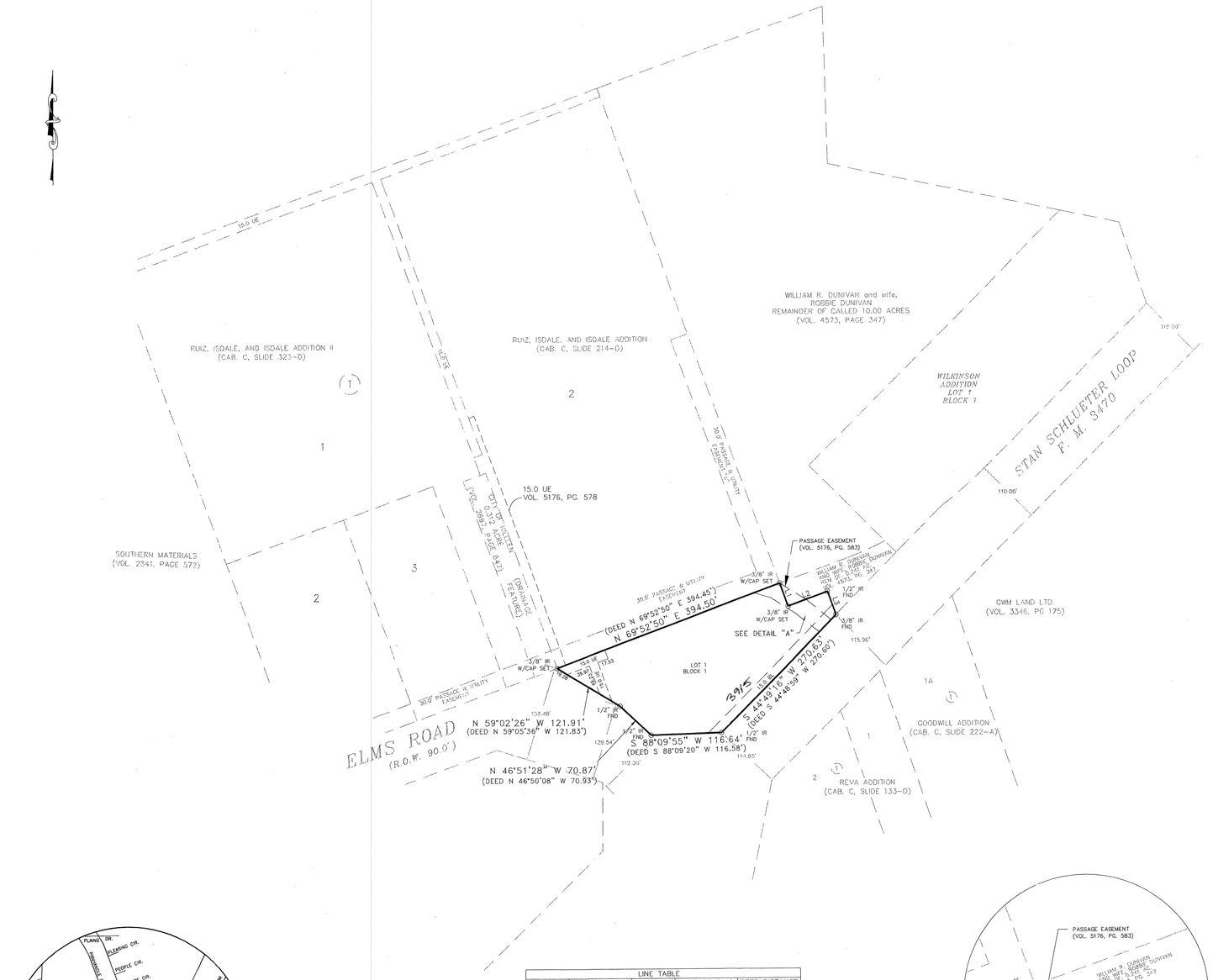
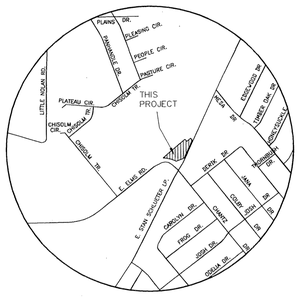
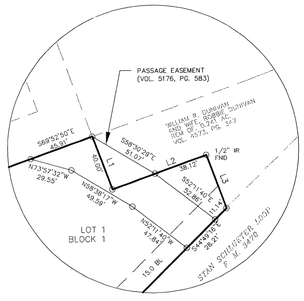


