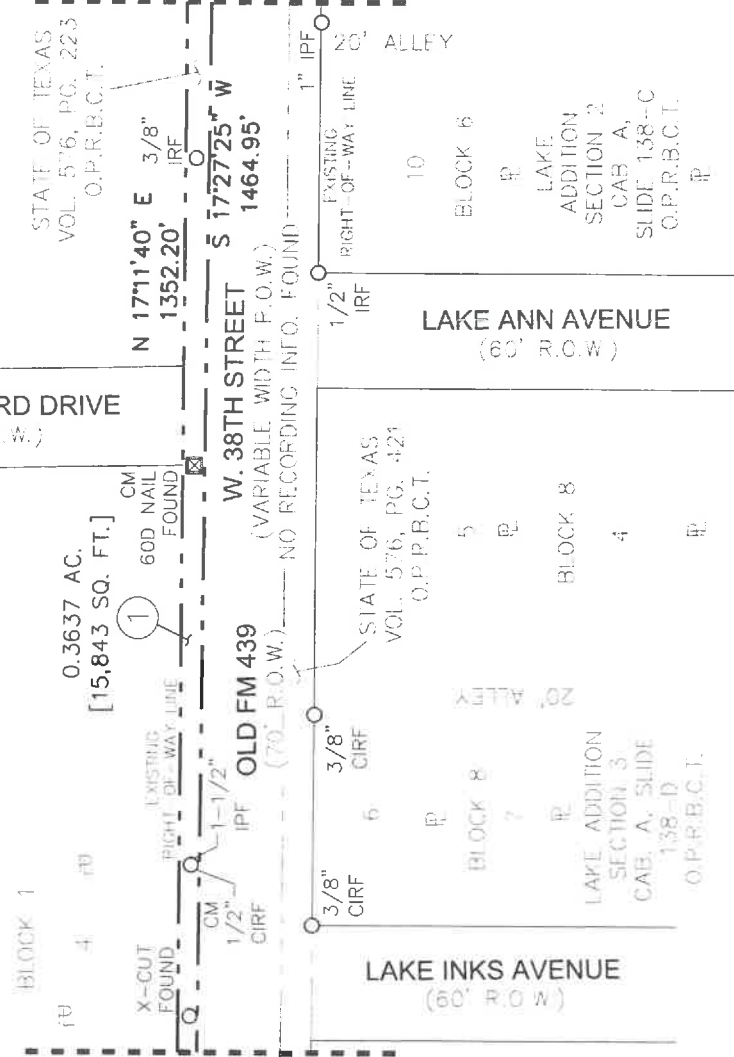
A. DICKSON SURVEY
ABSTRACT NO. 266

HARD R
PROPERTIES, LLC
INST. NO. 201400016419
O.P.R.B.C.T. 3/8"
IRF

CLINKENBEARD DRIVE
(60' R.O.W.)

FRACT 1
URBAN LIVING LUXE IV, LLC
INST. NO. 201500048277
O.P.P.B.C.T.

MATCHLINE SEE
PAGE 5 OF 5



MATCHLINE SEE
PAGE 3 OF 5



LEGEND
 - - - - - EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
 - - - - - PARCEL BOUNDARY
 - - - - - PROPERTY LINE
 - - - - - EXISTING EASEMENT LINE
 - - - - - SURVEY LINE
 P.O.C. = POINT OF COMMENCING
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A DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT.
 BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE (4203), ALL DISTANCES AND COORDINATES SHOWN ARE SCALED USING A SURFACE ADJUSTMENT FACTOR OF 1.00012.
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 F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-014 FROM F.M. 2410 IN KILLEEN, EAST 2.4 MILES
 F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-001 FROM KILLEEN, 4 MILES EAST.
 F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-003 AND 2057-01-001 FROM FM 439 EAST OF KILLEEN TO 1.0 MILE NORTH OF NOLANVILLE AND SPUR TO U.S. HWY. 190 AT NOLANVILLE.
 VARIOUS SUBDIVISION PLATS AND DEEDS

A PLAT OF A SURVEY
 FOR TRACT 1
 OLD FARM-TO-MARKET 439
 A 0.364 AC., [15,843 Sq.Ft.]
 TRACT OF LAND
 SITUATED IN THE
 A. DICKSON SURVEY,
 ABSTRACT NO. 266
 BELL COUNTY, TEXAS
 SEPTEMBER 29, 2017

EXHIBIT "A"

COUNTY: BELL
HIGHWAY: OLD FARM-TO-MARKET 439
LOCATION: KILLEEN, TEXAS

PAGE: 1 OF 6
SEPTEMBER 2017

DESCRIPTION FOR TRACT 2

BEING A 1.484 ACRE (64,649 SQUARE FEET) TRACT OF LAND, MORE OR LESS, IN THE A. DICKSON SURVEY, ABSTRACT NO. 266, BELL COUNTY, TEXAS, AND BEING PART OF THE PRESCRIPTIVE RIGHT-OF-WAY (R.O.W.) (NO RECORDING INFORMATION FOUND) OF OLD FARM-TO-MARKET ROAD 439 (FM 439) (A CALLED 70 FOOT R.O.W.), NOW KNOWN AS W. 38TH STREET – A VARIABLE WIDTH R.O.W. – NO RECORDING INFORMATION FOUND), SAID 1.484 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1-INCH IRON PIPE FOUND (DAMAGED) AT THE NORTHEAST CORNER OF LOT 1, BLOCK 1 OF SUN-AE SUBDIVISION, AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, RECORDED IN CABINET C, SLIDE 153-B OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS (O.P.R.B.C.T.), SAME BEING IN THE EXISTING SOUTHERLY R.O.W. LINE OF ST. FRANCIS STREET (A CALLED 60 FOOT R.O.W. – NO RECORDING INFORMATION FOUND), ALSO BEING IN THE WESTERLY R.O.W. LINE OF OLD FM 439 (A CALLED 70 FOOT R.O.W. – STATE OF TEXAS VOLUME 576, PAGE 223 O.P.R.B.C.T.), (NOW KNOWN AS W. 38TH STREET – A VARIABLE WIDTH R.O.W. – NO RECORDING INFORMATION FOUND);

THENCE SOUTH 17° 11' 40" WEST ALONG THE EASTERLY LINE OF SAID LOT 1 AND THE COMMON WESTERLY R.O.W. LINE OF SAID OLD FM 439, A DISTANCE OF 111.82 FEET;

THENCE SOUTH 72° 48' 20" EAST OVER AND ACROSS SAID VOLUME 576, PAGE 223 TRACT, A DISTANCE OF 7.83 FEET TO THE EASTERLY LINE OF SAID VOLUME 576, PAGE 223, SAME BEING THE PRESCRIPTIVE R.O.W. OF OLD FM 439, ALSO BEING THE **POINT OF BEGINNING**, HAVING A SURFACE COORDINATE OF NORTH 10,381,863.745, EAST 3,121,519.200;

- 1) THENCE NORTH 17° 27' 25" EAST ALONG THE EASTERLY LINE OF SAID VOLUME 576, PAGE 223 AND THE COMMON WESTERLY LINE OF THE PRESCRIPTIVE R.O.W. LINE OF OLD FM 439, PASSING A 1 1/2-INCH IRON PIPE FOUND AT A DISTANCE OF 1231.39 FEET, OFFSET 7.94 FEET LEFT, CONTINUING IN ALL A TOTAL DISTANCE OF 1,464.95 FEET TO THE NORTHERLY LINE OF THE PRESCRIPTIVE R.O.W. LINE OF OLD FM 439, SAME BEING THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 444.27 FEET AND A RADIAL BEARING OF SOUTH 58° 06' 22" EAST;
- 2) THENCE ALONG THE NORTHERLY LINE OF THE PRESCRIPTIVE R.O.W. LINE OF OLD FM 439 AND ALONG SAID CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 13° 24' 42", AN ARC LENGTH OF 103.99 FEET, A CHORD THAT BEARS NORTH 38° 35' 59" EAST AND A CHORD LENGTH OF 103.76 FEET TO THE EASTERLY LINE OF THE PRESCRIPTIVE R.O.W. LINE OF OLD FM 439, SAME BEING THE WESTERLY LINE OF A TRACT OF LAND DESCRIBED IN DEED TO THE STATE OF TEXAS RECORDED IN VOLUME 576, PAGE 421 O.P.R.B.C.T.;

EXHIBIT "A"

COUNTY: BELL
HIGHWAY: OLD FARM-TO-MARKET 439
LOCATION: KILLEEN, TEXAS

PAGE: 2 OF 6
SEPTEMBER 2017

DESCRIPTION FOR TRACT 2

- 3) THENCE SOUTH 17° 05' 24" WEST ALONG THE EASTERLY LINE OF THE PRESCRIPTIVE R.O.W. LINE OF OLD FM 439 AND THE COMMON WESTERLY LINE OF SAID VOLUME 576, PAGE 421, A DISTANCE OF 1,561.53 FEET;
- 4) THENCE NORTH 72° 48' 20" WEST OVER AND ACROSS THE PRESCRIPTIVE R.O.W. OF OLD FM 439, A DISTANCE OF 47.42 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 1.484 ACRE (64,649 SQUARE FEET) OF LAND, MORE OR LESS.

EXHIBIT "A"

COUNTY: BELL
HIGHWAY: OLD FARM-TO-MARKET 439
LOCATION: KILLEEN, TEXAS

PAGE: 3 OF 6
SEPTEMBER 2017

DESCRIPTION FOR TRACT 2

A PLAT OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS DESCRIPTION.

BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, NORTH CENTRAL ZONE (4203), ALL DISTANCES AND COORDINATES SHOWN ARE SCALED USING A SURFACE ADJUSTMENT FACTOR OF 1.00012.

COORDINATE VALUES DERIVED USING THE TXDOT VRS NETWORK.

THE FOLLOWING WERE USED AS AIDES TO DETERMINE RIGHT-OF-WAY:

F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-014 FROM F.M. 2410 IN KILLEEN, EAST 2.4 MILES.

F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-001 FROM KILLEEN, 4 MILES EAST.

F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-003 AND 2057-01-001 FROM F.M. 439 EAST OF KILLEEN TO 1.0 MILE NORTH OF NOLANVILLE AND SPUR TO U.S. HWY. 190 AT NOLANVILLE.

VARIOUS SUBDIVISION PLATS AND DEEDS.


SCOTT M. POSEY
TEXAS REGISTRATION NO. 5350



LAMB-STAR ENGINEERING, L.P.
5700 W. PLANO PARKWAY, SUITE 1000
PLANO, TEXAS 75093
PH. (214) 440-3600
FIRM REGISTRATION CERTIFICATE NO. 10048300
SEPTEMBER 29, 2017

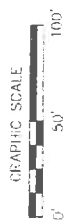
V.W.B. ADDITION
EXTENSION
REPEAT OF LOT 1,
BLOCK 1
LOT 1, BLOCK 1
CAB. A, SLIDE
384C-A
O.P.R.B.C.T.

ST. FRANCIS STREET
(60' R.O.W.)
NO RECORDING INFO. FOUND

SANG MAN LEE
INST. NO. 201560006329
O.P.R.B.C.T.

CHEANEY ADDITION
CAB. C, SLIDE 247-D
O.P.R.B.C.T.

CHEANEY DRIVE
(50' R.O.W.)



STATE OF TEXAS
VOL. 576, PG. 223
O.P.R.B.C.T.

SUN-AE SUBDIVISION
CAB. C, SLIDE 153-B
O.P.R.B.C.T.

OLD FM 439
(70' R.O.W.)

N 72°48'20" W 7.83'
S 17°11'40" W 111.82'
1.484 AC.
[64,649 SQ. FT.]

P.O.B.
N=10,381,863.745
E=3,121,519.201

P.O.C.
1" IPF
(DAMAGED)

W. 38TH STREET
(VARIABLE WIDTH R.O.W.)
NO RECORDING INFO. FOUND

A. DICKSON SURVEY
ABSTRACT NO. 266

EAST LAKE ADDITION III
LOT 1, BLOCK 1
CAB. C, SLIDE 397-B
O.P.R.B.C.T.

EAST LAKE ADDITION
SECTION 4
CAB. B, SLIDE 110-B
O.P.R.B.C.T.

LAKE TRAVIS AVE
(60' R.O.W.)

LAKE ADDITION
SECTION 4
CAB. A, SLIDE
225-B
O.P.R.B.C.T.

LAKE ADDITION SECTION 3
CAB. A, SLIDE 138-D
O.P.R.B.C.T.

STATE OF TEXAS
VOL. 576, PG. 421
O.P.R.B.C.T.

MATCHLINE SEE
PAGE 5 OF 6



- LEGEND
- EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
 - PROPERTY LINE
 - EXISTING EASEMENT LINE
 - SURVEY LINE
 - P.O.B. = POINT OF BEGINNING
 - O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BELL COUNTY, TEXAS
 - R.O.W. = RIGHT-OF-WAY
 - IRF = IRON ROD FOUND
 - CIRF = CAPPED IRON ROD FOUND
 - "X" CUT = "X" CUT IN CONCRETE FOUND
 - O = FOUND MONUMENTATION
 - CM = CONTROLLING MONUMENTATION
 - - - = LINE BREAK (NOT TO SCALE)

A PLAT OF A SURVEY
FOR TRACT 2
OLD FARM--TO-MARKET 439
A 1,484 AC., [64,649 Sq.Ft.]
TRACT OF LAND
SITUATED IN THE
A. DICKSON SURVEY,
ABSTRACT NO. 266
BELL COUNTY, TEXAS
SEPTEMBER 29, 2017

A DESCRIPTION OF EVEN SURVEY DATE HERewith ACCOMPANIES THIS PLAT.
BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE (4203).
ALL DISTANCES AND COORDINATES SHOWN ARE SCALED USING A SURFACE ADJUSTMENT
FACTOR OF 1.00012.
COORDINATE VALUES DERIVED USING THE TXDOT VRS NETWORK
THE FOLLOWING WERE USED AS AIDS TO DETERMINE RIGHT-OF-WAY:
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-014 FROM F.M. 2410 IN KILLEEN,
EAST 2.4 MILES
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-001 FROM KILLEEN, 4 MILES EAST.
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-003 AND 2057-01-001 FROM F.M.
439 EAST OF KILLEEN TO 1.0 MILE NORTH OF NOLANVILLE AND SPUR TO U.S. HWY. 190 AT
NOLANVILLE.
VARIOUS SUBDIVISION PLATS AND DEEDS

EXHIBIT "A"
PAGE 5 OF 6

A. DICKSON SURVEY
ABSTRACT NO. 266

HARD B
PROPERTIES, LLC
INST. NO. 201400076419
O.P.R.B.C.T. 3/8" IRF

CLINKENBEARD DRIVE
(60' R.O.W.)

TRACT 1
URBAN LIVING LUXE IV, LLC
INST. NO. 201500048277
O.P.R.B.C.T.

STATE OF TEXAS
VOL. 576, PG. 223
O.P.R.B.C.T.

N 17°27'25" E
1464.95'

W. 38TH STREET
(VARIABLE WIDTH P.O.W.)
NO RECORDING INFO. FOUND

1.484 AC.
[64,649 SQ. FT.]

OLD FM 439
(70' R.O.W.)

1561.53' W

S 17°05'24" W

3/8" CIRF

3/8" CIRF

3/8" CIRF

1" IRF

20' ALLEY

LAKE ANN AVENUE
(60' R.O.W.)

STATE OF TEXAS
VOL. 576, PG. 424
O.P.R.B.C.T.

20' ALLEY

LAKE INKS AVENUE
(60' R.O.W.)

LAKE ADDITION
SECTION 2
CAB. A,
SLIDE 138-C
O.P.R.B.C.T.

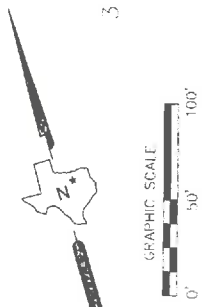
LAKE ADDITION
SECTION 3
CAB. A, SLIDE
138-D
O.P.R.B.C.T.

LAKE ADDITION
SECTION 2
CAB. A,
SLIDE 138-C
O.P.R.B.C.T.

10 BLOCK 6

MATCHLINE SEE
PAGE 6 OF 6

MATCHLINE SEE
PAGE 4 OF 6

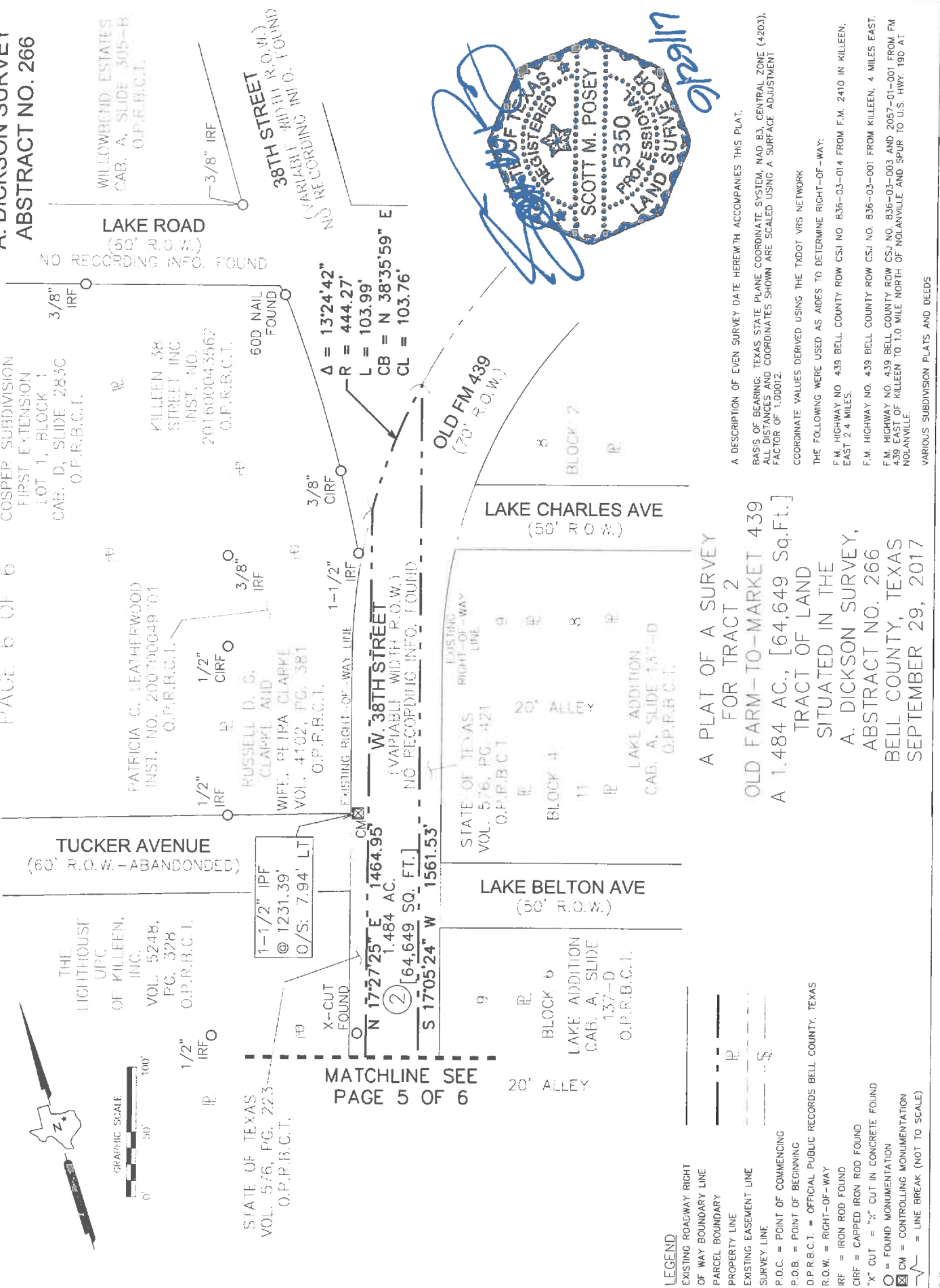


- LEGEND**
- EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
 - PARCEL BOUNDARY
 - PROPERTY LINE
 - EXISTING EASEMENT LINE
 - SURVEY LINE
 - P.O.C. = POINT OF COMMENCING
 - P.O.B. = POINT OF BEGINNING
 - O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BELL COUNTY, TEXAS
 - R.O.W. = RIGHT-OF-WAY
 - IRF = IRON ROD FOUND
 - CIRF = CAPPED IRON ROD FOUND
 - "X" CUT = "X" CUT IN CONCRETE FOUND
 - O = FOUND MONUMENTATION
 - CM = CONTROLLING MONUMENTATION
 - - - = LINE BREAK (NOT TO SCALE)

A PLAT OF A SURVEY
FOR TRACT 2
OLD FARM-TO-MARKET 439
A 1.484 AC., [64,649 Sq.Ft.]
TRACT OF LAND
SITUATED IN THE
A. DICKSON SURVEY,
ABSTRACT NO. 266
BELL COUNTY, TEXAS
SEPTEMBER 29, 2017

A DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT
BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE (4203).
ALL DISTANCES AND COORDINATES SHOWN ARE SCALED USING A SURFACE ADJUSTMENT
FACTOR OF 1.00012.
COORDINATE VALUES DERIVED USING THE TXDOT VRS NETWORK
THE FOLLOWING WERE USED AS AIDS TO DETERMINE RIGHT-OF-WAY:
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-014 FROM F.M. 2410 IN KILLEEN,
EAST 2.4 MILES
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-001 FROM KILLEEN, 4 MILES EAST,
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-003 AND 20657-01-001 FROM FM
439 EAST OF KILLEEN TO 1.0 MILE NORTH OF NOLANVILLE AND SPUR TO U.S. HWY. 190 AT
NOLANVILLE.
VARIOUS SUBDIVISION PLATS AND DEEDS.

A. DICKSON SURVEY
ABSTRACT NO. 266



COSPER SUBDIVISION
FIRST EXTENSION
LOT 1, BLOCK 1
CAB. D, SLIDE 283C
O.P.R.B.C.T.

PATRICIA C. LEATHERWOOD
INST. NO. 200700049701
O.P.R.B.C.T.

THE LIGHTHOUSE
UPC
OF KILLEEN,
INC.
VOL. 5248,
PG. 328
O.P.R.B.C.T.

KILLEEN 38
STREET INC
INST. NO.
201600043562
O.P.R.B.C.T.

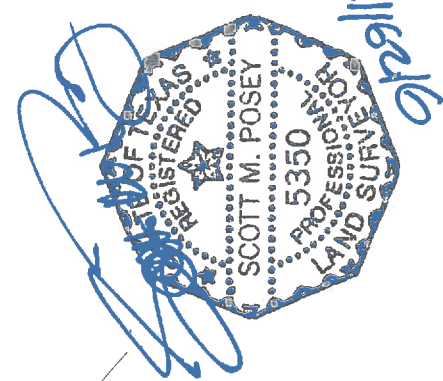
RUSSELL D. O.
CLAPKE AND
WIFE, PETRA CLAPKE
VOL. 4102, PG. 381
O.P.R.B.C.T.

STATE OF TEXAS
VOL. 576, PG. 223
O.P.R.B.C.T.

$\Delta = 1324.42'$
 $R = 444.27'$
 $L = 103.99'$
 $CB = N 38^{\circ}35'59" E$
 $CL = 103.76'$

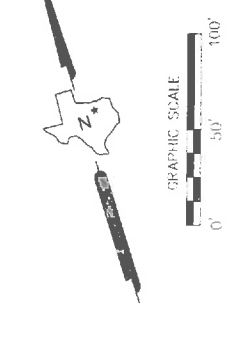
W. 38TH STREET
(VARIABLE WIDTH R.O.W.)
NO RECORDING INFO. FOUND

N 17°27'25" E 1464.95'
1.484 AC.
[64,649 SQ. FT.]
S 17°05'24" W 1561.53'



A DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT.
BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE (4203).
ALL DISTANCES AND COORDINATES SHOWN ARE SCALED USING A SURFACE ADJUSTMENT
FACTOR OF 1.00012.
COORDINATE VALUES DERIVED USING THE TxDOT VRS NETWORK
THE FOLLOWING WERE USED AS AIDS TO DETERMINE RIGHT-OF-WAY:
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 835-03-014 FROM F.M. 2410 IN KILLEEN,
EAST 2.4 MILES.
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-001 FROM KILLEEN, 4 MILES EAST
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-003 AND 2057-01-001 FROM FM
439 EAST OF KILLEEN TO 1.0 MILE NORTH OF NOLANVILLE AND SPUR TO U.S. HWY. 190 AT
NOLANVILLE.
VARIOUS SUBDIVISION PLATS AND DEEDS

A PLAT OF A SURVEY
FOR TRACT 2
OLD FARM-TO-MARKET 439
A 1.484 AC., [64,649 Sq.Ft.]
TRACT OF LAND
SITUATED IN THE
A. DICKSON SURVEY,
ABSTRACT NO. 266
BELL COUNTY, TEXAS
SEPTEMBER 29, 2017



MATCHLINE SEE
PAGE 5 OF 6

- LEGEND**
- EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
 - PARCEL BOUNDARY
 - PROPERTY LINE
 - EXISTING EASEMENT LINE
 - SURVEY LINE
 - P.O.C. = POINT OF COMMENCING
 - P.O.B. = POINT OF BEGINNING
 - O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BELL COUNTY, TEXAS
 - R.O.W. = RIGHT-OF-WAY
 - IRF = IRON ROD FOUND
 - CIRF = CAPPED IRON ROD FOUND
 - "X" CUT = "X" CUT IN CONCRETE FOUND
 - O = FOUND MONUMENTATION
 - CM = CONTROLLING MONUMENTATION
 - - - = LINE BREAK (NOT TO SCALE)

EXHIBIT "A"

COUNTY: BELL
HIGHWAY: OLD FARM-TO-MARKET 439
LOCATION: KILLEEN, TEXAS

PAGE: 1 OF 14
SEPTEMBER 2017

DESCRIPTION FOR TRACT 3

BEING A 2.016 ACRE (57,817 SQUARE FEET) TRACT OF LAND, MORE OR LESS, IN THE A. DICKSON SURVEY, ABSTRACT NO. 266, BELL COUNTY, TEXAS, AND BEING PART OF THAT TRACT OF LAND DESCRIBED IN DEED TO THE STATE OF TEXAS RECORDED IN VOLUME 576, PAGE 421 OF THE OFFICAL PUBLIC RECORDS OF BELL COUNTY, TEXAS (O.P.R.B.C.T.), SAME BEING A PART OF OLD FARM-TO-MARKET ROAD 439 (FM 439) (A CALLED 70 FOOT RIGHT-OF-WAY (R.O.W.)), (NOW KNOWN AS W. 38TH STREET & LAKE ROAD – A VARIABLE WIDTH R.O.W. – NO RECORDING INFORMATION FOUND), SAID 2.016 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1-1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF LOT 10, BLOCK SIX OF LAKE ADDITION, AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS RECORDED IN CABINET A, SLIDE 137-D O.P.R.B.C.T., SAME BEING IN THE NORTHERLY LINE OF LAKE ANN AVENUE (A CALLED 60 FOOT R.O.W. – CABINET A, SLIDE 137-D O.P.R.B.C.T.), ALSO BEING IN THE EASTERLY R.O.W. LINE OF OLD FM 439 (STATE OF TEXAS VOLUME 576, PAGE 421 O.P.R.B.C.T.), HAVING A SURFACE COORDINATE OF NORTH 10,382,707.424, EAST 3,121,845.352;

- 1) THENCE SOUTH 17° 11' 40" WEST ALONG THE EASTERLY LINES OF SAID VOLUME 576, PAGE 421 AND THE COMMON EASTERLY R.O.W. LINE OF OLD FM 439, PASSING A 3/8-INCH CAPPED IRON ROD FOUND AT A DISTANCE OF 230.37 FEET, OFFSET 0.12 FEET LEFT AND A 3/8-INCH IRON ROD FOUND AT A DISTANCE OF 230.41 FEET, OFFSET 0.21 FEET LEFT, PASSING A 60D NAIL FOUND AT A DISTANCE OF 830.04 FEET, OFFSET 2.62 FEET LEFT, CONTINUING IN ALL A TOTAL DISTANCE OF 902.39 FEET;
- 2) THENCE NORTH 72° 48' 20" WEST OVER AND ACROSS SAID VOLUME 576, PAGE 421, A DISTANCE OF 14.75 FEET TO THE WESTERLY LINE OF SAID VOLUME 576, PAGE 421, SAME BEING THE EASTERLY LINE OF THE PRESCRIPTIVE R.O.W. OF OLD FM 439;
- 3) THENCE NORTH 17° 05' 24" EAST ALONG THE WESTERLY LINE OF SAID VOLUME 576, PAGE 421 AND THE COMMON EASTERLY LINE OF THE PRESCRIPTIVE R.O.W. OF OLD FM 439, A DISTANCE OF 1561.53 FEET TO A NORTHERLY LINE OF SAID VOLUME 576, PAGE 421, SAME BEING THE NORTHERLY R.O.W. LINE OF OLD FM 439, ALSO BEING THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 444.27 FEET AND A RADIUS THAT BEARS SOUTH 44° 41' 40" EAST;
- 4) THENCE ALONG THE NORTHERLY LINE OF SAID VOLUME 576, PAGE 421, SAME BEING THE NORTHERLY R.O.W. LINE OF OLD FM 439, AND SAID CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 32° 53' 56", AN ARC LENGTH OF 255.10 FEET, A CHORD THAT BEARS SOUTH 61° 45' 18" WEST AND A CHORD LENGTH OF 251.61 FEET TO A NORTHERLY LINE OF SAID VOLUME 576, PAGE 421, SAME BEING THE SOUTHERLY LINE OF THE PRESCRIPTIVE R.O.W. OF OLD FM 439;

EXHIBIT "A"

COUNTY: BELL
HIGHWAY: OLD FARM-TO-MARKET 439
LOCATION: KILLEEN, TEXAS

PAGE: 2 OF 14
SEPTEMBER 2017

DESCRIPTION FOR TRACT 3

- 5) THENCE SOUTH $72^{\circ} 53' 24''$ EAST ALONG THE NORTHERLY LINE OF SAID VOLUME 576, PAGE 421 AND THE COMMON SOUTHERLY LINE OF THE PRESCRIPTIVE R.O.W. OF OLD FM 439, A DISTANCE OF 1,336.51 FEET;
- 6) THENCE SOUTH $72^{\circ} 37' 31''$ EAST ALONG SAID COMMON LINE, A DISTANCE OF 1471.12 FEET TO THE SOUTHERLY LINE OF SAID VOLUME 576, PAGE 421, SAME BEING THE SOUTHERLY R.O.W. LINE OF OLD FM 439, ALSO BEING THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 444.25 FEET AND A RADIAL BEARING OF NORTH $03^{\circ} 26' 03''$ EAST;
- 7) THENCE ALONG THE SOUTHERLY LINE OF SAID VOLUME 576, PAGE 421, SAME BEING THE SOUTHERLY LINE OF OLD FM 439, AND SAID CURVE TO THE RIGHT HAVING A DELTA ANGLE OF $13^{\circ} 51' 37''$, AN ARC LENGTH OF 107.47 FEET, A CHORD THAT BEARS NORTH $79^{\circ} 38' 09''$ WEST AND A CHORD LENGTH OF 107.20 FEET;
- 8) THENCE NORTH $72^{\circ} 42' 20''$ WEST ALONG THE SOUTHERLY LINE OF SAID VOLUME 576, PAGE 421, SAME BEING THE SOUTHERLY ROW LINE OF OLD FM 439, PASSING A 1/2-IRON ROD FOUND AT A DISTANCE OF 703.40 FEET, OFFSET 0.32 FEET LEFT, PASSING A 1/2-IRON ROD FOUND AT A DISTANCE OF 1182.16 FEET, OFFSET 0.81 FEET RIGHT, CONTINUING IN ALL A TOTAL DISTANCE OF 1,364.70 FEET;
- 9) THENCE NORTH $72^{\circ} 52' 20''$ WEST CONTINUING ALONG THE SOUTHERLY LINE OF SAID VOLUME 576, PAGE 421, SAME BEING THE SOUTHERLY R.O.W. LINE OF OLD FM 439, PASSING A 3/4-INCH IRON ROD FOUND (BENT) AT A DISTANCE OF 34.65 FEET, OFFSET 9.61 FEET LEFT, PASSING A 1/2-INCH IRON ROD FOUND AT A DISTANCE OF 1084.24 FEET, CONTINUING IN ALL A TOTAL DISTANCE OF 1,121.60 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 374.27 FEET AND A RADIAL BEARING OF SOUTH $17^{\circ} 07' 40''$ WEST;
- 10) THENCE CONTINUING ALONG THE SOUTHERLY LINE OF SAID VOLUME 576, PAGE 421, SAME BEING THE SOUTHERLY R.O.W. LINE OF OLD FM 439, AND ALONG SAID CURVE TO THE LEFT HAVING A DELTA ANGLE OF $89^{\circ} 56' 00''$, PASSING A 5/8-INCH IRON ROD FOUND AT AN ARC LENGTH OF 32.71 FEET, OFFSET LEFT 0.94 FEET, PASSING A 1/2-INCH IRON ROD FOUND AT AN ARC LENGTH OF 583.35 FEET, OFFSET LEFT A DISTANCE OF 1.12 FEET, CONTINUING IN ALL A TOTAL ARC LENGTH OF 587.46 FEET, A CHORD THAT BEARS SOUTH $62^{\circ} 09' 40''$ WEST AND A CHORD LENGTH OF 528.99 FEET TO THE EASTERLY LINE OF SAID VOLUME 576, PAGE 421, SAME BEING THE EASTERLY R.O.W. LINE OF OLD FM 439;

EXHIBIT "A"

COUNTY: BELL
HIGHWAY: OLD FARM-TO-MARKET 439
LOCATION: KILLEEN, TEXAS

PAGE: 3 OF 14
SEPTEMBER 2017

DESCRIPTION FOR TRACT 3

- 11) THENCE SOUTH 17° 11' 40" WEST ALONG THE EASTERLY LINE OF SAID VOLUME 576, PAGE 421, SAME BEING THE EASTERLY R.O.W. LINE OF OLD FM 439, PASSING A 1-INCH IRON ROD FOUND AT A DISTANCE OF 319.51 FEET, OFFSET 0.23 FEET LEFT, CONTINUING IN ALL A TOTAL DISTANCE OF 449.81 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 02.016 ACRE (87,817 SQUARE FEET) OF LAND, MORE OR LESS.

EXHIBIT "A"

COUNTY: BELL
HIGHWAY: OLD FARM-TO-MARKET 439
LOCATION: KILLEEN, TEXAS

PAGE: 4 OF 14
SEPTEMBER 2017

DESCRIPTION FOR TRACT 3

A PLAT OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS DESCRIPTION.

BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, NORTH CENTRAL ZONE (4203), ALL DISTANCES AND COORDINATES SHOWN ARE SCALED USING A SURFACE ADJUSTMENT FACTOR OF 1.00012.

COORDINATE VALUES DERIVED USING THE TXDOT VRS NETWORK.

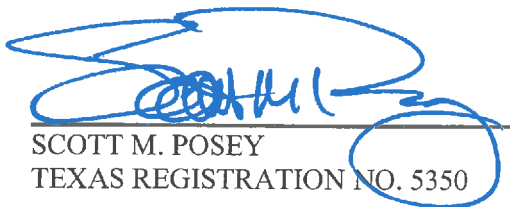
THE FOLLOWING WERE USED AS AIDES TO DETERMINE RIGHT-OF-WAY:

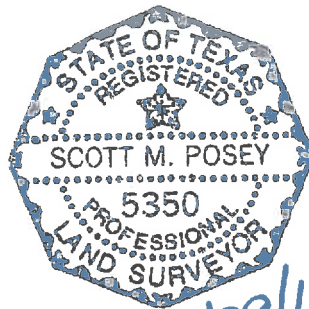
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-014 FROM F.M. 2410 IN KILLEEN, EAST 2.4 MILES.

F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-001 FROM KILLEEN, 4 MILES EAST.

F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-003 AND 2057-01-001 FROM F.M. 439 EAST OF KILLEEN TO 1.0 MILE NORTH OF NOLANVILLE AND SPUR TO U.S. HWY. 190 AT NOLANVILLE.

VARIOUS SUBDIVISION PLATS AND DEEDS.


SCOTT M. POSEY
TEXAS REGISTRATION NO. 5350



9/29/17

LAMB-STAR ENGINEERING, L.P.
5700 W. PLANO PARKWAY, SUITE 1000
PLANO, TEXAS 75093
PH. (214) 440-3600
FIRM REGISTRATION CERTIFICATE NO. 10048300
SEPTEMBER 29, 2017

EXHIBIT "A"
PAGE 5 OF 14

CHEANEY DRIVE (60' R.O.W.) MATCHLINE SEE PAGE 6 OF 14

BLOCK 1
SANG MAN LEE
INST. NO. 201500006329
O.P.R.B.C.T.
CHEANEY ADDITION
CAR. C. SLIDE 247-D
O.P.R.B.C.T.
STATE OF TEXAS
VOL. 576, PG. 225
O.P.R.B.C.T.
EXISTING
RIGHT-OF-WAY LINE
3/8" IRF
X-CUT FOUND

ST. FRANCIS STREET (60' R.O.W.)
NO RECORDING INFO FOUND

SUN-AR SUBDIVISION
CAR. C. SLIDE 153-1
O.P.R.B.C.T.
LOT 1
BLOCK 1
1" IPF (DAMAGED)
3/8" IRF
2.016 AC.
W. 38TH STREET (VARIABLE WIDTH R.O.W.)
NO RECORDING INFO FOUND

OLD FM 439 (70' R.O.W.)
N 17°05'24" E 1561.53'

STATE OF TEXAS
VOL. 576, PG. 421
O.P.R.B.C.T.
BLOCK 10
11
IRF
LAKE ADDITION SECTION 3
CAR. A. SLIDE 158-D
O.P.R.B.C.T.
S 17°11'40" W 902.39'

LAKE TRAVIS AVENUE (60' R.O.W.)

EXISTING
RIGHT-OF-WAY LINE
BLOCK 12
8
IRF
LAKE ADDITION SECTION 4
CAR. A. SLIDE 225-B
O.P.R.B.C.T.
60D NAIL FOUND @ 830.04' O/S: 2.63' LT

FAST LAKE ADDITION
CAR. B. SLIDE 110-B
O.P.R.B.C.T.
MAG NAIL FOUND
20' ALLEY
BLOCK 12
8
IRF
LAKE ADDITION SECTION 4
CAR. A. SLIDE 225-B
O.P.R.B.C.T.

A. DICKSON SURVEY
ABSTRACT NO. 266

A PLAT OF A SURVEY FOR TRACT 3
OLD FARM-TO-MARKET 439
A 2.016 AC. [87,817 Sq.Ft.] TRACT OF LAND
SITUATED IN THE
A. DICKSON SURVEY,
ABSTRACT NO. 266
BELL COUNTY, TEXAS
SEPTEMBER 29, 2017

- LEGEND
- EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
 - PARCEL BOUNDARY
 - PROPERTY LINE
 - EXISTING EASEMENT LINE
 - SURVEY LINE
 - P.O.C. = POINT OF COMMENCING
 - P.O.B. = POINT OF BEGINNING
 - O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BELL COUNTY, TEXAS
 - R.O.W. = RIGHT-OF-WAY
 - IRF = IRON ROD FOUND
 - CIRF = CAPPED IRON ROD FOUND
 - "X" CUT = "X" CUT IN CONCRETE
 - O = 5/8" IRON ROD SET W/ AN ALUMINUM CAP STAMPED "TXDOT ROW MONUMENT", UNLESS NOTED OTHERWISE.
 - CM = CONTROLLING MONUMENTATION
 - CIRS = 5/8" IRON ROD SET W/ A PLASTIC CAP STAMPED "LAMB-STAR"
 - = LINE BREAK (NOT TO SCALE)



A DESCRIPTION OF EVEN SURVEY DATE HEREMITH ACCOMPANIES THIS PLAT.
BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE (4203). ALL DISTANCES AND COORDINATES SHOWN ARE SCALED USING A SURFACE ADJUSTMENT FACTOR OF 1.00012.
COORDINATE VALUES DERIVED USING THE TXDOT VRS NETWORK
THE FOLLOWING WERE USED AS AIDES TO DETERMINE RIGHT-OF-WAY:
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-014 FROM E.M. 2410 IN KILLEEN, EAST 2.4 MILES.
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-001 FROM KILLEEN, 4 MILES EAST.
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-003 AND 2057-01-001 FROM FM 439 EAST OF KILLEEN TO 1.0 MILE NORTH OF NOLANVILLE AND SPUR TO U.S. HWY. 190 AT NOLANVILLE.
VARIOUS SUBDIVISION PLATS AND DEEDS.

**A. DICKSON SURVEY
ABSTRACT NO. 266**

HARD &
PROPERTIES, LLC
INST. NO. 201400016419 3/8"
O.P.R.B.C.T. OIRF

CLINKENBEARD DRIVE
(50' R.O.W.)

TRACT 1
URBAN LIVING LUXE IV, LLC
INST. NO. 201500048277
O.P.R.B.C.T.

STATE OF TEXAS
VOL. 576, PG. 223
O.P.R.B.C.T.

W. 38TH STREET
(VARIABLE WIDTH R.O.W.)
STATE OF TEXAS
VOL. 576, PG. 421
O.P.R.B.C.T.

MATCHLINE SEE
PAGE 5 OF 14

MATCHLINE SEE
PAGE 7 OF 14

2.016 AC.
[87,817 SQ. FT.]

LAKE ANN AVENUE
(60' R.O.W.)

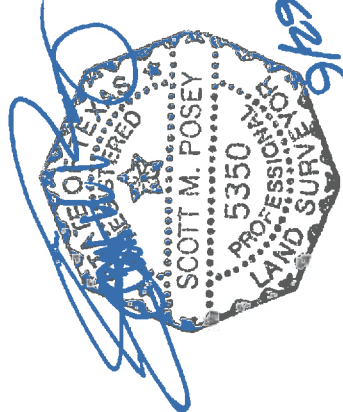
LAKE INKS AVENUE
(60' R.O.W.)

P.O.B.
N=10,382,707.424
E=3,121,845.352

LAKE ADDITION
SECTION 3
CAB. A, SLIDE 138-D
O.P.R.B.C.T.

LAKE ADDITION
SECTION 2
CAB. A, SLIDE 138-C
O.P.R.B.C.T.

LAKE ADDITION
SECTION 2
CAB. A, SLIDE 138-C
O.P.R.B.C.T.

