



# Proposed TIRZ Number 2

 Killeen\_TIRZ  
 Citylimits



## City of Killeen TIRZ #2 Boundary Description

Beginning at a point in the south east corner of Canyon Point II Subdivision as recorded in Cabinet C, Slide 69-A, Plat Records of Bell County, Texas.

Following the Southeast line of Canyon Point:

N 43 9 22 E Approximate Distance: 136.877

to a point in the North East corner of said subdivision.

Thence N 34 55 10 E Approximate Distance: 573.961 to a point in the north margin of SH190.

Thence S 62 56 58 E Approximate Distance: 211.19 to a southeast point in the Southern Cross Subdivision.

Thence N 69 14 34 E Approximate Distance: 515.66 to the most southeasterly point in the Southern Cross Subdivision.

Thence N 20 28 34 E Approximate Distance: 29.338 to a point in most easterly corner of said subdivision.

Travelling N 60 44 19 E Approximate Distance: 148.949 to a point in the east margin of FM 2410.

Following the east right of way margin of FM 2410:

1. N 24 50 00 W 120.24
2. N 22 03 30 W 277.43
3. N 18 26 50 W 85.52
4. N 16 31 40 W 99.90
5. N 11 20 20 W 203.56
6. N 05 24 40 W 189.60
7. N 00 25 40 W 299.78
8. N 08 24 10 E 192.26
9. N 08 43 50 E 246.03
10. N 12 37 00 E 151.50
11. N 15 39 30 E 147.05
12. N 18 19 20 E 144.76
13. N 30 19 00 E 105.91
14. N 19 17 36 E 114.41
15. N 19 22 03 E 179.90
16. N 19 14 42 E 143.64
17. N 19 27 46 W 59.95
18. N 08 16 01 W 103.07
19. N 16 20 09 E 1584.51
20. N 00 38 50 W 236.17
21. N 05 12 48 W 433.15

- 22. N 02 00 12 W 722.27
- 23. N 28 42 56 E 260.67

Thence N 47 28 3 W Approximate Distance: 162.633  
to a point in the South right of way of US Bus Hwy 190.

Following the South Right of Way of US Bus Hwy 190.

- 1. N 58 29 26 W 645.765
- 2. N 58 08 37 W 1163.516
- 3. N 58 46 02 W 606.273
- 4. N 60 19 23 W 765.863
- 5. N 61 20 11 W 118.311
- 6. N 65 34 43 W 56.553
- 7. N 64 04 13 W 315.385
- 8. N 62 35 30 W 44.232
- 9. N 60 26 55 W 573.07
- 10. N 59 34 15 W 52.59
- 11. N 61 44 47 W 124.931
- 12. S 82 37 56 W 127.91
- 13. N 60 58 08 W 100
- 14. N 34 25 51 W 111.819
- 15. N 61 00 27 W 41.461
- 16. N 58 50 27 W 55.532
- 17. N 60 54 37 W 851.357
- 18. N 66 02 06 W 50.332
- 19. N 61 24 20 W 1058.195
- 20. N 40 15 27 W 56.294
- 21. N 60 48 43 W 397.323
- 22. N 59 22 59 W 86.97
- 23. N 59 56 56 W 565.246
- 24. N 61 22 52 W 729.598
- 25. S 89 37 33 W 83.737
- 26. N 59 10 00 W 338.825
- 27. N 27 18 30 W 85.702
- 28. N 36 23 31 W 68.923
- 29. N 47 45 00 W 1239.077
- 30. N 31 18 14 W 64.067
- 31. N 43 55 48 W 425.472
- 32. N 45 57 21 W 185.071
- 33. N 59 37 22 W 956.692
- 34. N 67 19 35 W 50.19
- 38. N 73 25 35 W 288.244
- 39. N 81 31 44 W 70.34
- 40. N 76 01 10 W 298.072
- 41. N 75 09 21 W 80.005
- 42. N 75 52 59 W 670.956
- 43. N 75 53 00 W 75.884
- 44. N 75 53 00 W 461.884
- 45. N 75 53 00 W 48.884
- 46. N 76 03 40 W 791.597

- 47. N 72 43 23 W 53.002
- 48. N 74 31 35 W 757.824
- 49. N 74 35 15 W 50.001
- 50. N 74 35 15 W 461.884
- 51. N 74 39 54 W 1052.403
- 52. S 64 17 31 W 134.882

Thence N 78 14 59 W Approximate Distance: 124.02  
crossing SH 195 to a point in the west margin.

Thence N 16 37 45 E Approximate Distance: 467.307  
Following the west margin of SH 195.

Thence S 80 14 17 E Approximate Distance: 120.785  
crossing SH 195 to a point in the east margin.

Following the North right of way of W Ave E.

- 1. S 84 22 01 E 214.273
- 2. S 84 22 01 E 57.83
- 3. S 84 21 59 E 214.603
- 4. S 84 21 59 E 214.603
- 5. S 58 07 42 E 64.021
- 6. S 84 22 08 E 60.849
- 7. S 84 22 01 E 209.329
- 8. S 87 18 47 E 51.622
- 9. S 83 49 10 E 499.085
- 10. S 86 27 22 E 100.934
- 11. S 82 31 00 E 1270.046

Thence N 14 48 51 E Approximate Distance: 375.802  
to a point in the west margin of Root Ave

Following the west margin of Root Ave.

- 1. N 16 54 05 E 30.003
- 2. N 16 50 48 E 363.304
- 3. N 23 12 52 E 48.021
- 4. N 16 45 41 E 316.463
- 5. N 14 45 41 E 57.209
- 6. N 17 53 43 E 186.564
- 7. N 12 53 38 E 50.062
- 8. N 16 34 37 E 231.935
- 9. N 20 05 59 E 66.612
- 10. N 16 47 11 E 149.715
- 11. N 03 01 21 W 26.023
- 12. N 13 14 27 E 56.966
- 13. N 22 59 44 E 119.249
- 14. N 16 38 55 E 462.179

