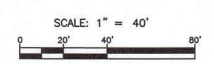
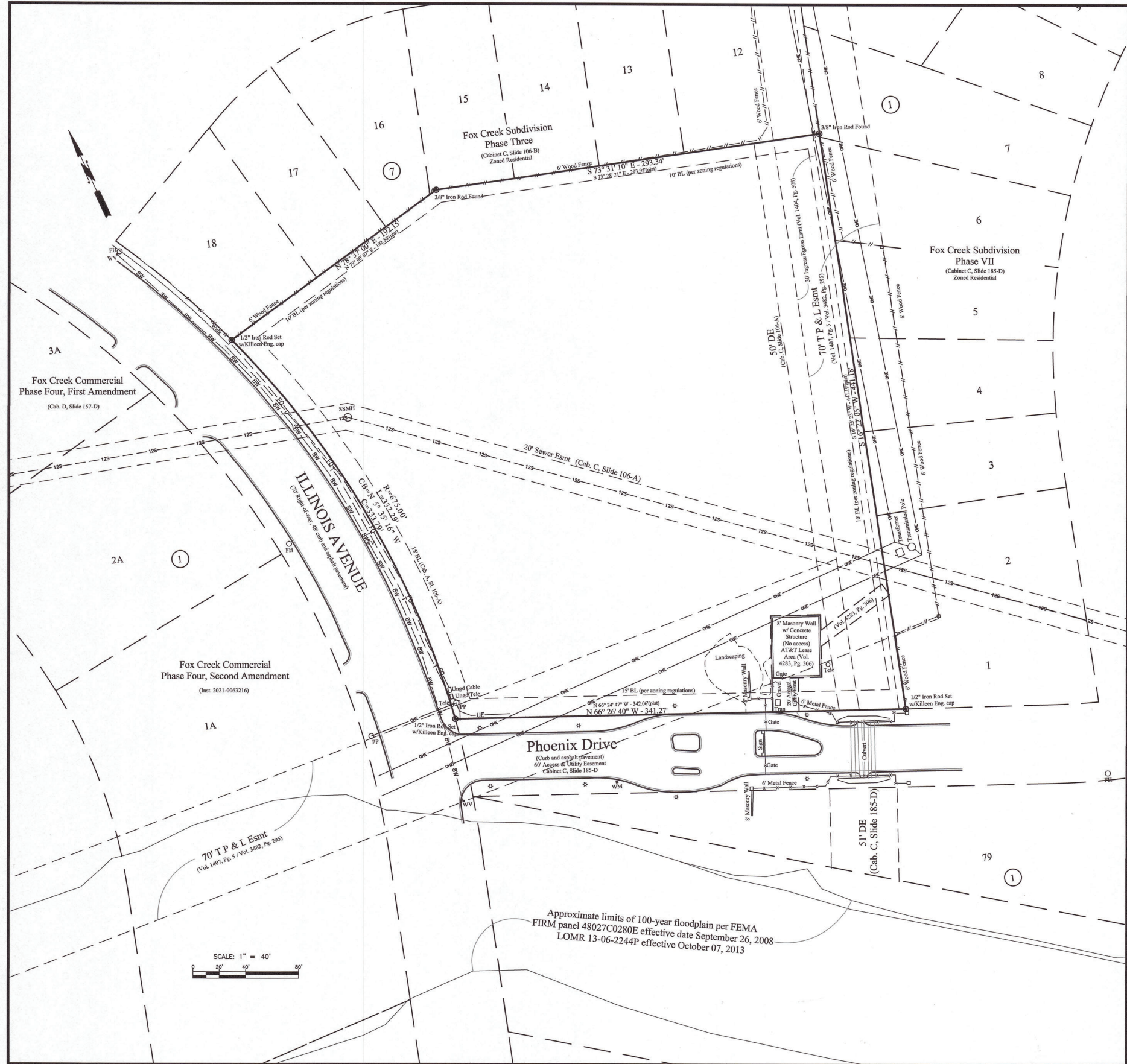


**PROPERTY SURVEY  
(EXHIBIT A)**



Approximate limits of 100-year floodplain per FEMA  
FIRM panel 48027C0280E effective date September 26, 2008  
LOMR 13-06-2244P effective October 07, 2013

