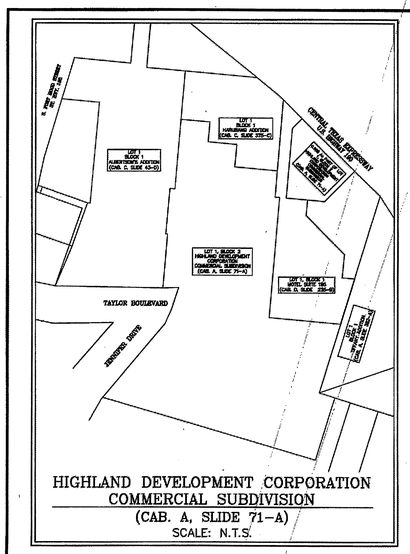
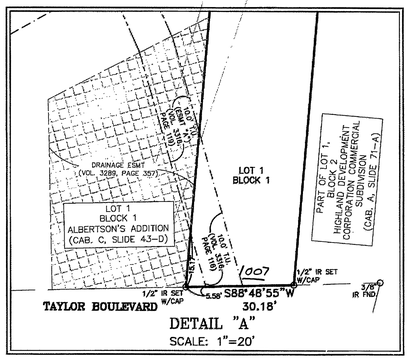
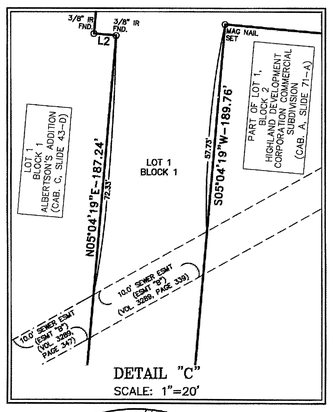


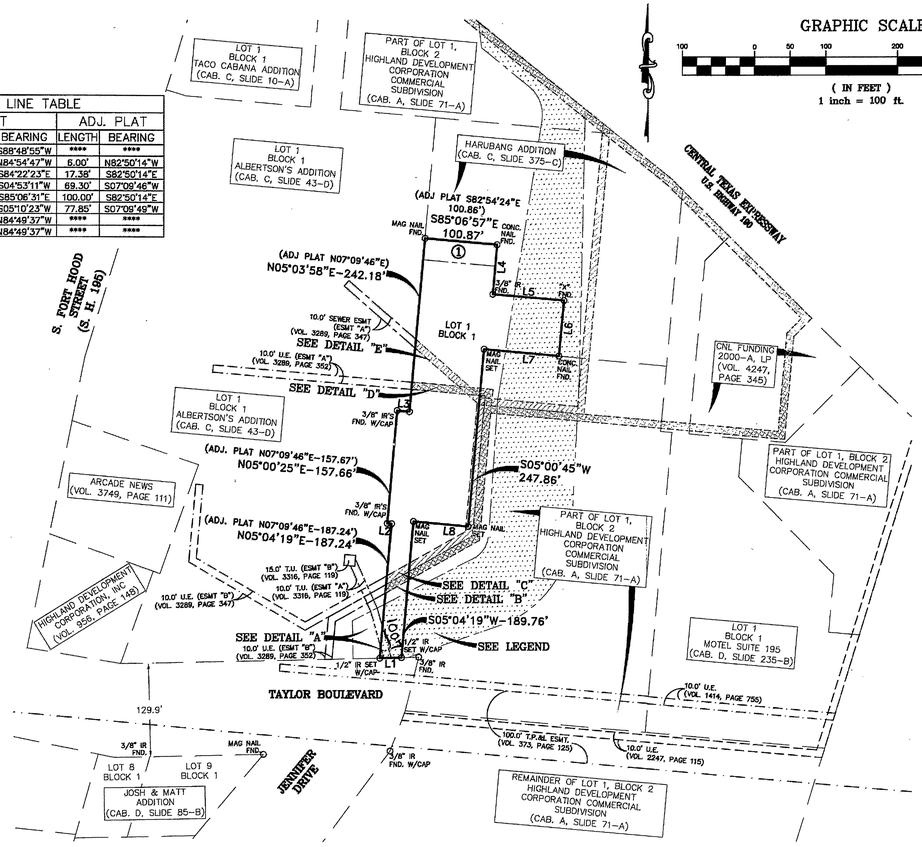
HIGHLAND DEVELOPMENT CORPORATION COMMERCIAL SUBDIVISION
(CAB. A, SLIDE 71-A)
SCALE: N.T.S.