Crossing the intersection of Root Ave and FM 439 to

a point in the Peeler Addition Subdivision recorded in  
Vol. 611 and Pg. 108

Continue following the North Margin of FM 439

1. N 51 45 22 E 87.542
2. S 73 36 40 E 212.681
3. S 78 28 50 E 54.227
4. S 73 55 19 E 300.099
5. S 76 37 34 E 60.231
6. S 72 59 40 E 309.712
7. S 71 05 48 E 90.472
8. S 72 51 06 E 294.151
9. S 74 28 53 E 80.169
10. S 73 47 01 E 306.107
11. S 80 02 35 E 81.65
12. S 73 53 56 E 307.841
13. S 73 00 29 E 78.605
14. S 73 06 21 E 403.636
15. S 74 58 21 E 57.132
16. S 72 18 29 E 289.494
17. S 73 46 51 E 35.541
18. S 73 16 19 E 716.519
19. S 69 03 24 E 56.618
20. S 73 08 59 E 617.814
21. N 74 11 56 E 36.261
22. S 72 31 21 E 156.809
23. S 17 48 41 W 20.00
24. S 72 52 24 E 272.583
25. S 77 50 14 E 86.328
26. S 72 46 37 E 220.239
27. S 76 26 00 E 85.915
28. S 72 46 46 E 244.953
29. S 72 35 11 E 49.545
30. S 73 13 37 E 1407.095
31. S 72 55 01 E 55.133
32. S 73 51 53 E 243.984
33. S 75 12 43 E 58.105
34. S 73 03 11 E 1096.135
35. S 73 32 06 E 54.036
36. S 72 45 48 E 246.293
37. S 79 36 04 E 55.837
38. S 72 30 25 E 378.985
39. S 72 30 25 E 71.168
40. S 72 30 26 E 52.294
41. S 86 20 07 E 332.14
42. S 73 38 41 E 762.357
43. S 71 25 12 E 49.727
44. S 77 08 06 E 197.82
45. S 85 08 41 E 94.38
46. S 76 35 02 E 278.995

Thence S 73 34 40 E 1445.166 to a point  
in the City of Killen Long Branch Park  
Rec. Vol. 1035 Pg. 310-314

Thence N 18 3 25 E Approximate Distance: 831.752  
to a point in the City of Killen Long Branch Park  
Rec. Vol. 1035 Pg. 310-314

1. S 74 32 36 E 229.19
2. N 17 21 08 E 52.393

Thence S 72 42 11 E 467.168 to a Southeast point  
in Memorial Addition. Cabinet C Slide 391-A

Thence N 17 1 59 E Approximate Distance: 1169.154 to a  
Northeast point in said subdivision Memorial Addition.

Following the South Right of Way of Lake Road.

1. S 72 15 57 E 159.873
2. S 77 14 22 E 54.876
3. S 73 04 44 E 989.948

Thence S 9 12 31 E Approximate Distance: 308.114  
to a point in the Southwest corner of Koala Park Subdivision.  
Cabinet 1387 Pg. 579

Thence S 73 45 47 E Approximate Distance: 291.096 to the  
most southeasterly point in said Koala Park Subdivision.

Thence S 0 14 44 E Approximate Distance: 1352.432 to a  
point in the north margin of FM 439.

Thence N 88 57 46 E Approximate Distance: 315.178 to a  
point in the most southwestern point of Rancier Plaza Cabinet C,  
Slide 295-D.

Thence S 12 10 49 W Approximate Distance: 119.92 to a  
point in the South right of way of FM 439

Following the South margin of FM 439.

1. S 89 10 20 W 299.999
  2. S 89 32 13 W 638.935
  3. N 86 24 23 W 1019.123
  4. N 79 05 07 W 409.93
  5. N 07 03 22 E 28.883
  6. N 75 12 12 W 301.498
  7. N 73 09 37 W 72.938
- Revised: 03/03/2015
8. N 73 32 34 W 1825.877 to the NW corner of Killeen Bowlerama Addition
  9. N 77 16 55 W 170.28

Following the West margin of N. 38th St.

1. S 11 53 53 W 476.923
2. S 11 59 36 W 628.652
3. S 16 57 01 W 222.770
4. S 73 58 21 W 466.550
5. S 16 51 10 W 132.855
6. S 73 59 52 E 61.303
7. S 02 06 47 E 190.278
8. N 72 49 19W 564.770
9. N 15 58 44 E 253.002
10. N 75 03 19 W 303.176

Thence N 74 13 41 W Approximate Distance: 307.038 to the Southeasterly most point of Killeen Municipal Cemetery Subdivision.

Thence N 17 14 00 E Approximate Distance: 1,302.992 to the most Northeast point of Killeen Municipal Cemetery Subdivision.

Thence N 76 46 12 W 15.756 to a point in the south right of way of FM 439.

Continue following the South Margin of FM 439

1. S 16 04 07 W 7.168
2. N 72 59 51 W 1470.392
3. N 86 37 01 W 71.64
4. N 73 28 29 W 508.077
5. N 69 47 40 W 103.227
6. N 73 30 40 W 298.039
7. S 16 56 20 W 19.953
8. N 72 59 51 W 193.06
9. N 17 13 34 E 20.057
10. N 73 09 20 W 458.852
11. N 73 20 27 W 46.308
12. N 73 16 20 W 201.428
13. N 73 20 27 W 46.308
14. N 73 16 20 W 737.428
15. N 73 37 03 W 51.289
16. N 72 38 30 W 388.028
  
17. N 69 48 26 W 49.403
18. N 72 44 00 W 1307.867
19. N 81 10 08 W 59.966
20. N 73 19 09 W 691.731

Following the East margin of North 10th St.

1. S 17 21 04 W 429.397

2. S 13 51 22 W 47.947
3. S 17 12 11 W 172.36
4. S 05 40 38 W 45.649
5. S 17 08 03 W 297.134
6. S 07 32 27 W 54.045
7. S 18 44 58 W 250.982
8. S 10 42 49 W 55.36
9. S 17 08 03 W 169.13
10. S 17 08 03 W 50
11. S 17 08 03 W 169.945
12. S 18 21 11 W 53.913
13. S 17 02 39 W 449.781
14. S 18 11 40 W 171.742

Following the North margin of BNSF  
R&R Right of Way.

1. S 72 54 20 E 695.822
2. S 74 18 18 E 50.027
3. S 70 25 45 E 452.482
4. S 73 43 16 E 50
5. S 71 45 30 E 397.132
6. S 73 22 04 E 474.575
7. S 70 45 01 E 389.02
8. S 58 25 06 E 41.513
9. S 14 02 47 W 15.762
10. S 71 12 33 E 318.517
11. S 69 26 49 E 64.694
12. S 70 54 42 E 748.469
13. S 70 54 42 E 303.025
14. S 70 54 42 E 575.976
15. S 72 28 14 E 80.599
16. S 71 02 15 E 2984.699
17. S 71 34 37 E 166.097
18. S 70 47 20 E 598.034
19. S 63 20 41 E 109.871
20. S 71 15 31 E 2222.132
21. S 70 47 37 E 50.212
22. S 70 47 37 E 787.329 to a  
point in most Southwest corner of  
KILLEEN BUSINESS PARK SUB-DIVISION 2  
Cabinet A, Slide 70-C

Thence N 16 27 30 E Approximate Distance: 2362.95  
Thence S 74 0 33 E Approximate Distance: 1494.16 to a  
point in the West Right of Way of Twin Creek Drive.

