



# City of Killeen

## Agenda

### City Council Workshop

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Tuesday, March 6, 2018

5:00 PM

Utility Collections  
Conference Room  
210 West Avenue C  
Killeen, Texas 76541

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#### Items for Discussion at Workshop

1. [DS-18-020](#) Discuss Agenda Items for the Regular City Council Meeting of March 13, 2018
2. [DS-18-021](#) Discuss Advocacy Position on Charter Provisions

#### Items for Regular City Council Meeting on March 13, 2018

#### Minutes

3. [MN-18-005](#) Consider Minutes of Regular City Council Meeting of February 27, 2018.

**Attachments:** [Minutes](#)

[Okray Memorandum for Record](#)

#### Resolutions

4. [RS-18-013](#) Consider a memorandum/resolution authorizing the purchase of turnout gear for the Fire Department.

**Attachments:** [Staff Report](#)

[Quotes](#)

[Contract](#)

[Certificate of Interested Parties](#)

[Presentation](#)

5. [RS-18-014](#) Consider a memorandum/resolution approving the interlocal mutual aid agreement for fire services.

**Attachments:** [Staff Report](#)

[Interlocal Mutual Aid Agreement](#)

[Presentation](#)

6. [RS-18-015](#) Consider a memorandum/resolution awarding Bid No. 18-07 for a contract with Big Chief Dist. Co., Inc. to purchase unleaded gasoline for the Killeen-Fort Hood Regional Airport.

**Attachments:** [Staff Report](#)

[Bid 18-07](#)

[Contract](#)

[Certificate of Interested Parties](#)

[Presentation](#)

7. [RS-18-016](#) Consider a memorandum/resolution authorizing the execution of Change Order No. 18 to McLean Construction, Inc. for the Trimmier Road Widening Project.

**Attachments:** [Staff Report](#)

[Change Order No. 18](#)

[Bid Worksheet](#)

[Presentation](#)

8. [RS-18-017](#) Consider a memorandum/resolution authorizing acceptance of 24 tracts of land from the Texas Department of Transportation for portions of FM 439 that the City currently maintains.

**Attachments:** [Staff Report](#)

[TxDOT Memorandum](#)

[FM 439 Tracts 1 to 11](#)

[FM 439 Tracts 12 to 24](#)

[Presentation](#)

## Adjournment

*I certify that the above notice of meeting was posted on the Internet and on the bulletin boards at Killeen City Hall and at the Killeen Police Department on or before 5:00 p.m. on March 2, 2018.*

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*Dianna Barker, City Secretary*

*The public is hereby informed that notices for City of Killeen meetings will no longer distinguish between matters to be discussed in open or closed session of a meeting. This practice is in accordance with rulings by the Texas Attorney General that, under the Texas Open Meetings Act, the City Council may convene a closed session to discuss any matter listed on the agenda, without prior or further notice, if the matter is one that the Open Meetings Act allows to be discussed in a closed session..*

*This meeting is being conducted in accordance with the Texas Open Meetings Law [V.T.C.A., Government Code, § 551.001 et seq.]. This meeting is being conducted in accordance with the Americans with Disabilities Act [42 USC 12101 (1991)]. The facility is wheelchair accessible and handicap parking is available. Requests for sign interpretive services are available upon requests received at least 48 hours prior to the meeting. To make arrangements for those services, please call 254-501-7700, City Manager's Office, or TDD 1-800-734-2989.*

## Notice of Meetings

*The Mayor and/or City Council have been invited to attend and/or participate in the following meetings/conferences/events. Although a quorum of the members of the City Council may or may not be available to attend this meeting, this notice is being posted to meet the requirements of the Texas Open Meetings Act and subsequent opinions of the Texas Attorney General's Office. No official action will be taken by Council.*

- *NAACP Annual Freedom Banquet, March 16, 2018, 7:00 p.m., Killeen Civic and Conference Center*

**Dedicated Service -- Every Day, for Everyone!**



# City of Killeen

## Legislation Details

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**File #:** DS-18-020    **Version:** 1    **Name:** Discuss Agenda Items  
**Type:** Discussion Items    **Status:** Discussion Items  
**File created:** 2/20/2018    **In control:** City Council Workshop  
**On agenda:** 3/6/2018    **Final action:**  
**Title:** Discuss Agenda Items for the Regular City Council Meeting of March 13, 2018  
**Sponsors:** City Manager Department  
**Indexes:**  
**Code sections:**  
**Attachments:**

Date	Ver.	Action By	Action	Result
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# City of Killeen

## Legislation Details

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**File #:** DS-18-021    **Version:** 1    **Name:** Discuss Advocacy Position on Charter Provisions  
**Type:** Discussion Items    **Status:** Discussion Items  
**File created:** 3/1/2018    **In control:** City Council Workshop  
**On agenda:** 3/6/2018    **Final action:**  
**Title:** Discuss Advocacy Position on Charter Provisions  
**Sponsors:** City Manager Department  
**Indexes:**  
**Code sections:**  
**Attachments:**

Date	Ver.	Action By	Action	Result
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# City of Killeen

## Legislation Details

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**File #:** MN-18-005    **Version:** 1    **Name:** Minutes of February 27, 2018  
**Type:** Minutes    **Status:** Minutes  
**File created:** 2/15/2018    **In control:** City Council Workshop  
**On agenda:** 3/6/2018    **Final action:**  
**Title:** Consider Minutes of Regular City Council Meeting of February 27, 2018.  
**Sponsors:** City Secretary  
**Indexes:**  
**Code sections:**  
**Attachments:** [Minutes](#)  
[Okray Memorandum for Record](#)

Date	Ver.	Action By	Action	Result
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**City of Killeen**  
Regular City Council Meeting  
Killeen City Hall  
February 27, 2018 at 5:00 p.m.

Presiding: Mayor Jose L. Segarra

Attending: Mayor Pro-Tem Jim Kilpatrick, Councilmembers Debbie Nash-King, Juan Rivera, Shirley Fleming, Gregory Johnson, Jonathan Okray, and Steve Harris

Also attending were Assistant City Manager Dennis Baldwin, City Attorney Kathryn Davis, City Secretary Dianna Barker, and Sergeant-at-Arms Gilman.

Minister Pascha Morgan gave the invocation, and Mayor Pro-Tem Kilpatrick led everyone in the Pledge of Allegiance.

**Approval of Agenda**

*Motion was made by Mayor Pro-Tem Kilpatrick to approve the agenda as written with the removal of PH-18-005A & B for future consideration. Motion seconded by Councilmember Fleming. The motion carried unanimously.*

**Minutes**

*Motion was made by Councilmember Rivera to approve the minutes of the February 13th Regular City Council Meeting. Motion was seconded by Councilmember Johnson. Motion carried unanimously.*

**Resolutions**

**RS-18-005** Consider a memorandum/resolution approving the investment report for the quarter ended December 31, 2017.

**Staff comments:** Jonathan Locke

Susan Anderson with Valley View Consulting briefly went over the report. Staff recommends that the City Council approve the attached investment report for the quarter that ended December 31, 2017.

*Motion was made by Councilmember Fleming to approve RS-18-005. Motion was seconded by Councilmember Rivera. Motion carried unanimously.*

**RS-18-006** Consider a memorandum/resolution to hold a Joint General Election with KISD.

**Staff comments:** Kathy Davis

The city and KISD are both holding a general election on May 5, 2018. State law authorizes political subdivisions which may be conducting elections on the same day to contract for joint voting. Staff recommends City Council adopt the resolution to hold a joint general election with KISD and authorize the City Manager to enter into the agreements.

*Motion was made by Councilmember Okray to approve RS-18-006. Motion was seconded by Councilmember Harris. Motion carried unanimously.*

**RS-18-007** Consider a memorandum/resolution to approve an addendum to the original maintenance agreement between the City of Killeen and Tyler Technologies for Municipal Court case management software.

**Staff comments:** Luevada Posey

Per the maintenance agreement with Tyler Technologies, the fees, which are subject to change, have increased 5% annually since 2014. The municipal court requested Tyler Technologies consider a reduction in the cost of maintenance fees. In response, Tyler Technologies submitted two proposed addendums to the original contract:

1<sup>st</sup> proposal - An addendum which locks-in a 5 year maintenance agreement with an annual increase capped at 2% annually; or

2<sup>nd</sup> proposal - An addendum to the original contract that locks-in a three year maintenance agreement with an annual increase capped at 3% annually. At the end of the agreement the annual increase will revert back to 5% or renegotiations will be necessary.

Staff recommends that Council authorize the City Manager to sign an addendum entering into a five (5) year maintenance agreement and authorize annual payment for the term of that agreement.

*Motion was made by Councilmember Rivera to approve RS-18-007. Motion was seconded by Councilmember Okray. Motion carried unanimously.*

**RS-18-008** Consider a memorandum/resolution appointing students to the Youth Advisory Commission.

**Staff comments:** Brett Williams

Staff recommends that the City Council appoint the nominated individuals below for the 2017-2018 year.

<b>KILLEEN VOLUNTEERS, INC.-YOUTH ADVISORY COMMISSION</b>		
<i>Sub-Committee: All Council</i>		
Current Members	New YAC Members	Special Qualifications
Vacancy	Rodolfo Alvarez	Student Representative
Vacancy	Fabian Balarezo	Student Representative
Vacancy	Lucio Cuellar	Student Representative
Vacancy	Nathan Hernandez	Student Representative
Vacancy	Prince Johnson	Student Representative
Vacancy	Shikinah Johnson	Student Representative
Vacancy	Lyndavia Judd	Student Representative
Vacancy	Jadia Martinez	Student Representative
Vacancy	Faith Meadors	Student Representative
Vacancy	Maria Munoz	Student Representative
Vacancy	Breonna McCarthy Reese	Student Representative
Vacancy	Deonna McCarthy Reese	Student Representative
Vacancy	Madelynn Spear	Student Representative
Vacancy	Vacancy	Student Representative
Vacancy	Vacancy	Student Representative

*Motion was made by Councilmember Okray to approve RS-18-008. Motion was seconded by Councilmember Fleming. Motion carried unanimously.*



Mayor Segarra swore-in the new committee members.

**RS-18-009** Consider a memorandum/resolution authorizing a contract with Commercial Swim Management for the renovation of the Family Aquatic Center.

**Staff comments:** Brett Williams

The Family Aquatic Center has now reached a point in its service life that requires significant repairs so that it can remain a viable swimming location for the immediate and distant future. Re-plastering all the bodies of water within the facility is at the forefront of repairs. City staff solicited estimates for the completion of the plaster work from three vendors. Commercial Swim Management provided the most advantageous price for the city. Staff recommends that City Council authorize the City Manager to execute a contract with Commercial Swim Management for the renovation of the Family Aquatic Center in the amount of \$167,509.43. The City Manager is further authorized to execute any change orders in the amounts allowed by state law.

*Motion was made by Councilmember Nash-King to approve RS-18-009. Motion was seconded by Councilmember Rivera. Motion carried unanimously.*

**RS-18-010** Consider a memorandum/resolution approving an agreement with Amadeus Airport IT Americas, Inc., for the installation and implementation of Shared-Use and Flight Information Display System software and hardware at the Killeen Fort Hood Regional Airport.

**Staff comments:** Matt Van Valkenburgh

Two proposals were received for shared/common-use passenger processing systems and flight information display improvements at the Killeen Fort Hood Regional Airport. After evaluating each proposal, staff chose Amadeus Airport IT Americas for the provider. Staff recommended City Council authorize the City Manager to execute an agreement with Amadeus Airport IT Inc. in the amount of \$750,000 and any and all change orders or supplemental agreements within the amounts set by State and local law.

*Motion was made by Councilmember Rivera to approve RS-18-010. Motion was seconded by Councilmember Okray. Motion carried unanimously.*

**RS-18-011** Consider a memorandum/resolution awarding Bid No. 18-08 for a construction contract with Bruce Flanigan Construction, Inc. to construct the Septic Tank Elimination Program (STEP) Phase X Project.

**Staff comments:** David Olson

Septic Tank Elimination Program (STEP) Phase X will bring City sanitary sewer to 101 homes in the Tucker Subdivision (Clear Creek Rentals) which is located at 6000 South Clear Creek Road. Bruce Flanigan Construction was low bidder. Staff recommends that the City Council authorize the City Manager to enter into an agreement with Bruce Flanigan Construction, Inc. for a construction contract to construct the STEP, Phase X Project in the amount of \$673,673.30, and that the City Manager is expressly authorized to execute any and all changes within the amounts set by state and local law.

*Motion was made by Councilmember Nash-King to approve RS-18-011. Motion was seconded by Councilmember Johnson. Motion carried unanimously.*

**RS-18-012** Consider a memorandum/resolution awarding Bid No. 18-04 for a construction contract to James Construction Group, LLC to construct the Rosewood Drive Extension and Heritage Oaks Hike & Bike Trail Segments 3 and 4 Project.

**Staff comments:** David Olson

The Rosewood Drive Extension and Heritage Oaks Hike and Bike Trail Segments 3 and 4 include the construction of Rosewood Drive from its current terminus to Chaparral Road, the construction of a hike and bike trail from Chaparral Road along Rosewood Drive to Purser Park in Harker Heights, and the construction of a hike and bike trail from the point where Rosewood Drive crosses Trimmier Creek along Trimmier Creek to its intersection with Platinum Drive. There were four responsible and responsive bidders for the project. James Construction was low bidder. City staff recommends that the City Council authorize the City Manager to enter into an agreement with James Construction Group, LLC for the construction of the Rosewood Drive Extension and Heritage Oaks Hike and Bike Trail Segments 3 and 4 Project in the amount of \$7,826,151.27, and that the City Manager is expressly authorized to execute any and all changes within the amounts set by state and local law.

Mark Buchanan with James Construction Group stated he was concerned about allegations regarding any pending litigation James Construction might have and did not want those allegations to hinder the awarding of the contract to them.

*Motion was made by Councilmember Okray to approve RS-18-012. Motion was seconded by Mayor Pro-Tem Kilpatrick. Motion carried 4 to 3 with Councilmember Harris, Councilmember Johnson, and Councilmember Fleming opposing.*

### **Public Hearings**

*PH-18-005A&B postponed by requestor.*

**PH-18-005A** HOLD a public hearing and consider an ordinance requested by Atkinson Homes, Inc. (FLUM#17-30) to amend the Comprehensive Plan's Future Land Use Map (FLUM) from 'Suburban Residential' to a 'General Residential' designated area for approximately 19.560 acres, being part of the T. Arnold Survey, Abstract No. 55. The subject property is addressed as 7610 Clear Creek Road, Killeen, Texas.

**PH-18-005B** HOLD a public hearing and consider an ordinance requested by Atkinson Homes, Inc., (Case #Z17-30) to rezone approximately 19.560 acres out of the T. Arnold Survey, Abstract No. 55, from "A" (Agricultural District) to "R-2" (Two-Family Residential District). The property is locally known as 7610 Clear Creek Road, Killeen, Texas.

### **Adjournment**

With no further business, upon motion being made by Mayor Pro-Tem Kilpatrick, seconded by Councilmember Nash-King, and unanimously approved, the meeting was adjourned at 5:50 p.m.

MEMORANDUM FOR RECORD  
RS-18-0112, 02-27-18

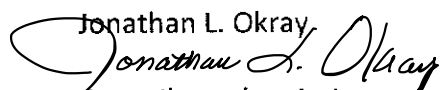
The commentary of this memorandum regards this consideration and its scope. It is from a news article written by Ralph Peters, a former enlisted soldier and officer who served in the infantry and military intelligence. The Hoover Institution published the article entitled, "Post Modern Propaganda: The Gatekeepers Are Gone" February 23, 2018 ("Post-Modern Propaganda: The Gatekeepers Are Gone | Hoover Institution," n.d.).

Mr. Peters states in the article that no plague in history spread with the speed of internet disinformation. We live in an age of hyper-charged propaganda, an onslaught of lies more pervasive than any that came before. Over millennia, propaganda changed minds: today it changes governments and subverts institutions...modern propaganda started with the Reformation and Counter-Reformation as contests of belief collided with newly inexpensive printing technologies...Newspapers as we know them started in the eighteenth century and swelled in popularity as literacy increased and technological advances enables mass production and distribution.

The most hysterical printed diatribes had to have provable grounding facts; accuracy became an ideal. Then the new media and new dangers appeared. Propaganda enjoyed a new heyday under authoritarian regimes and dictatorships as communication means broadened. In contrast, the American media needed facts behind the spin. Planted stories did slip though. In the 1930's the New York Times made the mistake of trusting a corrupted foreign correspondent who lied on a grand scale about conditions in the Soviet Union. Consumers of mainstream news sources received a fact-based picture of the world.

Today's popular culture celebrates a few big-name editors who broke big stories, but the true heroes were the everyday editors who wanted to know, "where is the proof"? Skillful propagandist who can reach millions without the need to meet editorial standards of background knowledge and truth overwhelm present-day efforts of objectivity in journalism.

We have entered a new age of hyper-propaganda. It is up to the titans of technology to defend the civilization that enrich them by imposing objective editorial standards on their platforms, to develop a new and credible system of guardians of the facts, of gatekeepers against subversive lies. The private sector, not the government has to do it. Or we can let the propagandist win.

Jonathan L. Okray  
  
Councilmember At-Large

### **Bibliography**

Post-Modern Propaganda: The Gatekeepers Are Gone | Hoover Institution. (n.d.). Retrieved

February 26, 2018, from <https://www.hoover.org/research/post-modern-propaganda-gatekeepers-are-gone>



# City of Killeen

## Legislation Details

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**File #:** RS-18-013    **Version:** 1    **Name:** Fire Department Turnout Gear  
**Type:** Resolution    **Status:** Resolutions  
**File created:** 2/12/2018    **In control:** City Council Workshop  
**On agenda:** 3/6/2018    **Final action:**  
**Title:** Consider a memorandum/resolution authorizing the purchase of turnout gear for the Fire Department.  
**Sponsors:** Fire Department  
**Indexes:**  
**Code sections:**  
**Attachments:** [Staff Report](#)  
[Quotes](#)  
[Contract](#)  
[Certificate of Interested Parties](#)  
[Presentation](#)

Date	Ver.	Action By	Action	Result
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## STAFF REPORT

**DATE:** March 6, 2018  
**TO:** Ronald L. Olson, City Manager  
**FROM:** Brian Brank, Fire Department  
**SUBJECT:** Purchase of Turnout Gear

### **BACKGROUND AND FINDINGS:**

Turnout gear is the protective ensemble worn by firefighters. It typically consists of the following garments: coat, trousers, boots, helmet, hood, and gloves. These items help protect firefighters in environments immediately dangerous to life or health. The fire department must replace turnout gear that is damaged and cannot be repaired. Additionally, National Fire Protection Association regulation 1851 establishes a usable lifespan for turnout gear of no more than ten years. As a result of these factors, the fire department has a need to purchase 46 sets of coats and trousers. The purchase of these garments will ensure that each fire rescue officer has a complete protective ensemble. After selecting our specification, we explored the State Cooperative programs utilized by the City of Killeen. The North American Fire Equipment Company's (NAFECO) quotation through TASB BuyBoard was found to be the least costly option for this purchase.

### **THE ALTERNATIVES CONSIDERED:**

1. Do not purchase turnout gear: This would leave us unable to provide adequate personal protective garment to firefighters.
2. Purchase turnout gear that offers the greatest protection for our fighters at the lowest available price: The fire department performed a wear test to compare the performance of various types of turnout gear. We selected our preferred gear based on the results of this test. This turnout gear is available through various vendors. The fire department obtained quotations from NAFECO, Casco Industries, and Dooley Tackaberry. NAFECO's quotation was the least costly.

### **Which alternative is recommended?**

Purchase 46 sets of turnout coats and trousers through from NAFECO through TASB BuyBoard.

### **CONFORMITY TO CITY POLICY:**

The City of Killeen is a member of the TASB Buy Board purchasing cooperative. This cooperative is in compliance with Texas Local Government Code section 252.022 and satisfies

the City's legal requirement to competitively bid this purchase. The purchase of turnout gear will be made through the TASB Buy Board purchasing cooperative on contract number 524-17.

**FINANCIAL IMPACT:**

**What is the amount of the expenditure in the current fiscal year? For future years?**

This request is for the purchase of 46 sets of turnout coats and trousers. The total cost for this purchase is \$91,494.

**Is this a one-time or recurring expenditure?**

This is a one-time purchase for this budget year. We will need to purchase additional turnout gear in FY 19. Our future purchase needs will be dictated by the number and types of garments that are damaged beyond repair or nearing expiration.

**Is this expenditure budgeted?**

Yes, it is budgeted in account 010-7070-442.41-20.

**If not, where will the money come from?**

N/A

**Is there a sufficient amount in the budgeted line-item for this expenditure?**

Yes

**RECOMMENDATION:**

Staff recommends the City Council authorize the purchase of 46 sets of turnout coats and trousers in the amount of \$91,494.

**DEPARTMENTAL CLEARANCES:**

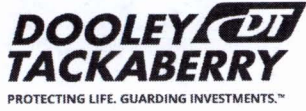
Fire, Legal, Purchasing, Finance

**ATTACHED SUPPORTING DOCUMENTS:**

Quotes  
Contract  
Certificate of Interested Parties







Houston Corporate Headquarters  
 1515 W. 13th Street  
 Deer Park TX 77536 USA  
 Phone: 281.479.9700  
 Toll Free: 800.833.0247

# QUOTATION

Page: 1 of 1

Date: 12/13/2017

Our Reference: 1022956

Your Reference: GEAR-HONEYWELL

Reference Desc: KILLEEN

Salesperson: Chris Lane

Estimator: Morgan Phillips

Email: mphillips@safetyfire.com

Revision: 0

Sold To: 063797

Ship To:

CITY OF KILLEEN  
 201 N. 28TH STREET  
 KILLEEN TX 76541  
 USA

CITY OF KILLEEN  
 201 N. 28TH STREET  
 KILLEEN TX 76541

ITEM	QTY	PART NUMBER AND DESCRIPTION	ORIGIN	ECCN	SCHEDULE B	UNIT PRICE	UOM	Extension
1	46	LTO-37QG-T-SPL Bunker Coat Dark Gold Per Customer Spec				1,375.92	EA	63,292.32
2	46	LTO-37QG-P-SPL Bunker Pant Dark Gold Per Customer Spec				1,046.46	EA	48,136.93
3	46	A1126 Kevlar Single Bunker Belt - Fixed D Ring on Snap				112.50	EA	5,175.00

**QUOTE - Miscellaneous Charge -**

Freight Out - Distribution 970.00

Terms: Net 30  
 Shipping Terms: Delivered  
 Prices Firm: 1/12/2018  
 Ship Via: Best Way  
 Freight Terms: Prepaid

QUOTE TOTAL USD
117,574.25





Administration

RFQ

Reports

Shopping Cart

Welcome Clayton  
Help Log Off

## Vendor Contract Information

[Back](#)

### Searches:

[Search by Vendor](#)
[Browse Contracts](#)

Search:

- All  
 Vendor Discounts Only  
 Catalog Pricing Only

### Refine Your Search:

#### Vendors

NAFECO[X]

#### Price Range

Show all prices

#### Category

None Selected

#### Contract

None selected

**Vendor Name:** NAFECO  
**Address:** 1515 W. Moulton Street  
 Decatur, AL 35601  
**Phone Number:** (800) 628-6233  
**Email:** lynn.clemons@nafeco.com  
**Website:** <http://www.nafeco.com>  
**Federal ID:** 63-0725655  
**Contact:** Lynn Clemons

**Accepts RFQs:** Yes

**Minority Owned:** No

**Women Owned:** No

**Service-Disabled Veteran Owned:** No

**EDGAR:** Yes

**Contract Name:** Public Safety and Firehouse Supplies and Equipment

**Contract Description:** Full line of law enforcement and fire fighting supplies, equipment, & uniforms; firearms; ammunition; riot/body armor; vehicle equipment, light bars, sirens, speakers; thermal imag bike patrol; drug testing; speed enforcement; traffic signal equipment; breathing apparatus detection devices; fire hose/nozzles; fire extinguishers and foam; traffic pre-emption equip portable lighting equipment, service/repair & installation

**Contract#:** 524-17

**Effective Date:** 04/01/2017

**Expiration Date:** 03/31/2020

**Payment Terms:** Net 30 days

**Delivery Days:** 10

**Shipping Terms:** Pre-paid and added to invoice

**Freight Terms:** FOB Destination

**Ship Via:** Common Carrier

**Region Served:** All Texas Regions

**States Served:** All States

**Additional Info:** EDGAR Vendor Certification Form (relating to 2 CFR Part 200 & Appendix II) is included in Vendor response document, and can be found in the Vendor Proposal File link near the bottom of the page.

**Quote Reference Number:** 20160711CLC

**Return Policy:** RMA number required, 15% restocking fee, used items are non-returnable

### Contract Documents

**EDGAR Notice:** [Click to view EDGAR Notice](#)

**Proposal Documents:** [Click to view BuyBoard Proposal Documents](#)

**Regulatory Notice:** [Click to view Bonding Regulatory Notice](#)

**Proposal Files:** [Click to view Vendor Proposal Files Documents](#)

Contact us 800.695.2919

# CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.  
 Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

**OFFICE USE ONLY  
 CERTIFICATION OF FILING**

Certificate Number:  
 2018-312971

Date Filed:  
 02/12/2018

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

North America Fire Equipment Co., Inc. (NAFECO)  
 Decatur, AL United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

City of Killeen Fire Department, Killeen TX

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

TBD  
 Turnout Gear Purchase

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary

5 Check only if there is NO Interested Party.

6 UNSWORN DECLARATION

My name is Brian Oaks, Director Of Operations, and my date of birth is 6/7/63.

My address is 1515 West Moulton Street, Decatur, AL, 35601, USA.  
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Morgan County, State of AL, on the 12th day of February, 2018.  
(month) (year)

Notary Rebecca H. Conwile Commission Expires: 10/26/21

Signature of authorized agent of contracting business entity (Declarant) B. Oaks



## PURCHASE OF TURNOUT GEAR

RS-18-013

March 6, 2018

# PURCHASE OF TURNOUT GEAR

2

- The Killeen Fire Department provides turnout gear for our firefighters to include coats and trousers
- Conducted a wear test to determine best gear
- Conducted price comparison of selected gear
  - ▣ NAFECO quotation
  - ▣ Dooley Tackaberry quotation
  - ▣ Casco Industries quotation
- North American Fire Equipment Company offered best pricing

# PURCHASE OF TURNOUT GEAR

3

- Alternatives:
  - ▣ Defer purchase
  - ▣ Purchase turnout gear that offers the greatest protection for our firefighters at the lowest cost
- Financial Impact
  - ▣ \$91,494
  - ▣ Budgeted expense- no additional funding required
- Conforms to City Policy: North American Fire Equipment Company's Buyboard Contract #524-17; effective through March 31, 2020

# PURCHASE OF TURNOUT GEAR

- Staff recommends that the City Manager be authorized to execute the purchase of turnout gear from North American Fire Equipment Company through a BuyBoard Cooperative Contract, and that the City Manager or designee is expressly authorized to execute any and all change orders within the amounts set by state and local law.





# City of Killeen

## Legislation Details

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**File #:** RS-18-014    **Version:** 1    **Name:** Interlocal Agreement for Fire Services  
**Type:** Resolution    **Status:** Resolutions  
**File created:** 2/15/2018    **In control:** City Council Workshop  
**On agenda:** 3/6/2018    **Final action:**  
**Title:** Consider a memorandum/resolution approving the interlocal mutual aid agreement for fire services.  
**Sponsors:** Fire Department  
**Indexes:**  
**Code sections:**  
**Attachments:** [Staff Report](#)  
[Interlocal Mutual Aid Agreement](#)  
[Presentation](#)

Date	Ver.	Action By	Action	Result
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## STAFF REPORT

**DATE:** March 6, 2018  
**TO:** Ronald L. Olson, City Manager  
**FROM:** Brian Brank, Fire Chief  
**SUBJECT:** Interlocal Mutual Aid agreement

### **BACKGROUND AND FINDINGS:**

Mutual aid agreements supply fire department services with additional resources when a single incident or multiple incidents deplete all resources from any one entity. The agreements are the legal documents which set, in writing, the conditions under which all entities agree to operate.

### **THE ALTERNATIVES CONSIDERED:**

1. Not enter into the agreement and allow each entity to serve their own community individually
2. Enter into agreement and work with the local cities to deal with large scale events.

### **Which alternative is recommended? Why?**

2. Entering into this agreement creates cooperation between the neighboring cities and the Killeen Fire Department to help mitigate large scale events for each entity.

### **CONFORMITY TO CITY POLICY:**

This Interlocal Mutual Aid Agreement conforms to city policy and state laws. Council reapproves when a change of command occurs.

### **FINANCIAL IMPACT:**

#### **What is the amount of the expenditure in the current fiscal year? For future years?**

The only cost would be overtime in a large scale incident. Surrounding cities will assist should this occur; depending on the size of incident, overtime could be avoided.

#### **Is this a one-time or recurring expenditure?**

Incidents of this nature are unpredictable.

#### **Is this expenditure budgeted?**

Depending on the scale of event and the required contribution

**If not, where will the money come from?**

Emergency Declaration only in very unusually large scale events.

**Is there a sufficient amount in the budgeted line-item for this expenditure?**

All but the most catastrophic events.

**RECOMMENDATION:**

Staff recommends that the City Council approve the Interlocal Mutual Aid Agreement, and authorize the City Manager, or his designee, to execute the agreement.

**DEPARTMENTAL CLEARANCES:**

Legal, Fire

**ATTACHED SUPPORTING DOCUMENTS:**

Interlocal Mutual Aid Agreement

# INTERLOCAL MUTUAL AID AGREEMENT FOR FIRE SERVICES

STATE OF TEXAS

COUNTY OF BELL

THIS CONTRACT AND AGREEMENT ("*Agreement*"), entered into on this first day April 2018, by and between the cities of **BELTON, TEMPLE, COPPERAS COVE, HARKER HEIGHTS, KILLEEN, CENTRAL BELL FIRE AND RESCUE DEPARTMENT, CITY OF MORGAN'S POINT RESORT** and the **COUNTY OF BELL** (each a "*Party*" and collectively the "*Parties*"), such governmental entities acting herein under the authority and pursuant to the terms of the Texas Government Code, Section 791.001 *et seq.*, known as the "Interlocal Cooperation Act."

WITNESSETH:

WHEREAS, the Parties hereto desire to secure for each other the benefits of mutual aid in fire protection for the protection of life and property, emergency medical services, and specialized rescue or hazmat operations; and

WHEREAS, the Parties, through their respective fire departments, are owners of certain trucks and other equipment designed for and capable of being used in the protection of persons and property from and in the suppression and the fighting of fires and has assigned individuals trained in the use of such equipment; and

WHEREAS, the Parties have authority to enter into contracts providing for the use of fire trucks and other fire protection, firefighting equipment, emergency medical services, and specialized rescue operations for citizens outside of their respective jurisdictional limits; and

WHEREAS, each Party is desirous of obtaining additional secondary service for its citizens in the event of an emergency in which its own fire department is in need assistance;

NOW, THEREFORE, for and in consideration of the mutual benefits to be derived by each of the Parties hereto, the Parties agree to provide fire suppression and other emergency services, and to dispatch equipment and/or personnel in accordance with and subject to the following terms and conditions:

## PART 1: SERVICES AND CONDITIONS

1.01 The Parties agree to furnish emergency fire suppression and other emergency services to each other upon a request for assistance from the Fire Chief, City Manager, Mayor, County Judge, or other individual as designated in writing by an authorized representative of a Party to this Agreement.

1.02 A responding Party's Fire Chief (or his or her designee) shall be the sole judge of the type and amount of equipment and manpower dispatched in response to a request for assistance. Responding forces will work under the authority of the requesting Party upon arrival at the scene.

1.03 Any request for aid hereafter shall include a statement of the amount and type of equipment and number of personnel requested, and shall specify the location to which the equipment and personnel are to be dispatched, but the amount and type of equipment and number of personnel to be furnished will be determined by the representative of the responding Party.

1.04 The responding Party shall report to the officer in-charge of the requesting Party at the location to which the equipment and/or personnel is dispatched, and thereto render the assistance required.

1.05 A responding Party shall be released by the requesting Party when the services of the responding Party are no longer required or when the responding Party is needed within the area it normally provides fire protection services. Alternatively, the authorized official of the responding Party, upon determining that the health, safety and welfare of the responding Party's personnel or property is endangered, may withdraw from the scene.

1.06 Although each Party will endeavor to respond to all requests for assistance, nothing herein is to be interpreted as imposing any duty or obligation upon any Party to respond to any fire emergency. The provision of fire protection service to each Party's own area of responsibility will always remain the primary function of that Party's department.

1.07 In the event a Party is unable or unwilling to respond to a request for assistance, that Party will endeavor to immediately notify the requesting Party through the Communications Center or other appropriate means of communication.

1.08 The Parties' Fire Chiefs in accordance with the terms of this Agreement may consult as necessary with respect to the implementation of additional policies and procedures for improving the provision of fire protection services by each Party in response to requests for assistance.

1.09 Each Party shall maintain applicable insurance coverage on its personnel, motor vehicles, and other property or equipment.

1.10 All equipment used by a responding Party will continue to be owned, leased, or rented by the responding Party. At all times while equipment and personnel of a responding Party are traveling to, from, or within the geographical limits of the requesting Party in accordance with the terms of this Agreement, such personnel and equipment shall be deemed to be employed or used, as the case may be, in the full line and cause of duty of the responding Party. In addition, such personnel will be deemed to be engaged in a governmental function of the responding Party.

1.11 All claims for workers compensation benefits arising out of this Agreement shall be the sole responsibility of the Party who is the general employer of the employee filing such

claim, and at no time shall the employees of a responding Party be considered to be borrowed servants or on loan to the requesting Party under this Agreement.

1.12 To ensure safety, all participants agree that their standard operating procedures and command procedures shall match those adopted by the Combined Emergency Services Organization (CESO) Mutual Aid Guidelines. Shall use safety officers that will follow standardized procedures as recommended by NFPA

## **PART 2: TERM AND TERMINATION**

This Agreement shall become effective as to each Party when approved and executed by that Party. Thereafter, this Agreement shall continue in force and remain binding on each and every Party, provided that any Party may terminate its participation and withdraw from this Agreement upon ninety (90) days' written notice to the other Parties hereto. Termination of participation in this Agreement by a Party shall not affect the continued operation of this Agreement between and among the remaining Parties and this Agreement shall continue in force and remain binding on the remaining Parties.

## **PART 3: PAYMENT**

A requesting Party will reimburse a responding Party for any chemical agent or supplies used by the responding Party. The responding Party will submit an itemized bill for any such agent or supplies used and the requesting Party will pay the amount billed within thirty (30) days of receipt of the bill. All payments made hereunder must be made from current revenues available to the paying Party, and no Party shall have any liability for the failure to expend funds to provide aid hereunder. Texas Government Code, Section 791.011(d)3: Each party paying for the performance of governmental functions or services must make those payments from current revenues available to the paying party.

## **PART 4: LIABILITY & IMMUNITY**

4.01 Each Party waives all claims against the other Parties hereto for compensation for any loss, damage, personal injury, or death occurring as a consequence of the performance of this Agreement, except (i) as otherwise expressly set forth herein, or (ii) to the extent caused by the gross negligence or intentional wrongdoing of an officer, employee, or agent of another Party. No provision hereof will be construed as a waiver, relinquishment, or limitation upon any immunity or defense that would otherwise be available to a Party, its officers, employees or agents, all such rights and defenses being expressly retained.

4.02 Each Party shall at all times be and remain legally responsible for the conduct of their respective fire department personnel regardless of whether such employees were performing duties under this agreement at the request of the requesting Party and regardless of whether such personnel were acting under the authority, direction, suggestion, or orders of an officer of the

requesting Party. This assignment of civil liability is specifically permitted by section 791.006(a-1) of the Texas Government Code and is intended to be different than the liability otherwise assigned under section 791.006(a) of the Texas Government Code.

## **PART 5: GENERAL PROVISIONS**

5.01 *Non-Exclusive Agreement.* This Agreement is not exclusive, and shall not prevent any Party from contracting with or providing mutual aid assistance to another Party, or another municipality, county, rural fire prevention district, emergency services district, fire protection agency, organized volunteer group, or other emergency services entity. To assist each other in the process of mutual aid response planning, each Party agrees to inform the other Parties of all mutual aid agreements that each Party has with other municipalities, entities, counties, and state or federal agencies.

5.02 *Signatories.* Each person signing this Agreement represents and warrants that he or she is duly authorized and has legal capacity to execute and deliver this Agreement and any related documents on behalf of the Party indicated.

5.03 *Notices.* All notices under this Agreement shall be in writing, and (i) delivered personally to the person to whom the notice is to be given, (ii) given by certified or registered mail, return receipt requested, (iii) delivered via Federal Express or any other nationally recognized courier service that provides a return receipt showing the name of the recipient and the date of actual delivery, or (iv) given by e-mail or facsimile transmission. Notice given by mail shall be effective three (3) days (exclusive of Saturdays, Sundays and postal holidays) after the same is deposited in the United States Postal Service, properly post-paid and certified and addressed to the Party to be notified. Notice given by e-mail or facsimile transmission shall only be deemed received if the transmission thereof is confirmed and such notice is followed by written notice as provided in subparts (i) through (iii) within three (3) business days following the e-mail or facsimile notice. Notice given in any other manner shall be effective only if and when actually delivered to the Party to be notified or at such Party's address for purposes of notice as set forth herein. A change in the notice address of any Party may be effected by serving written notice of such change and of such new address upon the other Parties in the manner provided herein. Initially, notices shall be addressed as indicated on **Exhibit A**.

5.04 *Law Governing and Venue.* The laws of the State of Texas govern this Agreement without regard to any conflict of laws provision and no lawsuit may be prosecuted on this Agreement except in a court of competent jurisdiction located in Bell County, Texas.

5.05 *Assignment.* This Agreement may not be assigned without the written consent of all Parties, and any attempted or purported assignment in the absence of such consent shall be void.

5.06 *Severability.* If any provision hereof shall be finally declared void or illegal by any court or administrative agency having jurisdiction, the entire Agreement shall not be void,

but the remaining provisions shall continue in effect as nearly as possible in accordance with the original intent of the Parties.

5.07 *Binding Effect.* This Agreement shall be binding upon, and shall inure to the benefit of, the Parties' respective successors and permitted assigns.

5.08 *Third Party Beneficiaries.* This Agreement is intended to inure only to the benefit of the Parties hereto. This Agreement is not intended to create, nor shall be deemed or construed to create, any rights in third parties.

5.09 *Survival.* All provisions of this Agreement that require any performance following termination or expiration of this Agreement shall survive such termination or expiration.

5.10 *Interpretation.* Each Party has carefully read this entire Agreement, understands the meaning and effect of each and every provision contained herein, and acknowledges that it has relied on its own judgment in entering into this Agreement. Each Party executes this Agreement only after first having obtained, or having had the opportunity to obtain, competent legal advice. The use of the masculine or neuter genders herein shall include the masculine, feminine and neuter genders. The singular form shall include the plural when the context requires. Headings used throughout this Agreement are for convenience and reference only, and the words contained therein shall in no way be held to explain, restrict, modify, amplify or aid in the interpretation or construction of the meaning of the provisions of this Agreement. The terms "hereof," "hereunder" and "herein" shall refer to this Agreement as a whole, inclusive of all exhibits, except as otherwise expressly provided. This Agreement represents the result of extensive discussion between the Parties, and thus should not be construed strictly for or against any Party.

5.11 *Operational Period:* The period of time scheduled for execution of a given set of operation actions as specified in the Incident Action Plan. Operational Periods can be of various lengths, although usually not over 12 hours.

5.12 *Entire Agreement; Modification.* This Agreement, including all exhibits, constitutes the sole and entire agreement between the Parties relating to the subject matter hereof and supersedes all previous understandings and agreements between the Parties (whether oral or written) relating to its subject matter. The Parties have not relied upon any statement, promise or representation except those specifically set forth herein, and any other statements or representations that may have been made are void and of no effect. This Agreement may be cancelled or amended by mutual consent of the Parties. The exhibits, attachments and addenda which are a part of this Agreement are:

Exhibit A: Party Contact Information and Capabilities

5.13 *Multiple Counterparts.* To facilitate execution, this Agreement may be executed in as many counterparts as may be convenient or required. It shall not be necessary that the signature or acknowledgment of, or on behalf of, each Party, or that the signature of all persons required to bind any Party, or the acknowledgment of such Party, appear on each counterpart. All



counterparts shall collectively constitute a single instrument. It shall not be necessary in making proof of this Agreement to produce or account for more than a single counterpart containing the respective signatures of, or on behalf of, and the respective acknowledgments of, each of the Parties hereto. Any signature or acknowledgment page to any counterpart may be detached from such counterpart without impairing the legal effect of the signatures or acknowledgments thereon and thereafter attached to another counterpart identical thereto except having attached to it additional signature or acknowledgment pages.

***SIGNATURE PAGE FOLLOWS***

**CITY OF BELTON**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**CITY OF COPPERAS COVE**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**CITY OF HARKER HEIGHTS**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**CITY OF KILLEEN**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

*BBB  
gpm*

**CENTRAL BELL FIRE AND RESCUE  
DEPARTMENT**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**BELL COUNTY**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**CITY OF MORGAN'S POINT RESORT**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**CITY OF TEMPLE**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

## EXHIBIT A

Listed are fire departments with specialized capabilities and manpower which may be utilized or requested for specialized or difficult emergencies for fire or EMS.

Add contact information for each party below.

- a. Temple Fire & Rescue - Fire Chief Mitch Randles (254) 298-5682
  - Haz Mat response
  - Confined Space
  - Vertical Rescue
  - Aerial Ladder Support
  - Heavy Rescue
  - Aircraft fire suppression
  - Trench Rescue
- b. Belton Fire Department - Fire Chief Bruce Pritchard (254) 933-5885
  - Swift water rescue (personnel and rescue boat)
  - Confined Space Rescue
  - Aerial Ladder Support
  - MICU ambulance response
- c. Harker Heights Fire Department - Fire Chief Paul Sims (254) 699-7693
  - Aerial Support
  - MICU ambulance response
  - Communications unit
- d. Killeen Fire Department - Fire Chief Brian Brank (254) 501-7660
  - Haz Mat Response
  - Confined Space
  - Vertical Rescue
  - Aerial Ladder Support
  - Heavy Rescue
  - Structural Collapse Rescue
  - Aircraft fire suppression
  - Swift water rescue (personnel and rescue boat)
  - MICU ambulance response
  - Trench Rescue
- e. Copperas Cove Fire Department - Fire Chief Michael Neujahr (254) 547-2514
  - Aerial ladder support
  - MICU ambulance response
- f. Central Bell Fire & Rescue - Fire Chief Jason Worsadale (254) 698-6891
  - 1000 gallon Engine
  - 5000 gallon tanker
- g. City of Morgan's Point Resort – Fire Chief John Phillips (254) 780-2022
  - Swift water rescue (personnel and rescue boat)
  - Flood water rescue (personnel and rescue boat)
  - Open water rescue – Lake (personnel and rescue boat)
  - Underwater Recovery – Side scan 3D Sonar (personnel and rescue boat)



# INTERLOCAL MUTUAL AID AGREEMENT FOR FIRE SERVICES

RS-18-014

March 6, 2018

# Interlocal Mutual Aid Agreement For Fire Services

2

- Consists of
  - ▣ Interlocal Mutual Aid Agreement For Fire Services
  - ▣ Killeen, Temple, Copperas Cove, Harker Heights, Belton, Central Bell Fire Rescue, Morgan's Point Resort
- Provides additional resources for complex emergency incidents
- Alternatives:
  - ▣ Not Entering into the agreement
    - Results in lack of resources in large scale events
  - ▣ Enter into agreement
    - Creates cooperation between all local fire departments and KFD
    - Provides depth of resources to mitigate large scale events

# Interlocal Mutual Aid Agreement For Fire Services

3

- Financial impact
  - ▣ In most cases this saves money
  - ▣ Events of this nature are unpredictable
- All but the most catastrophic events are covered by budgeted funds
- Staff recommends that the City Manager be authorized to execute the Interlocal Mutual Aid Agreement For Fire Services



# City of Killeen

## Legislation Details

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**File #:** RS-18-015    **Version:** 1    **Name:** Unleaded, Gasoline Bid 18-07  
**Type:** Resolution    **Status:** Resolutions  
**File created:** 2/15/2018    **In control:** City Council Workshop  
**On agenda:** 3/6/2018    **Final action:**  
**Title:** Consider a memorandum/resolution awarding Bid No. 18-07 for a contract with Big Chief Dist. Co., Inc. to purchase unleaded gasoline for the Killeen-Fort Hood Regional Airport.  
**Sponsors:** Aviation Department  
**Indexes:**  
**Code sections:**  
**Attachments:** [Staff Report](#)  
[Bid 18-07](#)  
[Contract](#)  
[Certificate of Interested Parties](#)  
[Presentation](#)

Date	Ver.	Action By	Action	Result
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## STAFF REPORT

**DATE:** March 6, 2018

**TO:** Ronald L. Olson, City Manager

**FROM:** Matthew Van Valkenburgh A.A.E., Executive Director of Aviation

**SUBJECT:** Contract Award for Bid 18-07, Unleaded Gasoline

### **BACKGROUND AND FINDINGS:**

The Aviation Department stocks and resells unleaded gasoline to the tenant rental car companies at the Killeen-Fort Hood Regional Airport. The average monthly sales volume is about 4,100 gallons per month. Typical Airport purchase requirements are about 800 to 1200 gallons with approximately one delivery per week. Due to the nature of this retail fuel business - the fact that payment of all state and federal taxes are required and that all delivery quantities are for less than transport load amounts, the Airport bulk motor fuel supply is not included in the scope of services with the Texas Fleet Fuel contract, under which most of the City's fuel is procured.

An invitation for bid was advertised in the Killeen Daily Herald on January 7 and January 14, 2018. The invitation for bid was also advertised and bid specifications were available for download on the City's web site and various bidding web sites used by the City for procurements.

At the close of specified time for bids at 2:00 PM, Friday, February 9, 2018, one sealed bid was received from Big Chief Dist. Co., Inc., Killeen, TX.

Wholesale fuel prices fluctuate daily due to a number of market factors. To establish a fair pricing mechanism for each Airport purchase throughout the term of the contract, the bidder used a wholesale price plus a vendor gross profit (or mark-up). The pricing also includes the applicable state and federal taxes, since the fuel will be resold by the Airport to the rental car companies.

The February 1, 2018 indexed bid from Big Chief Dist. Co., Inc. was \$2.355 per gallon. This amount is based upon a wholesale price of \$1.831, state and federal taxes of \$0.384, and the bidder's gross profit of \$0.140. The \$0.140 gross profit bid amount will then be used throughout the term of the contract to establish the price that the City will actually pay per gallon for the fuel on any particular day. (Current wholesale price from vendor's supplier + \$0.384 state and federal tax + bidder's profit per gallon = total unit price per gallon). Regardless of the wholesale price change, the bidder's gross profit per gallon remains the same.

The term of the proposed fuel contract is one year beginning April 1, 2018 with an option for a one-year extension, if mutually agreed to by both parties.



Staff has determined the bid from Big Chief Dist. Co., Inc. at a February 1, 2018 indexed price of \$2.355 per gallon (including applicable taxes) is a responsible and responsive bid which meets the minimum requirements established in the specifications.

**THE ALTERNATIVES CONSIDERED:**

Alternatives considered: (1) award the contract with Big Chief Dist. Co., Inc.; or, (2) reject the bids.

**Which alternative is recommended? Why?**

Staff recommends alternative (1), award the contract to Big Chief Dist. Co., Inc. This bid provides the required product at market price. Staff research has also determined there are currently no other known fuel jobbers close enough to Killeen that could provide the relatively small delivery amounts at the frequency required for a reasonable price.

**CONFORMITY TO CITY POLICY:**

Yes

**FINANCIAL IMPACT:**

Funds are budgeted in the Aviation Department Cost of Goods - Motor Gas account #525-0505-521.50-19. The budgeted amount for FY 18 Cost of Goods - Motor Gas is \$72,500.

**What is the amount of the expenditure in the current fiscal year? For future years?**

Actual expenditure amount depends upon the amount of fuel purchased and the actual market price of fuel through the term of the contract and the possible one year extension. Estimated amount of expenditure for purchase of fuel on this new contract for the remainder of FY 2018 is \$36,250. FY 2019 expenditure estimate is \$36,250.

The Airport is expecting revenue of approximately \$1,600 in annual gross profits to the Airport enterprise fund for the resale of this fuel to the rental car tenants.