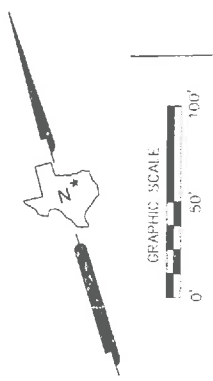


A DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT.
BASIS OF BEARING, TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE (4203),
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F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-003 AND 2057-01-001 FROM FM
439 EAST OF KILLEEN TO 1.0 MILE NORTH OF NOLANVILLE AND SPUR TO U.S. HWY. 190 AT
NOLANVILLE

VARIOUS SUBDIVISION PLATS AND DEEDS.

A PLAT OF A SURVEY
FOR TRACT 3
OLD FARM--TO-MARKET 439
A 2.016 AC., [87,817 Sq.Ft.]
TRACT OF LAND
SITUATED IN THE
A. DICKSON SURVEY,
ABSTRACT NO. 266
BELL COUNTY, TEXAS
SEPTEMBER 29, 2017



LEGEND

- EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
- PARCEL BOUNDARY
- PROPERTY LINE
- EXISTING EASEMENT LINE
- SURVEY LINE
- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING
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- R.O.W. = RIGHT-OF-WAY
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- CM = CONTROLLING MONUMENTATION
- ~ = LINE BREAK (NOT TO SCALE)

EXHIBIT "A"
PAGE 7 OF 14

A. DICKSON SURVEY
ABSTRACT NO. 266

WILLOWBEND ESTATES
CAB. A, SLIDE 305-B
O.P.R.B.C.T.

LAKE ROAD
(60' R.O.W.)

3/8" IRF
38TH STREET
(90' R.O.W.) FOUND
NO RECORDING INFO. FOUND

NO RECORDING INFO. FOUND

3/8" IRF

COSEPER SUBDIVISION
FIRST EXTENSION
CAB. D, SLIDE 283C
O.P.R.B.C.T.

KILLEEN .38
STREET INC
INST. NO.
201600043562
O.P.R.B.C.T.

STATE OF TEXAS
VOL. 576, PG. 223
O.P.R.B.C.T.

$\Delta = 32'53'56"$
 $R = 444.27'$
 $L = 255.10'$
 $CB = N 61'45'18" E$
 $CL = 251.61'$

1/2" IRF

MATCHLINE SEE
PAGE 8 OF 14

2.016 AC.
[87,817 SQ. FT.]

LAKE CHARLES AVENUE
(50' R.O.W.)

BLOCK 2

BLOCK 9

PATRICIA C. LEATHERWOOD
INST. NO. 200700049701
O.P.R.B.C.T.

1/2" IRF

3/8" IRF

1-1/2" IRF

EXISTING RIGHT-OF-WAY LINE
W. 38TH STREET
(VARIABLE WIDTH R.O.W.)
NO RECORDING INFO. FOUND

1/2" IRF
STATE OF TEXAS
VOL. 576, PG. 421
O.P.R.B.C.T.

$\Delta = 89'56'00"$
 $R = 374.27'$
 $L = 587.46'$
 $CB = S 62'09'40" W$
 $CL = 528.99'$

BLOCK 4

LAKE ADDITION
CAB. A, SLIDE 137-D
O.P.R.B.C.T.

TUCKER ROAD
(60' R.O.W. - ABANDONED)

1-1/2" IRF

OLD FM 439
(70' R.O.W.)
N 17'05'24" E 1561.53'

LAKE BELTON AVENUE
(50' R.O.W.)

S 17'11'40" W
449.81'

BLOCK 6

LAKE ADDITION
CAB. A, SLIDE 137-D
O.P.R.B.C.T.



THE LIGHTHOUSE
UPC
OF KILLEEN,
INC.
VOL. 524B,
PG. 328
O.P.R.B.C.T.
X-CUT
FOUND

MATCHLINE SEE
PAGE 6 OF 14



- LEGEND
- EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
 - PARCEL BOUNDARY
 - PROPERTY LINE
 - EXISTING EASEMENT LINE
 - SURVEY LINE
 - P.O.C. = POINT OF BEGINNING
 - O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BELL COUNTY, TEXAS
 - R.O.W. = RIGHT-OF-WAY
 - IRF = IRON ROD FOUND
 - CIRF = CAPPED IRON ROD FOUND
 - "X" CUT = "X" CUT IN CONCRETE FOUND
 - O = FOUND MONUMENTATION
 - CM = CONTROLLING MONUMENTATION
 - - - = LINE BREAK (NOT TO SCALE)

A PLAT OF A SURVEY
FOR TRACT 3

OLD FARM-TO-MARKET 439
A 2.016 AC., [87,817 Sq.Ft.]
TRACT OF LAND
SITUATED IN THE

A. DICKSON SURVEY,
ABSTRACT NO. 266
BELL COUNTY, TEXAS
SEPTEMBER 29, 2017

A DESCRIPTION OF EVEN SURVEY DATE HERewith ACCOMPANIES THIS PLAT
BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE (4203).
ALL DISTANCES AND COORDINATES SHOWN ARE SCALED USING A SURFACE ADJUSTMENT
FACTOR OF 1.00012.

COORDINATE VALUES DERIVED USING THE TxDOT VRS NETWORK
THE FOLLOWING WERE USED AS AIDS TO DETERMINE RIGHT-OF-WAY:

F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836--03--01.4 FROM F.M. 2410 IN KILLEEN,
EAST 2.4 MILES
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836--03--001 FROM KILLEEN, 4 MILES EAST.
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836--03--003 AND 2057--01--001 FROM FM
439 EAST OF KILLEEN TO 1.0 MILE NORTH OF NOLANVILLE AND SPUR TO U.S. HWY. 190 AT
NOLANVILLE.
VARIOUS SUBDIVISION PLATS AND DEEDS.

EXHIBIT "A"
PAGE 8 OF 14

WILLOWBEND ESTATES
CAR. A, SLIDE 305-B
O.P.R.B.C.T.

EASHLAKE BAPTIST CHURCH
VOL. 5459, PG. 91
O.P.R.B.C.T.

NORTHIDE BAPTIST
CHURCH ADDITION
C, SLIDE 47-A
O.P.R.B.C.T.

TRACT III
PATRICIA ANN DORMAN
2627, PG. 184
O.P.R.B.C.T.

TRACT II
PATRICIA ANN DORMAN
2627, PG. 184
O.P.R.B.C.T.

TRACT I
PATRICIA ANN
DORMAN
2627, PG. 184
O.P.R.B.C.T.

NORTHIDE BAPTIST
CHURCH ADDITION
C, SLIDE 47-A
O.P.R.B.C.T.

STATE OF TEXAS
VOL. 576, PG. 271
O.P.R.B.C.T.

1/2" IRF

1/2" IRF

$\Delta = 32'53'56''$
 $R = 444.27'$
 $L = 255.10'$
 $CB = S 61'45'18'' W$
 $CL = 251.61'$

1-1/2" IRF

5/8" IRF

MATCHLINE SEE
PAGE 7 OF 14

2.016 AC.
[87,817 SQ. FT.]

(3)

OLD FM 439
(70' P.O.W.)

LAKE ROAD
(VARIABLE WIDTH R.O.W.)
NO RECORDING INFO. FOUND

$\Delta = 89'56'00''$
 $R = 374.27'$
 $L = 587.46'$
 $CB = S 62'09'40'' W$
 $CL = 528.99'$

MATCHLINE SEE
PAGE 9 OF 14

1/2" IRF
@ 1084.24'



GRAPHIC SCALE
0' 50' 100'

LAKE CHARLES AVENUE
(50' R.O.W.)

STATE OF TEXAS
VOL. 576, PG. 421
O.P.R.B.C.T.

BLOCK 2
TO

11

12

5/8" IRF
@ 32.71'
O/S: 0.94' LT

N 72'52'20" W
1121.60'

1/2" IRF
@ 1084.24'

LAKE ROAD

(VARIABLE WIDTH R.O.W.)
NO RECORDING INFO. FOUND

$\Delta = 89'56'00''$
 $R = 374.27'$
 $L = 587.46'$
 $CB = S 62'09'40'' W$
 $CL = 528.99'$

MATCHLINE SEE
PAGE 9 OF 14

1/2" IRF
@ 1084.24'

A PLAT OF A SURVEY
FOR TRACT 3

OLD FARM-TO-MARKET 439
A 2.016 AC., [87,817 Sq.Ft.]
TRACT OF LAND

SITUATED IN THE

A. DICKSON SURVEY,
ABSTRACT NO. 266
BELL COUNTY, TEXAS
SEPTEMBER 29, 2017



A DESCRIPTION OF EVEN SURVEY DATE HERewith ACCOMPANIES THIS PLAT

BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE (4203), ALL DISTANCES AND COORDINATES SHOWN ARE SCALED USING A SURFACE ADJUSTMENT FACTOR OF 1.00012.

COORDINATE VALUES DERIVED USING THE TxDOT VRS NETWORK

THE FOLLOWING WERE USED AS AIDS TO DETERMINE RIGHT-OF-WAY:

- F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-014 FROM F.M. 2410 IN KILLEEN, EAST 2.4 MILES
- F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-001 FROM KILLEEN, 4 MILES EAST.
- F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-003 AND 2057-01-001 FROM FM 439 EAST OF KILLEEN TO 1.0 MILE NORTH OF NOLANVILLE AND SPUR TO U.S. HWY. 190 AT NOLANVILLE.
- VARIOUS SUBDIVISION PLATS AND DEEDS.

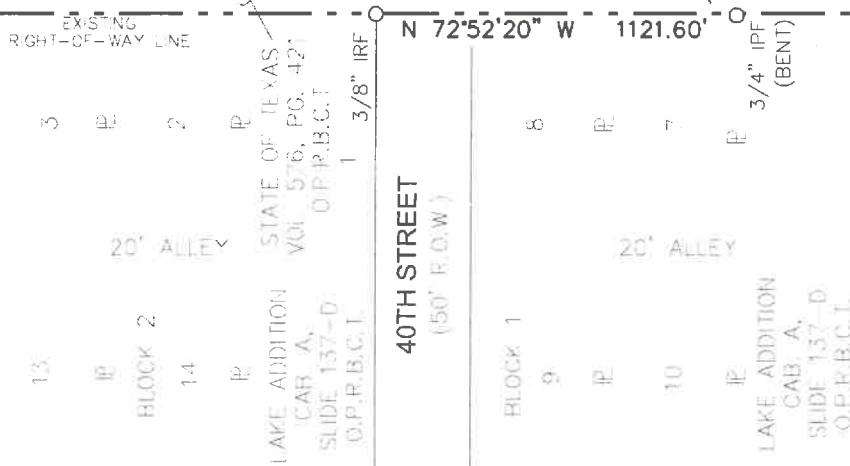
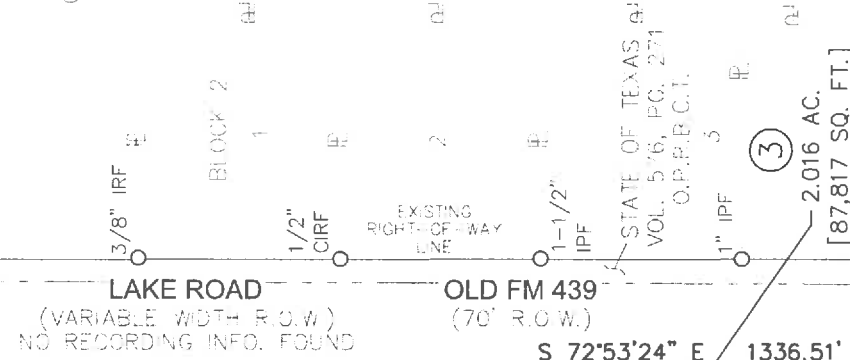
LEGEND:

- EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
- PARCEL BOUNDARY
- PROPERTY LINE
- EXISTING EASEMENT LINE
- SURVEY LINE
- P.O.B. = POINT OF BEGINNING
- O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BELL COUNTY, TEXAS
- R.O.W. = RIGHT-OF-WAY
- IRF = IRON ROD FOUND
- CIRF = CAPPED IRON ROD FOUND
- "X" CUT = "X" CUT IN CONCRETE FOUND
- O = FOUND MONUMENTATION
- CM = CONTROLLING MONUMENTATION
- ~ = LINE BREAK (NOT TO SCALE)

MATCHLINE SEE PAGE 8 OF 14

NORTHSIDE BAPTIST
CHURCH ADDITION
CAB. C, SLIDE 47-A
O.P.R.B.C.T.

WILLOWBEND - FIRST UNIT
CAB. A, SLIDE 303-D
O.P.R.B.C.T.



**A. DICKSON SURVEY
ABSTRACT NO. 266**

- LEGEND**
- EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
 - PARCEL BOUNDARY
 - PROPERTY LINE
 - EXISTING EASEMENT LINE
 - SURVEY LINE
 - P.O.C. = POINT OF COMMENCING
 - P.O.B. = POINT OF BEGINNING
 - O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BELL COUNTY, TEXAS
 - R.O.W. = RIGHT-OF-WAY
 - IRF = IRON ROD FOUND
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 - "X" CUT = "X" CUT IN CONCRETE FOUND
 - = FOUND MONUMENTATION
 - ⊗ CM = CONTROLLING MONUMENTATION
 - = LINE BREAK (NOT TO SCALE)

A PLAT OF A SURVEY
FOR TRACT 3
OLD FARM - TO-MARKET 439
A 2.016 AC., [87,817 Sq.Ft.]
TRACT OF LAND
SITUATED IN THE
A. DICKSON SURVEY,
ABSTRACT NO. 266
BELL COUNTY, TEXAS
SEPTEMBER 29, 2017

A DESCRIPTION OF EVEN SURVEY DATE HERewith ACCOMPANIES THIS PLAT.
BASIS OF BEARING, TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE (4203), ALL DISTANCES AND COORDINATES SHOWN ARE SCALED USING A SURFACE ADJUSTMENT FACTOR OF 1.00012.
COORDINATE VALUES DERIVED USING THE TX00T VRS NETWORK.
THE FOLLOWING WERE USED AS AIDS TO DETERMINE RIGHT-OF-WAY:
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-014 FROM F.M. 2410 IN KILLEEN, EAST 2.4 MILES.
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-001 FROM KILLEEN, 4 MILES EAST.
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-003 AND 2057-01-001 FROM FM 439 EAST OF KILLEEN TO 1.0 MILE NORTH OF NOLANVILLE AND SPUR TO U.S. HWY. 190 AT NOLANVILLE.
VARIOUS SUBDIVISION PLATS AND DEEDS.

EXHIBIT "A"

PAGE 10 OF 14

MATCHLINE SEE PAGE 9 OF 14

WILLOWBEND - FIRST UNIT
CAB. A, SLIDE 503-A
O.P.R.B.C.T.

A. DICKSON SURVEY
ABSTRACT NO. 266



GRAPHIC SCALE
0' 50' 100'

LAKE ADDITION
CAB. A, SLIDE 157-D
O.P.R.B.C.T.

LAKE CHARLES AVENUE
(50' R.O.W.)

WILLOWBEND - FIRST UNIT
CAB. A, SLIDE 503-A
O.P.R.B.C.T.

BLOCK 1
1-1/2" IPF

2.016 AC.
[87,817 SQ. FT.]

WILLOWBEND DRIVE
(80' R.O.W.)

STATE OF TEXAS
VOL. 576, PG. 271
O.P.R.B.C.T.

LAKE ROAD
(VARIABLE WIDTH R.O.W.)
NO RECORDING INFO. FOUND

N 72°52'20" W
1121.60'

WILLOWBEND - FIRST UNIT
CAB. A, SLIDE 303-A
O.P.R.B.C.T.

STATE OF TEXAS
VOL. 576, PG. 271
O.P.R.B.C.T.

OLD FM 439
(70' R.O.W.)

42ND STREET
(50' R.O.W.)

ARLEN K. ELLIS AND WIFE, THAO THI ELLIS
VOL. 1812, PG. 374
O.P.R.B.C.T.

MATCHLINE SEE PAGE 11 OF 14

A PLAT OF A SURVEY
FOR TRACT 3

OLD FARM-TO-MARKET 439
A 2.016 AC., [87,817 Sq.Ft.]
TRACT OF LAND

SITUATED IN THE
A. DICKSON SURVEY,
ABSTRACT NO. 266
BELL COUNTY, TEXAS
SEPTEMBER 29, 2017

LEGEND

- EXISTING ROADWAY RIGHT
- OF WAY BOUNDARY LINE
- PARCEL BOUNDARY
- PROPERTY LINE
- EXISTING EASEMENT LINE
- SURVEY LINE
- P.O.B. = POINT OF BEGINNING
- O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BELL COUNTY, TEXAS
- R.O.W. = RIGHT-OF-WAY
- CRF = CAPPED IRON ROD FOUND
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- O = FOUND MONUMENTATION
- CM = CONTROLLING MONUMENTATION
- = LINE BREAK (NOT TO SCALE)



A DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT

BASES OF BEARING, TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE (4203), ALL DISTANCES AND COORDINATES SHOWN ARE SCALED USING A SURFACE ADJUSTMENT FACTOR OF 1.00012.

COORDINATE VALUES DERIVED USING THE TXDOT VRS NETWORK
THE FOLLOWING WERE USED AS AIDS TO DETERMINE RIGHT-OF-WAY:
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-014 FROM F.M. 2410 IN KILLEEN, EAST 2.4 MILES

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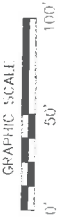
VARIOUS SUBDIVISION PLATS AND DEEDS.

EXHIBIT "A"
PAGE 11 OF 14

A. DICKSON SURVEY
ABSTRACT NO. 266

MATCHLINE SEE PAGE 10 OF 14

PUDDO LANE
(50' R.O.W.)



ARLEN K. ELLIS AND
WIFE, THAO THI ELLIS
VOL. 1812, PG. 371
O.P.R.B.C.T.

WILLOWBEND -- FIRST UNIT
CAR. A, SLIDE 303-A
O.P.R.B.C.T.

BLOCK 4

4

5

6

3/4" IRF (BENT)
@ 34.65'
O/S: 9.61' LT

THE TEXAS CONFERENCE
ASSOCIATION OF SEVENTH
DAY ADVENTISTS
VOL. 1423, PG. 799
O.P.R.B.C.T.

VAHDETIA BASS INGERSOLL HALL
INST. No. 201500011922
VOL. 2038, PG. 723
O.P.R.B.C.T.

2.016 AC.
[87,817 SQ. FT.] ③

1/2" IRF
@ 1182.16'
O/S: 0.81' RT

MEMORIAL ADDITION
CAR. B, SLIDE 136-B
O.P.R.B.C.T.

STATE OF TEXAS
VOL. 576, PG. 271
O.P.R.B.C.T.



N 72°42'20" W
1364.70'

MATCHLINE SEE PAGE 12 OF 14

A PLAT OF A SURVEY
FOR TRACT 3

OLD FARM--TO--MARKET 439
A 2.016 AC., [87,817 Sq.Ft.]

TRACT OF LAND
SITUATED IN THE

A. DICKSON SURVEY,
ABSTRACT NO. 266
BELL COUNTY, TEXAS
SEPTEMBER 29, 2017

LEGEND

- EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
- PARCEL BOUNDARY
- PROPERTY LINE
- EXISTING EASEMENT LINE
- SURVEY LINE
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- | = LINE BREAK (NOT TO SCALE)

A DESCRIPTION OF EVEN SURVEY DATE HEREMITH ACCOMPANIES THIS PLAT.

BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE (4203). ALL DISTANCES AND COORDINATES SHOWN ARE SCALED USING A SURFACE ADJUSTMENT FACTOR OF 1.00012.

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VARIOUS SUBDIVISION PLATS AND DEEDS.

EXHIBIT "A"

PAGE 12 OF 14

A. DICKSON SURVEY
ABSTRACT NO. 266

MATCHLINE SEE PAGE 11 OF 14

MATCHLINE SEE PAGE 13 OF 14



MEMORIAL ADDITION
CAB. A, SLIDE 136-B
O.P.R.B.C.T.

BLOCK 2

2.016 AC.
[87,817 SQ. FT.]

BLOCK 1

HOUSE TRAIL

BLOCK 3

LAKE ROAD
(VARIABLE WIDTH R.O.W.)
(OLD FM 439 - 70' R.O.W.)

OLD FM 439
(70' R.O.W.)

1/2" IRF
@ 703.40'
O/S: 0.32' LT

STATE OF TEXAS
VOL. 576, PG. 421
O.P.R.B.C.T.

CITY OF MILLEN
VOL. 1035, PG. 314
O.P.R.B.C.T.

STATE OF TEXAS
VOL. 585, PG. 221
O.P.R.B.C.T.

COPPERFIELD CIR.
(50' R.O.W.)



- LEGEND**
- EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
 - PARCEL BOUNDARY
 - PROPERTY LINE
 - EXISTING EASEMENT LINE
 - SURVEY LINE
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 - = LINE BREAK (NOT TO SCALE)

A PLAT OF A SURVEY
FOR TRACT 3

OLD FARM-TO-MARKET 439
A 2.016 AC., [87,817 Sq.Ft.]
TRACT OF LAND

SITUATED IN THE
A. DICKSON SURVEY,
ABSTRACT NO. 266
BELL COUNTY, TEXAS
SEPTEMBER 29, 2017

A DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT.

BASE OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE (4203), ALL DISTANCES AND COORDINATES SHOWN ARE SCALED USING A SURFACE ADJUSTMENT FACTOR OF 1.00012.

COORDINATE VALUES DERIVED USING THE TXDOT VRS NETWORK

THE FOLLOWING WERE USED AS AIDS TO DETERMINE RIGHT-OF-WAY:

F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-014 FROM F.M. 2410 IN MILLEN, EAST 2.4 MILES.

F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-001 FROM MILLEN, 4 MILES EAST
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-003 AND 2057-01-001 FROM FM 439 EAST OF MILLEN TO 1.0 MILE NORTH OF NOLANVILLE AND SPUR TO U.S. HWY. 190 AT NOLANVILLE.

VARIOUS SUBDIVISION PLATS AND DEEDS

MATCHLINE SEE PAGE 12 OF 14



GRAPHIC SCALE
0' 50' 100'

BRANCH DRIVE
(50' R.O.W.)

2.016 AC.
[87,817 SQ. FT.] (3)

CITY OF KILLEEN
VOL. 1035, PG. 3,14
O.P.R.B.C.T.

STATE OF TEXAS
VOL. 576, PG. 421
O.P.R.B.C.T.

N 72°42'20" W
1364.70'

EXISTING
RIGHT-OF-WAY LINE

KILLEEN MEMORIAL
PARK ADDITION
CAB. A, SLIDE 228-B
O.P.R.B.C.T.

A. DICKSON SURVEY
ABSTRACT NO. 266

LAKE ROAD
(VARIABLE WIDTH R.O.W.)
NO RECORDING INFO. FOUND

OLD FM 439
(70' R.O.W.)

S 70°37'31" E
1471.12'

EXISTING
RIGHT-OF-WAY LINE

A REMAINDER OF
TRACT 1
STATE OF TEXAS
VOL. 565, PG. 221
O.P.R.B.C.T.

REPLAT OF LOTS 20 & 21 BLOCK 3
COPPERFIELD ADDITION
CAB. A, SLIDE 562-A
O.P.R.B.C.T.

LOT 20 BLOCK 3

COPPERFIELD ADDITION
CAB. A, SLIDE 562-A
O.P.R.B.C.T.

14

15

16

17

18

19

BLOCK 3



MATCHLINE SEE PAGE 14 OF 14

A PLAT OF A SURVEY
FOR TRACT 3

OLD FARM-TO-MARKET 439
A 2.016 AC., [87,817 Sq.Ft.]
TRACT OF LAND

SITUATED IN THE

A. DICKSON SURVEY,
ABSTRACT NO. 266
BELL COUNTY, TEXAS
SEPTEMBER 29, 2017

LEGEND

- EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
- PARCEL BOUNDARY
- PROPERTY LINE
- EXISTING EASEMENT LINE
- SURVEY LINE
- P.O.B. = POINT OF BEGINNING
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- IRF = IRON ROD FOUND
- CIFR = CAPPED IRON ROD FOUND
- "X" CUT = "X" CUT IN CONCRETE FOUND
- = FOUND MONUMENTATION
- ⊗ = CONTROLLING MONUMENTATION
- | = LINE BREAK (NOT TO SCALE)

A DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT.

BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE (4203). ALL DISTANCES AND COORDINATES SHOWN ARE SCALED USING A SURFACE ADJUSTMENT FACTOR OF 1.00012.

COORDINATE VALUES DERIVED USING THE TxDOT WRS NETWORK

THE FOLLOWING WERE USED AS AIDES TO DETERMINE RIGHT-OF-WAY:

F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-014 FROM F.M. 2410 IN KILLEEN, EAST 2.4 MILES

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VARIOUS SUBDIVISION PLATS AND DEEDS.

EXHIBIT "A"
PAGE 14 OF 14

MATCHLINE SEE PAGE 13 OF 14

N 72°42'20" W
1364.70'

S 70°37'31" E
1471.12'

STATE OF TEXAS
VOL. 576, PG. 421
O.P.R.B.C.T.

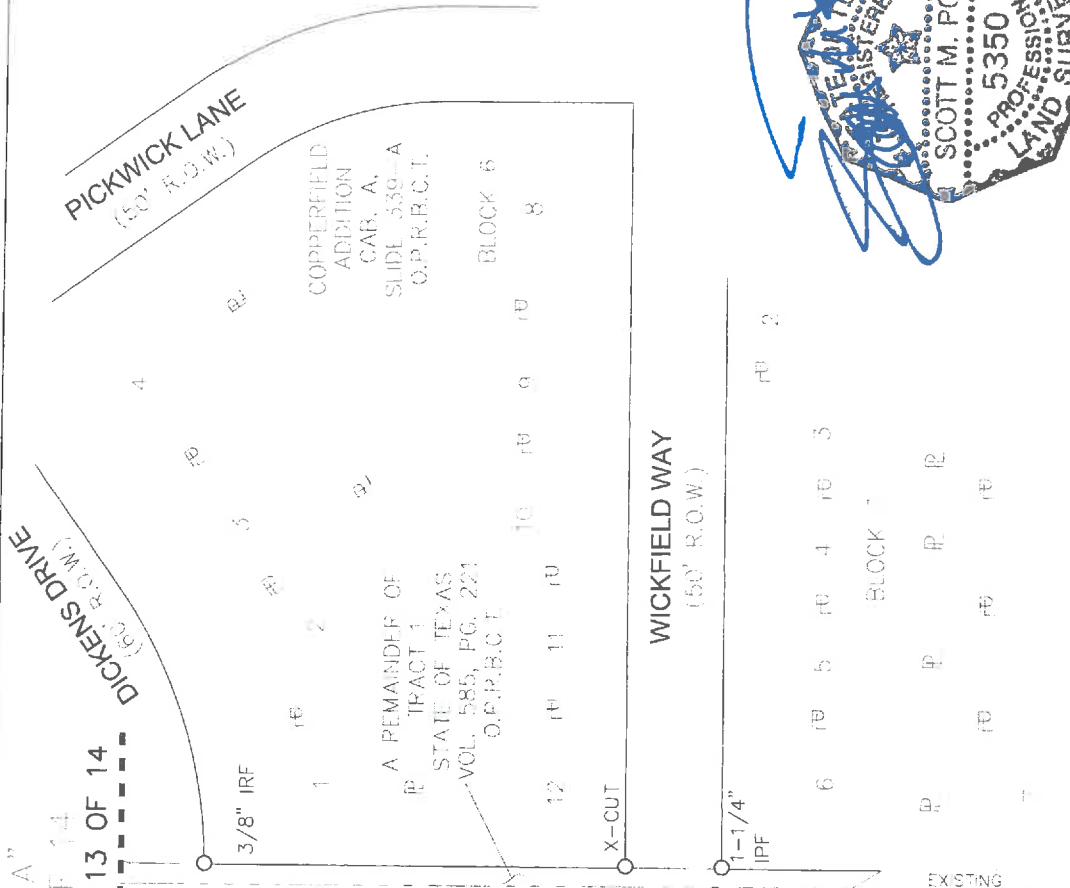
2.016 AC.
[87,817 SQ. FT.] ③

KILLEEN MEMORIAL PARK ADDITION
CAR. A, SLIDE 228-B
O.P.R.B.C.T.

$\Delta = 13'51'37"$
 $R = 444.25'$
 $L = 107.47'$
 $CB = N 79°38'09" W$
 $CL = 107.20'$

**A. DICKSON SURVEY
ABSTRACT NO. 266**

- LEGEND**
- EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
 - PARCEL BOUNDARY
 - PROPERTY LINE
 - EXISTING EASEMENT LINE
 - SURVEY LINE
 - P.O.C. = POINT OF COMMENCING
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 - "X" CUT = "X" CUT IN CONCRETE FOUND
 - = FOUND MONUMENTATION
 - ⊗ = CONTROLLING MONUMENTATION
 - = LINE BREAK (NOT TO SCALE)



A PLAT OF A SURVEY
FOR TRACT 3
OLD FARM-TO-MARKET 439
A 2.016 AC., [87,817 Sq.Ft.]
TRACT OF LAND
SITUATED IN THE
A. DICKSON SURVEY,
ABSTRACT NO. 266
BELL COUNTY, TEXAS
SEPTEMBER 29, 2017

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F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-001 FROM KILLEEN, 4 MILES EAST.
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VARIOUS SUBDIVISION PLATS AND DEEDS.

EXHIBIT "A"

COUNTY: BELL
HIGHWAY: OLD FARM-TO-MARKET 439
LOCATION: KILLEEN, TEXAS

PAGE: 1 OF 6
SEPTEMBER 2017

DESCRIPTION FOR TRACT 4

BEING A 0.4438 ACRE (19,334 SQUARE FEET) TRACT OF LAND, MORE OR LESS, IN THE A. DICKSON SURVEY, ABSTRACT NO. 266, BELL COUNTY, TEXAS, AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO THE STATE OF TEXAS RECORDED IN VOLUME 576, PAGE 271 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS (O.P.R.B.C.T.), SAME BEING A PART OF OLD FM 439 (A CALLED 70 FOOT R.O.W.), (NOW KNOWN AS LAKE ROAD – A VARIABLE WIDTH R.O.W. – NO RECORDING INFORMATION FOUND), SAID 0.4438 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID VOLUME 576, PAGE 271, SAME BEING THE NORTHWEST CORNER OF A REMAINING PORTION OF A TRACT OF LAND DESCRIBED AS TRACT 1 IN DEED TO THE STATE OF TEXAS RECORDED IN VOLUME 585, PAGE 221 O.P.R.B.C.T., ALSO BEING THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO VANDETTA BASS INGERSOL HALL RECORDED IN INSTRUMENT NUMBER 201500017922 O.P.R.B.C.T., AND FURTHER BEING THE SOUTHWEST CORNER OF LOT 26, BLOCK 3 OF THE REPLAT OF LOTS 20 & 21 BLOCK 3 OF COPPERFIELD ADDITION, AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, HAVING A SURFACE COORDINATE OF NORTH 10,383,042.589, EAST 3,123,789.575;

- 1) THENCE SOUTH 17° 17' 40" WEST ALONG THE EASTERLY LINE OF SAID VOLUME 576, PAGE 271 AND THE COMMON WESTERLY LINE OF SAID REMAINDER PORTION OF VOLUME 585, PAGE 221 – TRACT 1, A DISTANCE OF 13.00 FEET TO THE SOUTHEAST CORNER OF SAID VOLUME 576, PAGE 271, SAME BEING THE SOUTHWEST CORNER OF SAID REMAINDER PORTION OF VOLUME 585, PAGE 221 – TRACT 1, ALSO BEING IN THE NORTHERLY LINE OF THE PRESCRIPTIVE R.O.W. OF OLD FM 439;
- 2) THENCE NORTH 73° 10' 20" WEST ALONG THE SOUTHERLY LINE OF SAID VOLUME 576, PAGE 271 AND THE COMMON NORTHERLY LINE OF THE PRESCRIPTIVE R.O.W. OF OLD FM 439, A DISTANCE OF 262.80 FEET;
- 3) THENCE NORTH 72° 40' 54" WEST CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 1,220.28 FEET TO THE NORTHERLY LINE OF SAID VOLUME 576, PAGE 271, SAME BEING THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 444.27 FEET WITH A RADIAL BEARING OF SOUTH 04° 18' 15" WEST;
- 4) THENCE ALONG THE NORTHERLY LINE OF SAID VOLUME 576, PAGE 271, SAME BEING THE NORTHERLY R.O.W. LINE OF OLD FM 439 AND ALONG SAID CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 12° 49' 25", PASSING A 1/2 INCH IRON ROD FOUND AT AN ARC LENGTH OF 30.93 FEET, CONTINUING IN ALL A TOTAL AN ARC LENGTH OF 99.43 FEET, A CHORD THAT BEARS SOUTH 79° 17' 03" EAST AND A CHORD LENGTH OF 99.23 FEET;

EXHIBIT "A"

COUNTY: BELL
HIGHWAY: OLD FARM-TO-MARKET 439
LOCATION: KILLEEN, TEXAS

PAGE: 2 OF 6
SEPTEMBER 2017

DESCRIPTION FOR TRACT 4

- 5) THENCE SOUTH 75° 52' 20" EAST ALONG THE NORTHERLY LINE OF SAID VOLUME 576, PAGE 271, SAME BEING THE NORTHERLY R.O.W. LINE OF OLD FM 439, PASSING A 3/8 INCH IRON ROD FOUND AT A DISTANCE OF 123.11 FEET, OFFSET LEFT A DISTANCE OF 0.84 FEET, PASSING A 1-1/2 INCH IRON PIPE FOUND AT A DISTANCE OF 993.16 FEET, OFFSET RIGHT A DISTANCE OF 0.75 FEET, CONTINUING IN ALL A TOTAL DISTANCE OF 1,121.70 FEET;

- 6) THENCE SOUTH 72° 42' 20" EAST ALONG THE NORTHERLY LINE OF SAID VOLUME 576, PAGE 271, SAME BEING THE NORTHERLY R.O.W. LINE OF OLD FM 439, PASSING A 1 INCH IRON PIPE FOUND AT A DISTANCE OF 12.21 FEET, OFFSET RIGHT A DISTANCE OF 1.04 FEET, CONTINUING IN ALL A TOTAL DISTANCE OF 262.80 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 0.4438 ACRE (19,334 SQUARE FEET) OF LAND, MORE OR LESS.

EXHIBIT "A"

COUNTY: BELL
HIGHWAY: OLD FARM-TO-MARKET 439
LOCATION: KILLEEN, TEXAS

PAGE: 3 OF 6
SEPTEMBER 2017

DESCRIPTION FOR TRACT 4

A PLAT OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS DESCRIPTION.

BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, NORTH CENTRAL ZONE (4203), ALL DISTANCES AND COORDINATES SHOWN ARE SCALED USING A SURFACE ADJUSTMENT FACTOR OF 1.00012.

COORDINATE VALUES DERIVED USING THE TXDOT VRS NETWORK.

THE FOLLOWING WERE USED AS AIDES TO DETERMINE RIGHT-OF-WAY:

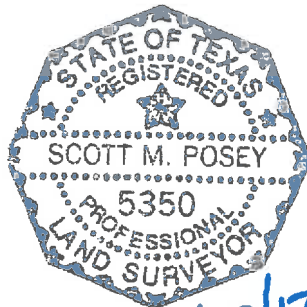
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-014 FROM F.M. 2410 IN KILLEEN, EAST 2.4 MILES.

F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-001 FROM KILLEEN, 4 MILES EAST.

F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-003 AND 2057-01-001 FROM F.M. 439 EAST OF KILLEEN TO 1.0 MILE NORTH OF NOLANVILLE AND SPUR TO U.S. HWY. 190 AT NOLANVILLE.

VARIOUS SUBDIVISION PLATS AND DEEDS.


SCOTT M. POSEY
TEXAS REGISTRATION NO. 5350



LAMB-STAR ENGINEERING, L.P.
5700 W. PLANO PARKWAY, SUITE 1000
PLANO, TEXAS 75093
PH. (214) 440-3600
FIRM REGISTRATION CERTIFICATE NO. 10048300
SEPTEMBER 29, 2017

EXHIBIT "A"
PAGE 4 OF 6

A. DICKSON SURVEY
ABSTRACT NO. 266

REPLAT OF LOTS 20,
21 & 22 BLOCK 3
COPPERFIELD ADDITION
CAB. A, SLIDE 362-A
O.P.R.B.C.T.

WILLOWBEND
FIRST UNIT
CAB. A,
SLIDE 303-A
O.P.R.B.C.T.

VANDELITA BASS INGERSOLL HALL
INST. No. 201500017922
VOL. 2038, PG. 223
O.P.R.B.C.T.

COPPERFIELD CIR.
(50' R.O.W.)

BLOCK 3

BLOCK 4

MATCHLINE SEE PAGE 5 OF 6



1-1/2" IPF
@ 993.16'
O/S: 0.75' RT

P.O.B.
N=10,383,042.589
E=3,123,789.575

STATE OF TEXAS
VOL. 576,
PG. 271
O.P.R.B.C.T.

1-1/2" IPF
(DAMAGED)
S 72°52'20" E
1121.70'

S 171°40" W
13.00'

N 72°40'54" W
0.4438 AC.
[19,334 SQ. FT.]

S 72°42'20" E
262.80'

N 73°10'20" W
262.80'

LAKE ROAD
(VARIABLE WIDTH R.O.W.)

OLD FM 439
(70' R.O.W.)

3/4" IRF
(BENT)

EXISTING RIGHT-OF-WAY LINE

STATE OF TEXAS
VOL. 576, PG. 421
O.P.R.B.C.T.

MEMORIAL ADDITION
CAB. B, SLIDE 136-B
O.P.R.B.C.T.

ARLEN K. ELLIS AND
WIFE, THAO THI ELLIS
VOL. 1812, PG. 371
O.P.R.B.C.T.

THE TEXAS CONFERENCE
ASSOCIATION OF SEVENTH
DAY ADVENTISTS
VOL. 1423, PG. 799
O.P.R.B.C.T.



LEGEND

- EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
- PARCEL BOUNDARY
- PROPERTY LINE
- EXISTING EASEMENT LINE
- SURVEY LINE
- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING
- O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BELL COUNTY, TEXAS
- R.O.W. = RIGHT-OF-WAY
- IRF = IRON ROD FOUND
- CIRF = CAPPED IRON ROD FOUND
- "X" CUT = "X" CUT IN CONCRETE FOUND
- O = FOUND MONUMENTATION
- CM = CONTROLLING MONUMENTATION
- - - = LINE BREAK (NOT TO SCALE)

A PLAT OF A SURVEY
FOR TRACT 4

OLD FARM-TO-MARKET 439
A 0.4438 AC. [19,334 Sq.Ft.]
TRACT OF LAND
SITUATED IN THE

A. DICKSON SURVEY,
ABSTRACT NO. 266
BELL COUNTY, TEXAS
SEPTEMBER 29, 2017

A DESCRIPTION OF EVEN SURVEY DATE HERewith ACCOMPANIES THIS PLAT.
BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE (4203), ALL DISTANCES AND COORDINATES SHOWN ARE SCALED USING A SURFACE ADJUSTMENT FACTOR OF 1.00012.

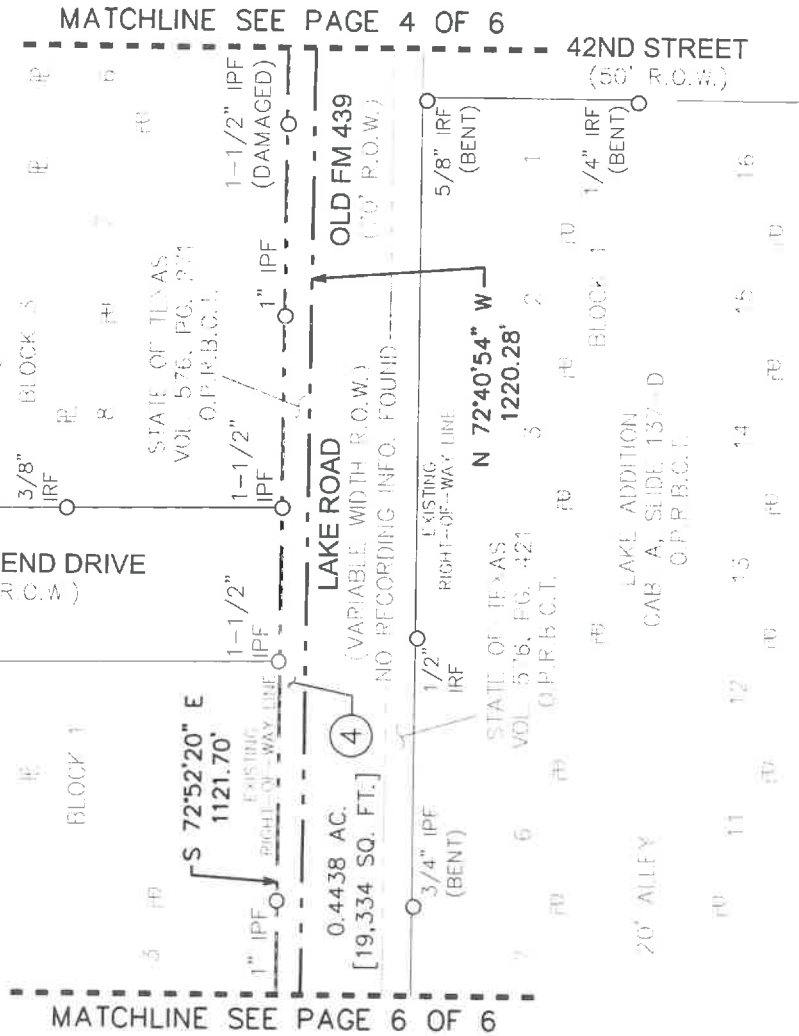
COORDINATE VALUES DERIVED USING THE TxDOT VRS NETWORK

THE FOLLOWING WERE USED AS AIDES TO DETERMINE RIGHT-OF-WAY:

- F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-014 FROM F.M. 2410 IN KILLEEN, EAST 2.4 MILES
- F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 636-03-001 FROM KILLEEN, 4 MILES EAST.
- F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 636-03-003 AND 2057-01-001 FROM FM 439 EAST OF KILLEEN TO 10 MILE NORTH OF NOLANVILLE AND SPUR TO U.S. HWY. 190 AT NOLANVILLE
- VARIOUS SUBDIVISION PLATS AND DEEDS

A. DICKSON SURVEY
ABSTRACT NO. 266

WILLOWBEND - FIRST UNIT
CAB. A, SLIDE 303-A
O.P.R.B.C.T.



