

JPH Land Surveying, Inc.

Dallas-Fort Worth ★ Austin ★ Abilene



(PAGE 1 OF 5)

EXHIBIT " A " LEGAL DESCRIPTION

FIELDNOTES for a 22.54 acre tract situated in the Henry C. McClung Survey, Abstract No 570, and the John Gosline Survey, Abstract No 344, in Killeen, Bell County, Texas, being a portion of that tract described in a Deed to Sidney Young, as recorded under Volume 448, Page 388, of the Deed Records of Bell County, Texas (hereafter referred to as Young Family tract); the subject tract being more fully described as follows:

BEGINNING at a 1/2 inch rebar found at the east corner of Lot 1, Block 1, *HOLIDAY TERRACE ADDITION*, an addition to the City of Killeen, as recorded under Cabinet C, Slide 177-B, of the Plat Records of Bell County, Texas, being in the southwest right-of-way of U.S. Business 190 (a/k/a E. Veterans Memorial Boulevard), a variable width right-of-way as shown by said *HOLIDAY TERRACE ADDITION*;

THENCE SOUTH 61°01'22" EAST along the southwest right-of-way of said U.S. Business 190, a distance of 316.35 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set;

THENCE SOUTH 29°05'21" WEST departing the southwest right-of-way of said U.S. Business 190, a distance of 104.29 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set;

THENCE SOUTH 61°09'13" EAST a distance of 200.00 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set on the northwest line of Lot 1, Block 1, *K.F.C. ADDITION*, an addition to the City of Killeen, as recorded under Cabinet B, Slide 257-B, of said Plat Records;

THENCE SOUTH 28°49'54" WEST along the northwest line of said Lot 1, *K.F.C. ADDITION*, a distance of 95.25 feet to a 3/8 inch rebar found the west corner of said Lot 1, *K.F.C. ADDITION*;

THENCE SOUTH 61°00'57" EAST along the southwest line of said Lot 1, *K.F.C. ADDITION*, a distance of 129.00 feet to a 1/2 inch rebar found at the north corner of Lot 2, Block 1, *SK SUBDIVISION REPLAT*, an addition to the City of Killeen, as recorded under Cabinet D, Slide 367-A, of said Plat Records;

Dallas-Fort Worth

785 Lonesome Dove Trail
Hurst, Texas 76054
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1516 E. Palm Valley Blvd., Ste. A4
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(PAGE 2 OF 5)

THENCE SOUTH 28°57'49" WEST along the northwest line of said Lot 2, a distance of 199.95 feet to a 1/2 inch capped rebar stamped "KILLEEN ENG" found at the west corner of said Lot 2;

THENCE SOUTH 61°05'06" EAST along the southwest line of said Lot 2, a distance of 399.56 feet to a 3/8 inch rebar found in the northwest right-of-way of WS Young Drive (a/k/a County Road 300), a variable width right-of-way described in a Deed recorded under Volume 1033, Page 206, of said Deed Records, and the beginning of a curve to the right (concave northwest) having a radius of 1709.31 and a chord which bears SOUTH 45°07'30" WEST a distance of 157.85 feet;

THENCE Along said curve to the right and the northwest right-of-way of said WS Young Drive, an arc length of 157.90 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set;

THENCE SOUTH 47°46'17" WEST along the northwest right-of-way of said WS Young Drive, a distance of 214.82 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the east corner of Lot 1, Block 1, *YOUNG HEALTH SERVICES 1ST EXTENSION*, an addition to the City of Killeen, as recorded under Cabinet B, Slide 26-B, said Plat Records;

THENCE NORTH 41°17'23" WEST along the northeast line of said Lot 1, *YOUNG HEALTH SERVICES 1ST EXTENSION*, a distance of 253.66 feet to a 3/8 inch rebar found at the north corner of said Lot 1, *YOUNG HEALTH SERVICES 1ST EXTENSION*;

THENCE SOUTH 47°53'24" WEST partially along the northwest line of said Lot 1, *YOUNG HEALTH SERVICES 1ST EXTENSION*, a distance of 403.22 feet to a 3/8 inch rebar found at the west corner of a called 0.475 of an acre tract described in a Deed, as recorded under Volume 2791, Page 753, of said Deed Records;