**Is this a one-time or recurring expenditure?**

Fuel purchases on this contract are on a recurring, as needed, basis to refill the Airport bulk tank following the Airport's retail sale of gasoline to tenant rental car companies. Typical purchase amounts are between 800 and 1,200 gallons.

**Is this expenditure budgeted?**

Yes

**If not, where will the money come from?**

N/A

**Is there a sufficient amount in the budgeted line-item for this expenditure?**

Yes

**RECOMMENDATION:**

City Council approve the contract with Big Chief Dist. Co., Inc. for the purchase of unleaded gasoline delivered to Killeen-Fort Hood Regional Airport; and authorize the City Manager to execute same, and all amendments or supplemental agreements within the amounts set by State and local law.

**DEPARTMENTAL CLEARANCES:**

Finance

Legal

**ATTACHED SUPPORTING DOCUMENTS:**

Bid No. 18-07

Contract

Certificate of Interested Parties

# Invitation for Bid

City of Killeen, Texas  
Sealed bids will be received for:

Gasoline, Unleaded  
Bid No. 18-07

Sealed bids will be received until 2:00 p.m. on  
February 9, 2018

Return Bid to:

City of Killeen  
Attn: Purchasing Division  
802 N. 2<sup>nd</sup> Street, Bldg. E  
Killeen, Texas 76541

**CITY OF KILLEEN  
BID # 18-07 GASOLINE, UNLEADED SERVICES  
TABLE OF CONTENTS**

- I. NOTICE TO BIDDERS
- II. INFORMATION AND INSTRUCTION TO BIDDERS
- III. CITY OF KILLEEN TERMS AND CONDITIONS
- IV. ADDITIONAL QUESTIONS
- V. REFERENCES
- VI. BID SPECIFICATIONS
- VII. BID FORM
- VIII. BIDDER'S CHECKLIST
- IX. CONTRACT

## I. NOTICE TO BIDDERS

**Notice to Bidders  
Bid 18-07  
Unleaded Gasoline  
Killeen-Fort Hood Regional Airport  
City of Killeen, Texas**

Notice is hereby given that the City of Killeen will receive sealed bids for *Gasoline, Unleaded*, addressed to the City of Killeen, Attn: Purchasing Division, 802 2<sup>nd</sup> Street, Bldg. E, Killeen, Texas 76541, until 2:00 p.m. on February 9, 2018, and at 2:15 p.m. the bids shall be publicly opened and read aloud in the City Hall Council Chambers, City Hall, First Floor, 101 N. College Street, Killeen, Texas 76541. Bid submissions shall be plainly marked with the name and address of the bidder and "BID NO. 18-07 Gasoline, Unleaded 2:00 p.m., February 9, 2018." Submittals received after the closing time will be returned unopened.

No pre-bid conference will be held. Questions will be accepted via email by Randy Jimenez at [rjimenez@killeentexas.gov](mailto:rjimenez@killeentexas.gov) with a copy to [airport@killeentexas.gov](mailto:airport@killeentexas.gov) through February, 2, 2018 at 2:00 p.m. Questions will be answered in the form of an addendum and posted to the City's website. It is the proposer's responsibility to obtain and acknowledge all addendums.

Complete information regarding this solicitation may be obtained from the City of Killeen website (<http://www.killeentexas.gov/purchasing>), Demand Star (<http://www.demandstar.com/>), and ESD (<http://portal.cpa.state.tx.us>).

The City of Killeen reserves the right to reject any or all proposals and waive any irregularities.

CITY OF KILLEEN, TEXAS

Randy Jimenez  
Purchasing Manager

## II. INFORMATION AND INSTRUCTIONS TO BIDDERS

### Preparation of Bids:

This is your notice that **sealed bids, in triplicate, for Gasoline, Unleaded** subject to the Terms & Conditions of this Invitation for Bids (General Terms and Conditions attached hereto) and such other contract provisions, specifications or other data as are attached to this Bid (known as the bid packet), will be received at the Purchasing Office, 802 N. 2<sup>nd</sup> Street, Bldg. E, Killeen, TX, 76541, until the hour of **2:00 p.m., February 9, 2018**. At exactly **2:15 p.m.**, the bids will be opened and read aloud in the Council Chambers. Any bid received after the closing time will be returned unopened. No late bids will be accepted. All bids shall be submitted as listed below. Complete bids received by electronic means or complete faxed bid responses will not be considered.

**One (1) signed and initialed where indicated original copy in ink (not pencil) and two (2) copies of the entire bid packet shall be submitted at the above location prior to the bid deadline. Please indicate which copy is an original within your bid submission.** All bidder markings on the bid packet shall be in a legible format in English. Any non-legible markings may make the bid non-responsive and disqualify your bid submission. All errors or changes in the bid shall be corrected by striking through the error or change once with ink. The bidder shall initial next to each correction made. All corrections shall be complete and final before submitting your bid by the stated deadline. Bidders shall submit at least three (3) businesses as references of the proposed item, with addresses, telephone numbers and contact persons.

The City of Killeen (or "City") reserves the right to reject any or all bids and evaluate any or all Gasoline, Unleaded bids prior to bid award. Bid documents must be complete and sealed in an envelope when received by the Purchasing Office. Bids must be plainly marked on the outside of the envelope as follows: **Bid No. 18-07, Gasoline, Unleaded, 2:00 p.m., February 9, 2018. All bidder submissions shall also have the bidder's name with contact information marked on the outside of the envelope.**

In the case of inclement weather or any other unforeseen event causing the City to close for business or delay opening, bids will be received and opened the following business day at the designated time stated herein. For example, if bids are due on Friday at 2:00 p.m. and the City is closed on Friday for bad weather or an unforeseen event, the bids will be accepted until Monday, 2:00 p.m. or if bids are due at 2:00 p.m. on Friday, but the City opened at 10:00 a.m. on Friday due to bad weather or an unforeseen event, then bids will be accepted until Monday, 2:00 p.m.

Any questions or requests for clarification must be submitted to the Purchasing Office, in writing, to [rjimenez@killeentexas.gov](mailto:rjimenez@killeentexas.gov) with a copy to [airport@killeentexas.gov](mailto:airport@killeentexas.gov) prior to **2:00 p.m. on February 2, 2018**. Please indicate "Bid 18-07 Questions" in the subject line of your email. There will be no exceptions. All responses to the questions will be sent to all known bidders who have expressed interest in this bid. Unauthorized contact regarding this Invitation to Bid with any City of Killeen employees or contractors may result in disqualification. Any oral communications will be considered unofficial and non-binding on the City of Killeen. Bidders should rely only on written statements issued by the individual named above.

### Term:

Contract term shall be for a one year (1) period and may be extended for a one (1) year period(s) if so agreed to by both parties. If the City or bidder should decline any renewal period or after the exhaustion of the entire contract term, the City may request up to an additional sixty (60) days past any contract term to advertise and award a new bid for such items without any pricing adjustments.

### Pricing & Term Renewals:

Pricing shall remain firm during the initial term of the contract. If the bid is renewed for additional period(s), additional purchases may be made during the subsequent periods. At the time of contract renewal, price increases will be considered by the City only as a result of a tax increase. The amount bid for profit must be a firm fixed unit amount per gallon during the contract; the profit shall be set to four (4) decimal places, and shall be identified in the vendor's bid. This per gallon profit shall include any and all costs involved with the supply and delivery of gasoline to the Airport to include any applicable Taxes and the Petroleum Product Delivery Fee. This amount per gallon must be entered in on the bid sheet.

**SAMPLE VENDOR PRICING:**

**GASOLINE, UNLEADED, 87 OCTANE, WITH A MAXIMUM 10% ETHANOL  
TRANSPORT TRUCK DELIVERY (TTD)**

(A)		(B)		(C)		(D)
OPIS \$/ GALLON As of 10/17/2017		Tax / per gallon		PROFIT PER GALLON		TOTAL UNIT PRICE PER GALLON
\$2.6104	+	\$ .200 (St. Tax) \$ .184 (Fed. Gas Tax) \$ .384 Total Tax	+	\$ .0550	=	\$3.0494

**6.2 Sample OPIS Report**

**Sample of OPIS Report for Waco, Texas as of 10/17/2013**

WACO, TX

2013-10-17 10:00:30 EDT

\*\*OPIS CONTRACT BENCHMARK FILE\*\*

\*\*OPIS GROSS CBOB ETHANOL(10%) PRICES\*\*

9.0 RVP

	Terms	Unl	Move	Mid	Move	Pre	Move	Date	Time
Shell	u N-10	259.00	+ 1.60	271.00	+ 1.60	-- --	-- --	10/16	18:00
FlntHlsRs	u N-10	259.15	+ 2.00	270.03	+ 2.00	291.15	+ 2.00	10/16	18:00
Global	u 1-10	262.76	+ 2.05	267.23	+ 1.91	280.08	+ 1.65	10/17	00:01
Delek	u N-10	263.25	+ 2.40	-- --	-- --	293.25	+ 2.40	10/16	18:00
PSX	b 1-10	265.00	+ .80	273.59	+ .80	295.30	+ .80	10/16	18:00
Alon	b 1-10	265.30	+ 1.20	-- --	-- --	-- --	-- --	10/16	18:00
XOM	b 1-10	265.55	+ 1.20	275.05	+ 1.20	296.55	+ 1.20	10/16	19:00
Valero	b 1-10	265.70	+ 2.35	274.70	+ 2.35	294.70	+ 2.35	10/16	18:00
Valero DS	b 1-10	265.70	+ 2.35	274.70	+ 2.35	294.70	+ 2.35	10/16	18:00
Chevron	b 1t45c	265.90	+ 2.40	275.20	+ 2.40	296.90	+ 2.40	10/16	18:00
Shell	b 1-10	265.94	+ 2.22	275.54	+ 2.23	-- --	-- --	10/16	18:00
LOW RACK		259.00		267.23		280.08			
HIGH RACK		265.94		275.54		296.90			
RACK AVG		263.93		273.00		292.83			
BRD LOW RACK		265.00		273.59		294.70			
BRD HIGH RACK		265.94		275.54		296.90			
BRD RACK AVG		265.58		274.80		295.63			
UBD LOW RACK		259.00		267.23		280.08			
UBD HIGH RACK		263.25		271.00		293.25			
UBD RACK AVG		261.04		269.42		288.16			
CONT AVG-10/17		263.93		273.00		292.83			
CONT LOW-10/17		259.00		267.23		280.08			
CONT HIGH-10/17		265.94		275.54		296.90			

WACO, TX

LOW RETAIL	298.60
AVG RETAIL	306.23
LOW RETAIL EX-TAX	259.84
AVG RETAIL EX-TAX	267.47

*For purposes of bid evaluation, prices quoted will be based upon the unbranded rack average for 87 octane unleaded gasoline indexed against the "Oil Price Information Service" (OPIS) Gross Report for Waco, Texas, Contract Benchmark 10:00 a.m. EST, as in effect on February 2, 2018. A sample of the OPIS rack pricing (of another date) is provided for reference and corresponds with the sample pricing above. All proposers must calculate the unbranded rack average price per gallon + taxes + their bid amount for profit per gallon, which will equate to the total unit price per gallon. A copy of the "Oil Price Information Service" (OPIS) Gross Report for Waco, Texas, Contract Benchmark 10:00 a.m. EST, as in effect on February 2, 2018 shall be included with your bid response to provide documentation of your offered pricing in this ITB.*

**Response, Property of the City of Killeen:**

All materials submitted in response to this request become the property of the City of Killeen. Selection or rejection of a response does not affect this right.

**No Obligation to Buy:**

The City of Killeen reserves the right to refrain from contracting with any bidder. The release of this Invitation for Bids does not compel the City of Killeen to purchase.

**Cost of Preparing Bids:**

The City of Killeen is not liable for any costs incurred by bidders in the preparation and presentation of bids and demonstrations submitted in response to this Invitation to Bid.

**Withdrawal of Bid:** A bidder may withdraw a bid that has been submitted at any time up to the bid opening due date and time. To accomplish this, a written request signed by an authorized representative of the bidder shall be submitted to [rjimenez@killeentexas.gov](mailto:rjimenez@killeentexas.gov). Once the bids are opened, all bids shall be valid for a period of ninety (90) days after the bid opening.

**Bidding Error:**

The City of Killeen will not be liable for any errors in any bidder's bid. Bidders will not be allowed to alter bids after the deadline for the submission of bids.

When, after the opening and tabulation of bids, a bidder claims error, and requests to be relieved of award, it will be required to promptly present corrected data in writing signed by an authority figure with the company. **This written response shall be received by the Purchasing Division within two (2) business days after the stated bid open time and date.** The Purchasing Division will review the data and if the City is convinced, by clear and convincing evidence, that an honest, mathematically excusable error or critical omission of costs has been made, and said error is legally excusable, the bidder may be relieved of its bid. **The City will make a determination within ten (10) business days of receipt of the written response and notify the bidder of the outcome.**

**Single Bid Response:**

A single response to this Invitation for Bids may be deemed a failure of competition and in the best interest of the City of Killeen, the response received may be rejected.

**Award of Bid:**

The City will award the bid in a manner described in section 10 of the General Terms and Conditions. Each bidder will be ranked in accordance with best value procedures. A purchase contract will be issued to the lowest qualified bidder, that meets the minimum specifications and the evaluation criteria. **The anticipated date of the notice of award is March 13, 2018.**

**Estimated Quantities:**

Quantities listed are estimates and the City may increase or decrease the number of items needed. These estimated quantities shall not be construed as a minimum or a maximum quantity that the City of Killeen may need.

**Minimum Qualifications:**

Vendors must have a minimum of two years of continuous operation in providing Gasoline, Unleaded Services:

Has the company operated in this capacity for at least 2 years without interruption? Yes:  No:

Indicate the company's first year of business operation: 1945



**Payment:**

The City shall be billed only for the items awarded in this bid. The City of Killeen is sales tax exempt. The bidder shall have the capability to invoice accurately, making any corrections on the original invoice. Invoices shall be correct when received with the prices shown within your bid submission.

If a discrepancy is found on any invoice, the Aviation department will phone your customer service point of contact for correction. Payment of a corrected invoice will be made in thirty (30) days once the corrected invoice has been received. Unless the bidder has provided discount payment terms such as 2% 15 net 30 days, no down payment or advance payment of any kind shall be made. In no circumstances should any invoice dispute last longer than thirty (30) days.

All invoices shall be submitted to the Killeen Fort-Hood Regional Airport, 8101 S. Clear Creek Rd, Box C, Killeen TX 76549.

**Delivery Information:**

Deliveries shall be made to the Killeen Fort-Hood Regional Airport; 8101 Clear Creek Rd. within 24 hrs. after calling in a fuel order. Delivery can be scheduled Monday through Friday between the hours of 7:00 a.m. and 4:00 p.m. The Aviation Department shall have the ability to schedule the best date and time of the week for their deliveries.

**Point of contact to resolve issues (delivery or invoice):**

NAME: John Gilmore  
TITLE: Pres.  
ADDRESS: 114 E. Ave. D  
Killeen TX 76541  
EMAIL ADDRESS: bigchiefdist@embargo.net  
PHONE: 254-634-5421  
FAX: 254-634-6393

**Copyright Materials:**

Materials listed in your bid submission that are copyrighted shall be listed clearly under a copyrighted materials section within your bid submission (see page 19 for more information).

**Non-Endorsement:**

As a result of the selection of a bidder to supply products and/or services to the City of Killeen, the City of Killeen is neither endorsing nor suggesting that the bidder's product is the best or only solution. The bidder agrees to make no reference to the City of Killeen in any literature, promotional material, brochures, sales presentation or the like without the express written consent of the City of Killeen.

**Organization of Your Bid Submission:**

Your bid submission shall be organized in the format shown within this bid. Any exception(s) or additional information provided shall be referenced in your bid submission behind the bid packet.

**Signature of Acceptance:**

By the signature hereon affixed, the bidder hereby certifies that neither the bidder nor the entity represented by the bidder, or anyone acting for such entity has violated the antitrust laws of the State of Texas, codified in Section 15.01 et seq., Texas Business and Commerce Code, or the Federal antitrust laws, nor communicated directly or indirectly, prior to the bid opening with any competitor or any other person engaged in such line of business.

Undersigned acknowledges that addenda   1   through   1   have been taken into account as part of this bid.

The bidder agrees to comply with all conditions within this invitation for bids:

Full Legal Name of Company	Big Chief Dist. Co. Inc.
Address	114 E. Ave. D
City, State, Zip	Killeen TX 76541
Phone Number	254-634-5421
Fax Number	254-634-6393
After Hours Phone Number	254-392-5401
Email Address	bigchiefdist@embargo-mail.com
Tax Identification Number	74-2049581
Signature of Authorized Agent	<i>John Gilmore</i>
Printed Name of Authorized Agent	John Gilmore
Title	Pres.
Date	2-7-18

**\*PLEASE ATTACH A COPY OF YOUR W-9 FORM FILLED OUT**

W-9 Forms are available online at: <http://www.irs.gov/pub/irs-pdf/fw9.pdf>

Vendor Name:	Big Chief Dist. Co. Inc.
1099 Name:	
Tax ID#:	74-2049581
List the type of product or service:	Fuel

**Remit to address (if different from above):**

Address #1   P.O. Box 85  

Address #2 \_\_\_\_\_

City/State/Zip   Killeen TX 76540  

Phone#: \_\_\_\_\_

Fax Number: \_\_\_\_\_

Contact Person: \_\_\_\_\_

# Request for Taxpayer Identification Number and Certification

**Give Form to the  
 requester. Do not  
 send to the IRS.**

▶ Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

Print or type. See Specific instructions on page 3.	<p><b>1</b> Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.  <b>Big Chief Dist. Co. Inc.</b></p> <p><b>2</b> Business name/disregarded entity name, if different from above</p> <p><b>3</b> Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only <b>one</b> of the following seven boxes.</p> <p> <input type="checkbox"/> Individual/sole proprietor or single-member LLC                     <input type="checkbox"/> C Corporation                     <input checked="" type="checkbox"/> S Corporation                     <input type="checkbox"/> Partnership                     <input type="checkbox"/> Trust/estate  <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____  <small>Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.</small>  <input type="checkbox"/> Other (see instructions) ▶ _____             </p> <p><b>4</b> Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):                  Exempt payee code (if any) _____                  Exemption from FATCA reporting code (if any) _____  <small>(Applies to accounts maintained outside the U.S.)</small> </p>	
	<p><b>5</b> Address (number, street, and apt. or suite no.) See instructions.  <b>114 E. Avenue D</b></p> <p><b>6</b> City, state, and ZIP code  <b>Killeen, TX 76541</b></p> <p><b>7</b> List account number(s) here (optional)</p>	<p>Requester's name and address (optional)</p>

**Part I Taxpayer Identification Number (TIN)**

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

**Note:** If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

<b>Social security number</b>									
or									
<b>Employer identification number</b>									
7	4	-	2	0	4	9	5	8	1

**Part II Certification**

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

<b>Sign Here</b>	Signature of U.S. person ▶	Date ▶ <b>2-6-18</b>
------------------	----------------------------	----------------------

**General Instructions**

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9).

**Purpose of Form**

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

*If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.*

### III. GENERAL TERMS AND CONDITIONS

#### CITY OF KILLEEN

#### 1. General Conditions

Bidders are required to submit their Bid upon the following express conditions:

- (a) Bidders shall make all investigation necessary to thoroughly inform themselves regarding plant and facilities for delivery of fuel and equipment as required by the Bid conditions. No plea of ignorance by the bidder of conditions that exist or that may hereafter exist as a result of failure or omission on the part of the bidder to make the necessary examinations and investigations, or failure to fulfill in every detail the requirements of the contract documents, will be accepted as a basis for varying the requirements of the City or the compensation to the bidder.
- (b) Unless specifically stated otherwise in the specifications, only new products or equipment will be acceptable.

#### 2. Preparation of Bid

Bid will be prepared in accordance with the following:

- (a) All information required by the Bid shall be furnished. The bidder shall print or type his/her name and manually sign the Bid and each continuation sheet on which an entry is made.
- (b) Unit prices shall be shown and where there is an error in extension of the price, the unit price shall govern.
- (c) Alternate Bids will not be considered unless authorized by the City.
- (d) Proposed delivery time must be shown and shall include weekends and holidays if requested by the City.
- (e) The City qualifies for exemption from State and Local Sales and Use Taxes pursuant to the provision of Article 20.04(f) of the Texas Limited Sales, Excise and Use Tax Act. Taxes normally levied on the purchase, rental and lease of materials, supplies and equipment used or consumed in performance of the Contract may be exempted by issuing to suppliers an exemption certificate in lieu of tax. Exemption certificates comply with State Comptroller of Public Accounts Ruling No. 95-0.07. Any such exemption certificate issued in lieu of tax shall be subject to State Comptroller of Public Accounts Ruling No. 95-0.09, as amended. Failure by the Bidder or the bidder's Subcontractors to take advantage of the City's exemption and to obtain such exemption certificate shall make him responsible for paying taxes incurred on materials furnished on the Project without additional cost to or reimbursement by the City.

#### 3. Description of Supplies

Any catalog of manufacturer's reference used in describing an item is merely descriptive, and not restrictive, unless otherwise noted, and is used only to indicate type and quality of material. Bidders are required to state exactly what they intend to furnish; otherwise they will be required to furnish the item as specified.

#### 4. Submission of Bid

By submitting your Bid, you acknowledge that the City of Killeen will not accept any Bid, or execute any submitted contract in conjunction with a Bid that requires the City to agree to any of the following:

- Governing law other than the law of the State of Texas
  - Venue other than Bell County
  - Mandatory arbitration
  - Artificial limitation of liability
  - Artificial statute of limitation
  - Waiver of trial by jury
- (a) Bid and changes thereto shall be enclosed in a sealed envelope addressed to the Purchasing Office, City of Killeen. The names and address of Bidder, the date and hour of the Bid opening and the Bid number shall be placed on the outside of the envelope.
  - (b) Bids must be submitted on the forms furnished. Telegraphic Bids will not be considered. However, Bids may be modified by written notice provided such notice is received prior to the time and date set for the Bid opening.
  - (c) All Bid documents shall be sealed and submitted no later than the specified date and hour of the Bid opening to:

Delivery Address:

City of Killeen  
Attn: Purchasing Division  
802 2<sup>nd</sup> Street, Bldg. E  
Killeen, TX 76541

**5. Rejection of Bid**

- (a) The City may reject a Bid if:
  - 1. The Bidder misstates or conceals any material fact in the Bid, or if
  - 2. The Bid does not strictly conform to law or the requirements of the Bid, or if
  - 3. The Bid is conditional, except that the Bidder may qualify his Bid for acceptance by the City as an "All or None" basis.
- (b) The City may, however, reject all Bids whenever it is deemed in the best interest of the City to do so, and may reject any part of a Bid unless the Bid has been qualified as provided in section 5(a) 3 above.

**6. Withdrawal of Bid**

Bid may not be withdrawn for up to ninety (90) days after the time set for the Bid opening, unless otherwise stated in the Bid.

**7. Late Bid or Modifications**

Bid and modifications received after the time set for the Bid opening will not be considered.

**8. Clarification or Objection to Bid Specifications**

If any person contemplating submitting a Bid for this contract is in doubt as to the true meaning of the specifications, or other Bid documents, or any part thereof, he may submit to Purchasing, a request for clarification by the deadline established in the Bid. All such requests for information shall be made in writing and the person submitting the request will be responsible for its prompt delivery. Any interpretation of the Bid, if made, will be made only by an addendum duly issued. A copy of such addendum will be distributed to all known bidders who have expressed an interest in this bid. The City will not be responsible for any other explanation or interpretation of the proposed Bid made or given prior to the award of the contract. Any objection to the specifications and requirements, as set forth in the Bid documents must be filed in writing with the Purchasing Division by the deadline established in the Bid.

**9. Discounts**

- (a) Prompt payment discounts will be considered in making the award provided the period of the discount offered is sufficient to permit payment within such period in the regular course of business.
- (b) In connection with any discount offered, time will be computed from the date of receipt of supplies or services or from the date a correct invoice is received, whichever is the later date. Payment is deemed to be made on the date of mailing of the check.

**10. Award of the Contract**

- (a) The contract will be awarded to the lowest responsible bidder or, if applicable, the responsible bidder who provides goods or services at the best value for the municipality based on, but not limited to, the following factors:

- |   |   |
|---|---|
| * Unit price  | * Bidder's past performance   |
| * Total Bid price   | * Demurrage charges, freight costs and mileage  |
| * Terms and discounts   | * Estimated costs of supplies, maintenance, etc.  |
| * Delivery date   | * Estimated surplus value, life expectancy  |
| * Product warranty  | * Results of testing samples  |
| * Special needs and requirements of City  | * Conformity to specifications  |
| * Past experience with product/service  | * Training requirements, location, etc.   |
| * City's evaluation of the bidder's ability, financial, strength, and ethical standards | * Location of maintenance facility/service person; ability to provide for minimum down time |
| * Quality of the bidder's goods or services   | * The total long-term cost to the municipality to acquire the bidder's goods or services    |
| * The extent to which the goods or services meet the municipality's needs               |   |

- (b) The City reserves the right to accept any item or group of items of this Bid, unless the Bidder qualifies his Bid by specific limitation. Reference section 5(a) 3 above.
- (c) A written award of acceptance mailed or otherwise furnished to the successful Bidder will follow council approval. A contract, for review by the City's legal team, shall follow receipt.
- (d) Prices must be quoted "F.O.B. Destination (Killeen) with all transportation charges prepaid," unless otherwise specified in the Bid.
- (e) If identical Bids are received from two or more bidders and those Bids are the lowest and best Bid, the tie shall be broken in accordance with provisions in Section 271.901 of the Texas Local Government Code.

- (f) As stated in Section 271.905 of the Texas Local Government Code, “In purchasing under this title any real property or personal property that is not affixed to real property, if a local government receives one or more competitive sealed Bid from a bidder whose principal place of business is in the local government and whose Bid is within three percent of the lowest Bid price received by the local government from a bidder who is not a resident of the municipality, the local government may enter into a contract with: (1) the lowest bidder; or (2) the bidder whose principal place of business is in the local government if the governing body of the local government determines, in writing, that the local bidder offers the local government the best combination of contract price and additional economic development opportunities for the local government created by the contract award, including the employment of residents of the local government and increased tax revenues to the local government.”
- (g) As stated in Section 271.9051(b) of the Texas Local Government Code, “In purchasing real property or personal property that is not affixed to real property, or services, if a municipality receives one or more competitive sealed Bid from a bidder whose principal place of business is in the municipality and whose Bid is within five percent of the lowest Bid price received by the municipality from a bidder who is not a resident of the municipality, the municipality may enter into a contract for an expenditure of less than \$100,000 or a contract for other purchases in an amount of less than \$500,000 with: (1) the lowest bidder; or (2) the bidder whose principal place of business is in the municipality if the governing body of the local government determines, in writing, that the local bidder offers the municipality the best combination of contract price and additional economic development opportunities for the municipality created by the contract award, including the employment of residents of the municipality and increased tax revenues to the municipality.”

**11. Bid Protest**

Any bidder wishing to file a protest concerning alleged improprieties with this solicitation must submit the protest in written format to the Purchasing Division within 5 business days after the specified time of the Bid opening. The formal written protest must identify the name of the bidder contesting the solicitation, the project name and number, and the specific grounds for the protest with all supporting documentation. A response to the protest will be prepared by Purchasing within 10 business days of receipt of the protest. All determinations made by the City are final.

**12. Termination of Contract**

Any contract pursuant after this bid packet shall remain in effect until the contract expires, delivery/completion and acceptance of products and/or performance of services ordered or until terminated by either party with a thirty (30) day written notice prior to any cancellation. The City reserves the right to award a contract to next best bidder it deems to be in the best interest of the City, should a contract be awarded and subsequently cancelled.

**13. Assurance of Compliance**

For Equal Employment Opportunity and Small and/or Minority Business Enterprise Requirements the bidder agrees that if this Bid is accepted, he/she will not engage in employment practices which have the effect of discriminating against employees or prospective employees because of race, color, religion, national origin, sex, age, handicap, or political belief or affiliation.

**14. Conflict of Interest Disclosure Questionnaire**

The Bidder agrees that if a member of the City Council or a councilmember’s close relative or any officer or employee of the City has a financial interest, direct or indirect, or by reason of ownership of stock in any corporation, in any contract with the City, or is financially interested, directly or indirectly, in the sale to the City any land, materials, supplies or services except on behalf of the City, as an officer or employee, the official shall file before a vote or decision on any matter involving the business entity or the real property, an affidavit stating the nature and extent of the interest and shall abstain from further participation in the matter if:

- (a) in the case of a substantial interest in a business entity the action on the matter will have a special economic effect on the business entity that is distinguishable from the effect on the public; or
- (b) in the case of a substantial interest in real property, it is reasonably foreseeable that an action on the matter will have a special economic effect on the value of the property, distinguishable from its effect on the public.

Chapter 176 of the Texas Local Government Code mandates the public disclosure of certain information concerning persons doing business or seeking to do business with the City of Killeen, including affiliations and business and financial relationships such persons may have with the City of Killeen. An explanation of the requirements of Chapter 176 and complete text of the law are available at:

<http://www.statutes.legis.state.tx.us/SOTWDocs/LG/htm/LG.176.htm>

**15. Venue for Legal Action**

The standard form of agreement later referenced in this bid packet (page 19) shall be governed and construed according to the laws of the State of Texas. Venue for purposes of any and all lawsuits, causes of actions, claims or disputes shall be in Bell County, Texas.

**16. Conflicts in Terms and Conditions for Bids**

If any conflicts exist between the Terms and Conditions for Bids and the standard form of agreement between the owner and Bidder, the standard form of agreement between the owner and bidder shall prevail.

**17. Insurance**

All bidders shall have the appropriate amount of insurance while delivering the items once awarded. This coverage shall be present as to cover all losses, until the City accepts the items in writing.

**A. Comprehensive General Liability and Property Damage Insurance.**

The bidder shall take out and maintain during the life of this Contract such Comprehensive General Liability and Property Damage Insurance as shall protect the City from claims for damages or personal injury, including accidental death, as well as from claims for property damages which may arise from delivering the item under this contract, whether such operations be by himself or by a subcontractor or by anyone directly or indirectly employed by either of them, and the minimum amounts of such insurance shall be as follows:

**Bodily Injury.**

- (1) Each Occurrence - \$1,000,000
- (2) Annual Aggregate - \$2,000,000

**Property Damage Insurance.**

- (1) Each Occurrence - \$1,000,000
- (2) Annual Aggregate - \$2,000,000

**B. Comprehensive Automobile Liability.**

**Bodily Injury**

- (1) Each Person - \$500,000
- (2) Each Accident - \$1,000,000

**Property Damage**

- (1) Each Occurrence - \$1,000,000

**18. Verification by Vendor**


Vendor hereby verifies that it does not boycott Israel and will not boycott Israel during the term of this contract. Boycotting Israel is defined in Texas Government Code section 808.001 to mean refusing to deal with, terminating business activities with, or taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes.

**19. Acknowledgement**

Each bidder, by their signature, represents that they have read the "Terms and Conditions for Bids", and will comply with these terms and conditions.

By signing this document, the respondent hereby verifies that it does not boycott Israel and will not boycott Israel during the term of this contract. Boycotting Israel is defined in Texas Government Code section 808.001 to mean refusing to deal with, terminating business activities with, or taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes

Additionally, the City may not enter into a contract for general construction, an improvement, a service, or a public works project or for a purchase of supplies, materials or equipment with a company engaged in business with Iran, Sudan or a foreign terrorist organization.

SIGNATURE:  DATE: 2-7-18  
PRINT NAME: John Gilmore



IV. Additional Questions

Additional Questions:

Can delivery be made as specified in the specifications? Yes:  No:

When can delivery be made after award (number of days)? 1

Has an owner of the company been convicted of a crime within the past 10 years? Yes:  No:

Has company been in bankruptcy, reorganization or receivership in the last 5 years? Yes:  No:

Has company been disqualified or debarred by any public agency, including the Federal Government, from participation in public contracts? Yes:  No:

Does any employee or official of the City have any financial or other interest in your firm? Yes:  No:

Does bidder maintain insurance as specified herein (see insurance requirements within the specifications and terms and conditions)? Yes:  No:

If no, describe differences: \_\_\_\_\_

Insurance Broker Name: Federated Ins. Billy Bonander

Insurance Broker Phone: 888-333-4949 254-857-3977

Insurance Broker Fax: 254-644-1845

Are there claims that are pending against this insurance policy? Yes:  No:

If yes, describe: \_\_\_\_\_

List the most recent sales that you have with other public agencies, if any, and/or other customers (up to five) regarding a gasoline, unleaded:

- Killeen ISD
- Copperas Cove ISD
- WCID #1 - Killeen
- City of Burnet

V. REFERENCES

Include below three references:

Reference #1

Company Name Rancie Services  
Address Box 817  
Killeen TX 76543  
Type of Business Tire Repair - Service Station  
Contact Person Glen Grandy  
Telephone and Fax #'s 254-634-1064

Reference #2

Company Name KISD  
Address 200 N. W.S. Young  
Killeen TX 76543  
Type of Business School  
Contact Person Charles & Thelma  
Telephone and Fax #'s 336-0124 223-2548

Reference #3

Company Name City Harbor Heights  
Address 205 Miller Crossing  
Harbor Heights TX 76548  
Type of Business City  
Contact Person Ann  
Telephone and Fax #'s 699-5824

## VI. BID SPECIFICATIONS

### SPECIFICATIONS:

- This contract is for Gasoline, unleaded, 87 octane with a maximum of 10% ethanol.
- Requested product will be delivered to the Killeen-Fort Hood Regional Airport within 24 hours after request, holidays excluded.

### MINIMUM SPECIFICATIONS UNLEADED FUEL

### INTENT:

City of Killeen intends to contract with a qualified vendor for the purchase and delivery of gasoline, unleaded. The contract period shall be for a period of one (1) year with possible extension of one (1) year period by mutual consent.

### PRICING:

- All transportation and complete delivery charges shall be included in the price bid.

### EVALUATION/AWARD:

- This contract covers Gasoline, unleaded, 87 octane only.
- Contract is for new, unused products.

### VENDOR QUALIFICATIONS:

The primary benefit to the City in contracting for the purchase of petroleum products is to be assured of delivery throughout the contract period at fair market price. Therefore, vendor qualification is paramount and the City reserves the right to require post bid documentation to the degree felt necessary in order to determine the ability of the bidder to meet all contractual demands. This includes, but is not limited to requiring that a "middleman" or Jobber submitting a bid to furnish a letter of agreement from his supplier acknowledging with approval, the estimated volumes to be furnished during the contract period.

### ESTIMATED QUANTITIES & DELIVERY METHODS:

Annual purchase quantities are not guaranteed, but are ESTIMATED from at 48,000 to 55,000 gallons based upon past usage. Weekly purchases are estimated to be between 500 and 2300 gallons. One delivery per week is anticipated.

## VII. BID FORM

**GASOLINE, UNLEADED, 87 OCTANE, WITH A MAXIMUM 10% ETHANOL**

Delivery amounts between 500 and 2300 gallons.

(A)	(B)		(C)		(D)
OPIS \$/ GALLON As of	Tax / per gallon		PROFIT PER GALLON		TOTAL UNIT PRICE PER GALLON
1.831	+ \$ .200 (St. Tax) \$ .184 (Fed. Gas Tax) \$ .384 Total Tax	+	.1400	=	2.355

Any price increase shall be passed onto the City at par without any additional profit, markup or overhead. Any price increase shall be requested by the successful bidder, in writing, and accompanied with the appropriate documentation to justify the increase, prior to sixty (60) days of any renewal term. The successful bidder may offer price decreases of any type at any time.

Any request in price change with supporting documentation shall be sent to the following address only:

City of Killeen  
 Attn: Purchasing Division  
 802 2<sup>nd</sup> Street, Bldg. E  
 Killeen, TX 76541

On the outside of the envelope please write "Price Change Notification Bid 18-07"

**VIII. BIDDERS CHECKLIST**

I learned of this invitation to bid by the following means:

Personal Trip to Purchasing Division

Electronic State Business Daily Website

FLINT HILLS RESOURCES, LP

PRICE QUOTATIONS

EFFECTIVE

05:00 PM 02/01/18

BIG CHIEF DISTRIBUTING CO., INC AR# 44856

ORIGINS:

		WACO-FHR
#2S15 TXLED	0.0125	2.0960
#2S15 TXLED RED	0.0125	2.0995
87NL 10%ETH A	0.0000	1.8310
89NL 10%ETH A	0.0000	1.9330
93NL 10%ETH A	0.0000	2.1310

IF YOU DO NOT RECEIVE A PRICE CHANGE NOTICE BY 5:00 P.M. PLEASE CALL YOUR REGIONAL OFFICE. THANK YOU



("Buyer") and \_\_\_\_\_ ("Seller").

WHEREAS, The City of Killeen has solicited for bids for the purchase of unleaded gasoline for delivery to Killeen-Fort Hood Regional Airport (Bid No. 18-07);

AND, WHEREAS, \_\_\_\_\_, submitted a responsive bid in response to said request for bids;

AND, WHEREAS, on \_\_\_\_\_, the City Council of the City of Killeen approved the award of a one year purchase contract to \_\_\_\_\_ at a February 2, 2018 indexed price of \$ \_\_\_\_ per gallon;

NOW, THEREFORE, the parties state and agree as follows:

1. The full terms and specifications of the contract are as stated in the completed and signed bid submittal from \_\_\_\_\_, dated February 9, 2018 and are incorporated herein.

2. This contract may be extended for a one (1) year period if agreed to by both parties. If neither party has notified the other party otherwise in writing between thirty (30) and sixty (60) days prior to the expiration of the initial term, it will be assumed that both parties agree to the extension, and the contract will automatically be so extended under the same terms.

3. Vendor hereby verifies that it does not boycott Israel and will not boycott Israel during the term of this contract. Boycotting Israel is defined in Texas Government Code section 808.001 to mean refusing to deal with, terminating business activities with, or taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes.

4. Additionally, the City may not enter into a contract for general construction, an improvement, a service, or a public works project or for a purchase of supplies, materials or equipment with a company engaged in business with Iran, Sudan or a foreign terrorist organization.

SO AGREED:

City of Killeen

By: \_\_\_\_\_ By: \_\_\_\_\_

Ronald L. Olson

City Manager

Date: \_\_\_\_\_ Date: \_\_\_\_\_

**CONFLICT OF INTEREST QUESTIONNAIRE FORM CIQ**

For vendor doing business with local governmental entity

~~This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.~~ OFFICE USE ONLY

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a). \_\_\_\_\_ Date Received \_\_\_\_\_

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. See Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

1 **Name of vendor who has a business relationship with local governmental entity.**

2 **Check this box if you are filing an update to a previously filed questionnaire.** (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 **Name of local government officer about whom the information is being disclosed.**

Name of Officer

4 **Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.**

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

Yes No

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

Yes No

5 **Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.**

6 **Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).**

7



Signature of vendor doing business with the governmental entity

2-8-18  
Date

**CONFLICT OF INTEREST QUESTIONNAIRE  
For vendor doing business with local governmental entity**

A complete copy of Chapter 176 of the Local Government Code may be found at <http://www.statutes.legis.state.tx.us/Docs/LG/htm/LG.176.htm>. For easy reference, below are some of the sections cited on this form



**Local Government Code § 176.001(1-a):** "Business relationship" means a connection between two or more parties based on commercial activity of one of the parties. The term does not include a connection based on:  
(A) a transaction that is subject to rate or fee regulation by a federal, state, or local governmental entity or an agency of a federal, state, or local governmental entity;  
(B) a transaction conducted at a price and subject to terms available to the public; or  
(C) a purchase or lease of goods or services from a person that is chartered by a state or federal agency and that is subject to regular examination by, and reporting to, that agency.

**Local Government Code § 176.003(a)(2)(A) and (B):**

(a) A local government officer shall file a conflicts disclosure statement with respect to a vendor if:

\*\*\*  
(2) the vendor:

(A) has an employment or other business relationship with the local government officer or a family member of the officer that results in the officer or family member receiving taxable income, other than investment income, that exceeds \$2,500 during the 12-month period preceding the date that the officer becomes aware that

(i) a contract between the local governmental entity and vendor has been executed;

or

(ii) the local governmental entity is considering entering into a contract with the vendor;

(B) has given to the local government officer or a family member of the officer one or more gifts that have an aggregate value of more than \$100 in the 12-month period preceding the date the officer becomes aware that:

(i) a contract between the local governmental entity and vendor has been executed; or

(ii) the local governmental entity is considering entering into a contract with the vendor.

**Local Government Code § 176.006(a) and (a-1)**

(a) A vendor shall file a completed conflict of interest questionnaire if the vendor has a business relationship with a local governmental entity and:

(1) has an employment or other business relationship with a local government officer of that local governmental entity, or a family member of the officer, described by Section 176.003(a)(2)(A);

(2) has given a local government officer of that local governmental entity, or a family member of the officer, one or more gifts with the aggregate value specified by Section 176.003(a)(2)(B), excluding any gift described by Section 176.003(a-1); or

(3) has a family relationship with a local government officer of that local governmental entity.

(a-1) The completed conflict of interest questionnaire must be filed with the appropriate records administrator not later than the seventh business day after the later of:

(1) the date that the vendor:

(A) begins discussions or negotiations to enter into a contract with the local governmental entity; or

(B) submits to the local governmental entity an application, response to a request for proposals or bids, correspondence, or another writing related to a potential contract with the local governmental entity; or

(2) the date the vendor becomes aware:

(A) of an employment or other business relationship with a local government officer, or a family member of the officer, described by Subsection (a);

(B) that the vendor has given one or more gifts described by Subsection (a); or

(C) of a family relationship with a local government officer.



City of Killeen

ADDENDUM NO. 1 for Bid 18-07

UNLEADED GASOLINE

BID CLOSING DATE: February 9, 2018 @ 2:00 p.m.  
Today's date: February 2, 2018.

The following questions have been presented. Answers follow in *italics*.

Q: Please provide invoices, bill of ladings and prior bid tabulations.

A: *See below for current invoice and prior bid tabulation.*

Please acknowledge receipt of Addendum No. 1 by signing below and returning to the Purchasing Office in your packet.

Randy Jimenez

Digitally signed by Randy Jimenez  
DN: cn=Randy Jimenez, o, ou,  
email=rjimenez@killeentexas.gov, c=US  
Date: 2018.02.02 12:35:05 -0600

Randy Jimenez  
Purchasing Manager

Acknowledgement:

Signature:

*[Handwritten Signature]*

Print Name:

*John Gilmore*

Title:

*Pres.*

Company:

*Big Chief Dist. Co.*

Date:

*2-6-18*

**CONTRACT FOR PURCHASE OF UNLEADED GASOLINE**

This Contract is entered into effective as of the 1<sup>st</sup> day of April, 2018, by and between The City of Killeen ("Buyer") and Big Chief Dist. Co. Inc. ("Seller").

WHEREAS, The City of Killeen has solicited for bids for the purchase of unleaded gasoline for delivery to Killeen-Fort Hood Regional Airport (Bid No. 18-07);

AND, WHEREAS, Big Chief Dist. Co. Inc., submitted a responsive bid in response to said request for bids;

AND, WHEREAS, on \_\_\_\_\_ 2018, the City Council of the City of Killeen approved the award of a one year purchase contract to Big Chief Dist. Co. Inc. at a February 1, 2018 indexed price of \$ 2.355 per gallon;

AND, WHEREAS, the said price index is based upon a \$0.140 price mark up (or profit) per gallon or over vendor's wholesale price quote from Flint Hills Resources, LP for 87 octane unleaded gasoline the gallon;

AND, WHEREAS, the same \$0.140 price mark up (or profit) per gallon will be effective for the full term and any extensions of the contract;

NOW, THEREFORE, the parties state and agree as follows:

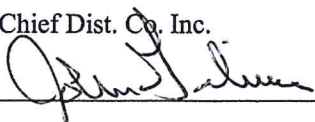
1. The full terms and specifications of the contract are as stated in the completed and signed bid submittal from Big Chief Dist. Co. Inc., dated February 9, 2018 and are incorporated herein.
2. This contract may be extended for a one (1) year period if agreed to by both parties. If neither party has notified the other party otherwise in writing between thirty (30) and sixty (60) days prior to the expiration of the initial term, it will be assumed that both parties agree to the extension, and the contract will automatically be so extended under the same terms.
3. Vendor hereby verifies that it does not boycott Israel and will not boycott Israel during the term of this contract. Boycotting Israel is defined in Texas Government Code section 808.001 to mean refusing to deal with, terminating business activities with, or taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes.
4. Vendor hereby verifies that it does not and will not engage in business with Iran, Sudan or a foreign terrorist organization.

SO AGREED:

City of Killeen  
By: \_\_\_\_\_

Ronald L. Olson  
City Manager

Date: \_\_\_\_\_

Big Chief Dist. Co. Inc.  
By:  \_\_\_\_\_

John Gilmore  
President

Date: 2-13-18

# CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.  
 Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

**OFFICE USE ONLY  
 CERTIFICATION OF FILING**

Certificate Number:  
 2018-312751

Date Filed:  
 02/12/2018

Date Acknowledged:

**1 Name of business entity filing form, and the city, state and country of the business entity's place of business.**  
 Big Chief Dist. Co. Inc.  
 Killeen, TX United States

**2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.**  
 City of Killeen

**3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.**  
 18-07  
 Unleaded Fuel

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary

**5 Check only if there is NO Interested Party.**


**6 UNSWORN DECLARATION**

My name is John Gilmore, and my date of birth is December 7, 1966.

My address is 114 East Avenue D, Killeen, TX, 76541, US.  
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Bell County, State of Texas, on the 12 day of Feb., 20 18.  
(month) (year)

  
 \_\_\_\_\_  
 Signature of authorized agent of contracting business entity  
 (Declarant)



**CONTRACT AWARD  
KFHRA UNLEADED GASOLINE**

**TMP-18-015**

**March 6, 2018**

# Unleaded Gasoline for KFHRA

2

- Aviation Department sells gasoline to tenant rental car companies at KFHRA
- Monthly sales volume average 4,100 gallons
- Weekly small quantity deliveries (1,000 – 1,200 gal)
- Not compatible with Texas Fleet Fuel contract

# Unleaded Gasoline for KFHRA

3

- One bid received – Big Chief Dist. Co., Inc.
- Bid was deemed responsive and responsible
- Term of one (1) year beginning April 1, 2018 (with option of a one (1) year extension)

# Unleaded Gasoline for KFHRA

4

- Alternatives Considered
  - ▣ 1. Award contract to Big Chief Dist. Co., Inc.
  - ▣ 2. Reject the bid
  
- Staff recommends alternative No. 1
  - ▣ Staff determined the Big Chief Dist. Co., Inc. bid provides the required product a market price
  - ▣ There are no other known fuel suppliers in our region to provide small delivery amounts at the required frequency for a reasonable price



# Recommendation

5

- City Council approve the contract with Big Chief Distributing, Inc. and authorize the City Manager to execute the contract and any amendments within amounts set by State and local law



# City of Killeen

## Legislation Details

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**File #:** RS-18-016    **Version:** 1    **Name:** Trimmier Rd Widening Proj - Change Order No. 18  
**Type:** Resolution    **Status:** Resolutions  
**File created:** 2/15/2018    **In control:** City Council Workshop  
**On agenda:** 3/6/2018    **Final action:**  
**Title:** Consider a memorandum/resolution authorizing the execution of Change Order No. 18 to McLean Construction, Inc. for the Trimmier Road Widening Project.  
**Sponsors:** Public Works Department, Engineering  
**Indexes:**  
**Code sections:**  
**Attachments:** [Staff Report](#)  
[Change Order No. 18](#)  
[Bid Worksheet](#)  
[Presentation](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------



## STAFF REPORT

**DATE:** March 6, 2018

**TO:** Ronald L. Olson, City Manager

**FROM:** David A. Olson, Executive Director of Public Works

**SUBJECT:** AUTHORIZE THE EXECUTION OF CHANGE ORDER NO. 18 TO MCLEAN CONSTRUCTION, INC, FOR THE TRIMMIER ROAD WIDENING PROJECT

### **BACKGROUND AND FINDINGS:**

On March 11, 2014 (CCMR 14-129R), City Council awarded a construction contract to McLean Construction, Inc. in the amount of \$6,845,845.00 for the Trimmier Road Widening project. The Trimmier Road Widening project consists of the federally funded widening of Trimmier Road, and the locally funded widening of WS Young Drive, extension of Lowes Boulevard, and installation of Walmart Boulevard traffic signal. Change Order No. 18 represents the final reconciliation change order for the locally funded projects. The reconciliation change order includes the project overruns and underruns, and balances to a net project credit of \$89,716.96. A future change order will follow the same process to balance the quantities associated with the federally funded portion of this project.