MATCHLINE SEE PAGE 4 OF 6

MATCHLINE SEE PAGE 6 OF 6



A PLAT OF A SURVEY
FOR TRACT 4

OLD FARM--TO--MARKET 439
A 0.4438 AC., [19,334 Sq.Ft.]
TRACT OF LAND

SITUATED IN THE
A. DICKSON SURVEY,
ABSTRACT NO. 266
BELL COUNTY, TEXAS
SEPTEMBER 29, 2017



LEGEND

- EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
- PARCEL BOUNDARY
- PROPERTY LINE
- EXISTING EASEMENT LINE
- SURVEY LINE
- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING
- O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BELL COUNTY, TEXAS
- R.O.W. = RIGHT-OF-WAY
- IRF = IRON ROD FOUND
- CIRF = CAPPED IRON ROD FOUND
- "X" CUT = "X" CUT IN CONCRETE FOUND
- O = FOUND MONUMENTATION
- CM = CONTROLLING MONUMENTATION
- = LINE BREAK (NOT TO SCALE)

A DESCRIPTION OF EVEN SURVEY DATE, HEREMITH ACCOMPANIES THIS PLAT
BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE (4203).
ALL DISTANCES AND COORDINATES SHOWN ARE SCALED USING A SURFACE ADJUSTMENT
FACTOR OF 1.00012
COORDINATE VALUES DERIVED USING THE TXDOT VRS NETWORK
THE FOLLOWING WERE USED AS AIDS TO DETERMINE RIGHT-OF-WAY:
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-014 FROM FM 2410 IN KILLEEN,
EAST 2.4 MILES
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-001 FROM KILLEEN, 4 MILES EAST.
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-003 AND 2057-01-001 FROM FM
439 EAST OF KILLEEN TO 1.0 MILE NORTH OF NOLANVILLE AND SPUR TO U.S. HWY. 190 AT
NOLANVILLE
VARIOUS SUBDIVISION PLATS AND DEEDS.

EXHIBIT "A"
PAGE 6 OF 6

A. DICKSON SURVEY
ABSTRACT NO. 266

5/8" IRF

TRACT
PATRICIA ANN DORVAN
2627, PG 118
O.P.R.B.C.T.

NORTHSIDE BAPTIST
CHURCH ADDITION
C. SLIDE 47-A
O.P.R.B.C.T.

WILLOWBEND - FIRST UNIT
CAR. A, SLIDE 303-A
O.P.R.B.C.T.
BLOCK 2

$\Delta = 12'49.25"$
 $R = 444.27'$
 $L = 99.43'$
 $CB = S 79'17.03" E$
 $CL = 99.23'$

1/2" IRF
@ 30.93'

S 72°52'20" E
1121.70'

0.4438 AC.
[19,334 SQ. FT.]

LAKE ROAD
(VARIABLE WIDTH R.O.W.)
NO RECORDING INFO. FOUND

N 72°40'54" W 1220.28'
OLD FM 439
(70' R.O.W.)

MATCHLINE SEE
PAGE 5 OF 6

STATE OF TEXAS
VOL. 576, PG. 421
O.P.R.B.C.T.

STATE OF TEXAS
VOL. 576, PG. 421
O.P.R.B.C.T.

LAKE ADDITION
CAR. A, SLIDE 137-D
O.P.R.B.C.T.

EXISTING
RIGHT-OF-WAY
LINE

40TH STREET
(60' R.O.W.)



LEGEND

- EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
- PARCEL BOUNDARY
- PROPERTY LINE
- EXISTING EASEMENT LINE
- SURVEY LINE
- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING
- O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BELL COUNTY, TEXAS
- R.O.W. = RIGHT-OF-WAY
- IRF = IRON ROD FOUND
- CIRF = CAPPED IRON ROD FOUND
- "X" CUT = "X" CUT IN CONCRETE FOUND
- O = FOUND MONUMENTATION
- CM = CONTROLLING MONUMENTATION
- | = LINE BREAK (NOT TO SCALE)

A PLAT OF A SURVEY
FOR TRACT 4

OLD FARM-TO-MARKET 439
A 0.4438 AC., [19,334 Sq.Ft.]

TRACT OF LAND
SITUATED IN THE
A. DICKSON SURVEY,
ABSTRACT NO. 266
BELL COUNTY, TEXAS
SEPTEMBER 29, 2017



A DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT.

BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE (4203).
ALL DISTANCES AND COORDINATES SHOWN ARE SCALED USING A SURFACE ADJUSTMENT
FACTOR OF 1.00012.

COORDINATE VALUES DERIVED USING THE TxDOT VRS NETWORK

THE FOLLOWING WERE USED AS AIDS TO DETERMINE RIGHT-OF-WAY:

F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-014 FROM F.M. 2410 IN KILLEEN,
EAST 2.4 MILES

F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-001 FROM KILLEEN, 4 MILES EAST,
439 EAST OF KILLEEN TO 1.0 MILE NORTH OF NOLANVILLE AND SPUR TO U.S. HWY. 190 AT
NOLANVILLE

VARIOUS SUBDIVISION PLATS AND DEEDS.

EXHIBIT "A"

COUNTY: BELL
HIGHWAY: FARM-TO-MARKET 439
LOCATION: KILLEEN, TEXAS

PAGE: 1 OF 9
SEPTEMBER 2017

DESCRIPTION FOR TRACT 5

BEING A 2.809 ACRE (122,367 SQUARE FEET) TRACT OF LAND, MORE OR LESS, IN THE A. DICKSON SURVEY, ABSTRACT NO. 266, BELL COUNTY, TEXAS, AND BEING PART OF THE PRESCRIPTIVE RIGHT-OF-WAY (R.O.W.) (NO RECORDING INFORMATION FOUND) OF OLD FM 439 (A CALLED 70 FOOT R.O.W.), NOW KNOWN AS LAKE ROAD – A VARIABLE WIDTH R.O.W. – NO RECORDING INFORMATION FOUND), SAID 2.809 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT 1/2-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED AS TRACT 1 IN DEED TO PATRICIA ANN DORMAN RECORDED IN VOLUME 2627, PAGE 184 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS (O.P.R.B.C.T.), SAME BEING THE WEST MOST SOUTHWEST CORNER OF LOT 1, BLOCK 1 OF NORTHSIDE BAPTIST CHURCH ADDITION, AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, RECORDED IN CABINET C, SLIDE 47-A O.P.R.B.C.T., ALSO BEING IN THE NORTHERLY R.O.W. LINE OF OLD FM 439 (STATE OF TEXAS – VOLUME 576, PAGE 271 O.P.R.B.C.T.), AND FURTHER BEING THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 444.27 AND A RADIAL BEARING OF SOUTH 08° 17' 34" WEST;

THENCE ALONG SAID NORTHERLY R.O.W. LINE OF OLD FM 439 AND ALONG SAID CURVE TO THE LEFT HAVING A DELTA ANGLE OF 03° 59' 19", AN ARC LENGTH OF 30.93 FEET, A CHORD THAT BEARS NORTH 83° 42' 06" WEST AND A CHORD LENGTH OF 30.92 FEET TO THE SOUTHWEST CORNER OF SAID VOLUME 576, PAGE 271, SAME BEING IN THE NORTHERLY LINE OF THE PRESCRIPTIVE R.O.W. OF OLD FM 439, AND BEING THE **POINT OF BEGINNING**, HAVING A SURFACE COORDINATE OF NORTH 10,383,469.509, EAST 3,122,369.206;

THENCE ALONG THE NORTHERLY LINE OF THE PRESCRIPTIVE R.O.W. OF OLD FM 439 AND THE COMMON SOUTHERLY LINES OF SAID VOLUME 576, PAGE 271 AND A REMAINING PORTION OF THAT TRACT OF LAND DESCRIBED AS TRACT 1 IN DEED TO THE STATE OF TEXAS RECORDED IN VOLUME 585, PAGE 221 O.P.R.B.C.T., AS FOLLOWS:

- 1) SOUTH 72° 40' 54" EAST, A DISTANCE OF 1,220.28 FEET;
- 2) SOUTH 73° 10' 20" EAST, A DISTANCE OF 262.80 FEET;
- 3) THENCE SOUTH 72° 51' 18" EAST, PASSING A 1-1/4 INCH IRON PIPE FOUND AT A DISTANCE OF 1257.66, OFFSET A DISTANCE OF 10.51 FEET LEFT, CONTINUING IN ALL A TOTAL DISTANCE OF 1325.74 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 444.25 FEET AND A RADIAL BEARING OF NORTH 12° 56' 47" WEST;

EXHIBIT "A"

COUNTY: BELL
HIGHWAY: FARM-TO-MARKET 439
LOCATION: KILLEEN, TEXAS

PAGE: 2 OF 9
SEPTEMBER 2017

DESCRIPTION FOR TRACT 5

- 4) THENCE ALONG THE EASTERLY LINE OF THE PRESCRIPTIVE R.O.W. OF OLD FM 439 AND ALONG SAID CURVE TO THE RIGHT HAVING A DELTA ANGLE OF $16^{\circ} 22' 49''$, AN ARC LENGTH OF 127.01 FEET, A CHORD THAT BEARS SOUTH $85^{\circ} 14' 38''$ WEST AND A CHORD LENGTH OF 126.57 FEET TO THE SOUTHERLY LINE OF THE PRESCRIPTIVE R.O.W. OF OLD FM 439, SAME BEING THE NORTHERLY LINE OF A TRACT OF LAND DESCRIBED IN DEED TO THE STATE OF TEXAS RECORDED IN VOLUME 576, PAGE 421 O.P.R.B.C.T.;
- 5) THENCE NORTH $72^{\circ} 37' 31''$ WEST ALONG THE SOUTHERLY LINE OF THE PRESCRIPTIVE R.O.W. OF OLD FM 439 AND THE COMMON NORTHERLY LINE OF SAID VOLUME 576, PAGE 421, A DISTANCE OF 1,471.12 FEET;
- 6) THENCE NORTH $72^{\circ} 53' 24''$ WEST, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 1,336.51 FEET TO THE WESTERLY LINE OF THE PRESCRIPTIVE R.O.W. OF OLD FM 439, SAME BEING THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 444.27 FEET AND A RADIAL BEARING OF SOUTH $11^{\circ} 47' 44''$ EAST;
- 7) THENCE ALONG THE WESTERLY LINE OF THE PRESCRIPTIVE R.O.W. OF OLD FM 439 AND ALONG SAID CURVE TO THE RIGHT HAVING A DELTA ANGLE OF $16^{\circ} 05' 58''$, AN ARC LENGTH OF 124.84 FEET, A CHORD THAT BEARS NORTH $86^{\circ} 15' 16''$ EAST AND A CHORD LENGTH OF 124.42 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 2.809 ACRE (122,367 SQUARE FEET) OF LAND, MORE OR LESS.

EXHIBIT "A"

COUNTY: BELL
HIGHWAY: FARM-TO-MARKET 439
LOCATION: KILLEEN, TEXAS

PAGE: 3 OF 9
SEPTEMBER 2017

DESCRIPTION FOR TRACT 5

A PLAT OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS DESCRIPTION.

BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, NORTH CENTRAL ZONE (4203), ALL DISTANCES AND COORDINATES SHOWN ARE SCALED USING A SURFACE ADJUSTMENT FACTOR OF 1.00012.

COORDINATE VALUES DERIVED USING THE TXDOT VRS NETWORK.


THE FOLLOWING WERE USED AS AIDES TO DETERMINE RIGHT-OF-WAY:

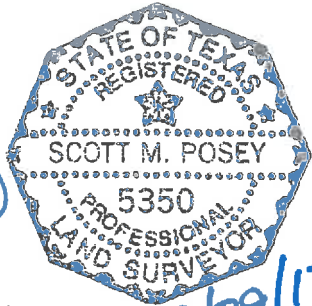
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-014 FROM F.M. 2410 IN KILLEEN, EAST 2.4 MILES.

F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-001 FROM KILLEEN, 4 MILES EAST.

F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-003 AND 2057-01-001 FROM F.M. 439 EAST OF KILLEEN TO 1.0 MILE NORTH OF NOLANVILLE AND SPUR TO U.S. HWY. 190 AT NOLANVILLE.

VARIOUS SUBDIVISION PLATS AND DEEDS.


SCOTT M. POSEY
TEXAS REGISTRATION NO. 5350



9/29/17

LAMB-STAR ENGINEERING, L.P.
5700 W. PLANO PARKWAY, SUITE 1000
PLANO, TEXAS 75093
PH. (214) 440-3600
FIRM REGISTRATION CERTIFICATE NO. 10048300
SEPTEMBER 29, 2017

A. DICKSON SURVEY
ABSTRACT NO. 266

EXHIBIT "A"
PAGE 4 OF 9

WILLOWBEND - FIRST UNIT
CAB. A, SLIDE 303-A
O.P.R.B.C.T.
BLOCK 2

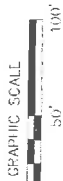
LOT 1
BLOCK 1
NORTHSIDE BAPTIST
CHURCH ADDITION
C, SLIDE 47-A
O.P.R.B.C.T.

TRACT 1
PATRICIA ANN DORFMAN
2627, PG. 184
O.P.R.B.C.T.

$\Delta = 03^{\circ}59'19''$
 $R = 444.27'$
 $L = 30.93'$
 $CB = S 83^{\circ}42'06'' W$
 $CL = 30.92'$

P.O.B.
 $N = 10,383,469.509$
 $E = 3,122,369.206$

$\Delta = 16^{\circ}05'58''$
 $R = 444.27'$
 $L = 124.83'$
 $CB = N 86^{\circ}15'16'' E$
 $CL = 124.42'$



MATCHLINE SEE PAGE 5 OF 9

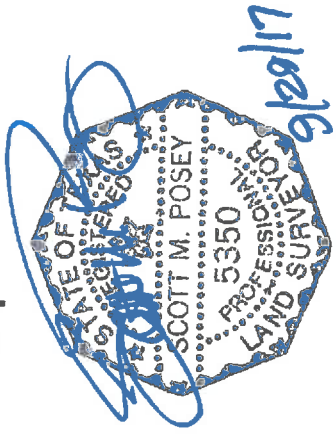
2.809 AC.
[122,367 SQ. FT.]
1 2 3
1/2" EXISTING RIGHT-OF-WAY CIRC
3/8" IRF
1-1/2" EXISTING RIGHT-OF-WAY CIRC
40TH STREET
(50' R.O.W.)
8 FEET
EXISTING RIGHT-OF-WAY LINE

LAKE ROAD
(VARIABLE WIDTH R.O.W.)
NO RECORDING INFO. FOUND
OLD FM 439
(70' R.O.W.)
STATE OF TEXAS
VOL. 576, PG. 421
O.P.R.B.C.T.

STATE OF TEXAS
VOL. 576, PG. 421
O.P.R.B.C.T.
LAKE ADDITION
CAB. A, SLIDE 137-D
O.P.R.B.C.T.

STATE OF TEXAS
VOL. 576, PG. 421
O.P.R.B.C.T.
20' ALLEY
BLOCK 2

STATE OF TEXAS
VOL. 576, PG. 421
O.P.R.B.C.T.
EXISTING RIGHT-OF-WAY LINE



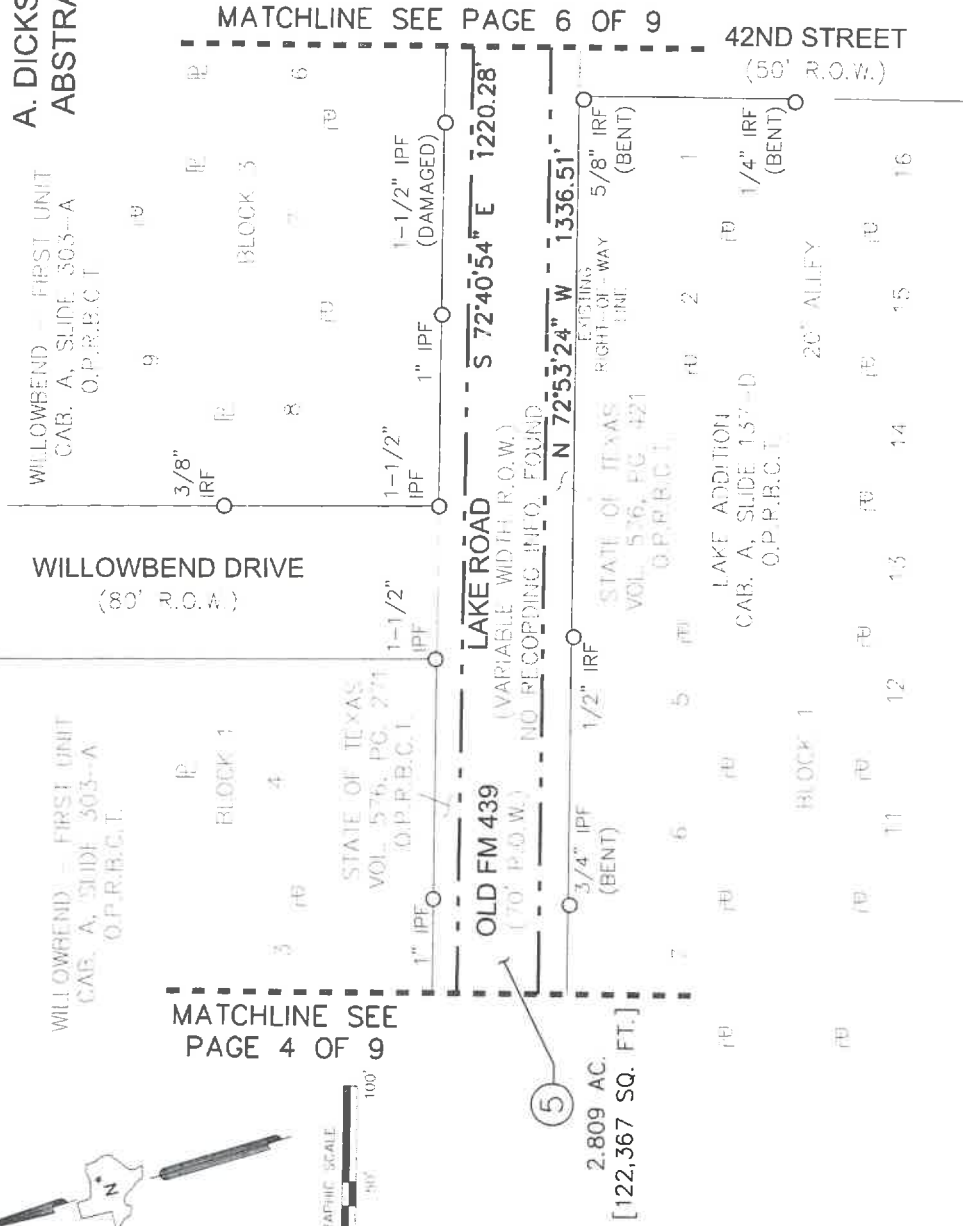
A PLAT OF A SURVEY
FOR TRACT 5
OLD FARM-TO-MARKET 439
A 2.809 AC., [122,367 Sq.Ft.]
TRACT OF LAND
SITUATED IN THE
A. DICKSON SURVEY,
ABSTRACT NO. 266
BELL COUNTY, TEXAS
SEPTEMBER 29, 2017

- LEGEND**
- EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
 - PARCEL BOUNDARY
 - PROPERTY LINE
 - EXISTING EASEMENT LINE
 - SURVEY LINE
 - P.O.C. = POINT OF COMMENCING
 - P.O.B. = POINT OF BEGINNING
 - O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BELL COUNTY, TEXAS
 - R.O.W. = RIGHT-OF-WAY
 - IRF = IRON ROD FOUND
 - CIRF = CAPPED IRON ROD FOUND
 - "X" CUT = "X" CUT IN CONCRETE FOUND
 - O = FOUND MONUMENTATION
 - CM = CONTROLLING MONUMENTATION
 - - - = LINE BREAK (NOT TO SCALE)

A DESCRIPTION OF EVEN SURVEY DATE, HERewith ACCOMPANIES THIS PLAT.
BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE (4203).
ALL DISTANCES AND COORDINATES SHOWN ARE SCALED USING A SURFACE ADJUSTMENT FACTOR OF 1.00012.
COORDINATE VALUES DERIVED USING THE TXDOT VRS NETWORK
THE FOLLOWING WERE USED AS AIDS TO DETERMINE RIGHT-OF-WAY:
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-014 FROM F.M. 2410 IN KILLEEN, EAST 2.4 MILES.
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-001 FROM KILLEEN, 4 MILES EAST.
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-003 AND 2057-01-001 FROM FM 439 EAST OF KILLEEN TO 1.0 MILE NORTH OF NOLANVILLE AND SPUR TO U.S. HWY. 190 AT NOLANVILLE.
VARIOUS SUBDIVISION PLATS AND NEEDS.

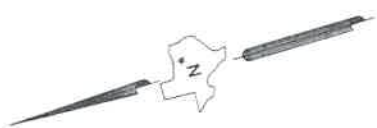
EXHIBIT "A"
PAGE 5 OF 9

A. DICKSON SURVEY
ABSTRACT NO. 266



A PLAT OF A SURVEY
FOR TRACT 5
OLD FARM-TO-MARKET 439
A 2.809 AC., [122,367 Sq.Ft.]
TRACT OF LAND
SITUATED IN THE
A. DICKSON SURVEY,
ABSTRACT NO. 266
BELL COUNTY, TEXAS
SEPTEMBER 29, 2017

A DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT.
BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE (4203).
ALL DISTANCES AND COORDINATES SHOWN ARE SCALED USING A SURFACE ADJUSTMENT
FACTOR OF 1.00072.
COORDINATE VALUES DERIVED USING THE TXDOT VRS NETWORK.
THE FOLLOWING WERE USED AS AIDS TO DETERMINE RIGHT-OF-WAY:
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-014 FROM F.M. 2410 IN KILLEEN,
EAST 2.4 MILES.
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-001 FROM KILLEEN, 4 MILES EAST.
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-003 AND 2057-01-001 FROM FM
439 EAST OF KILLEEN TO 1.0 MILE NORTH OF NOLANVILLE AND SPUR TO U.S. HWY. 190 AT
NOLANVILLE.
VARIOUS SUBDIVISION PLATS AND DEEDS.



- LEGEND**
- EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
 - PARCEL BOUNDARY
 - PROPERTY LINE
 - EXISTING EASEMENT LINE
 - SURVEY LINE
 - P.O.C. = POINT OF COMMENCING
 - P.O.B. = POINT OF BEGINNING
 - O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BELL COUNTY, TEXAS
 - R.O.W. = RIGHT-OF-WAY
 - IRF = IRON ROD FOUND
 - CRF = CAPPED IRON ROD FOUND
 - "X" CUT = "X" CUT IN CONCRETE FOUND
 - O = FOUND MONUMENTATION
 - CM = CONTROLLING MONUMENTATION
 - = LINE BREAK (NOT TO SCALE)

**A. DICKSON SURVEY
ABSTRACT NO. 266**

**EXHIBIT "A"
PAGE 6 OF 9**

24

WILLOWBEND
FIRST UNIT
CAB. A,
SLIDE 303-A
O.P.R.B.C.T.

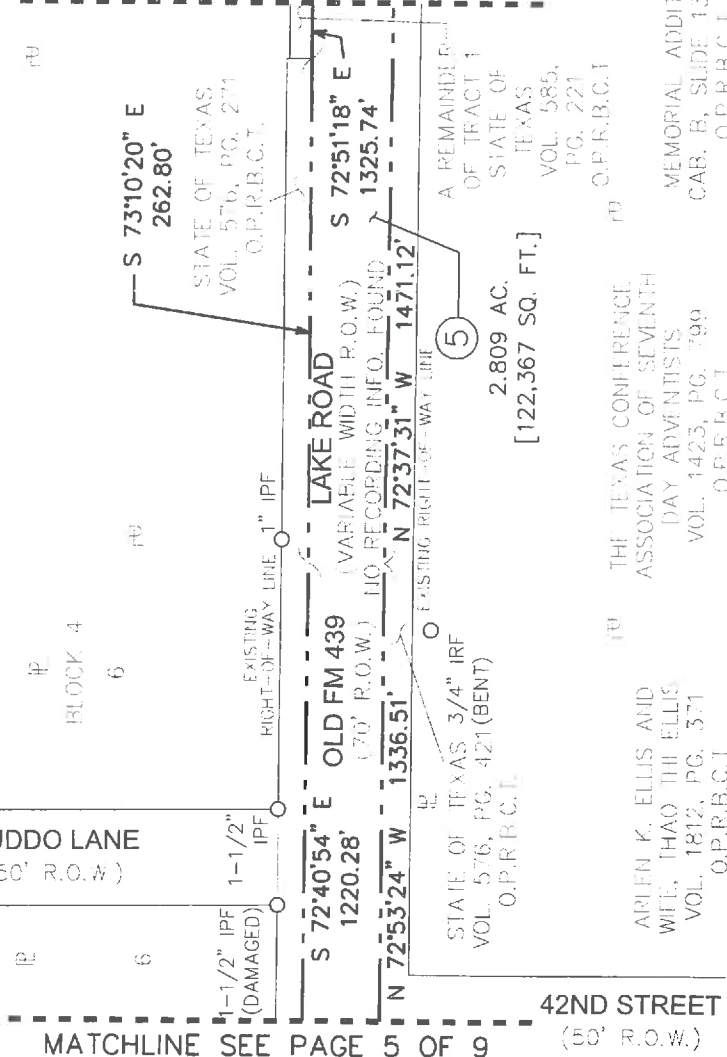
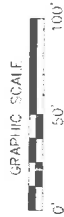
VANDETTA BASS INGERSOLL HALL
INST. No. 20150001 1922
VOL. 2038, PG. 723
O.P.R.B.C.T.

25

PUDDO LANE
(50' R.O.W.)

MATCHLINE SEE PAGE 7 OF 9

MATCHLINE SEE PAGE 5 OF 9



9/29/17

- LEGEND**
- EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
 - PARCEL BOUNDARY
 - PROPERTY LINE
 - EXISTING EASEMENT LINE
 - SURVEY LINE
 - P.O.C. = POINT OF COMMENCING
 - P.O.B. = POINT OF BEGINNING
 - O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BELL COUNTY, TEXAS
 - R.O.W. = RIGHT-OF-WAY
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**A PLAT OF A SURVEY
FOR TRACT 5
OLD FARM-TO-MARKET 439
A 2.809 AC., [122,367 Sq.Ft.]
TRACT OF LAND
SITUATED IN THE
A. DICKSON SURVEY,
ABSTRACT NO. 266
BELL COUNTY, TEXAS
SEPTEMBER 29, 2017**

A DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT.
BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE (4203), ALL DISTANCES AND COORDINATES SHOWN ARE SCALED USING A SURFACE ADJUSTMENT FACTOR OF 1.00012.
COORDINATE VALUES DERIVED USING THE TXDOT VRS NETWORK
THE FOLLOWING WERE USED AS AIDS TO DETERMINE RIGHT-OF-WAY:
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-014 FROM F.M. 2410 IN KILLEEN, EAST 2.4 MILES.
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-001 FROM KILLEEN, 4 MILES EAST.
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-003 AND 2057-01-001 FROM FM 439 EAST OF KILLEEN TO 1.0 MILE NORTH OF NOLANVILLE AND SPUR TO U.S. HWY. 150 AT NOLANVILLE.
VARIOUS SUBDIVISION PLATS AND DEEDS.

**A. DICKSON SURVEY
ABSTRACT NO. 266**

EXHIBIT "A"
PAGE 7 OF 9

REPLAT OF LOTS 20,
21 & 22 BLOCK 3
COPPERFIELD ADDITION
CAB. A, SLIDE 362-A
O.P.R.B.C.T.

25

21

20

26

BLOCK 3

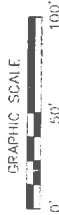
27

28

29

MATCHLINE SEE
PAGE 6 OF 9

MATCHLINE SEE PAGE 8 OF 9



COPPERFIELD CIR.
(50' R.O.W.)

EXISTING
RIGHT-OF-WAY
LINE

3/8" IRF
(BENT)

1/2" IRF

LAKE ROAD
(VARIABLE WIDTH R.O.W.)
NO RECORDING INFO. FOUND

OLD FM 439
(70' R.O.W.)

STATE OF TEXAS
VOL. 576, PG. 421
O.P.R.B.C.T.

S 72°51'18" E 1325.74'

N 72°37'31" W 1471.12'

EXISTING
RIGHT-OF-WAY
LINE

1/2" IRF

EXISTING
RIGHT-OF-WAY
LINE

2.809 AC.
[122,367 SQ. FT.]

5

BLOCK 2

MEMORIAL ADDITION
CAB. B, SLIDE 136-B
O.P.R.B.C.T.

BLOCK 1
CITY OF KILLEEN
VOL. 1035, PG. 314
O.P.R.B.C.T.



LEGEND

- EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
- PARCEL BOUNDARY
- PROPERTY LINE
- EXISTING EASEMENT LINE
- SURVEY LINE
- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING
- O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BELL COUNTY, TEXAS
- R.O.W. = RIGHT-OF-WAY
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- O = FOUND MONUMENTATION
- CM = CONTROLLING MONUMENTATION
- ~ = LINE BREAK (NOT TO SCALE)

A PLAT OF A SURVEY
FOR TRACT 5
OLD FARM-TO-MARKET 439
A 2.809 AC., [122,367 Sq.Ft.]
TRACT OF LAND
SITUATED IN THE
A. DICKSON SURVEY,
ABSTRACT NO. 266
BELL COUNTY, TEXAS
SEPTEMBER 29, 2017

A DESCRIPTION OF EVEN SURVEY DATE HERewith ACCOMPANIES THIS PLAT.
BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE (4203),
ALL DISTANCES AND COORDINATES SHOWN ARE SCALED USING A SURFACE ADJUSTMENT
FACTOR OF 1.00012.

COORDINATE VALUES DERIVED USING THE TXDOT VRS NETWORK
THE FOLLOWING WERE USED AS AIDS TO DETERMINE RIGHT-OF-WAY:
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-014 FROM F.M. 2410 IN KILLEEN,
EAST 2.4 MILES
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-001 FROM KILLEEN, 4 MILES EAST.
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-003 AND 2057-01-001 FROM FM
439 EAST OF KILLEEN TO 1.0 MILE NORTH OF NOLANVILLE AND SPUR TO U.S. HWY. 190 AT
NOLANVILLE.

VARIOUS SUBDIVISION PLATS AND DEEDS.

**A. DICKSON SURVEY
ABSTRACT NO. 266**

EXHIBIT "A"
PAGE 8 OF 9

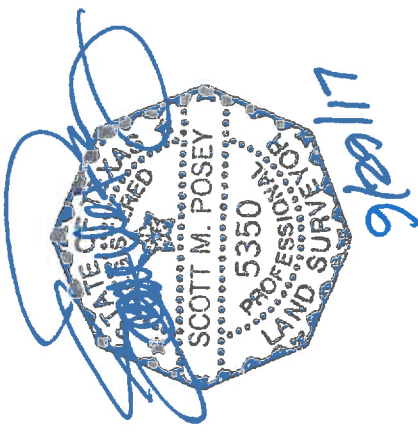
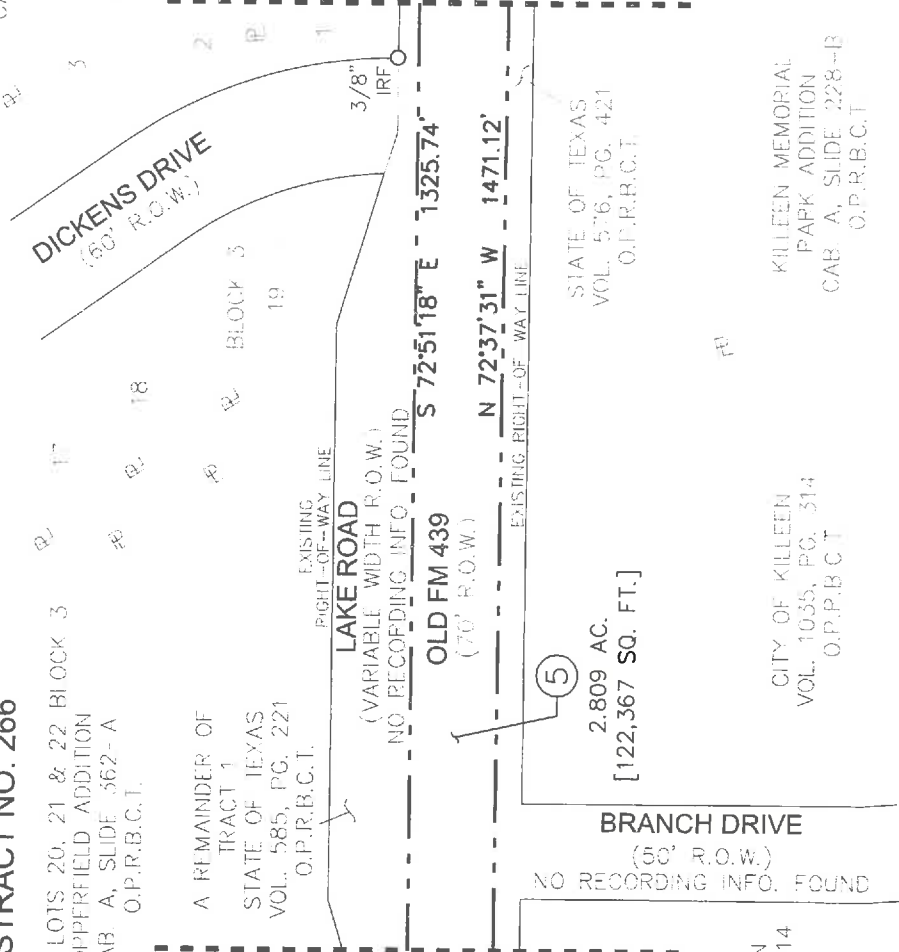
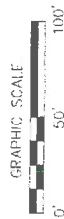
COPPERFIELD ADDITION
CAB. A, SLIDE 359-A
O.P.R.B.C.T.

REPLAT OF LOTS 20, 21 & 22 BLOCK 3
COPPERFIELD ADDITION
CAB. A, SLIDE 362-A
O.P.R.B.C.T.

A REMAINDER OF
TRACT 1
STATE OF TEXAS
VOL. 585, PG. 221
O.P.R.B.C.T.

MATCHLINE SEE PAGE 7 OF 9

MATCHLINE SEE PAGE 9 OF 9



CITY OF KILLEEN
VOL. 1035, PG. 314
O.P.R.B.C.T.

2.809 AC.
[122,367 SQ. FT.]

CITY OF KILLEEN
VOL. 1035, PG. 314
O.P.R.B.C.T.

KILLEEN MEMORIAL
PARK ADDITION
CAB. A, SLIDE 228-B
O.P.R.B.C.T.

STATE OF TEXAS
VOL. 576, PG. 421
O.P.R.B.C.T.

- LEGEND**
- EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
 - PARCEL BOUNDARY
 - PROPERTY LINE
 - EXISTING EASEMENT LINE
 - SURVEY LINE
 - P.O.C. = POINT OF COMMENCING
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 - "X" CUT = "X" CUT IN CONCRETE FOUND
 - O = FOUND MONUMENTATION
 - CM = CONTROLLING MONUMENTATION
 - - - = LINE BREAK (NOT TO SCALE)

A PLAT OF A SURVEY
FOR TRACT 5
OLD FARM-TO-MARKET 439
A 2.809 AC., [122,367 Sq.Ft.]
TRACT OF LAND
SITUATED IN THE
A. DICKSON SURVEY,
ABSTRACT NO. 266
BELL COUNTY, TEXAS
SEPTEMBER 29, 2017

A DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT.
 BASIS OF BEARING, TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE (4203), ALL DISTANCES AND COORDINATES SHOWN ARE SCALED USING A SURFACE ADJUSTMENT FACTOR OF 1.00012.
 COORDINATE VALUES DERIVED USING THE TXDOT VRS NETWORK
 THE FOLLOWING WERE USED AS AIDS TO DETERMINE RIGHT-OF-WAY:
 F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-014 FROM F.M. 2410 IN KILLEEN, EAST 2.4 MILES.
 F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-001 FROM KILLEEN, 4 MILES EAST.
 F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-003 AND 2057-01-001 FROM FM 439 EAST OF KILLEEN TO 1.0 MILE NORTH OF NOLANVILLE AND SPUR TO U.S. HWY. 190 AT NOLANVILLE.
 VARIOUS SUBDIVISION PLATS AND DEEDS

**A. DICKSON SURVEY
ABSTRACT NO. 266**

COPPERFIELD ADDITION
CAB. A. SLIDE 339--A
O.P.R.B.C.T.

BLOCK 6

10

11

12

1-1/4" IPF
@ 1257.66'
O/S: 10.51' LT

S 72°51'18" E
1325.74'

OLD FM 439
(70' R.O.W.)

N 72°37'31" W 1471.12'

2.809 AC.
[122,367 SQ. FT.]

STATE OF TEXAS
VOL. 576, PG. 421
O.P.R.B.C.T.

KILLEEN MEMORIAL PARK ADDITION
CAB. A. SLIDE 228-B
O.P.R.B.C.T.

A PLAT OF A SURVEY
FOR TRACT 5

OLD FARM--TO--MARKET 439
A 2.809 AC., [122,367 Sq.Ft.]

TRACT OF LAND
SITUATED IN THE
A. DICKSON SURVEY,
ABSTRACT NO. 266
BELL COUNTY, TEXAS
SEPTEMBER 29, 2017

EXHIBIT "A"
PAGE 9 OF 9

A REMAINDER OF
TRACT 1
STATE OF TEXAS
VOL. 585, PG. 221
O.P.R.B.C.T.

BLOCK 4

9

10

A REMAINDER OF
TRACT 1
STATE OF TEXAS
VOL. 585, PG. 221
O.P.R.B.C.T.

LAKE ROAD
(VARIABLE WIDTH R.O.W.)
NO RECORDING INFO. FOUND

EXISTING RIGHT-OF-WAY LINE

EXISTING RIGHT-OF-WAY LINE

$\Delta = 16'22'.49"$
 $R = 444.25'$
 $L = 127.01'$
 $CB = S 85°14'38" W$
 $CL = 126.57'$

OLD FM 439
(70' R.O.W.)

X-CUT FOUND

X-CUT FOUND

X-CUT FOUND

X-CUT FOUND

X-CUT FOUND

X-CUT FOUND

X-CUT FOUND

X-CUT FOUND

X-CUT FOUND

X-CUT FOUND

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X-CUT FOUND

X-CUT FOUND

X-CUT FOUND

X-CUT FOUND

X-CUT FOUND

X-CUT FOUND

A REMAINDER OF
TRACT 2
STATE OF TEXAS
VOL. 585, PG. 221
O.P.R.B.C.T.

KOALA PARK REPLAT
OF LOTS 1-3, BLK. 4
CAB. A. SLIDE 30-A
O.P.R.B.C.T.

BLOCK 4

11B

11A

IRF 3/8-IN

IRF 3/8-IN

IRF 3/8-IN

IRF 3/8-IN

IRF 3/8-IN

IRF 3/8-IN

IRF 3/8-IN

IRF 3/8-IN

IRF 3/8-IN

IRF 3/8-IN

IRF 3/8-IN

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IRF 3/8-IN

IRF 3/8-IN

IRF 3/8-IN

IRF 3/8-IN

IRF 3/8-IN

IRF 3/8-IN

IRF 3/8-IN

EXISTING
RIGHT-OF-WAY

EXISTING
RIGHT-OF-WAY

EXISTING
RIGHT-OF-WAY

EXISTING
RIGHT-OF-WAY

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RIGHT-OF-WAY

EXISTING
RIGHT-OF-WAY



A DESCRIPTION OF EVEN SURVEY DATE HEREMITH ACCOMPANIES THIS PLAT.
BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE (4203), ALL DISTANCES AND COORDINATES SHOWN ARE SCALED USING A SURFACE ADJUSTMENT FACTOR OF 1.00012.
COORDINATE VALUES DERIVED USING THE TXDOT VRS NETWORK
THE FOLLOWING WERE USED AS AIDS TO DETERMINE RIGHT-OF-WAY:
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-014 FROM F.M. 2410 IN KILLEEN, EAST 2.4 MILES
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-001 FROM KILLEEN, 4 MILES EAST.
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-003 AND 2057-01-001 FROM FM 439 EAST OF KILLEEN TO 1.0 MILE NORTH OF NOLANVILLE AND SPUR TO U.S. HWY. 190 AT NOLANVILLE.
VARIOUS SUBDIVISION PLATS AND DEEDS

EXHIBIT "A"

COUNTY: BELL
HIGHWAY: OLD FARM-TO-MARKET 439
LOCATION: KILLEEN, TEXAS

PAGE: 1 OF 5
SEPTEMBER, 2017

DESCRIPTION FOR TRACT 6 PART 1

BEING A 0.6203 ACRE (27,021 SQUARE FEET) TRACT OF LAND, MORE OR LESS, IN THE A. DICKSON SURVEY, ABSTRACT NO. 266, BELL COUNTY, TEXAS, AND BEING ALL OF THE SOUTHERN MOST REMAINING PORTION OF THAT TRACT OF LAND DESCRIBED AS TRACT 1 IN DEED TO THE STATE OF TEXAS RECORDED IN VOLUME 585, PAGE 221 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS (O.P.R.B.C.T.), SAME BEING A PART OF OLD FM 439 (A CALLED 70 FOOT RIGHT-OF-WAY (R.O.W.)), (NOW KNOWN AS LAKE ROAD – A VARIABLE WIDTH R.O.W. – NO RECORDING INFORMATION FOUND), SAID 0.6203 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID REMAINDER PORTION OF VOLUME 585, PAGE 221 – TRACT 1, SAME BEING THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO THE STATE OF TEXAS RECORDED IN VOLUME 576, PAGE 271 O.P.R.B.C.T., ALSO BEING THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO VANDETTA BASS INGERSOL HALL RECORDED IN INSTRUMENT NUMBER 201500017922 O.P.R.B.C.T., AND FURTHER BEING THE SOUTHWEST CORNER OF LOT 26, BLOCK 3 OF THE REPLAT OF LOTS 20 & 21 BLOCK 3 OF COPPERFIELD ADDITION, AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS RECORDED IN CABINET A, SLIDE 362-A O.P.R.B.C.T., HAVING A SURFACE COORDINATE OF NORTH 10,383,042.589, EAST 3,123,789.575;

THENCE ALONG THE NORTHERLY LINE OF SAID REMAINDER PORTION OF VOLUME 585, PAGE 221 – TRACT 1, SAME BEING THE NORTHERLY R.O.W. LINE OF OLD FM 439, AS FOLLOWS:

- 1) SOUTH 72° 42' 20" EAST, PASSING A 3/8 INCH IRON ROD (BENT) FOUND AT A DISTANCE OF 352.37 FEET, OFFSET LEFT A DISTANCE OF 0.12 FEET, CONTINUING IN ALL A TOTAL DISTANCE OF 449.00 FEET;
- 2) NORTH 89° 24' 18" EAST, A DISTANCE OF 104.40 FEET;
- 3) SOUTH 72° 42' 20", A DISTANCE OF 300.00 FEET;
- 4) SOUTH 56° 00' 23" EAST, A DISTANCE OF 104.40 FEET;
- 5) NORTH 72° 42' 20" EAST, PASSING A 1-1/4 INCH IRON ROD FOUND AT A DISTANCE OF 308.63 FEET, OFFSET LEFT A DISTANCE OF 0.78 FEET, CONTINUING IN ALL A TOTAL DISTANCE OF 392.36 FEET TO THE EASTERLY LINE OF SAID REMAINDER PORTION OF VOLUME 585, PAGE 221 – TRACT 1, SAME BEING THE EASTERLY R.O.W. LINE OF OLD FM 439, ALSO BEING THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 444.25 FEET AND A RADIAL BEARING OF NORTH 15° 18' 29" WEST;

EXHIBIT "A"

COUNTY: BELL
HIGHWAY: OLD FARM-TO-MARKET 439
LOCATION: KILLEEN, TEXAS

PAGE: 2 OF 5
SEPTEMBER, 2017

DESCRIPTION FOR TRACT 6 PART 1

- 6) THENCE ALONG THE EASTERLY LINE OF SAID REMAINDER PORTION OF VOLUME 585, PAGE 221 – TRACT 1, SAME BEING THE EASTERLY R.O.W. LINE OF OLD FM 439, AND ALONG SAID CURVE TO THE RIGHT HAVING A DELTA ANGLE OF $02^{\circ} 21' 42''$, AN ARC LENGTH OF 18.31 FEET, A CHORD THAT BEARS SOUTH $75^{\circ} 52' 22''$ WEST AND A CHORD LENGTH OF 18.31 FEET TO THE SOUTHERLY LINE OF SAID REMAINDER PORTION OF VOLUME 585, PAGE 221 – TRACT 1, SAME BEING THE NORTHERLY LINE OF THE PRESCRIPTIVE R.O.W. OF OLD FM 439;
- 7) THENCE NORTH $72^{\circ} 51' 18''$ WEST ALONG THE SOUTHERLY LINE OF SAID REMAINDER PORTION OF VOLUME 585, PAGE 221 – TRACT 1 AND THE COMMON NORTHERLY LINE OF THE PRESCRIPTIVE R.O.W. OF OLD FM 439, A DISTANCE OF 1,325.74 FEET TO THE SOUTHWEST CORNER OF SAID REMAINDER PORTION OF VOLUME 585, PAGE 221 – TRACT 1, SAME BEING THE SOUTHEAST CORNER OF SAID VOLUME 576, PAGE 271;
- 8) THENCE NORTH $17^{\circ} 17' 40''$ EAST ALONG THE WESTERLY LINE OF SAID REMAINDER PORTION OF VOLUME 585, PAGE 221 – TRACT 1 AND THE COMMON EASTERLY LINE OF SAID VOLUME 576, PAGE 271, A DISTANCE OF 13.00 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 0.6203 ACRE (27,021 SQUARE FEET) OF LAND, MORE OR LESS.