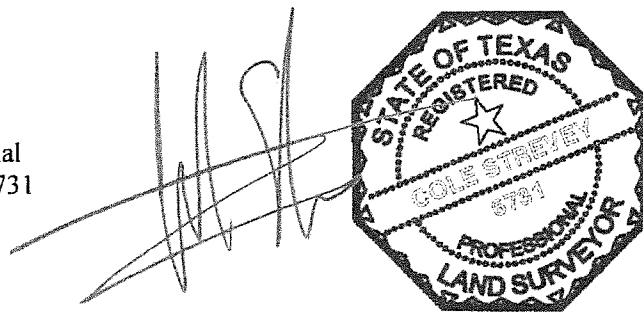
THENCE SOUTH 38°53'28" WEST through the interior of said Young Family tract, a distance of 228.69 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the northeast corner of a called 5.002 acre tract described in a Special Warranty Deed, as recorded under Instrument Number 2007-00048880, Official Public Records of Bell County, Texas;

(PAGE 3 OF 5)

- THENCE** NORTH 73°19'57" WEST along the north line of said 5.002 acre tract, a distance of 522.36 feet to a Mag nail with washer stamped "JPH Land Surveying" set on the east line of a called 30 acre tract described in a Deed to the City of Killeen, as recorded in Volume 765, Page 657, of said Deed Records (hereinafter referred to as Condor Park tract);
- THENCE** NORTH 18°00'40" EAST along the east line of said Condor Park tract, a distance of 1372.37 feet to a 5/8 inch rebar in concrete found in the southwest right-of-way of said U.S. Business 190, at the northeast corner of said Condor Park tract and the northwest corner of said Lot 1, *HOLIDAY TERRACE ADDITION*;
- THENCE** SOUTH 14°09'29" WEST along the west line of said Lot 1, *HOLIDAY TERRACE ADDITION*, a distance of 278.25 feet to a 1/2 inch rebar found;
- THENCE** SOUTH 75°50'34" EAST along the south line of said Lot 1, *HOLIDAY TERRACE ADDITION*, a distance of 250.00 feet to a 1/2 inch rebar found;
- THENCE** NORTH 14°09'26" EAST along the east line of said Lot 1, *HOLIDAY TERRACE ADDITION*, a distance of 252.17 feet to the **POINT OF BEGINNING**, containing 22.54 acres.

The bearings described hereon are Texas State Plane Grid bearings (Texas Central Zone, NAD83)

Cole Strevey
Registered Professional
Land Surveyor No. 6731
cole@jphls.com
November 23, 2020



SKETCH TO ACCOMPANY
LEGAL DESCRIPTION

U.S. BUSINESS HIGHWAY 190
(A.K.A. E. VETERANS MEMORIAL BOULEVARD)
VARIABLE WIDTH RIGHT-OF-WAY
CABINET C, SLIDE 177-B, P.R.B.C.T.

CITY OF KILLEEN
VOL. 765, PG. 657
D.R.B.C.T.

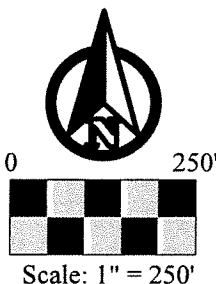
22.54 ACRES
±981,740 S.F.

S. YOUNG FAMILY, LTD
INST.# 1999-00045620
O.P.R.B.C.T.

PORTION OF
(DESCRIBED)
VOL. 448, PG. 388
D.R.B.C.T.

W.S. YOUNG DRIVE
(A.K.A. COUNTY ROAD 300)
VARIABLE WIDTH RIGHT-OF-WAY AS DESCRIBED IN
VOL. 1033, PG. 206, D.R.B.C.T.

Cole Strevey
Registered Professional
Land Surveyor No. 6731
cole@jphls.com
November 23, 2020



JPH Job No.