### **THE ALTERNATIVES CONSIDERED:**

- (1) Reconcile the bid line items on the City of Killeen roadway portions of the project and process a final reduction in the project contract amount.
- (2) Do not reconcile the bid line items and close the City portion of the project without reducing the contract amount. This process closes the project with an open balance and leaves room for question during a future audit process.
- (3) Do not reconcile the bid line items on a funding basis and issue a single change order to reconcile the contract. This alternative would not be consistent with the practices on this project to date, and could raise question during an audit process.

### **Which alternative is recommended? Why?**

City Staff recommends Alternative 1 to reconcile the bid line items on the City of Killeen roadway portions of the project and process a final reduction in the project contract amount. This practice will be consistent with the practice on the project to date, and will reduce the likelihood of future questions during the final project audit process.

### **CONFORMITY TO CITY POLICY:**

This item conforms with state and local policies.

**FINANCIAL IMPACT:**

**What is the amount of the expenditure in the current fiscal year? For future years?**

The fiscal impact of Change Order No. 18 is a credit of \$89,716.96. The funds will increase the unencumbered fund balance in the Certificate of Obligation 2014, Trimmier Bond account number 347-3490-800.58-76.

**Is this a one-time or recurring expenditure?**

This is a one-time credit to the project.

**Is this expenditure budgeted?**

N/A

**If not, where will the money come from?**

N/A

**Is there a sufficient amount in the budgeted line-item for this expenditure?**

N/A

**RECOMMENDATION:**

City staff recommends that the City Council authorize the City Manager to execute Change Order No. 18 with McLean Construction, Inc., decreasing the contract in the amount of \$89,716.96, resulting in a total contract amount of \$7,715,855.29.

**DEPARTMENTAL CLEARANCES:**

Public Works  
Finance  
Legal

**ATTACHED SUPPORTING DOCUMENTS:**

Change Order No. 18  
Bid Worksheet

# CHANGE ORDER

No. 18

OWNER: CITY OF KILLEEN  
CONTRACTOR: McLean Construction, Inc  
Contract: CSJ 0909-36- 147 RPIC: David L. Olson, P.E., CFM  
Project: Trimmier Road Widening  
OWNER's Contract No. 313-002 OWNER's Bid No. 14-14  
ENGINEER: Mitchell and Associates ENGINEER's Contract No. N/A

You are directed to make the following changes in the Contract Documents:

Description: See attached Bid Items Worksheet.

Reason for Change Order: Reconciliation of plan quantity items for work on the City of Killeen's roadway portion of the Trimmier Road Widening project. Please see the attached Bid Items Worksheet for further explanation.

Attachments: Bid Items worksheet.

CHANGE IN CONTRACT PRICE:
Original Contract Price \$ <u>6,845,845.00</u>
Net Increase (Decrease) from previous Change Orders No. <u>1</u> to <u>17</u> : \$ <u>912,902.55</u>
Contract Price prior to this Change Order: \$ <u>7,758,747.55</u>
Net increase (decrease) of this Change Order: \$ <u>(-89,716.96)</u>
Contract Price with all approved Change Orders: \$ <u>7,669,030.59</u>

CHANGE IN CONTRACT TIMES:
Original Contract Times: Substantial Completion: <u>572</u> Ready for final payment: <u>602</u> (days or dates)
Net change from previous Change Orders No. <u>1</u> to No. <u>17</u> : Substantial Completion: <u>473</u> Ready for final payment: <u>473</u> (days)
Contract Times prior to this Change Order: Substantial Completion: <u>1,045</u> Ready for final payment: <u>1,075</u> (days or dates)
Net increase (decrease) this Change Order: Substantial Completion: <u>0</u> Ready for final payment: <u>0</u> (days)
Contract Times with all approved Change Orders: Substantial Completion: <u>1,045</u> Ready for final payment: <u>1,075</u> (days or dates)

**RECOMMENDED:**

By: \_\_\_\_\_  
ENGINEER (Authorized Signature)

Date: \_\_\_\_\_

**CONCURRENCE:**

By: \_\_\_\_\_  
TxDOT (Authorized Signature)

Date: \_\_\_\_\_

**ACCEPTED:**

By: \_\_\_\_\_  
CONTRACTOR (Authorized Signature)

Date: \_\_\_\_\_

**APPROVED:**

By: \_\_\_\_\_  
OWNER (Authorized Signature)

Date: \_\_\_\_\_

## **CHANGE ORDER**

### **INSTRUCTIONS**

---

#### **A. GENERAL INFORMATION**

This document was developed to provide a uniform format for handling contract changes that affect Contract Price or Contract Times. Changes that have been initiated by a Work Change Directive must be incorporated into a subsequent Change Order if they affect Price or Times.

Changes that affect Contract Price or Contract Times should be promptly covered by a Change Order. The practice of accumulating Change Orders to reduce the administrative burden may lead to unnecessary disputes.

If Milestones have been listed in the Agreement, any effect of a Change Order thereon should be addressed.

For supplemental instructions and minor changes not involving a change in the Contract Price or Contract Times, a Field Order should be used.

#### **B. COMPLETING THE CHANGE ORDER FORM**

Engineer normally initiates the form, including a description of the changes involved and attachments based upon documents and proposals submitted by Contractor, or requests from Owner, or both.

Once Engineer has completed and signed the form, all copies should be sent to Owner or Contractor for approval, depending on whether the Change Order is a true order to the Contractor or the formalization of a negotiated agreement for a previously performed change. After approval by one contracting party, all copies should be sent to the other party for approval. Engineer should make distribution of executed copies after approval by both parties.

If a change only applies to price or to times, cross out the part of the tabulation that does not apply.

**BID ITEMS WORKSHEET**

JOB NAME: CITY PORTION - CO      CSJ: 0909-36-147  
 Changes to Trimmier Road portion only

Line No.	Item No.	Description	Bid Quantity	Previous Quantity	Proposed		UOM	Unit Price	Proposed	Proposed	Proposed
					C/O Quantity	Quantity			Reduced Amount	Added Amount	Total Amount
(144)	100 2002	PREPARING ROW	74.00	74.00	(6.00)	68.00	STA	\$442.00	-\$2,652.00		-\$2,652.00
(149)	160 2003	FURNISHING AND PLACING TOPSOIL (4")	18,178.00	18,413.00	(6,028.00)	12,385.00	SY	\$1.00	-\$6,028.00		-\$6,028.00
(150)	162 2002	BLOCK SODDING	745.00	795.00	5.00	800.00	SY	\$4.10		\$20.50	\$20.50
(151)	164 2026	CELL FBR MLCH SEED(TEMP)(WARM)	17,433.00	18,338.00	(7,252.00)	11,086.00	SY	\$0.60	-\$4,351.20		-\$4,351.20
(152)	166 2002	FERTILIZER	0.56	0.56	(0.56)	-	TON	\$1,570.00	-\$879.20		-\$879.20
(153)	168 2001	VEGETATIVE WATERING		31.00	(31.00)	-	MG	\$16.30	-\$505.30		-\$505.30
(153)	168 2001	VEGETATIVE WATERING	612.00	443.00	(384.84)	58.16	MG	\$16.20	-\$6,234.41		-\$6,234.41
(155)	247 2042	FL BS (CMP IN PLC)(TY A GR 2)(FNAL POS)	6,343.00	6,353.00	74.00	6,427.00	CY	\$41.50		\$3,071.00	\$3,071.00
(156)	310 2005	PRIME COAT (MC-30 OR AE-P)	4,098.00	4,246.00	(1,678.00)	2,568.00	GAL	\$5.00	-\$8,390.00		-\$8,390.00
(157)	3267 2011	D-GR HMA(METH) TY-B PG64-22	671.00	541.00	114.82	655.82	TON	\$103.00		\$11,826.46	\$11,826.46
(158)	3267 2048	D-GR HMA(METH) TY-C SAC-B PG64-22	2,873.00	2,688.60	247.67	2,936.27	TON	\$92.00		\$22,785.64	\$22,785.64
(161)	402 2001	TRENCH EXCAVATION PROTECTION	1,991.00	2,230.00	400.00	2,630.00	LF	\$2.40		\$960.00	\$960.00
(163)	420 2078	CL A CONC (MISC)(8")		69.00	(69.00)		SY	\$118.00	-\$8,142.00		-\$8,142.00
(163)	420 2078	CL A CONC (MISC)(8")	425.00	494.00	(106.00)	319.00	SY	\$117.00	-\$12,402.00		-\$12,402.00
(164)	432 2001	RIPRAP (CONC)(4 IN)	6.00	6.00	(5.40)	0.60	CY	\$530.00	-\$2,862.00		-\$2,862.00
(165)	432 2019	RIPRAP (STONE PROTECTION)(12 IN)	76.00	76.00	(76.00)	-	CY	\$68.00	-\$5,168.00		-\$5,168.00
(166)	450 2025	RAIL (TY PR1)	72.00	72.00	(20.00)	52.00	LF	\$118.00	-\$2,360.00		-\$2,360.00
(170)	464 2003	RC PIPE (CL III)(18 IN)	857.00	484.00	13.50	497.50	LF	\$53.70		\$724.95	\$724.95
(171)	464 2005	RC PIPE (CL III)(24 IN)	260.00	75.00	23.00	98.00	LF	\$62.70		\$1,442.10	\$1,442.10
(172)	464 2007	RC PIPE (CL III)(30 IN)	649.00	1,070.00	(842.00)	228.00	LF	\$78.80	-\$66,349.60		-\$66,349.60
(185)	472 2005	REMOV & RE-LAY PIPE (24 IN)	53.00	233.00	(5.00)	228.00	LF	\$143.50	-\$717.50		-\$717.50
(192)	502 2001	BARRICADES,SIGNS, AND TRAFFIC HANDLING		4.00	(4.00)	-	MO	\$4,752.00	-\$19,008.00		-\$19,008.00
(192)	502 2001	BARRICADES,SIGNS, AND TRAFFIC HANDLING		4.00	4.00	-	MO	\$3,272.00		\$13,088.00	\$13,088.00
(197)	530 2010	DRIVEWAYS (CONC)	256.00	235.00	139.00	374.00	SY	\$102.00		\$14,178.00	\$14,178.00
(198)	531 2005	CURB RAMPS (TY1)	2.00	5.00	(3.00)	2.00	EA	\$1,346.00	-\$4,038.00		-\$4,038.00
(201)	531 2015	CONC SIDEWALKS (4")	958.00	1,135.00	51.80	1,186.80	SY	\$45.00		\$2,331.00	\$2,331.00
(203)	560 2001	MAILBOX INSTALLATION (SINGLE)	1.00	1.00	(1.00)	-	EA	\$204.00	-\$204.00		-\$204.00
(204)	618 2018	CONDT (PVC) (SCHD 40) ( 2")	430.00	703.00	(245.00)	458.00	LF	\$11.00	-\$2,695.00		-\$2,695.00
(205)	618 2019	CONDT (PVC) (SCHD 40) (2") (BORE)	280.00	329.00	1.00	330.00	LF	\$24.00		\$24.00	\$24.00
(206)	618 2022	CONDT (PVC) (SCHD 40) (3")	105.00	124.00	14.00	138.00	LF	\$20.00		\$280.00	\$280.00
(207)	618 2023	CONDT (PVC) (SCHD 40) (3") (BORE)	230.00	458.00	(6.00)	452.00	LF	\$26.00	-\$156.00		-\$156.00
(208)	618 2052	CONDT (RM) (2")	125.00	125.00	(25.00)	100.00	LF	\$55.00	-\$1,375.00		-\$1,375.00
(210)	620 2008	ELEC CONDR (NO. 4) INSULATED	1,050.00	1,660.00	(85.00)	1,575.00	LF	\$3.00	-\$255.00		-\$255.00
(211)	620 2009	ELEC CONDR (NO. 6) BARE	50.00	86.00	(86.00)	-	LF	\$2.00	-\$172.00		-\$172.00
(212)	620 2010	ELEC CONDR (NO. 6) INSULATED	100.00	795.00	255.00	1,050.00	LF	\$2.00		\$510.00	\$510.00

(213)	620 2011	ELEC CONDR (NO. 8) BARE	525.00	1,115.00	(590.00)	525.00	LF	\$1.00	-\$590.00		-\$590.00
(214)	620 2012	ELEC CONDR (NO. 8) INSULATED	910.00	982.00	(72.00)	910.00	LF	\$2.00	-\$144.00		-\$144.00
(215)	624 2008	GROUND BOX TY A (122311) W/APRON	5.00	1.00	2.00	3.00	EA	\$896.00		\$1,792.00	\$1,792.00
(216)	624 2012	GROUND BOX TY C (162911) W/APRON	1.00	5.00	(1.00)	4.00	EA	\$1,008.00	-\$1,008.00		-\$1,008.00
(219)	644 2049	IN SM RD SN SUP&AM TYTWT(1)UA(T)	6.00	6.00	(6.00)	-	EA	\$487.00	-\$2,922.00		-\$2,922.00
(220)	644 2059	RELOCATE SM RD SN SUP & AM TY TWT	3.00	3.00	(1.00)	2.00	EA	\$261.00	-\$261.00		-\$261.00
(226)	666 2003	REFL PAV MRK TY I (W) 4" (BRK)(100MIL)	2,270.00	2,270.00	(1,370.00)	900.00	LF	\$0.60	-\$822.00		-\$822.00
(228)	666 2030	REFL PAV MRK TY I (W) 8" (DOT)(100MIL)	100.00	71.00	(47.00)	24.00	LF	\$1.50	-\$70.50		-\$70.50
(229)	666 2036	REFL PAV MRK TY I (W) 8" (SLD)(100MIL)	521.00	844.00	96.00	940.00	LF	\$1.20		\$115.20	\$115.20
(231)	667 2048	REFL PAV MRK TY I (W) 24"(SLD)(100MIL)	489.00	431.00	(62.00)	369.00	LF	\$8.70	-\$539.40		-\$539.40
(232)	668 2054	REFL PAV MRK TY I (W) (ARROW) (100MIL)	27.00	23.00	(5.00)	18.00	EA	\$241.00	-\$1,205.00		-\$1,205.00
(234)	669 2105	REFL PAV MRK TY I (Y) 4" (BRK)(100MIL)	5,690.00	1,924.00	(194.00)	1,730.00	LF	\$0.60	-\$116.40		-\$116.40
(235)	670 2111	REFL PAV MRK TY I (Y) 4" (SLD)(100MIL)	10,764.00	10,871.00	973.00	11,844.00	LF	\$0.60		\$583.80	\$583.80
(236)	671 2132	REFL PAV MRK TY I (Y) 24"(SLD)(100MIL)	87.00	129.00	(49.00)	80.00	LF	\$8.70	-\$426.30		-\$426.30
(237)	672 2012	REFL PAV MRKR TY I-C	44.00	38.00	26.00	64.00	EA	\$5.80		\$150.80	\$150.80
(238)	672 2015	REFL PAV MRKR TY II-A-A	284.00	96.00	(30.00)	66.00	EA	\$5.80	-\$174.00		-\$174.00
(246)	684 2012	TRF SIG CBL (TY A) (12 AWG) ( 7 CONDR)	1,000.00	1,000.00	(368.00)	632.00	LF	\$3.00	-\$1,104.00		-\$1,104.00
(249)	6834 2001	PORTABLE CHANGEABLE MESSAGE SIGN	60.00	60.00	(15.00)	45.00	DAY	\$101.00	-\$1,515.00		-\$1,515.00
(252)	COK 4000	COK 10' INLET	5.00	5.00	(2.00)	3.00	EA	\$5,555.00	-\$11,110.00		-\$11,110.00
(255)	COK 5003	COK CURB AND GUTTER	10,251.00	10,436.00	155.00	10,591.00	LF	\$12.00		\$1,860.00	\$1,860.00
(265)	7001-001	REMOVING CONC (CURB & OR CURB & GUTTER)	-	2,904.00	(293.00)	2,611.00	LF	\$4.00	-\$1,172.00		-\$1,172.00
(271)	7007-001	TEMPORARY SEDIMENT CONTROL FENCE	-	3,675.00	(945.00)	2,730.00	LF	\$2.20	-\$2,079.00		-\$2,079.00
(280)	7028 001	CURB FLUMES (CONC) (8 IN)	-	33.00	28.00	60.50	SY	\$145.00		\$4,060.00	\$4,060.00
(286)	684 2010	TRF SIG CBL (TY A)(12 AWG)(5 CONDR)	-	857.00	(225.00)	632.00	LF	\$3.40	-\$765.00		-\$765.00
(294)	7048 001	NON PASSABLE WALKING AREA	-	-	58.00	58.00	SF	\$8.80		\$510.40	\$510.40
(295)	432 2001	RIPRAP (STONE PROTECTION)(24 IN)	-	-	1.00	1.00	LS	\$10,937.00		\$10,937.00	\$10,937.00
		TOTAL							-\$180,967.81	\$91,250.85	-\$89,716.96





# TRIMMIER ROAD WIDENING CHANGE ORDER NO. 18

RS-18-016

March 6, 2018

# Background

- Project components
  - ▣ Federally Funded Trimmier Road Widening
  - ▣ Locally Funded WS Young Widening, Lowes Boulevard Extension, and Walmart Boulevard Signal
- Change Order No. 18 deals with the administrative clean up for overruns and underruns on the local projects.
- This change order is a net credit of \$89,716.96.
- A future change order will follow the same process for the federally funded portion of this project.

# Alternatives

- Reconcile the bid line items on the City of Killeen roadway portions of the project and process a final reduction in the project contract amount.
- Do not reconcile the bid line items and close the City portion of the project without reducing the contract amount. This process closes the project with an open balance and leaves room for question during a future audit process.
- Do not reconcile the bid line items on a funding basis and issue a single change order to reconcile the contract. This alternative would not be consistent with the practices on this project to date, and could raise question during an audit process.

# Recommendation

- City staff recommends that the City Council authorize the City Manager to execute Change Order No. 18 with McLean Construction, Inc., decreasing the contract in the amount of \$89,716.96, resulting in a total contract amount of \$7,715,855.29.



# City of Killeen

## Legislation Details

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**File #:** RS-18-017    **Version:** 1    **Name:** Conveyance of 25 tracts of FM 439 to the City  
**Type:** Resolution    **Status:** Resolutions  
**File created:** 2/16/2018    **In control:** City Council Workshop  
**On agenda:** 3/6/2018    **Final action:**  
**Title:** Consider a memorandum/resolution authorizing acceptance of 24 tracts of land from the Texas Department of Transportation for portions of FM 439 that the City currently maintains.  
**Sponsors:** Public Works Department  
**Indexes:**  
**Code sections:**  
**Attachments:** [Staff Report](#)  
[TxDOT Memorandum](#)  
[FM 439 Tracts 1 to 11](#)  
[FM 439 Tracts 12 to 24](#)  
[Presentation](#)

Date	Ver.	Action By	Action	Result
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## STAFF REPORT

**DATE:** March 6, 2018

**TO:** Ronald L. Olson, City Manager

**FROM:** David Olson, Executive Director of Public Works

**SUBJECT:** Authorize the Acceptance of 24 Tracts of Land Comprising Sections of FM 439

### **BACKGROUND AND FINDINGS:**

The Texas Department of Transportation (TxDOT) Right of Way office undertook an effort to clean up some administrative transfers for sections of FM 439 from 16<sup>th</sup> Street to 38<sup>th</sup> Street and north from there along Westcliffe Road (Old FM 439) to the present FM 439 (East Rancier Avenue). The City of Killeen has been maintaining these sections of roadway for a number of years. An administrative oversight failed to offer the deeds for these properties at such time that we originally started maintaining said ROW.

### **THE ALTERNATIVES CONSIDERED:**

The City considered two alternatives for this item:

- 1) Decline to accept these portions of roadway and continue to maintain them without ownership.
- 2) Accept these tracts and eliminate possible confusion in the future.

### **Which alternative is recommended? Why?**

It is recommended that the City accept these tracts of land for the following reasons:

1. These tracts are within the city limits and not maintained by the state.
2. These tracts comprise roadways that the City currently maintains.
3. It eliminates administrative confusion and makes the record consistent.

### **CONFORMITY TO CITY POLICY:**

Acceptance of these tracts conforms to City policy.

### **FINANCIAL IMPACT:**

#### **What is the amount of the expenditure in the current fiscal year? For future years?**

There is no additional expenditure related to this action as we already budget to maintain these tracts.

**Is this expenditure budgeted? If not, where will the money come from?**

N/A

**Is there a sufficient amount in the budgeted line-item for this expenditure?**

N/A

**RECOMMENDATION:**

Staff recommends that the City Council accept these tracts and authorize the City Manager to sign any documents necessary to finalize the acceptance of the tracts.

**DEPARTMENTAL CLEARANCES:**

Public Works  
Finance  
City Attorney

**ATTACHED SUPPORTING DOCUMENTS:**

TxDOT Memorandum  
FM 439 Tracks 1to11  
FM 439 Tracks 12to 24



## MEMO

October 16, 2017.

**To:** Bert Holstrom  
**City of Killeen**

**From:** Mandy Bungler  
Waco TxDOT RWPD Lead Worker

**Subject:** Conveyance/Transfer of portions of FM 439, City of Killeen, Bell County

From: 16<sup>th</sup> Street to intersection of FM 439 and 38<sup>th</sup> Street – then running north and east from 38<sup>th</sup> Street to the intersection of old FM 439 (current day Westcliffe Rd) to present day FM 439 (E Rancier Ave)

Regarding the transfer/conveyance of the above referenced section of road, please find herein the following:

1. Survey descriptions for 24 Tracts of land – NOTE: These descriptions start just west of intersection of 38<sup>th</sup> Street and continue east to current day FM 439 – each description includes a portion of the north side of the road, and a portion of the south side of the road conveyed to the State of Texas and a description to the middle portion of prescriptive roadway.
2. Tract 25 which includes captions to the deeds conveyed to the State on the north and south side of the road from 16<sup>th</sup> Street which is where the State of Texas right of way map begins and running east to tie into surveyed tracts 21,22,23, including the transfer of the prescriptive sections of roadway.
3. City map outlining the location of each tract of land.

Please review these documents and please do not hesitate to call me at (254) 745 2145 if you have any questions. When I receive your approval I will send the descriptions to Right of Way HQ to have the descriptions addressed approved by the transportation commission and a final conveyance document prepared.

OUR VALUES: *People • Accountability • Trust • Honesty*

OUR MISSION: *Through collaboration and leadership, we deliver a safe, reliable, and integrated transportation system that enables the movement of people and goods.*

An Equal Opportunity Employer



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. 38<sup>TH</sup> 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.

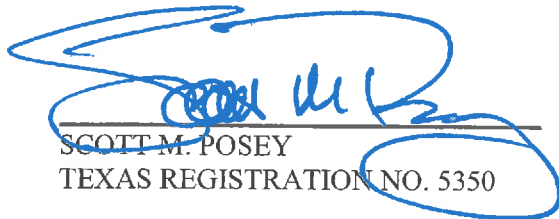
THE FOLLOWING WERE USED AS AIDES TO DETERMINE RIGHT-OF-WAY:

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.

LOT 1  
BLOCK 1

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

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

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

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

N 1711'40" E  
1240.38'

MATCHLINE SEE  
PAGE 4 OF 5

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

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

S 1727'25" W  
1464.95'

X-CUT  
FOUND

600 NAIL  
FOUND

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

EXISTING  
RIGHT-OF-WAY LINE

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

BLOCK 12  
LAKE ADDITION  
SECTION 4  
CAB. A, SLIDE  
225-B  
O.P.R.B.C.T.

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

20' ALLEY

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 1.00012.  
COORDINATE VALUES DERIVED USING THE TXDOT VRS NETWORK  
THE FOLLOWING WERE USED AS AIDS TO DETERMINE RIGHT-OF-WAY:  
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VARIOUS SUBDIVISION PLATS AND DEEDS.

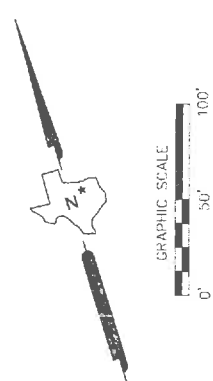
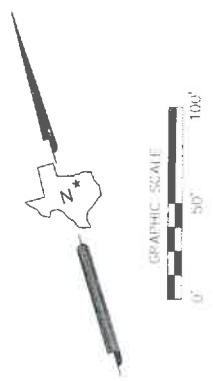


EXHIBIT "A"  
PAGE 4 OF 5



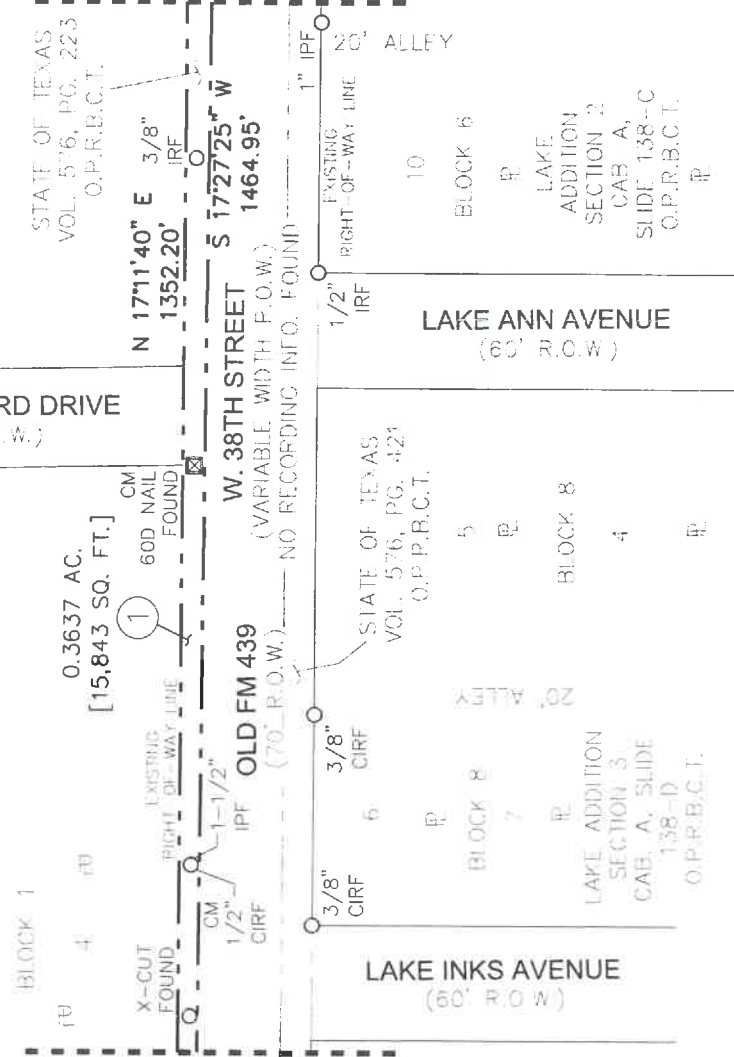
**A. DICKSON SURVEY**  
**ABSTRACT NO. 266**

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



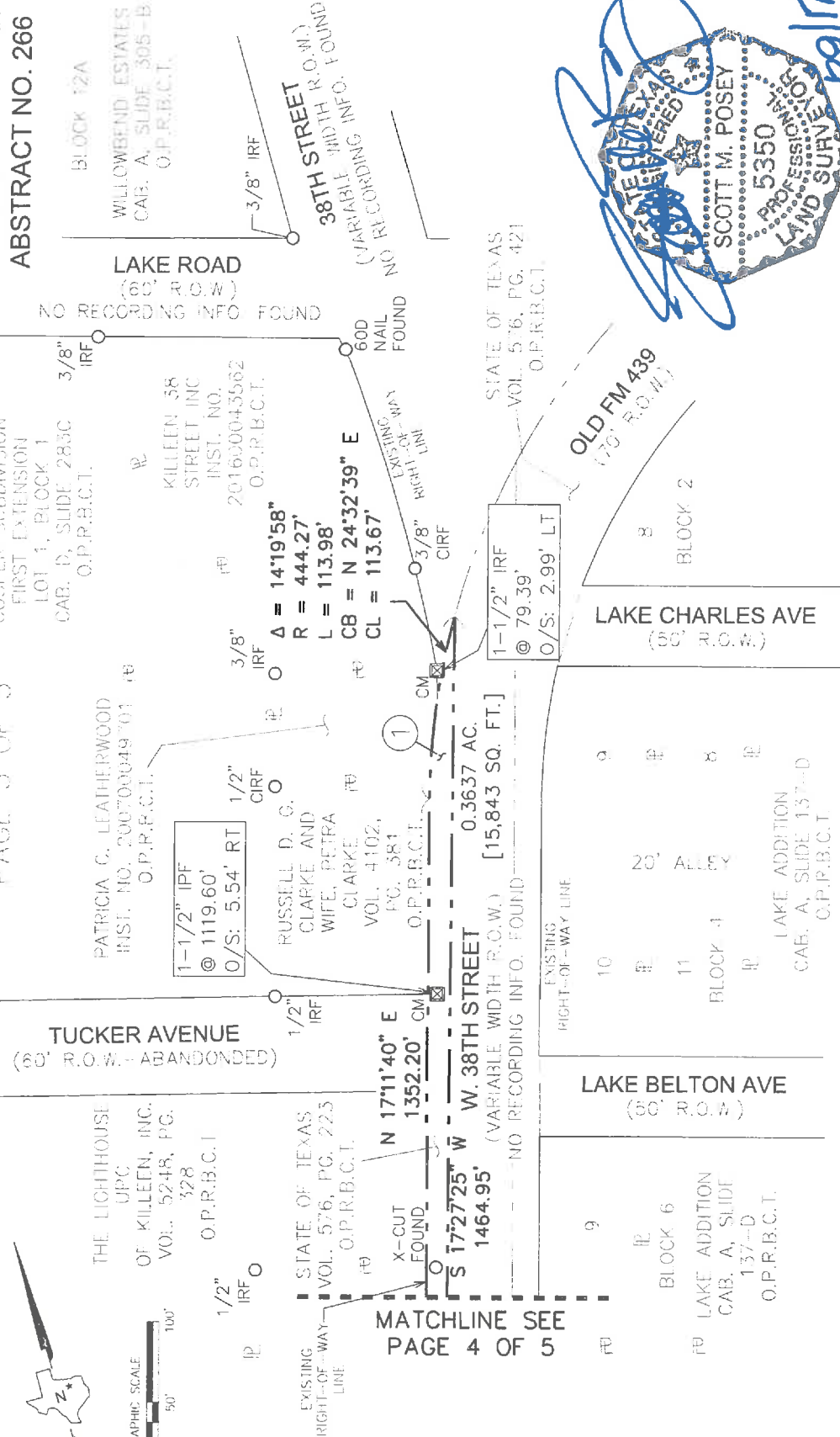
**LEGEND**  
 - - - - - EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE  
 - - - - - PARCEL BOUNDARY  
 - - - - - PROPERTY LINE  
 - - - - - EXISTING EASEMENT LINE  
 - - - - - SURVEY LINE  
 P.O.C. = POINT OF COMMENCING  
 P.O.B. = POINT OF BEGINNING  
 O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BELL COUNTY, 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 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

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 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 5**



A DESCRIPTION OF EVEN SURVEY DATE HERETHWITH 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. 835-03-003 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 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**

- 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 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. 38<sup>TH</sup> 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. 38<sup>TH</sup> 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.

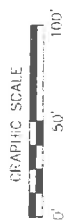
  
SCOTT M. POSEY  
TEXAS REGISTRATION NO. 5350



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.



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

EAST LAKE  
ADDITION III  
LOT 1, BLOCK 1  
CAB. C, SLIDE 387-B  
O.P.R.B.C.T.

N 72°48'20" W 47.42'  
EAST LAKE ADDITION  
CAB. B, SLIDE 110-B  
O.P.R.B.C.T.

A. DICKSON SURVEY  
ABSTRACT NO. 266

- 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)

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

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

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

EXISTING RIGHT-OF-WAY LINE

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

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

BLOCK 12  
LAKE ADDITION  
SECTION 4  
CAB. A, SLIDE  
225-B  
O.P.R.B.C.T.

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

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.

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

EXISTING RIGHT-OF-WAY LINE

N 17°27'25" E 1464.95'  
S 17°05'24" W 1561.53'

BLOCK 10  
ALLEY

LAKE ADDITION SECTION 5  
CAB. A, SLIDE 138-D  
O.P.R.B.C.T.

CHEANEY DRIVE  
(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 1.00012.  
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

**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.

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

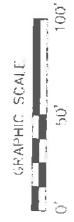
STATE OF TEXAS  
VOL. 576, PG. 424  
O.P.R.B.C.T.

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

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

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

LAKE ADDITION  
SECTION 3  
CAB. A, SLIDE  
138-D  
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 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 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 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.

**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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- R.O.W. = RIGHT-OF-WAY
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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.)

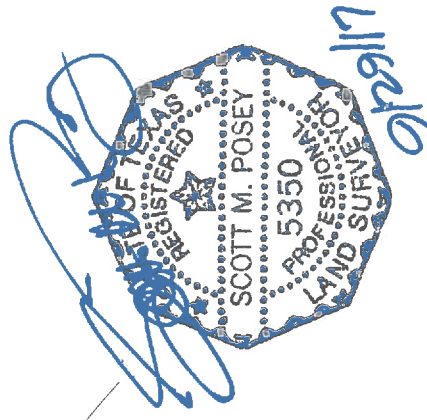
NO RECORDING INFO. FOUND

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

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

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

$\Delta = 13'24.42"$   
 $R = 444.27'$   
 $L = 103.99'$   
 $CB = N 38'35'59" E$   
 $CL = 103.76'$



60D NAIL FOUND

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

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

PATRICIA C. LEATHERWOOD  
INST. NO. 200700049761  
O.P.R.B.C.T.

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

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

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



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

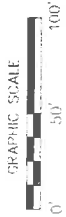
TUCKER AVENUE  
(60' R.O.W. - ABANDONED)

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

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

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

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



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
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- R.O.W. = RIGHT-OF-WAY
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- "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. 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

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. 38<sup>TH</sup> 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.

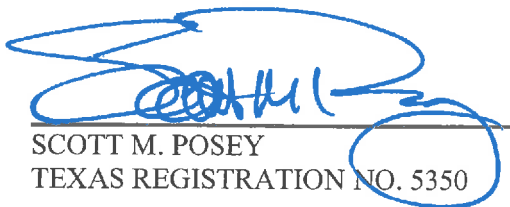
THE FOLLOWING WERE USED AS AIDES TO DETERMINE RIGHT-OF-WAY:

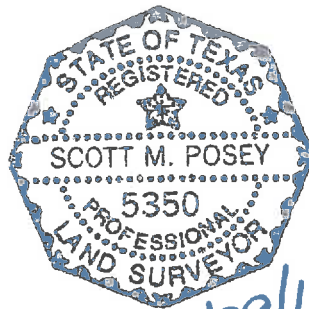
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-014 FROM F.M. 2410 IN KILLEEN, EAST 2.4 MILES.

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-AE 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  
[87,817 SQ. FT.]  
(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  
IRF  
20' ALLEY

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



GRAPHIC SCALE  
0' 50' 100'

STATE OF TEXAS  
VOL. 576, PG. 225  
O.P.R.B.C.T.  
EXISTING  
RIGHT-OF-WAY LINE

EXISTING  
RIGHT-OF-WAY LINE

EAST LAKE ADDITION  
CAR. C. SLIDE 393-B  
O.P.R.B.C.T.  
IRF

- 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.)

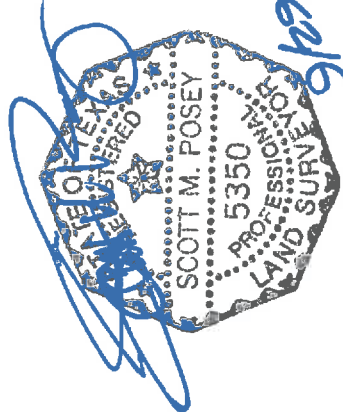
**LAKE INKS AVENUE**  
(60' R.O.W.)

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), 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.

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



GRAPHIC SCALE  
0' 50' 100'

**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
- O = FOUND MONUMENTATION
- X = CUT IN CONCRETE FOUND
- 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.)

38TH STREET  
(90' R.O.W.) FOUND

NO RECORDING INFO. FOUND

3/8" IRF

60D NAIL FOUND

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

COSPER 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.

3/8" CIRF

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

MATCHLINE SEE  
PAGE 8 OF 14

EXISTING R.O.W. OF LAKE

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

BLOCK 2  
BLOCK 9

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

PATRICIA C. LEATHERWOOD  
INST. NO. 200700040701  
O.P.R.B.C.T.

1/2" IRF

3/8" IRF

1-1/2" IRF

1-1/2" IRF

3/8" CIRF

1/2" IRF

1/2" IRF

CM

1/2" IRF

CM

1/2" IRF

CM

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

1-1/2" IRF

1-1/2" IRF

1-1/2" IRF

1-1/2" IRF

1-1/2" IRF

1-1/2" IRF

1-1/2" IRF

1-1/2" IRF

1-1/2" IRF

1-1/2" IRF

1-1/2" IRF

1-1/2" IRF

1-1/2" IRF

1-1/2" IRF



THE LIGHTHOUSE  
UPC  
INC.  
VOL. 5248,  
PG. 328  
O.P.R.B.C.T.  
X-CUT  
FOUND

1705'24" E

1561.53'

1711'40" W

449.81'

1705'24" E

1561.53'

1711'40" W

449.81'

1705'24" E

1561.53'

1711'40" W

449.81'

1705'24" E

1561.53'

1711'40" W

449.81'

MATCHLINE SEE  
PAGE 6 OF 14

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

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

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

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

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

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

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

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

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

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

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

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

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

LAKE ADDITION  
CAB. A, SLIDE 137-D  
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.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 AIDES 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.

FIRM REGISTRATION CERTIFICATE NO. 10048300

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.

NORTHSIDE 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.

NORTHSIDE 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.



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 NOLANVILLE AND SPUR TO U.S. HWY. 190 AT  
NOLANVILLE.

VARIOUS SUBDIVISION PLATS AND DEEDS

MATCHLINE SEE  
PAGE 7 OF 14

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

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

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

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

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

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

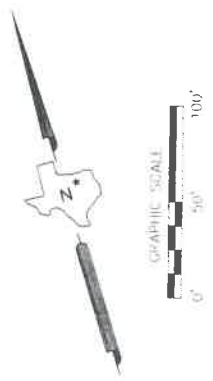
MATCHLINE SEE  
PAGE 9 OF 14

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



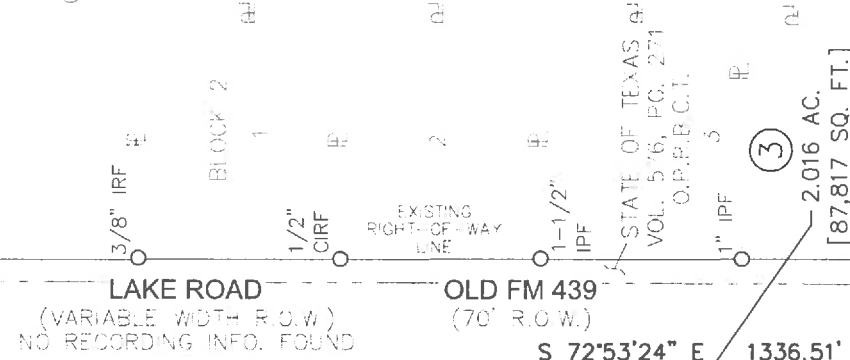
LAKE CHARLES AVENUE  
(50' R.O.W.)

- 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.

WILLOWREND - FIRST UNIT  
CAB. A, SLIDE 303-D  
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.

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

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

MATCHLINE SEE PAGE 10 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

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.



**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
- 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 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 DRIVE  
(80' R.O.W.)

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

N 72°52'20" W  
1121.60'

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

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

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

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

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
- "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.

EXHIBIT "A"  
PAGE 11 OF 14

A. DICKSON SURVEY  
ABSTRACT NO. 266

MATCHLINE SEE PAGE 10 OF 14

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

N 72°52'20" E  
1121.60'

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

IP

4

IP

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

EXISTING  
RIGHT-OF-WAY  
CIRF

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
  - 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 12 OF 14

A. DICKSON SURVEY  
ABSTRACT NO. 266

MATCHLINE SEE PAGE 11 OF 14

MATCHLINE SEE PAGE 13 OF 14



GRAPHIC SCALE  
0' 50' 100'

MEMORIAL ADDITION  
CAB. A, SLIDE 156-B  
O.P.R.B.C.T.

EXISTING  
RIGHT-OF-WAY LINE

BLOCK 3

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

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

BLOCK 2

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

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

HOUSE TRAIL

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

BLOCK 1

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

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

STATE OF TEXAS  
VOL. 576, PG. 421  
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
- P.O.C. = POINT OF COMMENCING
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- R.O.W. = RIGHT-OF-WAY
- IRF = IRON ROD FOUND
- CIRF = CAPPED IRON ROD FOUND
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- 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.

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
- O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BELL COUNTY, TEXAS
- R.O.W. = RIGHT-OF-WAY
- 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 HEREWTH 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

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 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.

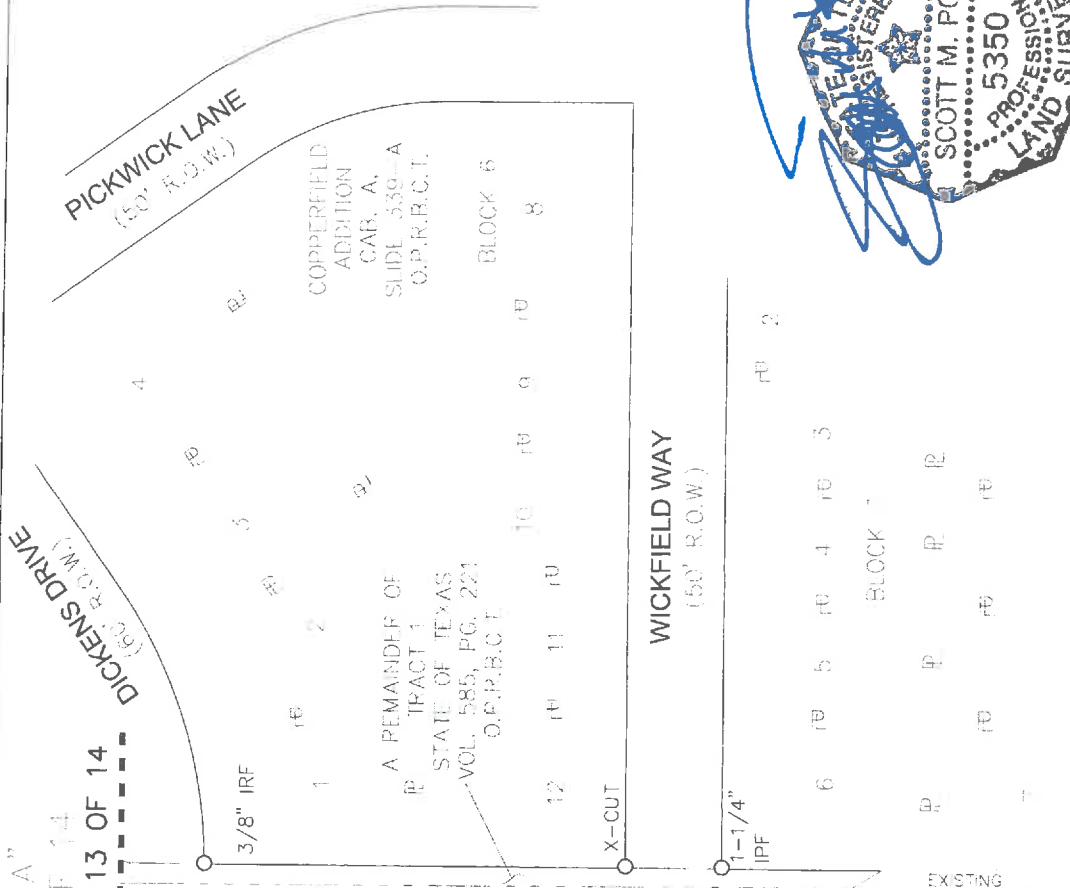
2.016 AC.  
[87,817 SQ. FT.] ③

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
  - 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
  - ⊗ = 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 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 10 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 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:

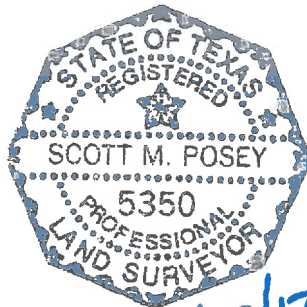
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-014 FROM F.M. 2410 IN KILLEEN, EAST 2.4 MILES.

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.

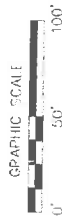
VANDELITA BASS INGERSOLL HALL  
INST. No. 201500017922  
VOL. 2038, PG. 223  
O.P.R.B.C.T.

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.

S 72°52'20" E  
1121.70'

N 72°40'54" W  
1220.28'

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

S 171°40" W  
13.00'

S 72°42'20" E  
262.80'

N 73°10'20" W  
262.80'

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

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.

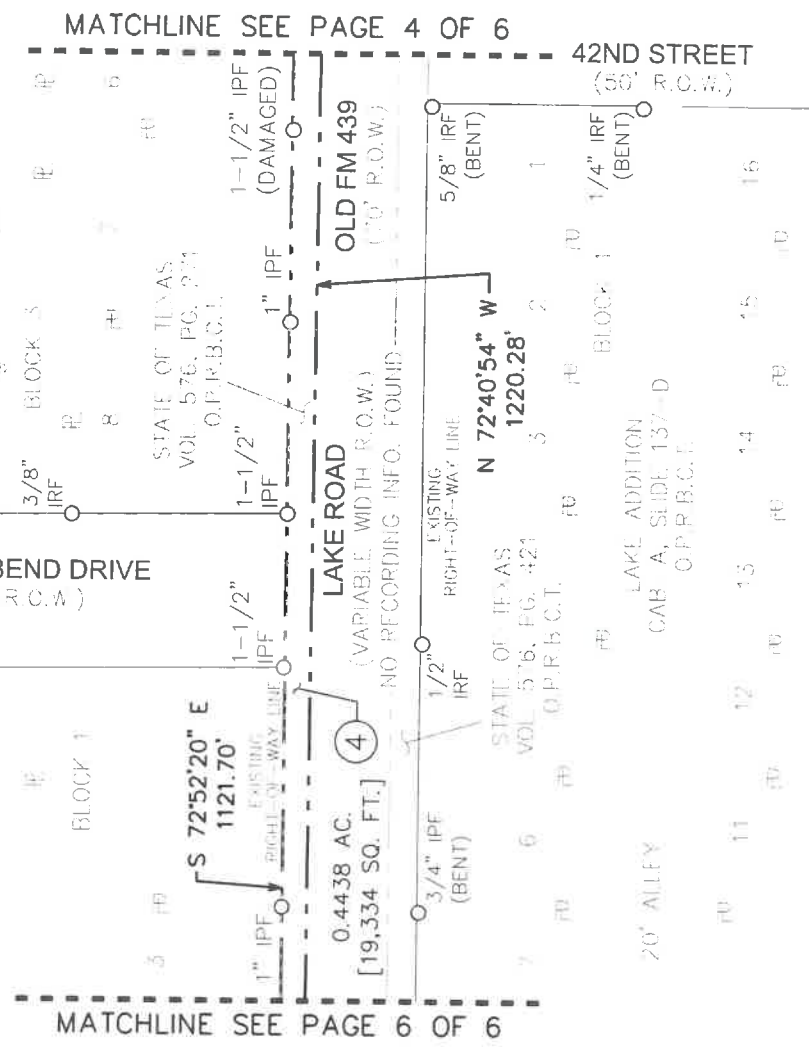
COORDINATE VALUES DERIVED USING THE TxDOT VRS NETWORK

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.



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
  - IP 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 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 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 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
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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 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:

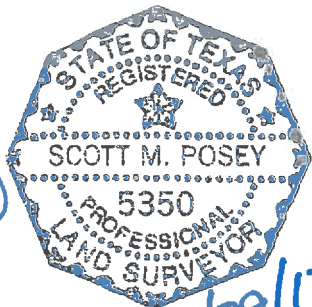
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-014 FROM F.M. 2410 IN KILLEEN, EAST 2.4 MILES.

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.

