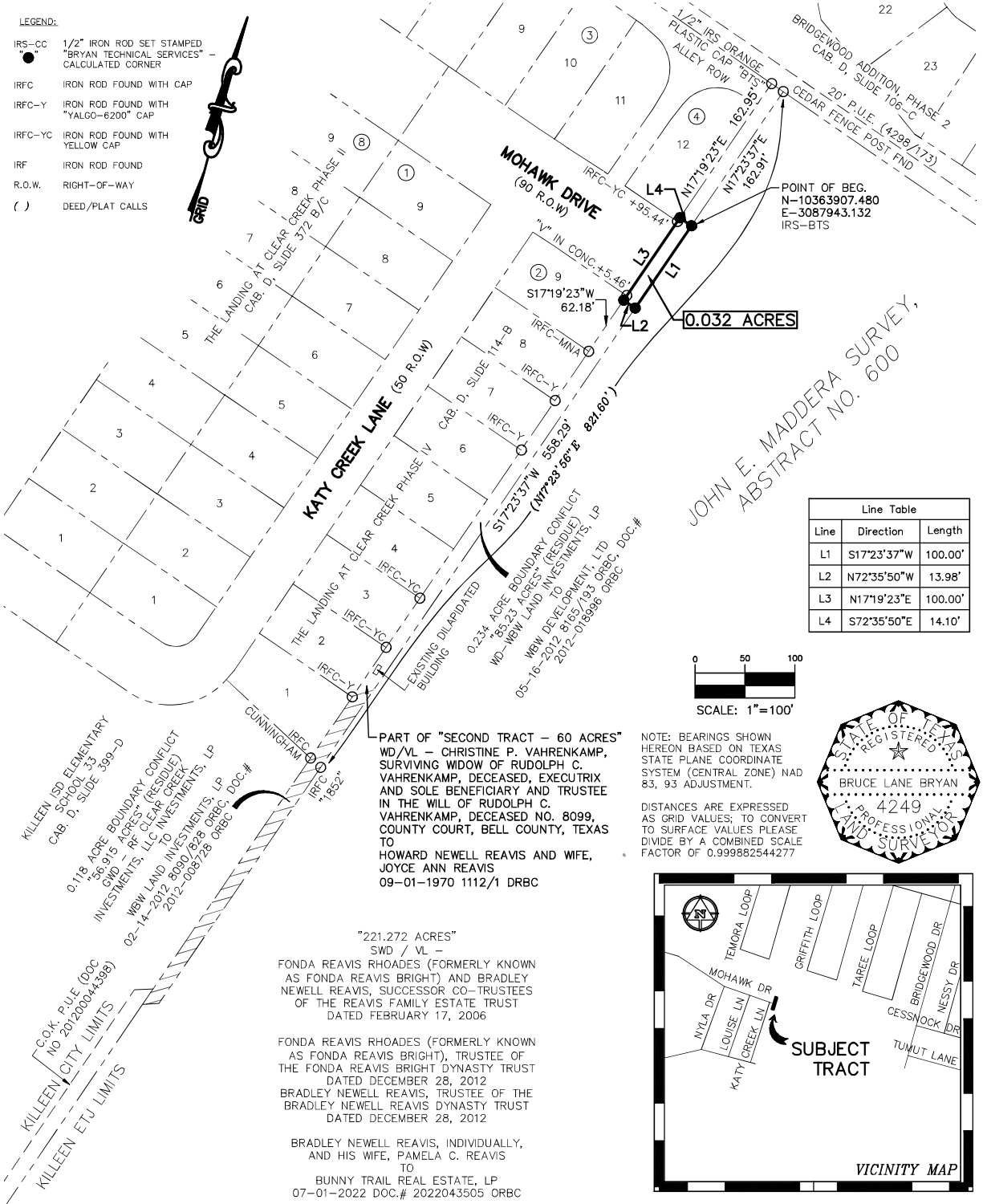


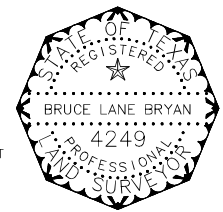
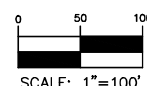
**LEGEND:**