EXHIBIT "A"

COUNTY: BELL
HIGHWAY: OLD FARM-TO-MARKET 439
LOCATION: KILLEEN, TEXAS

PAGE: 3 OF 5
SEPTEMBER, 2017

DESCRIPTION FOR TRACT 6 PART 1

A PLAT OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS DESCRIPTION.

BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, NORTH CENTRAL ZONE (4203), ALL DISTANCES AND COORDINATES SHOWN ARE SCALED USING A SURFACE ADJUSTMENT FACTOR OF 1.00012.

COORDINATE VALUES DERIVED USING THE TXDOT VRS NETWORK.

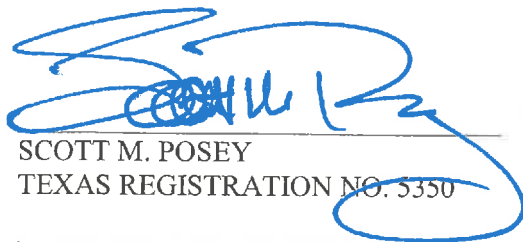
THE FOLLOWING WERE USED AS AIDES TO DETERMINE RIGHT-OF-WAY:

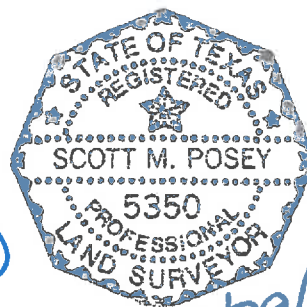
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-014 FROM F.M. 2410 IN KILLEEN, EAST 2.4 MILES.

F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-001 FROM KILLEEN, 4 MILES EAST.

F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-003 AND 2057-01-001 FROM F.M. 439 EAST OF KILLEEN TO 1.0 MILE NORTH OF NOLANVILLE AND SPUR TO U.S. HWY. 190 AT NOLANVILLE.

VARIOUS SUBDIVISION PLATS AND DEEDS.


SCOTT M. POSEY
TEXAS REGISTRATION NO. 5350



9/29/17

LAMB-STAR ENGINEERING, L.P.
5700 W. PLANO PARKWAY, SUITE 1000
PLANO, TEXAS 75093
PH. (214) 440-3600
FIRM REGISTRATION CERTIFICATE NO. 10048300
SEPTEMBER 29, 2017

EXHIBIT "A"
PAGE 4 OF 5

A. DICKSON SURVEY
ABSTRACT NO. 266

VANETTA IRASS
INGERSOLL HALL
INT No. 201500017922
VOL. 2038, PG. 723
O.P.R.B.C.T.

P.O.B.
N=10,383,042.589
E=3,123,789.575

STATE OF TEXAS
VOL. 576, PG. 271
O.P.R.B.C.T.



REPEAT OF LOTS 20 & 21
BLOCK 3
COPPERFIELD ADDITION
CAB. A, SLIDE 562--A
O.P.R.B.C.T.

A REMAINDER OF
TRACT 1
STATE OF TEXAS
VOL. 585, PG. 221
O.P.R.B.C.T.

EXISTING
RIGHT-OF-WAY LINE

OLD FM 439
(70' R.O.W.)

STATE OF TEXAS
VOL. 576, PG. 421
O.P.R.B.C.T.

THE TEXAS CONFERENCE
ASSOCIATION OF SEVENTH
DAY ADVENTISTS
VOL. 1423, PG. 799
O.P.R.B.C.T.

MEMORIAL ADDITION
CAB. R, SLIDE 136--B
O.P.R.B.C.T.

LEGEND

- EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
- PARCEL BOUNDARY
- PROPERTY LINE
- EXISTING EASEMENT LINE
- SURVEY LINE
- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING
- R.O.W. = RIGHT-OF-WAY
- IRF = IRON ROD FOUND
- CIRF = CAPPED IRON ROD FOUND
- "X" CUT = "X" CUT IN CONCRETE FOUND
- O = FOUND MONUMENTATION
- CM = CONTROLLING MONUMENTATION
- = LINE BREAK (NOT TO SCALE)

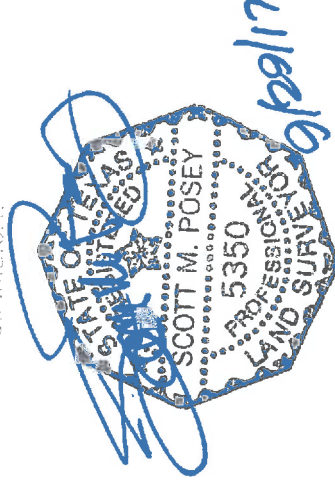
A PLAT OF A SURVEY
FOR TRACT 6 PART 1
OLD FARM--TO-MARKET 439
A 0.6203 AC., [27,021 Sq.Ft.]
TRACT OF LAND
SITUATED IN THE
KILLEEN MEMORIAL PARK ADDITION
A. DICKSON SURVEY,
ABSTRACT NO. 266
BELL COUNTY, TEXAS
SEPTEMBER 29, 2017

A DESCRIPTION OF EVEN SURVEY DATE HERewith ACCOMPANIES THIS PLAT
BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE (4203).
ALL DISTANCES AND COORDINATES SHOWN ARE SCALED USING A SURFACE ADJUSTMENT
FACTOR OF 1.00012.

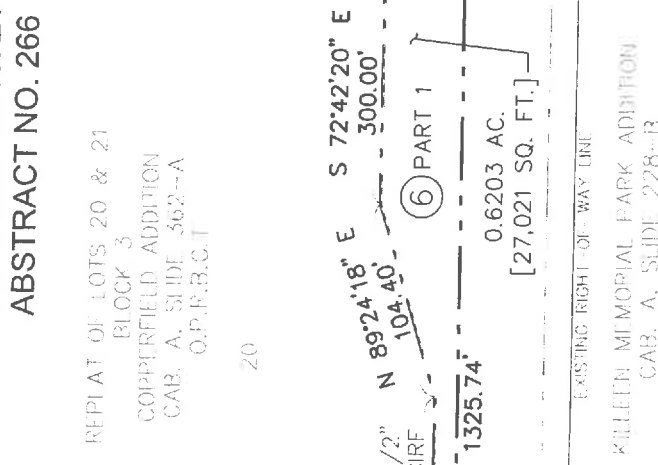
COORDINATE VALUES DERIVED USING THE TxDOT VRS NETWORK

THE FOLLOWING WERE USED AS AIDS TO DETERMINE RIGHT-OF-WAY:

- F.M. HIGHWAY NO. 438 BELL COUNTY ROW CSJ NO. 836--03--014 FROM F.M. 2410 IN KILLEEN, EAST 2.4 MILES.
- F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836--03--001 FROM KILLEEN, 4 MILES EAST.
- F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836--03--003 AND 2057--01--001 FROM FM 439 EAST OF KILLEEN TO 1.0 MILE NORTH OF NOLANVILLE AND SPUR TO U.S. HWY. 190 AT NOLANVILLE.
- VARIOUS SUBDIVISION PLATS AND DEEDS.



MATCHLINE SEE PAGE 5 OF 5



EXISTING RIGHT-OF-WAY LINE
1/2" IRF
KILLEEN MEMORIAL PARK ADDITION
CAB. A, SLIDE 228--B
O.P.R.B.C.T.

OLD ROAD
(30' R.O.W.)

BLOCK 1

BLOCK 2

(6) PART 1

0.6203 AC.
[27,021 SQ. FT.]

EXHIBIT "A"
PAGE 5 OF 5

REPLAT OF LOTS 20 &
21 BLOCK 3
COPPERFIELD ADDITION
CAB. A, SLIDE 362-A
O.P.R.B.C.T.

COPPERFIELD ADDITION
CAB. A, SLIDE 359-A
O.P.R.B.C.T.

WICKFIELD WAY
(50' R.O.W.)
NO RECORDING INFO. FOUND

DICKENS DRIVE
(60' R.O.W.)

LAKE ROAD
(VARIABLE WIDTH R.O.W.)
NO RECORDING INFO. FOUND

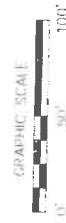
OLD FM 439
(70' R.O.W.)

STATE OF TEXAS
VOL. 576, PG. 421
O.P.R.B.C.T.

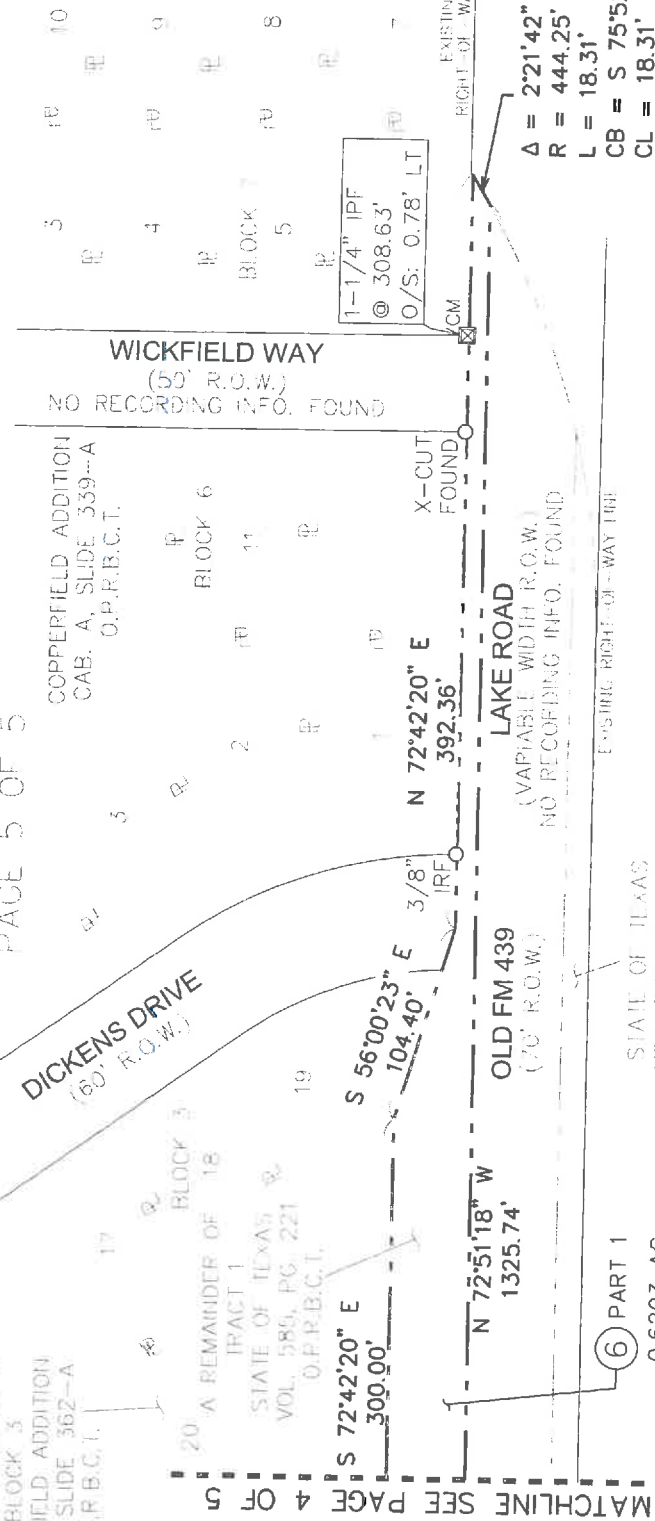
KILLEEN MEMORIAL PARK ADDITION
CAB. A, SLIDE 228-B
O.P.R.B.C.T.

A. DICKSON SURVEY
ABSTRACT NO. 266

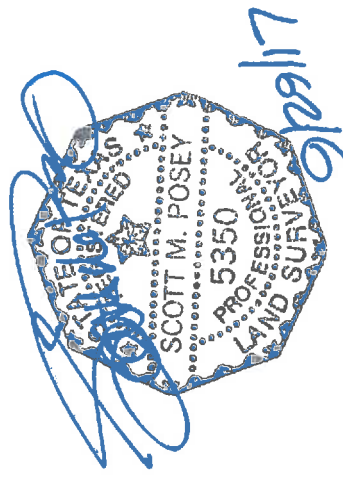
A PLAT OF A SURVEY
FOR TRACT 6 PART 1
OLD FARM-TO-MARKET 439
A 0.6203 AC., [27,021 Sq.Ft.]
TRACT OF LAND
SITUATED IN THE
A. DICKSON SURVEY,
ABSTRACT NO. 266
BELL COUNTY, TEXAS
SEPTEMBER 29, 2017



- LEGEND**
- EXISTING ROADWAY (RIGHT) OF WAY BOUNDARY LINE
 - PARCEL BOUNDARY
 - PROPERTY LINE
 - EXISTING EASEMENT LINE
 - SURVEY LINE
 - P.O.C. = POINT OF COMMENCING
 - P.O.B. = POINT OF BEGINNING
 - O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BELL COUNTY, TEXAS
 - R.O.W. = RIGHT-OF-WAY
 - IRF = IRON ROD FOUND
 - CRF = CAPPED IRON ROD FOUND
 - "X" CUT = "X" CUT IN CONCRETE FOUND
 - O = FOUND MONUMENTATION
 - CM = CONTROLLING MONUMENTATION
 - ~ = LINE BREAK (NOT TO SCALE)



$\Delta = 2'21.42''$
 $R = 444.25'$
 $L = 18.31'$
 $CB = S 75°52'22'' W$
 $CL = 18.31'$



A DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT.
BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE (4203), ALL DISTANCES AND COORDINATES SHOWN ARE SCALED USING A SURFACE ADJUSTMENT FACTOR OF 1.00012.
COORDINATE VALUES DERIVED USING THE TXDOT VRS NETWORK
THE FOLLOWING WERE USED AS AIDES TO DETERMINE RIGHT-OF-WAY.
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836--03--014 FROM F.M. 2410 IN KILLEEN, EAST 2.4 MILES
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836--03--001 FROM KILLEEN, 4 MILES EAST.
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836--03--003 AND 2057--01--001 FROM FM 439 EAST OF KILLEEN TO 1.0 MILE NORTH OF MOLANVILLE AND SPUR TO U.S. HWY. 190 AT MOLANVILLE.
VARIOUS SUBDIVISION PLATS AND DEEDS.

EXHIBIT "A"

COUNTY: BELL
HIGHWAY: OLD FARM-TO-MARKET 439
LOCATION: KILLEEN, TEXAS

PAGE: 1 OF 6
SEPTEMBER, 2017

DESCRIPTION FOR TRACT 6 PART 2

BEING A 0.3397 ACRE (14,797 SQUARE FEET) TRACT OF LAND, MORE OR LESS, IN THE A. DICKSON SURVEY, ABSTRACT NO. 266, BELL COUNTY, TEXAS, AND BEING ALL OF THE NORTHERN MOST REMAINING PORTION OF THAT TRACT OF LAND DESCRIBED AS TRACT 1 IN DEED TO THE STATE OF TEXAS RECORDED IN VOLUME 585, PAGE 221 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS (O.P.R.B.C.T.), SAME BEING A PART OF OLD FM 439 (A CALLED 70 FOOT RIGHT-OF-WAY (R.O.W.)), (NOW KNOWN AS 60TH STREET – A VARIABLE WIDTH R.O.W. – NO RECORDING INFORMATION FOUND), SAID 0.3397 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID REMAINDER PORTION OF VOLUME 585, PAGE 221 – TRACT 1, SAME BEING IN THE EASTERLY R.O.W. LINE OF OLD FM 439, HAVING A SURFACE COORDINATE OF NORTH 10,382,734.520, EAST 3,125,241.544, FROM WHICH AN X-CUT FOUND AT THE NORTHEAST CORNER OF LOT 8, BLOCK 7 OF COPPERFIELD ADDITION, AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS RECORDED IN CABINET A, SLIDE 339-A O.P.R.B.C.T., SAME BEING THE SOUTHEAST CORNER OF LOT 9, BLOCK 7 OF SAID COPPERFIELD ADDITION, BEARS SOUTH 73° 57' 41" WEST, A DISTANCE OF 1.08 FEET;

- 1) THENCE NORTH 16° 53' 40" ALONG THE WESTERLY LINE OF SAID REMAINDER PORTION OF VOLUME 585, PAGE 221 – TRACT 1, SAME BEING THE WESTERLY R.O.W. LINE OF OLD FM 439, PASSING AN X-CUT FOUND AT A DISTANCE OF 60.10 FEET, OFFSET LEFT A DISTANCE OF 0.68 FEET, PASSING ANOTHER X-CUT FOUND AT A DISTANCE OF 120.57 FEET, OFFSET LEFT A DISTANCE OF 0.49 FEET, CONTINUING IN ALL A TOTAL DISTANCE OF 1136.26 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 444.28 FEET AND A RADIAL BEARING OF SOUTH 73° 06' 20" EAST;
- 2) THENCE CONTINUING ALONG THE WESTERLY LINE OF SAID REMAINDER PORTION OF VOLUME 585, PAGE 221 – TRACT 1, SAME BEING THE WESTERLY R.O.W. LINE OF OLD FM 439 AND ALONG SAID CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 12° 56' 07", AN ARC LENGTH OF 100.30 FEET, A CHORD THAT BEARS NORTH 23° 21' 43" EAST AND A CHORD LENGTH OF 100.09 FEET TO THE EASTERLY LINE OF SAID REMAINDER PORTION OF VOLUME 585, PAGE 221 – TRACT 1, SAME BEING THE WESTERLY LINE OF THE PRESCRIPTIVE R.O.W. OF OLD FM 439;

EXHIBIT "A"

COUNTY: BELL
HIGHWAY: OLD FARM-TO-MARKET 439
LOCATION: KILLEEN, TEXAS

PAGE: 2 OF 6
SEPTEMBER, 2017

DESCRIPTION FOR TRACT 6 PART 2

- 3) THENCE SOUTH 16° 47' 26" WEST ALONG THE EASTERLY LINE OF SAID REMAINDER PORTION OF VOLUME 585, PAGE 221 – TRACT 1 AND THE COMMON WESTERLY LINE OF THE PRESCRIPTIVE R.O.W. LINE OF OLD FM 439, A DISTANCE OF 1,213.21 FEET TO THE SOUTHERLY LINE OF SAID REMAINDER PORTION OF VOLUME 585, PAGE 221 – TRACT 1, SAME BEING THE EASTERLY R.O.W. LINE OF OLD FM 439, ALSO BEING THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 444.25 FEET AND A RADIAL BEARING OF NORTH 43° 53' 13" WEST;
- 4) THENCE ALONG THE SOUTHERLY LINE OF SAID REMAINDER PORTION OF VOLUME 585, PAGE 221 – TRACT 1, SAME BEING THE EASTERLY R.O.W. LINE OF OLD FM 439, AND ALONG SAID CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 03° 23' 02", AN ARC LENGTH OF 26.24 FEET, A CHORD THAT BEARS SOUTH 47° 48' 18" WEST AND A CHORD LENGTH OF 26.23 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 0.3397 ACRE (14,797 SQUARE FEET) OF LAND, MORE OR LESS.

A PLAT OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS DESCRIPTION.

EXHIBIT "A"

COUNTY: BELL
HIGHWAY: OLD FARM-TO-MARKET 439
LOCATION: KILLEEN, TEXAS

PAGE: 3 OF 6
SEPTEMBER, 2017

DESCRIPTION FOR TRACT 6 PART 2

BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, NORTH CENTRAL ZONE (4203), ALL DISTANCES AND COORDINATES SHOWN ARE SCALED USING A SURFACE ADJUSTMENT FACTOR OF 1.00012.

COORDINATE VALUES DERIVED USING THE TXDOT VRS NETWORK.

THE FOLLOWING WERE USED AS AIDES TO DETERMINE RIGHT-OF-WAY:

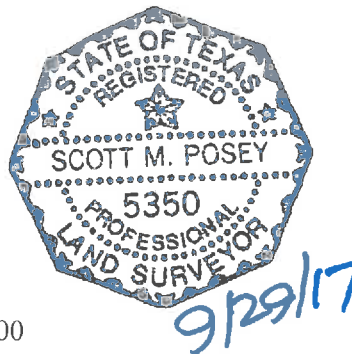
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-014 FROM F.M. 2410 IN KILLEEN, EAST 2.4 MILES.

F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-001 FROM KILLEEN, 4 MILES EAST.

F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-003 AND 2057-01-001 FROM F.M. 439 EAST OF KILLEEN TO 1.0 MILE NORTH OF NOLANVILLE AND SPUR TO U.S. HWY. 190 AT NOLANVILLE.

VARIOUS SUBDIVISION PLATS AND DEEDS.


SCOTT M. POSEY
TEXAS REGISTRATION NO. 5350



LAMB-STAR ENGINEERING, L.P.
5700 W. PLANO PARKWAY, SUITE 1000
PLANO, TEXAS 75093
PH. (214) 440-3600
FIRM REGISTRATION CERTIFICATE NO. 10048300
SEPTEMBER 29, 2017

EXHIBIT "A"
PAGE 4 OF 6

A. DICKSON SURVEY
ABSTRACT NO. 266

PICKWICK LANE
(50' R.O.W.)

COPPERFIELD ADDITION
CAB. A, SLIDE 339--A
O.P.R.B.C.T.

A REMAINDER OF TRACT 1
STATE OF TEXAS
VOL. 585, PG. 221
O.P.R.B.C.T.

LAKE ROAD
OLD FM 439
(VARIABLE WIDTH R.O.W.)
(70' R.O.W.) NO RECORDING INFO. FOUND



GRAPHIC SCALE
0' 50' 100'

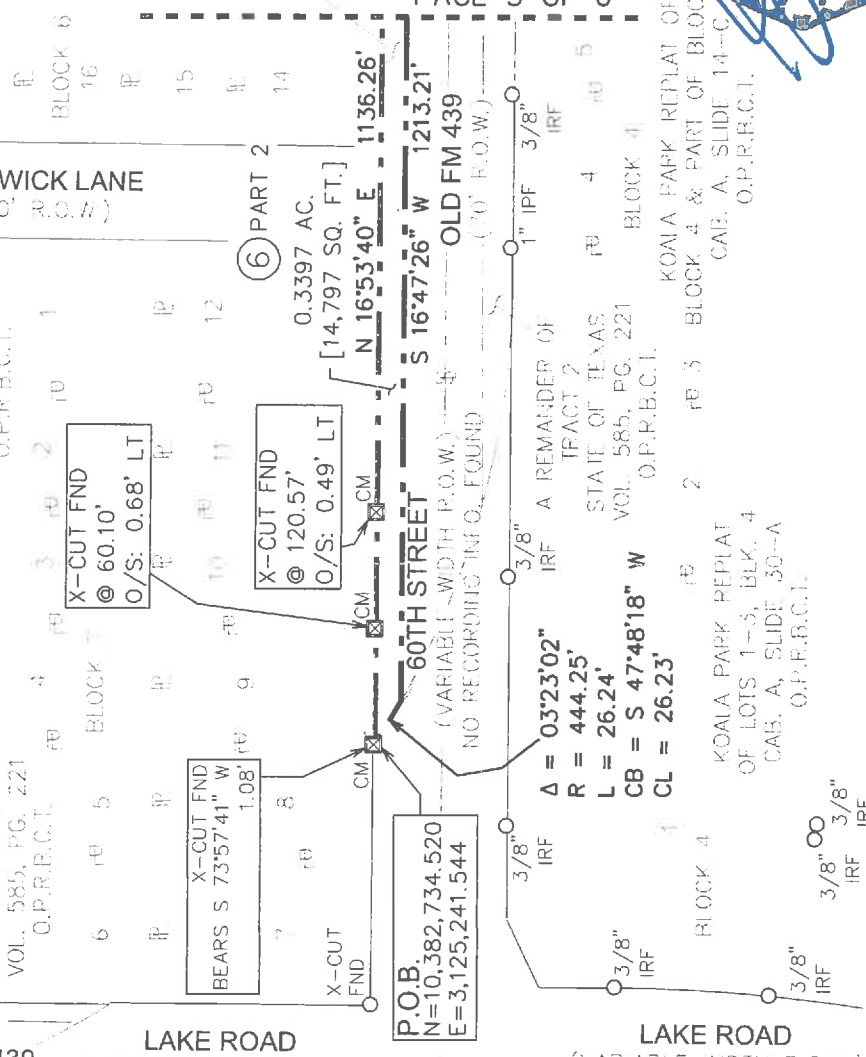
KILLEEN MEMORIAL
PARK ADDITION
CAB. A, SLIDE 228--B
O.P.R.B.C.T.

APPROX.
SURVEY LINE

TRACT 2
CITY OF KILLEEN
VOL. 1035, PG. 314
O.P.R.B.C.T.

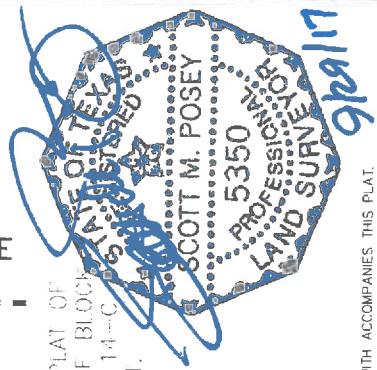
J.S. WILDER SURVEY
ABSTRACT NO. 912

- LEGEND**
- EXISTING ROADWAY RIGHT
 - EXISTING BOUNDARY LINE
 - PARCEL BOUNDARY
 - PROPERTY LINE
 - EXISTING EASEMENT LINE
 - SURVEY LINE
 - P.O.C. = POINT OF COMMENCING
 - P.O.B. = POINT OF BEGINNING
 - O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BELL COUNTY, TEXAS
 - R.O.W. = RIGHT-OF-WAY
 - IRF = IRON ROD FOUND
 - CIRF = CAPPED IRON ROD FOUND
 - "X" CUT = "X" CUT IN CONCRETE FOUND
 - O = FOUND MONUMENTATION
 - CM = CONTROLLING MONUMENTATION
 - ~ = LINE BREAK (NOT TO SCALE)



MATCHLINE SEE
PAGE 5 OF 6

A PLAT OF A SURVEY
FOR TRACT 6 PART 2
OLD FARM--TO-MARKET 439
A 0.3397 AC., [14,797 Sq.Ft.]
TRACT OF LAND
SITUATED IN THE
A. DICKSON SURVEY,
ABSTRACT NO. 266
BELL COUNTY, TEXAS
SEPTEMBER 29, 2017



A DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT.
BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE (4203).
ALL DISTANCES AND COORDINATES SHOWN ARE SCALED USING A SURFACE ADJUSTMENT
FACTOR OF 1.00012.
COORDINATE VALUES DERIVED USING THE TXDOT VRS NETWORK
THE FOLLOWING WERE USED AS AIDS TO DETERMINE RIGHT-OF-WAY:
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836--03--014 FROM F.M. 2410 IN KILLEEN,
EAST 2.4 MILES
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836--03--001 FROM KILLEEN, 4 MILES EAST,
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836--03--003 AND 2057--01--001 FROM FM
439 EAST OF KILLEEN TO 1.0 MILE NORTH OF NOLANVILLE AND SPUR TO U.S. HWY. 180 AT
NOLANVILLE.
VARIOUS SUBDIVISION PLATS AND DEEDS

**A. DICKSON SURVEY
ABSTRACT NO. 266**

EXHIBIT "A"
PAGE 5 OF 6

COPPERFIELD ADDITION
CAB. A, SLIDE 339-A
O.P.R.B.C.T.

MATCHLINE SEE PAGE 6 OF 6

TROTWOOD TRAIL
(65' R.O.W.)

BLOCK 2
24
25
A REMAINDER OF
TRACT 1
STATE OF TEXAS
VOL. 585, PG. 221
O.P.R.B.C.T.

29
28
27
A REMAINDER OF
TRACT 1
STATE OF TEXAS
VOL. 585, PG. 221
O.P.R.B.C.T.

LONDON LANE
(50' R.O.W.)

15
14
BLOCK 5
12
PART 2
0.3397 AC.
[14,797 SQ. FT.]

MATCHLINE SEE PAGE 4 OF 6

S 16°47'26" W 1213.21'
APPROX. SURVEY LINE
NO RECORDING INFO. FOUND

N 16°53'40" E 1136.26'
60TH STREET
(VARIABLE WIDTH R.O.W.)
NO RECORDING INFO. FOUND

OLD FM 439
(70' R.O.W.)

EXISTING RIGHT-OF-WAY LINE

3/4" IRF
EXISTING RIGHT-OF-WAY LINE

3/8" IRF (LEANING)

3/8" IRF (LEANING)

1/2" IPF

3/8" IRF

1/2" CIRF

A REMAINDER OF
TRACT 2
STATE OF TEXAS
VOL. 585, PG. 221
O.P.R.B.C.T.

8
9
10
KOALA PARK REPLAT OF
BLOCK 4 & PART OF
BLOCK 2
CAB. A, SLIDE 14-C
O.P.R.B.C.T.

1" IPF



**J.S. WILDER SURVEY
ABSTRACT No. 912**

A PLAT OF A SURVEY
FOR TRACT 6 PART 2
OLD FARM-TO-MARKET 439
A 0.3397 AC. [14,797 Sq.Ft.]
TRACT OF LAND
SITUATED IN THE
A. DICKSON SURVEY,
ABSTRACT NO. 266
BELL COUNTY, TEXAS
SEPTEMBER 29, 2017

A DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT
BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE (+203).
ALL DISTANCES AND COORDINATES SHOWN ARE SCALED USING A SURFACE ADJUSTMENT
FACTOR OF 1.00012.

COORDINATE VALUES DERIVED USING THE TXDOT VRS NETWORK

THE FOLLOWING WERE USED AS AIDS TO DETERMINE RIGHT-OF-WAY:

- F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ. NO. 836-03-014 FROM F.M. 2410 IN KILLEEN, EAST 2.4 MILES.
- F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ. NO. 836-03-001 FROM KILLEEN, 4 MILES EAST.
- F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ. NO. 836-03-003 AND 2057-01-001 FROM FM 439 EAST OF KILLEEN TO 1.0 MILE NORTH OF NOLANVILLE AND SPUR TO U.S. HWY. 180 AT NOLANVILLE.

VARIOUS SUBDIVISION PLATS AND DEEDS.



- LEGEND**
- EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
 - PARCEL BOUNDARY
 - PROPERTY LINE
 - EXISTING EASEMENT LINE
 - SURVEY LINE
 - P.O.C. = POINT OF COMMENCING
 - P.O.B. = POINT OF BEGINNING
 - O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BELL COUNTY, TEXAS
 - R.O.W. = RIGHT-OF-WAY
 - IRF = IRON ROD FOUND
 - CIRF = CAPPED IRON ROD FOUND
 - "X" CUT = "X" CUT IN CONCRETE FOUND
 - O = FOUND MONUMENTATION
 - CM = CONTROLLING MONUMENTATION
 - = LINE BREAK (NOT TO SCALE)

**A. DICKSON SURVEY
ABSTRACT NO. 266**

EXHIBIT "A"
PAGE 6 OF 6

COPPERFIELD
ADDITION 2ND
EXTENSION
CAB. A, SLIDE
393-D
O.P.R.B.C.T.

BLOCK 16
BLOCK 15
BLOCK 14
BLOCK 13
BLOCK 12
BLOCK 11

CHAFIN DRIVE
(50' R.O.W.)

7 8 9 10 11 FEET

EXISTING RIGHT-OF-WAY LINE

Δ = 12°56'07"
R = 444.28'
L = 100.30'
CB = N 23°21'43" E
CL = 100.09'

60TH STREET
(VARIABLE WIDTH R.O.W.)
NO RECORDING INFO. FOUND

APPROX.
SURVEY LINE

OLD FM 439
(70' R.O.W.)

EXISTING RIGHT-OF-WAY LINE

BLOCK 1
BLOCK 2

KOALA PARK SUBDIVISION
1ST EXTENSION
CAB. A, SLIDE 350-D
O.P.R.B.C.T.

6 PART 2
0.3397 AC.
[14,797 SQ. FT.]

6 PART 2
0.3397 AC.
[14,797 SQ. FT.]

J.S. WILDER SURVEY
ABSTRACT No. 912

12 PART 2
0.3397 AC.
[14,797 SQ. FT.]

KOALA PARK REPLAT OF BLOCK 4
& PART OF BLOCK 2
CAB. A, SLIDE 14-C
O.P.R.B.C.T.

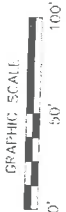
KOALA DRIVE
(50' R.O.W.)

**A PLAT OF A SURVEY
FOR TRACT 6 PART 2**

OLD FARM-TO-MARKET 439
A 0.3397 AC., [14,797 Sq.Ft.]

**TRACT OF LAND
SITUATED IN THE**

**A. DICKSON SURVEY,
ABSTRACT NO. 266
BELL COUNTY, TEXAS
SEPTEMBER 29, 2017**



LEGEND

- EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
- PARCEL BOUNDARY
- PROPERTY LINE
- EXISTING EASEMENT LINE
- SURVEY LINE
- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING
- O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BELL COUNTY, TEXAS
- R.O.W. = RIGHT-OF-WAY
- IRF = IRON ROD FOUND
- CIRF = CAPPED IRON ROD FOUND
- "X" CUT = "X" CUT IN CONCRETE FOUND
- = FOUND MONUMENTATION
- ◻ = CONTROLLING MONUMENTATION
- = LINE BREAK (NOT TO SCALE)

A DESCRIPTION OF EVEN SURVEY DATE HEREWTH ACCOMPANIES THIS PLAT
BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE (+203),
DISTANCES AND COORDINATES SHOWN ARE SCALED USING A SURFACE ADJUSTMENT
FACTOR OF 1.00012

COORDINATE VALUES DERIVED USING THE TXDOT VRS NETWORK

THE FOLLOWING WERE USED AS AIDS TO DETERMINE RIGHT-OF-WAY:

- F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-014 FROM F.M. 2410 IN KILLEEN, EAST 2.4 MILES
- F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-001 FROM KILLEEN, 4 MILES EAST
- F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-003 AND 2057-01-001 FROM FM 2410 EAST OF KILLEEN TO 1.0 MILE NORTH OF NOLANVILLE AND SPUR TO U.S. HWY. 190 AT NOLANVILLE



EXHIBIT "A"

COUNTY: BELL
HIGHWAY: OLD FARM-TO-MARKET 439
LOCATION: KILLEEN, TEXAS

PAGE: 1 OF 6
SEPTEMBER, 2017

DESCRIPTION FOR TRACT 7

BEING A 1.0864 ACRE (47,323 SQUARE FEET) TRACT OF LAND, MORE OR LESS, IN THE A. DICKSON SURVEY, ABSTRACT NO. 266 AND THE J.S. WILDER SURVEY, ABSTRACT NO. 912, BELL COUNTY, TEXAS, AND BEING PART OF THE PRESCRIPTIVE RIGHT-OF-WAY (R.O.W.) (NO RECORDING INFORMATION FOUND) OF OLD FM 439 (A CALLED 70 FOOT R.O.W.), NOW KNOWN AS W. 60TH STREET – A VARIABLE WIDTH R.O.W. – NO RECORDING INFORMATION FOUND), SAID 1.0864 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT AN X-CUT FOUND AT THE NORTHEAST CORNER OF LOT 8, BLOCK 7 OF COPPERFIELD ADDITION, AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS RECORDED IN CABINET A, SLIDE 339-A OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS (O.P.R.B.C.T.), SAME BEING THE SOUTHEAST CORNER OF LOT 9, BLOCK 7 OF SAID COPPERFIELD ADDITION;

THENCE NORTH $73^{\circ} 57' 41''$ EAST, A DISTANCE OF 1.08 FEET TO THE SOUTHWEST CORNER OF A REMAINING PORTION OF THAT TRACT OF LAND DESCRIBED AS TRACT 1 IN DEED TO THE STATE OF TEXAS RECORDED IN VOLUME 585, PAGE 221 O.P.R.B.C.T., SAME BEING IN THE EASTERLY R.O.W. LINE OF OLD FM 439, AND BEING THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 444.25 FEET AND A RADIAL BEARING OF NORTH $40^{\circ} 30' 12''$ WEST;

THENCE ALONG THE SOUTHERLY LINE OF SAID REMAINDER PORTION OF VOLUME 585, PAGE 221 – TRACT 1, SAME BEING THE EASTERLY R.O.W. LINE OF OLD FM 439, AND ALONG SAID CURVE TO THE LEFT HAVING A DELTA ANGLE OF $03^{\circ} 23' 02''$, AN ARC LENGTH OF 26.24 FEET, A CHORD THAT BEARS SOUTH $47^{\circ} 48' 18''$ WEST AND A CHORD LENGTH OF 26.23 FEET TO THE EASTERLY LINE OF SAID REMAINDER PORTION OF VOLUME 585, PAGE 221 – TRACT 1, SAME BEING IN THE WESTERLY LINE OF THE PRESCRIPTIVE R.O.W. LINE OF OLD FM 439, ALSO BEING THE **POINT OF BEGINNING**, HAVING A SURFACE COORDINATE OF NORTH 10,382,752.140, EAST 3,125,260.979;

- 1) THENCE NORTH $16^{\circ} 47' 26''$ EAST ALONG THE WESTERLY LINE OF THE PRESCRIPTIVE R.O.W. LINE OF OLD FM 439 AND THE COMMON EASTERLY LINE OF SAID REMAINDER PORTION OF VOLUME 585, PAGE 221 – TRACT 1, A DISTANCE OF 1,213.21 FEET TO THE NORTHERLY LINE OF THE PRESCRIPTIVE R.O.W. LINE OF OLD FM 439, SAME BEING THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 444.28 FEET AND A RADIAL BEARING OF SOUTH $60^{\circ} 10' 13''$ EAST;

EXHIBIT "A"

COUNTY: BELL
HIGHWAY: OLD FARM-TO-MARKET 439
LOCATION: KILLEEN, TEXAS

PAGE: 2 OF 6
SEPTEMBER, 2017

DESCRIPTION FOR TRACT 7

- 2) THENCE ALONG THE NORTHERLY LINE OF THE PRESCRIPTIVE R.O.W. LINE OF OLD FM 439 AND SAID CURVE TO THE RIGHT HAVING A DELTA ANGLE OF $13^{\circ} 26' 21''$, AN ARC LENGTH OF 104.21 FEET, A CHORD THAT BEARS NORTH $36^{\circ} 32' 57''$ EAST AND A CHORD LENGTH OF 103.97 FEET TO THE EASTERLY LINE OF THE PRESCRIPTIVE R.O.W. LINE OF OLD FM 439, SAME BEING THE WESTERLY LINE OF A REMAINING PORTION OF THAT TRACT OF LAND DESCRIBED AS TRACT 2 IN DEED TO THE STATE OF TEXAS RECORDED IN VOLUME 585, PAGE 221 O.P.R.B.C.T.;
- 3) THENCE SOUTH $16^{\circ} 28' 48''$ WEST ALONG THE EASTERLY LINE OF THE PRESCRIPTIVE R.O.W. LINE OF OLD FM 439 AND THE COMMON WESTERLY LINE OF SAID REMAINDER PORTION OF VOLUME 585, PAGE 221 – TRACT 2, PASSING A 1/2-INCH IRON ROD FOUND AT A DISTANCE OF 690.99 FEET, OFFSET A DISTANCE OF 17.88 FEET LEFT, CONTINUING IN ALL A TOTAL DISTANCE OF 1208.81 FEET TO THE SOUTHERLY LINE OF THE PRESCRIPTIVE R.O.W. LINE OF OLD FM 439, SAME BEING THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 444.25 FEET AND A RADIAL BEARING OF NORTH $58^{\circ} 10' 02''$ WEST;
- 4) THENCE ALONG THE SOUTHERLY LINE OF THE PRESCRIPTIVE R.O.W. LINE OF OLD FM 439 AND SAID CURVE TO THE RIGHT HAVING A DELTA ANGLE OF $14^{\circ} 16' 49''$, AN ARC LENGTH OF 110.72 FEET, A CHORD THAT BEARS SOUTH $38^{\circ} 58' 22''$ WEST AND A CHORD LENGTH OF 110.44 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 1.0864 ACRE (47,323 SQUARE FEET) OF LAND, MORE OR LESS.