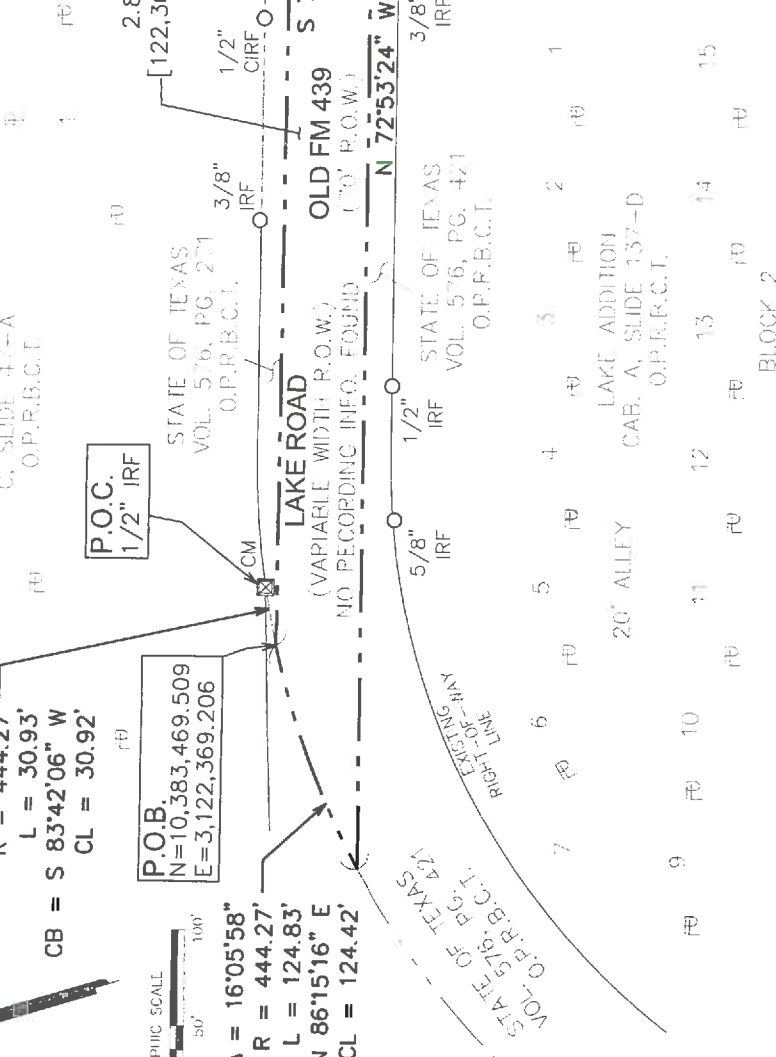
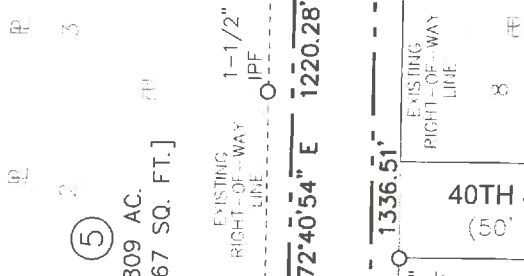
$\Delta = 03^{\circ}59'19''$   
 $R = 444.27'$   
 $L = 30.93'$   
 $CB = S 83^{\circ}42'06'' W$   
 $CL = 30.92'$

**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



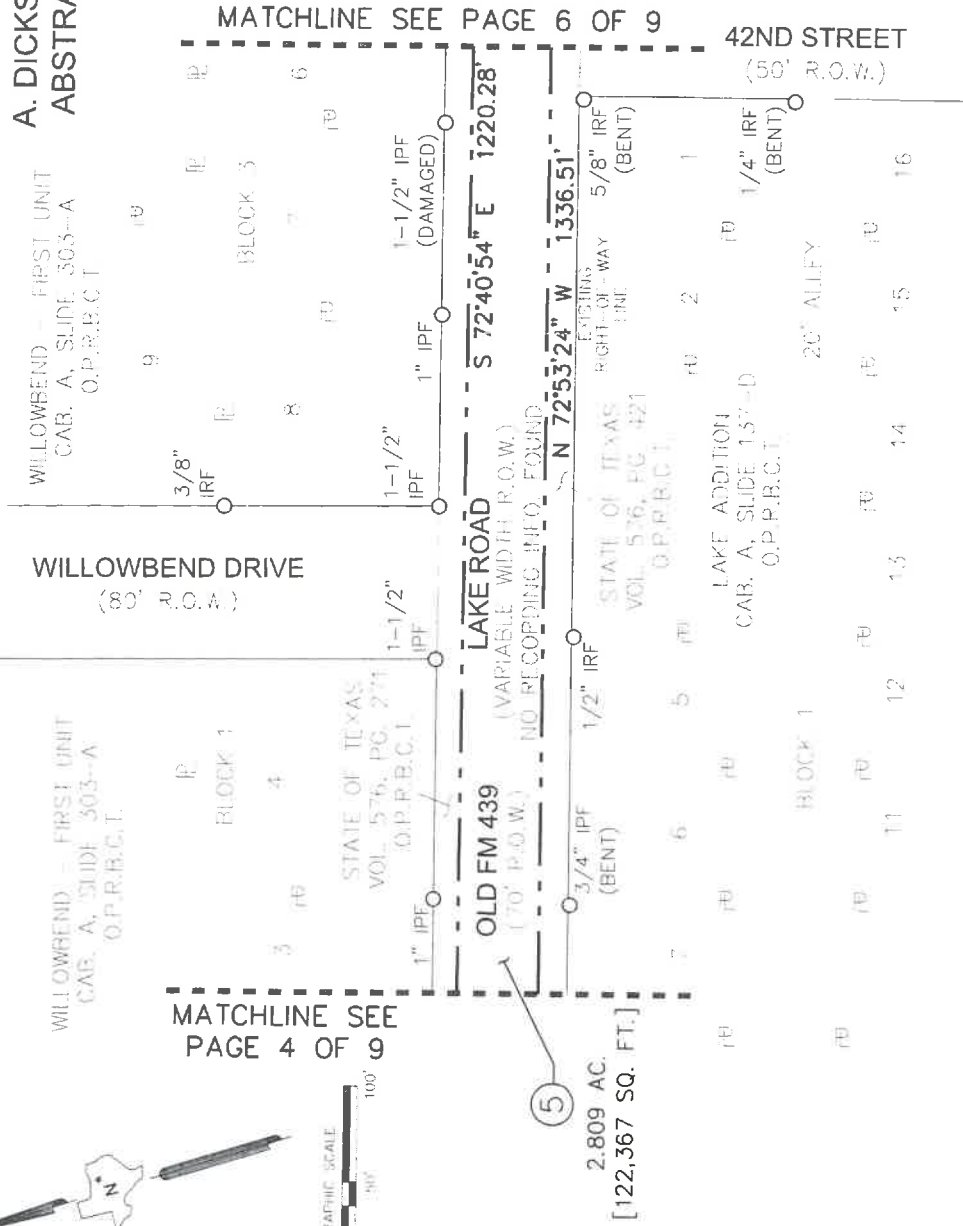
**A PLAT OF A SURVEY  
FOR TRACT 5  
OLD FARM-TO-MARKET 439  
A 2.809 AC., [122,367 Sq.Ft.]  
TRACT OF LAND  
SITUATED IN THE  
A. DICKSON SURVEY,  
ABSTRACT NO. 266  
BELL COUNTY, TEXAS  
SEPTEMBER 29, 2017**

- 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
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  - "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:  
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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.

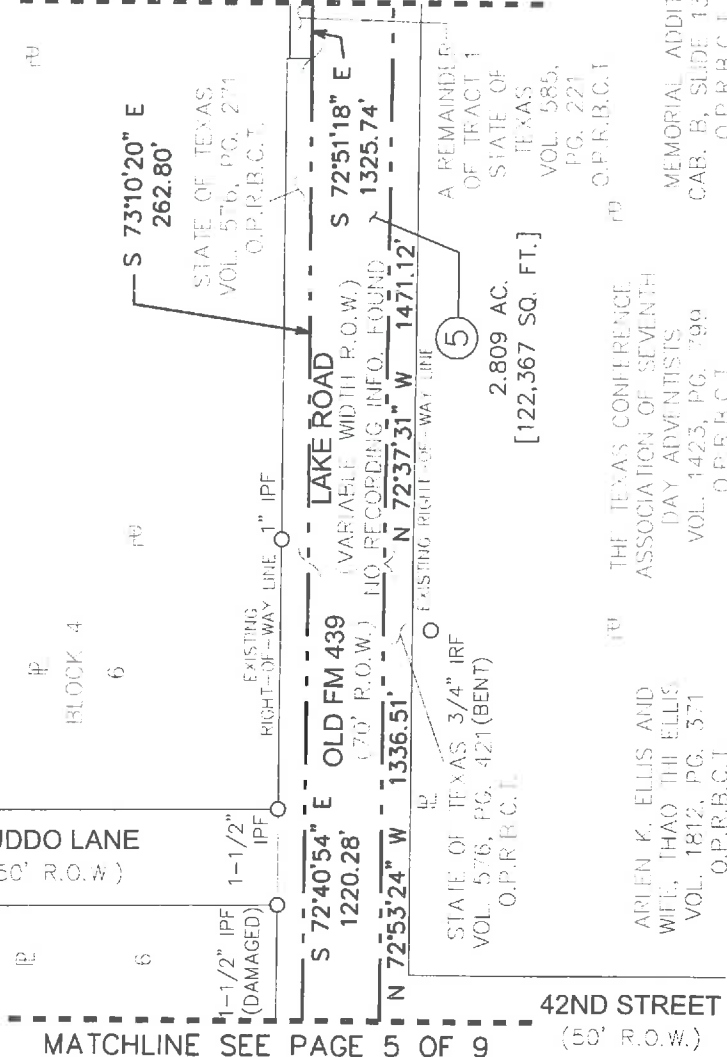
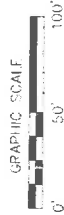
25

BLOCK 4  
6

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

MATCHLINE SEE PAGE 7 OF 9

MATCHLINE SEE PAGE 5 OF 9



- 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 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

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

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

BLOCK 3

27

EXISTING  
RIGHT-OF-WAY  
LINE

3/8" IRF  
(BENT)

1/2" CIRF

**MATCHLINE SEE PAGE 8 OF 9**

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

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

S 72°51'18" E 1325.74'  
N 72°37'31" W 1471.12'

EXISTING  
RIGHT-OF-WAY  
LINE

1/2" IRF

5

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

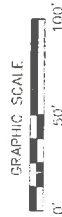
STATE OF TEXAS  
VOL. 576, PG. 421  
O.P.R.B.C.T.

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.

**OLD ROAD**  
(50' 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
- CIRF = CAPPED IRON ROD FOUND
- IRF = 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 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

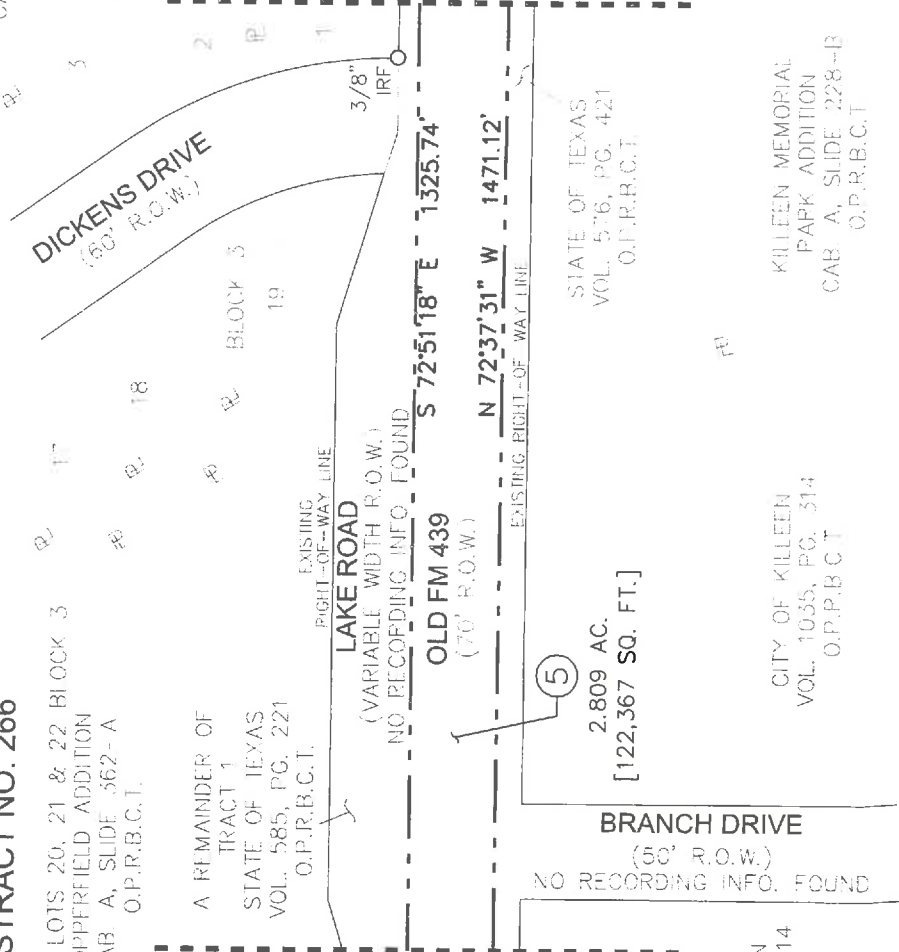
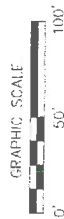
COPPERFIELD ADDITION  
CAB. A, SLIDE 359-A  
O.P.R.B.C.T.

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



- 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 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

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

BRANCH DRIVE  
(50' R.O.W.)  
NO RECORDING INFO. FOUND

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 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

11

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

X-CUT FOUND

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.)

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

IRF 1/2--IN

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

BLOCK 4

11B

11A

IRF 3/8--IN

IRF 3/8--IN

IRF 3/8--IN



- 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 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.

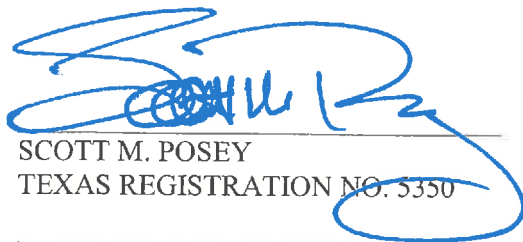
THE FOLLOWING WERE USED AS AIDES TO DETERMINE RIGHT-OF-WAY:

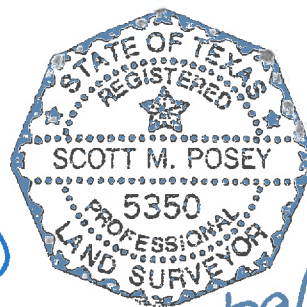
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-014 FROM F.M. 2410 IN KILLEEN, EAST 2.4 MILES.

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.

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

3/8" IRF (BENT)  
@ 352.37'  
O/S: 0.12' LT

S 72°42'20" E 449.00'

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

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

N 72°51'18" W 1325.74'

1/2" IRF

N 89°24'18" E 104.40'

S 72°42'20" E 300.00'

(6) PART 1

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

EXISTING RIGHT-OF-WAY LINE  
1/2" IRF  
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.

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.

OLD ROAD  
(30' 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
  - 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  
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.

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.

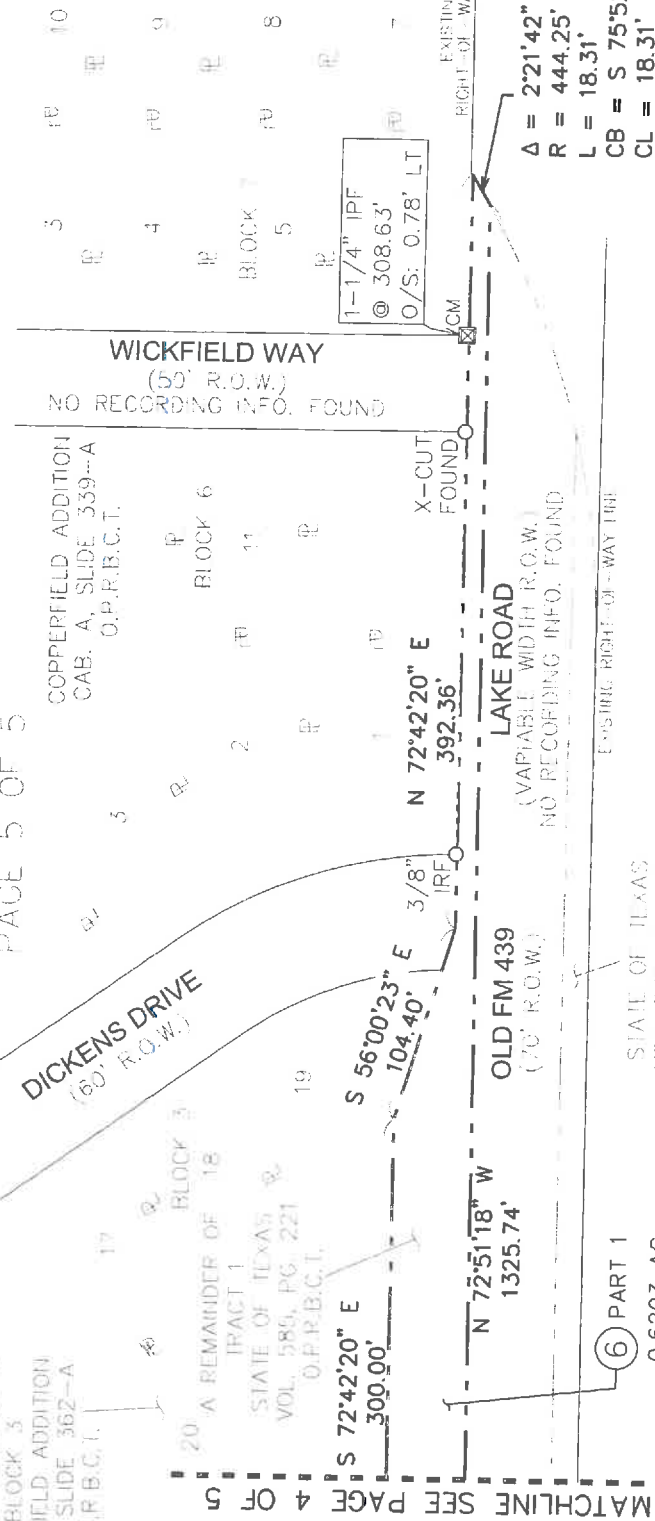
KILLEEN MEMORIAL PARK ADDITION  
CAB. A, SLIDE 228-B  
O.P.R.B.C.T.

A. DICKSON SURVEY  
ABSTRACT NO. 266

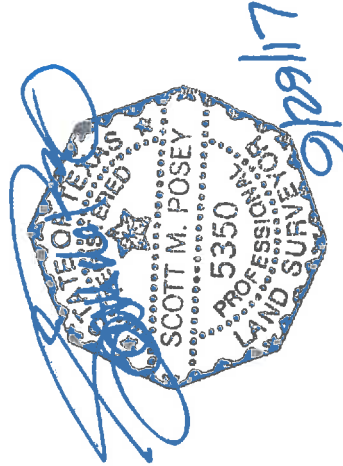
A PLAT OF A SURVEY  
FOR TRACT 6 PART 1  
OLD FARM-TO-MARKET 439  
A 0.6203 AC., [27,021 Sq.Ft.]  
TRACT OF LAND  
SITUATED IN THE  
A. DICKSON SURVEY,  
ABSTRACT NO. 266  
BELL COUNTY, TEXAS  
SEPTEMBER 29, 2017



- 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:

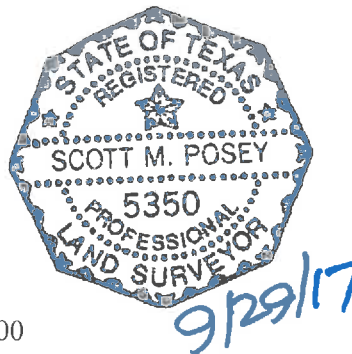
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-014 FROM F.M. 2410 IN KILLEEN, EAST 2.4 MILES.

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

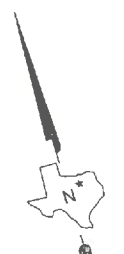
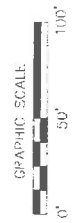
A. DICKSON SURVEY  
ABSTRACT NO. 266

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.

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



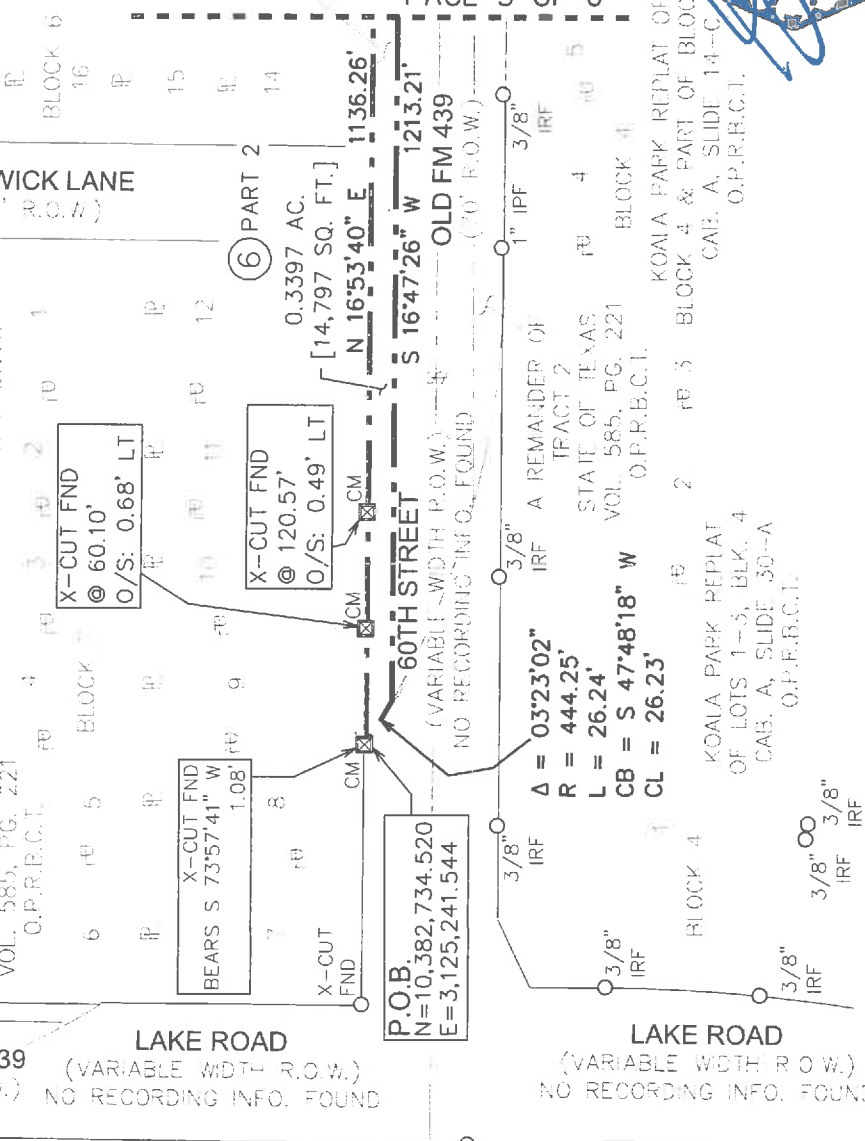
KILLEEN MEMORIAL  
PARK ADDITION  
CAB. A, SLIDE 228--B  
O.P.R.B.C.T.

APPROX.  
SURVEY LINE

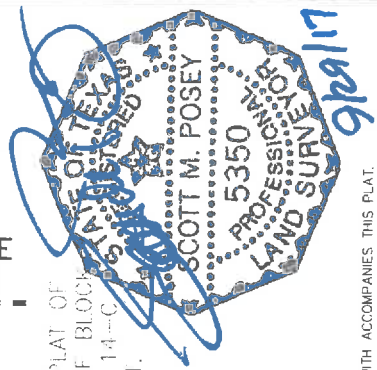
TRACT 2  
CITY OF KILLEEN  
VOL. 1035, PG. 314  
O.P.R.B.C.T.

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)



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

COFFERFIELD 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.]

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

MATCHLINE SEE PAGE 4 OF 6

EXISTING  
RIGHT-OF-WAY  
LINE

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

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

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

3/8" IRF  
(LEANING)

3/8" IRF  
(LEANING)

1/2" IPF

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 SUBDIVISION  
CAB. A, SLIDE 213B  
O.P.R.B.C.T.

1" IPF

1" IPF

1" IPF

1" IPF

1" IPF

1" IPF

3/8" IRF

3/8" IRF

3/8" IRF  
(LEANING)

3/8" IRF  
(LEANING)

3/8" IRF  
(LEANING)

3/8" IRF  
(LEANING)

3/8" IRF  
(LEANING)

3/8" IRF  
(LEANING)

1/2" CIRF

1/2" CIRF

1/2" CIRF

1/2" CIRF

1/2" CIRF

1/2" CIRF

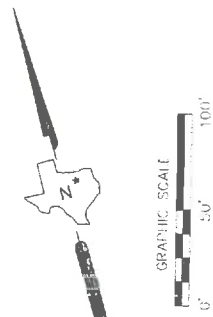
1/2" CIRF

1/2" CIRF

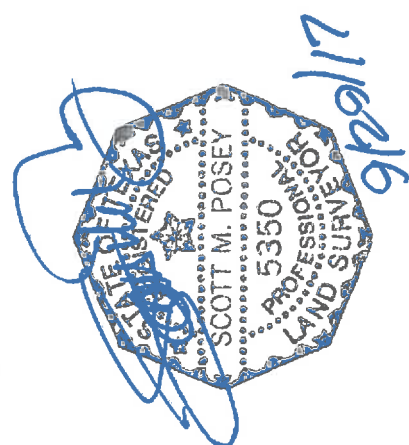
**J.S. WILDER SURVEY  
ABSTRACT No. 912**

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



- 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)

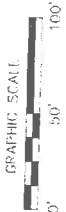
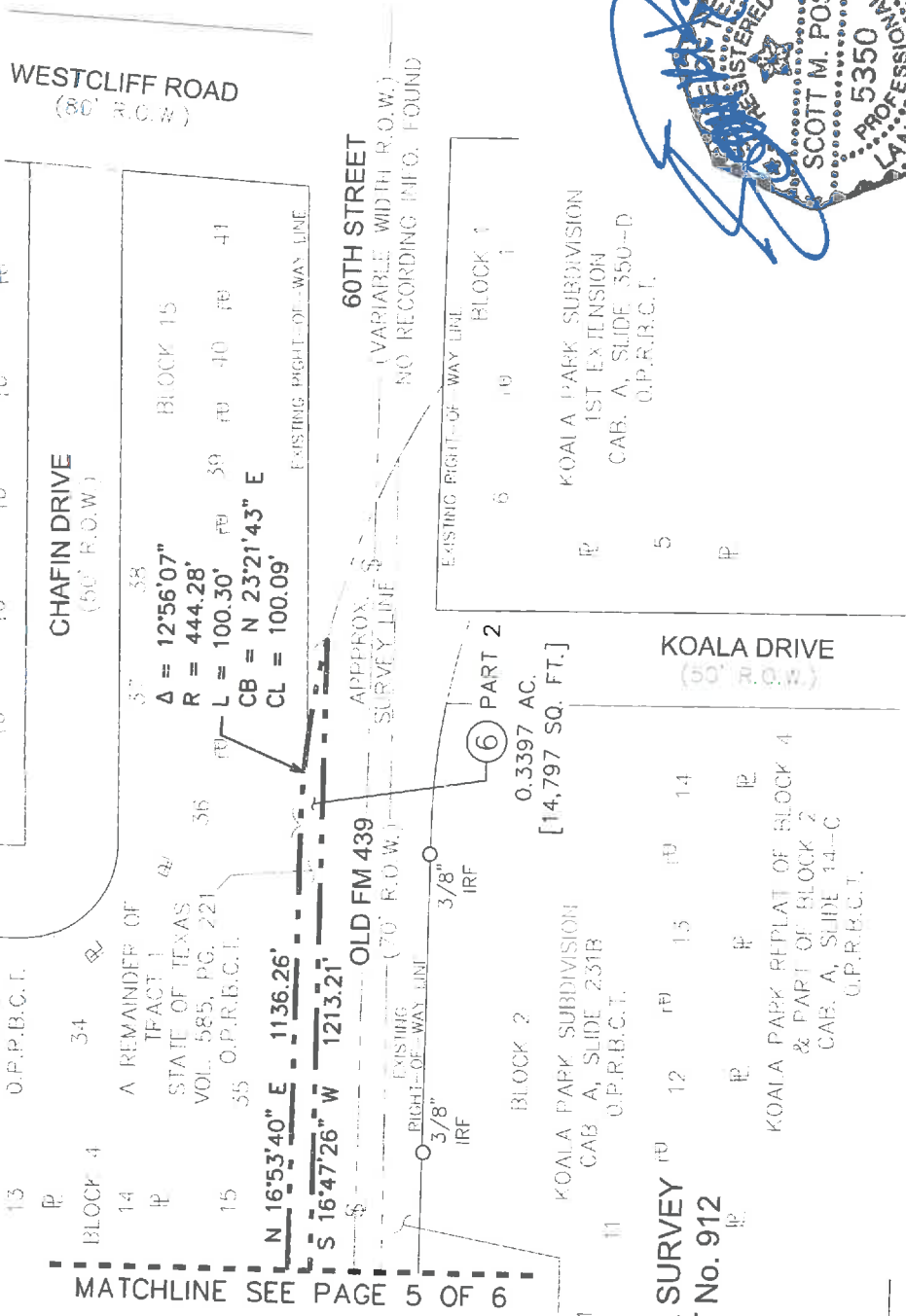


A DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT  
BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE (+203).  
ALL DISTANCES AND COORDINATES SHOWN ARE SCALED USING A SURFACE ADJUSTMENT  
FACTOR OF 1.00012.  
COORDINATE VALUES DERIVED USING THE TXDOT VRS NETWORK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

**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.



**MATCHLINE SEE PAGE 5 OF 6**

**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**

- 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 (+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 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 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.

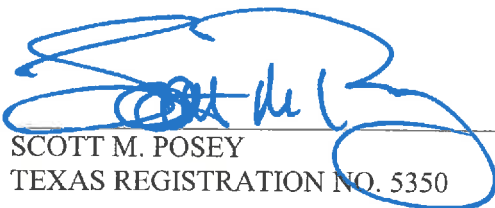
THE FOLLOWING WERE USED AS AIDES TO DETERMINE RIGHT-OF-WAY:

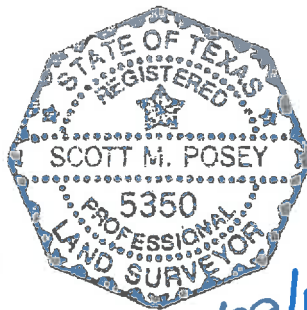
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-014 FROM F.M. 2410 IN KILLEEN, EAST 2.4 MILES.

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



**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**  
(70' R.O.W.)  
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

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.

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.

SEE  
DETAIL "A"  
X-CUT  
FND

9  
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.

$\Delta = 14'16.49"$   
 $R = 444.25'$   
 $L = 110.72'$   
 $CB = S 38'58.22" W$   
 $CL = 110.44'$

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

**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

$S 73'57.41" W$   
 $1.08'$   
 $\Delta = 03'23.02"$   
 $R = 444.25'$   
 $L = 26.24'$   
 $CB = S 47'48.18" W$   
 $CL = 26.23'$

**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**

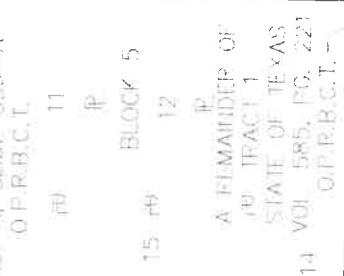
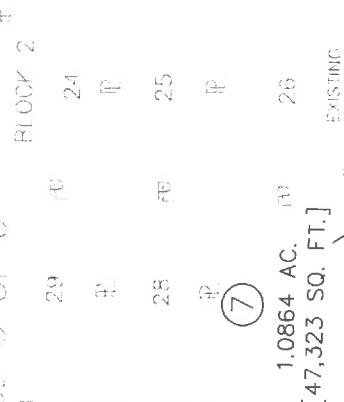
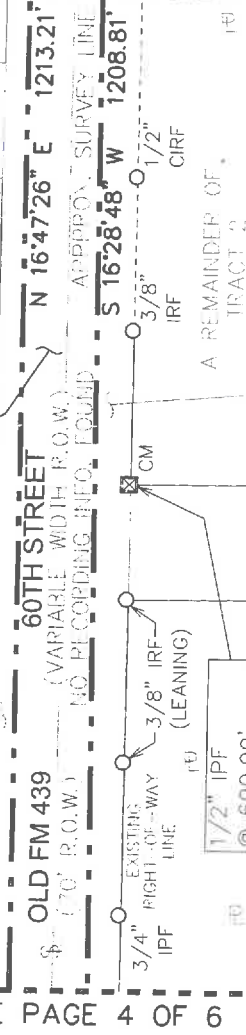
EXHIBIT "A"  
PAGE 5 OF 6

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



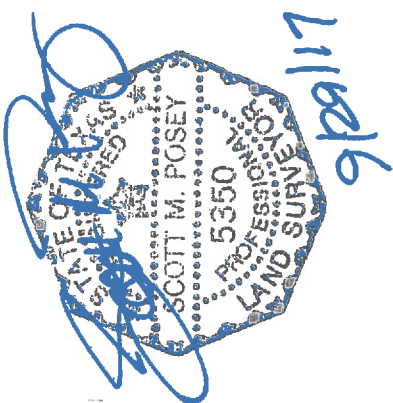
TROTWOOD TRAIL  
(60' R.O.W.)

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



MATCHLINE SEE PAGE 6 OF 6

MATCHLINE SEE PAGE 4 OF 6



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

COALA PARK SUBDIVISION  
CAB. A, SLIDE 213B  
O.P.R.B.C.T.

CORA AVENUE  
(60' R.O.W.)

**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.

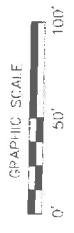
COORDINATE VALUES DERIVED USING THE TXDOT VRS NETWORK  
THE FOLLOWING WERE USED AS AIDS TO DETERMINE RIGHT-OF-WAY:  
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-014 FROM F.M. 2410 IN MILLEEN, EAST 2.4 MILES.  
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-001 FROM MILLEEN, 4 MILES EAST  
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-003 AND 2057-01-001 FROM FM 439 EAST OF MILLEEN 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

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

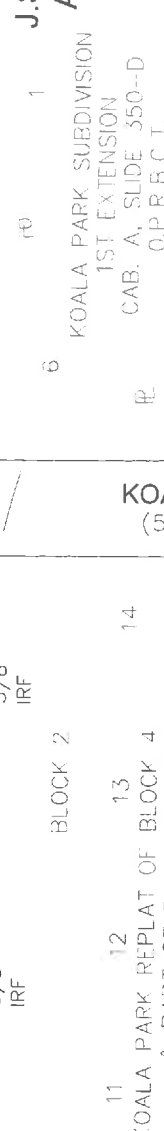
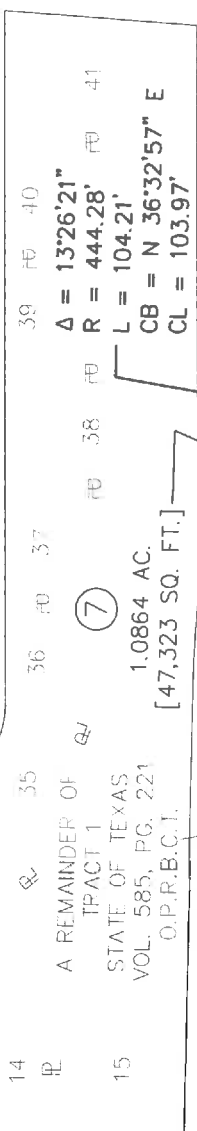
A. DICKSON SURVEY  
ABSTRACT NO. 266



7 FE 8 FE 9 FE 10 FE 11 FE

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

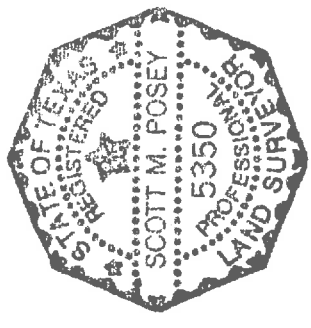
WESTCLIFF ROAD  
(80' R.O.W.)



J.S. WILDER SURVEY  
ABSTRACT No. 912

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

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



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

- 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:

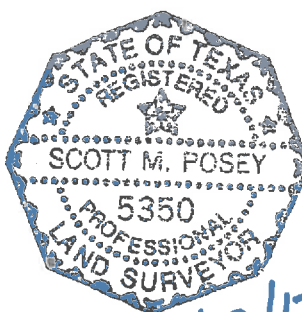
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-014 FROM F.M. 2410 IN KILLEEN, EAST 2.4 MILES.

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.

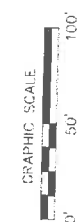
VARIOUS SUBDIVISION PLATS AND DEEDS.

  
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

1  
 2  
 3  
 4  
 5  
 6  
 7  
 8  
 9  
 12

0.5509 AC.  
 [23,996 SQ. FT.]

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

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

N 16°28'48" E 1208.81'

3/8" IRF  
 Δ = 14°56'18"  
 R = 444.25'  
 L = 115.83'  
 CB = S 24°21'49" W  
 CL = 115.50'

3/8" IRF  
 KOALA PARK REPLAT  
 OF LOTS 1-3, BLK. 4  
 CAB. A, SLIDE 30-A  
 O.P.R.B.C.T.

3/8" IRF  
 BLOCK 4

3/8" IRF  
 BLOCK 15

3/8" IRF  
 BLOCK 16

3/8" IRF  
 BLOCK 15

3/8" IRF  
 BLOCK 4

3/8" IRF  
 BLOCK 15

3/8" IRF  
 BLOCK 16



**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,  
 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**

**MATCHLINE SEE PAGE 4 OF 6**

**60TH STREET  
(VARIABLE WIDTH R.O.W.)**

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

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

**COALA PARK REPLAT OF  
BLOCK 4 & PART OF  
BLOCK 2  
CAB. A, SLIDE 14-C  
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.**

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

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

**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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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  
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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.**

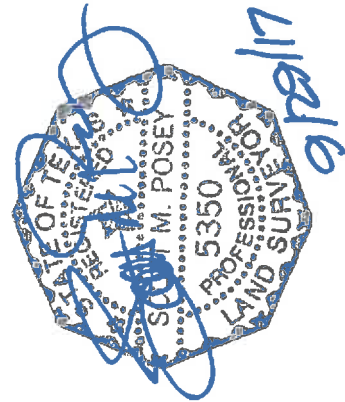
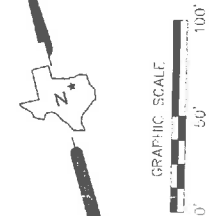
**STATE OF TEXAS  
VOL. 585, PG. 221  
O.P.R.B.C.T.**

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

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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.**



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

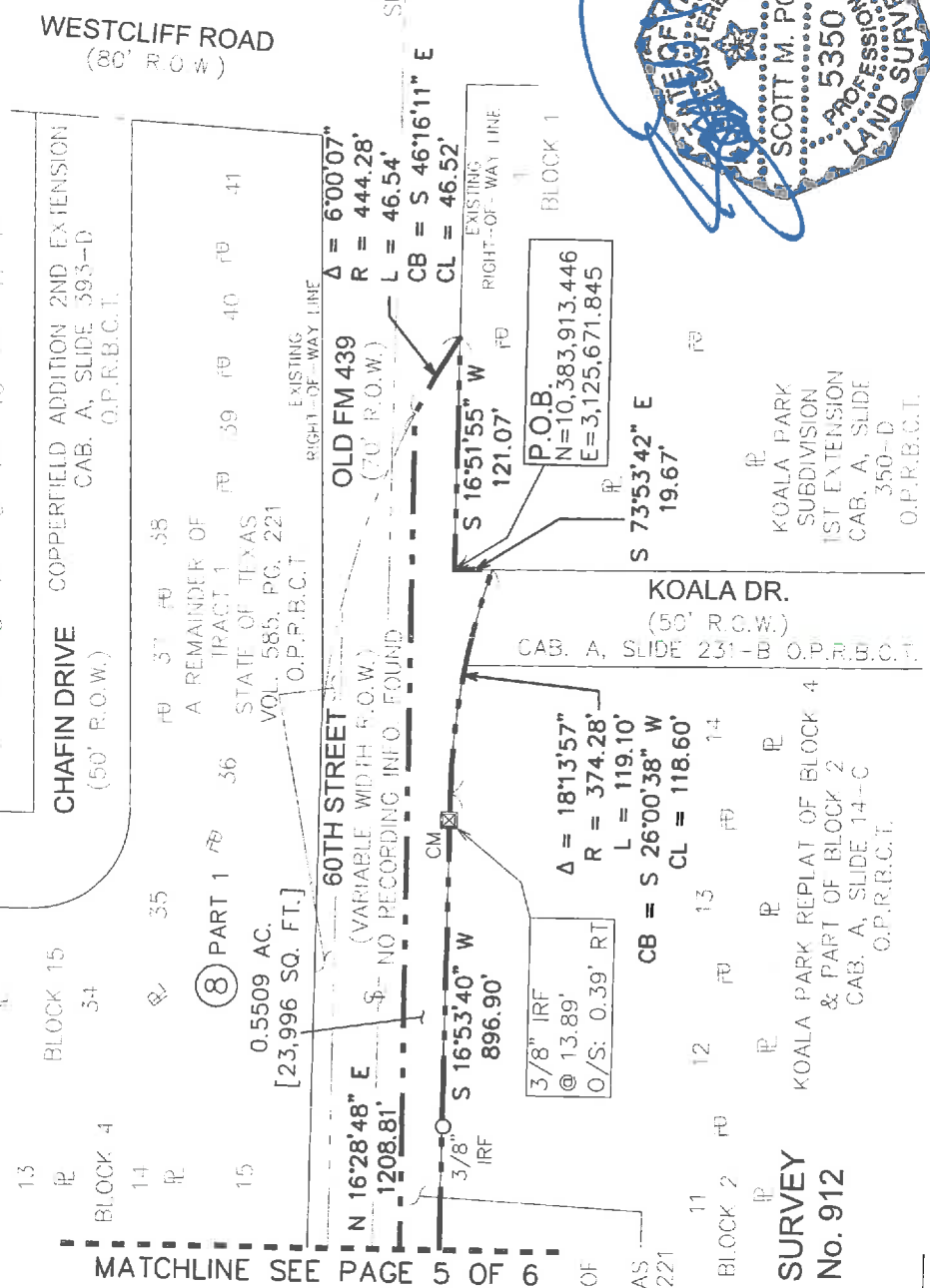
**A PLAT OF A SURVEY  
FOR TRACT 8 PART 1  
OLD FARM-TO-MARKET 439  
A 0.5509 AC., [23,996 Sq.Ft.]  
TRACT OF LAND  
SITUATED IN THE  
U.S. WILDER SURVEY  
ABSTRACT No. 912  
BELL COUNTY, TEXAS  
SEPTEMBER 29, 2017**

**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 (+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 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. 180 AT NOLANVILLE.  
VARIOUS SUBDIVISION PLATS AND DEEDS.

**EXHIBIT "A"**  
**PAGE 6 OF 6**  
**A. DICKSON SURVEY**  
**ABSTRACT NO. 266**



**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 (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.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)

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.

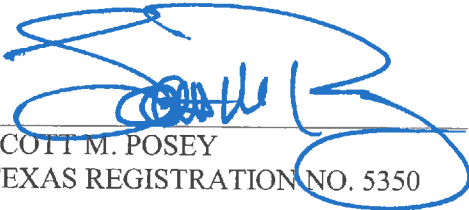
THE FOLLOWING WERE USED AS AIDES TO DETERMINE RIGHT-OF-WAY:

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

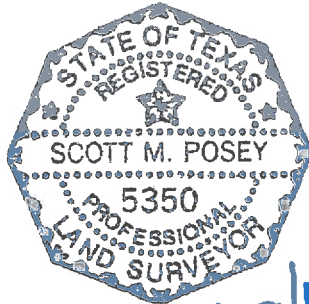
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-001 FROM KILLEEN, 4 MILES EAST.

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

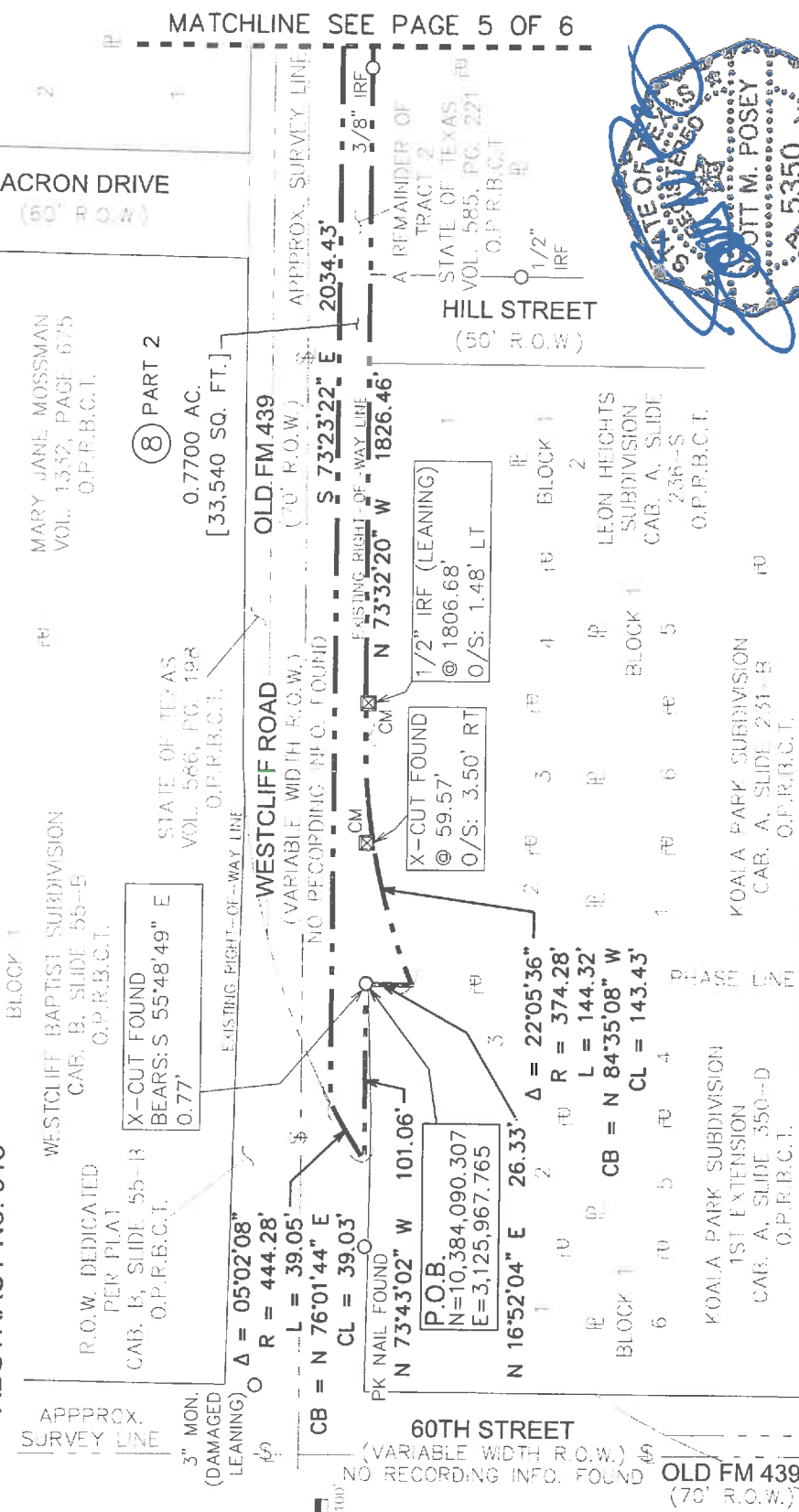


9/29/17

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



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 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, 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. 912**

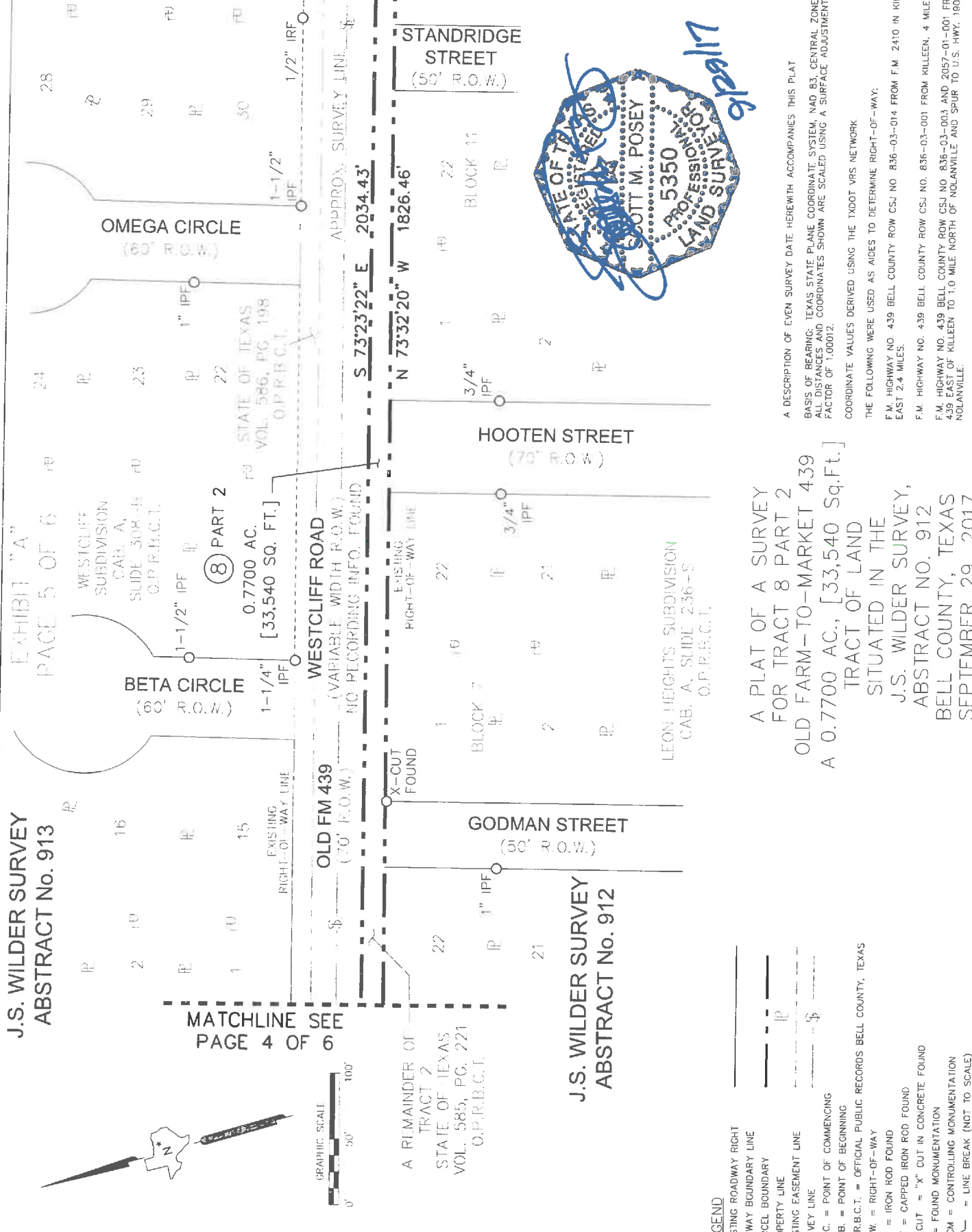
A PLAT OF A SURVEY  
FOR TRACT 8 PART 2  
OLD FARM-TO-MARKET 439  
A 0.7700 AC., [33,540 Sq.Ft.]  
TRACT OF LAND  
SITUATED IN THE  
J.S. WILDER SURVEY,  
ABSTRACT NO. 912  
BELL COUNTY, TEXAS  
SEPTEMBER 29, 2017

**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  
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.

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

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

(8) PART 2

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. 576, PG. 412  
O.P.R.B.C.T.