**SCHEDULE B TITLE EXCEPTION NOTES**

- THIS SURVEY IS BASED ON A TITLE REPORT PREPARED BY STEWART TITLE GUARANTY COMPANY, FILE NO. 2215908, EFFECTIVE DATE, JANUARY 07, 2024 AND ISSUED JANUARY 17, 2024. ITEMS NOT LISTED BELOW ARE STANDARD TITLE EXCEPTIONS AND ARE NOT MATTERS OR ISSUES THAT PERTAIN TO THIS SURVEY.
- 10b. BUILDING SETBACK LINES AS SHOWN BY PLAT RECORDED IN CABINET C, SLIDE 106-A, PLAT RECORDS OF BELL COUNTY, TEXAS. (DOES AFFECT, AS SHOWN)
  - 10c. EASEMENTS AS SHOWN ON PLAT RECORDED IN CABINET C, SLIDE 106-A, PLAT RECORDS OF BELL COUNTY, TEXAS. (DOES AFFECT, AS SHOWN)
  - 10d. EASEMENT, RIGHT OF WAY, AND/OR AGREEMENT BY AND BETWEEN O. W. CURRY, AND WIFE BEATRICE CURRY AND TEXAS POWER & LIGHT COMPANY, BY INSTRUMENT RECORDED IN VOLUME 739, PAGE 331, DEED RECORDS, BELL COUNTY, TEXAS. (DOES AFFECT, BLANKET IN NATURE)
  - 10e. EASEMENT, RIGHT OF WAY AND/OR AGREEMENT BY AND BETWEEN BEATRICE CURRY, A SINGLE WOMAN AND THE CITY OF KILLEEN, BY INSTRUMENT RECORDED IN VOLUME 1319, PAGE 12, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS. (DOES NOT AFFECT)
  - 10f. NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS RESERVED IN WARRANTY DEED FROM BEATRICE CURRY, INDIVIDUALLY AND AS INDEPENDENT EXECUTOR OF THE ESTATE OF O. W. CURRY, DECEASED, TO JUANITA M. TOLHURST, RECORDED IN VOLUME 1404, PAGE 508, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS. (DOES AFFECT, AS SHOWN)
  - 10g. EASEMENT, RIGHT OF WAY AND/OR AGREEMENT BY AND BETWEEN BEATRICE CURRY AND TEXAS POWER & LIGHT COMPANY, BY INSTRUMENT RECORDED IN VOLUME 1407, PAGE 5, DEED RECORDS, AS AFFECTED BY ADDENDUM RECORDED IN VOLUME 3482, PAGE 295, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS. (DOES AFFECT, AS SHOWN)
  - 10h. EASEMENT, RIGHT OF WAY AND/OR AGREEMENT BY AND BETWEEN G. W. DEVELOPMENT, INC. AND THE CITY OF KILLEEN BY INSTRUMENT RECORDED IN VOLUME 3589, PAGE 156, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS. (DOES NOT AFFECT)
  - 10i. OIL, GAS AND OTHER MINERALS, THE ROYALTIES, BONUSES, RENTALS AND ALL OTHER RIGHTS IN CONNECTION WITH THE SAME OF ALL WHICH ARE EXPRESSLY EXCEPTED HEREFROM AND NOT INSURED HEREFROM, AS SAME ARE SET FORTH IN INSTRUMENT RECORDED IN VOLUME 1404, PAGE 508, DEED RECORDS OF BELL COUNTY, TEXAS. (MAY AFFECT, NOT A MATTER OF SURVEY)
  - 10j. LEASE AGREEMENT AND ALL TERMS, CONDITIONS AND PROVISIONS THEREOF, BY AND BETWEEN W&B DEVELOPMENT LTD. (LANDLORD), AND TEXAS CELLULAR TELEPHONE COMPANY L.P., D/B/A AT&T WIRELESS SERVICES (TENANT), EVIDENCED BY THE INSTRUMENT RECORDED IN VOLUME 4283, PAGE 306, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS. (DOES AFFECT, AS SHOWN)

**GENERAL NOTES**

1. ALL BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD 83 PER LEICA SMARTNET GPS OBSERVATIONS.
2. THIS PROPERTY HAS AN AREA OF 3.683 ACRES (160,460 SQUARE FEET) OF LAND, MORE OR LESS.
3. THERE WAS NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
4. THE BELL COUNTY TAX APPRAISAL PROPERTY IDENTIFICATION NUMBER IS ALL OF 193693.
5. THE SUBJECT PROPERTY HAS ACCESS TO AND FROM ILLINOIS AVENUE, A PUBLICLY DEDICATED AND MAINTAINED ROAD.
6. ALL UNDERGROUND UTILITY LINE LOCATIONS ARE APPROXIMATE BASED ON UTILITY COMPANY FIELD MARKINGS.

**FLOOD ZONE NOTES**

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48027C0280E WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008. ("X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). LETTER OF MAP REVISION (LOMR 13-06-2244P) EFFECTIVE OCTOBER 07, 2013.

**ZONING NOTES**

EXISTING SITE CONDITIONS FALL WITHIN PERMITTED USES AS LISTED IN THE CITY OF KILLEEN ZONING USE REGULATIONS SECTION 31-336. ZONING REGULATIONS ARE SUBJECT TO CHANGE AND INTERPRETATION, FOR FURTHER INFORMATION CONTACT CITY OF KILLEEN PLANNING DEPARTMENT (MARIA LOPEZ) AT (254) 501-7630.