EXHIBIT "A"

COUNTY: BELL
HIGHWAY: OLD FARM-TO-MARKET 439
LOCATION: KILLEEN, TEXAS

PAGE: 3 OF 6
SEPTEMBER, 2017

DESCRIPTION FOR TRACT 7

A PLAT OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS DESCRIPTION.

BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, NORTH CENTRAL ZONE (4203), ALL DISTANCES AND COORDINATES SHOWN ARE SCALED USING A SURFACE ADJUSTMENT FACTOR OF 1.00012.

COORDINATE VALUES DERIVED USING THE TXDOT VRS NETWORK.


THE FOLLOWING WERE USED AS AIDES TO DETERMINE RIGHT-OF-WAY:

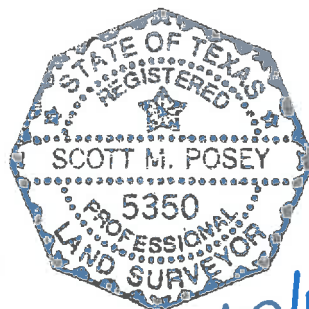
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-014 FROM F.M. 2410 IN KILLEEN, EAST 2.4 MILES.

F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-001 FROM KILLEEN, 4 MILES EAST.

F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-003 AND 2057-01-001 FROM F.M. 439 EAST OF KILLEEN TO 1.0 MILE NORTH OF NOLANVILLE AND SPUR TO U.S. HWY. 190 AT NOLANVILLE.

VARIOUS SUBDIVISION PLATS AND DEEDS.


SCOTT M. POSEY
TEXAS REGISTRATION NO. 5350



9/29/17

LAMB-STAR ENGINEERING, L.P.
5700 W. PLANO PARKWAY, SUITE 1000
PLANO, TEXAS 75093
PH. (214) 440-3600
FIRM REGISTRATION CERTIFICATE NO. 10048300
AUGUST XX, 2017

**A. DICKSON SURVEY
ABSTRACT NO. 266**

BLOCK 6
16

A REMAINDER OF
TRACT 1
STATE OF TEXAS
VOL. 585, PG. 221
O.P.R.B.C.T.

PICKWICK LANE
(50' R.O.W.)

MATCHLINE SEE
PAGE 5 OF 6



A DESCRIPTION OF EVEN SURVEY DATE HERewith ACCOMPANIES THIS PLAT.
BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE (4203).
ALL DISTANCES AND COORDINATES SHOWN ARE SCALED USING A SURFACE ADJUSTMENT
FACTOR OF 1.000072.
COORDINATE VALUES DERIVED USING THE TXDOT VRS NETWORK
THE FOLLOWING WERE USED AS AIDS TO DETERMINE RIGHT-OF-WAY:
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-014 FROM F.M. 2410 IN KILLEEN,
EAST 2.4 MILES.
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-001 FROM KILLEEN, 4 MILES EAST.
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-003 AND 2057-01-001 FROM FM
439 EAST OF KILLEEN TO 1.0 MILE NORTH OF NOLANVILLE AND SPUR TO U.S. HWY. 190 AT
NOLANVILLE
VARIOUS SUBDIVISION PLATS AND DEEDS.

COPPERFIELD ADDITION
CAB. A, SLIDE 339-A
O.P.R.B.C.T.

BLOCK 7
1

P.O.B.
N=10,382,752.140
E=3,125,260.979

10 EXISTING
RIGHT-OF-WAY
LINE
X-CUT
FND
[47,323 SQ. FT.]

OLD FM 439 N 16°47'26" E 1213.21'
S 16°28'48" W 1208.81'

1" IRF
EXISTING
RIGHT-OF-WAY
LINE
BLOCK 4
5

**J.S. WILDER SURVEY
ABSTRACT No. 912**

A PLAT OF A SURVEY
FOR TRACT 7

OLD FARM-TO-MARKET 439
A 1,0864 AC., [47,323 Sq.Ft.]
TRACT OF LAND
SITUATED IN THE

A. DICKSON SURVEY,
ABSTRACT NO. 266 &
J.S. WILDER SURVEY
ABSTRACT No. 912
BELL COUNTY, TEXAS
SEPTEMBER 29, 2017

EXHIBIT "A"
PAGE 4 OF 6
BLOCK 7

A REMAINDER OF
TRACT 1
STATE OF TEXAS
VOL. 585, PG. 221
O.P.R.B.C.T.

P.O.C.
X-CUT
FND

SEE
DETAIL "A"
X-CUT
FND

60TH STREET
(VARIABLE WIDTH R.O.W.)
NO RECORDING INFO. FOUND

3/8" IRF
A REMAINDER OF
TRACT 2
STATE OF TEXAS
VOL. 585, PG. 221
O.P.R.B.C.T.

Δ = 14°16'49"
R = 444.25'
L = 110.72'
CB = S 38°58'22" W
CL = 110.44'

KOALA PARK REPLAT
OF LOTS 1-3, BLK. 4
CAB. A, SLIDE 30-A
O.P.R.B.C.T.

3/8" IRF
3/8" IRF
3/8" IRF

OLD FM 439
(70' R.O.W.)

LAKE ROAD
(VARIABLE WIDTH R.O.W.)
NO RECORDING INFO. FOUND



KILLEEN MEMORIAL
PARK ADDITION
CAB. A, SLIDE 228-B
O.P.R.B.C.T.

APPROX. SURVEY LINE 1/2" IRF

DETAIL "A"

P.O.C.
X-CUT
FND

S 73°57'41" W 1.08'
Δ = 03°23'02"
R = 444.25'
L = 26.24'
CB = S 47°48'18" W
CL = 26.23'

- LEGEND**
- EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
 - PARCEL BOUNDARY
 - PROPERTY LINE
 - EXISTING EASEMENT LINE
 - SURVEY LINE
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCING
 - R.O.W. = RIGHT-OF-WAY
 - IRF = IRON ROD FOUND
 - CIRF = CAPPED IRON ROD FOUND
 - "X" CUT = "X" CUT IN CONCRETE FOUND
 - O = FOUND MONUMENTATION
 - CM = CONTROLLING MONUMENTATION
 - = LINE BREAK (NOT TO SCALE)

**A. DICKSON SURVEY
ABSTRACT NO. 266**

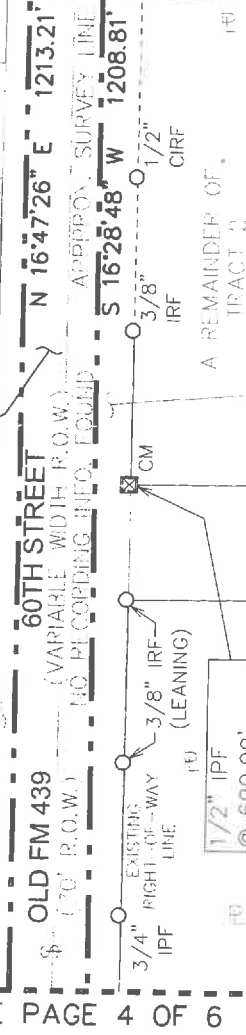
EXHIBIT "A"
PAGE 5 OF 6

COPPERFIELD ADDITION
CAB. A, SLIDE 339-A
O.P.R.B.C.T.



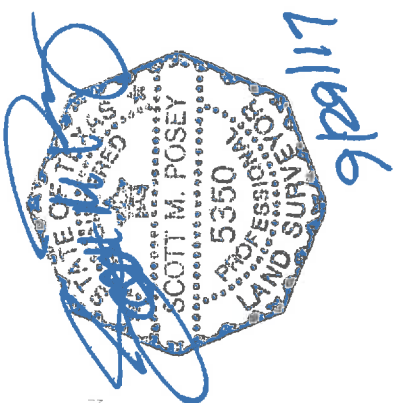
TROTWOOD TRAIL
(60' R.O.W.)

LONDON LANE
(50' R.O.W.)



MATCHLINE SEE PAGE 4 OF 6

MATCHLINE SEE PAGE 6 OF 6



**J.S. WILDER SURVEY
ABSTRACT No. 912**

A PLAT OF A SURVEY
FOR TRACT 7

OLD FARM-TO-MARKET 439
A 1,0864 AC., [47,323 Sq.Ft.]
TRACT OF LAND
SITUATED IN THE

A. DICKSON SURVEY,
ABSTRACT NO. 266 &
J.S. WILDER SURVEY
ABSTRACT No. 912
BELL COUNTY, TEXAS
SEPTEMBER 29, 2017

- LEGEND**
- EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
 - PARCEL BOUNDARY
 - PROPERTY LINE
 - EXISTING EASEMENT LINE
 - SURVEY LINE
 - P.O.C. = POINT OF COMMENCING
 - P.O.B. = POINT OF BEGINNING
 - O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BELL COUNTY, TEXAS
 - R.O.W. = RIGHT-OF-WAY
 - IRF = IRON ROD FOUND
 - CIRF = CAPPED IRON ROD FOUND
 - "X" CUT = "X" CUT IN CONCRETE FOUND
 - O = FOUND MONUMENTATION
 - CM = CONTROLLING MONUMENTATION
 - = LINE BREAK (NOT TO SCALE)

A DESCRIPTION OF EVEN SURVEY DATE HERewith ACCOMPANIES THIS PLAT.
BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE (4203).
ALL DISTANCES AND COORDINATES SHOWN ARE SCALED USING A SURFACE ADJUSTMENT FACTOR OF 1.00012.

COORDINATE VALUES DERIVED USING THE TXDOT VRS NETWORK

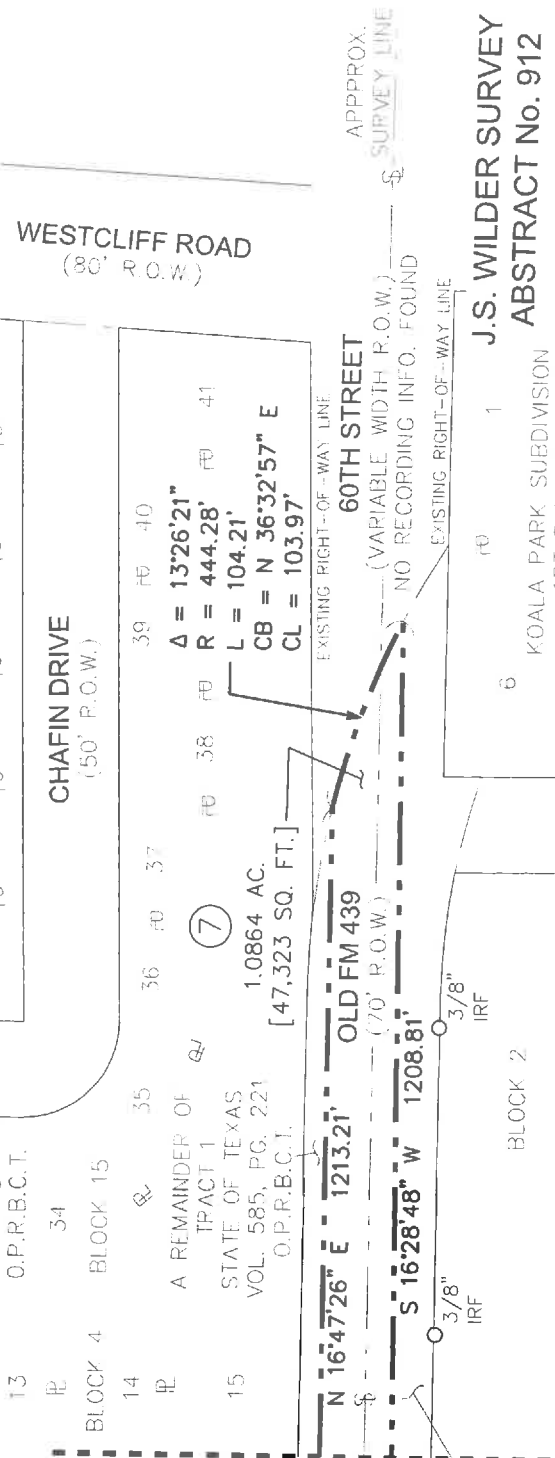
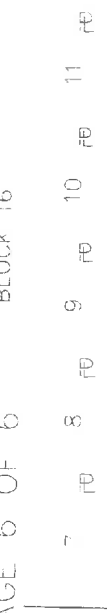
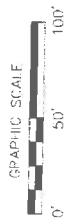
THE FOLLOWING WERE USED AS AIDS TO DETERMINE RIGHT-OF-WAY:

- F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-014 FROM F.M. 2410 IN KILLEEN, EAST 2.4 MILES.
- F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-001 FROM KILLEEN, 4 MILES EAST
- F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-003 AND 2057-01-001 FROM FM 439 EAST OF KILLEEN TO 1.0 MILE NORTH OF NOLANVILLE AND SPUR TO U.S. HWY. 190 AT NOLANVILLE.

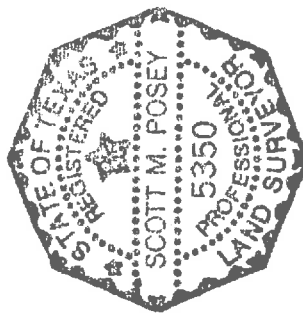
EXHIBIT "A"
PAGE 6 OF 6

COPPERFIELD
ADDITION 2ND
EXTENSION
CAB. A, SLIDE
393-D
O.P.R.B.C.T.

A. DICKSON SURVEY
ABSTRACT NO. 266



J.S. WILDER SURVEY
ABSTRACT No. 912



KOALA PARK SUBDIVISION
1ST EXTENSION
CAB. A, SLIDE 350-D
O.P.R.B.C.T.

A PLAT OF A SURVEY
FOR TRACT 7

OLD FARM-TO-MARKET 439
A 1.0864 AC., [47,323 Sq.Ft.]
TRACT OF LAND

SITUATED IN THE
A. DICKSON SURVEY,
ABSTRACT NO. 266 &
J.S. WILDER SURVEY
ABSTRACT No. 912
BELL COUNTY, TEXAS
SEPTEMBER 29, 2017

- LEGEND**
- EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
 - PARCEL BOUNDARY
 - PROPERTY LINE
 - EXISTING EASEMENT LINE
 - SURVEY LINE
 - P.O.C. = POINT OF COMMENCING
 - P.O.B. = POINT OF BEGINNING
 - O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BELL COUNTY, TEXAS
 - R.O.W. = RIGHT-OF-WAY
 - IRF = IRON ROD FOUND
 - CRF = CAPPED IRON ROD FOUND
 - "X" CUT = "X" CUT IN CONCRETE FOUND
 - = FOUND MONUMENTATION
 - ⊗ CM = CONTROLLING MONUMENTATION
 - = LINE BREAK (NOT TO SCALE)

A DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT.
BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE (4203).
ALL DISTANCES AND COORDINATES SHOWN ARE SCALED USING A SURFACE ADJUSTMENT FACTOR OF 1.00012.

COORDINATE VALUES DERIVED USING THE TxDOT VRS NETWORK

THE FOLLOWING WERE USED AS AIDS TO DETERMINE RIGHT-OF-WAY:

F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-014 FROM F.M. 2410 IN KILLEEN, EAST 2.4 MILES

F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-001 FROM KILLEEN, 4 MILES EAST, 4.39 EAST OF KILLEEN TO 1.0 MILE NORTH OF NOLANVILLE AND SPUR TO U.S. HWY. 190 AT NOLANVILLE.

VARIOUS SUBDIVISION PLATS AND DEEDS.

EXHIBIT "A"

COUNTY: BELL
HIGHWAY: OLD FARM-TO-MARKET 439
LOCATION: KILLEEN, TEXAS

PAGE: 1 OF 6
SEPTEMBER, 2017

DESCRIPTION FOR TRACT 8 PART 1

BEING A 0.5509 ACRE (23,996 SQUARE FEET) TRACT OF LAND, MORE OR LESS, IN THE J.S. WILDER SURVEY, ABSTRACT NO. 912, BELL COUNTY, TEXAS, AND BEING ALL OF THE SOUTHERN MOST REMAINING PORTION OF A TRACT OF LAND DESCRIBED AS TRACT 2 IN DEED TO THE STATE OF TEXAS RECORDED IN VOLUME 585, PAGE 221 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS (O.P.R.B.C.T.), SAME BEING A PART OF OLD FM 439 (A CALLED 70 FOOT RIGHT-OF-WAY (R.O.W.)), (NOW KNOWN AS 60TH STREET – A VARIABLE WIDTH R.O.W. – NO RECORDING INFORMATION FOUND), SAID 0.5509 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN INTERIOR ELL CORNER OF SAID REMAINDER PORTION OF VOLUME 585, PAGE 221 – TRACT 2, SAME BEING THE SOUTHWEST CORNER OF LOT 6, BLOCK 1 OF KOALA PARK SUBDIVISION 1ST EXTENSION, AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS RECORDED IN CABINET A, SLIDE 350-D O.P.R.B.C.T., SAME BEING IN THE NORTHERLY R.O.W. LINE OF KOALA DRIVE (A CALLED 50 FOOT R.O.W. – CABINET A, SLIDE 231-B O.P.R.B.C.T.), AND FURTHER BEING IN THE EASTERLY R.O.W. LINE OF SAID 60TH STREET, HAVING A SURFACE COORDINATE OF NORTH 10,383,913.446, EAST 3,125,671.845;

- 1) THENCE SOUTH 73° 53' 42" EAST ALONG AN EASTERLY LINE OF SAID REMAINDER PORTION OF VOLUME 585, PAGE 221 – TRACT 2 AND THE COMMON SOUTHERLY LINE OF SAID LOT 6 AND THE NORTHERLY R.O.W. LINE OF SAID KOALA DRIVE, A DISTANCE OF 19.67 FEET TO AN EASTERLY LINE OF SAID REMAINDER PORTION OF VOLUME 585, PAGE 221 – TRACT 2, SAME BEING THE EASTERLY R.O.W. LINE OF OLD FM 439, ALSO BEING THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 374.28 FEET AND A RADIAL BEARING OF SOUTH 54° 52' 23" EAST;
- 2) THENCE ALONG AN EASTERLY LINE OF SAID REMAINDER PORTION OF VOLUME 585, PAGE 221 – TRACT 2, SAME BEING THE EASTERLY R.O.W. LINE OF OLD FM 439, AND ALONG SAID CURVE TO THE LEFT HAVING A DELTA ANGLE OF 18° 13' 57", AN ARC LENGTH OF 119.10 FEET, A CHORD THAT BEARS SOUTH 26° 00' 38" WEST AND A CHORD LENGTH OF 118.60 FEET;
- 3) THENCE SOUTH 16° 53' 40" WEST ALONG AN EASTERLY LINE OF SAID REMAINDER PORTION OF VOLUME 585, PAGE 221 – TRACT 2, SAME BEING THE EASTERLY R.O.W. LINE OF OLD FM 439, PASSING A 3/8-INCH IRON ROD FOUND AT A DISTANCE OF 13.89 FEET, OFFSET RIGHT A DISTANCE OF 0.39 FEET, PASSING A 1-INCH IRON PIPE FOUND AT A DISTANCE OF 877.70 FEET, OFFSET RIGHT A DISTANCE OF 1.34 FEET, CONTINUING IN ALL A TOTAL DISTANCE OF 896.90 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 444.25 FEET AND A RADIAL BEARING OF NORTH 73° 06' 20" WEST;

EXHIBIT "A"

COUNTY: BELL
HIGHWAY: OLD FARM-TO-MARKET 439
LOCATION: KILLEEN, TEXAS

PAGE: 2 OF 6
SEPTEMBER, 2017

DESCRIPTION FOR TRACT 8 PART 1

- 4) THENCE ALONG AN EASTERLY LINE OF SAID REMAINDER PORTION OF VOLUME 585, PAGE 221 – TRACT 2, SAME BEING THE EASTERLY R.O.W. LINE OF OLD FM 439, AND ALONG SAID CURVE TO THE RIGHT HAVING A DELTA ANGLE OF $14^{\circ} 56' 18''$, AN ARC LENGTH OF 115.83 FEET, A CHORD THAT BEARS SOUTH $24^{\circ} 21' 49''$ WEST AND A CHORD LENGTH OF 115.50 FEET TO THE WESTERLY LINE OF SAID REMAINDER PORTION OF VOLUME 585, PAGE 221 – TRACT 2, SAME BEING THE EASTERLY LINE OF THE PRESCRIPTIVE R.O.W. LINE OF OLD FM 439;
- 5) THENCE NORTH $16^{\circ} 28' 48''$ EAST ALONG THE WESTERLY LINE OF SAID REMAINDER PORTION OF VOLUME 585, PAGE 221 – TRACT 2 AND THE COMMON EASTERLY LINE OF THE PRESCRIPTIVE R.O.W. LINE OF OLD FM 439, A DISTANCE OF 1,208.81 FEET TO NORTHERLY LINE OF SAID REMAINDER PORTION OF VOLUME 585, PAGE 221 – TRACT 2, SAME BEING THE WESTERLY R.O.W. LINE OF OLD FM 439, ALSO BEING THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 444.28 FEET AND A RADIAL BEARING OF SOUTH $46^{\circ} 43' 52''$ EAST;
- 6) THENCE ALONG THE NORTHERLY LINE OF SAID REMAINDER PORTION OF VOLUME 585, PAGE 221 – TRACT 2, SAME BEING THE WESTERLY R.O.W. LINE OF OLD FM 439, AND ALONG SAID CURVE TO THE RIGHT HAVING A DELTA ANGLE OF $06^{\circ} 00' 07''$, AN ARC LENGTH OF 46.54 FEET, A CHORD THAT BEARS SOUTH $46^{\circ} 16' 11''$ EAST AND A CHORD LENGTH OF 46.52 FEET TO AN EASTERLY LINE OF SAID REMAINDER PORTION OF VOLUME 585, PAGE 221 – TRACT 2, SAME BEING THE EXISTING EASTERLY R.O.W. LINE OF SAID 60TH STREET, ALSO BEING THE WESTERLY LINE OF SAID KOALA PARK SUBDIVISION 1ST EXTENSION;
- 7) THENCE SOUTH $16^{\circ} 51' 55''$ WEST ALONG AN EASTERLY LINE OF SAID REMAINDER PORTION OF VOLUME 585, PAGE 221 – TRACT 2, SAME BEING THE EXISTING EASTERLY R.O.W. LINE OF SAID 60TH STREET AND THE COMMON WESTERLY LINE OF SAID KOALA PARK SUBDIVISION 1ST EXTENTION, A DISTANCE OF 121.07 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 0.5509 ACRE (23,996 SQUARE FEET) OF LAND, MORE OR LESS.

EXHIBIT "A"

COUNTY: BELL
HIGHWAY: OLD FARM-TO-MARKET 439
LOCATION: KILLEEN, TEXAS

PAGE: 3 OF 6
SEPTEMBER, 2017

DESCRIPTION FOR TRACT 8 PART 1

A PLAT OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS DESCRIPTION.

BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, NORTH CENTRAL ZONE (4203), ALL DISTANCES AND COORDINATES SHOWN ARE SCALED USING A SURFACE ADJUSTMENT FACTOR OF 1.00012.

COORDINATE VALUES DERIVED USING THE TXDOT VRS NETWORK.


THE FOLLOWING WERE USED AS AIDES TO DETERMINE RIGHT-OF-WAY:

F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-014 FROM F.M. 2410 IN KILLEEN, EAST 2.4 MILES.

F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-001 FROM KILLEEN, 4 MILES EAST.

F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-003 AND 2057-01-001 FROM F.M. 439 EAST OF KILLEEN TO 1.0 MILE NORTH OF NOLANVILLE AND SPUR TO U.S. HWY. 190 AT NOLANVILLE.

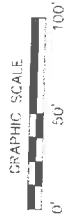
VARIOUS SUBDIVISION PLATS AND DEEDS.


SCOTT M. POSEY
TEXAS REGISTRATION NO. 5350



9/29/17

LAMB-STAR ENGINEERING, L.P.
5700 W. PLANO PARKWAY, SUITE 1000
PLANO, TEXAS 75093
PH. (214) 440-3600
FIRM REGISTRATION CERTIFICATE NO. 10048300
SEPTEMBER 29, 2017



**A. DICKSON SURVEY
ABSTRACT NO. 266**

KILLEEN MEMORIAL
PARK ADDITION
CAB. A, SLIDE 228-B
O.P.R.B.C.T.

APPROX. SURVEY LINE

TRACT 2
CITY OF KILLEEN
VOL. 1035, PG. 314
O.P.R.B.C.T.

**J.S. WILDER SURVEY
ABSTRACT NO. 912**

LOT 1
BLOCK 6
KOALA PARK REPLAT
LOT 1-2, BLOCK 6
CAB. D, SLIDE 233-C
O.P.R.B.C.T.

LEGEND

- EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
- PARCEL BOUNDARY
- PROPERTY LINE
- EXISTING EASEMENT LINE
- SURVEY LINE
- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING
- O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BELL COUNTY, TEXAS
- R.O.W. = RIGHT-OF-WAY
- IRF = IRON ROD FOUND
- CIRF = CAPPED IRON ROD FOUND
- "X" CUT = "X" CUT IN CONCRETE FOUND
- O = FOUND MONUMENTATION
- CM = CONTROLLING MONUMENTATION
- - - = LINE BREAK (NOT TO SCALE)

EXHIBIT "A"

PAGE 4 OF 6
COPPERFIELD ADDITION
CAB. A, SLIDE 339-A
O.P.R.B.C.T.

PICKWICK LANE
(50' R.O.W.)

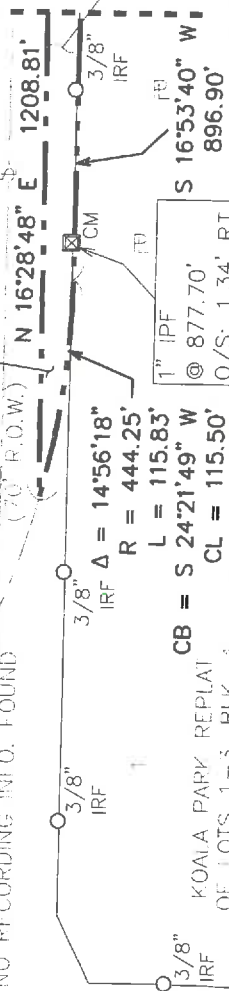
MATCHLINE SEE
PAGE 5 OF 6

BLOCK 6
16
15
14
PART 1
8
0.5509 AC.
[23,996 SQ. FT.]

60TH STREET
(VARIABLE WIDTH R.O.W.)
NO RECORDING INFO. FOUND

OLD FM 439
(70' R.O.W.)

A REMAINDER OF
TRACT 2
STATE OF TEXAS
VOL. 585, PG. 221
O.P.R.B.C.T.



A PLAT OF A SURVEY
FOR TRACT 8 PART 1
OLD FARM-TO-MARKET 439
A 0.5509 AC., [23,996 Sq.Ft.]
TRACT OF LAND

SITUATED IN THE
J.S. WILDER SURVEY
ABSTRACT No. 912
BELL COUNTY, TEXAS
SEPTEMBER 29, 2017

A DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT.
BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE (4203),
ALL DISTANCES AND COORDINATES SHOWN ARE SCALED USING A SURFACE ADJUSTMENT
FACTOR OF 1.00012.

COORDINATE VALUES DERIVED USING THE TXDOT VRS NETWORK

THE FOLLOWING WERE USED AS AIDS TO DETERMINE RIGHT-OF-WAY:

- F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-014 FROM F.M. 2410 IN KILLEEN, EAST 2.4 MILES.
- F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-001 FROM KILLEEN, 4 MILES EAST.
- F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-003 AND 2057-01-001 FROM FM 439 EAST OF KILLEEN TO 1.0 MILE NORTH OF NOLANVILLE AND SPUR TO U.S. HWY. 190 AT NOLANVILLE.
- VARIOUS SUBDIVISION PLATS AND DEEDS.

**A. DICKSON SURVEY
ABSTRACT NO. 266**

EXHIBIT "A"
PAGE 5 OF 6

**COPPERFIELD ADDITION
CAB. A, SLIDE 339-A
O.P.R.B.C.T.**

**LONDON LANE
(50' R.O.W.)**

**TROTWOOD TRAIL
(60' R.O.W.)**

MATCHLINE SEE PAGE 6 OF 6

**60TH STREET
(VARIABLE WIDTH R.O.W.)
(NO RECORDING INFO. FOUND)**

**CORA AVE
(60' R.O.W.)**

MATCHLINE SEE PAGE 4 OF 6

**OLD FM 439
(70' R.O.W.)**

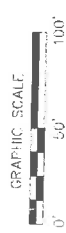
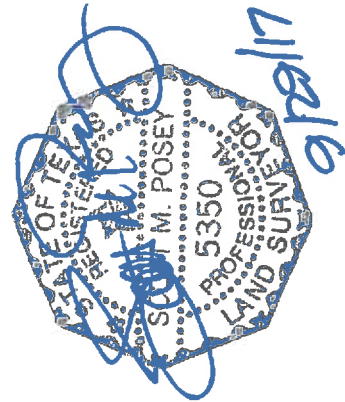
**STATE OF TEXAS
VOL. 585, PG. 221
O.P.R.B.C.T.**

**STATE OF TEXAS
VOL. 585, PG. 221
O.P.R.B.C.T.**

**J.S. WILDER SURVEY
ABSTRACT No. 912**

**A PLAT OF A SURVEY
FOR TRACT 8 PART 1
OLD FARM-TO-MARKET 439
A 0.5509 AC., [23,996 Sq.Ft.]
TRACT OF LAND
SITUATED IN THE
J.S. WILDER SURVEY
ABSTRACT No. 912
BELL COUNTY, TEXAS
SEPTEMBER 29, 2017**

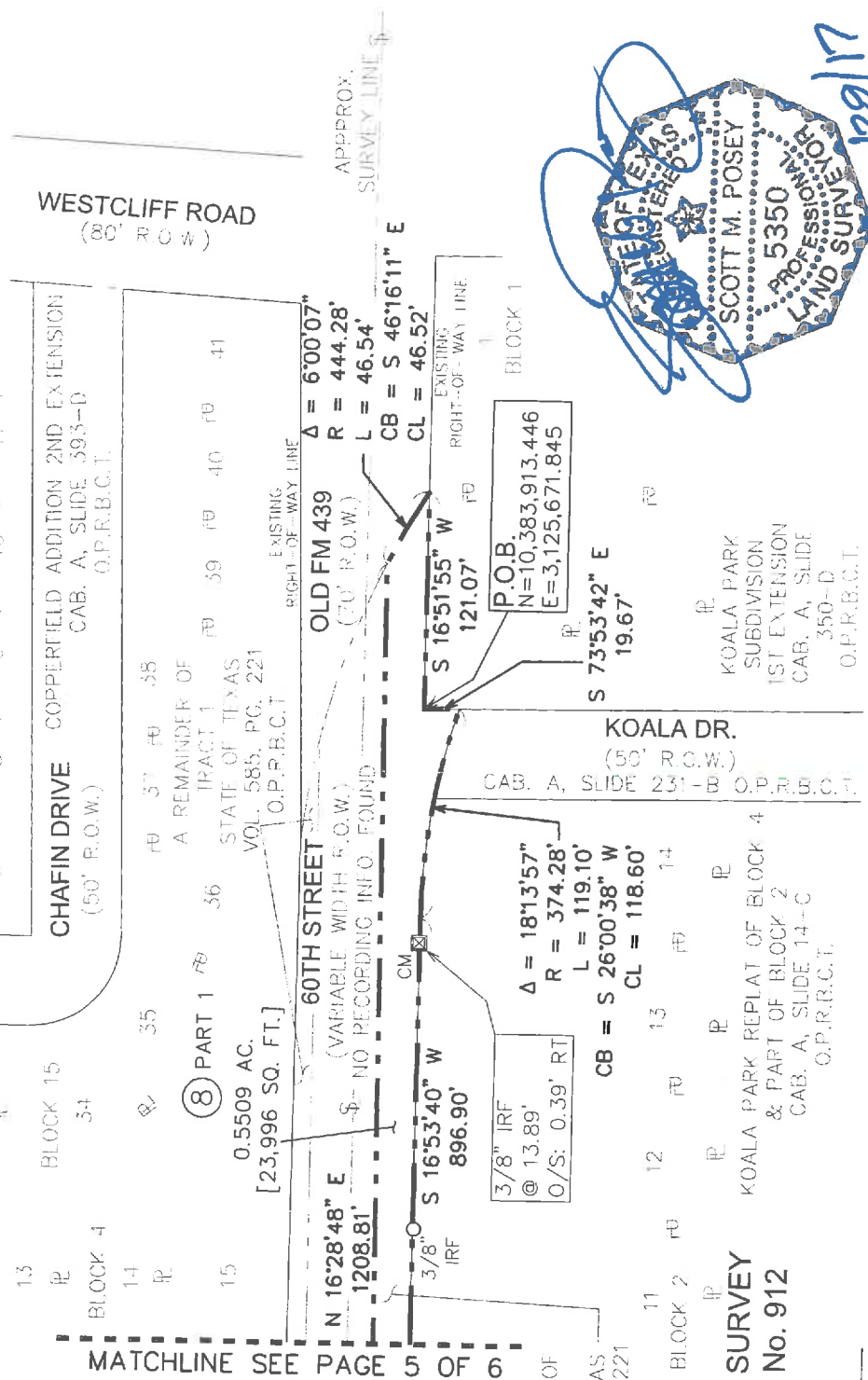
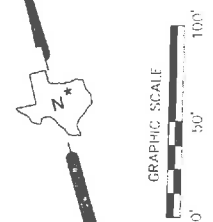
A DESCRIPTION OF EVEN SURVEY DATE HERewith ACCOMPANIES THIS PLAT
BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE (+203),
ALL DISTANCES AND COORDINATES SHOWN ARE SCALED USING A SURFACE ADJUSTMENT
FACTOR OF 1.00012
COORDINATE VALUES DERIVED USING THE TXDOT VRS NETWORK
THE FOLLOWING WERE USED AS AIDS TO DETERMINE RIGHT-OF-WAY:
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-014 FROM F.M. 2410 IN KILLEEN,
EAST 2.4 MILES.
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-001 FROM KILLEEN, 4 MILES EAST,
439 EAST OF KILLEEN TO 1.0 MILE NORTH OF NOLANVILLE, AND SPUR TO U.S. HWY. 180 AT
NOLANVILLE.
VARIOUS SUBDIVISION PLATS AND DEEDS.



- LEGEND**
- EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
 - PARCEL BOUNDARY
 - PROPERTY LINE
 - EXISTING EASEMENT LINE
 - SURVEY LINE
 - P.O.C. = POINT OF COMMENCING
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 - CM = CONTROLLING MONUMENTATION
 - = LINE BREAK (NOT TO SCALE)

EXHIBIT "A"
PAGE 6 OF 6

A. DICKSON SURVEY
ABSTRACT NO. 266



- LEGEND**
- EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
 - PARCEL BOUNDARY
 - PROPERTY LINE
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 - SURVEY LINE
 - P.O.C. = POINT OF COMMENCING SURVEY
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 - "X" CUT = "X" CUT IN CONCRETE FOUND
 - = FOUND MONUMENTATION
 - ⊗ = CONTROLLING MONUMENTATION
 - = LINE BREAK (NOT TO SCALE)

A PLAT OF A SURVEY FOR TRACT 8 PART 1 OLD FARM-TO-MARKET 439 A 0.5509 AC., [23,996 Sq.Ft.] TRACT OF LAND SITUATED IN THE J.S. WILDER SURVEY ABSTRACT No. 912 BELL COUNTY, TEXAS SEPTEMBER 29, 2017

A DESCRIPTION OF EVEN SURVEY DATE HERewith ACCOMPANIES THIS PLAT.
BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE (4203). ALL DISTANCES AND COORDINATES SHOWN ARE SCALED USING A SURFACE ADJUSTMENT FACTOR OF 1.00012.

COORDINATE VALUES DERIVED USING THE TXDOT VRS NETWORK
THE FOLLOWING WERE USED AS AIDS TO DETERMINE RIGHT-OF-WAY:
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-014 FROM F.M. 2410 IN KILLEEN, EAST 2.4 MILES.
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-001 FROM KILLEEN, 4 MILES EAST.
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-003 AND 2057-01-001 FROM FM 439 EAST OF KILLEEN TO 1.0 MILE NORTH OF NOLANVILLE AND SPUR TO U.S. HWY. 190 AT NOLANVILLE.
VARIOUS SUBDIVISION PLATS AND DEEDS.

EXHIBIT "A"

COUNTY: BELL
HIGHWAY: OLD FARM-TO-MARKET 439
LOCATION: KILLEEN, TEXAS

PAGE: 1 OF 6
SEPTEMBER, 2017

DESCRIPTION FOR TRACT 8 PART 2

BEING A 0.7700 ACRE (33,540 SQUARE FEET) TRACT OF LAND, MORE OR LESS, IN THE J.S. WILDER SURVEY, ABSTRACT NO. 913, BELL COUNTY, TEXAS, AND BEING ALL OF THE NORTHERN MOST REMAINING PORTION OF A TRACT OF LAND DESCRIBED AS TRACT 2 IN DEED TO THE STATE OF TEXAS RECORDED IN VOLUME 585, PAGE 221 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS (O.P.R.B.C.T.), SAME BEING A PART OF OLD FM 439 (A CALLED 70 FOOT RIGHT-OF-WAY (R.O.W.)), (NOW KNOWN AS WESTCLIFF ROAD – A VARIABLE WIDTH R.O.W. – NO RECORDING INFORMATION FOUND), SAID 0.7700 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN INTERIOR ELL CORNER OF SAID REMAINDER PORTION OF VOLUME 585, PAGE 221 – TRACT 2, SAME BEING THE NORTHEAST CORNER OF LOT 3, BLOCK 1 OF KOALA PARK SUBDIVISION 1ST EXTENSION, AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS RECORDED IN CABINET A, SLIDE 350-D O.P.R.B.C.T., SAME BEING THE NORTHWEST CORNER OF LOT 2, BLOCK 1 OF KOALA PARK SUBDIVISION, AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS RECORDED IN CABINET A, SLIDE 231-B O.P.R.B.C.T., SAME BEING IN THE SOUTHERLY R.O.W. LINE OF SAID WESTCLIFF ROAD, HAVING A SURFACE COORDINATE OF NORTH 10,384,090.307, EAST 3,125,967.765, FROM WHICH AN X-CUT FOUND BEARS SOUTH 55° 48' 49" EAST, A DISTANCE OF 0.77 FEET;

- 1) THENCE NORTH 73° 43' 02" WEST ALONG A SOUTHERLY LINE OF SAID REMAINDER PORTION OF VOLUME 585, PAGE 221 – TRACT 2 AND THE COMMON NORTHERLY LINE OF SAID KOALA PARK SUBDIVISION 1ST EXTENSION, SAME BEING THE SOUTHERLY R.O.W. LINE OF OLD FM 439 AND SAID WESTCLIFF ROAD, A DISTANCE OF 101.06 FEET TO THE WESTERLY LINE OF SAID REMAINDER PORTION OF VOLUME 585, PAGE 221 – TRACT 2, SAME BEING THE NORTHERLY R.O.W. LINE OF OLD FM 439, ALSO BEING THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 444.28 FEET AND A RADIAL BEARING OF SOUTH 16° 29' 20" EAST;
- 2) THENCE ALONG THE WESTERLY LINE OF SAID REMAINDER PORTION OF VOLUME 585, PAGE 221 – TRACT 2, SAME BEING THE NORTHERLY R.O.W. LINE OF OLD FM 439, AND ALONG SAID CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 05° 02' 08", AN ARC LENGTH OF 39.05 FEET, A CHORD THAT BEARS NORTH 76° 01' 44" EAST AND A CHORD LENGTH OF 39.03 FEET TO THE NORTHERLY LINE OF SAID REMAINDER PORTION OF VOLUME 585, PAGE 221 – TRACT 2, SAME BEING THE SOUTHERLY LINE OF THE PRESCRIPTIVE R.O.W. LINE OF OLD FM 439;

EXHIBIT "A"

COUNTY: BELL
HIGHWAY: OLD FARM-TO-MARKET 439
LOCATION: KILLEEN, TEXAS

PAGE: 2 OF 6
SEPTEMBER, 2017

DESCRIPTION FOR TRACT 8 PART 2

- 3) THENCE SOUTH 73° 23' 22" EAST ALONG THE NORTHERLY LINE OF SAID REMAINDER PORTION OF VOLUME 585, PAGE 221 – TRACT 2 AND THE COMMON SOUTHERLY LINE OF THE PRESCRIPTIVE R.O.W. LINE OF OLD FM 439, A DISTANCE OF 2,034.43 FEET TO THE NORTHEAST CORNER OF SAID REMAINDER PORTION OF VOLUME 585, PAGE 221 – TRACT 2, SAME BEING THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO THE STATE OF TEXAS RECORDED IN VOLUME 576, PAGE 421 O.P.R.B.C.T.;
- 4) THENCE SOUTH 16° 22' 10" WEST ALONG THE EASTERLY LINE OF SAID REMAINDER PORTION OF VOLUME 585, PAGE 221 – TRACT 2 AND THE COMMON WESTERLY LINE OF SAID VOLUME 576, PAGE 421, A DISTANCE OF 13.00 FEET TO THE SOUTHEAST CORNER OF SAID REMAINDER PORTION OF VOLUME 585, PAGE 221 – TRACT 2, SAME BEING THE SOUTHWEST CORNER OF SAID VOLUME 576, PAGE 421, ALSO BEING IN THE SOUTHERLY R.O.W. LINE OF OLD FM 439;
- 5) THENCE NORTH 73° 32' 20" WEST ALONG A SOUTHERLY LINE OF SAID REMAINDER PORTION OF VOLUME 585, PAGE 221 – TRACT 2, SAME BEING THE SOUTHERLY R.O.W. LINE OF OLD FM 439, PASSING A 1-INCH IRON PIPE FOUND AT A DISTANCE OF 1.09 FEET, OFFSET LEFT A DISTANCE OF 0.79 FEET, PASSING A 1/2-INCH IRON ROD FOUND (LEANING) AT A DISTANCE OF 1806.68 FEET, OFFSET LEFT A DISTANCE OF 1.48 FEET, CONTINUING IN ALL A TOTAL DISTANCE OF 1,826.46 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 374.28 FEET AND A RADIAL BEARING OF SOUTH 16° 27' 40" WEST;
- 6) THENCE ALONG A SOUTHERLY LINE OF SAID REMAINDER PORTION OF VOLUME 585, PAGE 221 – TRACT 2, SAME BEING THE SOUTHERLY LINE OF OLD FM 439, AND ALONG SAID CURVE TO THE LEFT HAVING A DELTA ANGLE OF 22° 05' 36", PASSING AN X-CUT FOUND AT AN ARC LENGTH OF 59.57 FEET, OFFSET RIGHT A DISTANCE OF 3.50 FEET, CONTINUING IN ALL A TOTAL ARC LENGTH OF 144.32 FEET, A CHORD THAT BEARS NORTH 84° 35' 08" WEST AND A CHORD LENGTH OF 143.43 FEET TO THE WESTERLY LINE OF SAID LOT 2, BLOCK 1, SAME BEING THE EASTERLY LINE OF SAID LOT 3, BLOCK 1;
- 7) THENCE NORTH 16° 52' 04" EAST ALONG A SOUTHERLY LINE OF SAID REMAINDER PORTION OF VOLUME 585, PAGE 221 – TRACT 2, SAME BEING THE COMMON LINE BETWEEN SAID LOT 2, BLOCK 1 AND SAID LOT 3, BLOCK 1, A DISTANCE OF 26.33 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 0.7700 ACRE (33,540 SQUARE FEET) OF LAND, MORE OR LESS.

