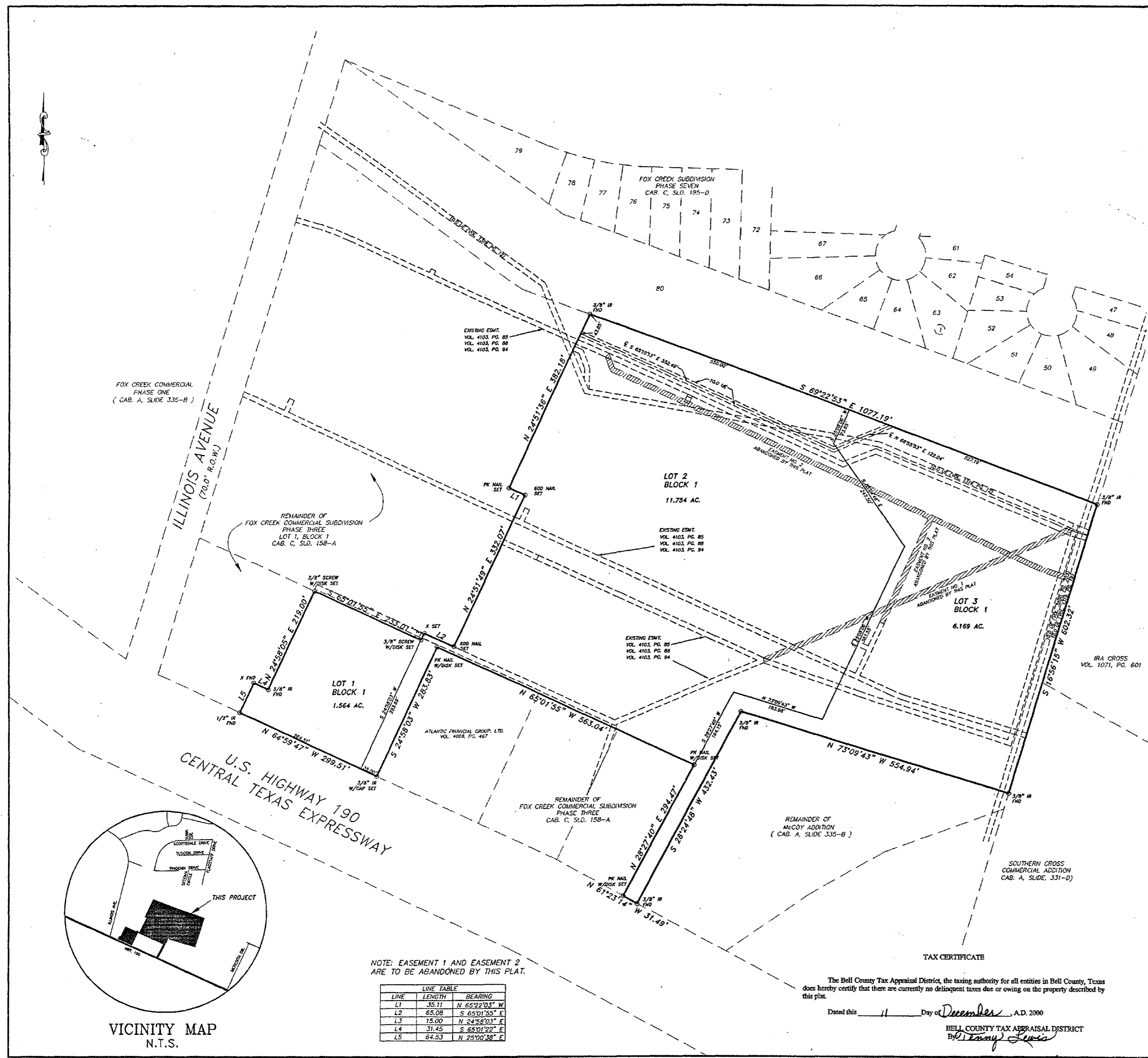


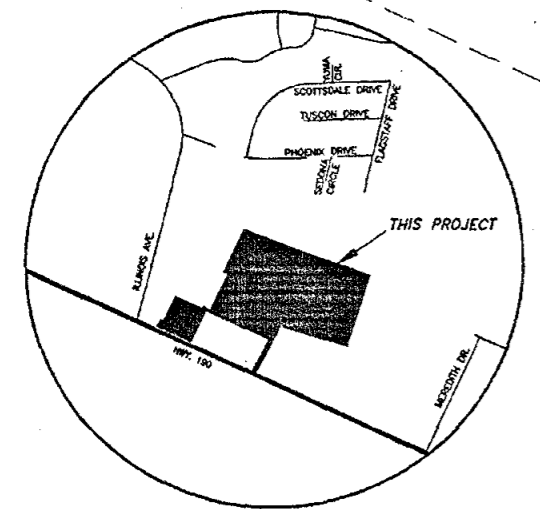
C/230-C

230-C



NOTE: EASEMENT 1 AND EASEMENT 2 ARE TO BE ABANDONED BY THIS PLAT.

LINE	LENGTH	BEARING
L1	35.11	N 65°22'01" W
L2	65.08	S 65°01'55" E
L3	15.00	N 24°58'03" E
L4	31.45	S 65°01'22" E
L5	64.53	N 25°00'38" E



KNOW ALL MEN BY THESE PRESENTS, that TC KILLEEN MP, LP, whose address is 301 Congress Ave. Set 1300, Austin, Texas 78701, being the sole owner of that certain 19.457 acre tract of land in Bell County, Texas, part of the W. H. Cole Survey, Abstract No. 150, which is more fully described in the dedication of TC KILLEEN MP ADDITION, BEING A REPLAT OF PART OF LOT 1, BLOCK 1, FOX CREEK COMMERCIAL SUBDIVISION, PHASE THREE AND A REPLAT OF PART OF LOT 1, BLOCK 1, McCOY ADDITION as shown by the plat hereto, attached hereto, and made a part hereof, and approved by the City Council of the City of Killeen, Bell County, Texas, and TC KILLEEN MP, LP, does hereby adopt said TC KILLEEN MP ADDITION, BEING A REPLAT OF PART OF LOT 1, BLOCK 1, McCOY ADDITION as an addition to the City of Killeen, Bell County, Texas, and hereby dedicates to said city all streets, avenues, roads, drives and alleys shown on said plat, the same to be used as public thoroughfares and for the installation and maintenance of public utilities when and as authorized by the City of Killeen. The utility easements shown on said plat are dedicated to said city for the installation and maintenance of any and all public utilities, which the city may install or permit to be installed or maintained.

For: TC Killeen, MP, LP  
By: Trammell Crow Central Texas Development, Inc.  