Thence S 76 21 32 E Approximate Distance: 133.504 to a  
point in the East Right of Way of Twin Creek Drive.

Thence S 74 41 47 E Approximate Distance: 592.203 to a



point in the said subdivision of KILLEEN BUSINESS PARK  
SUB-DIVISION 2 Cabinet A, Slide 70-C.

Thence N 16 59 31 E Approximate Distance: 349.218 to a  
point in the said subdivision of KILLEEN BUSINESS PARK  
SUB-DIVISION 2 Cabinet A, Slide 70-C.

Thence S 72 24 16 E Approximate Distance: 424.706 to a  
point in Southwest Corner the Affiliated Addition  
Subdivision. Cabinet C, Slide 36-C. Continue N 16 36 55 E 251.362,  
S 72 59 33 E 341.091, S 16 41 23 W 251.372  
to a point in Southeast Corner of said  
Affiliated Addition Subdivision.

Thence S 73 4 01 E 1100.818, S 16 46 16 W 119.118,  
S 31 48 17 E 1455.133 to the most Northeastern point in  
KILLEEN BUSINESS PARK PHASE II Cabinet C, Slide 116-C.

Thence S 85 22 47 E 719.268,  
Thence S 15 22 22 E 930.024 to a point  
in KILLEEN BUSINESS PARK PHASE IV Cabinet D, Slide 87-A.

Thence S 73 36 25 E Approximate Distance: 316.31 to a  
point in the West margin of North Roy Reynolds Drive.

Thence S 17 18 58 W Approximate Distance: 4625.138 to a  
point in the North margin of Bus US Hwy 190.

1. N 79 49 52 W 1250.938
2. N 75 53 48 W 841.03
3. N 86 38 07 W 120.951
4. N 77 14 15 W 394.48
5. N 84 02 28 W 109.975
6. N 76 43 40 W 403.287
7. N 76 34 12 W 523.749

Thence N 15 34 4 E Approximate Distance: 469.895 to a point  
in Southwest corner of a 49.79 acre tract described in a deed to  
OHNNURI COMMUNITY CHURCH, recorded in Vol.6288 Page 275.

Thence N 71 21 10 W Approximate Distance: 754.308 to a  
most Northwest point in Bell Glass Addition Vol. 3879 Pg. 149.

Thence S 15 08 34 W Approximate Distance: 16.135 to a  
point in the Southeast corner of D. JACOB WAREHOUSE ADDITION  
Cabinet C, Slide 202-B.

Thence N 73 22 33 W Approximate Distance: 299.245 to a  
point in the Northwest corner of D. JACOB WAREHOUSE ADDITION

Cabinet C, Slide 202-B.

Thence N 15 23 26 E Approximate Distance: 21.475 to a point in Northeast corner of a 1.999AC acre tract described in a deed to WELLS, JACK JR & AMANDA A, recorded in Inst. #200700043435

Thence N 74 14 4 W Approximate Distance: 211.184 to a point in the Northeast corner of LAMPHERE ADDITION Cabinet D 33A.

Thence N 75 27 32 W Approximate Distance: 219.761 to a point in the Northwest corner of LAMPHERE ADDITION Cabinet D 33A.

Thence N 79 2 26 W Approximate Distance: 386.267 to a point in Northeast corner of a 2.567AC acre tract described in a deed to LAMPHERE, GEORGE E JR ETUX HYON O, Vol. 5449 Pg. 236

Thence N 16 42 41 E Approximate Distance: 425.671 to a point in the southwest corner of TWIN CREEK ADDITION SECTION FIVE Cabinet D, Slide 24B

Following south line of said subdivision TWIN CREEK ADDITION SECTION FIVE Thence S 78 12 31 E Approximate Distance: 275.337

Thence N 77 17 53 E Approximate Distance: 114.004 to a point in the southwest corner of TWIN CREEK ADDITION SECTION FIVE Cabinet D, Slide 24B

Thence N 9 56 36 E Approximate Distance: 85.159 to a point in the southwest corner of TWIN CREEK ADDITION SECTION 2 Cabinet A, Slide 92-A

Thence N 64 21 0 E Approximate Distance: 354.204 continuing to following the south line:

1.N 81 42 17 E Approximate Distance: 215.184

2.N 55 58 21 E Approximate Distance: 268.597

3.Thence S 58 47 19 E Approximate Distance: 252.448

to a point in the southeast corner of TWIN CREEK

ADDITION SECTION 2 Cabinet A, Slide 92-A.

Thence N 75 8 51 E Approximate Distance: 507.81 to a point in the southwest corner of TWIN CREEK ADDITION SECTION 3 Cabinet A, Slide 334-C

Thence S 86 55 31 E Approximate Distance: 478.791

following the southeast line to a point

in the southwest corner of TWIN CREEK

ADDITION SECTION 3 Cabinet A, Slide 334-C

Following the west boundary line of a 172.93 acre tract (172A-0912 J S WILDER Survey, 24 & 25)

1. S 85 08 04 E 425.654
2. S 74 06 33 E 105.976
3. S 77 19 51 E 44.505
4. S 70 41 13 E 92.727
5. S 62 12 10 E 83.761
6. S 84 16 58 E 80.444
7. S 07 24 41 W 28.021
8. N 85 03 54 E 410.218
9. S 04 43 06 W 95.545
10. S 81 36 14 E 163.83
11. N 67 00 32 E 113.318
12. N 43 14 14 W 122.866
13. N 85 37 26 E 616.626
14. N 22 42 01 E 108.079
15. N 02 00 32 E 143.056
16. N 52 20 17 E 181.64
17. S 87 39 46 E 89.051
18. N 58 19 58 E 354.039
19. N 69 03 20 E 236.212
20. N 43 27 22 E 228.528
21. N 77 26 06 W 251.645
22. S 58 24 05 W 179.246
23. N 79 42 50 W 180.679
24. N 20 17 01 E 138.235
25. N 51 31 40 W 210.846
26. S 57 05 08 W 258.496
27. S 73 42 27 W 219.246
28. S 37 35 39 W 36.412
29. N 89 51 27 W 431.996
30. S 55 37 44 W 175.317
31. S 07 37 32 W 44.301
32. S 66 51 12 W 191.941
33. N 87 03 09 W 84.967
34. S 83 39 32 W 69.079
35. S 07 31 54 W 24.187
36. N 82 18 29 W 709.729
37. S 10 59 59 W 224.623
38. N 56 15 02 W 77.348
39. N 17 43 24 E 183.501
40. N 78 01 36 W 101.328
41. S 02 07 33 W 156.202
42. N 53 49 12 W 215.389
43. N 82 48 23 W 234.896
44. N 13 19 23 E 86.842
45. N 84 26 02 W 40.112
46. N 54 53 49 W 116.765
47. S 22 39 48 W 129.026
48. N 69 09 10 W 72.112