- IRS-CC 1/2" IRON ROD SET STAMPED "BRYAN TECHNICAL SERVICES" - CALCULATED CORNER
- IRFC IRON ROD FOUND WITH CAP
- IRFC-Y IRON ROD FOUND WITH "YALGO-6200" CAP
- IRFC-YC IRON ROD FOUND WITH YELLOW CAP
- IRF IRON ROD FOUND
- R.O.W. RIGHT-OF-WAY
- ( ) DEED/PLAT CALLS



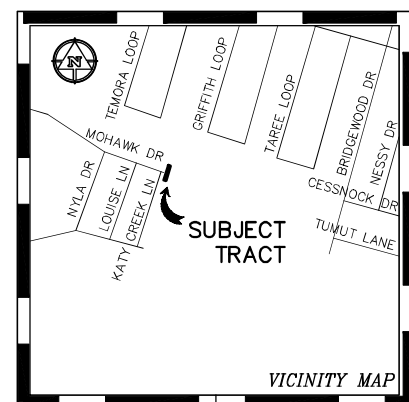
JOHN E. MADDERA SURVEY,  
ABSTRACT NO. 600

Line Table		
Line	Direction	Length
L1	S17°23'37\"W	100.00'
L2	N72°35'50\"W	13.98'
L3	N17°19'23\"E	100.00'
L4	S72°35'50\"E	14.10'



NOTE: BEARINGS SHOWN HEREON BASED ON TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE) NAD 83, 93 ADJUSTMENT.

DISTANCES ARE EXPRESSED AS GRID VALUES; TO CONVERT TO SURFACE VALUES PLEASE DIVIDE BY A COMBINED SCALE FACTOR OF 0.999882544277



KILLEEN ISD ELEMENTARY SCHOOL 337 CAB. D. SLIDE 399-D

0.118 ACRE BOUNDARY CONFLICT SWD - RF "ACRES" (RESIDUE) INVESTMENTS, LLC TO INVESTMENTS, LP

MBW LAND INVESTMENTS, LP 02-14-2012 8099/828 ORBC, DOC.# 2012-00728 ORBC

C.O.K. P.U.E. (DOC NO 201200044398)

KILLEEN CITY LIMITS

KILLEEN ETJ LIMITS

PART OF "SECOND TRACT - 60 ACRES" WD/VL - CHRISTINE P. VAHRENKAMP, SURVIVING WIDOW OF RUDOLPH C. VAHRENKAMP, DECEASED, EXECUTRIX AND SOLE BENEFICIARY AND TRUSTEE IN THE WILL OF RUDOLPH C. VAHRENKAMP, DECEASED NO. 8099, COUNTY COURT, BELL COUNTY, TEXAS TO HOWARD NEWELL REAVIS AND WIFE, JOYCE ANN REAVIS 09-01-1970 1112/1 DRBC

"221.272 ACRES" SWD / VL - FONDA REAVIS RHOADES (FORMERLY KNOWN AS FONDA REAVIS BRIGHT) AND BRADLEY NEWELL REAVIS, SUCCESSOR CO-TRUSTEES OF THE REAVIS FAMILY ESTATE TRUST DATED FEBRUARY 17, 2006

FONDA REAVIS RHOADES (FORMERLY KNOWN AS FONDA REAVIS BRIGHT), TRUSTEE OF THE FONDA REAVIS BRIGHT DYNASTY TRUST DATED DECEMBER 28, 2012

BRADLEY NEWELL REAVIS, TRUSTEE OF THE BRADLEY NEWELL REAVIS DYNASTY TRUST DATED DECEMBER 28, 2012

BRADLEY NEWELL REAVIS, INDIVIDUALLY, AND HIS WIFE, PAMELA C. REAVIS TO BUNNY TRAIL REAL ESTATE, LP 07-01-2022 DOC.# 2022043505 ORBC