LINE TABLE				
LINE	BEARING	LENGTH	DEED BEARING	DEED DISTANCE
L1	S 20°09'09" E	40.00	S 20°07'10" E	40.00
L2	N 69°56'07" E	69.81	N 69°52'50" E	
L3	S 20°11'02" E	40.04	S 20°07'10" E	40.00

NOTE: ACCESS TO AND ACCEPTANCE OF RUNOFF ONTO FM 3470 MUST BE GRANTED BY TxDOT PERMIT.



VICINITY MAP
N.T.S.



DETAIL "A"
SCALE: NTS

KNOW ALL MEN BY THESE PRESENTS, that William R. Dunivan, Jr. & Robbie Dunivan, whose address is Rt. 3 Box 214 Killeen Texas, 76549 being the sole owner(s) of that certain 1.334 acre tract of land in Bell County, Texas, part of the Robert Cunningham Survey, Abstract No. 158, which is more fully described in the dedication of **Advance Auto Parts Addition** as shown by the plat hereof, attached hereto, and made a part hereon, and approved by the Planning & Zoning Commission of the City of Killeen, Bell County, Texas, and William R. Dunivan, Jr. & Robbie Dunivan does hereby adopt said **Advance Auto Parts 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.

William R. Dunivan, Jr.

KATHY ELDRIDGE
MY COMMISSION EXPIRES
NOVEMBER 15, 2006

Robbie Dunivan

STATE OF TEXAS
COUNTY OF BELL

This instrument was acknowledged before me on this 2ND day of October 2003, A.D. by William R. Dunivan, Jr.

Kathy Eldridge
NOTARY PUBLIC STATE OF TEXAS
MY COMMISSION EXPIRES November 15, 2006

KATHY ELDRIDGE
MY COMMISSION EXPIRES
NOVEMBER 15, 2006

STATE OF TEXAS
COUNTY OF BELL

This instrument was acknowledged before me on this 2ND day of October, 2003, A.D. by Robbie Dunivan.

Kathy Eldridge
NOTARY PUBLIC STATE OF TEXAS
MY COMMISSION EXPIRES November 15, 2006

APPROVED this the 27th day of October, 2003 A.D., by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas.

CHAIRMAN, PLANNING COMMISSION

SECRETARY, PLANNING COMMISSION

FILED FOR RECORD this 29th day of December, 2003 A.D., in Cabinet C, Slide 365A, Plat Records of Bell County, Texas.
Volume 5240 Page 160

KNOW ALL MEN BY THESE PRESENTS,

That I, Gary W. Mitchell, Registered Professional Land Surveyor, do 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.

STATE OF TEXAS
REGISTERED
GARY W. MITCHELL
4982
PROFESSIONAL
LAND SURVEYOR

Gary W. Mitchell, R.P.L.S.
Registered Professional
Land Surveyor, No. 4982

TAX CERTIFICATE

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 5th day of November, A. D. 2003

BELL COUNTY TAX APPRAISAL DISTRICT

BY: Tammy T. Lyons

No.	DATE	REVISIONS	BY
1	10/03	COK REVISIONS	LAM

ADVANCE AUTO PARTS ADDITION

KILLEEN, BELL COUNTY, TEXAS

FINAL PLAT

SHEET TITLE:

STATE OF TEXAS
REGISTERED
MARK W. MITCHELL
85017
PROFESSIONAL
LAND SURVEYOR
10-24-03

MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
102 N. COLLEGE STREET
KILLEEN, TEXAS 76541
PHONE: (254) 634-5541
FAX: (254) 634-2141

DWG No.	DRAWN BY:	DATE:	SCALE:	FB/LB:	1 LOT	AREA:
03-560-D	KK/BMR	OCT 2003	1"=100'	1367/12	1 BLOCK	1.334 ACRES

\\Server\wkdata\Advance Auto Parts -Killeen\Advance Auto\dwg\Advance Auto.dwg, Plot, 10/24/2003 9:17:17 AM