49. N 18 24 26 E 152.764  
50. N 52 20 20 W 70.803  
51. N 66 38 10 W 148.93  
52. N 69 26 00 W 42.379  
53. N 48 50 53 W 316.635  
54. N 81 19 04 W 380.171  
55. N 00 15 08 E 65.765  
57. N 55 47 54 E 420.121  
58. N 69 17 29 E 214.98  
59. N 42 03 38 E 412.928  
60. N 38 38 13 E 163.659 to a  
point in the South margin of BNSF  
R&R Right of Way.

Thence N 70 10 34 W Approximate Distance: 198.475 crossing Twin Creek Dr to  
the Northeast point of Twin Creek Addition Section 4, recorded in Cabinet A, Slide 380-B

Thence N 70 50 6 W Approximate Distance: 206.891 following the South margin of BNSF R&R Right of  
Way.

1. N 17 36 57 E 23.678  
2. N 71 05 32 W 4780.227  
3. N 71 54 44 W 255.393  
4. N 70 56 12 W 2079.613  
5. N 70 55 54 W 1636.744  
6. N 63 05 14 W 80.909  
7. N 70 46 54 W 1629.538  
8. N 68 39 22 W 48.417  
9. N 71 29 04 W 325.069  
10. S 17 55 50 W 21.87  
11. N 72 13 24 W 1310.012  
12. N 70 11 08 W 51.204  
13. N 64 11 29 W 51.836  
14. S 23 56 24 W 22.119  
15. N 70 44 51 W 391.474  
16. N 45 02 35 W 56.671  
17. N 72 42 47 W 711.291

Thence S 13 46 55 W Approximate Distance: 215.748 to point  
in the East margin of South 10th St.

Following the east margin of South 10th St

1.S 22 0 58 W Approximate Distance: 67.926

2.S 16 50 0 W Approximate Distance: 283.269 to a point  
in the north margin of BUS HWY 190.

Following the North margin of BUS HWY 190:

1. S 56 03 25 E 1271.61  
2. S 47 56 49 E 69.449  
3. S 44 43 25 E 175.067  
4. S 56 06 18 E 101.348

5. S 46 22 03 E 1300.422  
6. N 80 24 57 E 91.301  
7. S 58 23 23 E 398.583  
8. S 40 09 41 E 104.646  
9. S 61 11 25 E 147.163  
10. S 61 11 26 E 64.234  
11. S 61 11 28 E 142.009  
12. S 52 54 49 E 189.575  
13. S 60 34 31 E 272.19  
14. S 60 34 31 E 48  
15. S 60 34 31 E 373.077  
16. S 73 13 51 E 113.575  
17. S 60 13 51 E 375.526  
18. S 83 06 06 E 65.012  
19. S 61 22 26 E 1123.136  
20. S 86 22 50 E 113.781  
21. S 67 00 49 E 123.51  
22. S 38 10 33 E 217.564  
23. S 61 40 13 E 297.502  
24. S 84 59 20 E 164.023  
25. S 60 32 17 E 154.755  
26. S 42 28 13 E 204.331  
27. S 60 49 42 E 472.348  
28. N 77 22 43 E 60.838  
29. S 54 46 44 E 199.629  
30. S 23 01 05 E 31.36  
31. S 60 45 11 E 121.347  
32. S 82 09 11 E 109.492  
33. S 53 46 39 E 208.234  
34. S 47 06 10 E 28.755  
35. S 53 56 35 E 185.531  
36. S 53 02 17 E 44.333  
37. S 59 24 32 E 449.678  
39. S 59 48 28 E 47.756  
40. S 58 36 33 E 563.721  
41. S 57 52 31 E 45.305  
42. S 59 06 02 E 120.515  
43. S 58 37 49 E 48.265  
44. S 58 37 50 E 576.281  
45. S 58 37 50 E 52.155  
46. S 58 37 49 E 137.114  
47. S 58 37 49 E 50.525  
48. S 58 51 26 E 299.949  
49. S 71 49 39 E 55.302  
50. S 58 50 06 E 277.569  
51. S 58 23 26 E 43.754  
52. S 59 15 08 E 328.545  
53. S 57 52 35 E 80.168  
54. S 58 04 34 E 275.652  
55. S 66 32 31 E 606.263  
56. S 25 22 56 E 121.574

- 57. S 60 36 33 E 449.479
- 58. S 77 27 10 E 134.067
- 59. S 60 32 48 E 222.712
- 60. S 53 27 52 E 173.735
- 61. N 09 41 18 E 14.741
- 62. S 71 43 22 E 541.22
- 63. S 77 46 44 E 363.543
- 64. S 27 6 14 W 189.651 to a point in the South margin of BUS HWY 190.

Following the South margin of BUS HWY 190

- 1.S 68 45 12 E 48.501
- 2.S 80 14 58 E 1170.959
- 3.S 73 42 7 E 373.62 to a point in KISD CENTRAL RECEIVING SUBDIVISION.

Following the west line of KISD CENTRAL RECEIVING SUBDIVISION

S 15 16 22 W Approximate Distance: 1284.1 to a point

STILLFOREST SUBDIVISION 2ND EXT. Cab. C, Slide 374-D

Following the North boundary line of STILLFOREST SUBDIVISION 2ND EXT.