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

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

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

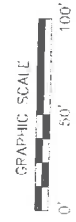
IPF A REMAINDER OF  
TRACT 2

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 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 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.

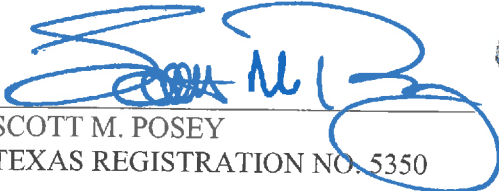
THE FOLLOWING WERE USED AS AIDES TO DETERMINE RIGHT-OF-WAY:

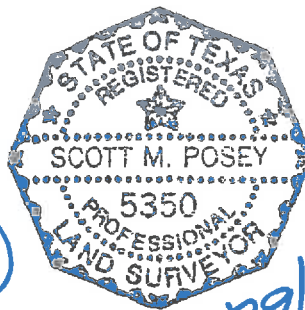
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-014 FROM F.M. 2410 IN KILLEEN, EAST 2.4 MILES.

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

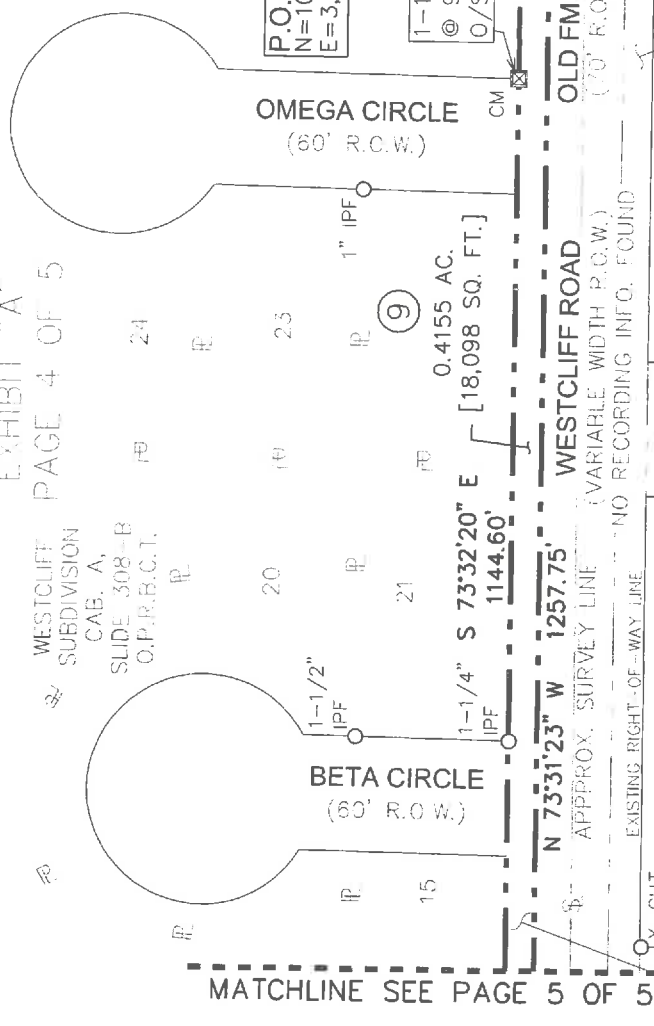
WESTCLIFF  
SUBDIVISION  
CAB. A,  
SLIDE 308-B  
O.P.R.B.C.T.

ANGELO 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.



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

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**

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.

2

1

15



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

WESTCLIFF ROAD  
N 73°31'23" W 1257.75'  
S 73°32'20" E 1144.60'

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

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

1/2" IRF  
(LEANING)

3/8" IRF

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

PK NAIL FOUND

X-CUT FOUND

2

3

1

22

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

BLOCK 1

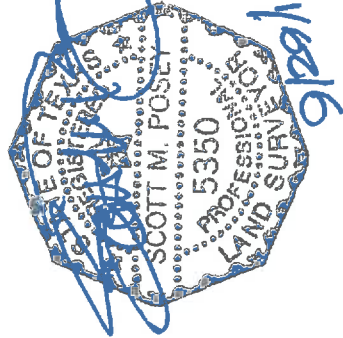
2

3

1

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

HILL STREET  
(50' 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 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  
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"

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.

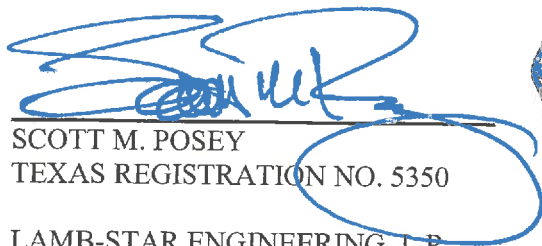
THE FOLLOWING WERE USED AS AIDES TO DETERMINE RIGHT-OF-WAY:

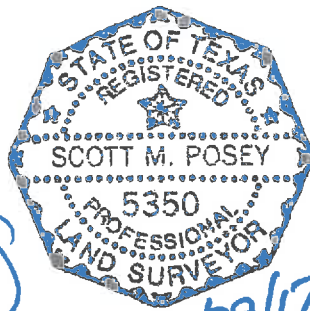
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-014 FROM F.M. 2410 IN KILLEEN, EAST 2.4 MILES.

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



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

$\Delta = 13^{\circ}09'33"$   
 $R = 444.28'$   
 $L = 102.04'$   
 $CB = N 85^{\circ}07'55" E$   
 $CL = 101.81'$

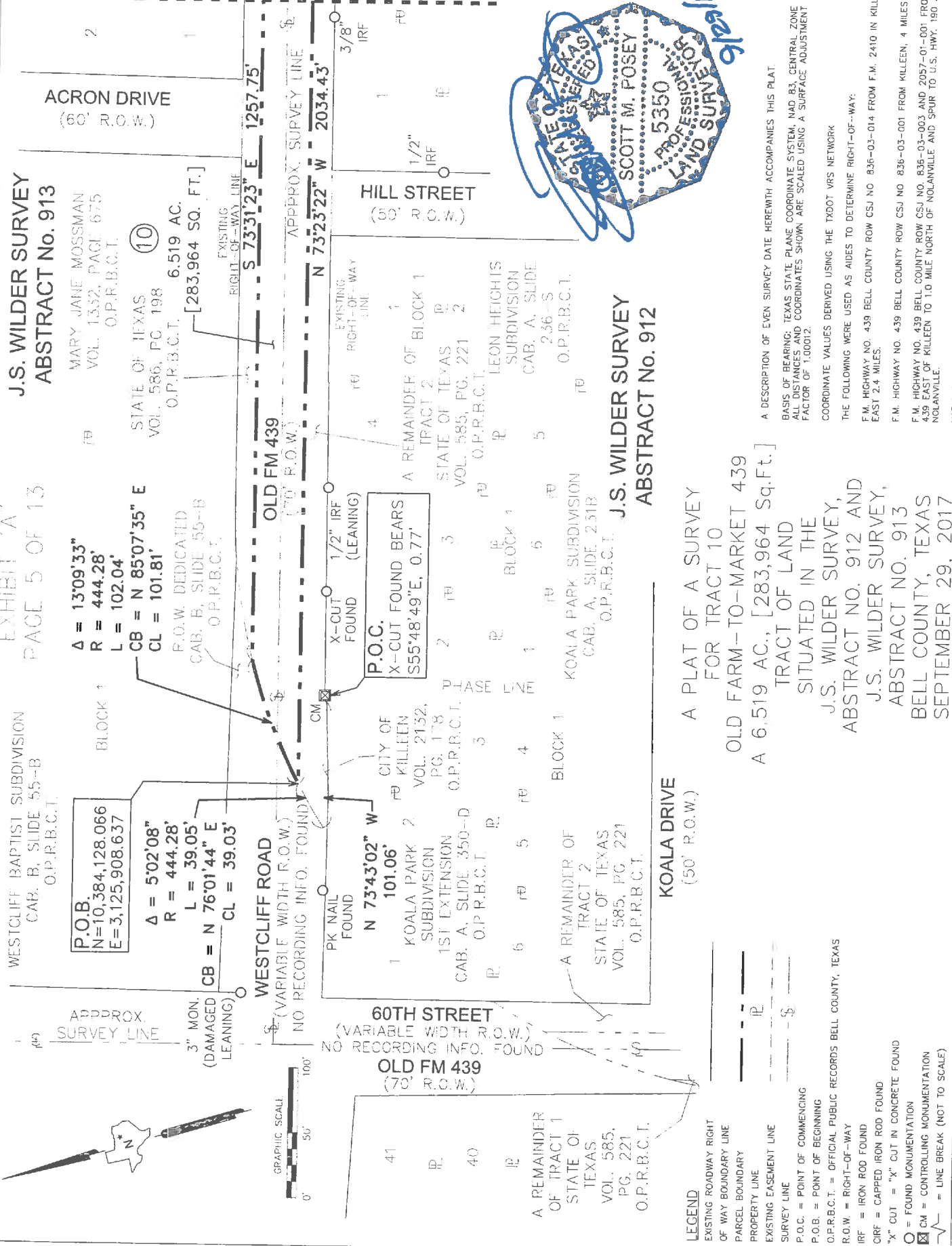
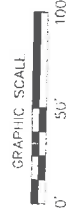
MARY JANE MOSSMAN  
VOL. 1352, PAGE 675  
O.P.R.B.C.T.

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

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

$\Delta = 5^{\circ}02'08"$   
 $R = 444.28'$   
 $L = 39.05'$   
 $CB = N 76^{\circ}01'44" E$   
 $CL = 39.03'$

MATCHLINE SEE PAGE 6 OF 13



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

KOALA DRIVE  
(50' 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 = CAPPPED 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 1.00072.

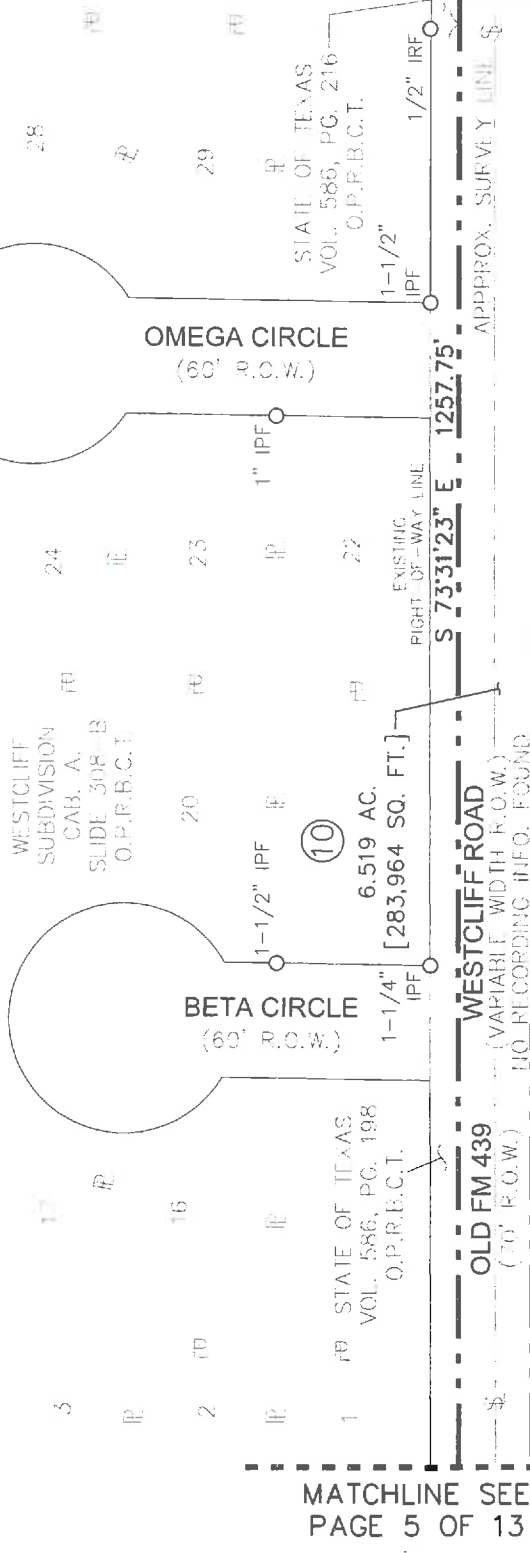
COORDINATE VALUES DERIVED USING THE TXDOT VRS NETWORK  
THE FOLLOWING WERE USED AS AIDS TO DETERMINE RIGHT-OF-WAY:

- 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.

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

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

MATCHLINE SEE SHEET 7 OF 13



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

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

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

EXISTING RIGHT-OF-WAY LINE

APPROX. SURVEY LINE

**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
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  - CMF = CAPPED IRON ROD FOUND
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  - O = FOUND MONUMENTATION
  - CM = CONTROLLING MONUMENTATION
  - = LINE BREAK (NOT TO SCALE)

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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 CSI NO. 836-03-014 FROM F.M. 2410 IN KILLEEN, EAST 2.4 MILES.  
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSI NO. 836-03-001 FROM KILLEEN, 4 MILES EAST.  
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSI 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 7 OF 13

J.S. WILDER SURVEY  
ABSTRACT No. 913

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

(10)

6.519 AC.  
[283,964 SQ. FT.]

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

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

PK NAIL  
FOUND

PK NAIL  
FOUND

PK NAIL  
W/  
SHINER  
FOUND

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

60D NAIL  
FOUND

S 73°52'03" E  
1855.70'

1-1/2" IPF

1-1/4" IPF

S 73°41'03" E 681.83'  
WESTCLIFF ROAD  
(VARIABLE WIDTH R.O.W.)  
NO RECORDING INFO. FOUND

3/8" IRF

3/8" IRF

1" IPF

1" IPF

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

1

2

2

2

2

2

2

2

2

2

2

2

2

2

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

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

1

2

2

2

2

2

2

2

2

2

2

2

2

2

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

3/8" IRF

3/8" IRF

1" IPF

1" IPF

1" IPF

1" IPF

1" IPF

N 73°48'54" W  
1855.70'

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

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

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

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

MATCHLINE SEE PAGE 6 OF 13

MATCHLINE SEE PAGE 8 OF 13



GRAPHIC SCALE

0 50 100

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

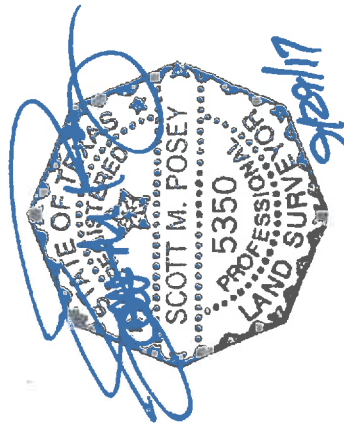
IRF = CAPPED IRON ROD FOUND

"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 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 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. 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.)**

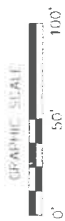


EXHIBIT "A"  
PAGE 8 OF 13

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

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

LOT 1  
BLOCK 1  
6.519 AC.  
[283,964 SQ. FT.]

**JEROME DRIVE  
(50' R.O.W.)**

LOT 1  
BLOCK 2

MATCHLINE SEE PAGE 9 OF 13

MATCHLINE SEE PAGE 7 OF 13

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

**S 73°52'03" E 1855.70'  
N 73°48'54" W 1855.70'**

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

**STARDUST STREET  
(60' R.O.W.)**

EXISTING  
RIGHT-OF-WAY LINE

**MOONLIGHT DRIVE  
(60' R.O.W.)**

**SUNSET STREET  
(60' R.O.W.)**

**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**
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  - = LINE BREAK (NOT TO SCALE)

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VARIOUS SUBDIVISION PLATS AND DEEDS.

**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 VOL. 1296, PG. 455 O.P.R.B.C.T.  
DORATHY J. WIFE DORATHY KULP VOL. 1805, PG. 655 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.  
STATE OF TEXAS VOL. 586, PG. 216 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.

LOT 1, BLOCK 1  
KILLEN-WESTCLIFF G2K DEVELOPMENT ADDITION CAB. D, SLIDE 373-A O.P.R.B.C.T.

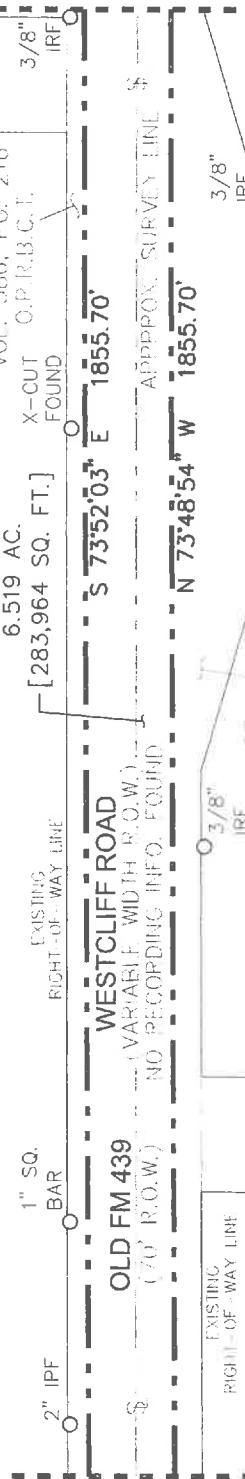
MATCHLINE SEE PAGE 10 OF 13

MATCHLINE SEE PAGE 8 OF 13

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

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

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



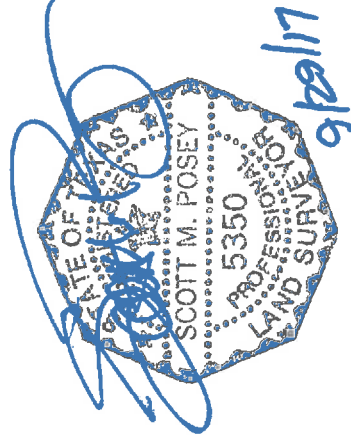
WESTCLIFF ROAD (VARIABLE WIDTH R.O.W.) NO RECORDING INFO. FOUND

6.519 AC. [283,964 SQ. FT.]

10

10

10



**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
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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)

**CEDARHILL DRIVE**  
 (60' R.O.W.)

**FLEETWOOD DRIVE**  
 (60' R.O.W.)

**SCHWERTNER DRIVE**  
 (60' R.O.W.)

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

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

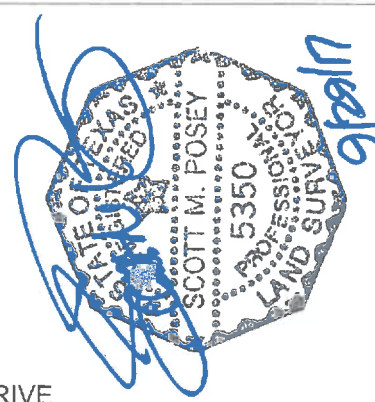
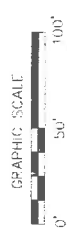
STATE OF TEXAS  
 VOL. 576, PG. 275  
 O.P.R.B.C.T.

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.

MATCHLINE SEE PAGE 11 OF 13

MATCHLINE SEE PAGE 9 OF 13



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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  - 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 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.

**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

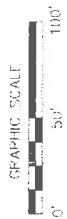
(VARIABLE WIDTH R.O.W.)  
NO RECORDING INFO. FOUND

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

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

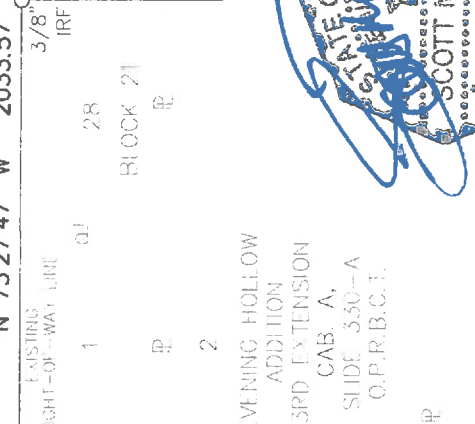
KINGWOOD DRIVE  
(60' R.O.W.)

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



MATCHLINE SEE PAGE 12 OF 13

MATCHLINE SEE PAGE 10 OF 13



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

J.S. WILDER SURVEY  
ABSTRACT No. 912

- 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.  
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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. 912**

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.

1-1/2" IRF  
1-1/4" IRF  
5/8" IRF  
3/8" IRF  
3/8" IRF  
3/8" IRF

STATE OF TEXAS VOL. 576, PG. 275 O.P.R.B.C.T.  
STATE OF TEXAS VOL. 576, PG. 271 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. 271 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. 271 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. 271 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. 271 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. 271 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. 271 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. 271 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. 271 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.

1-1/4" IRF  
5/8" IRF  
3/8" IRF  
3/8" IRF  
3/8" IRF

STATE OF TEXAS VOL. 576, PG. 275 O.P.R.B.C.T.  
STATE OF TEXAS VOL. 576, PG. 271 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. 271 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. 271 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. 271 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. 271 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. 271 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. 271 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. 271 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. 271 O.P.R.B.C.T.

**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.  
STATE OF TEXAS VOL. 576, PG. 275 O.P.R.B.C.T.

1-1/4" IRF  
5/8" IRF  
3/8" IRF  
3/8" IRF  
3/8" IRF

STATE OF TEXAS VOL. 576, PG. 275 O.P.R.B.C.T.  
STATE OF TEXAS VOL. 576, PG. 271 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. 271 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. 271 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. 271 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. 271 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. 271 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. 271 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. 271 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. 271 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. 271 O.P.R.B.C.T.

1-1/4" IRF  
5/8" IRF  
3/8" IRF  
3/8" IRF  
3/8" IRF

STATE OF TEXAS VOL. 576, PG. 275 O.P.R.B.C.T.  
STATE OF TEXAS VOL. 576, PG. 271 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. 271 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. 271 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. 271 O.P.R.B.C.T.

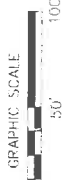
STATE OF TEXAS VOL. 576, PG. 275 O.P.R.B.C.T.  
STATE OF TEXAS VOL. 576, PG. 271 O.P.R.B.C.T.

STATE OF TEXAS VOL. 576, PG. 275 O.P.R.B.C.T.  
STATE OF TEXAS VOL. 576, PG. 271 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. 271 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. 271 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. 271 O.P.R.B.C.T.



MATCHLINE SEE PAGE 11 OF 13

MATCHLINE SEE PAGE 13 OF 13



**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
- CM = CAPPED IRON ROD FOUND
- "X" CUT = "X" CUT IN CONCRETE
- O = 5/8" IRON ROD SET W/ AN ALUMINUM CAP STAMPED "LAMB-STAR"
- ☒ = CONTROLLING MONUMENTATION
- CRS = 5/8" IRON ROD SET W/ A PLASTIC CAP STAMPED "LAMB-STAR"
- ~ = LINE BREAK (NOT TO SCALE)

**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

**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

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.

**G.W. CARTWRIGHT SURVEY  
ABSTRACT NO. 159**

OLIN P. DILLARD, SR. AND  
WIFE, FERFI L. DILLARD  
VOL. 3074, PG. 245  
O.P.R.B.C.T.

TRACT 1  
STATE OF TEXAS  
VOL. L, PG. 372  
O.P.R.B.C.T.

MOORE'S CROSSING ADDITION  
CAR. B, SL. 2B  
O.P.R.B.C.T.

STATE OF TEXAS  
VOL. 579, PG. 479  
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. 579, PG. 479  
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. 579, PG. 479  
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. 579, PG. 479  
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. 579, PG. 479  
O.P.R.B.C.T.

STATE OF TEXAS  
VOL. 579, PG. 479  
O.P.R.B.C.T.

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VOL. 576, PG. 274  
O.P.R.B.C.T.

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VOL. 579, PG. 479  
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. 579, PG. 479  
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. 579, PG. 479  
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.



**DURAN DRIVE**  
(60' R.O.W.)

**GABERIAL CIRCLE**  
(50' R.O.W.)

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

**TWILIGHT DRIVE**  
(60' R.O.W.)

**DUSK DRIVE**  
(60' R.O.W.)

**ROY REYNOLDS DRIVE**  
(70' R.O.W.)

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

10 6.519 AC. [283,964 SQ. FT.]  
EVENING HOLLOW ADDITION  
4TH EXTENSION  
CAR. A, SLIDE 375--A  
O.P.R.B.C.T.

1 16'52'40" E 247.71'  
2 1/2" CIRCF

1 16'52'40" W 57.00'  
2 1/2" CIRCF

1 73'07'20" W 46.70'  
2 1/2" CIRCF

1 73'25'14" E 446.16'  
2 3/8" IRF

1 72'39'35" E 247.71'  
2 1/2" CIRCF

1 72'59'20" W 600.75'  
2 3/8" IRF

1 16'52'40" E 12.50'  
2 3/8" IRF

1 16'52'40" W 46.70'  
2 3/8" IRF

1 73'07'20" W 46.70'  
2 3/8" IRF

1 73'07'20" W 46.70'  
2 3/8" IRF

1 73'07'20" W 46.70'  
2 3/8" IRF

1 73'07'20" W 46.70'  
2 3/8" IRF

1 73'07'20" W 46.70'  
2 3/8" IRF

1 73'07'20" W 46.70'  
2 3/8" IRF

1 73'07'20" W 46.70'  
2 3/8" IRF

1 73'07'20" W 46.70'  
2 3/8" IRF

1 73'07'20" W 46.70'  
2 3/8" IRF

1 73'07'20" W 46.70'  
2 3/8" IRF

1 73'07'20" W 46.70'  
2 3/8" IRF

1 73'07'20" W 46.70'  
2 3/8" IRF

1 73'07'20" W 46.70'  
2 3/8" IRF

1 73'07'20" W 46.70'  
2 3/8" IRF

1 73'07'20" W 46.70'  
2 3/8" IRF

1 73'07'20" W 46.70'  
2 3/8" IRF

1 73'07'20" W 46.70'  
2 3/8" IRF

1 73'07'20" W 46.70'  
2 3/8" IRF

1 73'07'20" W 46.70'  
2 3/8" IRF

1 73'07'20" W 46.70'  
2 3/8" IRF

1 73'07'20" W 46.70'  
2 3/8" IRF

1 73'07'20" W 46.70'  
2 3/8" IRF

1 73'07'20" W 46.70'  
2 3/8" IRF

1 73'07'20" W 46.70'  
2 3/8" IRF



**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 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 (+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 AIDES TO DETERMINE RIGHT-OF-WAY:  
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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

SCOTT M. POSEY  
5350 WYBURN  
LAND SURVEYOR  
9/20/17

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:

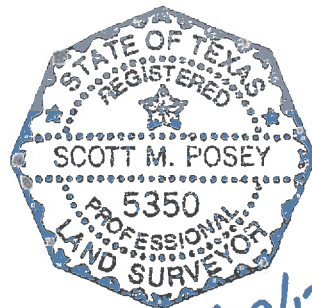
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-014 FROM F.M. 2410 IN KILLEEN, EAST 2.4 MILES.

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

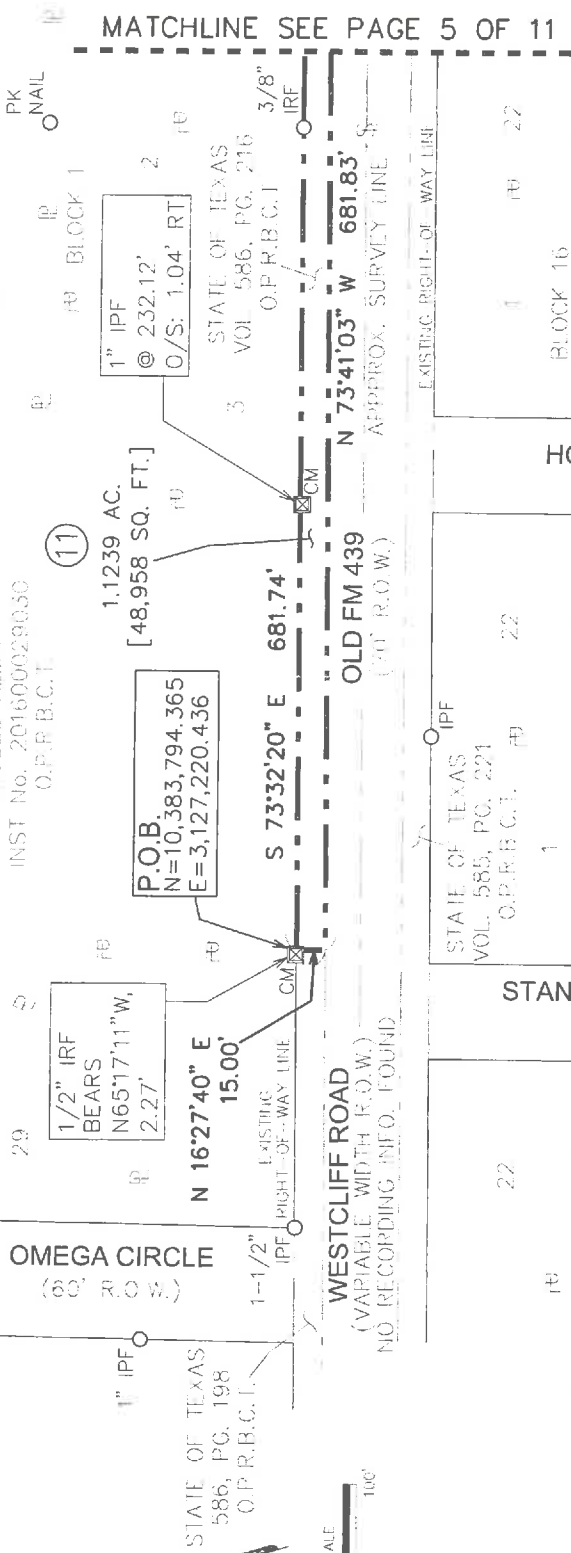
LAMB-STAR ENGINEERING, L.P.  
5700 W. PLANO PARKWAY, SUITE 1000  
PLANO, TEXAS 75093  
PH. (214) 440-3600  
FIRM REGISTRATION CERTIFICATE NO. 10048300  
SEPTEMBER 29, 2017

**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.



1/2" IRF BEARS  
N65°17'11"W,  
2.27'

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

1" IPF  
@ 232.12'  
O/S: 1.04' RT

N 16°27'40" E  
15.00'

S 73°32'20" E 681.74'

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

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

N 73°41'03" W 681.83'  
APPROX. SURVEY LINE

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

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

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

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



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

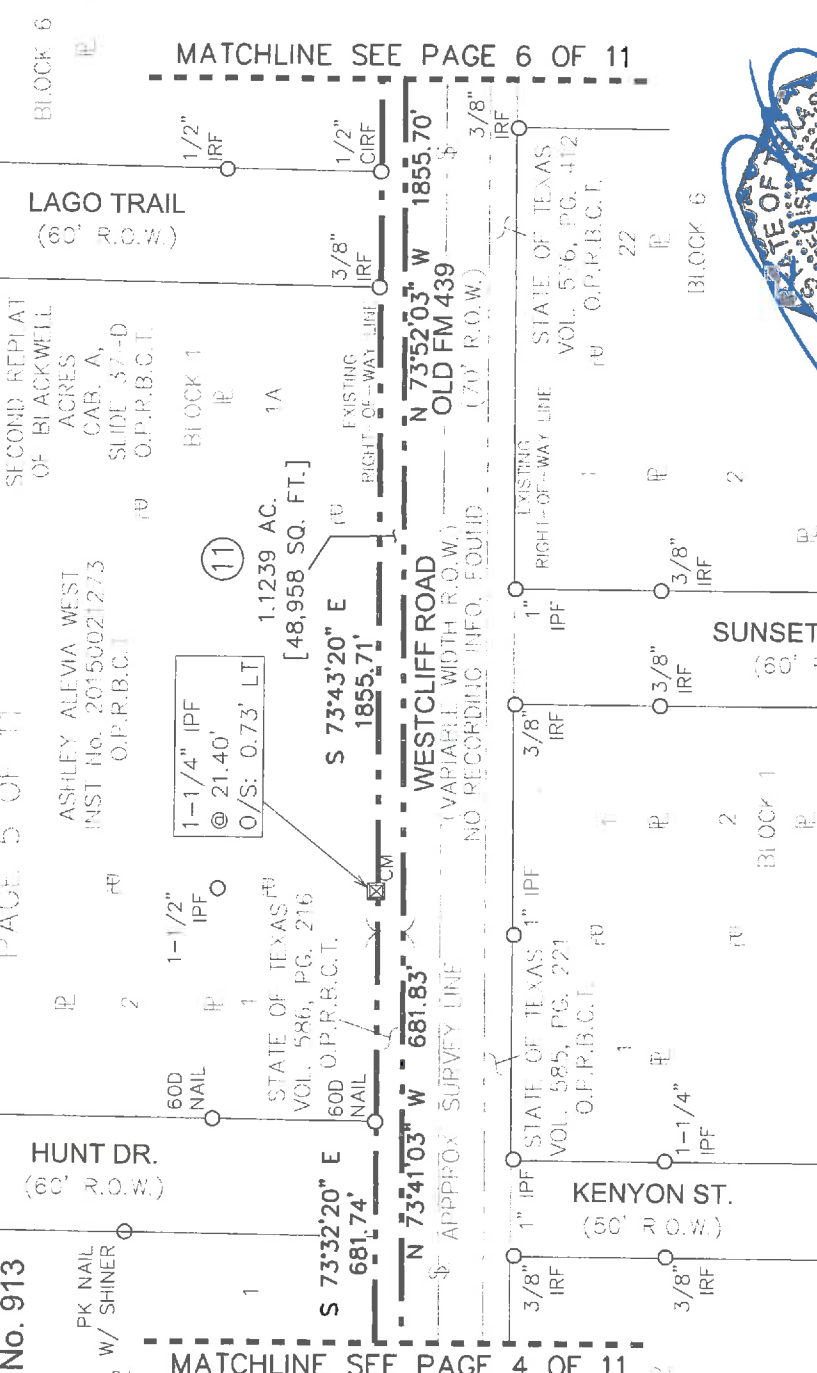
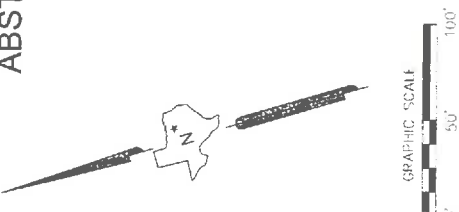
A PLAT OF A SURVEY  
FOR TRACT 11  
OLD FARM-TO-MARKET 439  
A 1,1239 AC., [48,958 Sq.Ft.]  
TRACT OF LAND  
SITUATED IN THE  
J.S. WILDER SURVEY,  
ABSTRACT NO. 912 AND  
J.S. WILDER SURVEY,  
ABSTRACT NO. 913  
BELL COUNTY, TEXAS  
SEPTEMBER 29, 2017

- 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 DEEDS.

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

**EXHIBIT "A"  
PAGE 5 OF 11**



BLOCK 6

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

SECOND REPEAT  
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.

1-1/4" IPF  
@ 21.40'  
O/S: 0.73' LT

1-1/2" IPF

STATE OF TEXAS  
VOL. 586, PG. 216  
60D O.P.R.B.C.T.

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

PK NAIL  
W/ SHINER

MATCHLINE SEE PAGE 4 OF 11

MATCHLINE SEE PAGE 6 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**

- LEGEND
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- PARCEL BOUNDARY
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- EXISTING EASEMENT LINE
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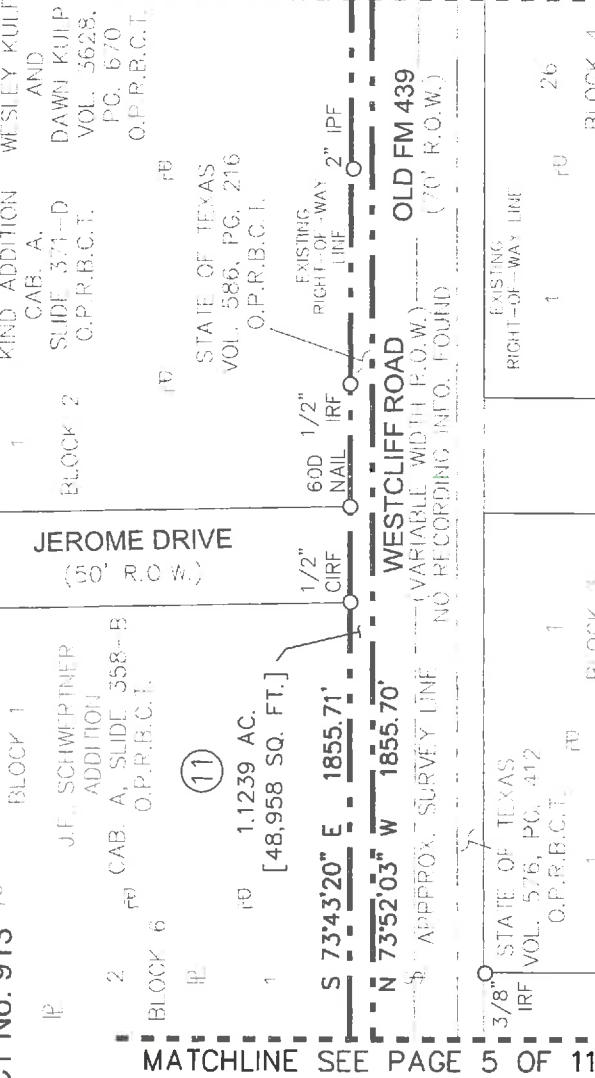
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BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE (4203), ALL DISTANCES AND COORDINATES SHOWN ARE SCALED USING A SURFACE ADJUSTMENT FACTOR OF 1.00012.  
COORDINATE VALUES DERIVED USING THE TXDOT VRS NETWORK  
THE FOLLOWING 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, 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

MATCHLINE SEE PAGE 7 OF 11



Block	Survey Description	Right-of-Way Line
1	J.F. SCHWERTNER ADDITION O.P.R.B.C.T.	1
2	CAB. A, SLIDE 558-B O.P.R.B.C.T.	2
3	STATE OF TEXAS IRF VOL. 576, PG. 412 O.P.R.B.C.T.	3
4	STATE OF TEXAS IRF VOL. 586, PG. 216 O.P.R.B.C.T.	4
5	APPROX. SURVEY LINE NO RECORDING INFO. FOUND	5
6	J.S. WILDER SURVEY ABSTRACT No. 912 AND J.S. WILDER SURVEY, ABSTRACT NO. 913 BELL COUNTY, TEXAS	6
7	STATE OF TEXAS IRF VOL. 576, PG. 412 O.P.R.B.C.T.	7
8	STATE OF TEXAS IRF VOL. 586, PG. 216 O.P.R.B.C.T.	8



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 BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE (4203).  
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 VARIOUS SUBDIVISION PLATS AND DEEDS.

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

**EXHIBIT "A"  
PAGE 7 OF 11**

3

MATCHLINE SEE PAGE 8 OF 11

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

BLOCK 1  
ILEN 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.

WIFE DORATHY  
J. KULP  
VOL. 1805,  
PG. 655  
O.P.R.B.C.T.

BLOCK 1 (11)  
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'

APPROX. SURVEY LINE  
NO RECORDING INFO. FOUND

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

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

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

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

EXISTING  
RIGHT-OF-WAY LINE  
3/8" IRF

12

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

3/8" IRF

25

1/2" IRF

LOT 1, BLOCK 1  
KILLEN-WESTCLIFF G2K  
DEVELOPMENT ADDITION  
CAB. D, SLIDE 373-A  
O.P.R.B.C.T.

1

2

3

TRACT LINE

EVENING HOLLOW  
ADDITION  
2ND EXTENSION  
CAB. A,  
SLIDE 379-C  
O.P.R.B.C.T.

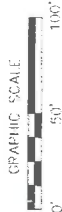
**J.S. WILDER SURVEY  
ABSTRACT No. 912**

A PLAT OF A SURVEY  
FOR TRACT 11

OLD FARM-TO-MARKET 439  
A 1,1239 AC., [48,958 Sq.Ft.]

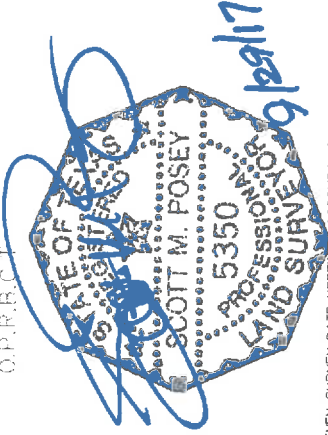
TRACT OF LAND  
SITUATED IN THE

J.S. WILDER SURVEY,  
ABSTRACT NO. 912 AND  
J.S. WILDER SURVEY,  
ABSTRACT NO. 913  
BELL COUNTY, TEXAS  
SEPTEMBER 29, 2017



**LEGEND**

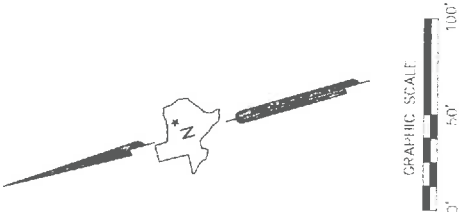
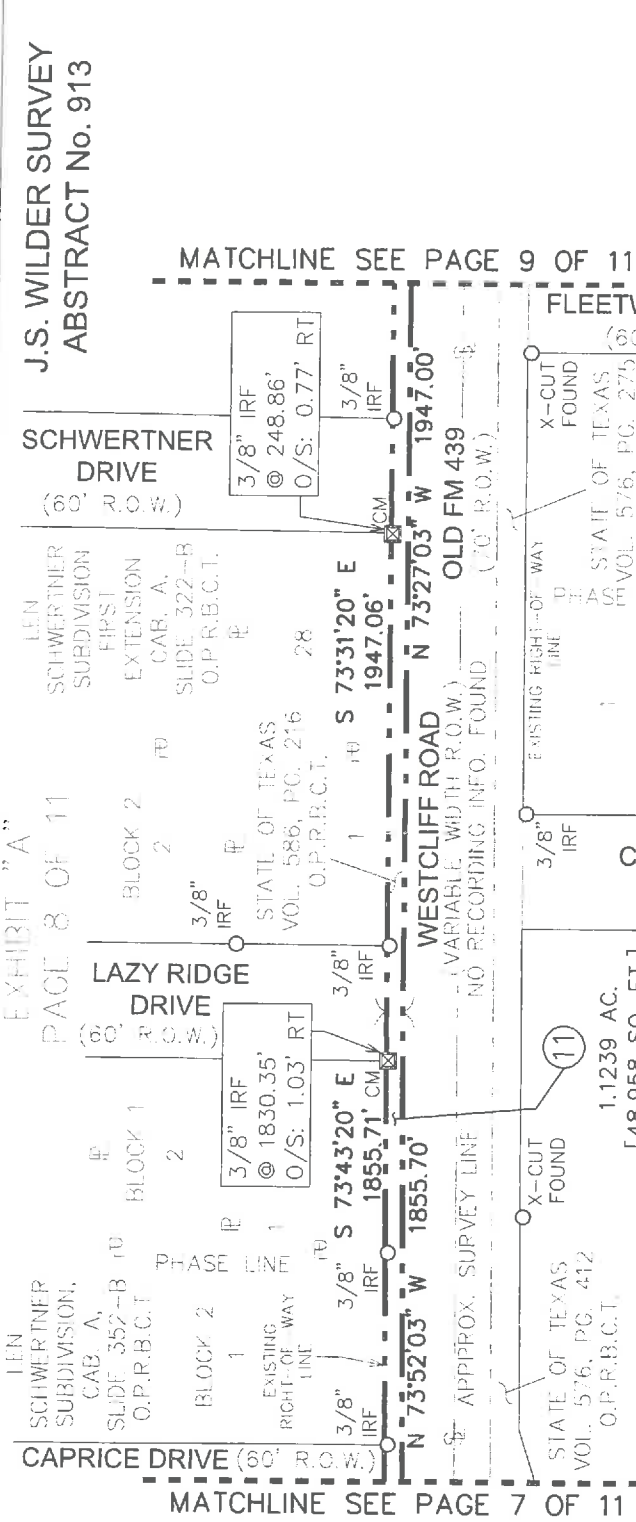
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- CM = FOUND MONUMENTATION
- CM = CONTROLLING MONUMENTATION
- LINE BREAK (NOT TO SCALE)



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 TMDOT VRS NETWORK  
THE FOLLOWING WERE USED AS AIDS TO DETERMINE RIGHT-OF-WAY:  
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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 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**

- LEGEND**
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VARIOUS SUBDIVISION PLATS AND DEEDS

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

EXHIBIT "A"  
PAGE 9 OF 11

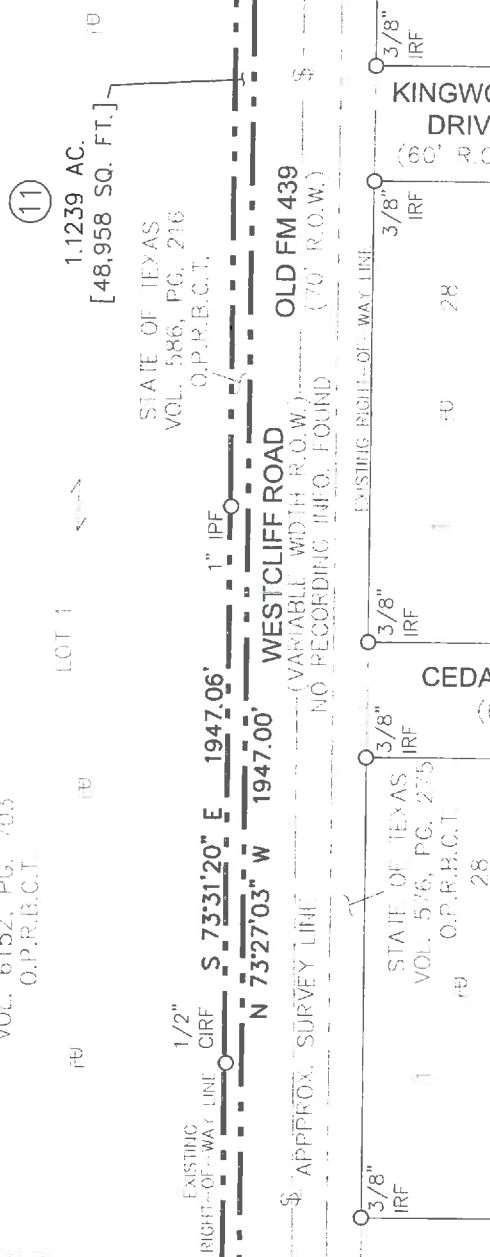
LEN SCHWERTNER  
SUBDIVISION  
CAB. A, SLIDE 241-B  
O.P.R.B.C.T.