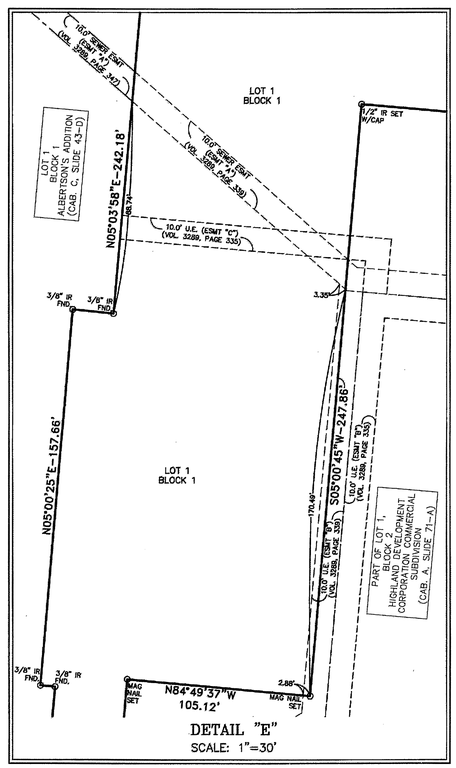
DETAIL "A"
SCALE: 1"=20'



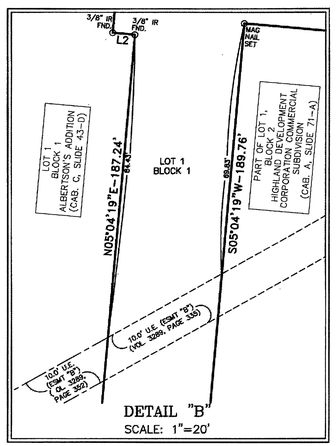
DETAIL "C"
SCALE: 1"=20'



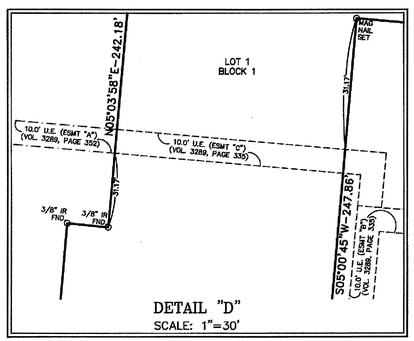
LINE TABLE				
	PLAT		ADJ. PLAT	
LINE	LENGTH	BEARING	LENGTH	BEARING
L1	30.18'	S88°48'55"W	****	****
L2	6.21'	N84°54'47"W	6.00'	N82°50'14"W
L3	17.15'	S84°22'23"E	17.38'	S82°50'14"E
L4	69.33'	S04°53'11"W	69.30'	S07°09'46"W
L5	100.02'	S85°06'31"E	100.00'	S82°50'14"E
L6	77.64'	S05°10'23"W	77.85'	S07°09'49"W
L7	105.12'	N84°49'37"W	****	****
L8	76.85'	N84°49'37"W	****	****



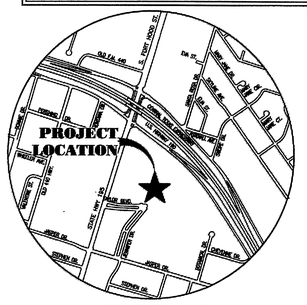
DETAIL "E"
SCALE: 1"=30'



DETAIL "B"
SCALE: 1"=20'



DETAIL "D"
SCALE: 1"=30'



VICINITY MAP
SCALE: N.T.S.

KEYED NOTE

1. A PORTION OF THE "COMMON AREA". SEE VOLUME 3170, PAGE 70, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY FOR "COMMON AREA" DEFINITION.

LEGEND

- 10.0' UTILIIY EASEMENT (VOL. 3289, PAGE 339)
- 10.0' UTILITY EASEMENT (VOL. 3289, PAGE 335)
- 10.0' UTILITY EASEMENT (VOL. 3316, PAGE 116)
- DRAINAGE EASEMENT (VOL. 3289, PAGE 343)

NOTES:

1. THE BEARINGS FOR THE ABOVE DESCRIPTION ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, PER LEICA TEXAS SMART NET GPS OBSERVATIONS.