- 1. S 74 20 22 E 356.12
- 2. S 87 22 48 E 58.26
- 3. N 79 40 21 E 251.22
- 4. N 67 20 56 E 256.597
- 5. N 89 23 46 E 68.407
- 6. N 31 32 15 W 101.588
- 7. N 53 42 11 E 56.928
- 8. S 77 23 29 E 268.224
- 9. S 77 23 29 E 70
- 10. S 75 35 53 E 196.188
- 11. S 23 20 03 E 147.511
- 12. S 19 10 58 E 218.328
- 13. S 03 00 36 W 74.986
- 14. S 05 38 35 W 224.182 to a point in the northwest corner of the Killeen Municipal Golf Course Tract owned by the City of Killeen.

Following the boundary of the Killeen

Municipal Golf Course Tract owned by the City of Killeen.

- 1. N 64 38 56 E 787.19
- 2. S 49 45 15 E 293.466
- 3. S 35 56 40 E 278.026
- 4. S 10 59 23 W 294.646
- 5. S 16 27 23 W 735.969
- 6. S 17 59 33 W 171.774
- 7. N 46 34 52 W 223.86
- 8. N 74 21 00 W 452.255
- 9. S 17 10 47 W 1074.962
- 10. S 70 36 50 E 155.53
- 11. S 88 44 23 E 504.527

12. N 66 59 00 E 25.991
13. S 62 33 13 E 147.123 to a point  
in the west margin of S Roy Reynolds Dr.

Following the west margin of S. Roy Reynolds Dr.  
Thence S 42 1 21 W Approximate Distance: 351.827  
Thence S 78 40 49 W Approximate Distance: 1561.05 to the east margin  
of Willows Way.

Thence following the east margin of Willows Way to  
a point in the Willows Subdivision Plat Book 945, Page 546.

1. N 07 53 57 W 180.31
2. N 02 38 03 E 510.06
3. N 11 47 18 E 112.21
4. S 68 51 09 E 623.82
5. N 24 48 57 E 571.81
6. N 40 23 37 E 65.74
7. N 06 37 46 E 355.76
8. N 52 32 55 W 353.68
9. N 65 49 33 W 370.58
10. S 47 33 00 W 920.13
11. S 11 44 51 E 339.37
12. S 68 51 09 E 285.88
13. S 14 47 18 W 112.21
14. S 02 38 03 W 510.06
15. S 07 53 57 E 215.31

Following the west margin of S. Roy Reynolds Dr.

1. S 69 32 37 W 484.52
2. S 57 57 32 W 370.758
3. S 37 33 32 W 406.544
4. S 13 30 57 W 789.844 to a point in the North margin of FM 2410.

Thence N 73 55 54 W Approximate Distance: 299.181 to a  
point in the North margin of FM 2410.

Thence S 19 45 34 E Approximate Distance: 113.067 to a  
point south margin of FM 2410.

Thence following the Existing City Limits of the City of Killeen  
established in Ord. 70-27.

S 21 14 23 E Approximate Distance: 467.431 crossing US HWY 190

Thence S 19 36 28 E Approximate Distance: 551.796  
Following the Existing City Limits of the City of Killeen  
established in Ord. 72-59. Thence S 21 41 41 E  
Approximate Distance: 1545.857 to a point in the Southeast corner

of Rosewood Addition. Cab. C, Slide 92C

Thence S 69 43 20 W Approximate Distance: 2589.323 to a point in the east boundary of HEATHER GLEN ADDITION SECTION THREE-PHASE TWO. Cab B, Slide 180B

Thence N 26 46 8 W Approximate Distance: 1606.887 to a point in HEATHER GLEN SECTION II Cab. B, Slide 3B.

Thence N 1 31 33 E Approximate Distance: 497.007 to a point in the Morning Glen Subdivision. Cab. B, Slide 24-A

1.N 76 46 4 E 257.819

2.N 19 14 17 E 937.132

3.N 4 18 46 E 114.84 to a

point in the South margin of US HWY 190.

Following the South margin of US HWY 190:

1. N 77 34 39 W 170.342

2. N 63 27 42 W 449.255

3. N 62 57 20 W 68.886

4. N 63 23 39 W 1140.014

5. N 63 27 13 W 58.63

6. N 64 13 46 W 800.945

7. N 87 50 20 W 205.955










Thence N 75 37 38 W Approximate Distance: 233.314  
Crossing FM 3470 to the point of beginning.

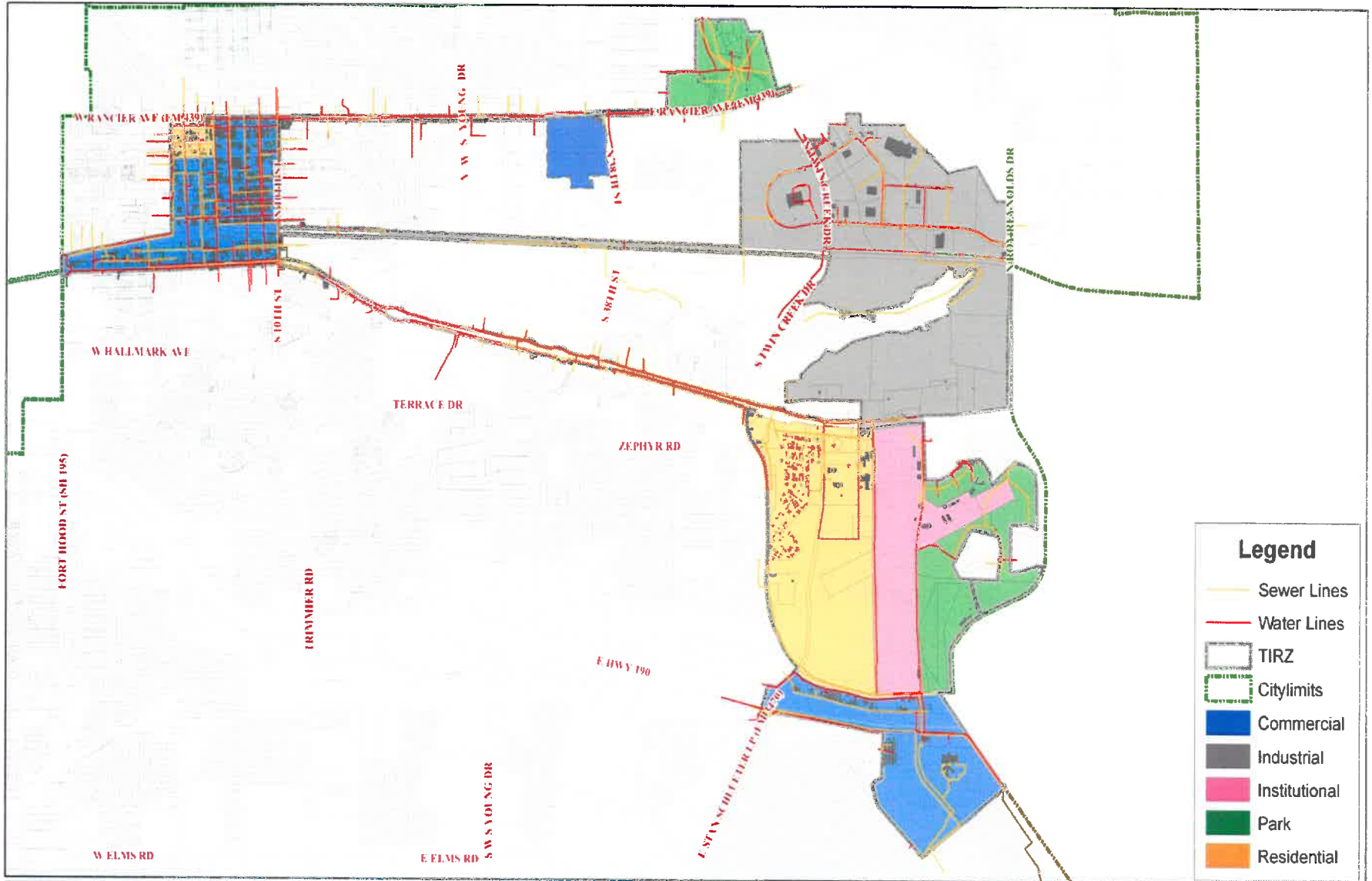
Yielding a net approximate acreage of 2125.795 acres.