MIGUEL A. ABUDO  
AND  
WANDA I. ABUDO  
VOL. 6152, PG. 703  
O.P.R.B.C.T.

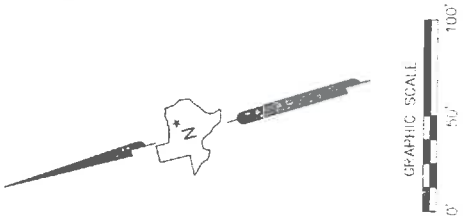
RIVERA ADDITION  
CAB. C, SLIDE T1-A  
O.P.R.B.C.T.

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  
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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 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.



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

**EXHIBIT "A"  
PAGE 10 OF 11**

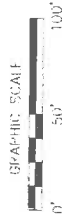
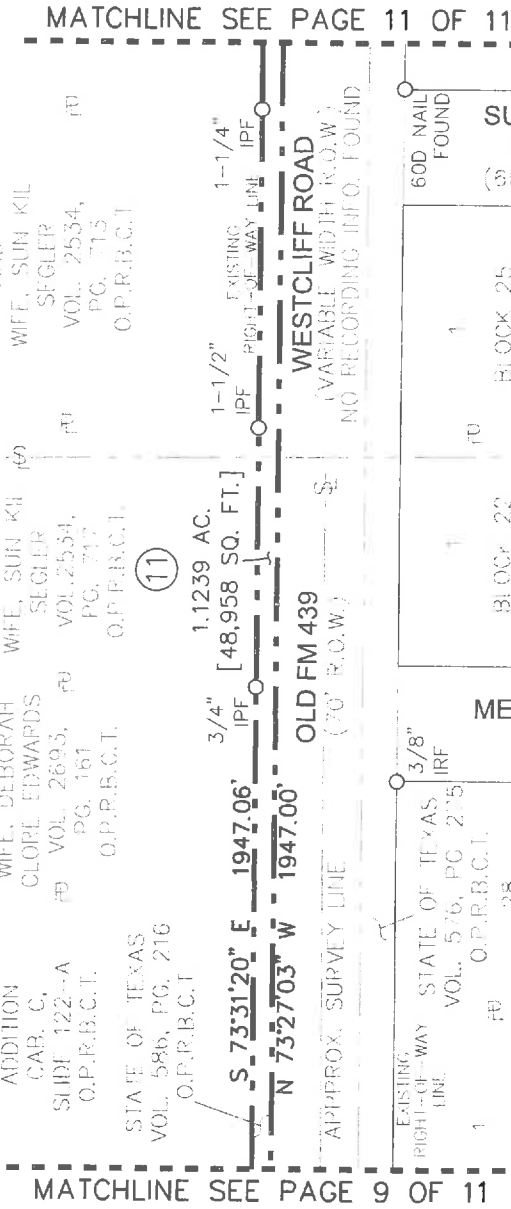
**A. McMILLIN SURVEY  
ABSTRACT NO. 559**

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 KIL  
SEGLER  
VOL. 2534, PG. 713  
O.P.R.B.C.T.

ROBERT D. SEGLER  
AND  
WIFE, SUN KIL  
SEGLER  
VOL. 2534, PG. 713  
O.P.R.B.C.T.



EXISTING RIGHT-OF-WAY LINE  
STATE OF TEXAS  
VOL. 576, PG. 275  
O.P.R.B.C.T.  
1 IR 28  
2 IR 27  
EVENING HOLLOW  
ADDITION  
BLOCK 21  
CAB. A,  
SLIDE 395-A  
O.P.R.B.C.T.

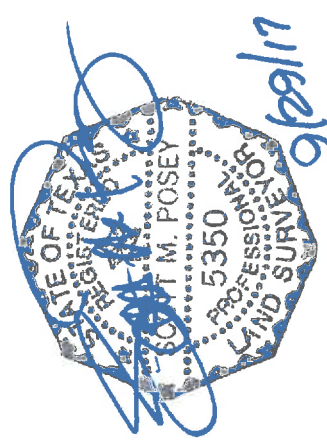
60D NAIL FOUND  
SUNDOWN DRIVE  
(30' R.O.W.)  
1 IR 25  
2 IR 3/8"  
3 IR  
BLOCK 25  
TRACED LINE  
APPROX. SURVEY LINE

**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
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- R.O.W. = RIGHT-OF-WAY
- IR = 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  
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. 836-03-003 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.

STATE OF TEXAS  
VOL. 586, PG. 216  
O.P.R.B.C.T.  
[48,958 SQ. FT.]

S 73°31'20" E 5/8" IRF 1947.06'  
N 73°27'03" W 1947.00'

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

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.

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

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

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

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

**A. McMILLIN SURVEY  
ABSTRACT NO. 559**

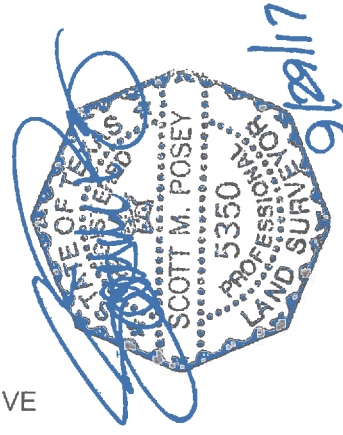
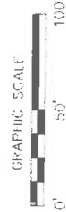
EVENING HOLLOW ADDITION  
4TH EXTENSION  
CAB. A, SLIDE 575-A  
O.P.R.B.C.T.

**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

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
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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.

EXHIBIT "A"

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

PAGE: 1 OF 7  
SEPTEMBER, 2017

DESCRIPTION FOR TRACT 12

BEING A 0.8243 ACRE (35,908 SQUARE FEET) TRACT OF LAND, MORE OR LESS, IN THE J.S. WILDER SURVEY, ABSTRACT NO. 912, BELL COUNTY, TEXAS, AND BEING PART OF THAT TRACT OF LAND DESCRIBED IN DEED TO THE STATE OF TEXAS RECORDED IN VOLUME 576, PAGE 412 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 0.8243 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT THE SOUTHWEST CORNER OF SAID VOLUME 576, PAGE 412, SAME BEING THE COMMON SOUTHEAST CORNER OF A REMAINING PORTION OF A 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., HAVING A SURFACE COORDINATE OF NORTH 10,383,534.021, EAST 3,127,854.509, FROM WHICH A 1" IRON PIPE FOUND BEARS SOUTH 70° 40' 09" WEST, A DISTANCE OF 1.35 FEET;

- 1) THENCE NORTH 16° 22' 10" EAST ALONG THE WESTERLY LINE OF SAID VOLUME 576, PAGE 412 AND THE COMMON EASTERLY LINE OF SAID VOLUME 585, PAGE 221, A DISTANCE OF 13.00 FEET TO THE NORTHWEST CORNER OF SAID VOLUME 579, PAGE 412, SAME BEING THE NORTHEAST CORNER OF SAID VOLUME 585, PAGE 221, ALSO BEING IN THE SOUTH LINE OF THE PRESCRIPTIVE R.O.W. OF FM 439;
- 2) THENCE SOUTH 73° 48' 54" EAST ALONG THE NORTHERLY LINE OF SAID VOLUME 576, PAGE 412 AND ALONG THE COMMON SOUTHERLY LINE OF THE PRESCRIPTIVE R.O.W. OF OLD FM 439, A DISTANCE OF 1855.70 FEET TO THE NORTHEAST CORNER OF SAID VOLUME 579, PAGE 412, SAME BEING THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO THE STATE OF TEXAS RECORDED IN VOLUME 576, PAGE 275 O.P.R.B.C.T.;
- 3) THENCE SOUTH 16° 22' 40" WEST, ALONG THE EASTERLY LINE OF SAID VOLUME 579, PAGE 412 AND THE COMMON WESTERLY LINE OF SAID VOLUME 576, PAGE 275, A DISTANCE OF 16.00 FEET TO THE SOUTHEAST CORNER OF SAID VOLUME 579, PAGE 412, SAME BEING THE SOUTHWEST CORNER OF SAID 576, PAGE 275;

THENCE ALONG THE SOUTHERLY LINE OF SAID VOLUME 579, PAGE 412, SAME BEING THE COMMON SOUTHERLY R.O.W. LINE OF OLD FM 439 AS FOLLOWS:

- 4) NORTH 73° 43' 20" WEST, PASSING A X-CUT FOUND AT A DISTANCE OF 106.68 FEET, OFFSET LEFT A DISTANCE OF 1.44 FEET, CONTINUING IN ALL A TOTAL DISTANCE OF 217.44 FEET;
- 5) SOUTH 89° 34' 42" WEST, A DISTANCE OF 104.40 FEET;

EXHIBIT "A"

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

PAGE: 2 OF 7  
SEPTEMBER, 2017

DESCRIPTION FOR TRACT 12

- 6) NORTH 73° 43' 20" WEST, PASSING A 1/2" CAPPED IRON ROD FOUND AT A DISTANCE OF 7.23 FEET, OFFSET LEFT A DISTANCE 1.01 FEET, PASSING A 3/8" IRON ROD FOUND AT A DISTANCE OF 159.63 FEET, OFFSET LEFT A DISTANCE OF 0.58 FEET, CONTINUING IN ALL A TOTAL DISTANCE OF 200.00 FEET;
- 7) NORTH 57° 01' 23" WEST, A DISTANCE OF 104.40 FEET;
- 8) NORTH 73° 43' 20" WEST, PASSING A 3/8" IRON ROD FOUND AT A DISTANCE OF 39.81 FEET, OFFSET LEFT A DISTANCE 1.55 FEET, PASSING A 3/8" IRON ROD FOUND AT A DISTANCE OF 1119.36 FEET, OFFSET LEFT A DISTANCE OF 0.80 FEET, CONTINUING IN ALL A TOTAL DISTANCE OF 1238.26 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 0.8243 ACRE (35,908 SQUARE FEET) OF LAND, MORE OR LESS.

EXHIBIT "A"

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

PAGE: 3 OF 7  
SEPTEMBER, 2017

DESCRIPTION FOR TRACT 12

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.

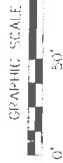
  
SCOTT M. POSEY  
TEXAS REGISTRATION NO. 5350



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

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

**EXHIBIT "A"  
PAGE 4 OF 7**



PK NAIL  
W/SHINER  
FOUND

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

60D NAIL  
FOUND

0.8243 AC.  
[35,908 SQ. FT.]

ASHLEY ALVIA WEST  
INST No. 20150021273  
D.P.R.B.C.T.

SECOND REPEAT  
OF BLACKWELL  
ACRES  
CAB. A,  
SLIDE 57-D  
D.P.R.B.C.T.

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

1/2" IRF

1/2" CIRF

1-1/2" IPF

1-1/4" IPF

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

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

APPROX. SURVEY LINE

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

1" IPF  
N 16°22'10" E  
13.00'

1" IPF BEARS  
S70°40'09"W  
1.35'

3/8" IRF  
@ 1119.36'  
O/S: 0.80' LT

3/8" IRF  
N 73°43'20" W  
1238.26'

3/8" IRF  
S 73°48'54" E  
1855.70'

**KENYON STREET**  
(60' R.O.W.)

**SUNSET STREET**  
(60' R.O.W.)



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

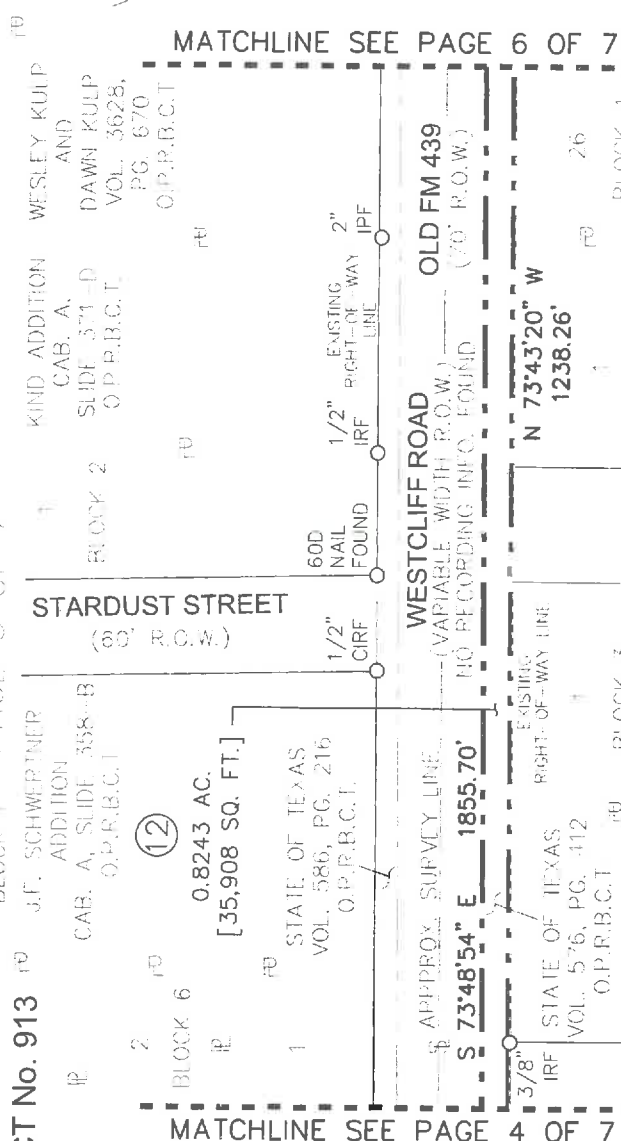
A PLAT OF A SURVEY  
FOR TRACT 12  
FARM-TO-MARKET 439  
A 0.8243 AC., [35,908 Sq.Ft.]  
TRACT OF LAND  
SITUATED IN THE  
J.S. WILDER SURVEY,  
ABSTRACT NO. 912 AND  
J.S. WILDER SURVEY,  
ABSTRACT NO. 913  
BELL COUNTY, TEXAS  
SEPTEMBER 29, 2017

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VARIOUS SUBDIVISION PLATS AND DEEDS.

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

EXHIBIT "A"  
BLOCK 1 PAGE 5 OF 7



DONALD W. KULIP  
AND WIFE  
DORATHY J. KULIP  
VOL. 1298, PG. 455  
O.P.R.B.C.T.

WESLEY KULIP  
AND  
DAWN KULIP  
VOL. 3628,  
PG. 670  
O.P.R.B.C.T.

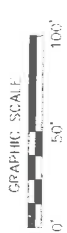
J.T. SCHWERTNER  
ADDITION  
CAB. A, SLIDE 358-B  
O.P.R.B.C.T.

J.S. WILDER SURVEY  
ADDITION  
CAB. A, SLIDE 586  
O.P.R.B.C.T.

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

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

SCOTT M. POSEY  
PROFESSIONAL  
LAND SURVEYOR  
5350



- LEGEND**
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  - PARCEL BOUNDARY
  - PROPERTY LINE
  - EXISTING EASEMENT LINE
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**J.S. WILDER SURVEY  
ABSTRACT No. 912**

A PLAT OF A SURVEY  
FOR TRACT 12  
OLD FARM—TO—MARKET 439  
A 0.8243 AC., [35,908 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

MATCHLINE SEE PAGE 6 OF 7

MATCHLINE SEE PAGE 4 OF 7



A DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT.  
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F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-003 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 7

DONALD W. KULP AND WIFE  
DORATHY J. KULP  
VOL. 1298, PG. 455  
O.P.R.B.C.T.

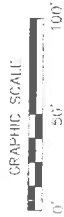
DONALD W. KULP AND WIFE  
KATHY J. WIFE DORATHY KULP  
VOL. 1805, PG. 655  
O.P.R.B.C.T.

KILLEN BIRLE  
CHURCH SUBDIVISION  
CAB. B, SLIDE 27-A  
O.P.R.B.C.T.

GEN SCHWERTNER  
SUBDIVISION,  
CAB. A,  
SLIDE 352-B  
O.P.R.B.C.T.

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

0.8243 AC.  
[35,908 SQ. FT.]



GRAPHIC SCALE

MATCHLINE SEE PAGE 5 OF 7

MATCHLINE SEE  
PAGE 7 OF 7

ADDITIONAL SURVEY LINE  
S 73°48'54" E 1855.70'

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

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

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

N 73°43'20" W 1238.26'

N 57°01'23" W 104.40'

N 73°43'20" W 200.00'

S 89°34'42" W 104.40'

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

3/8" IRF @ 39.81'  
O/S: 1.55' LT

3/8" IRF @ 159.63'  
O/S: 0.58' LT

1/2" CIRF @ 7.23'  
O/S: 1.01' LT

BLOCK 4  
25

EVENING HOLLOW ADDITION  
1ST EXTENSION  
CAB. A, SLIDE 89-D  
O.P.R.B.C.T.

BLOCK 2  
25

PHASE 2

EVENING HOLLOW ADDITION  
2ND EXTENSION  
CAB. A,  
SLIDE 379-C  
O.P.R.B.C.T.

BLOCK 3  
25

PHASE 3

EVENING HOLLOW ADDITION  
CAB. A,  
SLIDE 379-C  
O.P.R.B.C.T.

BLOCK 5  
25

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

KILLEN-WESTCLIFF  
C2K DEVELOPMENT  
ADDITION  
CAB. D, SLIDE 373-A  
O.P.R.B.C.T.

BLOCK 1



J.S. WILDER SURVEY  
ABSTRACT No. 912

A PLAT OF A SURVEY  
FOR TRACT 12  
OLD FARM--TO--MARKET 439  
A 0.8243 AC., [35,908 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.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCING
- 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 TDDOT 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 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



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

LEN SCHWERTNER  
SUBDIVISION  
CAB. A, SLIDE 241-B  
O.P.R.B.C.T.

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

**SCHWERINER DRIVE**  
(60' R.O.W.)

LEN SCHWERTNER  
SUBDIVISION  
FIRST  
EXTENSION  
CAB. A,  
SLIDE 322-B  
O.P.R.B.C.T.

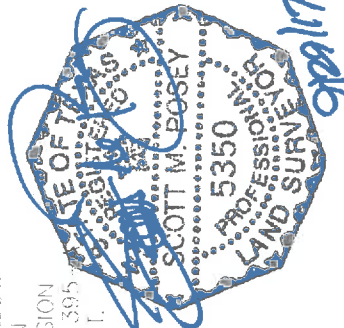
28

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

EXISTING  
RIGHT-OF-WAY LINE

**FLEETWOOD DRIVE**  
(60' R.O.W.)

EVENING HOLLOW  
ADDITION  
3RD EXTENSION  
CAB. A, SLIDE 395  
O.P.R.B.C.T.



**EXHIBIT "A"  
PAGE 7 OF 7**

**LAZY RIDGE DRIVE**  
(60' R.O.W.)

BLOCK 2

2

3/8" IRF

1

3/8" IRF

28

0.8243 AC.  
[35,908 SQ. FT.]

12

3/8" IRF

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

APPROX. SURVEY LINE  
S 73°48'54" E 1855.70'

STATE OF TEXAS  
VOL. 576, PG. 275  
O.P.R.B.C.T.

3/8" IRF

16.00'

S 16°22'40" W

217.44'

X-CUT FOUND

@ 106.68'

O/S: 1.44' LT. 2

3/8" IRF

**CEDARHILL DRIVE**  
(60' R.O.W.)

REMAINDER OF LOTS  
1-4 REPLAT OF LOTS  
1-2, BLOCK 12  
EVENING HOLLOW  
ADDITION  
3RD EXTENSION  
CAB. A, SLIDE 395-A  
O.P.R.B.C.T.

3/8" IRF

REPLAT OF LOT 1,  
BLOCK 13, EVENING  
HOLLOW ADDITION  
3RD EXTENSION  
CAB. A, SLIDE 393-C  
O.P.R.B.C.T.

A PLAT OF A SURVEY  
FOR TRACT 12  
OLD FARM-TO-MARKET 439  
A 0.8243 AC., [35,908 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**

- 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 HEREMTH ACCOMPANIES THIS PLAT.  
BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE  
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

EXHIBIT "A"

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

PAGE: 1 OF 7  
SEPTEMBER, 2017

DESCRIPTION FOR TRACT 13

BEING A 0.8799 ACRE (38,329 SQUARE FEET) TRACT OF LAND, MORE OR LESS, IN THE A. McMILLIN SURVEY, ABSTRACT NO. 559 AND THE J.S. WILDER SURVEY, ABSTRACT NO. 912, BELL COUNTY, TEXAS, AND BEING PART OF THAT TRACT OF LAND DESCRIBED IN DEED TO THE STATE OF TEXAS RECORDED IN VOLUME 576, PAGE 275 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 0.8799 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT THE SOUTHWEST CORNER OF SAID VOLUME 576, PAGE 275, SAME BEING THE COMMON SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO THE STATE OF TEXAS RECORDED IN VOLUME 576, PAGE 412 O.P.R.B.C.T., HAVING A SURFACE COORDINATE OF NORTH 10,383,013.882, EAST 3,129,635.817, FROM WHICH AN X-CUT FOUND AT THE NORTHWEST CORNER OF THE REMAINDER OF LOT 1A OF THE REPLAT OF LOTS 1-2, BLOCK 12 OF THE EVENING HOLLOW ADDITION 3RD EXTENSION, AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, RECORDED IN CABINET D, SLIDE 373-A O.P.R.B.C.T. AND THE NORTHEAST CORNER OF LOT 1, BLOCK 1 OF THE KILLEEN-WESTCLIFFE G2K DEVELOPMENT ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, RECORDED IN CABINET D, SLIDE 373-A O.P.R.B.C.T. BEARS NORTH 74° 29' 48" WEST, A DISTANCE OF 106.69 FEET;

- 1) THENCE NORTH 16° 22' 40" EAST ALONG THE WESTERLY LINE OF SAID VOLUME 576, PAGE 275 AND THE COMMON EASTERLY LINE OF SAID VOLUME 576, PAGE 412, A DISTANCE OF 16.00 FEET TO THE NORTHWEST CORNER OF SAID VOLUME 579, PAGE 275, SAME BEING THE NORTHEAST CORNER OF SAID VOLUME 576, PAGE 412, ALSO BEING IN THE SOUTH LINE OF THE PRESCRIPTIVE R.O.W. OF OLD FM 439;

THENCE ALONG THE NORTHERLY LINE OF SAID VOLUME 576, PAGE 275 AND ALONG THE COMMON SOUTHERLY LINE OF THE PRESCRIPTIVE R.O.W. OF OLD FM 439 AS FOLLOWS:

- 2) SOUTH 73° 27' 47" EAST, A DISTANCE OF 2033.57 FEET;
- 3) SOUTH 72° 59' 20" EAST, A DISTANCE OF 600.75 FEET TO THE NORTHEAST CORNER OF SAID VOLUME 579, PAGE 275;
- 4) SOUTH 16° 52' 40" WEST, A DISTANCE OF 12.50 FEET TO THE SOUTHEAST CORNER OF SAID VOLUME 579, PAGE 275;

EXHIBIT "A"

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

PAGE: 2 OF 7  
SEPTEMBER, 2017

DESCRIPTION FOR TRACT 13

THENCE ALONG THE SOUTHERLY LINE OF SAID VOLUME 579, PAGE 275, SAME BEING THE SOUTHERLY R.O.W. LINE OF OLD FM 439 AS FOLLOWS:

- 5) NORTH 73° 07' 20" WEST, PASSING A 3/8" IRON ROD FOUND AT A DISTANCE OF 131.56 FEET, OFFSET LEFT A DISTANCE OF 2.71 FEET, PASSING ANOTHER 3/8" IRON ROD FOUND AT A DISTANCE OF 491.32 FEET, OFFSET LEFT A DISTANCE OF 4.42 FEET, CONTINUING IN ALL A TOTAL DISTANCE OF 600.70 FEET;
- 6) NORTH 73° 31' 20" WEST, PASSING A 3/8" IRON ROD FOUND AT A DISTANCE OF 130.14 FEET, OFFSET LEFT A DISTANCE OF 4.98 FEET, PASSING ANOTHER 3/8" IRON ROD FOUND AT A DISTANCE OF 1929.98 FEET, OFFSET LEFT A DISTANCE OF 1.66 FEET, CONTINUING IN ALL A TOTAL DISTANCE OF 2033.50 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 0.8243 ACRE (35,908 SQUARE FEET) OF LAND, MORE OR LESS.

EXHIBIT "A"

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

PAGE: 3 OF 7  
SEPTEMBER, 2017

DESCRIPTION FOR TRACT 13

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.

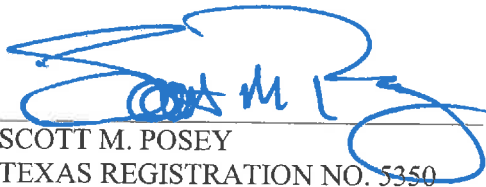
THE FOLLOWING WERE USED AS AIDES TO DETERMINE RIGHT-OF-WAY:

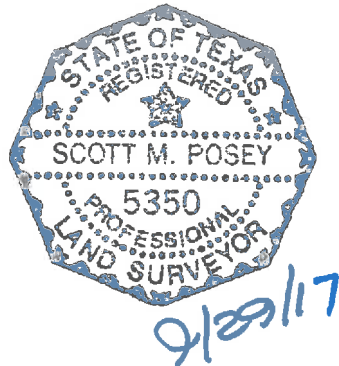
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-014 FROM F.M. 2410 IN KILLEEN, EAST 2.4 MILES.

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  
AUGUST XX, 2017

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

LEN SCHWERTNER SUBDIVISION  
 CAB. A, SLIDE 352-B  
 O.P.R.B.C.T.

LEN SCHWERTNER SUBDIVISION  
 FIRST EXTENSION  
 CAB. A, SLIDE 322-B  
 O.P.R.B.C.T.

MIGUEL A. ARUDO AND WANDA I. ABUDO  
 VOL. 6152, PG. 703  
 O.P.R.B.C.T.

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

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

**EXHIBIT "A"**  
**PAGE 4 OF 7**

**LAZY RIDGE DRIVE**  
 (60' R.O.W.)

**SCHWERINER DRIVE**  
 (60' R.O.W.)

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

**FLEETWOOD DRIVE**  
 (60' R.O.W.)

**CEDARHILL DRIVE**  
 (60' R.O.W.)

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

**APPROX. SURVEY LINE**  
 S 73°27'47" E 2033.57'

**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
- O = FOUND MONUMENTATION
- CM = CONTROLLING MONUMENTATION
- - - = LINE BREAK (NOT TO SCALE)

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

OLD FARM-TO-MARKET 439  
 A 0.8799 AC., [38,329 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.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
- O = FOUND MONUMENTATION
- CM = CONTROLLING MONUMENTATION
- - - = LINE BREAK (NOT TO SCALE)

**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**

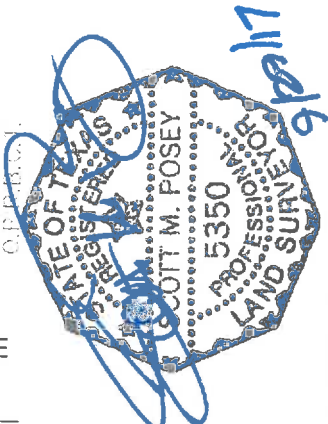


EXHIBIT "A"  
PAGE 5 OF 7

J.S. WILDER SURVEY  
ABSTRACT No. 912

MIGUEL A. ABUDO AND WANDA I. 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.

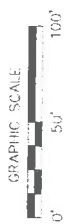
0.8799 AC.  
[38,329 SQ. FT.]

VERNON GAYLE EDWARDS AND WIFE, DEBORAH CLORE EDWARDS  
VOL. 2695, PG. 161  
O.P.R.B.C.T.

FIRST CHURCH OF GOD IN CHRIST  
ADDITION  
CAB. C, SLIDE 122-A  
O.P.R.B.C.T.

MATCHLINE SEE PAGE 4 OF 7

MATCHLINE SEE PAGE 6 OF 7



APPROX. SURVEY LINE

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

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

S 73°27'47" E 2033.57'

N 73°31'20" W 2033.50'

1 28' IRF

2 27' IRF

3 26' IRF

BLOCK 17

IRF

3/8" IRF

3/8" IRF

3/8" IRF

3/8" IRF

IRF

3/8" IRF

3/8" IRF

3/8" IRF

3/8" IRF

IRF

3/4" IPF

3/8" IRF

3/8" IRF

3/8" IRF

IRF

EXISTING RIGHT-OF-WAY LINE

EXISTING RIGHT-OF-WAY LINE

EXISTING RIGHT-OF-WAY LINE

EXISTING RIGHT-OF-WAY LINE

EXISTING RIGHT-OF-WAY LINE

EXISTING RIGHT-OF-WAY LINE

EXISTING RIGHT-OF-WAY LINE

EXISTING RIGHT-OF-WAY LINE

EXISTING RIGHT-OF-WAY LINE

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

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

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

EVENING HOLLOW ADDITION 3RD EXTENSION  
CAB. A, SLIDE 395-A  
O.P.R.B.C.T.

STATE OF TEXAS  
VOL. 576, PG. 275  
O.P.R.B.C.T.

BLOCK 24

BLOCK 24

BLOCK 17

BLOCK 17

BLOCK 17

BLOCK 17

BLOCK 17

BLOCK 17

J.S. WILDER SURVEY  
ABSTRACT No. 912

A PLAT OF A SURVEY FOR TRACT 13  
OLD FARM-TO-MARKET 439  
A 0.8799 AC., [38,329 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.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 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. 150 AT NOLANVILLE.
- VARIOUS SUBDIVISION PLATS AND DEEDS

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

**EXHIBIT "A"  
PAGE 6 OF 7**

ROBERT D. SEGLER AND WIFE, SUN KIL SEGLER VOL. 2534, PG. 717 O.P.R.B.C.T.

ROBERT D. SEGLER AND WIFE, SUN KIL SEGLER VOL. 2534, PG. 719 O.P.R.B.C.T.

WINNIE SCARBROUGH ADDITION CAB. B, SLIDE 213-B O.P.R.B.C.T.

3/8" IRF

MATCHLINE SEE PAGE 5 OF 7

MATCHLINE SEE PAGE 7 OF 7

APPROX. SURVEY LINE

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

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

1

N 73°31'20" W 2033.50'

EXISTING NAIL RIGHT-OF-WAY LINE FOUND

STATE OF TEXAS VOL. 576, PG. 275 O.P.R.B.C.T.

3/8" IRF

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

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

3/8" IRF

3/8" IRF

3/8" IRF

2

2

2

27

3/8" IRF

3/8" IRF

3/8" IRF

3

3

3

26

3/8" IRF

3/8" IRF

3/8" IRF

APPROX. SURVEY LINE

EVENING HOLLOW ADDITION CAB. A, SLIDE 375-A O.P.R.B.C.T.

STATE OF TEXAS VOL. 576, PG. 275 O.P.R.B.C.T.

3/8" IRF

3/8" IRF

3/8" IRF

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

**A. McMILLIN SURVEY  
ABSTRACT No. 559**

A PLAT OF A SURVEY FOR TRACT 13  
OLD FARM-TO-MARKET 439  
A 0.8799 AC., [38,329 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)

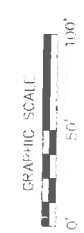
A DESCRIPTION OF EVEN SURVEY DATE HEREMITH ACCOMPANIES THIS PLAT.

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:

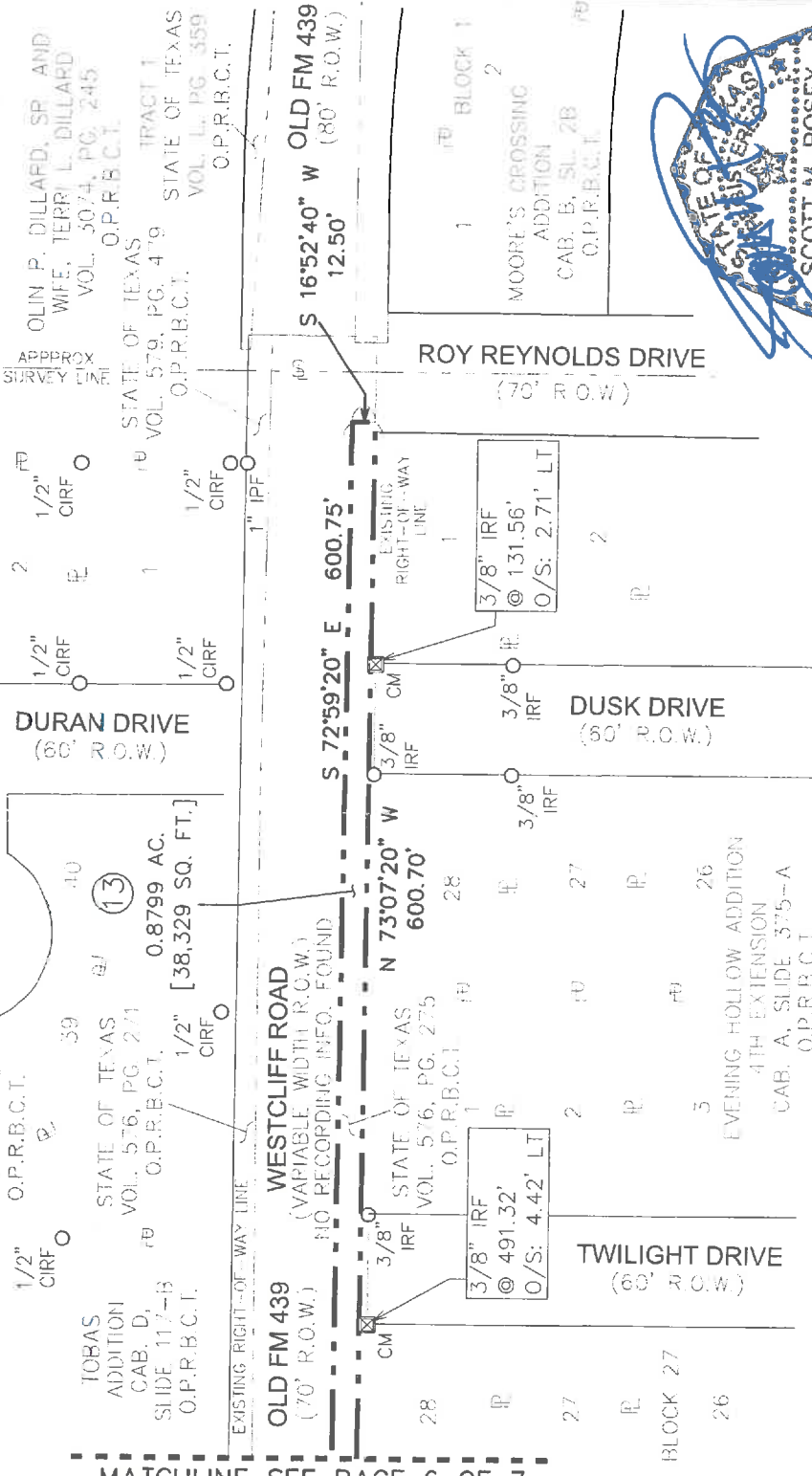
- F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-014 FROM F.M. 2410 IN KILLEEN, EAST 2.4 MILES
- F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-001 FROM KILLEEN, 4 MILES EAST.
- F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-003 AND 2057-01-001 FROM FM 439 EAST OF KILLEEN TO 1.0 MILE NORTH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



**A. McMILLIN SURVEY  
ABSTRACT NO. 559**

**EXHIBIT "A"  
PAGE 7 OF 7**

**G.W. CARTWRIGHT SURVEY  
ABSTRACT NO. 159**



A PLAT OF A SURVEY  
FOR TRACT 13  
OLD FARM-TO-MARKET 439  
A 0.8799 AC., [38,329 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

- 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 DEEDS.

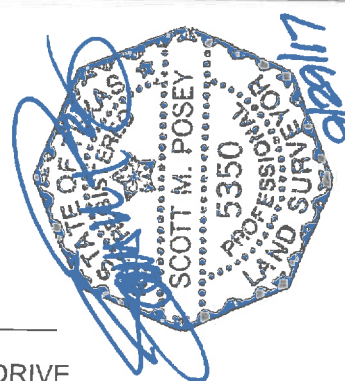




EXHIBIT "A"

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

PAGE: 1 OF 3  
SEPTEMBER, 2017

DESCRIPTION FOR TRACT 14

BEING A 0.1244 ACRE (5,419 SQUARE FEET) TRACT OF LAND, MORE OR LESS, IN THE A. McMILLIN SURVEY, ABSTRACT NO. 559, BELL COUNTY, TEXAS, AND BEING PART OF THAT 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 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 0.1244 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 TRACT OF LAND DESCRIBED IN DEED TO THE STATE OF TEXAS RECORDED IN VOLUME 579, PAGE 479 O.P.R.B.C.T., HAVING A SURFACE COORDINATE OF NORTH 10,382,388.036, EAST 3,131,988.603, FROM WHICH THE SOUTHEAST CORNER OF LOT 40 OF THE DURAN ADDITION, AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, RECORDED IN CABINET D, SLIDE 152-B O.P.R.B.C.T., SAME BEING IN THE WESTERLY R.O.W. LINE OF DURAN STREET (A CALLED 60 FOOT R.O.W.) BEARS NORTH 02° 14' 50" EAST, A DISTANCE OF 8.89 FEET;

- 1) THENCE SOUTH 16° 52' 40" WEST ALONG THE EASTERLY LINE OF SAID VOLUME 576, PAGE 271 AND THE COMMON WESTERLY LINE OF SAID VOLUME 579, PAGE 479, A DISTANCE OF 11.00 FEET TO THE SOUTHEAST CORNER OF SAID VOLUME 579, PAGE 271, SAME BEING THE SOUTHWEST CORNER OF SAID VOLUME 579, PAGE 479, ALSO BEING IN THE NORTH LINE OF THE PRESCRIPTIVE R.O.W. LINE OF OLD FM 439;
- 2) THENCE NORTH 73° 25' 14" 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 446.16 FEET TO THE SOUTHWEST CORNER OF SAID VOLUME 579, PAGE 271;
- 3) THENCE NORTH 16° 28' 40" EAST ALONG THE WESTERLY LINE OF SAID VOLUME 576, PAGE 271 AND THE COMMON NORTHERLY LINE OF THE PRESCRIPTIVE R.O.W. LINE OF OLD FM 439, A DISTANCE OF 13.00 FEET, FROM WHICH A 3/8" IRON ROD FOUND BEARS NORTH 73° 31' 39" WEST, A DISTANCE OF 41.74 FEET AT THE SOUTHEAST CORNER OF LOT 5, BLOCK 1 OF THE WINNIE SCARBROUGH ADDITION, AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, RECORDED IN CABINET B, SLIDE 213-B O.P.R.B.C.T.;
- 4) THENCE SOUTH 73° 31' 21" EAST ALONG A NORTHERLY LINE OF SAID VOLUME 576, PAGE 271, SAME BEING THE NORTHERLY R.O.W. LINE OF OLD FM 439, A DISTANCE OF 46.00 FEET;

EXHIBIT "A"

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

PAGE: 2 OF 3  
SEPTEMBER, 2017

DESCRIPTION FOR TRACT 14

- 5) THENCE SOUTH 73° 07' 21" EAST CONTINUING ALONG A NORTHERLY LINE OF SAID VOLUME 576, PAGE 271, SAME BEING THE NORTHERLY R.O.W. LINE OF OLD FM 439, PASSING A 1/2" CAPPED IRON ROD FOUND AT A DISTANCE OF 279.37 FEET, OFFSET LEFT A DISTANCE OF 8.11 FEET, CONTINUING IN ALL A TOTAL DISTANCE OF 400.24 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 0.1244 ACRE (5,419 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:

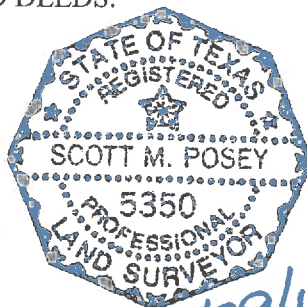
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-014 FROM F.M. 2410 IN KILLEEN, EAST 2.4 MILES.

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 3

WINNIE SCARBROUGH  
ADDITION  
CAB. B, SLIDE 213-B  
O.P.R.B.C.T.

TOBAS ADDITION  
CAB. D, SLIDE 117-B  
O.P.R.B.C.T.

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

BLOCK 1  
1/2" CIRF

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

S 73°31'21" E  
46.00'

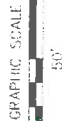
3/8" IRF BEARS  
N73°31'39" W, 41.74'

1/2" IRF  
RIGHT-OF-WAY LINE

N 16°28'40" E  
13.00'

N 73°25'14" W  
446.16'

S 16°52'40" W  
11.00'



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

EXISTING  
RIGHT-OF-WAY LINE

STATE OF TEXAS  
VOL. 576, PG. 275  
O.P.R.B.C.T.

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

BLOCK 26  
IRF

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

0.1244 AC.  
[5,419 SQ. FT.]

EVENING HOLLOW  
ADDITION  
CAB. A, 4TH  
EXTENSION  
SLIDE 375-A  
O.P.R.B.C.T.

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

DURAN ADDITION  
CAB. D,  
SLIDE 152-B  
O.P.R.B.C.T.

SE CORNER BEARS  
N02°14'50"E, 8.89'

P.O.B.  
N=10,382,388.036  
E=3,131,988.603

STATE OF TEXAS  
VOL. 579, PG. 479  
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 14

OLD FARM-TO-MARKET 439  
A 0.1244 AC., [5,419 Sq.Ft.]  
TRACT OF LAND  
SITUATED IN THE

A. McMILLIN SURVEY  
ABSTRACT NO. 559 AND  
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. 190 AT NOLANVILLE

VARIOUS SUBDIVISION PLATS AND DEEDS.

EXHIBIT "A"

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

PAGE: 1 OF 3  
SEPTEMBER 2017

DESCRIPTION FOR TRACT 15

BEING A 0.0682 ACRE (2,972 SQUARE FEET) TRACT OF LAND, MORE OR LESS, IN THE A. McMILLIN SURVEY, ABSTRACT NO. 559 AND THE G.W. CARTWRIGHT SURVEY, ABSTRACT 159, BELL COUNTY, TEXAS, AND BEING PART OF THAT TRACT OF LAND DESCRIBED IN DEED TO THE STATE OF TEXAS RECORDED IN VOLUME 579, PAGE 479 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 0.0682 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT THE NORTHWEST CORNER OF SAID VOLUME 579, PAGE 479, SAME BEING THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO THE STATE OF TEXAS RECORDED IN VOLUME 576, PAGE 271 O.P.R.B.C.T., HAVING A SURFACE COORDINATE OF NORTH 10,382,388.036, EAST 3,131,988.603, FROM WHICH THE SOUTHEAST CORNER OF LOT 40 OF THE DURAN ADDITION, AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, RECORDED IN CABINET D, SLIDE 152-B O.P.R.B.C.T., SAME BEING IN THE WESTERLY R.O.W. LINE OF DURAN STREET (A CALLED 60 FOOT R.O.W.) BEARS NORTH 02° 14' 50" EAST, A DISTANCE OF 8.89 FEET;

- 1) THENCE SOUTH 73° 07' 20" EAST ALONG A NORTHERLY LINE OF SAID VOLUME 579, PAGE 479, SAME BEING THE NORTHERLY R.O.W. LINE OF OLD FM 439, PASSING A 1/2-INCH CAPPED IRON ROD FOUND AT A DISTANCE OF 57.94 FEET, OFFSET LEFT A DISTANCE OF 8.57 FEET, PASSING A 1-INCH IRON PIPE FOUND AT A DISTANCE OF 177.94 FEET, OFFSET RIGHT A DISTANCE OF 0.65 FEET, CONTINUING IN ALL A TOTAL DISTANCE OF 247.70 FEET TO THE NORTHEAST CORNER OF SAID VOLUME 579, PAGE 479;
- 2) THENCE SOUTH 16° 52' 40" WEST ALONG THE EASTERLY LINE OF SAID VOLUME 579, PAGE 479, A DISTANCE OF 13.00 FEET TO THE SOUTHEAST CORNER OF SAID VOLUME 579, PAGE 479, SAME BEING THE NORTHERLY LINE OF THE PRESCRIPTIVE R.O.W. OF OLD FM 439;
- 3) THENCE NORTH 72° 39' 35" WEST ALONG THE SOUTHERLY LINE OF SAID VOLUME 579, PAGE 479 AND ALONG THE COMMON NORTHERLY LINE OF THE PRESCRIPTIVE R.O.W. OF OLD FM 439, A DISTANCE OF 247.71 FEET TO THE SOUTHWEST CORNER OF SAID VOLUME 579, PAGE 479, SAME BEING THE SOUTHEAST OF SAID VOLUME 576, PAGE 271;
- 4) THENCE NORTH 16° 52' 40" EAST ALONG THE WESTERLY LINE OF SAID VOLUME 579, PAGE 479 AND THE COMMON EASTERLY LINE OF SAID VOLUME 576, PAGE 271, A DISTANCE OF 11.00 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 0.0682 ACRE (2,972 SQUARE FEET) OF LAND, MORE OR LESS.

EXHIBIT "A"

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

PAGE: 2 OF 3  
SEPTEMBER 2017

DESCRIPTION FOR TRACT 15

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.

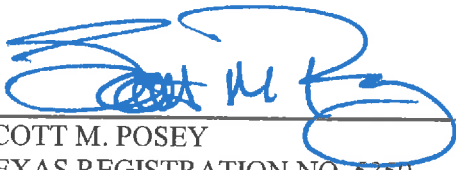
THE FOLLOWING WERE USED AS AIDES TO DETERMINE RIGHT-OF-WAY:

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.