A Delaware Corporation its General Partner

James H. Matoushek, Treasurer

STATE OF TEXAS  
COUNTY OF TRAVIS

This instrument was acknowledged before me on the 14th day of November, 2000, by James H. Matoushek, Treasurer



Melane C. Taylor  
NOTARY PUBLIC STATE OF TEXAS

APPROVED this the 14th day of November, 2000 A.D., by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas.

CHAIRMAN, PLANNING COMMISSION

SECRETARY, PLANNING COMMISSION

APPROVED this the 5th day of December, 2000 A.D., by the City Council of the City of Killeen, Bell County, Texas.

MAYOR, CITY OF KILLEEN

CITY SECRETARY

FILED FOR RECORD this 14 day of Dec 2000 A.D., in Cabinet C, Slide 230C  
Plat Records of Bell County, Texas.

KNOW ALL MEN BY THESE PRESENTS,

That I, Gale E. Mitchell, Registered Professional Land Surveyor, does hereby certify that I did prepare this plat from an actual and accurate survey of the land, that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Killeen, Texas, and this subdivision is within the City Limits of Killeen, Texas.



Gale E. Mitchell  
Registered Professional  
Land Surveyor, No. 1602

Abandon Easement #1

FIELD NOTES to abandon a portion of an existing 10.0 foot wide utility easement, in Bell County, Texas, part of the Robert Cunningham Survey, Abstract No. 150, and the easement herein described being a part of an easement being of record in Volume 4103, Page 94, Official Public Records of Bell County, Texas and said easement to be abandoned being located on Lot 1, Block 1, Fox Creek Commercial, Phase Three, an addition to the City of Killeen, Bell County, Texas, being of record in Cabinet C, Slide 158-A, Plat Records of Bell County, Texas.