**Note: "This description has been generated solely to establish the boundaries of a Tax Increment Reinvestment Zone and complies with the requirements of Texas Tax Code, Chapter 311; however, this document does not reflect the result of an on-the-ground survey and is not to be used to convey tracts of land or for any other purpose."**



**Legend**

-  Sewer Lines
-  Water Lines
-  TIRZ
-  Citylimits
-  Commercial
-  Industrial
-  Institutional
-  Park
-  Residential



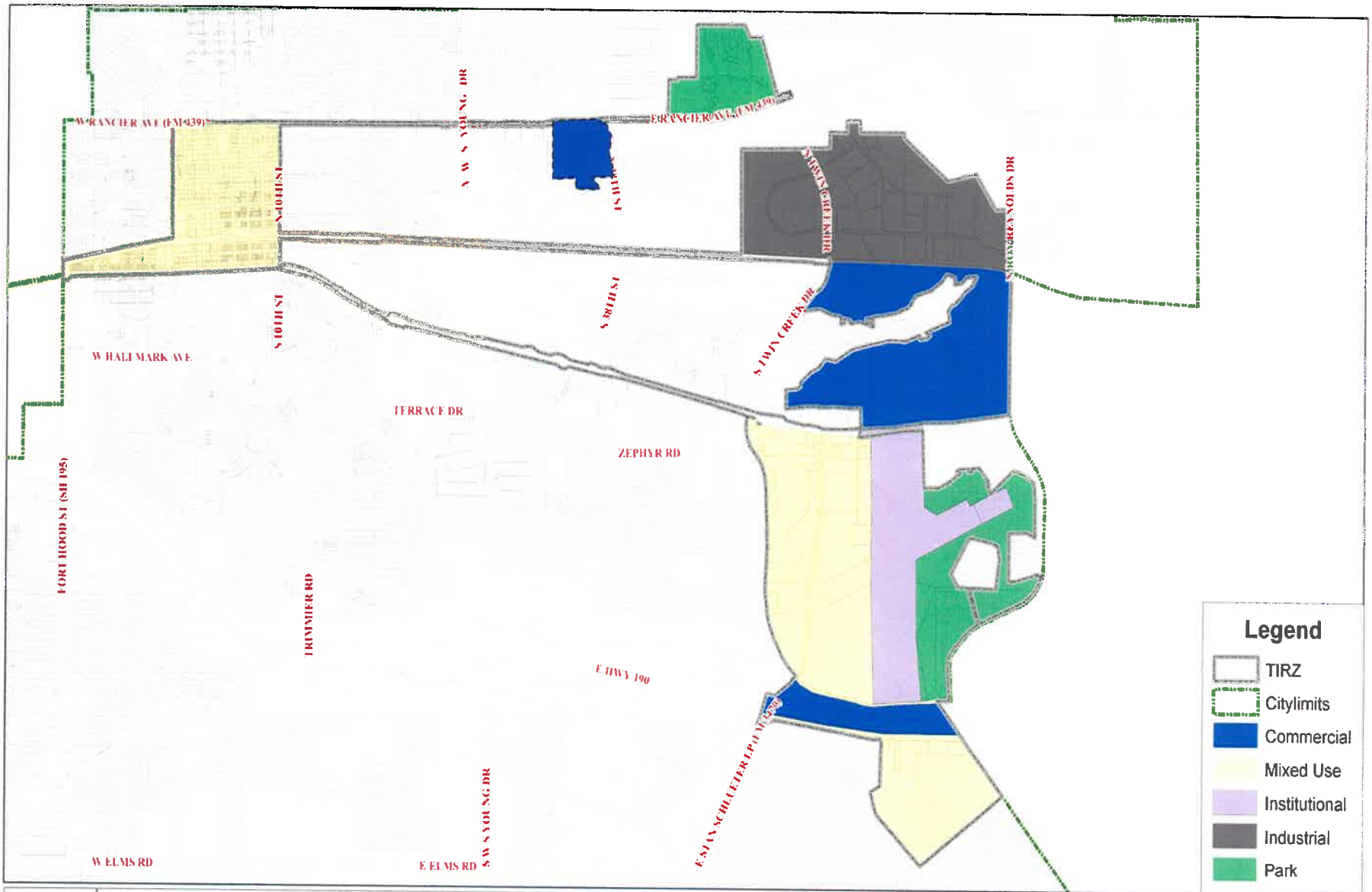
Tax Increment Reinvestment Zone #2: Exhibit C



# CURRENT LANDUSE PLAN

**CITY OF KILLEEN**  
PLANNING/MAPPING  
P.O. BOX 1329  
KILLEEN, TEXAS, 76540-1329





# FUTURE LANDUSE PLAN

**CITY OF KILLEEN**  
 PLANNING/MAPPING  
 P.O. BOX 1529  
 KILLEEN, TEXAS, 76540-1529



# Market Feasibility Study: La Cascata Multi-Use Development Project City of Killeen Texas

## I. Growth of the Killeen Market

### a. Population

The U.S. Census Bureau's population estimate for Killeen, in the year 2000, was 86,911. In July 2008, the U.S. Census Bureau estimated Killeen's population to be 112,434. The Census Bureau estimated an increase of 6,830 residents in Killeen during the past 12 months and ranked Killeen as the sixth fastest-growing city in the United States over the past year. This makes Killeen the 222nd largest city in the country. A growth rate of 6.5 percent placed Killeen as the second-fastest growing city, with a population of over 100,000, in Texas. In April 2008, the Bureau reported that the Killeen-Temple-Fort Hood MSA ranked No. 14 in the fastest growing metropolitan areas in the nation. The Bureau has forecasted Killeen's population, in the year 2030, to be 250,000.