2. PER DECLARATION OF RESTRICTIONS AND GRANT OF EASEMENTS, OF RECORD IN VOLUME 3170, PAGE 68, UNDER ARTICLE 3.1, INGRESS, EGRESS & PARKING, THERE EXISTS A NON EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS BY VEHICULAR AND PEDESTRIAN TRAFFIC AND VEHICULAR PARKING UPON, OVER AND ACROSS THAT PORTION OF THE COMMON AREA LOCATED ON THE GRANTOR'S PARCEL (S), EXCEPT FOR THOSE AREAS DEVOTED TO SERVICE FACILITIES OR DRIVEUP OR DRIVE THROUGH CUSTOMER SERVICE FACILITIES.

KNOW ALL MEN BY THESE PRESENTS, that **Hyung Won Park**, whose address is 2002 Ann Ave, Carrollton,Texas 75006-3161 being the sole owners of that certain 1.255 acre tract of land in Bell County, Texas, part of the John Goslin Survey, Abstract No. 344, which is more fully described in the dedication of **B-BACHS ADDITION BEING A REPLAT OF PART OF LOT 1, BLOCK 2, HIGHLAND DEVELOPMENT CORPORATION SUBDIVISION** 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 **Hyung Won Park** does hereby adopt said **B-BACHS ADDITION BEING A REPLAT OF PART OF LOT 1, BLOCK 2, HIGHLAND DEVELOPMENT CORPORATION SUBDIVISION** 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.

W I T N E S S the execution hereof, on this 23 day of July, 2010.

Hyung Won Park

Before me, the undersigned authority, on this day personally appeared Hyung Won Park known to me to be the person whose name is subscribed to the foregoing instrument. It has been acknowledged to me that he executed the foregoing instrument as the owner of the property described hereon.

DAVID J PARK
Notary Public, State of Texas
My Commission Expires
September 25, 2012

NOTARY PUBLIC STATE OF TEXAS
My Commission Expires: 9/25/2012

APPROVED this the 23rd day of August, 2010, by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas.

CHAIRMAN, PLANNING COMMISSION

SECRETARY, PLANNING COMMISSION

KNOW ALL MEN BY THESE PRESENTS,

That I, Rex D. Haas, 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.

Rex D. Haas,
Registered Professional
Land Surveyor, No. 4378

STATE OF TEXAS REGISTERED REX D HAAS 4378 PROFESSIONAL LAND SURVEYOR

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 13th day of September, A.D. 2010

BELL COUNTY TAX APPRAISAL DISTRICT
BY:

FILED FOR RECORD this 15th day of September, 2010, in Cabinet D, Slide 301-C, Plat Records of Bell County, Texas. Dedication Instrument in Instrument # 2010-00033285, Deed Records of Bell County, Texas.

No.	DATE	REMARKS	BY
2	8/16/2010	CITY OF KILLEEN COMMENTS	FRB
1	8/11/2010	CITY OF KILLEEN COMMENTS	FRB

REVISIONS

B-BACHS SUBDIVISION

BEING A REPLAT OF PART OF LOT 1, BLOCK 2, HIGHLAND DEVELOPMENT CORPORATION COMMERCIAL SUBDIVISION

KILLEEN, BELL COUNTY, TEXAS

SHEET TITLE: FINAL PLAT

MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
102 N. COLLEGE
KILLEEN, TEXAS 76541
PHONE: (254) 634-5541
FAX: (254) 634-2141
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION NO. 3241
T. B. P. L. S. FIRM REGISTRATION NO. 10020400

DWG No.	DRAWN BY:	DATE:	SCALE:	REF.:	1 LOT	AREA:
10-186-D	MDH/FRB	JULY 2010	1"=100'	04-60-D	1 BLOCK	1.255 Ac.

S:\Subdivisions\B-Bachs Subdivision 10-186-D\dwg\B-Bachs Subdivision 10-186-D.dwg, PLAT, 8/18/2010 8:45:03 AM, cad4