BEGINNING at a point which bears S. 51°11'48" W., 71.75 feet from the northeast corner of said Lot 1, for the northwest corner of this.

- THENCE S. 67°25'04" E., 13.90 feet to a point, for the east corner of this.
- THENCE S. 66°34'30" W., 369.18 feet to a point and S. 66°32'41" W., 304.14 feet to a point, for the south corner of this.
- THENCE N. 11°21'13" W., 10.23 feet to a point, for the west corner of this.
- THENCE N. 66°32'41" E., 302.00 feet to a point and N. 66°34'30" E., 359.53 feet to the PLACE OF BEGINNING containing 0.153 acre, or 6675.99 square feet.

Abandon Easement #2

BEGINNING at a point which bears S. 24°27'25" W., 152.83 feet from the northeast corner of said Lot 1, for a corner of this.

- THENCE S. 16°56'15" W., 10.00 feet, to a point, for the east corner of this.
- THENCE N. 73°03'45" W., 8.09 feet to a point, for a corner of this and a curve to the right.
- THENCE with said curve, an arc distance of 69.78, having a radius of 505.00 feet, and a long chord which bears N. 69°06'15" W., 69.72 feet to a point, for a corner of this.
- THENCE N. 65°08'44" W., 207.47 feet to a point, for a corner of this.
- THENCE S. 24°51'41" W., 225.98 feet to a point, for the south corner of this.
- THENCE N. 65°08'19" W., 10.00 feet to a point, for a corner of this.
- THENCE N. 24°51'41" E., 225.98 feet to a point, for a corner of this.
- THENCE N. 65°08'44" W., 227.81 feet to a point and N. 65°08'19" W., 467.50 feet to a point, for a corner of this.
- THENCE N. 20°08'19" W., 31.35 feet to a point, for the west corner of this.
- THENCE N. 47°21'44" E., 10.82 feet to a point, for the north corner of this.
- THENCE S. 20°08'19" E., 31.35 feet to a point, S. 65°08'19" E., 464.40 feet to a point, and S. 65°08'44" E., 444.24 feet to a point, for a corner of this and a curve to the left.
- THENCE with said curve, an arc distance of 68.40 feet, having a radius of 495.00 feet and a long chord which bears S. 69°06'15" E., 68.34 feet to a point, for a corner of this.
- THENCE S. 73°03'45" E., 8.09 feet to the PLACE OF BEGINNING containing 0.286 acre or 12,448.70 square feet.

The bearings for the above described easement to be abandoned are based upon the north line of Lot 1, Block 1, Fox Creek Commercial, Phase Three, being of record in Cabinet C, Slide 158-A, Plat Records of Bell County, Texas.

The Bell County Tax Appraisal District, the taxing authority for all entities in Bell County, Texas does hereby certify that there are currently no delinquent taxes due or owing on the property described by this plat.

Dated this 11 Day of December, A.D. 2000

BELL COUNTY TAX APPRAISAL DISTRICT  
By: *Tenny Lewis*

NO.	DATE	REVISIONS	BY
1	11/20/00	ADDED 10' OF	KKC

TC KILLEEN MP ADDITION  
BEING A REPLAT OF PART OF LOT 1, BLOCK 1,  
FOX CREEK COMMERCIAL SUBDIVISION, PHASE THREE AND  
A REPLAT OF PART OF LOT 1, BLOCK 1, McCOY ADDITION  
KILLEEN, BELL COUNTY, TEXAS

MITCHELL & ASSOCIATES, INC.  
ENGINEERING & SURVEYING  
102 N. COLLEGE, KILLEEN, TEXAS (254) 634-5541

DWG. NO. 14006-D  
DGN. BY: KKC  
SCALE: 1"=100'  
DATE: OCT. 2000  
AREA: 19.457 ACRES

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