### b. Sales Taxes

Sales tax are a good indicator of retail vibrancy. Sales taxes retained by the City of Killeen is 1 ½ % of every dollar in sales tax revenue. Generally, sales tax collections have doubled over the past ten years. Sales tax collections for recent years are listed below:

<b>Year</b>	<b>City's Sales Tax Revenue</b>
2008	\$11,448,474 as of July
2007	\$18,622,823
2006	\$17,379,426
2005	\$16,533,782
2004	\$14,733,940

### c. Additional Growth Indicators

#### i. Policom.com

In June 2008, Policom Corporation, an independent economic research firm that specializes in analyzing local and state economies, ranked the Killeen-Temple-Fort Hood Metropolitan Statistical Area (MSA) as the fifth strongest economy in the State of Texas.

## **ii. Housing**

In October 2007, the Coldwell Banker® Home Price Comparison Index ranked Killeen as the most affordable housing market in the nation. Killeen has ranked in the Top Five since the mid-1990's. In January 2008, Entrepreneur.com identified Killeen as having the lowest average home price in any market in the nation while still maintaining quality.

## **iii. Apartments**

In September 2005, Killeen ranked first in Texas in a renter livability and satisfaction survey conducted by ApartmentRatings.com, an Austin-based firm that ranks apartments nationwide.

## **iv. Job Market**

In October 2005, Bizjournals.com ranked the Killeen-Temple-Fort Hood MSA as the 39th Hottest Job Market in cities with 100,000 - 250,000 jobs.

## **v. Quality of Life**

In July 2006, The Expansion Management Magazine, a publication that marries the informational needs of qualified site location executives with the marketing ambitions of economic development organizations, ranked the Killeen-Temple-Fort Hood MSA in the Top 75, 4-Star Quality of Life metropolitan areas in the nation.

## **II. Retail Leakage**

### **a. Trade Area**

A Retail Leakage Study was conducted by The Retail Coach in July 2007. The study identified the retail trade area to be approximately 226,000 persons. The trade area boundaries extend from Lampasas which is to the west, to Temple on the east, Fort Hoods most northern section and as far south as Florence.

### **b. Retail Leakage**

According to the analysis, Killeen is leaking approximately \$1,120,572,000 of retail sales to neighboring communities. Of the 52 retail sectors studied, Killeen shows only four with sales surpluses: Mobile Home Dealers, Motorcycle Dealers, Hobby, Toy and Game Shops and Miscellaneous Retail Stores. The chart below reflects some of the retail sectors experiencing major leakages.

<b>Retail Sector</b>	<b>Estimated Actual Sales</b>	<b>Potential Sales</b>	<b>Leakage</b>	<b>%</b>
General Merchandise	\$ 87,600,000	\$255,571,102	(\$167,971,102)	-66%
Grocery Stores	\$176,600,000	\$323,609,795	(\$147,009,795)	-45%
Radio, TV, and Computer Stores	\$ 44,500,000	\$184,667,863	(\$140,167,863)	-76%
Eating Places	\$189,200,000	\$292,151,215	(\$102,951,215)	-35%
Drug Stores and Proprietary	\$ 4,500,000	\$ 48,889,510	(\$44,389,510)	-91%
Gasoline Service Stations	\$ 13,000,000	\$ 54,965,100	(\$41,965,100)	-76%
Home Furniture and Furnishings	\$ 33,800,000	\$ 74,755,859	(\$40,955,859)	-55%
Auto and Home Supply Stores	\$ 51,100,000	\$ 81,152,632	(\$30,052,632)	-37%

Note: Additional details from the Leakage Study available upon request.

### III. La Cascata Development:

La Cascata is a master-planned, multi-use development being planned in Killeen. The development will consist of five (5) different land uses on approximately 215 acres owned by an investment partnership affiliate of First Advisors, Inc. of Austin, Texas. A conceptual master plan for the entire development has been prepared by the architectural and engineering firm Levinson Alcoser Associates, L.P. of Houston.

#### a. Land Uses

- Single Family Garden and Patio Homes
- Multi-family Apartment Homes
- Lifestyle Retail Center
- Class-A Office Building
- Free-Standing Restaurants and Retail Buildings on Pad Sites

#### b. Project Identity

The project design will include water features, landscaped amenities, open space, and trail systems.

#### c. Land Use Status

- **Single Family Garden and Patio Homes**

There will be 467 family garden and patio homes.

- **Multi-family Apartment Homes**

There will be 408 Class-A apartment homes.

- **Lifestyle Retail Center**

Planning and discussions with prospective tenants is underway. The project will consist of a mix of popular chain stores, *lifestyle* retail tenants and boutiques, as well as dominant regional and local retailers, eateries and full service restaurants.

- **Class-A Office Buildings**

An 85,800 square foot office facility is proposed for the site.

- **Free-standing Restaurants and Retail Buildings on Pad Sites:** Discussions have commenced with a number of popular chain restaurants who do not have a presence in the Killeen market. Additional interest has been shown by multiple retailers desiring a free-standing location.

**d. Utilities**

The City of Killeen, Oncor Electric and Atmos Energy will provide water, sewer, electricity and gas service to the project. Embarq and Time Warner Cable will provide telephone and cable TV services.

**e. Streets**

All streets will be public and will be under the control and supervision of the City of Killeen upon acceptance by the City. Street construction in most areas will include landscaping, islands, floral and monumental art sculptures.

**f. Location**

The project be accessible from all three major highways: Central Texas Expressway (via Stan Schlueter Loop), FM 2410 and Business Highway 190 (via Dogwood). The traffic count on Central Texas Expressway is over 95,000 vehicles per day.

