

GENERAL WARRANTY DEED

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

STATE OF TEXAS §  
COUNTY OF BELL § KNOW ALL MEN BY THESE PRESENTS:  
§

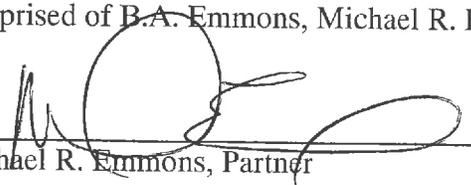
THAT I, EMMONS INVESTMENTS GENERAL PARTNERSHIP, a Texas general partnership comprised of B.A. Emmons, Michael R. Emmons and Curtis B. Emmons of Killeen (City), Texas, (herein called "Grantor" whether one or more), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, any by these presents does GRANT, SELL AND CONVEY unto the City of Killeen, a municipal corporation of the County of Bell and State of Texas, (herein called "Grantee") all of the following real property interests in Bell County, Texas described in Exhibit "A," which is attached hereto and incorporated herein for all purposes.

Grantor, for the consideration, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, TO HAVE AND TO HOLD it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

When the context requires, singular nouns and pronouns include the plural.

EXECUTED ON this 26<sup>th</sup> day of July, 2017.

Grantor:  
EMMONS INVESTMENTS GENERAL PARTNERSHIP, a Texas general partnership comprised of B.A. Emmons, Michael R. Emmons and Curtis B. Emmons

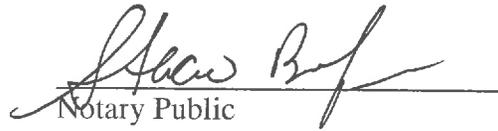
By   
Michael R. Emmons, Partner

*Acknowledgement Page Follows.*

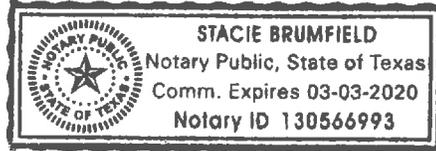
**ACKNOWLEDGEMENT**

State of Texas           §  
                                      §  
County of Bell           §

This General Warranty Deed was acknowledged before me on July 26, 2017  
by Michael Emmons

  
Notary Public

My Commission Expires:



The City of Killeen does hereby accept the above described conveyance.

DATE

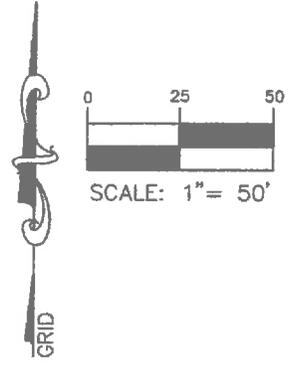
CITY OF KILLEEN

\_\_\_\_\_

\_\_\_\_\_  
Ronald L. Olson

ATTEST

\_\_\_\_\_  
Dianna Barker  
City Secretary

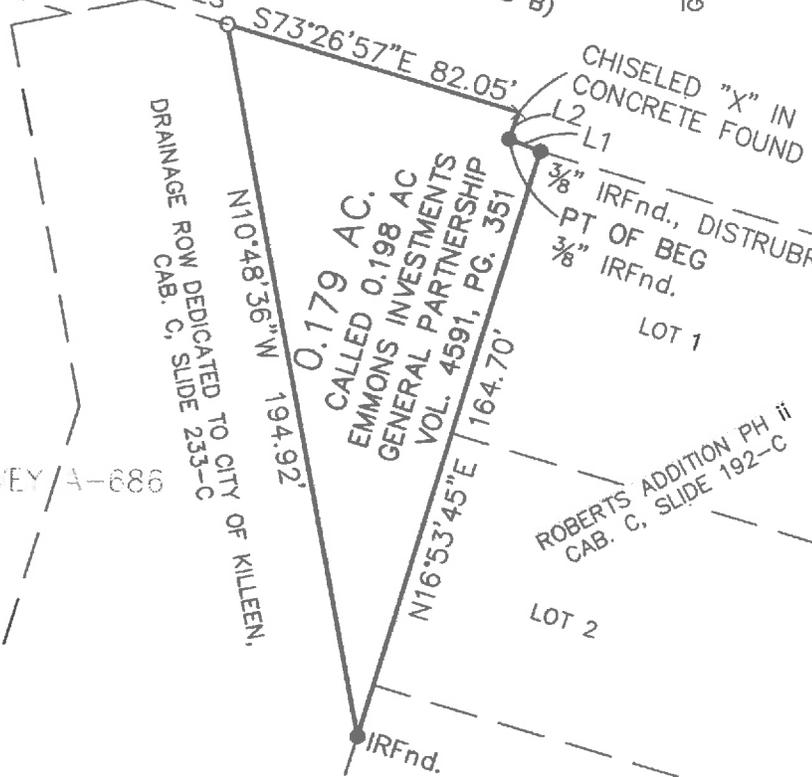
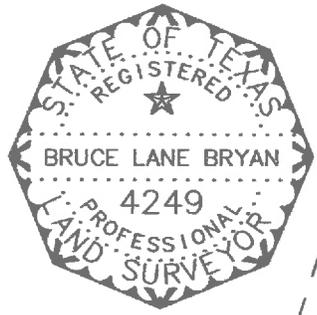


**EDGEFIELD STREET**  
 (60' ROW, DED. RECORDED CAB. C, SLIDE 194 A AND B)  
 1/2" IRFnd. W/CAP STAMPED  
 "BRYAN TECH SERVICES"

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

DISTANCES EXPRESSED AS GRID VALUES.