2020.024.027 Killeen MF Site Veterans Memorial Rd,
Killeen, Bell Co, TX-PUD EXHIBIT.dwg

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TBPELS Firm #10019500 #10194073 #10193867

DFW | Austin | West Texas

**EXHIBIT SHOWING
22.54 ACRES**
SITUATED IN THE
**HENRY McCLUNG SURVEY,
ABSTRACT NO. 570 &
JOHN GOSLINE SURVEY,
ABSTRACT NO. 344**

CITY OF KILLEEN
BELL COUNTY, TEXAS

EXHIBIT " A "

PAGE 5 OF 5

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

Line Data Table		
Line #	Bearing	Distance
L1	S61°01'22"E	316.35'
L2	S29°05'21"W	104.29'
L3	S61°09'13"E	200.00'
L4	S28°49'54"W	95.25'
L5	S61°00'57"E	129.00'
L6	S28°57'49"W	199.95'
L7	S61°05'06"E	399.56'
L8	S47°46'17"W	214.82'
L9	N41°17'23"W	253.66'
L10	S47°53'24"W	403.22'
L11	S38°53'28"W	228.69'
L12	N73°19'57"W	522.36'
L13	N18°00'40"E	1372.37'
L14	S14°09'29"W	278.25'
L15	S75°50'34"E	250.00'
L16	N14°09'26"E	252.17'

MONUMENTS / BEARING BASIS

CRS ○ 1/2" rebar stamped "JPH Land Surveying" set
MNS ○ Mag nail & washer stamped "JPH Land Surveying" set
Monuments are found if not marked MNS or CRS.
Bearings are based on Grid North, Texas Coordinate System of 1983, Central Zone

LEGEND OF ABBREVIATIONS

P.R.B.C.T. Plat Records of Bell County, Texas
O.P.R.B.C.T. Official Public Records of Bell County, Texas
D.R.B.C.T. Deed Records of Bell County, Texas
POB/POC Point of Beginning/Point of Commencing

EXHIBIT SHOWING 22.54 ACRES

SITUATED IN THE
**HENRY McCLUNG SURVEY,
ABSTRACT NO. 570 &
JOHN GOSLINE SURVEY,
ABSTRACT NO. 344**

CITY OF KILLEEN
BELL COUNTY, TEXAS

① LOT 1
BLOCK 1
HOLIDAY TERRACE ADDITION
CABINET C, SLIDE 177-B
P.R.B.C.T.

② S. YOUNG FAMILY, LTD
INST.# 1999-00045620, O.P.R.B.C.T.
PORTION OF
(DESCRIBED)
VOL. 448, PG. 388, D.R.B.C.T.

③ LOT 1
BLOCK 1
K.F.C. ADDITION
CABINET B, SLIDE 257-B, P.R.B.C.T.

④ HJC COMMERCIAL, LLC, A TEXAS
LIMITED LIABILITY COMPANY
INST.# 2014015116, O.P.R.B.C.T.

⑤ LOT 1
BLOCK 1
McDONALD'S KILLEEN
NO. ONE ADDITION
CABINET A, SLIDE 351-C, P.R.B.C.T.

⑥ LOT 2
BLOCK 1
SK SUBDIVISION REPLAT
CABINET D, SLIDE 367-A, P.R.B.C.T.

⑦ LOT 1
BLOCK 1
SK SUBDIVISION REPLAT
CABINET D, SLIDE 367-A, P.R.B.C.T.

⑧ LOT 1
BLOCK 1
YOUNG HEALTH SERVICES
SUBDIVISION 1ST EXTENSION
CABINET B, SLIDE 26-B, P.R.B.C.T.

⑨ PORTION OF
LOIS CAROLYN YOUNG
VOL. 2795, PG. 491, D.R.B.C.T.

⑩ PORTION OF
LOT 2
BLOCK 1
YOUNG HEALTH SERVICES SUBDIVISION
CABINET A, SLIDE 41-A, P.R.B.C.T.

⑪ THOMAS EARL YOUNG AND WIFE,
CATHERINE A. YOUNG
VOL. 3231, PG. 15, D.R.B.C.T.

⑫ PORTION OF
SIDNEY EARL YOUNG AND WIFE,
MARILYN KAY YOUNG
VOL. 2791, PG. 753, D.R.B.C.T.

⑬ PORTION OF
LOT 1
BLOCK 1
YOUNG HEALTH SERVICES SUBDIVISION
CABINET A, SLIDE 41-A, P.R.B.C.T.

⑭ KILLEEN TH, LLC, A TEXAS LIMITED
LIABILITY COMPANY
INST.# 200700048880, O.P.R.B.C.T.

Curve Data Table

Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	157.90'	1709.31'	005°17'34"	S45°07'30"W	157.85'



JPH Job No.

2020.024.027 Killeen MF Site Veterans Memorial Rd,
Killeen, Bell Co, TX-PUD EXHIBIT.dwg
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