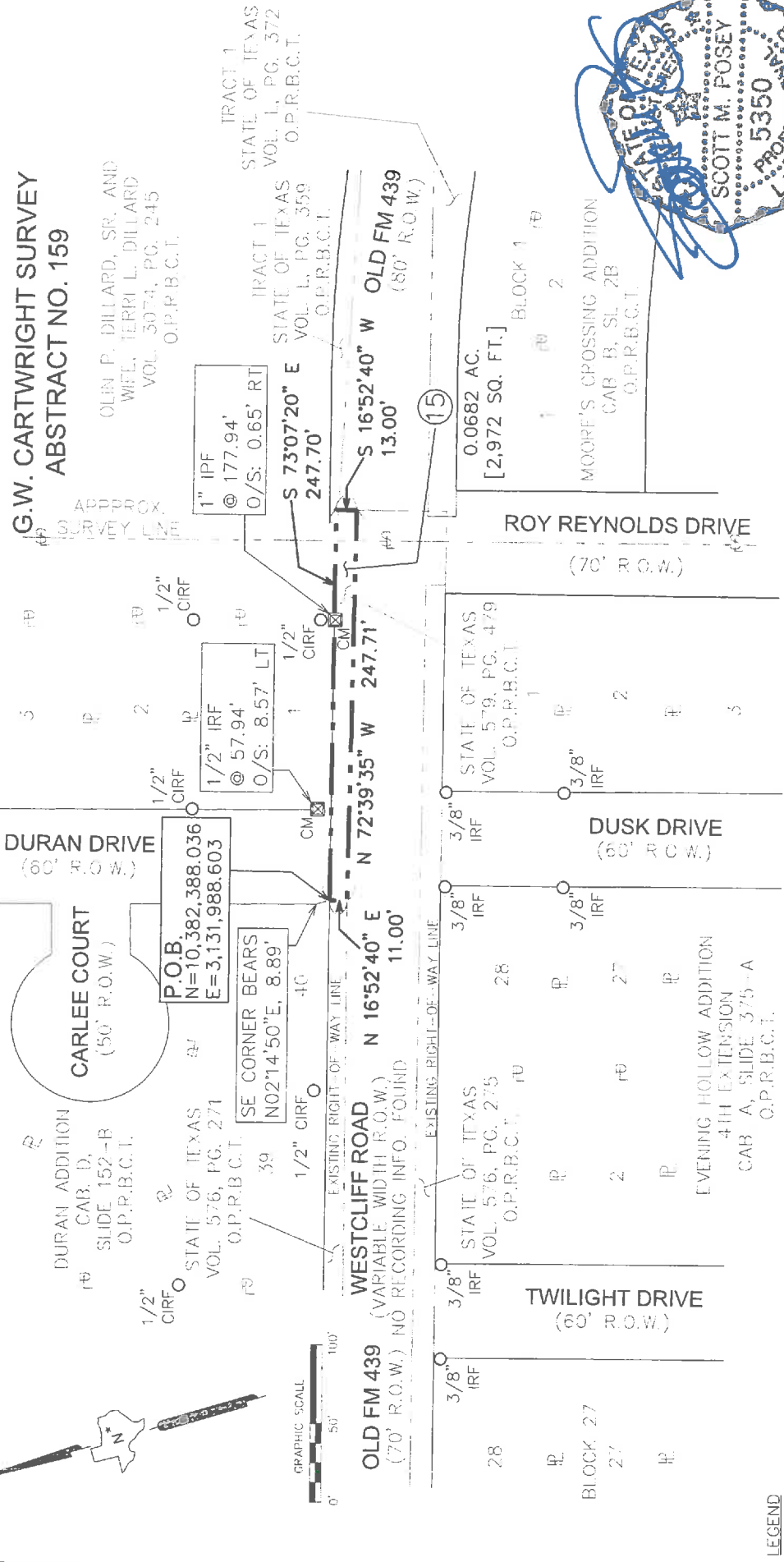
SCOTT M. POSEY  
TEXAS REGISTRATION NO. 5350



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

**A. McMillin Survey  
Abstract No. 559**

EXHIBIT "A"  
PAGE 3 OF 3



A PLAT OF A SURVEY  
FOR TRACT 15  
OLD FARM-TO-MARKET 439  
A 0.0682 AC., [2,972 Sq.Ft.]  
TRACT OF LAND  
SITUATED IN THE  
A. McMillin Survey  
Abstract No. 559 and  
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. 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)

EXHIBIT "A"

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

PAGE: 1 OF 3  
SEPTEMBER 2017

DESCRIPTION FOR TRACT 16

BEING A 0.0546 ACRE (2,377 SQUARE FEET) TRACT OF LAND, MORE OR LESS, IN THE G.W. CARTWRIGHT SURVEY, ABSTRACT 159, BELL COUNTY, TEXAS, AND BEING ALL OF THAT TRACT OF LAND DESCRIBED AS TRACT 1 IN DEED TO THE STATE OF TEXAS RECORDED IN VOLUME L, PAGE 359 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 80 FOOT RIGHT-OF-WAY (R.O.W.)), (NOW KNOWN AS WESTCLIFF ROAD – A VARIABLE WIDTH R.O.W. - NO RECORDING INFORMATION FOUND), SAID 0.0546 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT THE NORTHWEST CORNER OF SAID VOLUME L, PAGE 359 – TRACT 1, HAVING A SURFACE COORDINATE OF NORTH 10,382,322.272, EAST 3,132,219.197, FROM WHICH THE SOUTHEAST CORNER OF LOT 1 OF THE DURAN ADDITION, AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, RECORDED IN CABINET D, SLIDE 152-B O.P.R.B.C.T. BEARS NORTH 68° 43' 25" WEST, A DISTANCE OF 62.10 FEET;

THENCE ALONG THE NORTHERLY LINE OF SAID VOLUME L, PAGE 359 – TRACT 1, SAME BEING THE NORTHERLY R.O.W. LINE OF OLD FM 439 AS FOLLOWS:

- 1) SOUTH 73° 24' 13" EAST, A DISTANCE OF 91.20 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 995.37 FEET AND A RADIUS THAT BEARS SOUTH 16° 35' 47" WEST;
- 2) ALONG SAID CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 11° 42' 02", PASSING A 1/2 INCH IRON ROD FOUND AT AN ARC LENGTH OF 134.91 FEET, OFFSET RIGHT A DISTANCE OF 4.42 FEET, ALSO PASSING A 3/8 INCH IRON ROD FOUND AT AN ARC LENGTH OF 135.52 FEET, OFFSET LEFT A DISTANCE OF 0.24 FEET, CONTINUING IN ALL A TOTAL ARC LENGTH OF 203.27 FEET, A CHORD THAT BEARS SOUTH 67° 33' 12" EAST AND A CHORD LENGTH OF 202.92 FEET TO THE EAST CORNER OF SAID VOLUME L, PAGE 359 – TRACT 1, SAME BEING IN THE NORTHERLY LINE OF THE PRESCRIPTIVE R.O.W. OF OLD FM 439;
- 3) THENCE NORTH 70° 20' 25" WEST ALONG THE SOUTHERLY LINE OF SAID VOLUME L, PAGE 359 – TRACT 1 AND THE COMMON NORTHERLY LINE OF THE PRESCRIPTIVE R.O.W. OF OLD FM 439, A DISTANCE OF 293.48 FEET TO THE SOUTHWEST CORNER OF SAID VOLUME L, PAGE 359 – TRACT 1;
- 4) THENCE NORTH 16° 35' 47" EAST ALONG THE WESTERLY LINE OF SAID VOLUME L, PAGE 359 – TRACT 1, A DISTANCE OF 5.00 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 0.0546 ACRE (2,377 SQUARE FEET) OF LAND, MORE OR LESS.

EXHIBIT "A"

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

PAGE: 2 OF 3  
SEPTEMBER 2017

DESCRIPTION FOR TRACT 16

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.

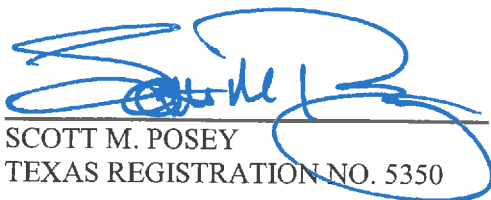
THE FOLLOWING WERE USED AS AIDES TO DETERMINE RIGHT-OF-WAY:

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



**A. McMILLIN SURVEY  
ABSTRACT NO. 559**

DURAN DRIVE  
(60' R.O.W.)  
DURAN ADDITION  
CAB. D.  
SLIDE 152-B  
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.)

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

STATE OF TEXAS  
VOL. 576, PG. 275  
O.P.R.B.C.T.

EVENING HOLLOW ADDITION  
4TH EXTENSION  
CAB. A, SLIDE 375-A  
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
- "X" CUT = "X" CUT IN CONCRETE FOUND
- O = FOUND MONUMENTATION
- CM = CONTROLLING MONUMENTATION
- - - = LINE BREAK (NOT TO SCALE)

**EXHIBIT "A"  
PAGE 3 OF 5**

OLIN P. DILLARD, SR. AND WIFE, TERRI L. DILLARD  
VOL. 3074, PG. 245  
O.P.R.B.C.T.

P.O.B.  
N=10,382,322.272  
E=3,132,219.197

(16)

0.0546 AC.  
[2,377 SQ. FT.]

S 73°24'13" E  
91.20'

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

MOORE'S CROSSING  
ADDITION  
CAB. B, SLIDE 2B  
O.P.R.B.C.T.

APPROX. SURVEY LINE  
ROY REYNOLDS DRIVE  
(70' R.O.W.)

A PLAT OF A SURVEY  
FOR TRACT 16

OLD FARM--TO-MARKET 439  
A 0.0546 AC. [2,377 Sq.Ft.]

TRACT OF LAND

SITUATED IN THE  
A. McMILLIN SURVEY  
ABSTRACT NO. 559 AND  
BELL COUNTY, TEXAS  
SEPTEMBER 29, 2017

**G.W. CARTWRIGHT SURVEY  
ABSTRACT NO. 159**

AARON A. MEYER  
INST. NO. 201100004084  
O.P.R.B.C.T.

W.H. BACON, JR. AND WIFE, BARBARA ANN BACON  
VOL. 907, PG. 247  
O.P.R.B.C.T.

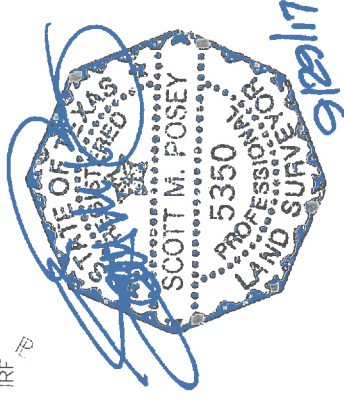
3/8" IRF @ 135.52' O/S: 0.24' LT

1/2" CIRF @ 134.91' O/S: 4.42' RT

STATE OF TEXAS  
VOL. L, PG. 359  
O.P.R.B.C.T.

STATE OF TEXAS  
VOL. L, PG. 372  
O.P.R.B.C.T.

OLD FM 439  
(80' 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

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: OLD FARM-TO-MARKET 439  
LOCATION: KILLEEN, TEXAS

PAGE: 1 OF 4  
SEPTEMBER 2017

DESCRIPTION FOR TRACT 17

BEING A 0.4147 ACRE (18,064 SQUARE FEET) TRACT OF LAND, MORE OR LESS, IN THE G.W. CARTWRIGHT SURVEY, ABSTRACT 159, 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 80 FOOT R.O.W.), (NOW KNOWN AS WESTCLIFF ROAD – A VARIABLE WIDTH R.O.W. - NO RECORDING INFORMATION FOUND), SAID 0.4147 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** AT 1/2 INCH CAPPED IRON ROD FOUND AT THE SOUTHEAST CORNER OF LOT 1 OF THE DURAN ADDITION, AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, RECORDED IN CABINET D, SLIDE 152-B OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS (O.P.R.B.C.T.), SAME BEING IN THE WESTERLY LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO OLIN P. DILLARD, SR. AND WIFE, TERRI L. DILLARD RECORDED IN VOLUME 3074, PAGE 245 O.P.R.B.C.T.;

THENCE SOUTH 64° 14' 44" EAST, A DISTANCE OF 62.77 FEET TO THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED AS TRACT 1 IN DEED TO THE STATE OF TEXAS RECORDED IN VOLUME L, PAGE 359 O.P.R.B.C.T.;

THENCE SOUTH 16° 35' 47" WEST, ALONG THE WESTERLY LINE OF SAID VOLUME L, PAGE 359, A DISTANCE OF 5.00 FEET TO THE SOUTHWEST CORNER OF SAID VOLUME L, PAGE 359, SAME BEING IN THE NORTHERLY LINE OF THE PRESCRIPTIVE R.O.W. OF OLD FM 439, ALSO BEING THE **POINT OF BEGINNING**, HAVING A SURFACE COORDINATE OF NORTH 10,382,317.480, EAST 3,132,217.769;

- 1) THENCE SOUTH 70° 20' 25" EAST ALONG THE NORTHERLY LINE OF THE PRESCRIPTIVE R.O.W. OF OLD FM 439 AND THE COMMON SOUTHERLY LINE OF SAID VOLUME L, PAGE 359 – TRACT 1, A DISTANCE OF 293.48 FEET TO 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 995.37 FEET AND A RADIUS THAT BEARS SOUTH 28° 17' 49" WEST;
- 2) THENCE ALONG THE EASTERLY R.O.W. LINE OF OLD FM 439 AND SAID CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 08° 52' 34", AN ARC LENGTH OF 154.20 FEET, A CHORD THAT BEARS SOUTH 57° 15' 54" EAST AND A CHORD LENGTH OF 154.05 FEET TO THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED AS TRACT 1 IN DEED TO THE STATE OF TEXAS RECORDED IN VOLUME L, PAGE 372 O.P.R.B.C.T.;
- 3) THENCE NORTH 73° 12' 23" WEST ALONG THE SOUTHERLY LINE OF THE PRESCRIPTIVE R.O.W. OF OLD FM 439 AND THE COMMON NORTHERLY LINE OF SAID VOLUME L, PAGE 372 – TRACT 1, PASSING A 3/8 INCH IRON ROD FOUND AT A DISTANCE OF 420.18 FEET, OFFSET LEFT A DISTANCE OF 16.70 FEET, CONTINUING IN ALL A TOTAL DISTANCE OF 436.74 FEET TO THE NORTHERN MOST NORTHWEST CORNER OF SAID VOLUME L, PAGE 372 – TRACT 1;

EXHIBIT "A"

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

PAGE: 2 OF 4  
SEPTEMBER 2017

DESCRIPTION FOR TRACT 17

- 4) THENCE SOUTH 16° 35' 47" WEST ALONG THE SOUTHERLY LINE OF THE PRESCRIPTIVE R.O.W. OF OLD FM 439 AND THE COMMON WESTERLY LINE OF SAID VOLUME L, PAGE 372 – TRACT 1, A DISTANCE OF 18.00 FEET TO THE SOUTHERN MOST NORTHWEST CORNER OF SAID VOLUME L, PAGE 372 – TRACT 1;
- 5) THENCE NORTH 73° 24' 13" WEST ALONG THE SOUTHERLY LINE OF THE PRESCRIPTIVE R.O.W. OF OLD FM 439, A DISTANCE OF 4.30 FEET TO THE SOUTHWEST CORNER OF THE PRESCRIPTIVE R.O.W. OF OLD FM 439;
- 6) NORTH 16° 35' 47" EAST ALONG THE WESTERLY LINE OF THE PRESCRIPTIVE R.O.W. OF OLD FM 439, A DISTANCE OF 75.00 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 0.4147 ACRE (18,064 SQUARE FEET) OF LAND, MORE OR LESS.

EXHIBIT "A"

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

PAGE: 3 OF 4  
SEPTEMBER 2017

DESCRIPTION FOR TRACT 17

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.

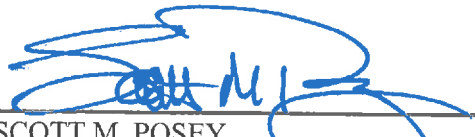
THE FOLLOWING WERE USED AS AIDES TO DETERMINE RIGHT-OF-WAY:

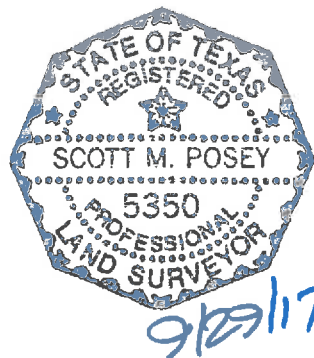
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-014 FROM F.M. 2410 IN KILLEEN, EAST 2.4 MILES.

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

**A. McMILLIN SURVEY  
ABSTRACT NO. 559**

**EXHIBIT "A"  
PAGE 4 OF 4**

**G.W. CARTWRIGHT SURVEY  
ABSTRACT NO. 159**

OLIN P. DILLARD, SR.  
AND WIFE, FERRE L. DILLARD  
VOL. 3074, PG. 245  
O.P.R.B.C.T.

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

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

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

W.H. BACON, JR. AND  
WIFE, BARBARA ANN BACON  
VOL. 907, PG. 247  
O.P.R.B.C.T.

STATE OF TEXAS  
VOL. L, PG. 359  
O.P.R.B.C.T.

STATE OF TEXAS  
VOL. L, PG. 372  
O.P.R.B.C.T.

STATE OF TEXAS  
VOL. L, PG. 372  
O.P.R.B.C.T.

STATE OF TEXAS  
VOL. L, PG. 372  
O.P.R.B.C.T.

STATE OF TEXAS  
VOL. L, PG. 372  
O.P.R.B.C.T.

$\Delta = 08^{\circ}52'34"$   
 $R = 995.37'$   
 $L = 154.20'$   
 $CB = S 57^{\circ}15'54" E$   
 $CL = 154.05'$

P.O.B.  
N=10,382,317.480  
E=3,132,217.769

P.O.C.  
1/2" CIRF

P.O.B.  
N=10,382,317.480  
E=3,132,217.769

P.O.C.  
1/2" CIRF

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

MOORE'S CROSSING  
ADDITION  
CAB. B, SLIDE 2B  
O.P.R.B.C.T.

EVENING HOLLOW ADDITION  
4TH 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.

STATE OF TEXAS  
VOL. 576, PG. 275  
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STATE OF TEXAS  
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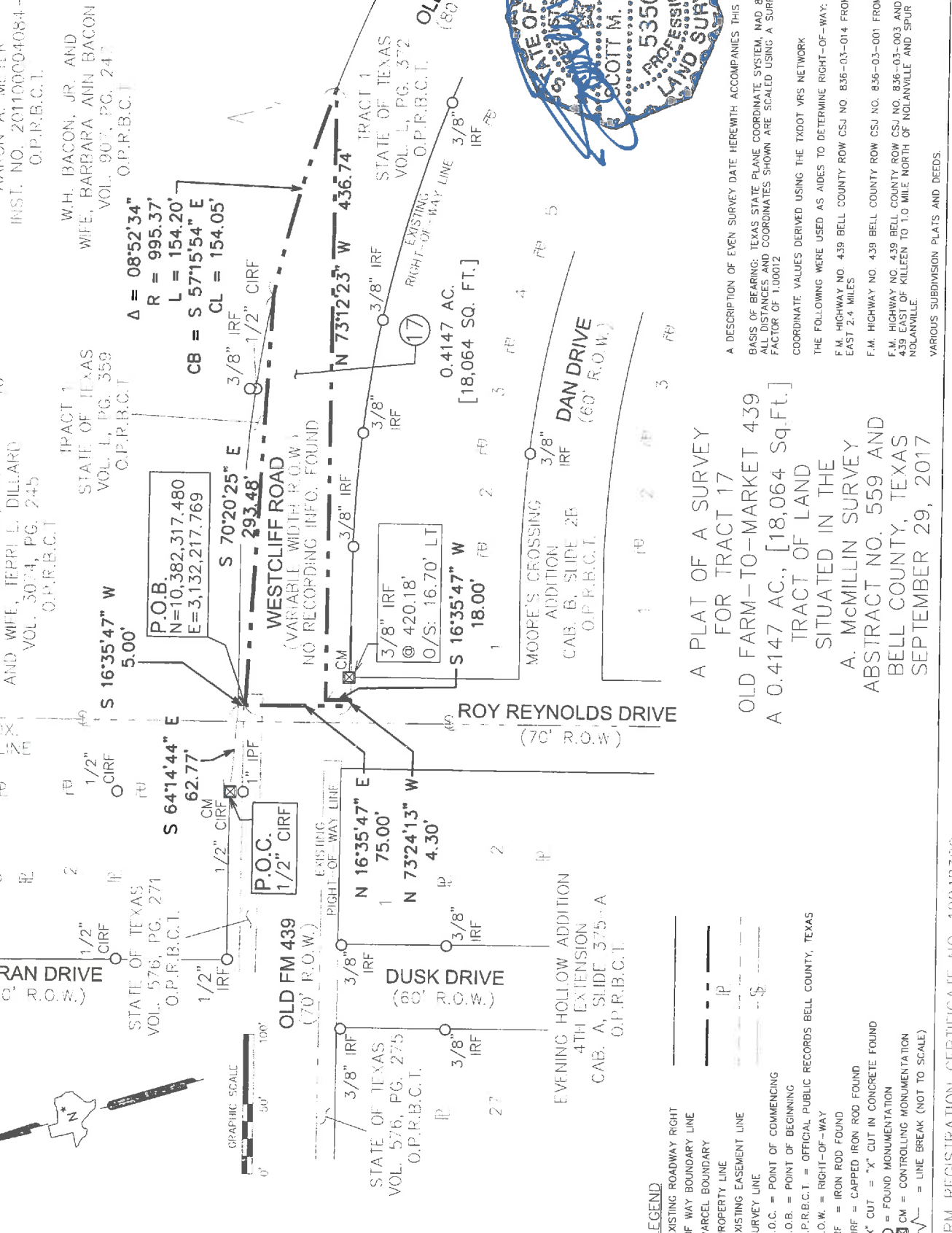
STATE OF TEXAS  
VOL. L, PG. 372  
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VOL. L, PG. 372  
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O.P.R.B.C.T.

STATE OF TEXAS  
VOL. L, PG. 372  
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 1.00012  
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 PLAT OF A SURVEY  
FOR TRACT 17  
OLD FARM-TO-MARKET 439  
A 0.4147 AC., [18,064 Sq.Ft.]  
TRACT OF LAND  
SITUATED IN THE  
A. McMILLIN SURVEY  
ABSTRACT NO. 559 AND  
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 18

BEING A 2.0002 ACRE (87,128 SQUARE FEET) TRACT OF LAND, MORE OR LESS, IN THE G.W. CARTWRIGHT SURVEY, ABSTRACT 159, BELL COUNTY, TEXAS, AND BEING ALL OF THAT TRACT OF LAND DESCRIBED AS TRACT 1 IN DEED TO THE STATE OF TEXAS RECORDED IN VOLUME L, PAGE 372 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 80 FOOT RIGHT-OF-WAY (R.O.W.)), (NOW KNOWN AS WESTCLIFF ROAD - A VARIABLE WIDTH R.O.W. - NO RECORDING INFORMATION FOUND), SAID 2.0002 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT THE SOUTHERN MOST NORTHWEST CORNER OF SAID VOLUME L, PAGE 372 - TRACT 1, SAME BEING IN THE SOUTHERLY LINE OF THE PRESCRIPTIVE R.O.W. OF OLD FM 439, AND HAVING A SURFACE COORDINATE OF NORTH 10,382,244.376, EAST 3,132,200.468;

- 1) THENCE NORTH 16° 35' 47" EAST ALONG THE WESTERLY LINE OF SAID VOLUME L, PAGE 372 - TRACT 1 AND THE COMMON SOUTHERLY LINE OF THE PRESCRIPTIVE R.O.W. OF OLD FM 439, A DISTANCE OF 18.00 FEET TO THE NORTHERN MOST NORTHWEST CORNER OF SAID VOLUME L, PAGE 372 - TRACT 1;
- 2) THENCE SOUTH 73° 12' 23" EAST ALONG THE NORTHERLY LINE OF SAID VOLUME L, PAGE 372 - TRACT 1 AND THE COMMON SOUTHERLY LINE OF THE PRESCRIPTIVE R.O.W. LINE OF OLD FM 439, A DISTANCE OF 436.74 FEET TO THE NORTHEAST CORNER OF SAID VOLUME L, PAGE 372 - 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 995.37 FEET AND A RADIUS THAT BEARS SOUTH 37° 10' 24" WEST;
- 3) THENCE ALONG THE EASTERLY LINE OF SAID VOLUME L, PAGE 372 - 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 46° 25' 06", HAVING AN ARC LENGTH OF 806.40 FEET, A CHORD THAT BEARS SOUTH 29° 37' 03" EAST AND A CHORD LENGTH OF 784.53 FEET TO THE SOUTHEAST CORNER OF SAID VOLUME L, PAGE 372 - TRACT 1, SAME BEING IN THE WESTERLY LINE OF THE PRESCRIPTIVE R.O.W. OF OLD FM 439, FROM WHICH A 60D NAIL BEARS ALONG AN ARC WITH A RADIUS OF 995.37 FEET AND AN ARC LENGTH OF 25.47 FEET;
- 4) THENCE SOUTH 15° 34' 45" WEST ALONG THE SOUTHERLY LINE OF SAID VOLUME L, PAGE 372 - TRACT 1 AND THE COMMON WESTERLY LINE OF THE PRESCRIPTIVE R.O.W. OF OLD FM 439, A DISTANCE OF 367.11 FEET TO THE SOUTHWEST CORNER OF SAID VOLUME L, PAGE 372 - TRACT 1, SAME BEING IN 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 994.93 FEET AND A RADIUS THAT BEARS SOUTH 84° 07' 01" EAST;

EXHIBIT "A"

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

PAGE: 2 OF 6  
SEPTEMBER 2017

DESCRIPTION FOR TRACT 18

THENCE ALONG THE WESTERLY LINE OF SAID VOLUME L, PAGE 372 – TRACT 1, SAME BEING THE WESTERLY R.O.W. LINE OF OLD FM 439 AS FOLLOWS:

- 5) ALONG SAID CURVE TO THE RIGHT HAVING A DELTA ANGLE OF  $02^{\circ} 25' 48''$ , AN ARC LENGTH OF 42.20 FEET, A CHORD THAT BEARS NORTH  $07^{\circ} 05' 53''$  EAST AND A CHORD LENGTH OF 42.20 FEET;
- 6) NORTH  $08^{\circ} 18' 47''$  EAST, A DISTANCE OF 69.67 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 915.37 FEET AND A RADIUS THAT BEARS NORTH  $81^{\circ} 43' 38''$  WEST;
- 7) ALONG SAID CURVE TO THE LEFT HAVING A DELTA ANGLE OF  $81^{\circ} 40' 35''$ , PASSING A 1/2 INCH IRON ROD FOUND AT AN ARC LENGTH OF 140.56 FEET, ALSO PASSING A 3/8 INCH IRON ROD FOUND AT AN ARC LENGTH OF 1281.74 FEET, OFFSET LEFT A DISTANCE OF 0.13 FEET, CONTINUING IN ALL A TOTAL ARC LENGTH OF 1304.88 FEET, A CHORD THAT BEARS NORTH  $32^{\circ} 33' 55''$  WEST AND A CHORD LENGTH OF 1197.17 FEET;
- 8) NORTH  $73^{\circ} 24' 13''$  WEST, PASSING A 3/8 INCH IRON ROD FOUND AT A DISTANCE OF 70.40 FEET, OFFSET RIGHT A DISTANCE OF 1.25 FEET, CONTINUING IN ALL A TOTAL DISTANCE OF 86.90 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 2.0002 ACRE (87,128 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 18

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.

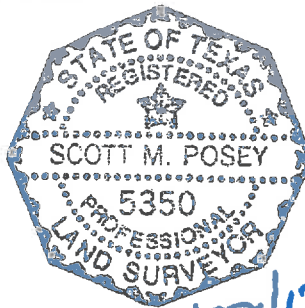
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-001 FROM KILLEEN, 4 MILES EAST.

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



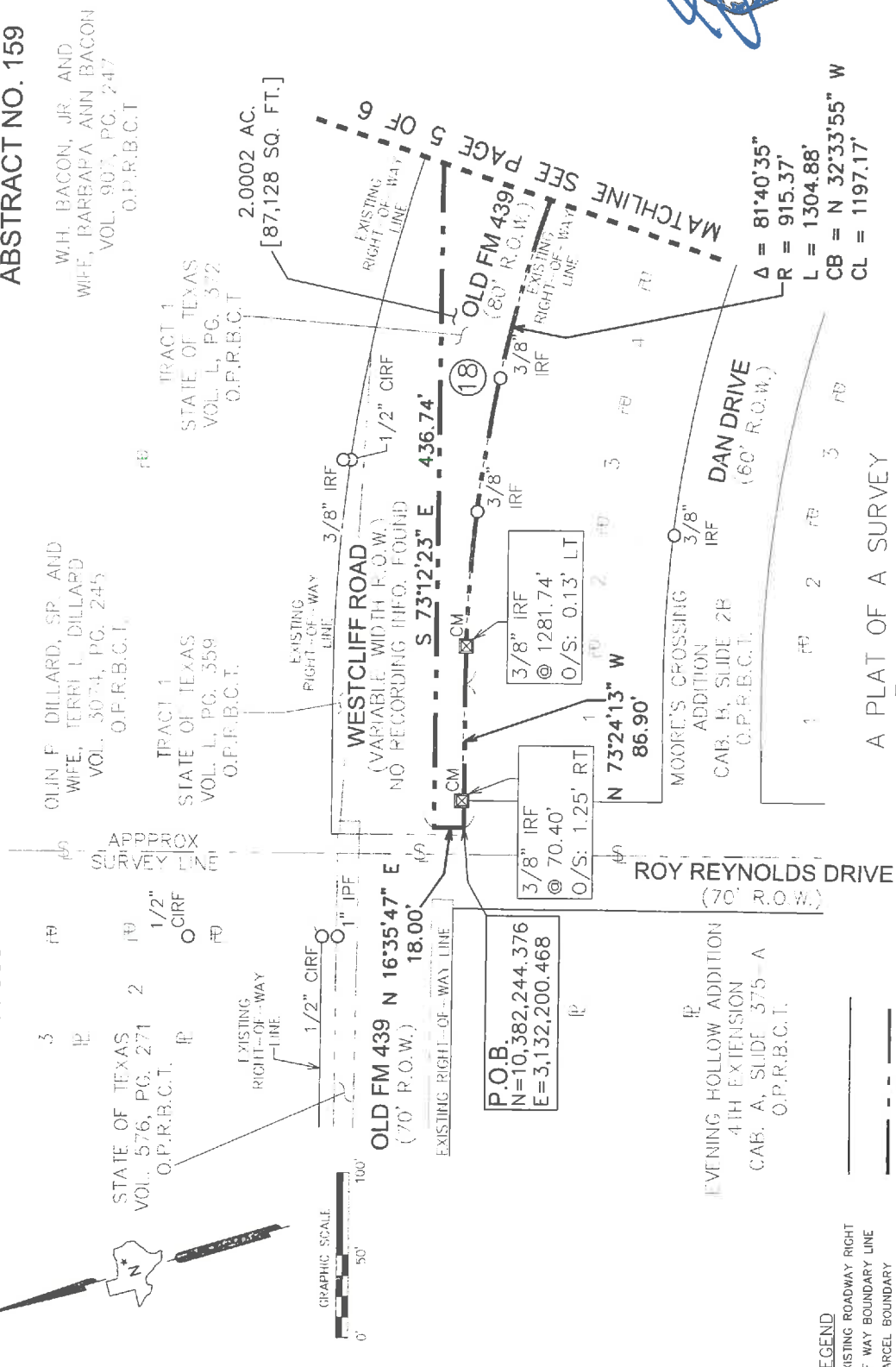
LAMB-STAR ENGINEERING, L.P.  
5700 W. PLANO PARKWAY, SUITE 1000  
PLANO, TEXAS 75093  
PH. (214) 440-3600  
FIRM REGISTRATION CERTIFICATE NO. 10048300  
SEPTEMBER 29, 2017



**A. McMILLIN SURVEY  
ABSTRACT NO. 559**

**EXHIBIT "A"  
PAGE 4 OF 6**

**G.W. CARTWRIGHT SURVEY  
ABSTRACT NO. 159**



OLIN F. DILLARD, SR. AND WIFE, TERRI L. DILLARD VOL. 5074, PG. 245 O.P.R.B.C.T.

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

STATE OF TEXAS VOL. L, PG. 359 O.P.R.B.C.T.

STATE OF TEXAS VOL. L, PG. 372 O.P.R.B.C.T.

W.H. BACON, JR. AND WIFE, BARBARA ANN BACON VOL. 907, PG. 247 O.P.R.B.C.T.

STATE OF TEXAS VOL. L, PG. 372 O.P.R.B.C.T.

STATE OF TEXAS VOL. L, PG. 372 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 18 OLD FARM-TO-MARKET 439 A 2.0002 AC., [87,128 Sq.Ft.] TRACT OF LAND SITUATED IN THE G.W. CARTWRIGHT SURVEY ABSTRACT NO. 159 BELL COUNTY, TEXAS SEPTEMBER 29, 2017

$\Delta = 81^{\circ}40'35''$   
 $R = 915.37'$   
 $L = 1304.88'$   
 $CB = N 32^{\circ}33'55'' W$   
 $CL = 1197.17'$



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 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.

W.H. BACON, JR. AND WIFE, BARBARA ANN BACON  
VOL. 907, PG. 247  
O.P.R.B.C.T.

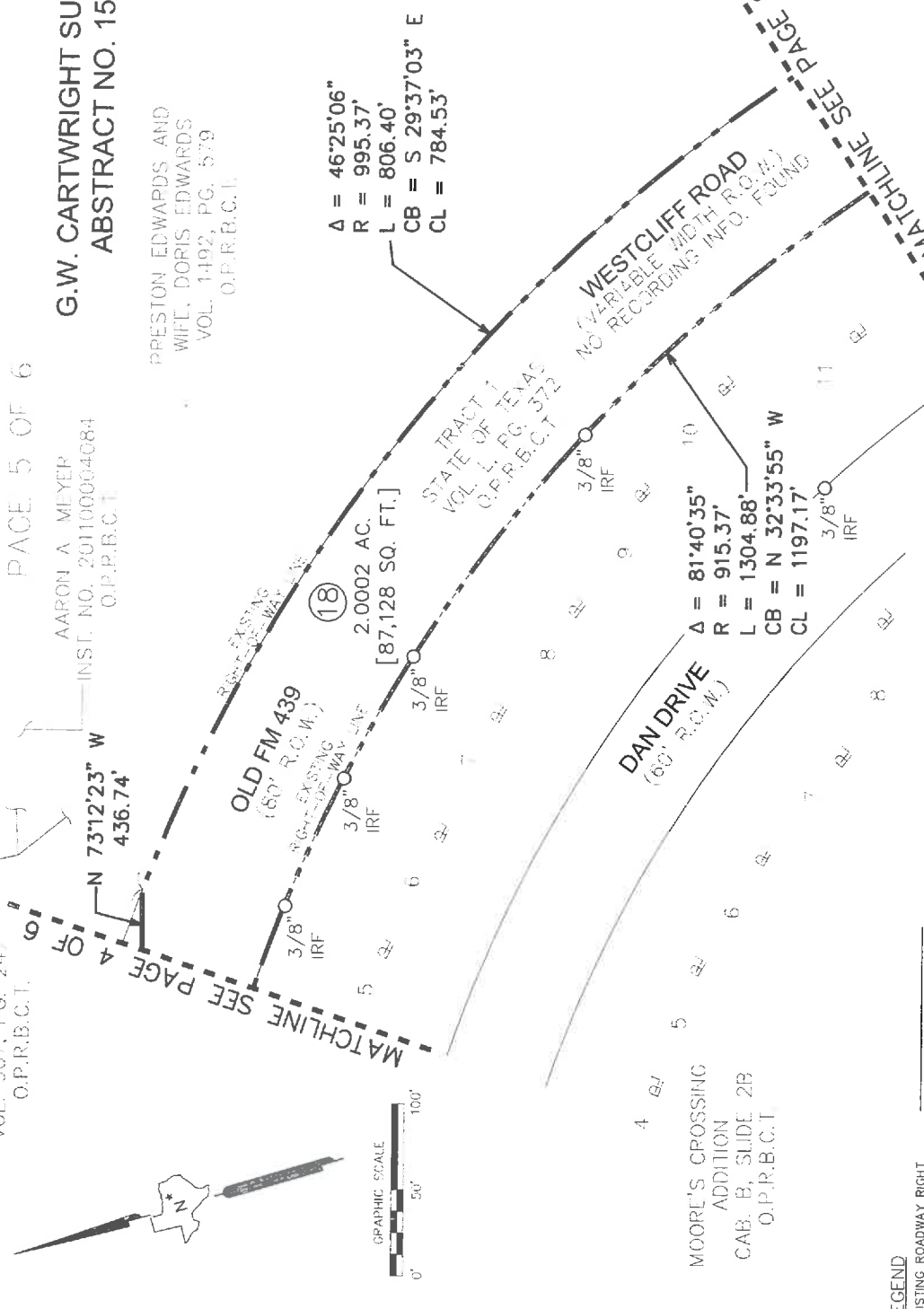
EXHIBIT "A"  
PAGE 5 OF 6

**G.W. CARTWRIGHT SURVEY  
ABSTRACT NO. 159**

AARON A. MEYER  
INST. NO. 201100004084  
O.P.R.B.C.T.

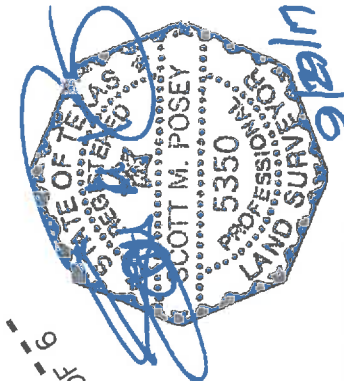
PRESTON EDWARDS AND  
WIFE, DORIS EDWARDS  
VOL. 1492, PG. 579  
O.P.R.B.C.T.

(B)



$\Delta = 46^{\circ}25'06''$   
 $R = 995.37'$   
 $L = 806.40'$   
 $CB = S 29^{\circ}37'03'' E$   
 $CL = 784.53'$

$\Delta = 81^{\circ}40'35''$   
 $R = 915.37'$   
 $L = 1304.88'$   
 $CB = N 32^{\circ}33'55'' W$   
 $CL = 1197.17'$



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. 190 AT  
NOLANVILLE.  
VARIOUS SUBDIVISION PLATS AND DEEDS.

A PLAT OF A SURVEY  
FOR TRACT 18  
OLD FARM-TO-MARKET 439  
A 2.0002 AC., [87,128 Sq.Ft.]  
TRACT OF LAND  
SITUATED IN THE  
G.W. CARTWRIGHT SURVEY  
ABSTRACT NO. 159  
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
  - 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)

**G.W. CARTWRIGHT SURVEY  
ABSTRACT NO. 159**

CHARLES HOUSE AND  
WIFE, KAY HOUSE  
VOL. 1519, PG. 29  
O.P.R.B.C.T.

PRESTON EDWARDS AND WIFE, DORIS EDWARDS  
VOL. 1492, PG. 579  
O.P.R.B.C.T.

MOORE'S CROSSING ADDITION  
FIRST EXTENSION  
CAB. B, SLIDE 50A  
O.P.R.B.C.T.

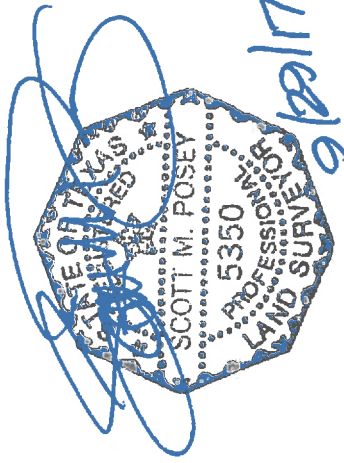


EXHIBIT "A"  
PAGE 6 OF 6

$\Delta = 46'25'06''$   
 $R = 995.37'$   
 $L = 806.40'$   
 $CB = S 29'37'03'' E$   
 $CL = 784.53'$

60D NAIL FOUND  
IN METAL PIPE BEARS  
 $R = 995.37'$   
 $L = 25.47'$

2.0002 AC.  
[87,128 SQ. FT.]

TRACT 1  
STATE OF TEXAS  
VOL. L, PG. 372  
O.P.R.B.C.T.

EXISTING RIGHT-OF-WAY LINE

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

S 15°34'45" W 367.11'

A PLAT OF A SURVEY  
FOR TRACT 18  
OLD FARM-TO-MARKET 439  
A 2.0002 AC. [87,128 Sq.Ft.]  
TRACT OF LAND  
SITUATED IN THE  
G.W. CARTWRIGHT SURVEY  
ABSTRACT NO. 159  
BELL COUNTY, TEXAS  
SEPTEMBER 29, 2017

WESTCLIFF ROAD  
(ADAPTABLE WITH P.O.W.)  
NO RECORDING INFO. FOUND

$\Delta = 81'40'35''$   
 $R = 915.37'$   
 $L = 1304.88'$   
 $CB = N 32'33'55'' W$   
 $CL = 1197.17'$

3/8" IRF 13  
3/8" IRF 14  
3/8" IRF 15  
3/8" IRF 16

1/2" IRF @ 140.56

DAN DRIVE  
(60' P.O.W.)

BLOCK 1  
BLOCK 2

MOORE'S CROSSING  
ADDITION  
CAB. B, SLIDE 213  
O.P.R.B.C.T.

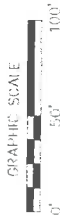
$\Delta = 02'25'48''$   
 $R = 994.93'$   
 $L = 42.20'$   
 $CB = N 07'05'53'' E$   
 $CL = 42.19'$

69.67'

GREENGATE DRIVE  
(50' P.O.W.)

SUNSHADOW COVE  
PHASE TWO  
CAB. C, SLIDE 191B  
O.P.R.B.C.T.

14  
15  
16



**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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- "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 (+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. 190 AT  
NOLANVILLE.  
VARIOUS SUBDIVISION PLATS AND DEEDS.

EXHIBIT "A"

PAGE: 1 OF 4  
SEPTEMBER 2017

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

DESCRIPTION FOR TRACT 19

BEING A 0.5630 ACRE (24,523 SQUARE FEET) TRACT OF LAND, MORE OR LESS, IN THE G.W. CARTWRIGHT SURVEY, ABSTRACT 159, 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 80 FOOT R.O.W.), (NOW KNOWN AS WESTCLIFF ROAD – A VARIABLE WIDTH R.O.W. - NO RECORDING INFORMATION FOUND), SAID 0.5630 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 LOT 15 OF MOORE'S CROSSING ADDITION, AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, RECORDED IN CABINET B, SLIDE 2B OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS (O.P.R.B.C.T.), SAME BEING THE NORTHEAST CORNER OF LOT 16 OF SAID MOORE'S CROSSING ADDITION, ALSO BEING IN THE WESTERLY LINE OF THAT TRACT OF LAND DESCRIBED AS TRACT 1 IN DEED TO THE STATE OF TEXAS RECORDED IN VOLUME L, PAGE 372 O.P.R.B.C.T., AND THE WESTERLY R.O.W. LINE OF OLD FM 439, AND FURTHER BEING THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 915.37 FEET AND A RADIUS THAT BEARS SOUTH 89° 28' 33" WEST;

THENCE ALONG THE WESTERLY LINE OF SAID VOLUME L, PAGE 372 – TRACT 1, SAME BEING THE WESTERLY R.O.W. LINE OF OLD FM 439 AND THE COMMON THE EASTERLY LINE OF SAID MOORE'S CROSSING ADDITION, AND ALONG SAID CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 08° 47' 49", AN ARC LENGTH OF 140.54 FEET, A CHORD THAT BEARS SOUTH 03° 52' 27" WEST AND A CHORD LENGTH OF 140.41 FEET;

THENCE SOUTH 08° 18' 47" WEST CONTINUING ALONG THE WESTERLY LINE OF SAID VOLUME L, PAGE 372 – TRACT 1, SAME BEING THE WESTERLY R.O.W. LINE OF OLD FM 439 AND THE COMMON EASTERLY LINES OF SAID MOORE'S CROSSING ADDITION AND SUNSHADOW COVE, PHASE TWO, AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS RECORDED IN CABINET C, SLIDE 191B O.P.R.B.C.T., A DISTANCE OF 69.67 FEET, SAME BEING THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 994.93 FEET AND A RADIUS THAT BEARS SOUTH 81° 41' 13" EAST;

THENCE CONTINUING ALONG THE WESTERLY LINE OF SAID VOLUME L, PAGE 372 – TRACT 1, SAME BEING THE WESTERLY R.O.W. LINE OF OLD FM 439 AND THE COMMON EASTERLY LINE OF SAID SUNSHADOW COVE, PHASE TWO, AND ALONG SAID CURVE TO THE LEFT HAVING A DELTA ANGLE OF 02° 25' 48", AN ARC LENGTH OF 42.20 FEET, A CHORD THAT BEARS SOUTH 07° 05' 53" WEST AND A CHORD LENGTH OF 42.19 FEET TO THE SOUTHWEST CORNER OF SAID VOLUME L, PAGE 372 – 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 10,381,099.800, EAST 3,132,912.849;

EXHIBIT "A"

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

PAGE: 2 OF 4  
SEPTEMBER 2017

DESCRIPTION FOR TRACT 19

- 1) THENCE NORTH 15° 34' 45" EAST ALONG THE WESTERLY LINE OF THE PRESCRIPTIVE R.O.W. OF OLD FM 439 AND THE COMMON EASTERLY LINE OF SAID VOLUME L, PAGE 372 – TRACT 1, A DISTANCE OF 367.11 FEET TO THE SOUTHEAST CORNER OF SAID VOLUME L, PAGE 372 – TRACT 1, SAME BEING IN 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 995.37 FEET AND A RADIUS THAT BEARS SOUTH 83° 35' 30" WEST;
- 2) THENCE ALONG THE EASTERLY R.O.W. LINE OF OLD FM 439 AND SAID CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 14° 40' 52", AN ARC LENGTH OF 255.05 FEET, A CHORD THAT BEARS SOUTH 00° 55' 56" WEST AND A CHORD LENGTH OF 254.35 FEET TO THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED AS TRACT 2 IN DEED TO THE STATE OF TEXAS RECORDED IN VOLUME L, PAGE 359 O.P.R.B.C.T;
- 3) THENCE SOUTH 16° 13' 34" WEST ALONG THE EASTERLY LINE OF THE PRESCRIPTIVE R.O.W. OF OLD FM 439 AND THE COMMON NORTHERLY LINE OF SAID VOLUME L, PAGE 359 – TRACT 2, A DISTANCE OF 331.90 FEET TO THE NORTHWEST CORNER OF SAID VOLUME L, PAGE 359 – 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 994.93 FEET AND A RADIUS THAT BEARS NORTH 83° 13' 23" EAST;
- 4) THENCE ALONG THE WESTERLY R.O.W. LINE OF OLD FM 439 AND SAID CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 12° 39' 36", AN ARC LENGTH OF 219.84 FEET, A CHORD THAT BEARS NORTH 00° 26' 49" WEST AND A CHORD LENGTH OF 219.39 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 0.5630 ACRE (24,523 SQUARE FEET) OF LAND, MORE OR LESS.

EXHIBIT "A"

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

PAGE: 3 OF 4  
SEPTEMBER 2017

DESCRIPTION FOR TRACT 19

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.

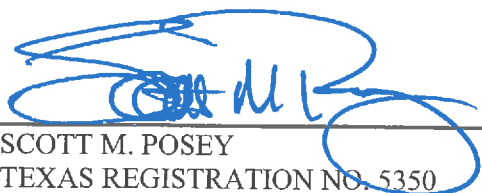
THE FOLLOWING WERE USED AS AIDES TO DETERMINE RIGHT-OF-WAY:

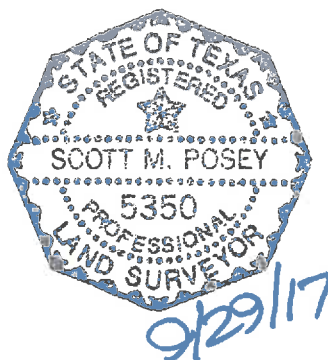
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-014 FROM F.M. 2410 IN KILLEEN, EAST 2.4 MILES.

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.

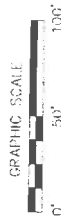
  
SCOTT M. POSEY  
TEXAS REGISTRATION NO. 5350



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 4 OF 4

G.W. CARTWRIGHT SURVEY  
ABSTRACT NO. 159



CHARLES HOUSE AND WIFE, KAY HOUSE  
VOL. 1519, PG. 29  
O.P.R.B.C.T.

MOORE'S CROSSING ADDITION  
FIRST EXTENSION  
CAB. B, SLIDE 30A  
O.P.R.B.C.T.

$\Delta = 14^{\circ}40'52''$   
 $R = 995.37'$   
 $L = 255.05'$   
 $CB = S 00^{\circ}55'56'' W$   
 $CL = 254.35'$

60D NAIL FOUND IN METAL PIPE @ 25.47'

0.5630 AC.  
①9 [24,523 SQ. FT.]

$\Delta = 08^{\circ}47'49''$   
 $R = 915.37'$   
 $L = 140.54'$   
 $CB = S 03^{\circ}52'27'' W$   
 $CL = 140.41'$

P.O.C. 1/2" IRF

$\Delta = 12^{\circ}39'36''$   
 $R = 994.93'$   
 $L = 219.84'$   
 $CB = N 00^{\circ}26'49'' W$   
 $CL = 219.39'$

P.O.B. N=10,381,099.800 E=3,132,912.849

$\Delta = 02^{\circ}25'48''$   
 $R = 994.93'$   
 $L = 42.20'$   
 $CB = S 07^{\circ}05'53'' W$   
 $CL = 42.19'$

LOT 14, BLOCK 1  
SUNSHADOW COVE  
PHASE TWO  
CAB. C, SLIDE 191B  
O.P.R.B.C.T.