THIS IS TO CERTIFY THAT, ON THIS DATE, A TRUE AND ACCURATE SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION OF PROPERTY LOCATED OFF MOHAWK DRIVE IN KILLEEN, BELL COUNTY, TEXAS, 76549, DESCRIBED AS FOLLOWS: BEING A 0.035 ACRE TRACT OF LAND, LYING AND SITUATED IN THE JOHN E. MADDERA SURVEY, ABSTRACT NO. 600 AND THE LAND HEREIN DESCRIBED BEING THE REMAINDER OF THAT "SECOND TRACT - 60 ACRES" BY WARRANTY DEED WITH VENDORS LIEN - CHRISTINE P. VAHRENKAMP, SURVIVING WIDOW OF RUDOLPH C. VAHRENKAMP, DECEASED, EXECUTRIX AND SOLE BENEFICIARY AND TRUSTEE IN THE WILL OF RUDOLPH C. VAHRENKAMP, DECEASED NO. 8099, COUNTY COURT, BELL COUNTY, TEXAS TO HOWARD NEWELL REAVIS AND WIFE, JOYCE ANN REAVIS 09-01-1970 VOLUME 1112, PAGE 1, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS

**FLOOD NOTE:**  
THE PROPERTY DEPICTED HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE FLOOD AREA BEING IDENTIFIED ON F.I.R.M. PANEL NO 48027C0260E EFFECTIVE 9/26/2008 LOCATED IN ZONE "X" (UNSHADED).

NOTE: THIS TRACT IS SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RIGHT TO CREATE ADDITIONAL PUBLIC UTILITY EASEMENTS, IF ANY, ACROSS SUBJECT PROPERTY AS SHOWN

NOTE: TITLE COMMITMENT SUPPLIED OR REVIEWED FOR THIS PROJECT. PARTIES TO THIS TRANSACTION ARE RESPONSIBLE FOR VERIFICATION OF ALL EASEMENTS, COVENANTS AND CONDITIONS WHICH MAY AFFECT THIS TRACT BUT ARE NOT SHOWN HEREON.

TO: FIRST AMERICAN TITLE GUARANTY COMPANY  
RE: BUNNY TRAIL REAL ESTATE, LP AND/OR ASSIGNS, GF# 24-0502

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION III SURVEY AND THE CURRENT MINIMUM REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYING ACT.

10-23-24  
DATE  
BRUCE L. BRYAN, R.L.S.  
TEXAS REGISTRATION NO. 4249

EXHIBIT "A"

BRYAN TECHNICAL SERVICES, INC.

911 NORTH MAIN TAYLOR, TX 76774  
PHONE: (512) 352-9090  
FIRM NO. 10128500  
bruce@bryantechnicalservices.com

22017 - BOUNDARY SURVEY  
DRAWN BY: RR

- a. ANY AND ALL LEASES, RECORDED OR UNRECORDED, WITH RIGHTS OF TENANTS IN POSSESSION.
- b. EASEMENTS TO TEXAS POWER & LIGHT COMPANY OF RECORD IN VOLUME 568, PAGE 374, VOLUME 568, PAGE 383 AND VOLUME 585, PAGE 99, DEED RECORDS OF BELL COUNTY, TEXAS. DOES NOT AFFECT
- c. EASEMENTS TO CENTRAL TELEPHONE CO., OF RECORD IN VOLUME 2335, PAGE 403 AND VOLUME 2387, PAGE 200, DEED RECORDS OF BELL COUNTY, TEXAS. DOES NOT AFFECT
- d. EASEMENT (WITH ACCESS) GRANTED TO THE CITY OF KILLEEN OF RECORD IN VOLUME 4265, PAGE 742, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BELL COUNTY, TEXAS. DOES NOT AFFECT
- e. THIRTY FOOT (30') PASSAGE EASEMENT OF RECORD IN VOLUME 4601, PAGE 680, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BELL COUNTY, TEXAS. DOES NOT AFFECT
- f. DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF KILLEEN, TEXAS AND JOYCE VAHRENKAMP REAVIS, OF RECORD IN INSTRUMENT NO. 2008-00004865, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BELL COUNTY, TEXAS. DOES NOT AFFECT
- g. DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF KILLEEN, TEXAS AND BRADLEY N. REAVIS, OF RECORD IN INSTRUMENT NO. 2008-00004867, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BELL COUNTY, TEXAS. DOES NOT AFFECT
- h. DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF KILLEEN, TEXAS AND JOYCE REAVIS AND BRAD REAVIS, OF RECORD IN INSTRUMENT NO. 2014-00008373, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BELL COUNTY, TEXAS. DOES NOT AFFECT
- i. TWENTY FOOT (20') PERMANENT UTILITY EASEMENT TO WBW DEVELOPMENT, LTD., OF RECORD IN INSTRUMENT NO. 2012-00023839, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BELL COUNTY, TEXAS. DOES NOT AFFECT
- j. FIFTY FOOT (50') TEMPORARY CONSTRUCTION EASEMENT TO WBW DEVELOPMENT, LTD., OF RECORD IN INSTRUMENT NO. 2012-00023839, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BELL COUNTY, TEXAS. DOES NOT AFFECT
- k. EASEMENT TO WEST BELL COUNTY WATER SUPPLY CORPORATION OF RECORD IN VOLUME 1167, PAGE 565, DEED RECORDS OF BELL COUNTY, TEXAS. DOES NOT AFFECT