EXHIBIT "A"

COUNTY: BELL
HIGHWAY: OLD FARM-TO-MARKET 439
LOCATION: KILLEEN, TEXAS

PAGE: 3 OF 6
SEPTEMBER, 2017

DESCRIPTION FOR TRACT 8 PART 2

A PLAT OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS DESCRIPTION.

BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, NORTH CENTRAL ZONE (4203), ALL DISTANCES AND COORDINATES SHOWN ARE SCALED USING A SURFACE ADJUSTMENT FACTOR OF 1.00012.

COORDINATE VALUES DERIVED USING THE TXDOT VRS NETWORK.


THE FOLLOWING WERE USED AS AIDES TO DETERMINE RIGHT-OF-WAY:

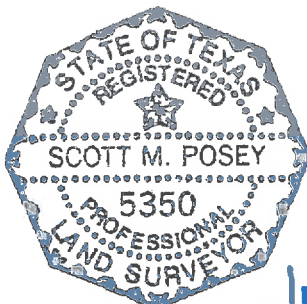
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-014 FROM F.M. 2410 IN KILLEEN, EAST 2.4 MILES.

F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-001 FROM KILLEEN, 4 MILES EAST.

F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-003 AND 2057-01-001 FROM F.M. 439 EAST OF KILLEEN TO 1.0 MILE NORTH OF NOLANVILLE AND SPUR TO U.S. HWY. 190 AT NOLANVILLE.

VARIOUS SUBDIVISION PLATS AND DEEDS.


SCOTT M. POSEY
TEXAS REGISTRATION NO. 5350

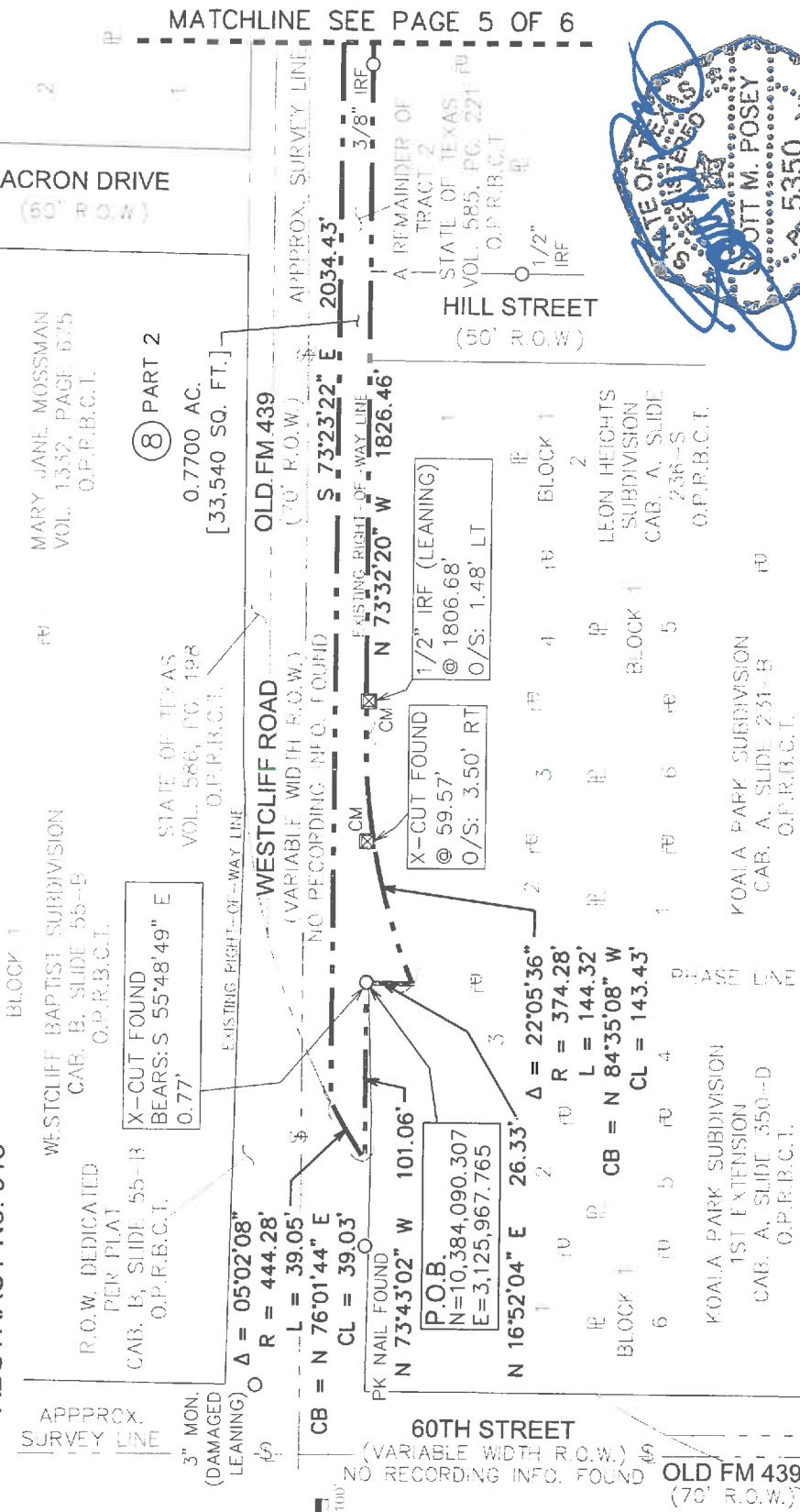


9/29/17

LAMB-STAR ENGINEERING, L.P.
5700 W. PLANO PARKWAY, SUITE 1000
PLANO, TEXAS 75093
PH. (214) 440-3600
FIRM REGISTRATION CERTIFICATE NO. 10048300
SEPTEMBER 29, 2017

EXHIBIT "A"
PAGE 4 OF 6

J.S. WILDER SURVEY
ABSTRACT No. 913



MARY JANE MOSSMAN
VOL. 1352, PAGE 675
O.P.R.B.C.T.

(8) PART 2
0.7700 AC.
[33,540 SQ. FT.]

STATE OF TEXAS
VOL. 586, PG. 198
O.P.R.B.C.T.

X-CUT FOUND
BEARS: S 55°48'49" E
0.77'

R.O.W. DEDICATED
PIER PLAT
CAB. B, SLIDE 55-B
O.P.R.B.C.T.

WESTCLIFF BAPTIST SUBDIVISION
CAB. B, SLIDE 55-B
O.P.R.B.C.T.

STATE OF TEXAS
VOL. 585, PG. 221
O.P.R.B.C.T.

APPROX. SURVEY LINE
2034.43'

EXISTING RIGHT-OF-WAY LINE
N 73°32'20" W 1826.46'

EXISTING RIGHT-OF-WAY LINE
N 73°43'02" W 101.06'

PK NAIL FOUND
N 16°52'04" E 26.33'

P.O.B.
N=10,384,090.307
E=3,125,967.765

STATE OF TEXAS
VOL. 585, PG. 221
O.P.R.B.C.T.

A REMAINDER OF
TRACT 2
STATE OF TEXAS
VOL. 585, PG. 221
O.P.R.B.C.T.

1/2" IRF (LEANING)
@ 1806.68'
O/S: 1.48' LT

X-CUT FOUND
@ 59.57'
O/S: 3.50' RT

1/2" IRF (LEANING)
@ 1806.68'
O/S: 1.48' LT

STATE OF TEXAS
VOL. 585, PG. 221
O.P.R.B.C.T.

STATE OF TEXAS
VOL. 585, PG. 221
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STATE OF TEXAS
VOL. 585, PG. 221
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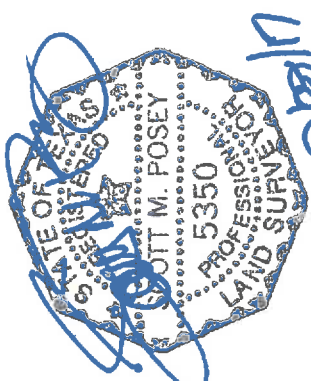
STATE OF TEXAS
VOL. 585, PG. 221
O.P.R.B.C.T.

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VOL. 585, PG. 221
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STATE OF TEXAS
VOL. 585, PG. 221
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STATE OF TEXAS
VOL. 585, PG. 221
O.P.R.B.C.T.

STATE OF TEXAS
VOL. 585, PG. 221
O.P.R.B.C.T.



J.S. WILDER SURVEY
ABSTRACT No. 912

A PLAT OF A SURVEY
FOR TRACT 8 PART 2
OLD FARM-TO-MARKET 439
A 0.7700 AC., [33,540 Sq.Ft.]
TRACT OF LAND
SITUATED IN THE
J.S. WILDER SURVEY,
ABSTRACT NO. 912
BELL COUNTY, TEXAS
SEPTEMBER 29, 2017

A REMAINDER OF
TRACT 2
STATE OF TEXAS
VOL. 585, PG. 221
O.P.R.B.C.T.

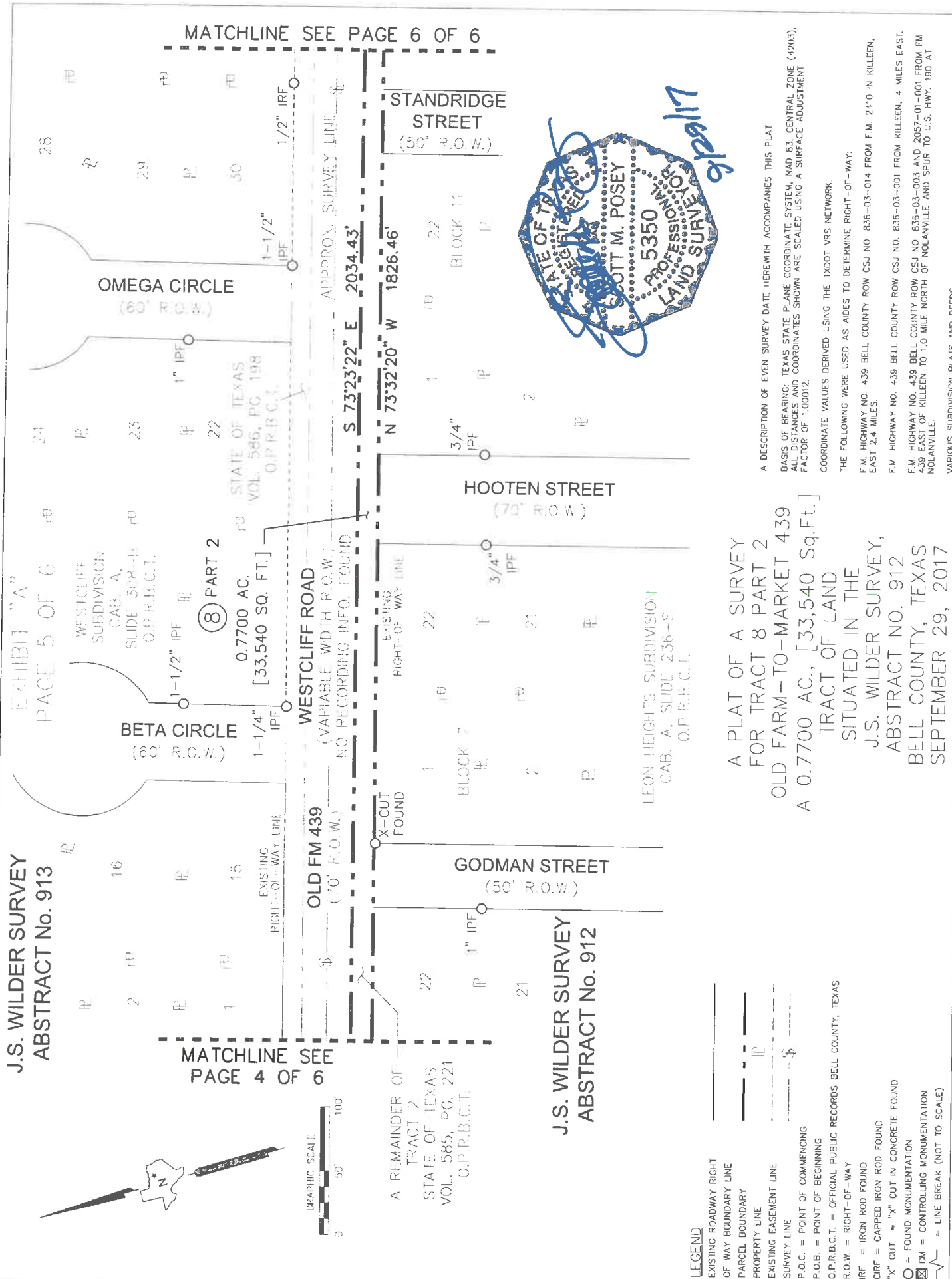
A DESCRIPTION OF EVEN SURVEY DATE HERETH- ACCOMPANIES THIS PLAT.
BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE (4203).
ALL DISTANCES AND COORDINATES SHOWN ARE SCALED USING A SURFACE ADJUSTMENT
FACTOR OF 1.00012.
COORDINATE VALUES DERIVED USING THE TxDOT VRS NETWORK
THE FOLLOWING WERE USED AS AIDS TO DETERMINE RIGHT-OF-WAY:
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-014 FROM F.M. 2410 IN KILLEEN,
EAST 2.4 MILES.
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-001 FROM KILLEEN, 4 MILES EAST,
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-003 AND 2057-01-001 FROM FM
439 EAST OF KILLEEN TO 1.0 MILE NORTH OF NOLANVILLE AND SPUR TO U.S. HWY. 190 AT
NOLANVILLE.
VARIOUS SUBDIVISION PLATS AND DEEDS

**J.S. WILDER SURVEY
ABSTRACT No. 913**

**EXHIBIT "A"
PAGE 5 OF 6**

MATCHLINE SEE
PAGE 4 OF 6

MATCHLINE SEE PAGE 6 OF 6



**J.S. WILDER SURVEY
ABSTRACT No. 912**

**A PLAT OF A SURVEY
FOR TRACT 8 PART 2
OLD FARM-TO-MARKET 439
A 0.7700 AC., [33,540 Sq.Ft.]
TRACT OF LAND
SITUATED IN THE
J.S. WILDER SURVEY,
ABSTRACT NO. 912
BELL COUNTY, TEXAS
SEPTEMBER 29, 2017**

A DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT
BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE (4203).
ALL DISTANCES AND COORDINATES SHOWN ARE SCALED USING A SURFACE ADJUSTMENT
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F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-003 AND 2057-01-001 FROM FM
439 EAST OF KILLEEN TO 1.0 MILE NORTH OF NOLANVILLE AND SPUR TO U.S. HWY. 180 AT
NOLANVILLE.
VARIOUS SUBDIVISION PLATS AND DEEDS.

EXHIBIT "A"
PAGE 6 OF 6

J.S. WILDER SURVEY
ABSTRACT No. 913

ANGELO ALMA
INST No. 201600029030
O.P.R.B.C.T.

STATE OF TEXAS
VOL. 586, PG. 198
O.P.R.B.C.T.

HUNTER'S CHASE SUBDIVISION
CAB. A, SLIDE 216-D
O.P.R.B.C.T.

PK NAIL
SHINER
FOUND

HUNT DRIVE
(60' R.O.W.)

60D NAIL
FOUND

(8) PART 2

0.7700 AC.
[33,540 SQ. FT.]

EXISTING
RIGHT-OF-WAY LINE

APPROX. SURVEY LINE

WESTCLIFF ROAD
(VARIABLE WIDTH R.O.W.)
NO RECORDING INFO. FOUND

OLD FM 439
(70' R.O.W.)

S 16°22'10" W
13.00'

STATE OF TEXAS
VOL. 585, PG. 221
O.P.R.B.C.T.

STATE OF TEXAS
VOL. 576, PG. 412
O.P.R.B.C.T.

HOPPER STREET
(60' R.O.W.)

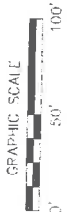
KENYON STREET
(50' R.O.W.)

LEON HEIGHTS SUBDIVISION
CAB. A, SLIDE 236-S
O.P.R.B.C.T.

J.S. WILDER SURVEY
ABSTRACT No. 912

A PLAT OF A SURVEY
FOR TRACT 8 PART 2
OLD FARM-TO-MARKET 439
A 0.7700 AC., [33,540 Sq.Ft.]
TRACT OF LAND
SITUATED IN THE
J.S. WILDER SURVEY,
ABSTRACT NO. 912
BELL COUNTY, TEXAS
SEPTEMBER 29, 2017

- LEGEND
- EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
 - PARCEL BOUNDARY
 - PROPERTY LINE
 - EXISTING EASEMENT LINE
 - SURVEY LINE
 - P.O.C. = POINT OF COMMENCING
 - P.O.B. = POINT OF BEGINNING
 - O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BELL COUNTY, TEXAS
 - R.O.W. = RIGHT-OF-WAY
 - IRF = IRON ROD FOUND
 - CM = CAPPED IRON ROD FOUND
 - "X" CUT = "X" CUT IN CONCRETE FOUND
 - O = FOUND MONUMENTATION
 - CM = CONTROLLING MONUMENTATION
 - | = LINE BREAK (NOT TO SCALE)



A DESCRIPTION OF EVEN SURVEY DATE HERewith ACCOMPANIES THIS PLAT.
BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE (4203).
ALL DISTANCES AND COORDINATES SHOWN ARE SCALED USING A SURFACE ADJUSTMENT FACTOR OF 1.00021.
COORDINATE VALUES DERIVED USING THE TXDOT VRS NETWORK
THE FOLLOWING WERE USED AS AIDS TO DETERMINE RIGHT-OF-WAY:
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-014 FROM F.M. 2410 IN KILLEEN, EAST 2.4 MILES.
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-001 FROM KILLEEN, 4 MILES EAST.
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-003 AND 2057-01-001 FROM FM 439 EAST OF KILLEEN TO 1.0 MILE NORTH OF NOLANVILLE AND SPIR TO U.S. HWY. 190 AT NOLANVILLE.
VARIOUS SUBDIVISION PLATS AND DEEDS

EXHIBIT "A"

COUNTY: BELL
HIGHWAY: OLD FARM-TO-MARKET 439
LOCATION: KILLEEN, TEXAS

PAGE: 1 OF 5
SEPTEMBER, 2017

DESCRIPTION FOR TRACT 9

BEING A 0.4155 ACRE (18,098 SQUARE FEET) TRACT OF LAND, MORE OR LESS, IN THE J.S. WILDER SURVEY, ABSTRACT NO. 913, BELL COUNTY, TEXAS, AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO THE STATE OF TEXAS RECORDED IN VOLUME 586, PAGE 198 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS (O.P.R.B.C.T.), SAME BEING A PART OF OLD FM 439 (A CALLED 70 FOOT RIGHT-OF-WAY (R.O.W.)), (NOW KNOWN AS WESTCLIFF ROAD – A VARIABLE WIDTH R.O.W. – NO RECORDING INFORMATION FOUND), SAID 0.4155 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID VOLUME 586, PAGE 198, SAME BEING THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO THE STATE OF TEXAS RECORDED IN VOLUME 586, PAGE 216 O.P.R.B.C.T., ALSO BEING IN THE NORTHERLY R.O.W. LINE OF OLD FM 439, FEET AND FURTHER BEING THE **POINT OF BEGINNING**, HAVING A SURFACE COORDINATE OF NORTH 10,383,794.365, EAST 3,127,220.436, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS NORTH 65° 21' 56" WEST, A DISTANCE OF 2.28;

- 1) THENCE SOUTH 16° 27' 40" WEST ALONG THE EASTERLY LINE OF SAID VOLUME 586, PAGE 198 AND THE COMMON WESTERLY LINE OF SAID VOLUME 586, PAGE 216, A DISTANCE OF 15.00 FEET TO THE SOUTHEAST CORNER SAID VOLUME 586, PAGE 198, SAME BEING THE SOUTHWEST CORNER OF SAID VOLUME 586, PAGE 216, ALSO BEING IN THE NORTHERLY PRESCRIPTIVE R.O.W. LINE OF SAID OLD FM 439;
- 2) THENCE NORTH 73° 31' 23" WEST ALONG THE SOUTHERLY LINE OF SAID VOLUME 586, PAGE 198 AND THE COMMON NORTHERLY PRESCRIPTIVE R.O.W. LINE OF SAID OLD FM 439, A DISTANCE OF 1,257.75 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 444.28 FEET AND A RADIAL BEARING OF SOUTH 01° 42' 21" WEST TO THE NORTHERLY LINE OF SAID VOLUME 586, PAGE 198, SAME BEING THE NORTHERLY R.O.W. LINE OF OLD FM 439;
- 3) THENCE ALONG THE NORTHERLY LINE OF SAID VOLUME 586, PAGE 198, SAME BEING THE NORTHERLY R.O.W. LINE OF OLD FM 439, AND ALONG SAID CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 14° 45' 18", AN ARC LENGTH OF 114.41 FEET, A CHORD THAT BEARS SOUTH 80° 54' 59" EAST AND A CHORD LENGTH OF 114.10 FEET;

EXHIBIT "A"

COUNTY: BELL
HIGHWAY: OLD FARM-TO-MARKET 439
LOCATION: KILLEEN, TEXAS

PAGE: 2 OF 5
SEPTEMBER, 2017

DESCRIPTION FOR TRACT 9

- 4) THENCE SOUTH 73° 32' 20" EAST CONTINUING ALONG THE NORTHERLY LINE OF SAID VOLUME 586, PAGE 198, SAME BEING THE NORTHERLY R.O.W. LINE OF FM 439, PASSING A 1-INCH SQUARE BAR FOUND AT A DISTANCE OF 272.01 FEET, OFFSET RIGHT A DISTANCE OF 0.80 FEET, PASSING A 1-1/2 INCH IRON PIPE FOUND AT A DISTANCE OF 999.90 FEET, OFFSET RIGHT A DISTANCE OF 0.19 FEET, CONTINUING IN ALL A TOTAL DISTANCE 1,144.60 FEET TO **POINT OF BEGINNING** AND CONTAINING 0.4155 ACRE (18,098 SQUARE FEET) OF LAND, MORE OR LESS.

EXHIBIT "A"

COUNTY: BELL
HIGHWAY: OLD FARM-TO-MARKET 439
LOCATION: KILLEEN, TEXAS

PAGE: 3 OF 5
SEPTEMBER, 2017

DESCRIPTION FOR TRACT 9

A PLAT OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS DESCRIPTION.

BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, NORTH CENTRAL ZONE (4203), ALL DISTANCES AND COORDINATES SHOWN ARE SCALED USING A SURFACE ADJUSTMENT FACTOR OF 1.00012.

COORDINATE VALUES DERIVED USING THE TXDOT VRS NETWORK.

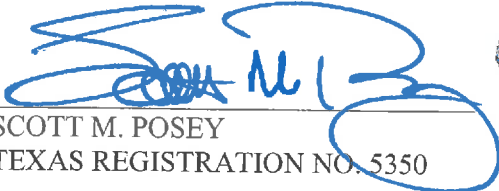
THE FOLLOWING WERE USED AS AIDES TO DETERMINE RIGHT-OF-WAY:

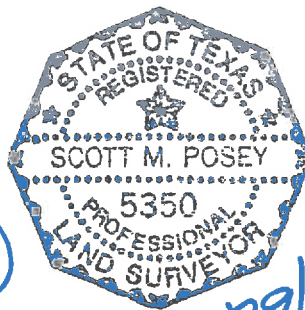
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-014 FROM F.M. 2410 IN KILLEEN, EAST 2.4 MILES.

F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-001 FROM KILLEEN, 4 MILES EAST.

F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-003 AND 2057-01-001 FROM F.M. 439 EAST OF KILLEEN TO 1.0 MILE NORTH OF NOLANVILLE AND SPUR TO U.S. HWY. 190 AT NOLANVILLE.

VARIOUS SUBDIVISION PLATS AND DEEDS.


SCOTT M. POSEY
TEXAS REGISTRATION NO. 5350



9/29/17

LAMB-STAR ENGINEERING, L.P.
5700 W. PLANO PARKWAY, SUITE 1000
PLANO, TEXAS 75093
PH. (214) 440-3600
FIRM REGISTRATION CERTIFICATE NO. 10048300
SEPTEMBER, 2017

EXHIBIT "A"
PAGE 4 OF 5

J.S. WILDER SURVEY
ABSTRACT No. 913

WESTCLIFF
SUBDIVISION
CAB. A,
SLIDE 308-B
O.P.R.B.C.T.

ANGILO ALMA
INST No. 201600029030
O.P.R.B.C.T.

P.O.B.
N=10,383,794.365
E=3,127,220.436

0.4155 AC.
[18,098 SQ. FT.]

STATE OF TEXAS
VOL. 586, PG. 216
O.P.R.B.C.T.



A DESCRIPTION OF EVEN SURVEY DATE HERETH ACCOMPANIES THIS PLAT.
BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE (4203).
ALL DISTANCES AND COORDINATES SHOWN ARE SCALED USING A SURFACE ADJUSTMENT
FACTOR OF 1.00012.
COORDINATE VALUES DERIVED USING THE TxDOT VRS NETWORK
THE FOLLOWING WERE USED AS AIDS TO DETERMINE RIGHT-OF-WAY:
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-014 FROM F.M. 2410 IN KILLEN,
EAST 2.4 MILES
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-001 FROM KILLEN, 4 MILES EAST,
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-003 AND 2057-01-001 FROM FM
439 EAST OF KILLEN TO 1.0 MILE NORTH OF NOLANVILLE AND SPUR TO U.S. HWY. 190 AT
NOLANVILLE
VARIOUS SUBDIVISION PLATS AND DEEDS

LEON HEIGHTS SUBDIVISION
CAB. A, SLIDE 236-S
O.P.R.B.C.T.

MATCHLINE SEE PAGE 5 OF 5

BETA CIRCLE
(60' R.O.W.)

1144.60'

1144.60'

1" IPF

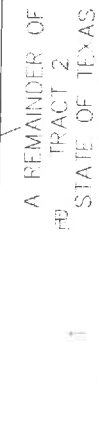
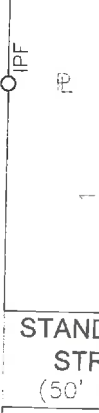
OMEGA CIRCLE
(60' R.O.W.)

1-1/2" IPF
@ 999.90'
O/S: 0.19' RT

1/2" IRF
BEARS: N 65°21'56" W
2.28'

EXISTING
RIGHT-OF-WAY LINE

S 16°27'40" W
15.00'



STATE OF TEXAS
VOL. 586, PG. 198
O.P.R.B.C.T.

STATE OF TEXAS
VOL. 585, PG. 221
O.P.R.B.C.T.

STATE OF TEXAS
VOL. 585, PG. 221
O.P.R.B.C.T.

STATE OF TEXAS
VOL. 586, PG. 198
O.P.R.B.C.T.

J.S. WILDER SURVEY
ABSTRACT No. 912

A PLAT OF A SURVEY
FOR TRACT 9
OLD FARM-TO-MARKET 439
A 0.4155 AC., [18,098 Sq.Ft.]
TRACT OF LAND
SITUATED IN THE
J.S. WILDER SURVEY,
ABSTRACT NO. 913
BELL COUNTY, TEXAS
SEPTEMBER 29, 2017

- LEGEND**
- EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
 - PARCEL BOUNDARY
 - PROPERTY LINE
 - EXISTING EASEMENT LINE
 - SURVEY LINE
 - P.O.C. = POINT OF COMMENCING
 - P.O.B. = POINT OF BEGINNING
 - O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BELL COUNTY, TEXAS
 - R.O.W. = RIGHT-OF-WAY
 - IRF = IRON ROD FOUND
 - CIRF = CAPPED IRON ROD FOUND
 - "X" CUT = "X" CUT IN CONCRETE FOUND
 - O = FOUND MONUMENTATION
 - CM = CONTROLLING MONUMENTATION
 - = LINE BREAK (NOT TO SCALE)

**J.S. WILDER SURVEY
ABSTRACT No. 913**

BLOCK 1

WESTCLIFF BAPTIST SUBDIVISION
CAB. B, SLIDE 55-B
O.P.R.B.C.T.

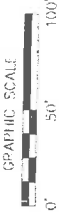
$\Delta = 14'45.18"$
 $R = 444.28'$
 $L = 114.41'$
 $CB = S 80'54.59" E$
 $CL = 114.10'$

R.O.W. DEDICATED
PER PLAT
CAB. B, SLIDE 55-B
O.P.R.B.C.T.

STATE OF TEXAS
VOL. 586, PG. 198
O.P.R.B.C.T.

0.4155 AC.
[18,098 SQ. FT.]

1" SQ BAR
@ 272.01'
O/S: 0.80' RT



MARY JANE MOSSMAN
VOL. 1332, PAGE 675
O.P.R.B.C.T.

ACRON DRIVE
(60' R.O.W.)

WESTCLIFF SUBDIVISION
CAB. A, SLIDE 308-B
O.P.R.B.C.T.

MATCHLINE SEE PAGE 4 OF 5

CITY OF KILLEEN, TEXAS
VOL. 2132, PG. 178
O.P.R.B.C.T.

WESTCLIFF ROAD
(VARIABLE WIDTH R.O.W.)

S 73°32'20" E 1144.60'
N 73°1'23" W 1257.75'

OLD FM 439
(70' R.O.W.)

X-CUT
FOUND

PK NAIL FOUND

KOALA PARK SUBDIVISION
1ST EXTENSION
CAB. A, SLIDE 350-D
O.P.R.B.C.T.

**J.S. WILDER SURVEY
ABSTRACT No. 912**

X-CUT
FOUND

1/2" IRF
(LEANING)

NO RECORDING INFO. FOUND

APPROX. SURVEY LINE
(70' R.O.W.)

HILL STREET
(50' R.O.W.)

A REMAINDER OF
TRACT 2
STATE OF TEXAS
VOL. 585, PG. 221
O.P.R.B.C.T.

EXISTING RIGHT-OF-WAY LINE
3/8"

EXISTING RIGHT-OF-WAY LINE

LEGEND

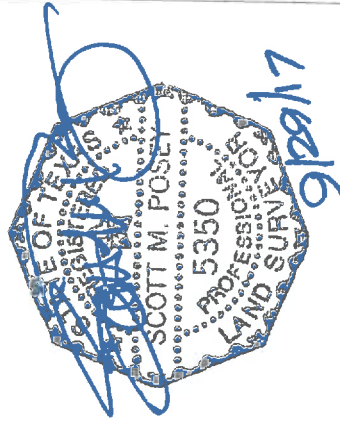
- EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
- PARCEL BOUNDARY
- PROPERTY LINE
- EXISTING EASEMENT LINE
- SURVEY LINE
- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING
- O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BELL COUNTY, TEXAS
- R.O.W. = RIGHT-OF-WAY
- IRF = IRON ROD FOUND
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- "X" CUT = "X" CUT IN CONCRETE FOUND
- O = FOUND MONUMENTATION
- CM = CONTROLLING MONUMENTATION
- - - = LINE BREAK (NOT TO SCALE)

A PLAT OF A SURVEY
FOR TRACT 9

OLD FARM-TO-MARKET 439
A 0.4155 AC., [18,098 Sq.Ft.]
TRACT OF LAND

SITUATED IN THE
J.S. WILDER SURVEY,
ABSTRACT NO. 913
BELL COUNTY, TEXAS

SEPTEMBER 29, 2017



A DESCRIPTION OF EVEN SURVEY DATE HEREMTH ACCOMPANIES THIS PLAT

BASE OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE (4203).
ALL DISTANCES AND COORDINATES SHOWN ARE SCALED USING A SURFACE ADJUSTMENT
FACTOR OF 1.00012.

COORDINATE VALUES DERIVED USING THE TXDOT VRS NETWORK

THE FOLLOWING WERE USED AS AIDES TO DETERMINE RIGHT-OF-WAY:

F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-014 FROM F.M. 2410 IN KILLEEN,
EAST 2.4 MILES.

F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-001 FROM KILLEEN, 4 MILES EAST.
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-003 AND 2057-01-001 FROM FM
439 EAST OF KILLEEN TO 1.0 MILE NORTH OF NOLANVILLE AND SPUR TO U.S. HWY. 190 AT
NOLANVILLE.

VARIOUS SUBDIVISION PLATS AND DEEDS.

EXHIBIT "A"

COUNTY: BELL
HIGHWAY: OLD FARM-TO-MARKET 439
LOCATION: KILLEEN, TEXAS

PAGE: 1 OF 13
SEPTEMBER 2017

DESCRIPTION FOR TRACT 10

BEING A 6.519 ACRE (283,964 SQUARE FEET) TRACT OF LAND, MORE OR LESS, IN THE J.S. WILDER SURVEY, ABSTRACT NO. 912, THE J.S. WILDER SURVEY, ABSTRACT NO. 913, THE A. McMILLIN SURVEY, ABSTRACT NO. 559 AND THE G.W. CARTWRIGHT SURVEY, ABSTRACT NO. 159, BELL COUNTY, TEXAS, AND BEING PART OF THE PRESCRIPTIVE RIGHT-OF-WAY (R.O.W.) (NO RECORDING INFORMATION FOUND) OF OLD FM 439 (A CALLED 70 FOOT R.O.W.), NOW KNOWN AS WESTCLIFF ROAD – A VARIABLE WIDTH R.O.W. – NO RECORDING INFORMATION FOUND), SAID 6.519 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT AN INTERIOR ELL CORNER OF THE NORTHERN MOST REMAINING PORTION OF A TRACT OF LAND DESCRIBED AS TRACT 2 IN DEED TO THE STATE OF TEXAS RECORDED IN VOLUME 585, PAGE 221 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS (O.P.R.B.C.T.), SAME BEING THE NORTHEAST CORNER OF LOT 3, BLOCK 1 OF KOALA PARK SUBDIVISION 1ST EXTENSION, AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS RECORDED IN CABINET A, SLIDE 350-D O.P.R.B.C.T., SAME BEING THE NORTHWEST CORNER OF LOT 2, BLOCK 1 OF KOALA PARK SUBDIVISION, AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS RECORDED IN CABINET A, SLIDE 231-B O.P.R.B.C.T., SAME BEING IN THE SOUTHERLY R.O.W. LINE OF SAID WESTCLIFF ROAD, FROM WHICH AN X-CUT FOUND BEARS SOUTH 55° 48' 49" EAST, A DISTANCE OF 0.77 FEET;

THENCE NORTH 73° 43' 02" WEST ALONG A SOUTHERLY LINE OF SAID REMAINDER PORTION OF VOLUME 585, PAGE 221 – TRACT 2 AND THE COMMON NORTHERLY LINE OF SAID KOALA PARK SUBDIVISION 1ST EXTENSION, SAME BEING THE SOUTHERLY R.O.W. LINE OF OLD FM 439 AND SAID WESTCLIFF ROAD, A DISTANCE OF 101.06 FEET TO THE WESTERLY LINE OF SAID REMAINDER PORTION OF VOLUME 585, PAGE 221 – TRACT 2, SAME BEING THE NORTHERLY R.O.W. LINE OF OLD FM 439, ALSO BEING THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 444.28 FEET AND A RADIAL BEARING OF SOUTH 16° 29' 20" EAST;

THENCE ALONG THE WESTERLY LINE OF SAID REMAINDER PORTION OF VOLUME 585, PAGE 221 – TRACT 2, SAME BEING THE NORTHERLY R.O.W. LINE OF OLD FM 439, AND ALONG SAID CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 05° 02' 08", AN ARC LENGTH OF 39.05 FEET, A CHORD THAT BEARS NORTH 76° 01' 44" EAST AND A CHORD LENGTH OF 39.03 FEET TO THE NORTHERLY LINE OF SAID REMAINDER PORTION OF VOLUME 585, PAGE 221 – TRACT 2, SAME BEING THE SOUTHWEST CORNER OF THE PRESCRIPTIVE R.O.W. LINE OF OLD FM 439, ALSO BEING THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 444.28 FEET AND A RADIAL BEARING OF SOUTH 11° 27' 12" EAST, AND FURTHER BEING THE **POINT OF BEGINNING**, HAVING A SURFACE COORDINATE OF NORTH 10,384,128.066, EAST 3,125,908.637;

EXHIBIT "A"

COUNTY: BELL
HIGHWAY: OLD FARM-TO-MARKET 439
LOCATION: KILLEEN, TEXAS

PAGE: 2 OF 13
SEPTEMBER 2017

DESCRIPTION FOR TRACT 10

- 1) THENCE CONTINUING ALONG THE NORTHERLY R.O.W. LINE OF OLD FM 439, SAME BEING THE WESTERLY LINE OF THE PRESCRIPTIVE R.O.W. OF OLD FM 439, AND ALONG SAID CURVE TO THE RIGHT HAVING A DELTA ANGLE OF $13^{\circ} 09' 33''$, AN ARC LENGTH OF 102.04 FEET, A CHORD THAT BEARS NORTH $85^{\circ} 07' 35''$ EAST AND A CHORD LENGTH OF 101.81 FEET TO THE NORTHWEST CORNER OF THE PRESCRIPTIVE R.O.W. OF OLD FM 439, SAME BEING THE WEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO THE STATE OF TEXAS RECORDED IN VOLUME 586, PAGE 198 O.P.R.B.C.T.;
- 2) THENCE S $73^{\circ} 31' 23''$ E ALONG THE NORTHERLY LINE OF THE PRESCRIPTIVE R.O.W. OF OLD FM 439 AND THE COMMON SOUTHERLY LINE OF SAID VOLUME 586, PAGE 198, A DISTANCE OF 1257.75 FEET TO THE SOUTHEAST CORNER OF SAID VOLUME 586, PAGE 198, SAME BEING THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO THE STATE OF TEXAS RECORDED IN VOLUME 586, PAGE 216 O.P.R.B.C.T.;

THENCE ALONG THE NORTHERLY LINE OF THE PRESCRIPTIVE R.O.W. OF OLD FM 439 AND THE COMMON SOUTHERLY LINE OF SAID VOLUME 586, PAGE 216 AS FOLLOWS:

- 3) S $73^{\circ} 41' 03''$ E, A DISTANCE OF 681.83 FEET;
- 4) S $73^{\circ} 52' 03''$ E, A DISTANCE OF 1855.70 FEET;
- 5) S $73^{\circ} 27' 03''$ E, A DISTANCE OF 1947.00 FEET TO THE SOUTHEAST CORNER OF SAID VOLUME 586, PAGE 216;
- 6) THENCE N $16^{\circ} 28' 40''$ E ALONG THE EASTERLY LINE OF SAID VOLUME 586, PAGE 216 AND THE COMMON NORTHERLY LINE OF THE PRESCRIPTIVE R.O.W. OF OLD FM 439, A DISTANCE OF 11.00 FEET TO THE NORTHEAST CORNER OF SAID VOLUME 586, PAGE 216, FROM WHICH A 3/8-INCH IRON ROD FOUND BEARS NORTH $73^{\circ} 31' 20''$ WEST, A DISTANCE OF 1.24 FEET;
- 7) THENCE S $73^{\circ} 31' 20''$ E ALONG THE NORTHERLY LINE OF THE PRESCRIPTIVE R.O.W. OF OLD FM 439, A DISTANCE OF 40.50 FEET TO THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO THE STATE OF TEXAS RECORDED IN VOLUME 576, PAGE 271 O.P.R.B.C.T.;
- 8) THENCE S $16^{\circ} 28' 40''$ W ALONG THE NORTHERLY LINE OF THE PRESCRIPTIVE R.O.W. OF OLD FM 439 AND THE COMMON WESTERLY LINE OF SAID VOLUME 576, PAGE 271, A DISTANCE OF 13.00 FEET TO THE SOUTHWEST CORNER OF SAID VOLUME 576, PAGE 271;

EXHIBIT "A"

COUNTY: BELL
HIGHWAY: OLD FARM-TO-MARKET 439
LOCATION: KILLEEN, TEXAS

PAGE: 3 OF 13
SEPTEMBER 2017

DESCRIPTION FOR TRACT 10

- 9) THENCE S 73° 25' 14" E ALONG THE NORTHERLY LINE OF THE PRESCRIPTIVE R.O.W. OF OLD FM 439 AND THE COMMON SOUTHERLY LINE OF SAID VOLUME 576, PAGE 271, A DISTANCE OF 446.16 FEET TO THE SOUTHEAST CORNER OF SAID VOLUME 576, PAG 271, SAME BEING THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO THE STATE OF TEXAS RECORDED IN VOLUME 579, PAGE 479 O.P.R.B.C.T.;
- 10) THENCE S 72° 39' 35" E ALONG THE NORTHERLY LINE OF THE PRESCRIPTIVE R.O.W. OF OLD FM 439 AND THE COMMON SOUTHERLY LINE OF SAID VOLUME 579, PAGE 479, A DISTANCE OF 247.71 FEET TO THE SOUTHEAST CORNER OF SAID VOLUME 579, PAGE 479, SAME BEING THE NORTHEAST CORNER OF THE PRESCRIPTIVE R.O.W. OF OLD FM 439;
- 11) THENCE S 16° 52' 40" W ALONG THE EASTERLY LINE OF THE PRESCRIPTIVE R.O.W. OF OLD FM 439, A DISTANCE OF 57.00 FEET TO THE SOUTHEAST CORNER OF PRESCRIPTIVE R.O.W. OF OLD FM 439;
- 12) THENCE N 73° 07' 20" W ALONG THE SOUTHERLY LINE OF THE PRESCRIPTIVE R.O.W. OF OLD FM 439, A DISTANCE OF 46.70 FEET TO THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO THE STATE OF TEXAS RECORDED IN VOLUME 576, PAGE 275 O.P.R.B.C.T.;
- 13) THENCE N 16° 52' 40" E ALONG THE SOUTHERLY LINE OF THE PRESCRIPTIVE R.O.W. OF OLD FM 439 AND THE COMMON EASTERLY LINE OF SAID VOLUME 576, PAGE 275, A DISTANCE OF 12.50 FEET TO THE NORTHEAST CORNER OF SAID VOLUME 576, PAGE 275;
- 14) THENCE N 72° 59' 20" W ALONG THE SOUTHERLY LINE OF THE PRESCRIPTIVE R.O.W. OF OLD FM 439 AND THE COMMON NORTHERLY LINE OF SAID VOLUME 576, PAGE 275, A DISTANCE OF 600.75 FEET;
- 15) THENCE N 73° 27' 47" W CONTINUING ALONG THE SOUTHERLY LINE OF THE PRESCRIPTIVE R.O.W. OF OLD FM 439 AND THE COMMON NORTHERLY LINE OF SAID VOLUME 576, PAGE 275, A DISTANCE OF 2033.57 FEET TO THE NORTHWEST CORNER OF SAID VOLUME 576, PAGE 275, SAME BEING THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO THE STATE OF TEXAS RECORDED IN VOLUME 585, PAGE 412 O.P.R.B.C.T.;
- 16) THENCE N 73° 48' 54" W CONTINUING ALONG THE SOUTHERLY LINE OF THE PRESCRIPTIVE R.O.W. OF OLD FM 439 AND THE COMMON NORTHERLY LINE OF SAID VOLUME 576, PAGE 412, A DISTANCE OF 1855.70 FEET TO THE NORTHWEST CORNER OF SAID VOLUME 576, PAGE 412, SAME BEING THE NORTHEAST CORNER OF SAID REMAINDER PORTION OF VOLUME 585, PAGE 221 – TRACT 2;

EXHIBIT "A"

COUNTY: BELL
HIGHWAY: OLD FARM-TO-MARKET 439
LOCATION: KILLEEN, TEXAS

PAGE: 4 OF 13
SEPTEMBER 2017

DESCRIPTION FOR TRACT 10

17) THENCE N 73° 23' 22" W CONTINUING ALONG THE SOUTHERLY LINE OF THE PRESCRIPTIVE R.O.W. OF OLD FM 439 AND THE COMMON NORTHERLY LINE OF SAID REMAINDER PORTION OF VOLUME 585, PAGE 221 – TRACT 2, A DISTANCE OF 2034.43 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 6.519 ACRE (283,964 SQUARE FEET) OF LAND, MORE OR LESS.