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



- 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
  - 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 19

OLD FARM-TO-MARKET 439  
A 0.563 AC., [24,523 Sq.Ft.]  
TRACT OF LAND

SITUATED IN THE  
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 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

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: OLD FARM-TO-MARKET 439  
LOCATION: KILLEEN, TEXAS

PAGE: 1 OF 5  
SEPTEMBER 2017

DESCRIPTION FOR TRACT 20

BEING A 1.2699 ACRE (55,315 SQUARE FEET) TRACT OF LAND, MORE OR LESS, IN THE G.W. CARTWRIGHT SURVEY, ABSTRACT 159, BELL COUNTY, TEXAS, AND BEING PART OF THAT TRACT OF LAND DESCRIBED AS TRACT 2 IN DEED TO THE STATE OF TEXAS RECORDED IN VOLUME L, PAGE 359 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 80 FOOT RIGHT-OF-WAY (R.O.W.)), (NOW KNOWN AS WESTCLIFF ROAD – A VARIABLE WIDTH R.O.W. - NO RECORDING INFORMATION FOUND), SAID 1.2699 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT THE NORTHERN MOST SOUTHWEST CORNER OF SAID VOLUME L, PAGE 359 – TRACT 2 – TRACT 2, SAME BEING IN THE WESTERLY R.O.W. LINE OF OLD FM 439, AND HAVING A SURFACE COORDINATE OF NORTH 10,380,880.416, EAST 3,132,914.560;

- 1) THENCE NORTH 16° 13' 34" EAST ALONG THE WESTERLY LINE OF SAID VOLUME L, PAGE 359 – TRACT 2 AND THE COMMON EASTERLY LINE OF THE PRESCRIPTIVE R.O.W. OF OLD FM 439, A DISTANCE OF 331.90 FEET TO THE NORTHERN MOST CORNER OF SAID VOLUME L, PAGE 359 – TRACT 2, SAME BEING IN THE EASTERLY R.O.W. LINE OF OLD FM 439;

THENCE ALONG THE EASTERLY LINE OF SAID VOLUME L, PAGE 359 – TRACT 2, SAME BEING THE EASTERLY R.O.W. LINE OF OLD FM 439 AS FOLLOWS:

- 2) SOUTH 08° 18' 47" WEST, A DISTANCE OF 69.73 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 914.93 FEET AND A RADIUS THAT BEARS SOUTH 81° 41' 13" EAST;
- 3) ALONG SAID CURVE TO THE LEFT HAVING A DELTA ANGLE OF 53° 15' 52", HAVING AN ARC LENGTH OF 850.56 FEET, A CHORD THAT BEARS SOUTH 18° 19' 09" EAST AND A CHORD LENGTH OF 820.26 FEET;
- 4) THENCE NORTH 73° 29' 21" WEST OVER AN ACROSS SAID VOLUME L, PAGE 359 – TRACT 2, A DISTANCE OF 149.29 FEET TO THE WESTERLY LINE OF SAID VOLUME L, PAGE 359 – TRACT 2, SAME BEING IN THE WESTERLY R.O.W. LINE OF OLD FM 439, ALSO BEING IN THE EASTERLY LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO THE STATE OF TEXAS RECORDED IN VOLUME 907, PAGE 433 O.P.R.B.C.T., AND FURTHER BEING THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 994.93 FEET AND A RADIUS THAT BEARS NORTH 52° 37' 23" EAST;



EXHIBIT "A"

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

PAGE: 2 OF 5  
SEPTEMBER 2017

DESCRIPTION FOR TRACT 20

- 5) THENCE ALONG THE WESTERLY LINE OF SAID VOLUME L, PAGE 359 – TRACT 2, SAME BEING THE WESTERLY R.O.W. LINE OF OLD FM 439 AND THE COMMON EASTERLY LINE OF SAID VOLUME 907, PAGE 433, AND ALONG SAID CURVE TO THE RIGHT HAVING A DELTA ANGLE OF  $30^{\circ} 36' 00''$ , PASSING A 4-INCH CONCRETE MONUMENT FOUND (BROKEN) AT AN ARC LENGTH OF 77.66 FEET, OFFSET LEFT A DISTANCE OF 63.43 FEET, PASSING THE NORTHERN MOST POINT OF SAID VOLUME 907, PAGE 433 AT AN ARC LENGTH OF 292.74, ALSO PASSING A 3/8 INCH IRON ROD FOUND (BENT) AT AN ARC LENGTH OF 293.37 FEET, OFFSET LEFT A DISTANCE OF 5.23 FEET, CONTINUING IN ALL A TOTAL ARC LENGTH OF 531.36 FEET, A CHORD THAT BEARS NORTH  $22^{\circ} 04' 37''$  WEST AND A CHORD LENGTH OF 525.07 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 1.2699 ACRE (55,315 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 20

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.

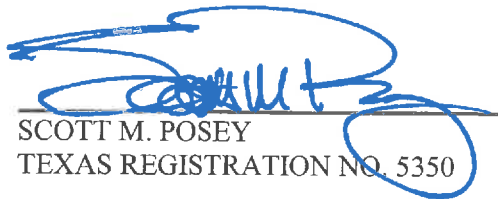
THE FOLLOWING WERE USED AS AIDES TO DETERMINE RIGHT-OF-WAY:

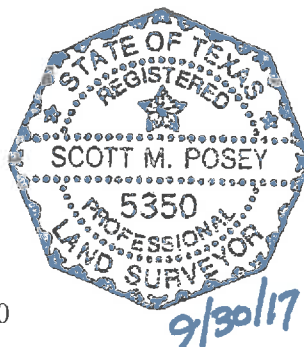
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-014 FROM F.M. 2410 IN KILLEEN, EAST 2.4 MILES.

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

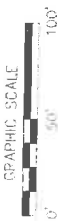


LAMB-STAR ENGINEERING, L.P.  
5700 W. PLANO PARKWAY, SUITE 1000  
PLANO, TEXAS 75093  
PH. (214) 440-3600  
FIRM REGISTRATION CERTIFICATE NO. 10048300  
SEPTEMBER 29, 2017

EXHIBIT "A"  
PAGE 4 OF 5

G.W. CARTWRIGHT SURVEY  
ABSTRACT NO. 159

S 08°18'47" W  
69.73'



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

EXISTING RIGHT-OF-WAY LINE

N 16°13'34" E 331.90'

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

TRACT 2  
STATE OF TEXAS  
VOL. L, PG. 359  
O.P.R.B.C.T.

MATCHLINE SEE PAGE 5 OF 5

A PLAT OF A SURVEY  
FOR TRACT 20

OLD FARM-TO-MARKET 439  
A 1.2699 AC., [55,315 Sq.Ft.]  
TRACT OF LAND  
SITUATED IN THE

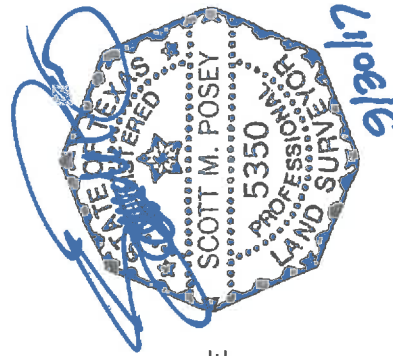
G.W. CARTWRIGHT SURVEY  
ABSTRACT NO. 159  
BELL COUNTY, TEXAS  
SEPTEMBER 29, 2017

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 SPUR TO U.S. HWY. 190 AT  
NOLANVILLE.

VARIOUS SUBDIVISION PLATS AND DEEDS.



MOORE'S CROSSING ADDITION  
FIRST EXTENSION  
CAB. B. SLIDE 30A  
O.P.R.B.C.T.

1.2699 AC.  
[55,315 SQ. FT.]

Δ = 53°15'52"  
R = 914.93'  
L = 850.56'  
CB = S 18°19'09" E  
CL = 820.26'

P.O.B.  
N=10,380,880.416  
E=3,132,914.560

Δ = 30°36'00"  
R = 994.93'  
L = 531.36'  
CB = N 22°04'37" W  
CL = 525.07'

LAWRENCE COX AND  
DAVID COX  
VOL. 1077, PG. 763  
O.P.R.B.C.T.

LOT 4, BLOCK 1  
MOORE'S CROSSING ADDITION  
PHASE TWO AMENDED  
CAB. D. SLIDE 398-A  
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)

G.W. CARTWRIGHT SURVEY  
ABSTRACT NO. 159

3/8" IRF  
@ 293.37'  
O/S: 5.23' LT

$\Delta = 30'36.00"$   
 $R = 994.93'$   
 $L = 531.36'$   
 $CB = N 22'04'.37" W$   
 $CL = 525.07'$

LAWRENCE COX AND  
DAVID COX  
VOL. 1077, PG. 765  
O.P.R.B.C.T.

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

$\Delta = 53'15'.52"$   
 $R = 914.93'$   
 $L = 850.56'$   
 $CB = S 18'19'.09" E$   
 $CL = 820.26'$

MOORE'S CROSSING ADDITION  
FIRST EXPENSION  
CAB. B, SLIDE 30A  
O.P.R.B.C.T.

1.2699 AC.  
[55,315 SQ. FT.]

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

4" CONC  
MON FOUND  
@ 77.66'  
O/S: 63.43' LT

STATE OF TEXAS  
VOL. 907, PG. 453  
D.R.G.C.T.

STATE OF TEXAS  
VOL. 71, PG. 359  
D.R.G.C.T.

1/2" IRF  
1/2" IRF  
2" IRF  
1/2" IRF  
4" CONC  
MON FOUND

FM 439 (E. RANCIER AVENUE)  
(VARIABLE WIDTH R.O.W.)

A PLAT OF A SURVEY  
FOR TRACT 20  
OLD FARM-TO-MARKET 439  
A 1.2699 AC., [55,315 Sq.Ft.]  
TRACT OF LAND  
SITUATED IN THE  
CROSSING ADDITION  
ABSTRACT NO. 159  
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
  - CIF = 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 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.

EXHIBIT "A"

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

PAGE: 1 OF 5  
SEPTEMBER 2017

DESCRIPTION FOR TRACT 21

BEING A 0.2664 ACRE (11,604 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 FM 439 (E. RANCIER AVENUE) – A VARIABLE WIDTH R.O.W.), SAID 0.2664 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT THE NORTHWEST CORNER OF SAID VOLUME 576, PAGE 223, SAME BEING THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO THE STATE OF TEXAS RECORDED IN VOLUME 579, PAGE 478 O.P.R.B.C.T., ALSO BEING IN THE NORTHERLY R.O.W. LINE OF OLD FM 439, HAVING A SURFACE COORDINATE OF NORTH 10,381,873.322, EAST 3,119,995.047;

THENCE ALONG THE NORTHERLY LINE OF SAID VOLUME 576, PAGE 223, SAME BEING THE NORTHERLY LINE OF OLD FM 439 AS FOLLOWS:

- 1) SOUTH 86° 10' 20" EAST, A DISTANCE OF 184.36 FEET TO A BRASS CAP FOUND, SAME BEING THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 853.57 FEET AND A RADIUS THAT BEARS SOUTH 03° 49' 40" WEST;
- 2) ALONG SAID CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 13° 15' 00", PASSING A RAILROAD SPIKE FOUND AT AN ARC LENGTH OF 197.15 FEET, OFFSET LEFT A DISTANCE OF 2.15 FEET, CONTINUING IN ALL A TOTAL ARC LENGTH OF 197.39 FEET, A CHORD THAT BEARS SOUTH 79° 32' 50" EAST AND A CHORD LENGTH OF 196.95 FEET;
- 3) SOUTH 72° 55' 20" EAST, A DISTANCE OF 702.60 FEET;
- 4) THENCE SOUTH 17° 04' 40" WEST OVER AND ACROSS SAID VOLUME 576, PAGE 223, A DISTANCE OF 9.48 FEET TO THE SOUTHERLY LINE OF SAID VOLUME 576, PAGE 223, SAME BEING IN THE NORTHERLY LINE OF THE PRESCRIPTIVE R.O.W. OF OLD FM 439;

THENCE ALONG THE SOUTHERLY LINE OF SAID VOLUME 576, PAGE 223 AND THE COMMON NORTHERLY LINE OF THE PRESCRIPTIVE R.O.W. OF OLD FM 439 AS FOLLOWS:

- 5) NORTH 73° 06' 00" WEST, A DISTANCE OF 800.35 FEET;

EXHIBIT "A"

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

PAGE: 2 OF 5  
SEPTEMBER 2017

DESCRIPTION FOR TRACT 21

- 6) NORTH 86° 10' 20" WEST, A DISTANCE OF 284.76 FEET TO THE SOUTHWEST CORNER OF SAID VOLUME 576, PAGE 223, SAME BEING THE SOUTHEAST CORNER OF SAID VOLUME 579, PAGE 478;
- 7) THENCE NORTH 16° 17' 40" EAST ALONG THE WESTERLY LINE OF SAID VOLUME 576, PAGE 223 AND THE COMMON EASTERLY LINE OF SAID VOLUME 579, PAGE 478, A DISTANCE OF 12.25 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 0.2664 ACRE (11,604 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 21

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:

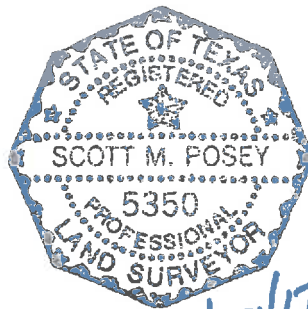
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-014 FROM F.M. 2410 IN KILLEEN, EAST 2.4 MILES.

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 4 OF 5

A. DICKSON SURVEY  
ABSTRACT NO. 266

SAINTE JOSEPH CATHOLIC CHURCH ADDITION  
LOT 1, BLOCK 1  
CAR. D, SLIDE 233-A  
O.P.R.B.C.T.

X-CUT FOUND  
SOCIEDAD CULTURAL  
HISPANOCAMERICANA  
INST. NO. 201400014168  
O.P.P.B.C.T.

$\Delta = 13'15.00"$   
 $R = 853.57'$   
 $L = 197.39'$   
 $CB = S 79'32.50" E$   
 $CL = 196.95'$

P.O.B.  
N=10,381,873.322  
E=3,119,995.047

SONIC ADDITION 1  
CAR. A, SLIDE 216-G  
O.P.R.B.C.T.

RAILROAD SPIKE FOUND  
@ 197.15'  
O/S: 2.15' LT

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

S 72'55'20" E  
702.60'  
N 73'06'00" W  
800.35'

S 86'10'20" E  
184.36'  
N 86'10'20" W  
284.76'  
BRASS CAP FOUND  
CM FOUND  
OLD FM 439  
(70' R.O.W.)

STATE OF TEXAS  
VOLUME 898, PAGE 538  
O.P.R.B.C.T.

STATE OF TEXAS  
VOL. 585, PG. 223  
O.P.R.B.C.T.

STATE OF TEXAS  
VOL. 579, PG. 478  
O.P.R.B.C.T.

KILLEEN MUNICIPAL  
CEMETERY

CITY OF KILLEEN  
VOL. 4575, PG. 583  
O.P.R.B.C.T.

STATE OF TEXAS  
VOL. 535, PG. 100  
O.P.R.B.C.T.



A PLAT OF A SURVEY  
FOR TRACT 21  
OLD FARM--TO-MARKET 439  
A 0.2664 AC., [11,604 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. 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
- IRE = 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)



MATCHLINE SEE PAGE 4 OF 4



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

EXHIBIT "A"  
PAGE 5 OF 5

SAINT JOSEPH CATHOLIC CHURCH ADDITION  
LOT 1, BLOCK 1  
CAB. D, SLIDE 233-A  
O.P.R.B.C.T.

0.2664 AC.  
[11,604 SQ. FT.]

S 72°55'20" E 702.60'  
N 73°06'00" W 800.35'

FM 439 (E. RANCIER AVENUE)  
(VARIABLE WIDTH R.O.W.)

STATE OF TEXAS  
VOL. 898, PG. 538  
O.P.R.B.C.T.

STATE OF TEXAS  
VOL. 766, PG. 182  
O.P.R.B.C.T.

SIX WESTHEIMER RETAIL, LTD.  
INST. NO. 201400016197  
O.P.R.B.C.T.

NORTHSIDE THEATER SUBDIVISION  
CAB. B, SLIDE 216--A  
O.P.R.B.C.T.

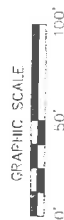
A PLAT OF A SURVEY  
FOR TRACT 21

OLD FARM--TO-MARKET 439  
A 0.2664 AC., [11,604 Sq.Ft.]  
TRACT OF LAND

SITUATED IN THE

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

MATCHLINE SEE PAGE 3 OF 4



**LEGEND**

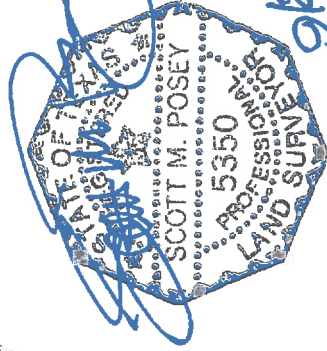
- EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
- PARCEL BOUNDARY
- PROPERTY LINE
- EXISTING EASEMENT LINE
- SURVEY LINE
- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING
- O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BELL COUNTY, TEXAS
- R.O.W. = RIGHT-OF-WAY
- IRF = IRON ROD FOUND
- CIRF = CAPPED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

V.W.B. ADDITION  
EXTENSION  
REPLAT OF LOT 15  
BLOCK 1  
LOT 1, BLOCK 1  
CAB. A, SLIDE  
384C-A  
3/8"  
O.P.R.B.C.T.

GILBERT AND GILMORE  
ADDITION  
LOT 1, BLOCK 1  
CAB. B, SLIDE 90--A  
O.P.R.B.C.T.

S 17°04'40" W  
9.48'

STATE OF TEXAS  
VOL. 585, PG. 223  
O.P.R.B.C.T.



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.

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 22

BEING A 1.1871 ACRE (51,711 SQUARE FEET) TRACT OF LAND, MORE OR LESS, IN THE A. DICKSON SURVEY, ABSTRACT NO. 266, BELL COUNTY, TEXAS, AND BEING PART 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 RIGHT-OF-WAY (R.O.W.)), (NOW KNOWN AS FM 439 (E. RANCIER AVENUE) – A VARIABLE WIDTH R.O.W.), SAID 1.1871 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** AT 1/2-INCH CAPPED IRON ROD FOUND AT THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO THE CITY OF KILLEEN RECORDED IN VOLUME 4575, PAGE 583 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS (O.P.R.B.C.T.), SAME BEING THE NORTHEAST CORNER OF THE KILLEEN MUNICIPAL CEMETERY, FROM WHICH A BRASS CAP FOUND BEARS SOUTH 73° 11' 51" EAST, A DISTANCE OF 42.68 FEET;

THENCE NORTH 21° 43' 15" EAST, A DISTANCE OF 40.52 FEET TO THE SOUTHERLY LINE OF THE PRESCRIPTIVE R.O.W. OF OLD FM 439, SAME BEING THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO THE STATE OF TEXAS RECORDED IN VOLUME 585, PAGE 223 O.P.R.B.C.T., ALSO BEING THE **POINT OF BEGINNING**, HAVING A SURFACE COORDINATE OF NORTH 10,381,819.551, EAST 3,119,926.927;

- 1) THENCE NORTH 16° 01' 40" EAST OVER AND ACROSS THE PRESCRIPTIVE R.O.W. OF OLD FM 439, A DISTANCE OF 47.31 FEET TO THE NORTHERLY LINE OF THE PRESCRIPTIVE R.O.W. OF OLD FM 439 AND THE COMMON SOUTHERLY LINE OF A TRACT OF LAND DESCRIBED IN DEED TO THE STATE OF TEXAS RECORDED IN VOLUME 579, PAGE 478 O.P.R.B.C.T.;
- 2) THENCE SOUTH 86° 10' 20" EAST ALONG THE NORTHERLY LINE OF THE PRESCRIPTIVE R.O.W. OF OLD FM 439 AND THE COMMON SOUTHERLY LINES OF SAID VOLUME 579, PAGE 478 AND THE SOUTHERLY LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO THE STATE OF TEXAS RECORDED IN VOLUME 576, PAGE 223 O.P.R.B.C.T., PASSING A BRASS CAP FOUND AT A DISTANCE OF 238.74 FEET, OFFSET LEFT A DISTANCE OF 11.96 FEET, CONTINUING IN ALL A TOTAL DISTANCE OF 336.49 FEET;
- 3) THENCE SOUTH 73° 06' 00" EAST CONTINUING ALONG THE NORTHERLY LINE OF THE PRESCRIPTIVE R.O.W. OF OLD FM 439 AND THE COMMON SOUTHERLY LINE OF SAID VOLUME 576, PAGE 223, A DISTANCE OF 800.35 FEET;
- 4) THENCE SOUTH 17° 04' 40" WEST OVER AND ACROSS THE PRESCRIPTIVE R.O.W. OF OLD FM 439, A DISTANCE OF 44.11 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 585, PAGE 223 O.P.R.B.C.T.;

EXHIBIT "A"

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

PAGE: 2 OF 5  
SEPTEMBER 2017

DESCRIPTION FOR TRACT 22

THENCE ALONG THE SOUTHERLY LINE OF THE PRESCRIPTIVE R.O.W. OF OLD FM 439  
AND THE COMMON NORTHERLY LINE OF SAID VOLUME 585, PAGE 223 AS FOLLOWS:

- 5) NORTH 73° 15' 17" WEST, A DISTANCE OF 794.99 FEET;
- 6) NORTH 86° 10' 20" WEST, A DISTANCE OF 341.12 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 1.1871 ACRE (51,711 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 22

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:

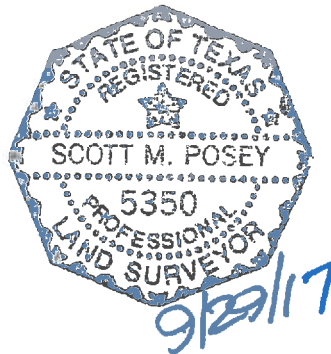
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-014 FROM F.M. 2410 IN KILLEEN, EAST 2.4 MILES.

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 4 OF 5

A. DICKSON SURVEY  
ABSTRACT NO. 266

IR. O  
X-CUT  
FOUND

SOCIEDAD CULTURAL  
HISPANOAMERICANA  
INST. NO. 201-00014168  
O.P.R.B.C.T.

SANT JOSEPH CATHOLIC CHURCH ADDITION  
LOT 1, BLOCK 1  
CAB. D, SLIDE 233-A  
O.P.R.B.C.T.

SONIC ADDITION II  
CAB. A, SLIDE 216-C  
O.P.R.B.C.T.

BRASS CAP  
FOUND  
@ 238.74'  
O/S: 11.96' LT

TO

TO

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

STATE OF TEXAS  
VOL. 579, PG. 478  
O.P.R.B.C.T.

EXISTING  
RIGHT-OF-WAY LINE

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

STATE OF TEXAS  
VOLUME 598, PAGE 538  
O.P.R.B.C.T.

P.O.B.  
N=10,381,819.551  
E=3,119,926.927

N 16°01'40" E  
47.31'

N 21°43'15" E  
40.52'

P.O.C.  
1/2" CIRCF

KILLEEN MUNICIPAL  
CEMETERY

BRASS CAP  
FOUND BEARS  
S73°11'51"E,  
42.68'

EXISTING RIGHT-OF-WAY LINE

CITY OF KILLEEN  
VOL. 4575, PG. 583  
O.P.R.B.C.T.

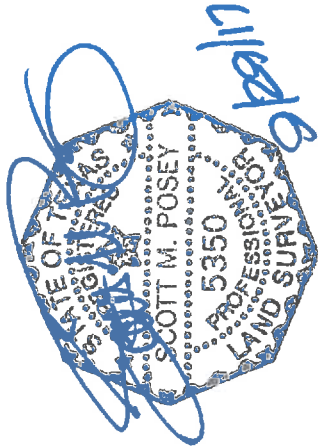
FM 439 (E. RANCIER AVENUE)  
(VARIABLE WIDTH R.O.W.)

STATE OF TEXAS  
VOL. 585, PG. 223  
O.P.R.B.C.T.

1,1871 AC.  
S 73°06'00" E 800.35'  
[51,711 SQ. FT.] N 73°15'17" W 794.99'

RAILROAD  
SPIKE  
FOUND

MATCHLINE SEE PAGE 5 OF 5



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)

A PLAT OF A SURVEY  
FOR TRACT 22  
OLD FARM-TO-MARKET 439  
A 1,1871 AC., [51,711 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 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,  
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 5

SAINT JOSEPH CATHOLIC CHURCH ADDITION  
LOT 1, BLOCK 1  
CAB. D, SLIDE 233-A  
O.P.R.B.C.T.

1.1871 AC.  
[51,711 SQ. FT.]

(22)

EXISTING  
RIGHT-OF-WAY LINE

S 73°06'00" E 800.35'  
N 73°15'17" W 794.99'

STATE OF TEXAS  
VOL. 4575, PG. 583  
O.P.R.B.C.T.

CITY OF KILLEEN  
VOL. 4575, PG. 583  
O.P.R.B.C.T.

SIX WESTHEIMER  
RETAIL, L.L.D.  
INST. NO.  
201500019459  
O.P.R.B.C.T.

EXISTING  
RIGHT-OF-WAY LINE

STATE OF TEXAS  
VOL. 585, PG. 223  
O.P.R.B.C.T.

SIX WESTHEIMER RETAIL, LTD.  
INST. NO. 201400016197  
O.P.R.B.C.T.

NORTHSIDE THEATER SUBMISSION  
CAB. B, SLIDE 216-A  
O.P.R.B.C.T.

A PLAT OF A SURVEY  
FOR TRACT 22

OLD FARM-TO-MARKET 439  
A 1.1871 AC., [51,711 Sq.Ft.]

TRACT OF LAND  
SITUATED IN THE

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

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

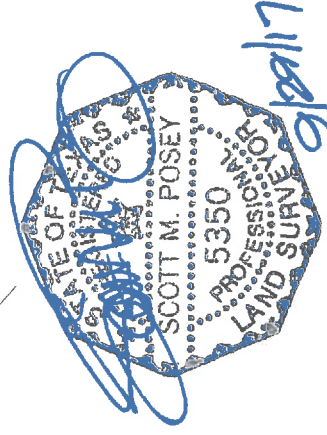
GILBERT AND GILMORE  
ADDITION  
LOT 1, BLOCK 1  
CAB. E, SLIDE 90-A  
O.P.R.B.C.T.

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

3/8"  
IRF

OLD FM 439  
(10' R.O.W.)  
← S 17°04'40" W  
44.11'

STATE OF TEXAS  
VOL. 766, PG. 182  
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.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.

BASE 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 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 4  
SEPTEMBER 2017

DESCRIPTION FOR TRACT 23

BEING A 0.3574 ACRE (15,568 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 585, 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 FM 439 (E. RANCIER AVENUE) – A VARIABLE WIDTH R.O.W.), SAID 0.3574 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT THE SOUTHWEST CORNER OF SAID VOLUME 585, PAGE 223, SAME BEING IN THE SOUTHERLY R.O.W. LINE OF OLD FM 439, HAVING A SURFACE COORDINATE OF NORTH 10,381,807.922, EAST 3,119,923.587, FROM WHICH A 1/2-INCH CAPPED IRON ROD FOUND BEARS SOUTH 24° 08' 02" WEST, A DISTANCE OF 28.51 FEET;

- 1) THENCE NORTH 16° 01' 40" EAST ALONG THE WESTERLY LINE OF SAID VOLUME 585, PAGE 223, A DISTANCE OF 12.10 FEET TO THE NORTHWEST CORNER OF SAID 585, PAGE 223, SAME BEING IN THE SOUTHERLY LINE OF THE PRESCRIPTIVE R.O.W. OF OLD FM 439;

THENCE ALONG THE NORTHERLY LINE OF SAID VOLUME 585, PAGE 223 AND THE COMMON SOUTHERLY LINE OF THE PRESCRIPTIVE R.O.W. OF OLD FM 439 AS FOLLOWS:

- 2) SOUTH 86° 10' 20" EAST, A DISTANCE OF 341.12 FEET;
- 3) SOUTH 73° 15' 17" EAST, A DISTANCE OF 794.99 FEET;
- 4) THENCE SOUTH 17° 04' 40" WEST OVER AND ACROSS SAID VOLUME 585, PAGE 223 A DISTANCE OF 16.42 FEET TO THE SOUTHERLY LINE OF SAID VOLUME 585, PAGE 223, SAME BEING THE SOUTHERLY R.O.W. LINE OF OLD FM 439;

THENCE ALONG THE SOUTHERLY LINE OF SAID VOLUME 585, PAGE, SAME BEING THE SOUTHERLY R.O.W. LINE OF OLD FM 439 AS FOLLOWS:

- 5) NORTH 72° 55' 20" WEST, A DISTANCE OF 702.60 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 783.60 FEET AND A RADIUS THAT BEARS SOUTH 17° 04' 10" WEST;
- 6) ALONG SAID CURVE TO THE LEFT HAVING A DELTA ANGLE OF 13° 14' 30", AN ARC LENGTH OF 181.10 FEET, A CHORD THAT BEARS NORTH 79° 33' 05" WEST AND A CHORD LENGTH OF 180.70 FEET;

EXHIBIT "A"

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

PAGE: 2 OF 4  
SEPTEMBER 2017

DESCRIPTION FOR TRACT 23

- 7) NORTH 86° 10' 20" WEST, PASSING A BRASS CAP FOUND AT A DISTANCE OF 219.60 FEET, OFFSET LEFT A DISTANCE OF 36.32 FEET, CONTINUING IN ALL A TOTAL DISTANCE OF 251.40 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 0.3574 ACRE (15,568 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

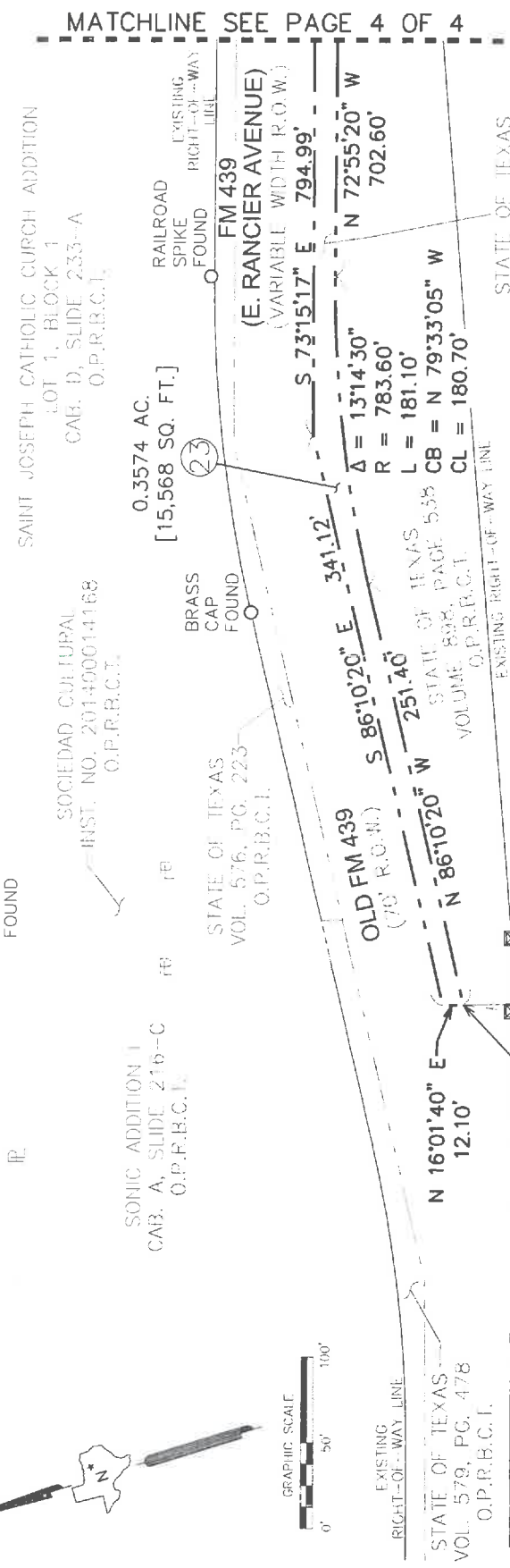


LAMB-STAR ENGINEERING, L.P.  
5700 W. PLANO PARKWAY, SUITE 1000  
PLANO, TEXAS 75093  
PH. (214) 440-3600  
FIRM REGISTRATION CERTIFICATE NO. 10048300  
SEPTEMBER 29, 2017



EXHIBIT "A"  
PAGE 3 OF 4

A. DICKSON SURVEY  
ABSTRACT NO. 266



MATCHLINE SEE PAGE 4 OF 4



A PLAT OF A SURVEY  
FOR TRACT 23  
OLD FARM-TO-MARKET 439  
A 0.3574 AC., [15,568 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 DEEDS

EXHIBIT "A"  
PAGE 4 OF 4

A. DICKSON SURVEY  
ABSTRACT NO. 266

SAINT JOSEPH CATHOLIC CHURCH ADDITION  
LOT 1, BLOCK 1  
CAB. D, SLIDE 233-A  
O.P.R.B.C.T.

MATCHLINE SEE PAGE 3 OF 4

EXISTING  
RIGHT-OF-WAY LINE

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

S 73°15'17" E 794.99'  
STATE OF TEXAS  
VOL. 576, PG. 223  
O.P.R.B.C.T.

N 72°55'20" W 702.60'  
STATE OF TEXAS  
VOL. 585, PG. 223  
O.P.R.B.C.T.

0.3574 AC.  
[15,568 SQ. FT.]  
O.P.R.B.C.T.

CITY OF KILLEEN  
VOL. 4575, PG. 583  
O.P.R.B.C.T.

SIX WESTHEIMER  
RETAIL, LTD.  
INST. NO.  
201300019459  
O.P.R.B.C.T.

NORTHSIDE THEATER  
SUBDIVISION  
CAB. B, SLIDE 216-A  
O.P.R.B.C.T.

SIX WESTHEIMER RETAIL, LTD.  
INST. NO. 201400016197  
O.P.R.B.C.T.

FM 439 (E. RANCIER AVENUE)  
(VARIABLE WIDTH R.O.W.)

STATE OF TEXAS  
VOL. 766, PG. 182  
O.P.R.B.C.T.

S 17°04'40" W  
16.42'

EXISTING RIGHT-OF-WAY LINE

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

V.V.B. ADDITION  
EXTENSION  
REPLAT OF LOT 1,  
BLOCK 1  
LOT 1, BLOCK 1  
CAB. A, SLIDE  
584C-A  
O.P.R.B.C.T.

GILBERT AND GILMORE  
ADDITION  
LOT 1, BLOCK 1  
CAB. B, SLIDE 90-A  
O.P.R.B.C.T.

O 3/8" IRF



GRAPHIC SCALE  
0 50 100'

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 23

OLD FARM-TO-MARKET 439  
A 0.3574 AC., [15,568 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.

EXHIBIT "A"

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

PAGE: 1 OF 3  
SEPTEMBER 2017

DESCRIPTION FOR TRACT 24

BEING A 0.1919 ACRE (8,358 SQUARE FEET) TRACT OF LAND, MORE OR LESS, IN THE G.W. CARTWRIGHT SURVEY, ABSTRACT 159, BELL COUNTY, TEXAS, AND BEING PART OF THAT TRACT OF LAND DESCRIBED IN DEED TO THE STATE OF TEXAS RECORDED IN VOLUME 907, PAGE 433 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS (O.P.R.B.C.T.), SAME BEING A PART OF FARM-TO-MARKET ROAD 439 (FM 439) (E. RANCIER AVENUE) (A VARIABLE WIDTH RIGHT-OF-WAY (R.O.W.)), (ALSO KNOWN AS WESTCLIFF ROAD – A VARIABLE WIDTH R.O.W. - NO RECORDING INFORMATION FOUND), SAID 0.1919 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 4-INCH CONCRETE MONUMENT FOUND (BROKEN) AT A WESTERLY CORNER OF SAID VOLUME 907, PAGE 433, SAME BEING THE NORTHERLY R.O.W. LINE OF FM439 (E. RANCIER AVENUE), SAME BEING THE EASTERN MOST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO LAWRENCE COX AND DAVID COX RECORDED IN VOLUME 1077, PAGE 763 O.P.R.B.C.T., AND HAVING A SURFACE COORDINATE OF NORTH 10,380,422.876, EAST 3,133,013.966;

- 1) THENCE NORTH 10° 49' 14" WEST ALONG A WESTERLY LINE OF SAID VOLUME 907, PAGE 433, SAME BEING THE NORTHERLY R.O.W. LINE OF FM 439 (E. RANCIER AVENUE) AND A COMMON EASTERLY LINE OF SAID COX TRACT, PASSING A 3/8 INCH IRON ROD FOUND (BENT) AT A DISTANCE OF 230.05 FEET, OFFSET LEFT 5.26 FEET, CONTINUING IN ALL A TOTAL DISTANCE OF 230.30 FEET TO THE NORTHERN MOST CORNER OF SAID VOLUME 907, PAGE 433, SAME BEING IN THE WESTERLY R.O.W. LINE OF OLD FM 439 (VOLUME L, PAGE 359 – TRACT 2 O.P.R.B.C.T.), ALSO BEING A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 994.93 FEET AND A RADIUS THAT BEARS NORTH 69° 28' 52" EAST;
- 2) THENCE ALONG THE EASTERLY LINE OF SAID VOLUME 907, PAGE 433 AND THE COMMON WESTERLY LINE OF SAID VOLUME L, PAGE 359 – TRACT 2, AND ALONG SAID CURVE TO THE LEFT HAVING A DELTA ANGLE OF 16° 51' 29", HAVING AN ARC LENGTH OF 292.74 FEET, A CHORD THAT BEARS SOUTH 28° 56' 53" EAST AND A CHORD LENGTH OF 291.68 FEET;
- 3) THENCE NORTH 73° 29' 21" WEST OVER AND ACROSS SAID VOLUME 907, PAGE 433, A DISTANCE OF 102.16 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 0.1919 ACRE (8,358 SQUARE FEET) OF LAND, MORE OR LESS.

EXHIBIT "A"

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

PAGE: 2 OF 3  
SEPTEMBER 2017

DESCRIPTION FOR TRACT 24

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.

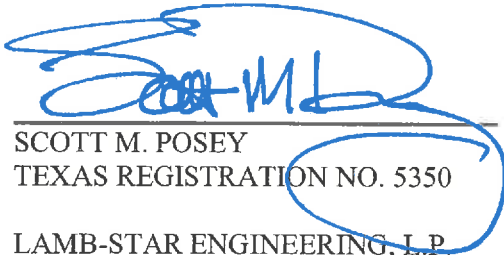
THE FOLLOWING WERE USED AS AIDES TO DETERMINE RIGHT-OF-WAY:

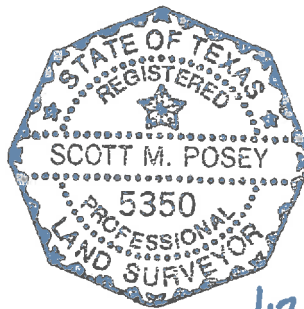
F.M. HIGHWAY NO. 439 BELL COUNTY ROW CSJ NO. 836-03-014 FROM F.M. 2410 IN KILLEEN, EAST 2.4 MILES.

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.

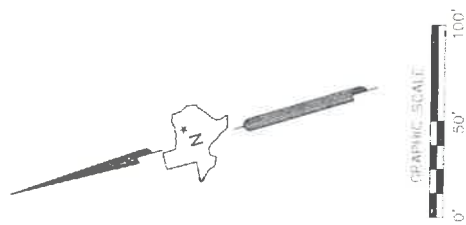
  
SCOTT M. POSEY  
TEXAS REGISTRATION NO. 5350



9/30/17

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

G.W. CARTWRIGHT SURVEY  
ABSTRACT NO. 159



$\Delta = 16'51.29"$   
 $R = 994.93'$   
 $L = 292.74'$   
 $CB = S 28'56.53" E$   
 $CL = 291.68'$

MOORE'S CROSSING ADDITION  
FIRST EXTENSION  
CAB. B. SLIDE 3CA  
O.P.R.B.C.T.

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

EXISTING RIGHT-OF-WAY LINE  
TRACT 2  
STATE OF TEXAS  
VOL. 7, PG. 359  
D.R.G.C.T.

STATE OF TEXAS  
VOL. 907, PG. 433  
D.R.G.C.T.

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

0.1919 AC.  
[8,358 SQ. FT.]  
N 73°29'21" W  
102.16'

3/8" IRF  
@ 230.05'  
O/S: 5.26' LT

LAWRENCE COX AND  
DAVID COX  
VOL. 1077, PG. 763  
O.P.R.B.C.T.

P.O.B.  
4" CONC MON  
FOUND (BROKEN)  
N=10,380,422.876  
E=3,133,013.966

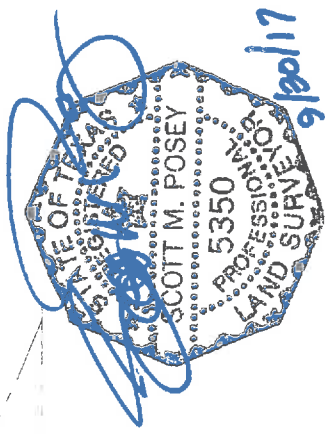
1/2" IRF  
2" IPF  
1/2" IRF  
4" CONC MON FOUND

FM 439 (E. RANCIER AVENUE)  
(VARIABLE WIDTH R.O.W.)

A PLAT OF A SURVEY  
FOR TRACT 24  
OLD FARM-TO-MARKET 439  
A 0.1919 AC., [8,358 Sq.Ft.]  
TRACT OF LAND  
SITUATED IN THE  
G.W. CARTWRIGHT SURVEY  
ABSTRACT NO. 159  
BELL COUNTY, TEXAS  
SEPTEMBER 29, 2017

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
  - 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, 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.

LOT 4, BLOCK 1  
MOORE'S CROSSING ADDITION  
PHASE TWO AMENDED  
CAB. D; SLIDE 326-4  
O.P.R.B.C.T.

## TRACT 25

All that certain tract of land being 0.175 acres out of the Harbour & H.C Additions, City of Killeen more fully described in deed from Killeen Independent School District to the State of Texas recorded in Vol. 585 Pg. 213, Deed Records, Bell County, Texas.

All that certain tract of land being 0.033 acres out of the N. T Roberts Survey, Abst. No. 716 more fully described in deed from Ruby Fenner to the State of Texas recorded in Vol. 585 Pg. 215, Deed Records, Bell County, Texas.

All that certain tract of land being 0.066 acres out of the N. T Roberts Survey, Abst. No. 716 more fully described in deed from J. E Peters to the State of Texas recorded in Vol. 585 Pg. 208, Deed Records, Bell County, Texas.

All that certain tract of land being 0.029 acres out of the N. T Roberts Survey, Abst. No. 716 more fully described in deed from Kenneth Manning to the State of Texas recorded in Vol. 585 Pg. 216, Deed Records, Bell County, Texas.

All that certain tract of land being 0.845 acres out of the N. T. Roberts Survey , Abst. No. 716 and G. W. Flemming Survey Abst. No. 321 more fully described in deed from Steve Motl to the State of Texas recorded in Vol. 585 Pg. 217, Deed Records, Bell County, Texas.

All that certain tract of land being 0.351 acres out of the H. C. McClung survey, Abst. No. 570 more fully described in deed from Sidney Young to the State of Texas recorded in Vol. 576 Pg. 383, Deed Records, Bell County, Texas.

All that certain tract of land being 0.237 acres out of the H. C. McClung survey, Abst. No. 570 more fully described in deed from Mrs. O. G. Kaiser to the State of Texas recorded in Vol. 585 Pg. 219, Deed Records, Bell County, Texas

All that certain tract of land being 0.388 acres out of the H. C. McClung survey, Abst. No. 570 more fully described in deed from Sidney Young, et ux to the State of Texas recorded in Vol. 576 Pg. 382, Deed Records, Bell County, Texas.

All that certain tract of land being 0.560 acres out of the G. W. Flemming Survey Abst. No. 321 more fully described in deed from John Norman to the State of Texas recorded in Vol. 579 Pg. 478, Deed Records, Bell County, Texas.

All that certain tract of land being 0.091 acres out of the A. Dickson Survey Abst. No. 266 more fully described in deed from The Killeen Cemetery Ass'n to the State of Texas recorded in Vol. 585 Pg. 218, Deed Records, Bell County, Texas.

It is the intention of the State of Texas to convey all interest to FM 439 starting at 16<sup>th</sup> Street and running East to a point near the Killeen Municipal Cemetery including all tracts of land herein AND any part of the prescriptive –right-of-way, no-recording information of old Farm to Market Road 439 (FM 439)



# TXDOT ROW DEDICATION

RS-18-017

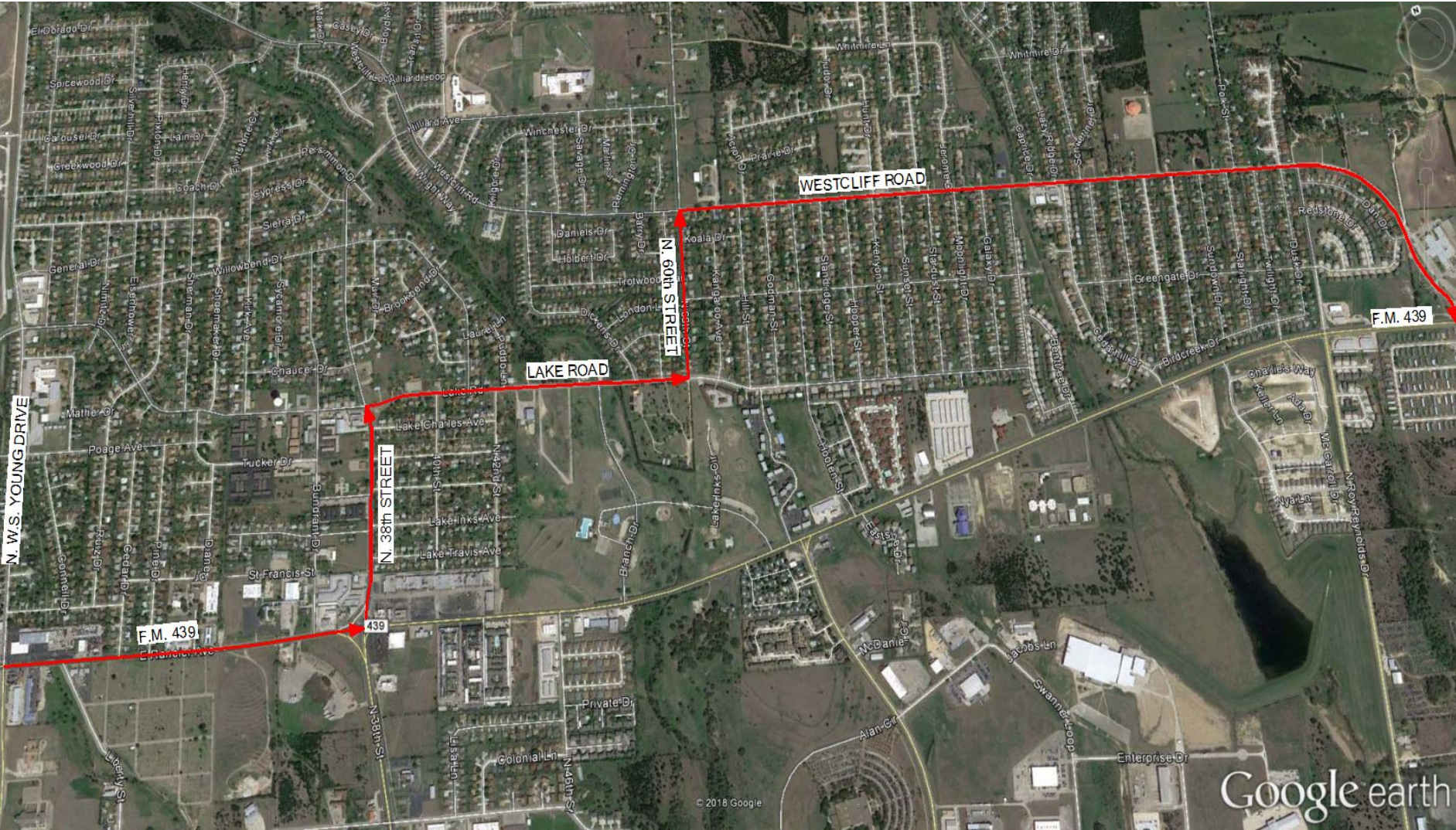
March 6, 2018



# Right of Way Acceptance

- 24 Tracts along Rancier (FM 439) and Old FM 439 (Westcliff Road).
- The City has been maintaining these tracts for many years.
- This is an administrative action to clean up long standing ROW issues.
- There is no financial impact to this action as these ROWs are accounted for in the current street system.

# Location Map



# Recomendation



- Staff recommends that City Council ratify the acceptance of these tracts to clarify ownership and maintenance responsibilities.