THOMAS ROBINETT SURVEY A-686



**LINE TABLE**

L1:	S68°34'02"E	8.95'
L2:	S19°28'15"E	7.66'

THIS IS TO CERTIFY THAT, ON THIS DATE, A TRUE AND ACCURATE SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION OF PROPERTY LOCATED AT EDGEFIELD STREET IN BELL COUNTY, TEXAS, DESCRIBED AS FOLLOWS: BEING A 0.179 ACRE TRACT OF LAND IN BELL COUNTY, TEXAS, LYING AND SITUATED IN THE THOMAS ROBINETT SURVEY, ABSTRACT NO. 686, AND THE LAND HEREIN DESCRIBED BEING ALL OF THAT CERTAIN 0.178 ACRE TRACT (EXHIBIT 'B') CONVEYED TO EMMONS INVESTMENTS LIEN RECORDED IN VOLUME 4591, PAGE 351, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS

THE TRACT DEPICTED HEREON IS 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 09-26-08 LOCATED IN ZONE "X".

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

**SURVEYORS CERTIFICATE**

THE PLAT SHOWN HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY SURVEY, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE PLAT; THE SIZE, LOCATION AND TYPE OF BUILDINGS ARE AS SHOWN, ALL IMPROVEMENTS BEING WITHIN THE BOUNDARIES OF THE PROPERTY, SET BACK FROM THE PROPERTY LINES THE DISTANCES INDICATED. THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

DATE:

**BRYAN TECHNICAL SERVICES, INC.**



911 NORTH MAIN  
 TAYLOR, TX 76574

PHONE: (512) 352-9090  
 FAX: (512) 352-9091

FIRM No. 10128500  
 surveying@austin.rr.com  
 bryantechnicalservices.com

**0.179 ACRE**

Being a 0.179 acre tract of land in Bell County, Texas, lying and situated in the **THOMAS ROBINETT SURVEY, ABSTRACT No. 686**, and the land herein described being all of that certain called 0.178 acre tract (Exhibit "B") conveyed to Emmons Investments General Partnership, a Texas General Partnership, by Warranty Deed with Vendor's Lien recorded in Volume 4591, Page 351, Official Public Records of Bell County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 3/8" iron rod with cap found at an ell corner of said called 0.178 acre tract, being in the south right-of-way (ROW) line of Edgefield Street (60' right-of-way) dedicated to the City of Killeen by West Ridge Estates, an addition to the City Killeen recorded in Cabinet C, 194-A & B, Plat Records of Bell County Texas, bearing **NORTH 68°34'02" WEST, 8.95 feet** from a disturbed 3/8" iron rod found at the northwest corner of Lot 1, Block 4 Roberts Addition, Phase II an addition to the City of Killeen recorded in Cabinet C, Slide 192 C, Plat Records of Bell County, Texas;

**THENCE** with said south ROW line, with the north of said 0.178 acre tract, **SOUTH 68°34'02" EAST, 8.95 feet** (rec. NORTH 71°39'43" WEST, 9.71 feet) to said disturbed 3/8" iron rod found;

**THENCE** with the common line of said 0.178 acre tract, (east line) and said Roberts Addition (west line), **SOUTH 16°53'45" WEST, 164.70 feet** (rec. NORTH 18°54'54" EAST, 165.64 feet) to an iron rod with cap found;

**THENCE** departing said common line, with a common line of said 0.178 acre tract (west line) and easterly line of a drainage ROW dedicated to the City of Killeen, by Roberts Addition, Section Two and Addition to the City of Killeen recorded in Cabinet C, Slide 233-C, Plat Records of Bell County, Texas, **NORTH 10°48'36" WEST**, (rec. SOUTH 08°47'27" EAST), **194.92 feet** to a 1/2" iron rod with cap stamped "BRYAN TECH SERVICES" set, on the south ROW line of said Edgefield Street;

**THENCE** with a common line of said south ROW line of Edgefield Street and the north line of said 0.178 acre tract **SOUTH 73°26'57" EAST, 82.05 feet** (rec. NORTH 71°28'00" WEST, 80.92 feet) , to a chiseled "X" in concrete found;

**EXHIBIT "A"**

STATE OF TEXAS  
COUNTY OF BELL

DATE OF SURVEY  
03/02/17

THENCE continuing along said common line, forming an ell corner, SOUTH 19°28'15" WEST, 7.66 feet (rec. NORTH 18°54'51" EAST, 7.57 feet) to the PLACE OF BEGINNING and containing 0.179 ACRES of land

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STATE OF TEXAS  
COUNTY OF BELL

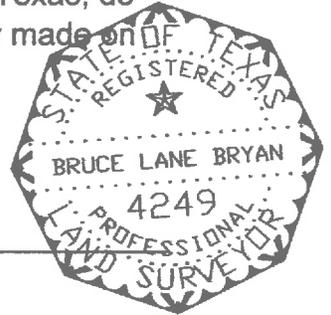
DATE OF SURVEY  
03/02/2017

0.179 ACRE

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.

B. L. Bryan  
Bruce Lane Bryan  
Registered Professional Land Surveyor #4249

04-02-17  
Date



NOTE: Bearings shown hereon based on Texas State plane coordinate system (Cent NAD 83, 93 Adjustments. Distances are shown as grid values. To correct surface value(s) divide by 0.999883053920

See attached surveyor's plat, which accompanies this set of field notes and is a critical component of this survey.