ZONED: B-5 BUSINESS DISTRICT

**SETBACK REQUIREMENTS:**

FRONT SETBACK - WHERE THE FRONTAGE ON ONE SIDE OF THE STREET BETWEEN TWO INTERSECTING STREETS IS LOCATED PARTLY IN DISTRICTS "B-2", "B-3", "B-4" AND "B-5", AND PARTLY IN AN "R" DISTRICT, THE FRONT YARD SHALL CONFORM TO THE "R" DISTRICT REGULATIONS FOR A DISTANCE OF NOT LESS THAN 300-FEET FROM THE DISTRICT BOUNDARY.

SIDE SETBACK - A SIDE YARD OF NOT LESS THAN 15-FEET IN WIDTH SHALL BE PROVIDED ON THE SIDE OF A LOT ADJOINING A SIDE STREET. A SIDE YARD OF NOT LESS THAN 10-FEET IN WIDTH SHALL BE PROVIDED ON THE SIDE OF A LOT ADJOINING ANY "R" ZONED RESIDENTIAL DISTRICT.

REAR SETBACK - NO REAR YARD IS REQUIRED EXCEPT THAT A REAR YARD OF NOT LESS THAN 10-FEET IN WIDTH SHALL BE PROVIDED ON THE SIDE OF A LOT ADJOINING ANY "R" ZONED RESIDENTIAL DISTRICT

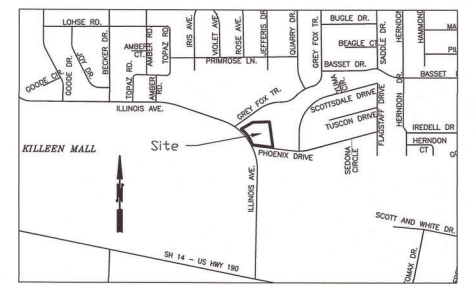
HEIGHT REGULATIONS: AS REQUIRED BY THE STANDARD BUILDING CODE.

SIZE OF LOT: NO MINIMUM LOT AREA OR WIDTH REQUIREMENTS.

LOT COVERAGE: NO LOT COVERAGE LIMITATIONS.

**LEGAL DESCRIPTION**

LOT 1, BLOCK 1, FOX CREEK COMMERCIAL PHASE ONE, AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN CABINET C, SLIDE 106-A, PLAT RECORDS OF BELL COUNTY, TEXAS TOGETHER WITH DEDICATION RECORDED IN VOLUME 3629, PAGE 604, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS.



**VICINITY MAP**  
N.T.S.

**LEGEND**

BL	BUILDING LINE
Cab.	CABINET
Vol.	VOLUME
Pg.	PAGE
Inst.	INSTRUMENT NUMBER
PP	POWER POLE
FH	FIRE HYDRANT
WV	WATER VALVE
Tran.	ELECTRIC TRANSFORMER
Ungd. Cable	UNDERGROUND CABLE BOX
Tele.	TELEPHONE PEDESTAL
Ungd. Tele.	UNDERGROUND TELEPHONE BOX
IRF	IRON ROD FOUND
○	LIGHT POLE
OHE	OVERHEAD ELECTRIC LINE
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
WM	WATER METER
SSMH	SANITARY SEWER MANHOLE
SSCO	SANITARY SEWER CLEANOUT
—UE—	UNDERGROUND ELECTRIC LINE
—FO—	UNDERGROUND CABLE UTILITY LINE
—12S—	UNDERGROUND 12" SEWER SERVICE LINE
—8W—	UNDERGROUND 8" WATER LINE
—T—	UNDERGROUND TELEPHONE LINE

**SURVEY CERTIFICATION**

TO MADHOUSE DEVELOPMENT, INC. AND STEWART TITLE GUARANTY COMPANY:  
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 7(A), 8, 9, 11(B), 13, 16 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 16, 2024.

*Michelle E. Lee*  
2-20-2024  
MICHELLE E. LEE  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5772, STATE OF TEXAS



PROJECT NAME: ALTA/NSPS LAND TITLE SURVEY PROJECT No.: 2024-004  
ADDRESS: 3001 Illinois Avenue CITY: KILLEEN STATE: TEXAS

KILLEEN ENGINEERING & SURVEYING, LTD.  
2901 E. STAN SCHLUETER LOOP  
KILLEEN, TEXAS 76542  
PHONE: (254) 526-3981 FAX: (254) 526-4351  
WEB: www.keatd.com EMAIL: mlee@keatd.com

DRAWING DATA	REVISION DATES
SCALE: 1"=40'	
DRAWN BY: JJH	
TBPLS REGISTRATION NO. 10194541	