THIS IS TO CERTIFY THAT, ON THIS DATE, A TRUE AND ACCURATE SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION OF PROPERTY LOCATED OFF MOHAWK DRIVE IN KILLEEN, BELL COUNTY, TEXAS, 76549, DESCRIBED AS FOLLOWS: BEING A 0.352 ACRE TRACT OF LAND, LYING AND SITUATED IN THE JOHN E. MADDERA SURVEY, ABSTRACT NO. 600 AND THE LAND HEREIN DESCRIBED BEING THE REMAINDER OF THAT "SECOND TRACT - 60 ACRES" BY WARRANTY DEED WITH VENDORS LIEN - CHRISTINE P. VAHRENKAMP, SURVIVING WIDOW OF RUDOLPH C. VAHRENKAMP, DECEASED, EXECUTRIX AND SOLE BENEFICIARY AND TRUSTEE IN THE WILL OF RUDOLPH C. VAHRENKAMP, DECEASED NO. 8099, COUNTY COURT, BELL COUNTY, TEXAS TO HOWARD NEWELL REAVIS AND WIFE, JOYCE ANN REAVIS 09-01-1970 VOLUME 1112, PAGE 1, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS

FLOOD NOTE:  
THE PROPERTY DEPICTED HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE FLOOD AREA BEING IDENTIFIED ON F.I.R.M. PANEL NO 48027C0260E EFFECTIVE 9/26/2008 LOCATED IN ZONE "X" (UNSHADED).

NOTE: THIS TRACT IS SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RIGHT TO CREATE ADDITIONAL PUBLIC UTILITY EASEMENTS, IF ANY, ACROSS SUBJECT PROPERTY AS SHOWN

NOTE: TITLE COMMITMENT SUPPLIED OR REVIEWED FOR THIS PROJECT. PARTIES TO THIS TRANSACTION ARE RESPONSIBLE FOR VERIFICATION OF ALL EASEMENTS, COVENANTS AND CONDITIONS WHICH MAY AFFECT THIS TRACT BUT ARE NOT SHOWN HEREON.

TO: FIRST AMERICAN TITLE GUARANTY COMPANY  
RE: BUNNY TRAIL REAL ESTATE, LP AND/OR ASSIGNS, GF# 24-0502

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION III SURVEY AND THE CURRENT MINIMUM REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYING ACT.

10-23-24 \_\_\_\_\_  
DATE BRUCE L. BRYAN, R.L.S.  
TEXAS REGISTRATION NO. 4249

EXHIBIT "A"

BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN TAYLOR, TX 76774 FIRM No. 10128500 PHONE: (512) 352-0900  
bruce@bryantechnicalservices.com