## **IV. Conclusion**

Killeen is the largest and fastest growing city in the Killeen-Temple-Fort Hood MSA. It is the hub of economic activity in the region. The economy of the community and of the region continues to expand despite weakening of the U.S. economy. Recent leakage studies conclude that there continues to be pent-up demand in the community and in the region. The La Cascata development is being planned to capture that demand. The developer of the project has a tract record of completing successful projects. All factors indicate that this project will be a resounding success.

Table A

**KILLEEN TIRZ**  
Buildout Schedule

	YEAR 1		YEAR 2		YEAR 3		YEAR 4		YEAR 5		YEAR 6		YEAR 7		YEAR 8		YEAR 9		YEAR 10		YEAR 11		YEAR 12		YEAR 13			
	Units	Value	Units	Value	Units	Value	Units	Value	Units	Value	Units	Value	Units	Value	Units	Value	Units	Value	Units	Value	Units	Value	Units	Value	Units	Value	Units	Value
Residential Development																												
Industrial Park				\$ 3,000,000				\$ 3,000,000		\$ 3,000,000		\$ 3,000,000		\$ 3,000,000		\$ 3,000,000												
Mixed-Use Project - Resid.		\$ 4,284,250		\$ 27,201,800		\$ 5,280,913		\$ 23,277,861		\$ 12,958,468		\$ 18,282,598		\$ 21,882,956		\$ 2,087,375		\$ 28,255,307		\$ 10,318,659		\$ 12,042,103		\$ 2,536,801				
Mixed-Use Project - Comm.						\$ 3,320,652		\$ 14,225,783		\$ 71,008,788		\$ 7,127,729		\$ 15,738,606														
Downtown				\$ 250,000		\$ 250,000		\$ 250,000		\$ 250,000																		
<b>Total</b>																												
<b>Total Captured Value</b>		<b>\$4,284,250</b>		<b>\$30,451,800</b>		<b>\$8,851,565</b>		<b>\$40,753,644</b>		<b>\$87,217,256</b>		<b>\$28,390,327</b>		<b>\$40,821,582</b>		<b>\$5,087,375</b>		<b>\$28,255,307</b>		<b>\$10,318,659</b>		<b>\$12,042,103</b>		<b>\$2,536,801</b>		<b>\$0</b>		<b>\$ 298,810,649</b>

AS OF JULY 13, 2009

Residential Project Includes:	\$ 36,511,714	Commercial	\$ 3,320,652
	\$ 27,201,800		\$ 14,225,783
	\$ 5,280,913		\$ 71,008,788
	\$ 23,277,861		\$ 7,127,729
	\$ 12,958,468		\$ 15,738,606
	\$ 18,282,598		
	\$ 21,882,956		
	\$ 2,087,375		
	\$ 28,255,307		
	\$ 10,318,659		
	\$ 12,042,103		
	\$ 2,536,801		

TABLE A

## KILLEEN TIRZ Revenue Schedule

Year	Cumulative Incremental Value of Development	TIRZ Collection City = .695	TIRZ Collection County = .3779	TIRZ Collection Coll. Dist. = .142	TIRZ Collection Totals	Cumulative TIRZ Revenue Available for Projects
		\$ 0.69500	\$ 0.37790	\$ 0.14200		
1	\$ 4,284,250	\$ 28,882	\$ 15,704	\$ 5,901	\$ 50,488	\$ 50,488
2	\$ 34,736,050	\$ 234,173	\$ 127,330	\$ 47,845	\$ 409,348	\$ 459,836
3	\$ 43,587,615	\$ 293,846	\$ 159,776	\$ 60,038	\$ 513,660	\$ 973,495
4	\$ 84,341,259	\$ 568,587	\$ 309,164	\$ 116,172	\$ 993,922	\$ 1,967,418
5	\$ 171,558,515	\$ 1,156,562	\$ 628,870	\$ 236,305	\$ 2,021,736	\$ 3,989,154
6	\$ 199,948,842	\$ 1,347,955	\$ 732,938	\$ 275,410	\$ 2,356,303	\$ 6,345,457
7	\$ 240,570,404	\$ 1,621,805	\$ 881,842	\$ 331,362	\$ 2,835,009	\$ 9,180,466
8	\$ 245,657,779	\$ 1,656,102	\$ 900,491	\$ 338,369	\$ 2,894,961	\$ 12,075,428
9	\$ 273,913,086	\$ 1,846,585	\$ 1,004,064	\$ 377,288	\$ 3,227,937	\$ 15,303,365
10	\$ 284,231,745	\$ 1,916,148	\$ 1,041,888	\$ 391,501	\$ 3,349,538	\$ 18,652,902
11	\$ 296,273,848	\$ 1,997,330	\$ 1,086,030	\$ 408,088	\$ 3,491,448	\$ 22,144,350
12	\$ 298,810,649	\$ 2,014,432	\$ 1,095,329	\$ 411,582	\$ 3,521,343	\$ 25,665,693
13	\$ 298,810,649	\$ 2,014,432	\$ 1,095,329	\$ 411,582	\$ 3,521,343	\$ 29,187,036
14	\$ 298,810,649	\$ 2,014,432	\$ 1,095,329	\$ 411,582	\$ 3,521,343	\$ 32,708,379
15	\$ 298,810,649	\$ 2,014,432	\$ 1,095,329	\$ 411,582	\$ 3,521,343	\$ 36,229,723
16	\$ 298,810,649	\$ 2,014,432	\$ 1,095,329	\$ 411,582	\$ 3,521,343	\$ 39,751,066
17	\$ 298,810,649	\$ 2,014,432	\$ 1,095,329	\$ 411,582	\$ 3,521,343	\$ 43,272,409
18	\$ 298,810,649	\$ 2,014,432	\$ 1,095,329	\$ 411,582	\$ 3,521,343	\$ 46,793,752
19	\$ 298,810,649	\$ 2,014,432	\$ 1,095,329	\$ 411,582	\$ 3,521,343	\$ 50,315,095
20	\$ 298,810,649	\$ 2,014,432	\$ 1,095,329	\$ 411,582	\$ 3,521,343	\$ 53,836,438
		<b>\$ 30,797,853</b>	<b>\$ 16,746,061</b>	<b>\$ 6,292,513</b>	<b>\$ 53,836,438</b>	

1. Assumes a tax collection rate of 97%
2. All numbers are preliminary and subject to change
3. Assumes participation by Killeen, Bell County and Central Texas College District

TABLE B