A PLAT OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS DESCRIPTION.

BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, NORTH CENTRAL ZONE (4203), ALL DISTANCES AND COORDINATES SHOWN ARE SCALED USING A SURFACE ADJUSTMENT FACTOR OF 1.00012.

COORDINATE VALUES DERIVED USING THE TXDOT VRS NETWORK.

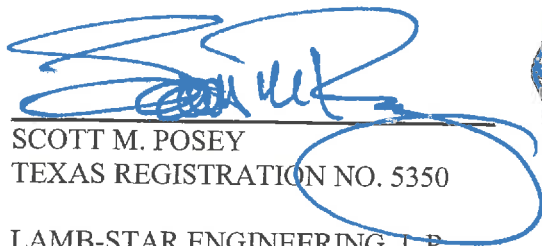
THE FOLLOWING WERE USED AS AIDES TO DETERMINE RIGHT-OF-WAY:

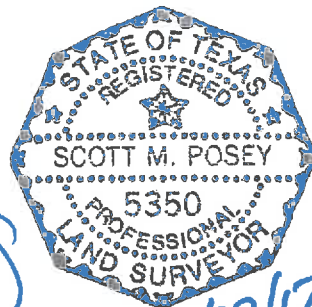
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-014 FROM F.M. 2410 IN KILLEEN, EAST 2.4 MILES.

F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-001 FROM KILLEEN, 4 MILES EAST.

F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-003 AND 2057-01-001 FROM F.M. 439 EAST OF KILLEEN TO 1.0 MILE NORTH OF NOLANVILLE AND SPUR TO U.S. HWY. 190 AT NOLANVILLE.

VARIOUS SUBDIVISION PLATS AND DEEDS.


SCOTT M. POSEY
TEXAS REGISTRATION NO. 5350



9/29/17

LAMB-STAR ENGINEERING, L.P.
5700 W. PLANO PARKWAY, SUITE 1000
PLANO, TEXAS 75093
PH. (214) 440-3600
FIRM REGISTRATION CERTIFICATE NO. 10048300
SEPTEMBER 29, 2017

EXHIBIT "A"
PAGE 5 OF 13

WESTCLIFF BAPTIST SUBDIVISION
CAB. B, SLIDE 55-B
O.P.R.B.C.T.

P.O.B.
N=10,384,128.066
E=3,125,908.637

$\Delta = 13^{\circ}09'33"$
R = 444.28'
L = 102.04'

CB = N 85°07'55" E
CL = 101.81'

P.O.W. DEDICATED
CAB. B, SLIDE 55-B
O.P.R.B.C.T.

$\Delta = 5^{\circ}02'08"$
R = 444.28'
L = 39.05'

CB = N 76°01'44" E
CL = 39.03'

MARY JANE MOSSMAN
VOL. 1352, PAGE 675
O.P.R.B.C.T.

STATE OF TEXAS
VOL. 586, PG. 198
O.P.R.B.C.T.

[283,964 SQ. FT.]

EXISTING
RIGHT-OF-WAY LINE

S 73°31'23" E 1257.75'

N 73°23'22" W 2034.43'

APPROX. SURVEY LINE

3/8" IRF

1/2" IRF

HILL STREET
(60' R.O.W.)

ACRON DRIVE
(60' R.O.W.)



60TH STREET
(VARIABLE WIDTH R.O.W.)
NO RECORDING INFO. FOUND

WESTCLIFF ROAD
(VARIABLE WIDTH R.O.W.)
NO RECORDING INFO. FOUND

OLD FM 439
(70' R.O.W.)

PK NAIL FOUND

N 73°43'02" W 101.06'

1 KOALA PARK SUBDIVISION
1ST EXTENSION
CAB. A, SLIDE 350-D
O.P.R.B.C.T.

2 KOALA PARK SUBDIVISION
CAB. A, SLIDE 251B
O.P.R.B.C.T.

3 COALIA PARK SUBDIVISION
CAB. A, SLIDE 251B
O.P.R.B.C.T.

4 A REMAINDER OF TRACT 2
STATE OF TEXAS
VOL. 585, PG. 221
O.P.R.B.C.T.

5 A REMAINDER OF TRACT 2
STATE OF TEXAS
VOL. 585, PG. 221
O.P.R.B.C.T.

6 A REMAINDER OF TRACT 2
STATE OF TEXAS
VOL. 585, PG. 221
O.P.R.B.C.T.

7 A REMAINDER OF TRACT 2
STATE OF TEXAS
VOL. 585, PG. 221
O.P.R.B.C.T.

8 A REMAINDER OF TRACT 2
STATE OF TEXAS
VOL. 585, PG. 221
O.P.R.B.C.T.

9 A REMAINDER OF TRACT 2
STATE OF TEXAS
VOL. 585, PG. 221
O.P.R.B.C.T.

10 A REMAINDER OF TRACT 2
STATE OF TEXAS
VOL. 585, PG. 221
O.P.R.B.C.T.

11 A REMAINDER OF TRACT 2
STATE OF TEXAS
VOL. 585, PG. 221
O.P.R.B.C.T.

12 A REMAINDER OF TRACT 2
STATE OF TEXAS
VOL. 585, PG. 221
O.P.R.B.C.T.

- LEGEND
- EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
 - PARCEL BOUNDARY
 - PROPERTY LINE
 - EXISTING EASEMENT LINE
 - SURVEY LINE
 - P.O.C. = POINT OF COMMENCING
 - P.O.B. = POINT OF BEGINNING
 - O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BELL COUNTY, TEXAS
 - R.O.W. = RIGHT-OF-WAY
 - IRF = IRON ROD FOUND
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 - "X" CUT = "X" CUT IN CONCRETE FOUND
 - O = FOUND MONUMENTATION
 - CM = CONTROLLING MONUMENTATION
 - - - = LINE BREAK (NOT TO SCALE)

J.S. WILDER SURVEY
ABSTRACT No. 912

A PLAT OF A SURVEY FOR TRACT 10
OLD FARM-TO-MARKET 439
A 6.519 AC., [283,964 Sq.Ft.]
TRACT OF LAND
SITUATED IN THE
J.S. WILDER SURVEY,
ABSTRACT NO. 912 AND
J.S. WILDER SURVEY,
ABSTRACT NO. 913
BELL COUNTY, TEXAS
SEPTEMBER 29, 2017

WESTCLIFF BAPTIST SUBDIVISION
CAB. B, SLIDE 55-B
O.P.R.B.C.T.

STATE OF TEXAS
VOL. 586, PG. 198
O.P.R.B.C.T.

MARY JANE MOSSMAN
VOL. 1352, PAGE 675
O.P.R.B.C.T.

STATE OF TEXAS
VOL. 585, PG. 221
O.P.R.B.C.T.

STATE OF TEXAS
VOL. 585, PG. 221
O.P.R.B.C.T.

STATE OF TEXAS
VOL. 585, PG. 221
O.P.R.B.C.T.

STATE OF TEXAS
VOL. 585, PG. 221
O.P.R.B.C.T.

A DESCRIPTION OF EVEN SURVEY DATE HERewith ACCOMPANIES THIS PLAT.
BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE (4203).
ALL DISTANCES AND COORDINATES SHOWN ARE SCALED USING A SURFACE ADJUSTMENT
FACTOR OF 1.00072.

COORDINATE VALUES DERIVED USING THE TXDOT VRS NETWORK

THE FOLLOWING WERE USED AS AIDS TO DETERMINE RIGHT-OF-WAY:

F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-014 FROM F.M. 2410 IN KILLEEN, EAST 2.4 MILES.

F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-001 FROM KILLEEN, 4 MILES EAST.

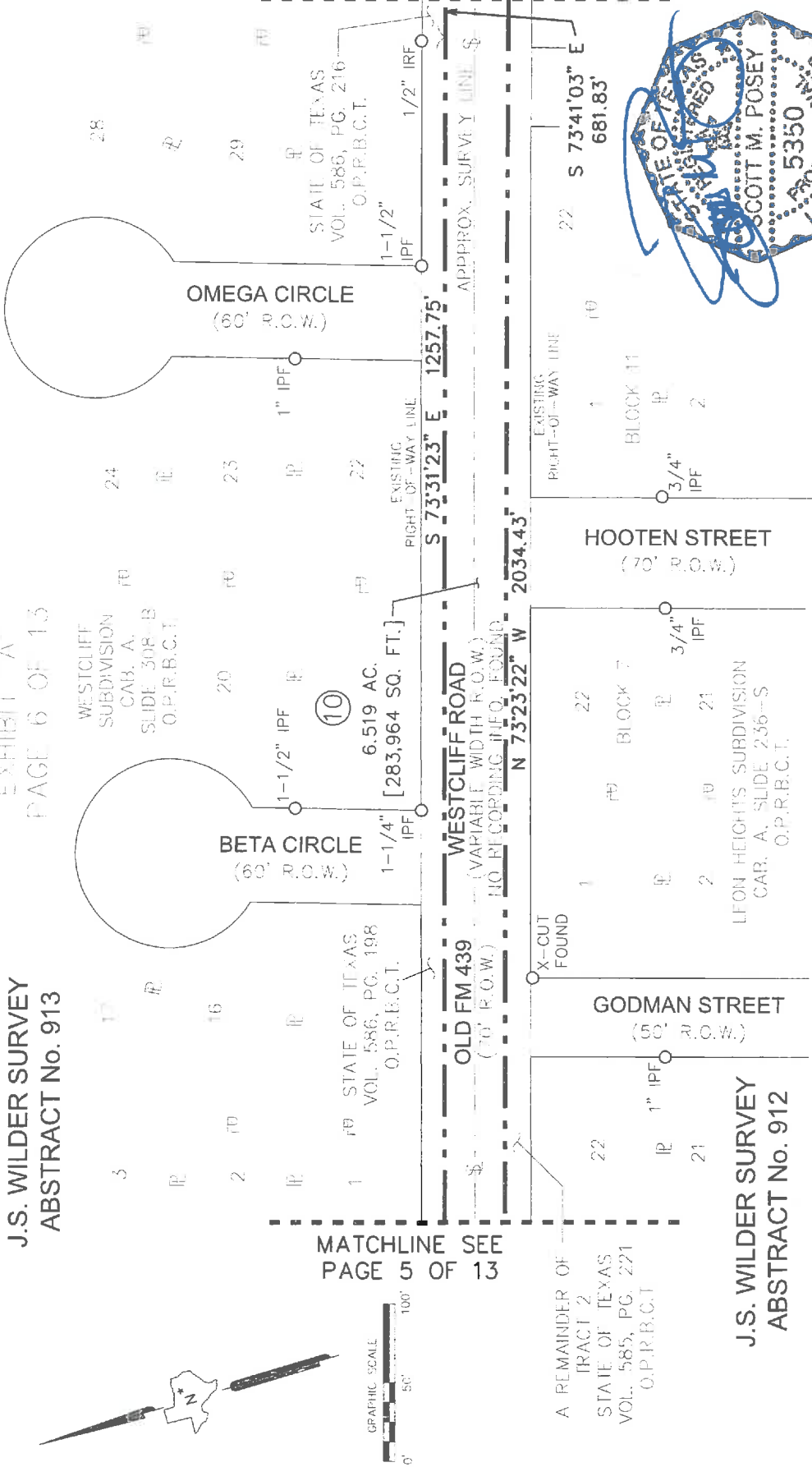
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-003 AND 2057-01-001 FROM FM 439 EAST OF KILLEEN TO 1.0 MILE NORTH OF NOLANVILLE AND SPUR TO U.S. HWY. 190 AT NOLANVILLE.

VARIOUS SUBDIVISION PLATS AND DEEDS.

**J.S. WILDER SURVEY
ABSTRACT No. 913**

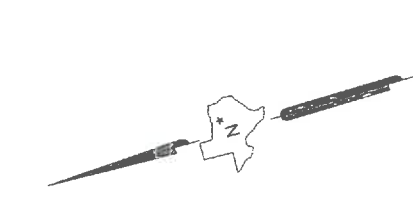
**EXHIBIT "A"
PAGE 6 OF 13**

MATCHLINE SEE SHEET 7 OF 13



A DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT
 BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE (4203).
 ALL DISTANCES AND COORDINATES SHOWN ARE SCALED USING A SURFACE ADJUSTMENT
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 COORDINATE VALUES DERIVED USING THE TXDOT VRS NETWORK.
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 NOLANVILLE.
 VARIOUS SUBDIVISION PLATS AND DEEDS.

A PLAT OF A SURVEY
 FOR TRACT 10
 OLD FARM-TO-MARKET 439
 A 6.519 AC., [283,964 Sq.Ft.]
 TRACT OF LAND
 SITUATED IN THE
 J.S. WILDER SURVEY,
 ABSTRACT NO. 912 AND
 J.S. WILDER SURVEY,
 ABSTRACT NO. 913
 BELL COUNTY, TEXAS
 SEPTEMBER 29, 2017



- LEGEND**
- EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
 - PARCEL BOUNDARY
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 - EXISTING EASEMENT LINE
 - SURVEY LINE
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**J.S. WILDER SURVEY
ABSTRACT No. 912**

SECOND REPLAT
OF BLACKWELL
ACRES
CAR. A,
SLIDE 37-D
O.P.R.B.C.T.

ASHLEY ALEVIA
WEST
INST. No.
20150021273
O.P.R.B.C.T.

STATE OF TEXAS
VOL. 586, PG. 216
O.P.R.B.C.T.

**OLD FM 439
(70' R.O.W.)**

**WESTCLIFF ROAD
(VARIABLE WIDTH R.O.W.)
(NO RECORDING INFO. FOUND)**

APPROX. SURVEY LINE

600 NAIL FOUND

1855.70'

EXHIBIT "A"
PAGE 8 OF 13

J.E. SCHWERTNER
ADDITION
CAR. A, SLIDE 358-B
O.P.R.B.C.T.

**LAGO TRAIL
(60' R.O.W.)**

BLOCK 1

1A

6.519 AC.
[283,964 SQ. FT.]

LOT 1

BLOCK 1

10

1/2" CIRCF

3/8" IRF

1/2" CIRCF

3/8" IRF

3/8" IRF

3/8" IRF

3/8" IRF

3/8" IRF

3/8" IRF

3/8" IRF

3/8" IRF

3/8" IRF

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3/8" IRF

3/8" IRF

3/8" IRF

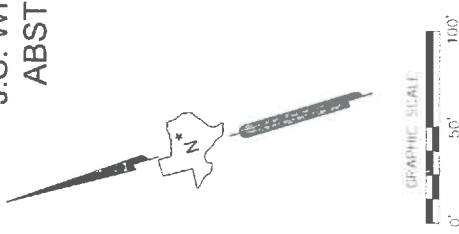
3/8" IRF

3/8" IRF

3/8" IRF

3/8" IRF

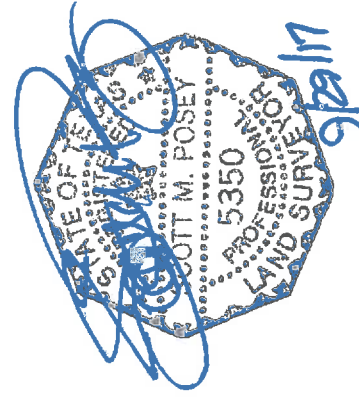
3/8" IRF



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 - PARCEL BOUNDARY
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**J.S. WILDER SURVEY
ABSTRACT No. 912**

A PLAT OF A SURVEY
FOR TRACT 10
OLD FARM-TO-MARKET 439
A 6.519 AC., [283,964 Sq.Ft.]
TRACT OF LAND
SITUATED IN THE
J.S. WILDER SURVEY,
ABSTRACT NO. 912 AND
J.S. WILDER SURVEY,
ABSTRACT NO. 913
BELL COUNTY, TEXAS
SEPTEMBER 29, 2017



A DESCRIPTION OF EVEN SURVEY DATE HERewith ACCOMPANIES THIS PLAT.
BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE (4203), ALL DISTANCES AND COORDINATES SHOWN ARE SCALED USING A SURFACE ADJUSTMENT FACTOR OF 1.00012.
COORDINATE VALUES DERIVED USING THE TX001 VRS NETWORK
THE FOLLOWING WERE USED AS AIDS TO DETERMINE RIGHT-OF-WAY:
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-014 FROM F.M. 2410 IN KILLEEN, EAST 2.4 MILES.
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-001 FROM KILLEEN, 4 MILES EAST.
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VARIOUS SUBDIVISION PLATS AND DEEDS.

MATCHLINE SEE PAGE 9 OF 13

MATCHLINE SEE PAGE 7 OF 13

**J.S. WILDER SURVEY
ABSTRACT No. 913**

**EXHIBIT "A"
PAGE 9 OF 15**

WESLEY KULP AND DAWH KULP VOL. 3628, PG. 670 O.P.R.B.C.T.

DONALD W. KULP AND WIFE DORATHY J. KULP VOL. 1296, PG. 455 O.P.R.B.C.T.

KILLEN BIRLE O-HURO+ SUBDIVISION CAP. B. SLIDE 2-A O.P.R.B.C.T.

LEN SCHWERTNER SUBDIVISION, CAB. A, SLIDE 352-B O.P.R.B.C.T.

1" SQ. BAR

EXISTING RIGHT-OF-WAY LINE

6.519 AC. [283,964 SQ. FT.]

STATE OF TEXAS VOL. 586, PG. 216 O.P.R.B.C.T.

WESTCLIFF ROAD
(VARIABLE WIDTH R.O.W.)
NO RECORDING INFO. FOUND

X-CUT FOUND 1855.70

EXISTING RIGHT-OF-WAY LINE

STATE OF TEXAS VOL. 576, PG. 412 O.P.R.B.C.T.

LOT 1, BLOCK 1 KILLEN-WESTCLIFF G2K DEVELOPMENT ADDITION CAB. D, SLIDE 373-A O.P.R.B.C.T.

LOT 1, BLOCK 1 KILLEN-WESTCLIFF G2K DEVELOPMENT ADDITION CAB. D, SLIDE 373-A O.P.R.B.C.T.

EVENING HOLLOW 1ST EXTENSION CAB. A, SLIDE 89-D O.P.R.B.C.T.

STATE OF TEXAS VOL. 576, PG. 412 O.P.R.B.C.T.

LOT 1, BLOCK 1 KILLEN-WESTCLIFF G2K DEVELOPMENT ADDITION CAB. D, SLIDE 373-A O.P.R.B.C.T.

LOT 1, BLOCK 1 KILLEN-WESTCLIFF G2K DEVELOPMENT ADDITION CAB. D, SLIDE 373-A O.P.R.B.C.T.

**J.S. WILDER SURVEY
ABSTRACT No. 912**

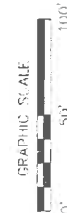
A PLAT OF A SURVEY FOR TRACT 10

OLD FARM-TO-MARKET 439

A 6.519 AC., [283,964 Sq.Ft.]

SITUATED IN THE J.S. WILDER SURVEY, ABSTRACT NO. 912 AND J.S. WILDER SURVEY, ABSTRACT NO. 913

BELL COUNTY, TEXAS
SEPTEMBER 29, 2017



LEGEND

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- PARCEL BOUNDARY
- PROPERTY LINE
- EXISTING EASEMENT LINE
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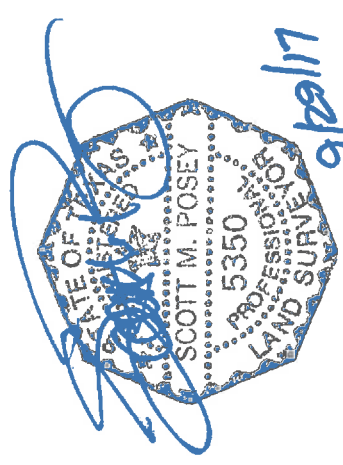
FIRM REGISTRATION CERTIFICATE NO. 10048300

MATCHLINE SEE PAGE 10 OF 13

CAPRICE DRIVE (60' R.O.W.)

WINDWARD DRIVE (60' R.O.W.)

GALAXY DRIVE (60' R.O.W.)



A DESCRIPTION OF EVEN SURVEY DATE HERewith ACCOMPANIES THIS PLAT.
BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE (4203). ALL DISTANCES AND COORDINATES SHOWN ARE SCALED USING A SURFACE ADJUSTMENT FACTOR OF 1.00012

COORDINATE VALUES DERIVED USING THE TXDOT VRS NETWORK

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- F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836--03--014 FROM F.M. 2410 IN KILLEEN, EAST 2.4 MILES.
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- VARIOUS SUBDIVISION PLATS AND DEEDS.

J.S. WILDER SURVEY
ABSTRACT No. 913

EXHIBIT "A"
PAGE 10 OF 13

J.S. WILDER SURVEY
ABSTRACT No. 912

MIGUEL A. ARUDO AND WANDA L. ARUDO
 VOL. 6152, PG. 705
 O.P.R.B.C.T.

LEN SCHWERTNER SUBDIVISION
 CAR. A, SLIDE 241-B
 O.P.R.B.C.T.

LEN SCHWERTNER SUBDIVISION
 CAR. A, SLIDE 352-B
 O.P.R.B.C.T.

LAZY RIDGE DRIVE
 (60' R.O.W.)

WESTCLIFF ROAD
 (VARIABLE WIDTH R.O.W.)
 (NO RECORDING INFO. FOUND)

OLD FM 439
 (70' P.O.W.)

FLEETWOOD DRIVE
 (60' P.O.W.)

CEDARHILL DRIVE
 (60' R.O.W.)

LOT 1, BLOCK 1
 KILLEEN--WESTCLIFFE G2K DEVELOPMENT ADDITION
 CAR. D, SLIDE 373--A
 O.P.R.B.C.T.

LOT 1-A, BLOCK 1
 REPEAT OF LOT 1-A, BLOCK 1, EVENING HOLLOW ADDITION, 3RD EXTENSION
 CAR. A, SLIDE 393-C
 O.P.R.B.C.T.

LOT 1-A, BLOCK 15
 REPEAT OF LOT 1, BLOCK 15, EVENING HOLLOW ADDITION, 3RD EXTENSION
 CAR. A, SLIDE 393-C
 O.P.R.B.C.T.

LOT 25
 BLOCK 13

LOT 26
 STATE OF TEXAS
 VOL. 576, PG. 275
 O.P.R.B.C.T.



LEGEND

EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE

PARCEL BOUNDARY

PROPERTY LINE

EXISTING EASEMENT LINE

SURVEY LINE

P.O.C. = POINT OF COMMENCING

P.O.B. = POINT OF BEGINNING

O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BELL COUNTY, TEXAS

R.O.W. = RIGHT-OF-WAY

IRF = IRON ROD FOUND

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— = LINE BREAK (NOT TO SCALE)

A PLAT OF A SURVEY FOR TRACT 10 OLD FARM--TO-MARKET 439 A 6.519 AC., [283,964 Sq.Ft.] TRACT OF LAND SITUATED IN THE J.S. WILDER SURVEY, ABSTRACT NO. 912 AND J.S. WILDER SURVEY, ABSTRACT NO. 913 BELL COUNTY, TEXAS SEPTEMBER 29, 2017

A DESCRIPTION OF EVEN SURVEY DATE HERewith ACCOMPANIES THIS PLAT

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F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-001 FROM KILLEEN, 4 MILES EAST.

F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-003 AND 2057-01-001 FROM FM 439 EAST OF KILLEEN TO 1.0 MILE NORTH OF NOLANVILLE AND SPUR TO U.S. HWY. 190 AT NOLANVILLE.

VARIOUS SUBDIVISION PLATS AND DEEDS.

MATCHLINE SEE PAGE 11 OF 13

MATCHLINE SEE PAGE 9 OF 13

GRAPHIC SCALE

0' 50' 100'

FIRM REGISTRATION CERTIFICATE NO. 100-18300

**J.S. WILDER SURVEY
ABSTRACT No. 912**

MIGUEL A.
ABUDO AND
WANDA L.
ABUDO
VOL. 6152,
PG. 703
O.P.R.B.C.T.

RIVERA ADDITION
CAB. C. SLIDE 11--A
O.P.R.B.C.T.

LOT 1

LOT 2

STATE OF TEXAS
VOL. 586, PG. 216
O.P.R.B.C.T.

FIRST CHURCH OF
GOD IN CHRIST
ADDITION
CAB. C.
SLIDE 122--A
O.P.R.B.C.T.

VERNON GAYLE
EDWARDS AND
WIFE, DEBORAH
CLORE EDWARDS
FD VOL. 2693,
PG. 167
O.P.R.B.C.T.

6.519 AC.

[283,964 SQ. FT.]

WESTCLIFF ROAD

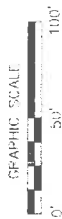
(VARIABLE WIDTH R.O.W.)
NO RECORDING INFO. FOUND

OLD FM 439

(70' R.O.W.)

MATCHLINE SEE PAGE 12 OF 13

MATCHLINE SEE PAGE 10 OF 13



MEADOWBROOK DRIVE
(60' R.O.W.)

KINGWOOD DRIVE
(60' R.O.W.)

CEDARVIEW DRIVE
(60' R.O.W.)

EXISTING
RIGHT-OF-WAY LINE

3/8" IRF

3/8" IRF

3/8" IRF

3/8" IRF

3/8" IRF

3/8" IRF

3/8" IRF

3/8" IRF

3/8" IRF

3/8" IRF

1 01 28 IR

1 28 IR

1 28 IR

1 28 IR

1 28 IR

1 28 IR

1 28 IR

2 28 IR

2 27 IR

2 27 IR

2 27 IR

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2 27 IR

2 27 IR

3 26 IR

3 26 IR

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3 26 IR

3 26 IR

3 26 IR

3 26 IR

EVENING HOLLOW
ADDITION
3RD EXTENSION
CAB. A,
SLIDE 350-A
O.P.R.B.C.T.

EVENING HOLLOW
ADDITION
3RD EXTENSION
CAB. A, SLIDE 350-A
O.P.R.B.C.T.

**J.S. WILDER SURVEY
ABSTRACT No. 912**

A PLAT OF A SURVEY
FOR TRACT 10

OLD FARM--TO--MARKET 439
A 6.519 AC., [283,964 Sq.Ft.]

TRACT OF LAND
SITUATED IN THE

J.S. WILDER SURVEY,
ABSTRACT NO. 912 AND
J.S. WILDER SURVEY,
ABSTRACT NO. 913

BELL COUNTY, TEXAS
SEPTEMBER 29, 2017

LEGEND

- EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
- PARCEL BOUNDARY
- PROPERTY LINE
- EXISTING EASEMENT LINE
- SURVEY LINE

- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING
- O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BELL COUNTY, TEXAS
- R.O.W. = RIGHT-OF-WAY
- IRF = IRON ROD FOUND
- CRF = CAPPED IRON ROD FOUND
- "X" CUT = "X" CUT IN CONCRETE FOUND
- O = FOUND MONUMENTATION
- CM = CONTROLLING MONUMENTATION
- = LINE BREAK (NOT TO SCALE)



A DESCRIPTION OF EVEN SURVEY DATE HERewith ACCOMPANIES THIS PLAT
BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE (4203).
ALL DISTANCES AND COORDINATES SHOWN ARE SCALED USING A SURFACE ADJUSTMENT
FACTOR OF 1.00012.

COORDINATE VALUES DERIVED USING THE TxDOT VRS NETWORK.

THE FOLLOWING WERE USED AS AIDS TO DETERMINE RIGHT-OF-WAY:

- F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836--03--014 FROM F.M. 2410 IN KILLEEN, EAST 2.4 MILES.
- F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836--03--001 FROM KILLEEN, 4 MILES EAST.
- F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836--03--003 AND 2057--01--001 FROM FM 439 EAST OF KILLEEN TO 1.0 MILE NORTH OF NOLANVILLE AND SPUR TO U.S. HWY. 190 AT NOLANVILLE
- VARIOUS SUBDIVISION PLATS AND DEEDS.

**J.S. WILDER SURVEY
ABSTRACT No. 913**

ROBERT D. SEGLER AND WIFE, SUN KIL SEGLER VOL. 2534, PG. 713 O.P.R.B.C.T.
 ROBERT D. SEGLER AND WIFE, SUN KIL SEGLER VOL. 2534, PG. 719 O.P.R.B.C.T.

**EXHIBIT "A"
PAGE 12 OF 13**

WINNIE SCARBROUGH ADDITION CAB. B, SLIDE 213-B O.P.R.B.C.T.
 ROBERT D. SEGLER AND WIFE, SUN KIL SEGLER VOL. 2534, PG. 713 O.P.R.B.C.T.

**Winnie Scarbrough Addition
CAB. B, Slide 213-B
O.P.R.B.C.T.**

3/8" IRF 4
 3/8" IRF 5
 S 73°31'20" E 40.50'
 N 73°31'20" W 1.24'

**Tobas Addition
CAB. D, Slide 117-B
O.P.R.B.C.T.**

STATE OF TEXAS VOL. 576, PG. 271 O.P.R.B.C.T.

MATCHLINE SEE PAGE 11 OF 13

MATCHLINE SEE PAGE 13 OF 13

1-1/2" IRF
 1-1/4" IRF
 5/8" IRF
 1/2" IRF
 3/8" IRF
 3/8" IRF
 3/8" IRF

3/8" IRF BEARS N 73°31'20" W 1.24'

S 16°28'40" W 13.00'
 S 73°25'14" E 446.16'

**WESTCLIFF ROAD
(VARIABLE WIDTH R.O.W.)
NO RECORDING INFO FOUND**

**OLD FM 439
(70' R.O.W.)**

S 73°27'03" E 1947.00'
 N 73°27'47" W 2033.57'



STATE OF TEXAS VOL. 576, PG. 275 O.P.R.B.C.T.
 60D NAIL FOUND
 6.519 AC. [283,964 SQ. FT.]
 EVENING HOLLOW ADDITION WITH EXTENSION CAB. A, SLIDE 375-A O.P.R.B.C.T.

STATE OF TEXAS VOL. 576, PG. 275 O.P.R.B.C.T.
 60D NAIL FOUND
 6.519 AC. [283,964 SQ. FT.]
 EVENING HOLLOW ADDITION WITH EXTENSION CAB. A, SLIDE 375-A O.P.R.B.C.T.

STATE OF TEXAS VOL. 576, PG. 275 O.P.R.B.C.T.
 60D NAIL FOUND
 6.519 AC. [283,964 SQ. FT.]
 EVENING HOLLOW ADDITION WITH EXTENSION CAB. A, SLIDE 375-A O.P.R.B.C.T.

STATE OF TEXAS VOL. 576, PG. 275 O.P.R.B.C.T.
 60D NAIL FOUND
 6.519 AC. [283,964 SQ. FT.]
 EVENING HOLLOW ADDITION WITH EXTENSION CAB. A, SLIDE 375-A O.P.R.B.C.T.

STATE OF TEXAS VOL. 576, PG. 275 O.P.R.B.C.T.
 60D NAIL FOUND
 6.519 AC. [283,964 SQ. FT.]
 EVENING HOLLOW ADDITION WITH EXTENSION CAB. A, SLIDE 375-A O.P.R.B.C.T.

**SUNDOWN DRIVE
(60' R.O.W.)**

STATE OF TEXAS VOL. 576, PG. 275 O.P.R.B.C.T.
 60D NAIL FOUND
 6.519 AC. [283,964 SQ. FT.]
 EVENING HOLLOW ADDITION WITH EXTENSION CAB. A, SLIDE 375-A O.P.R.B.C.T.

STATE OF TEXAS VOL. 576, PG. 275 O.P.R.B.C.T.
 60D NAIL FOUND
 6.519 AC. [283,964 SQ. FT.]
 EVENING HOLLOW ADDITION WITH EXTENSION CAB. A, SLIDE 375-A O.P.R.B.C.T.

STATE OF TEXAS VOL. 576, PG. 275 O.P.R.B.C.T.
 60D NAIL FOUND
 6.519 AC. [283,964 SQ. FT.]
 EVENING HOLLOW ADDITION WITH EXTENSION CAB. A, SLIDE 375-A O.P.R.B.C.T.

STATE OF TEXAS VOL. 576, PG. 275 O.P.R.B.C.T.
 60D NAIL FOUND
 6.519 AC. [283,964 SQ. FT.]
 EVENING HOLLOW ADDITION WITH EXTENSION CAB. A, SLIDE 375-A O.P.R.B.C.T.

STATE OF TEXAS VOL. 576, PG. 275 O.P.R.B.C.T.
 60D NAIL FOUND
 6.519 AC. [283,964 SQ. FT.]
 EVENING HOLLOW ADDITION WITH EXTENSION CAB. A, SLIDE 375-A O.P.R.B.C.T.

STATE OF TEXAS VOL. 576, PG. 275 O.P.R.B.C.T.
 60D NAIL FOUND
 6.519 AC. [283,964 SQ. FT.]
 EVENING HOLLOW ADDITION WITH EXTENSION CAB. A, SLIDE 375-A O.P.R.B.C.T.

**A. McMILLIN SURVEY
ABSTRACT NO. 559**

A PLAT OF A SURVEY FOR TRACT 10 OLD FARM-TO-MARKET 439 A 6.519 AC. [283,964 Sq.Ft.] TRACT OF LAND SITUATED IN THE J.S. WILDER SURVEY, ABSTRACT NO. 912, J.S. WILDER SURVEY, ABSTRACT NO. 913 AND A. McMILLIN SURVEY ABSTRACT NO. 559 BELL COUNTY, TEXAS SEPTEMBER 29, 2017



- J.S. WILDER SURVEY
ABSTRACT No. 912**
- EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
 - PARCEL BOUNDARY
 - PROPERTY LINE
 - EXISTING EASEMENT LINE
 - SURVEY LINE
 - P.O.C. = POINT OF COMMENCING
 - P.O.B. = POINT OF BEGINNING
 - O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BELL COUNTY, TEXAS
 - R.O.W. = RIGHT-OF-WAY
 - IRF = IRON ROD FOUND
 - IRF = CAPPED IRON ROD FOUND
 - "X" CUT = "X" CUT IN CONCRETE
 - O = 5/8" IRON ROD SET W/ AN ALUMINUM CAP STAMPED "LAMB-STAR"
 - X = CONTROLLING MONUMENTATION
 - CRS = 5/8" IRON ROD SET W/ A PLASTIC CAP STAMPED "LAMB-STAR"
 - - - = LINE BREAK (NOT TO SCALE)

A DESCRIPTION OF EVEN SURVEY DATE HERewith ACCOMPANIES THIS PLAT.
 BASIS OF BEARING, TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE (4203), ALL DISTANCES AND COORDINATES SHOWN ARE SCALED USING A SURFACE ADJUSTMENT FACTOR OF 1.00012.
 COORDINATE VALUES DERIVED USING THE TXDOT VRS NETWORK.
 THE FOLLOWING WERE USED AS AIDS TO DETERMINE RIGHT-OF-WAY:
 F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-014 FROM F.M. 2410 IN KILLEEN, EAST 2.4 MILES.
 F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-001 FROM KILLEEN, 4 MILES EAST.
 F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-003 AND 2057-01-001 FROM FM 439 EAST OF KILLEEN TO 1.0 MILE NORTH OF NOLANVILLE AND SPUR TO U.S. HWY. 190 AT NOLANVILLE.
 VARIOUS SUBDIVISION PLATS AND DEEDS.

**A. McMILLIN SURVEY
ABSTRACT NO. 559**

DURAN ADDITION
CAB. D.
SLIDE 152-B
O.P.R.B.C.T.

TOBAS
ADDITION
CAB. D.
SLIDE 117-B
O.P.R.B.C.T.

STATE OF TEXAS
VOL. 576, PG. 274
O.P.R.B.C.T.

STATE OF TEXAS
VOL. 579, PG. 479
O.P.R.B.C.T.

STATE OF TEXAS
VOL. L, PG. 359
O.P.R.B.C.T.

OLIN P. DILLARD, SR. AND
WIFE, FERRI L. DILLARD
VOL. 3074, PG. 245
O.P.R.B.C.T.

STATE OF TEXAS
VOL. 579, PG. 479
O.P.R.B.C.T.

STATE OF TEXAS
VOL. 576, PG. 274
O.P.R.B.C.T.

STATE OF TEXAS
VOL. 576, PG. 275
O.P.R.B.C.T.

STATE OF TEXAS
VOL. 576, PG. 275
O.P.R.B.C.T.

STATE OF TEXAS
VOL. 576, PG. 275
O.P.R.B.C.T.

MOORE'S CROSSING ADDITION
CAB. B, SL. 2B
O.P.R.B.C.T.

MOORE'S CROSSING ADDITION
CAB. B, SL. 2B
O.P.R.B.C.T.

MOORE'S CROSSING ADDITION
CAB. B, SL. 2B
O.P.R.B.C.T.

MOORE'S CROSSING ADDITION
CAB. B, SL. 2B
O.P.R.B.C.T.

MOORE'S CROSSING ADDITION
CAB. B, SL. 2B
O.P.R.B.C.T.

MOORE'S CROSSING ADDITION
CAB. B, SL. 2B
O.P.R.B.C.T.

ROY REYNOLDS DRIVE
(70' R.O.W.)

DURAN DRIVE
(60' R.O.W.)

WESTCLIFF ROAD
(VARIABLE WIDTH R.O.W.)
NO RECORDING INFO. FOUND

DUSK DRIVE
(60' R.O.W.)

TWILIGHT DRIVE
(60' R.O.W.)

ROY REYNOLDS DRIVE
(70' R.O.W.)

OLD FM 439
(80' R.O.W.)

OLD FM 439
(80' R.O.W.)

OLD FM 439
(80' R.O.W.)

OLD FM 439
(80' R.O.W.)

OLD FM 439
(80' R.O.W.)

OLD FM 439
(80' R.O.W.)

BLOCK 1

BLOCK 2

BLOCK 3

BLOCK 4

BLOCK 5

BLOCK 6

SCOTT M. POSEY
PROFESSIONAL
LAND SURVEYOR
5350 W. 9th St.
KILLEEN, TX 76789

SCOTT M. POSEY
PROFESSIONAL
LAND SURVEYOR
5350 W. 9th St.
KILLEEN, TX 76789

SCOTT M. POSEY
PROFESSIONAL
LAND SURVEYOR
5350 W. 9th St.
KILLEEN, TX 76789

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KILLEEN, TX 76789

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LAND SURVEYOR
5350 W. 9th St.
KILLEEN, TX 76789

STATE OF TEXAS
VOL. 576, PG. 275
O.P.R.B.C.T.

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VOL. 576, PG. 275
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VOL. 576, PG. 275
O.P.R.B.C.T.

STATE OF TEXAS
VOL. 576, PG. 275
O.P.R.B.C.T.