22017 - BOUNDARY SURVEY  
DRAWN BY: RR

EXHIBIT "A" – 0.032 ACRES

Being a tract of land in Bell County, Texas, lying and situated in **the JOHN E. MADDERA SURVEY, ABSTRACT No. 600**, and the land herein described being a portion of that certain "Second Tract - 60 Acres" By Warranty Deed With Vendors Lien - Christine P. Vahrenkamp, surviving widow of Rudolph C. Vahrenkamp, deceased, Executrix And Sole Beneficiary and Trustee in the will of Rudolph C. Vahrenkamp, deceased No. 8099, County Court, Bell County, Texas to Howard Newell Reavis and wife, Joyce Ann Reavis 09-01-1970, Volume 1112, Page 1, Official Public Records Of Bell County, Texas (OPRBCT), and being more fully described by metes and bounds as follows:

**BEGINNING** at a 1/2" iron rod with orange plastic cap marked "BTS" set (North=10363907.480 feet, East=3087943.132 feet) along the east line of said portion of 60 acre Reavis tract and the west line of that certain 221.272 acre tract of land conveyed to Bunny Trail Real Estate, LP, a Texas limited partnership, by Special Warranty Deed with Vendor's Lien recorded in Document No. 2022043505, OPRBCT, from which a cedar fence post found bears NORTH 17°23'37" EAST, 162.91 feet at the northwest corner of said 221.272 acre Bunny Trail tract and along the south line of BRIDGEWOOD ADDITION, PHASE II, an addition dedicated to the city of Killeen, Texas, according to the plat recorded in Cabinet D, Slide 106-C, Plat Records of Bell County, Texas (PRBCT);

**THENCE, SOUTH 17°23'37" WEST**, with the common line of said portion of 60 acre Reavis tract (east line) and said 221.272 acre Bunny Trail tract (west line), a distance of **100.00 feet** to a 1/2" iron rod capped "BTS" set, from which an iron rod with cap "1852" found bears SOUTH 17°23'37" WEST, 558.29 feet;

**THENCE**, over and across said portion of 60 acre Reavis tract, **NORTH 72°35'50" WEST, 13.98 feet** to a 1/2" iron rod capped "BTS" set, in the west line of said portion of 60 acre Reavis tract and the east line of THE LANDING AT CLEAR CREEK, PHASE IV, an addition dedicated to the city of Killeen, Texas, according to the plat recorded in Cabinet D, Slide 114-B, PRBCT, from which an iron rod found with "MNA" cap bears SOUTH 17°19'23" WEST, 62.18 feet along the west line of said portion of 60 acre Reavis tract at the common corner of Lot 8 (northeast corner) and Lot 9 (southeast corner) of The Landing at Clear Creek, Phase IV;

**THENCE, NORTH 17°19'23" EAST**, with the common line of said portion of 60 acre Reavis tract (west line), and The Landing at Clear Creek, Phase IV (east line), passing the monumentation as follows:

- At 5.46' a "V" in concrete found,
- At 95.44' an iron rod found with yellow cap,

STATE OF TEXAS  
COUNTY OF BELL

DATE OF SURVEY  
12/20/2023

a total distance of **100.00 feet** to a 1/2" iron rod capped "BTS" set, from which a 1/2" iron rod capped "BTS" set bears NORTH 17°19'23" EAST, 162.95 feet at the common corner of said 60 acre Reavis tract (northwest corner), and The Landing at Clear Creek, Phase IV (northeast corner), and along the south line of Bridgeport Addition, Phase II;

**THENCE**, over and across said portion of 60 acre Reavis tract, **SOUTH 72°35'50" EAST, 14.10 feet** to the **POINT OF BEGINNING** and containing 0.032 acres of land.

\*\*\*\*\*

STATE OF TEXAS  
COUNTY OF BELL

DATE OF SURVEY  
12/20/2023

0.032 ACRE TRACT

I, Bruce L. Bryan, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that these field notes are a correct representation of a survey made on the ground under my supervision.



Bruce Lane Bryan  
Registered Professional Land Surveyor #4249  
TSPLS FIRM No. 10128500  
[www.bryantechnicalservices.com](http://www.bryantechnicalservices.com)

12-20-23

Date

NOTE: Bearings shown hereon based on Texas State plane coordinate system (Central Zone 4203, NAD 83, 93 Adjustments. Distances are shown as grid values. See attached surveyor's plat, which accompanies this set of field notes.