**A PLAT OF A SURVEY
FOR TRACT 10
OLD FARM-TO-MARKET 439
A 6.519 AC., [283,964 Sq.Ft.]
TRACT OF LAND
SITUATED IN THE
A. McMILLIN SURVEY
ABSTRACT NO. 559 AND
G.W. CARTWRIGHT SURVEY
ABSTRACT NO. 159
BELL COUNTY, TEXAS
SEPTEMBER 29, 2017**

A DESCRIPTION OF EVEN SURVEY DATE HERewith ACCOMPANIES THIS PLAT
BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE (4203).
ALL DISTANCES AND COORDINATES SHOWN ARE SCALED USING A SURFACE ADJUSTMENT
FACTOR OF 1.00012.
COORDINATE VALUES DERIVED USING THE TxDOT VRS NETWORK
THE FOLLOWING WERE USED AS AIDS TO DETERMINE RIGHT-OF-WAY:
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-014 FROM F.M. 2410 IN KILLEEN,
EAST 2.4 MILES
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-001 FROM KILLEEN, 4 MILES EAST.
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-003 AND 2057-01-001 FROM FM
439 EAST OF KILLEEN TO 1.0 MILE NORTH OF NOLANVILLE AND SPIR TO U.S. HWY. 190 AT
NOLANVILLE
VARIOUS SUBDIVISION PLATS AND DEEDS

EXHIBIT "A"

COUNTY: BELL
HIGHWAY: OLD FARM-TO-MARKET 439
LOCATION: KILLEEN, TEXAS

PAGE: 1 OF 11
SEPTEMBER 2017

DESCRIPTION FOR TRACT 11

BEING A 1.1239 ACRE (48,958 SQUARE FEET) TRACT OF LAND, MORE OR LESS, IN THE A. McMILLIN SURVEY, ABSTRACT NO. 559 AND THE J.S. WILDER SURVEY, ABSTRACT NO. 913, BELL COUNTY, TEXAS, AND BEING PART OF THAT TRACT OF LAND DESCRIBED IN DEED TO THE STATE OF TEXAS RECORDED IN VOLUME 586, PAGE 216 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS (O.P.R.B.C.T.), SAME BEING A PART OF OLD FARM-TO-MARKET ROAD 439 (FM 439) (A CALLED 70 FOOT RIGHT-OF-WAY (R.O.W.)), (NOW KNOWN AS WESTCLIFF ROAD – A VARIABLE WIDTH R.O.W. - NO RECORDING INFORMATION FOUND), SAID 1.1239 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID VOLUME 586, PAGE 198, SAME BEING THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO THE STATE OF TEXAS RECORDED IN VOLUME 586, PAGE 216 O.P.R.B.C.T., ALSO BEING IN THE NORTHERLY R.O.W. LINE OF OLD FM 439, AND FURTHER BEING THE **POINT OF BEGINNING**, HAVING A SURFACE COORDINATE OF NORTH 10,383,794.365, EAST 3,127,220.436, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS NORTH 65° 21' 56" WEST, A DISTANCE OF 2.28 FEET;

THENCE ALONG A NORTHERLY LINE OF SAID VOLUME 586, PAGE 216, SAME BEING THE NORTHERLY R.O.W. LINE OF OLD FM 439 AS FOLLOWS:

- 1) SOUTH 73° 32' 20" EAST, PASSING A 1/2-INCH IRON ROD FOUND AT A DISTANCE OF 232.12 FEET, OFFSET RIGHT A DISTANCE OF 1.04 FEET, CONTINUING IN ALL A TOTAL DISTANCE OF 681.74 FEET;
- 2) SOUTH 73° 43' 20" EAST, PASSING A 1/2-INCH IRON ROD FOUND AT A DISTANCE OF 21.40 FEET, OFFSET LEFT A DISTANCE OF 0.73 FEET, PASSING A 3/8-INCH IRON ROD FOUND AT A DISTANCE OF 1830.35 FEET, OFFSET RIGHT A DISTANCE OF 1.03 FEET, CONTINUING IN ALL A TOTAL DISTANCE OF 1855.71 FEET;
- 3) SOUTH 73° 31' 20" EAST, PASSING A 3/8-INCH IRON ROD FOUND AT A DISTANCE OF 248.86 FEET, OFFSET RIGHT A DISTANCE OF 0.77 FEET, PASSING A 3/8-INCH IRON ROD FOUND AT A DISTANCE OF 1945.82 FEET, CONTINUING IN ALL A TOTAL A DISTANCE OF 1947.06 FEET
- 4) THENCE SOUTH 16° 28' 40" WEST ALONG THE EASTERLY LINE OF SAID VOLUME 586, PAGE 216, A DISTANCE OF 11.00 FEET TO THE SOUTHEAST CORNER OF SAID VOLUME 579, PAGE 216;

THENCE ALONG THE SOUTHERLY LINE OF SAID VOLUME 586, PAGE 216 AND THE COMMON NORTHERLY LINE OF THE PRESCRIPTIVE R.O.W. OF OLD FM 439 AS FOLLOWS:

- 5) NORTH 73° 27' 03" WEST, A DISTANCE OF 1947.00 FEET;

EXHIBIT "A"

COUNTY: BELL
HIGHWAY: OLD FARM-TO-MARKET 439
LOCATION: KILLEEN, TEXAS

PAGE: 2 OF 11
SEPTEMBER 2017

DESCRIPTION FOR TRACT 11

- 6) NORTH 73° 52' 03" WEST, A DISTANCE OF 1855.70 FEET;
- 7) NORTH 73° 41' 03" WEST, A DISTANCE OF 681.83 FEET TO THE SOUTHWEST CORNER OF SAID VOLUME 579, PAGE 216, SAME BEING THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO THE STATE OF TEXAS RECORDED IN VOLUME 586, PAGE 198 O.P.R.B.C.T.;
- 8) THENCE NORTH 16° 27' 40" EAST ALONG THE WESTERLY LINE OF SAID VOLUME 586, PAGE 216 AND THE COMMON EASTERLY LINE OF SAID VOLUME 586, PAGE 198, A DISTANCE OF 15.00 FEET TO THE NORTHWEST CORNER OF SAID VOLUME 586, PAGE 216, SAME BEING THE NORTHEAST CORNER OF SAID VOLUME 586, PAGE 198 FROM WHICH A 1/2" IRON ROD FOUND BEARS NORTH 65° 17' 11" WEST, A DISTANCE OF 2.27 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 1.1239 ACRE (48,958 SQUARE FEET) OF LAND, MORE OR LESS.

EXHIBIT "A"

COUNTY: BELL
HIGHWAY: OLD FARM-TO-MARKET 439
LOCATION: KILLEEN, TEXAS

PAGE: 3 OF 11
SEPTEMBER 2017

DESCRIPTION FOR TRACT 11

A PLAT OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS DESCRIPTION.

BASIS OF BEARING: TEXAS COORDINATE SYSTEM, NAD 83 (EPOCH 2011), NORTH CENTRAL ZONE (4203), ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE COORDINATES AND SCALED USING A SURFACE ADJUSTMENT FACTOR OF 1.00012.

COORDINATE VALUES DERIVED USING THE TXDOT VRS NETWORK.

THE FOLLOWING WERE USED AS AIDES TO DETERMINE RIGHT-OF-WAY:

F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-014 FROM F.M. 2410 IN KILLEEN, EAST 2.4 MILES.

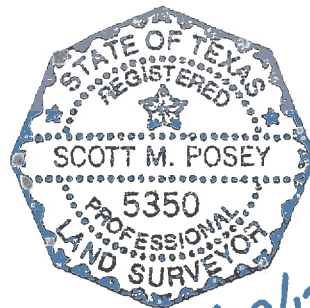
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-001 FROM KILLEEN, 4 MILES EAST.

F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-003 AND 2057-01-001 FROM F.M. 439 EAST OF KILLEEN TO 1.0 MILE NORTH OF NOLANVILLE AND SPUR TO U.S. HWY. 190 AT NOLANVILLE.

VARIOUS SUBDIVISION PLATS AND DEEDS.



SCOTT M. POSEY
TEXAS REGISTRATION NO. 5350



9/29/17

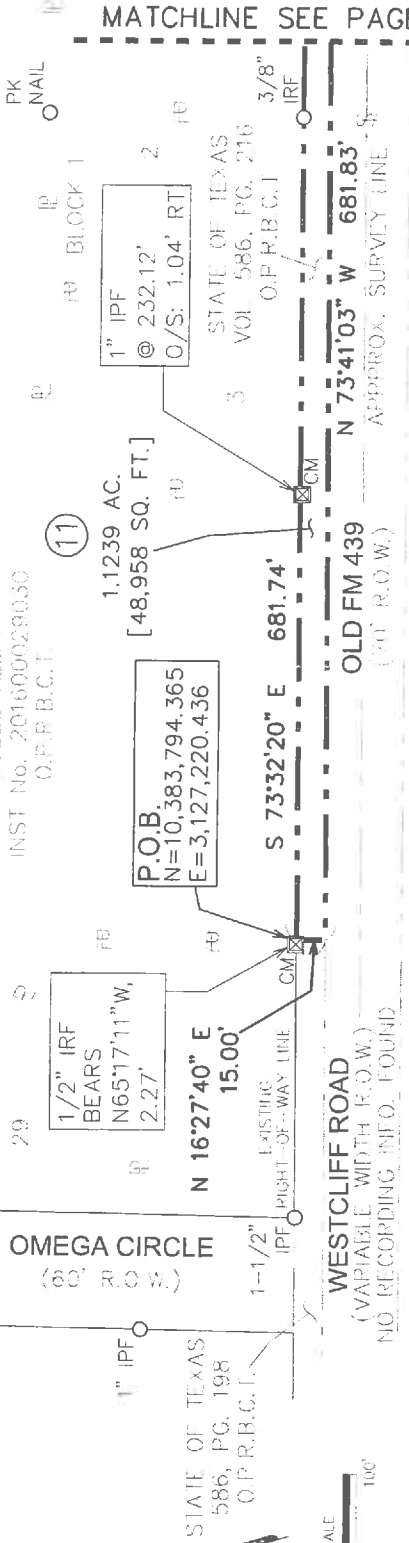
LAMB-STAR ENGINEERING, L.P.
5700 W. PLANO PARKWAY, SUITE 1000
PLANO, TEXAS 75093
PH. (214) 440-3600
FIRM REGISTRATION CERTIFICATE NO. 10048300
SEPTEMBER 29, 2017

**J.S. WILDER SURVEY
ABSTRACT No. 912**

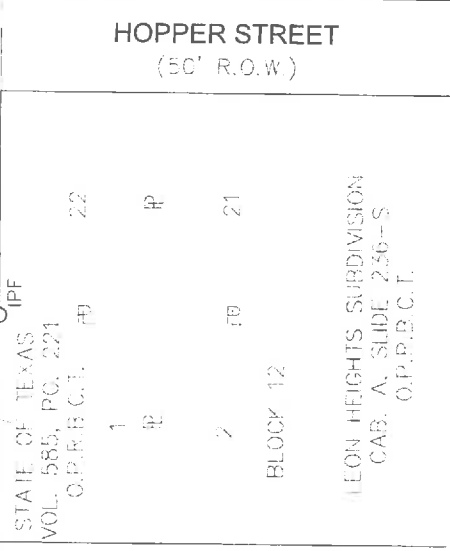
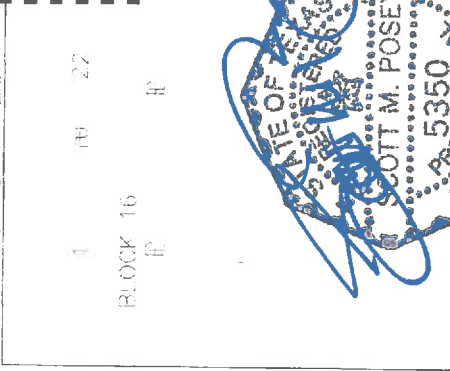
**EXHIBIT "A"
PAGE 4 OF 11**

HUNTER'S CHASE SUBDIVISION
CAB. A, SLIDE 216-D
O.P.R.B.C.T.

ANGELO ALMA
INST No. 201600029050
O.P.R.B.C.T.

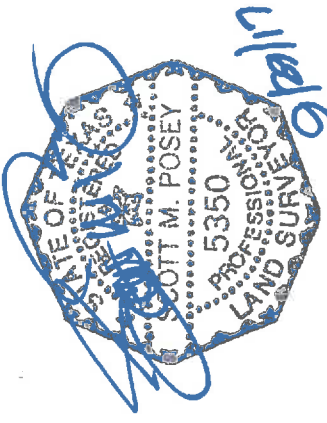


MATCHLINE SEE PAGE 5 OF 11



**J.S. WILDER SURVEY
ABSTRACT No. 912**

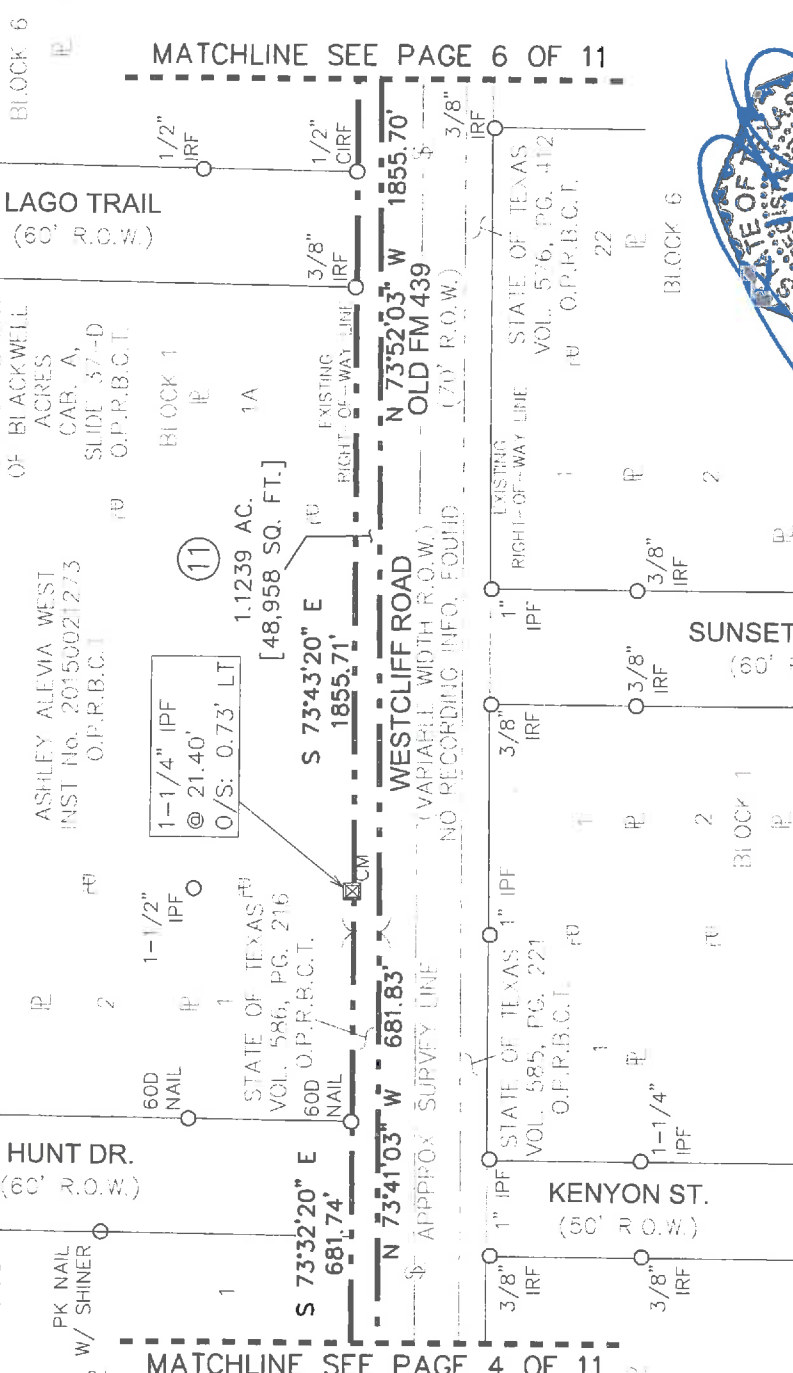
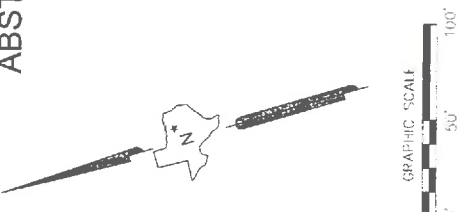
A PLAT OF A SURVEY FOR TRACT 11
OLD FARM-TO-MARKET 439
A 1,1239 AC., [48,958 Sq.Ft.] TRACT OF LAND SITUATED IN THE
J.S. WILDER SURVEY,
ABSTRACT NO. 912 AND
J.S. WILDER SURVEY,
ABSTRACT NO. 913
BELL COUNTY, TEXAS
SEPTEMBER 29, 2017



A DESCRIPTION OF EVEN SURVEY DATE HERewith ACCOMPANIES THIS PLAT.
BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE (4203). ALL DISTANCES AND COORDINATES SHOWN ARE SCALED USING A SURFACE ADJUSTMENT FACTOR OF 1.00012
COORDINATE VALUES DERIVED USING THE TxDOT VRS NETWORK
THE FOLLOWING WERE USED AS AIDES TO DETERMINE RIGHT-OF-WAY:
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-014 FROM F.M. 2410 IN KILLEEN, EAST 2.4 MILES.
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VARIOUS SUBDIVISION PLATS AND DEEDS.

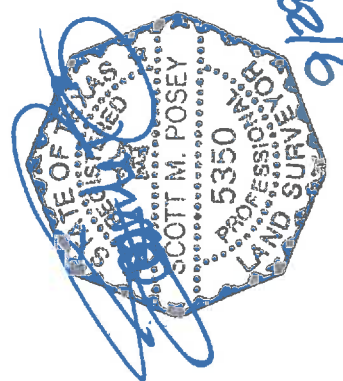
**J.S. WILDER SURVEY
ABSTRACT No. 912**

**EXHIBIT "A"
PAGE 5 OF 11**



**J.S. WILDER SURVEY
ABSTRACT No. 912**

A PLAT OF A SURVEY FOR TRACT 11
OLD FARM - TO - MARKET 439
A 1,1239 AC., [48,958 Sq.Ft.]
TRACT OF LAND
SITUATED IN THE
J.S. WILDER SURVEY,
ABSTRACT NO. 912 AND
J.S. WILDER SURVEY,
ABSTRACT NO. 913
BELL COUNTY, TEXAS
SEPTEMBER 29, 2017



9/28/17

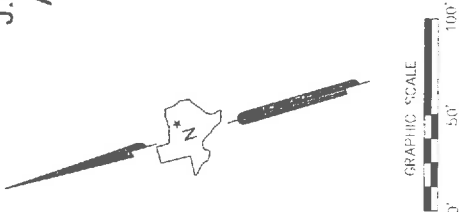
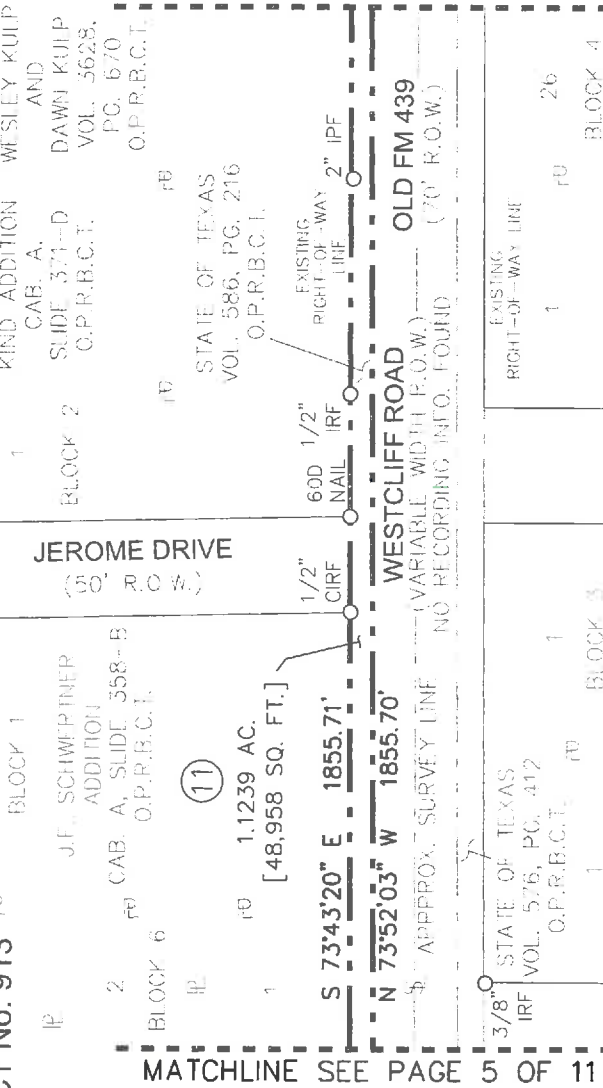
- LEGEND**
- EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
 - PARCEL BOUNDARY
 - PROPERTY LINE
 - EXISTING EASEMENT LINE
 - SURVEY LINE
 - P.O.C. = POINT OF COMMENCING
 - P.O.B. = POINT OF BEGINNING
 - O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BELL COUNTY, TEXAS
 - R.O.W. = RIGHT-OF-WAY
 - IRF = IRON ROD FOUND
 - CIRF = CAPPED IRON ROD FOUND
 - "X" CUT = "X" CUT IN CONCRETE FOUND
 - O = FOUND MONUMENTATION
 - CM = CONTROLLING MONUMENTATION
 - = LINE BREAK (NOT TO SCALE)

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BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE (4203). ALL DISTANCES AND COORDINATES SHOWN ARE SCALED USING A SURFACE ADJUSTMENT FACTOR OF 1.00012.
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F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-003 AND 2057-01-001 FROM FM 439 EAST OF KILLEEN TO 1.0 MILE NORTH OF NOLANVILLE AND SPUR TO U.S. HWY. 190 AT NOLANVILLE.
VARIOUS SUBDIVISION PLATS AND DEEDS.

**J.S. WILDER SURVEY
ABSTRACT No. 913**

EXHIBIT "A"

PAGE 6 OF 11



- LEGEND**
- EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
 - PARCEL BOUNDARY
 - PROPERTY LINE
 - EXISTING EASEMENT LINE
 - SURVEY LINE
 - P.O.C. = POINT OF COMMENCING
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 F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-003 AND 2057-01-001 FROM FM 439 EAST OF KILLEEN TO 1.0 MILE NORTH OF NOLANVILLE AND SPIR TO U.S. HWY. 190 AT NOLANVILLE.
 VARIOUS SUBDIVISION PLATS AND DEEDS.

**J.S. WILDER SURVEY
ABSTRACT No. 913**

**EXHIBIT "A"
PAGE 7 OF 11**

3

MATCHLINE SEE PAGE 8 OF 11

CAPRICE DRIVE (60' R.O.W.)

**ILLEN SCHWERTNER
SUBDIVISION,
CAB. A,
SLIDE 352-HB
O.P.R.B.C.T.**

**KILLEN BIBLE
CHURCH SUBDIVISION
CAB. B, SLIDE 27-A
O.P.R.B.C.T.**

**DONALD W. KULP
AND WIFE
DORATHY J.
KULP
VOL. 1298,
PG. 455
O.P.R.B.C.T.**

**1,1239 AC.
[48,958 SQ. FT.]
STATE OF TEXAS
VOL. 586, PG. 216
O.P.R.B.C.T.**

**S 73°43'20" E 1855.71'
N 73°52'03" W 1855.70'**

**WESTCLIFF ROAD
(VARIABLE WIDTH R.O.W.)
NO RECORDING INFO. FOUND**

**OLD FM 439
(70' R.O.W.)**

**X-CUT
FOUND**

**EXISTING
RIGHT-OF-WAY LINE**

**STATE OF TEXAS
VOL. 576, PG. 412
O.P.R.B.C.T.**

**LOT 1, BLOCK 1
KILLEN-WESTCLIFF G2K
DEVELOPMENT ADDITION
CAB. D, SLIDE 373-A
O.P.R.B.C.T.**

**EXISTING
RIGHT-OF-WAY LINE**

3/8" IRF

3/8" IRF

3/8" IRF

3/8" IRF

3/8" IRF

3/8" IRF

3/8" IRF

3/8" IRF

**GALAXY DRIVE
(60' R.O.W.)**

**WINDWARD DRIVE
(60' R.O.W.)**

**PEASE LINE
BLOCK 5**

12

11

10

9

8

7

6

5

4

3

2

1

1

2

3

4

5

6

7

8

9

10

11

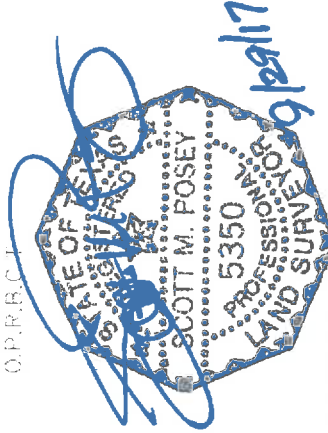
12

**J.S. WILDER SURVEY
ABSTRACT No. 912**

**A PLAT OF A SURVEY
FOR TRACT 11**

**OLD FARM-TO-MARKET 439
A 1,1239 AC., [48,958 Sq.Ft.]
TRACT OF LAND**

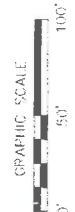
**SITUATED IN THE
J.S. WILDER SURVEY,
ABSTRACT NO. 912 AND
J.S. WILDER SURVEY,
ABSTRACT NO. 913
BELL COUNTY, TEXAS
SEPTEMBER 29, 2017**



A DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT
BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE (4203),
ALL DISTANCES AND COORDINATES SHOWN ARE SCALED USING A SURFACE ADJUSTMENT
FACTOR OF 1.00012

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439 EAST OF KILLEEN TO 1.0 MILE NORTH OF NOLANVILLE AND SPUR TO U.S. HWY. 190 AT
NOLANVILLE
VARIOUS SUBDIVISION PLATS AND DEEDS.

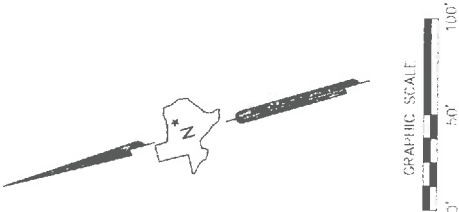
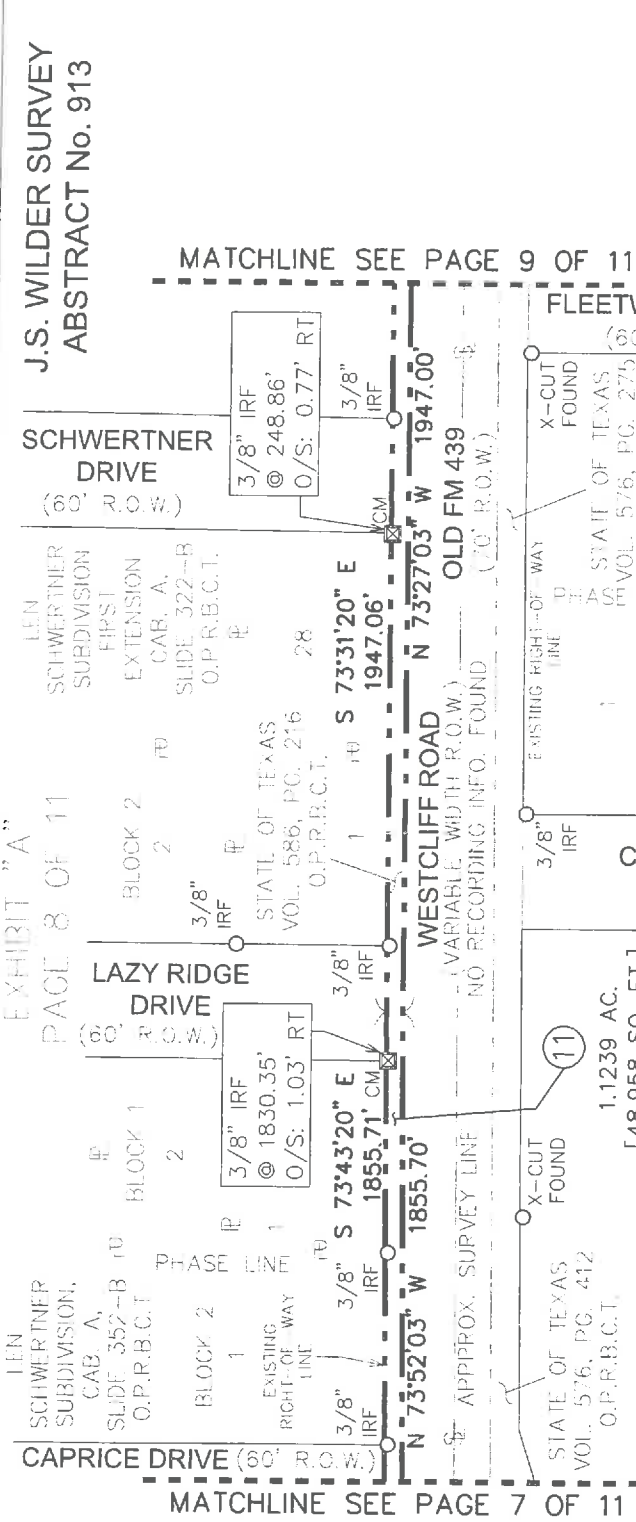


LEGEND

- EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
- PARCEL BOUNDARY
- PROPERTY LINE
- EXISTING EASEMENT LINE
- SURVEY LINE
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**J.S. WILDER SURVEY
ABSTRACT No. 913**

EXHIBIT "A"
PAGE 8 OF 11



A PLAT OF A SURVEY
FOR TRACT 11
OLD FARM-TO-MARKET 439
A 1,1239 AC., [48,958 Sq.Ft.]
TRACT OF LAND
SITUATED IN THE
J.S. WILDER SURVEY,
ABSTRACT NO. 912 AND
J.S. WILDER SURVEY,
ABSTRACT NO. 913
BELL COUNTY, TEXAS
SEPTEMBER 29, 2017

**J.S. WILDER SURVEY
ABSTRACT No. 912**

LOT 1, BLOCK 1
KILLEEN-WESTCLIFF G2K
DEVELOPMENT ADDITION
CAB. D, SLIDE 373-A
O.P.R.B.C.T.

REMAINDER LOT 1-A
REPLAT OF LOTS 1-2,
BLOCK 12
EVENING HOLLOW
ADDITION,
3RD EXTENSION
CAB. A, SLIDE 395-A
O.P.R.B.C.T.

1,1239 AC.
[48,958 SQ. FT.]

STATE OF TEXAS
VOL. 576, PG. 412
O.P.R.B.C.T.

APPROX. SURVEY LINE

WESTCLIFF ROAD
(VARIABLE WIDTH R.O.W.)
NO RECORDING INFO. FOUND

LAZY RIDGE DRIVE
(60' R.O.W.)

BLOCK 2
PHASE LINE
EXISTING RIGHT-OF-WAY LINE
3/8" IRF
N 73°43'20" E
1855.71' CM
1855.70'

BLOCK 1
EXISTING RIGHT-OF-WAY LINE
3/8" IRF
N 73°52'03" W
1855.70'

BLOCK 2
3/8" IRF
STATE OF TEXAS
VOL. 586, PG. 216
O.P.R.B.C.T.

LAZY RIDGE DRIVE
(60' R.O.W.)

BLOCK 2
3/8" IRF
STATE OF TEXAS
VOL. 586, PG. 216
O.P.R.B.C.T.

SCHWERTNER SUBDIVISION
CAB. A,
SLIDE 352-B
O.P.R.B.C.T.

BLOCK 1
PHASE LINE
EXISTING RIGHT-OF-WAY LINE
3/8" IRF
N 73°43'20" E
1855.71' CM
1855.70'

BLOCK 2
3/8" IRF
STATE OF TEXAS
VOL. 586, PG. 216
O.P.R.B.C.T.

LAZY RIDGE DRIVE
(60' R.O.W.)

BLOCK 2
3/8" IRF
STATE OF TEXAS
VOL. 586, PG. 216
O.P.R.B.C.T.

SCHWERTNER SUBDIVISION
CAB. A,
SLIDE 322-B
O.P.R.B.C.T.

BLOCK 2
3/8" IRF
STATE OF TEXAS
VOL. 586, PG. 216
O.P.R.B.C.T.

SCHWERTNER DRIVE
(60' R.O.W.)

3/8" IRF
@ 248.86'
O/S: 0.77' RT

3/8" IRF

WESTCLIFF ROAD
(VARIABLE WIDTH R.O.W.)
NO RECORDING INFO. FOUND

N 73°27'03" W
1947.00'

OLD FM 439
(70' R.O.W.)

FLEETWOOD DRIVE
(60' R.O.W.)

X-CUT FOUND

STATE OF TEXAS
VOL. 576, PG. 275
O.P.R.B.C.T.

1-A
REPLAT OF LOT 1,
BLOCK 13,
EVENING HOLLOW
ADDITION,
3RD EXTENSION
CAB. A,
SLIDE 393-C
O.P.R.B.C.T.

1-B

1-A
REPLAT OF LOT 1,
BLOCK 13,
EVENING HOLLOW
ADDITION,
3RD EXTENSION
CAB. A,
SLIDE 350-A
O.P.R.B.C.T.

1-B

X-CUT FOUND

STATE OF TEXAS
VOL. 576, PG. 275
O.P.R.B.C.T.

1-A
REPLAT OF LOT 1,
BLOCK 13,
EVENING HOLLOW
ADDITION,
3RD EXTENSION
CAB. A,
SLIDE 350-A
O.P.R.B.C.T.

1-B

LEGEND
 --- EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
 --- PARCEL BOUNDARY
 --- PROPERTY LINE
 --- EXISTING EASEMENT LINE
 --- SURVEY LINE
 P.O.B. = POINT OF COMMENCING
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FIRM REGISTRATION CERTIFICATE NO. 10048300

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 VARIOUS SUBDIVISION PLATS AND DEEDS

**J.S. WILDER SURVEY
ABSTRACT No. 913**

EXHIBIT "A"
PAGE 9 OF 11

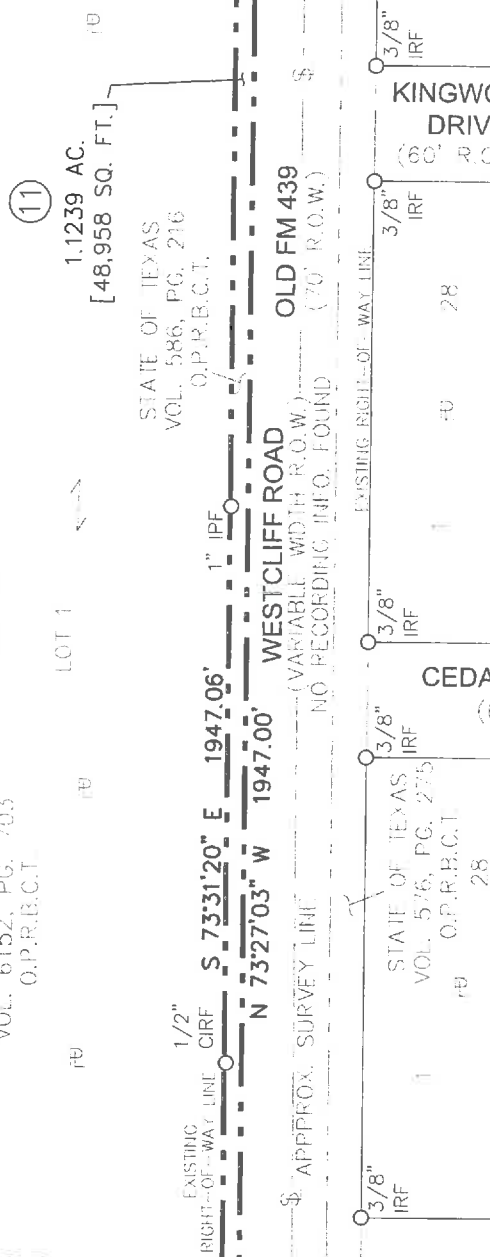
LEN SCHWERTNER
SUBDIVISION
CAB. A, SLIDE 241-B
O.P.R.B.C.T.

MIGUEL A. ABUDO
AND
WANDA I. ABUDO
VOL. 6152, PG. 703
O.P.R.B.C.T.

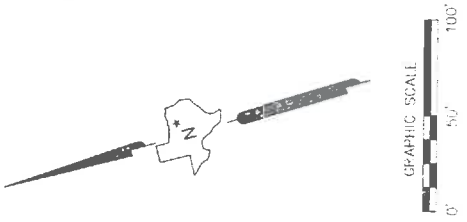
RIVERA ADDITION
CAB. C, SLIDE T1-A
O.P.R.B.C.T.

LOT 2

MATCHLINE SEE PAGE 10 OF 11



MATCHLINE SEE PAGE 8 OF 11



**J.S. WILDER SURVEY
ABSTRACT No. 912**

A PLAT OF A SURVEY
FOR TRACT 11
OLD FARM-TO-MARKET 439
A 1,1239 AC., [48,958 Sq.Ft.]
TRACT OF LAND
SITUATED IN THE

J.S. WILDER SURVEY,
ABSTRACT NO. 912 AND
J.S. WILDER SURVEY,
ABSTRACT NO. 913
BELL COUNTY, TEXAS
SEPTEMBER 29, 2017

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 - PARCEL BOUNDARY
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VARIOUS SUBDIVISION PLATS AND DEEDS.

**J.S. WILDER SURVEY
ABSTRACT No. 912**

**EXHIBIT "A"
PAGE 10 OF 11**

**A. McMILLIN SURVEY
ABSTRACT NO. 559**

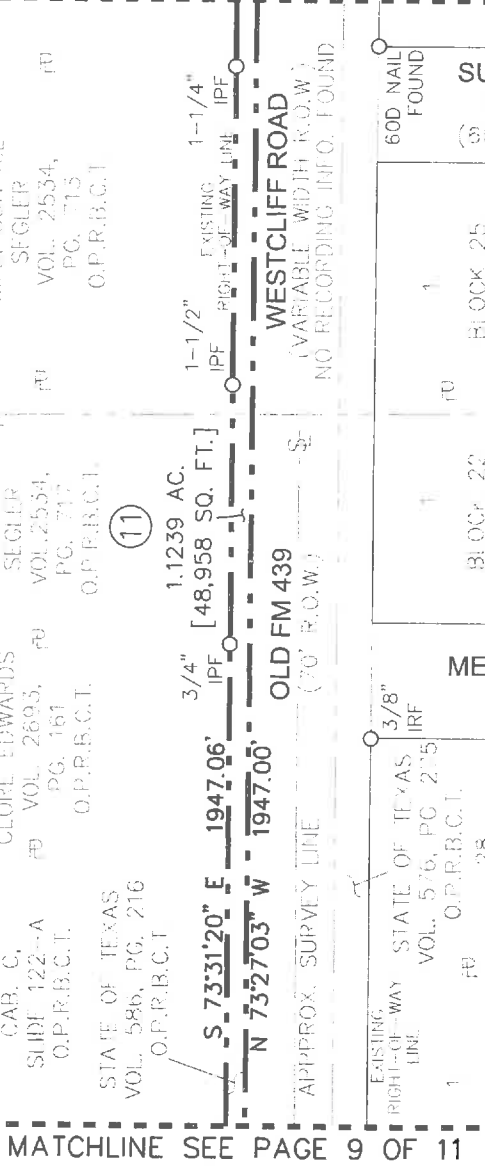
FIRST CHURCH OF
GOD IN CHRIST
ADDITION
CAB. C,
SLIDE 122-A
O.P.R.B.C.T.
STATE OF TEXAS
VOL. 586, PG. 216
O.P.R.B.C.T.

VERNON CAYLE
EDWARDS AND
WIFE, DEBORAH
CLORE EDWARDS
VOL. 2693, PG. 161
O.P.R.B.C.T.

ROBERT D.
SEGLER AND
WIFE, SUN KI
SEGLER
VOL. 2554, PG. 715
O.P.R.B.C.T.

ROBERT D. SEGLER
AND
WIFE, SUN KIL
SEGLER
VOL. 2534, PG. 715
O.P.R.B.C.T.

MATCHLINE SEE PAGE 9 OF 11



MATCHLINE SEE PAGE 11 OF 11

FIRST CHURCH OF
GOD IN CHRIST
ADDITION
CAB. C,
SLIDE 122-A
O.P.R.B.C.T.
STATE OF TEXAS
VOL. 586, PG. 216
O.P.R.B.C.T.

VERNON CAYLE
EDWARDS AND
WIFE, DEBORAH
CLORE EDWARDS
VOL. 2693, PG. 161
O.P.R.B.C.T.

ROBERT D.
SEGLER AND
WIFE, SUN KI
SEGLER
VOL. 2554, PG. 715
O.P.R.B.C.T.

ROBERT D. SEGLER
AND
WIFE, SUN KIL
SEGLER
VOL. 2534, PG. 715
O.P.R.B.C.T.

**A. McMILLIN SURVEY
ABSTRACT NO. 559**

**EXHIBIT "A"
PAGE 10 OF 11**

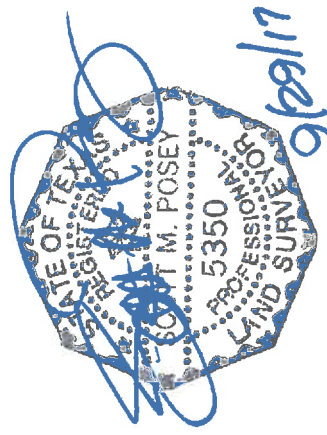
**J.S. WILDER SURVEY
ABSTRACT No. 912**

**J.S. WILDER SURVEY
ABSTRACT No. 912**

A PLAT OF A SURVEY
FOR TRACT 11
OLD FARM-TO-MARKET 439
A 1.1239 AC., [48,958 Sq.Ft.]
TRACT OF LAND
SITUATED IN THE
J.S. WILDER SURVEY,
ABSTRACT NO. 912,
J.S. WILDER SURVEY,
ABSTRACT NO. 913 AND
A. McMILLIN SURVEY
ABSTRACT NO. 559
BELL COUNTY, TEXAS
SEPTEMBER 29, 2017

LEGEND

- EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
- PARCEL BOUNDARY
- PROPERTY LINE
- EXISTING EASEMENT LINE
- SURVEY LINE
- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING
- O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BELL COUNTY, TEXAS
- R.O.W. = RIGHT-OF-WAY
- IRF = IRON ROD FOUND
- CIRF = CAPPED IRON ROD FOUND
- "X" CUT = "X" CUT IN CONCRETE FOUND
- O = FOUND MONUMENTATION
- CM = CONTROLLING MONUMENTATION
- = LINE BREAK (NOT TO SCALE)



A DESCRIPTION OF EVEN SURVEY DATE HEREMITH ACCOMPANIES THIS PLAT

BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE (4203). ALL DISTANCES AND COORDINATES SHOWN ARE SCALED USING A SURFACE ADJUSTMENT FACTOR OF 1.00012

COORDINATE VALUES DERIVED USING THE TXDOT VRS NETWORK

THE FOLLOWING WERE USED AS AIDES TO DETERMINE RIGHT-OF-WAY:

F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-014 FROM F.M. 2410 IN KILLEEN, EAST 2.4 MILES

F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-001 FROM KILLEEN, 4 MILES EAST.

F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-003 AND 2057-01-001 FROM FM 439 EAST OF KILLEEN TO 1.0 MILE NORTH OF NOLANVILLE AND SPUR TO U.S. HWY. 190 AT NOLANVILLE.

VARIOUS SUBDIVISION PLATS AND DEEDS.

EXHIBIT "A"
PAGE 11 OF 11

ROBERT D. SEGLER AND WIFE, SUN KIL SEGLER
VOL. 253-4, PG. 719
O.P.R.B.C.T.

WINNIE SCARBROUGH ADDITION
CAB. B, SLIDE 213-B
O.P.R.B.C.T.

POLK STREET
(60' R.O.W.)

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[48,958 SQ. FT.]

S 73°31'20" E 5/8" IRF 1947.06'
N 73°27'03" W 1947.00'



MATCHLINE SEE PAGE 10 OF 11

OLD FM 439
(70' R.O.W.)

WESTCLIFF ROAD
(VARIABLE WIDTH R.O.W.)
NO RECORDING INFO. FOUND

STARLIGHT DRIVE
(60' R.O.W.)

TWILIGHT DRIVE
(60' R.O.W.)

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VOL. 576, PG. 275
O.P.R.B.C.T.

EVENING HOLLOW ADDITION
4TH EXTENSION
CAB. A, SLIDE 575-A
O.P.R.B.C.T.

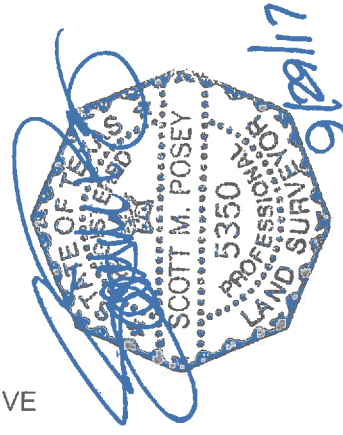
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