

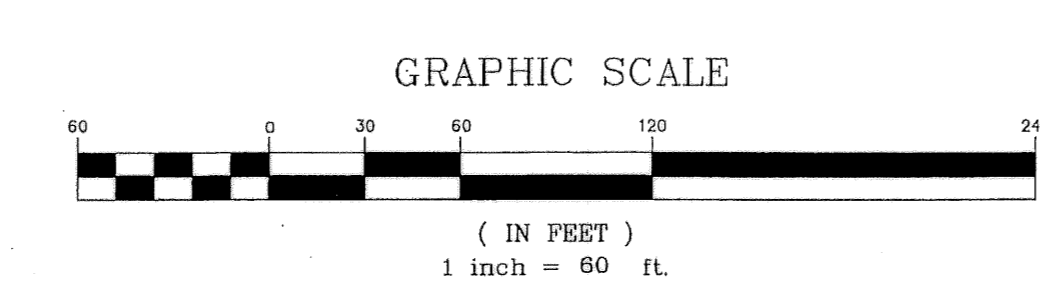
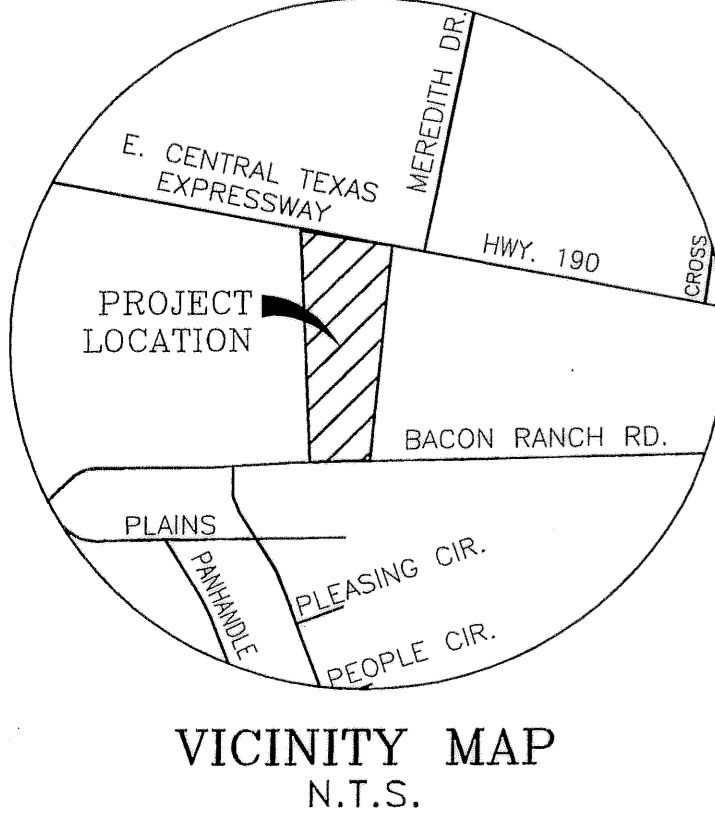
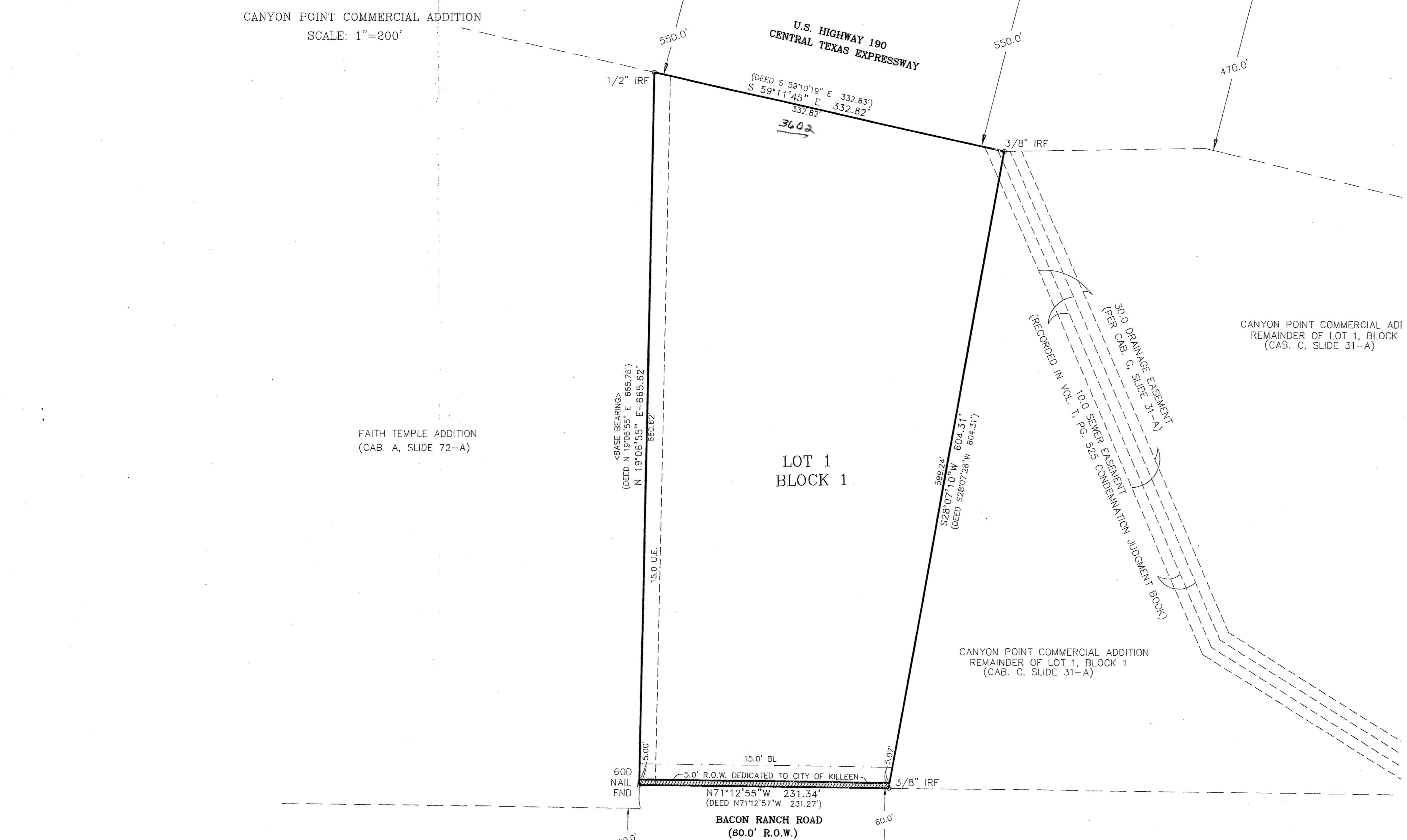
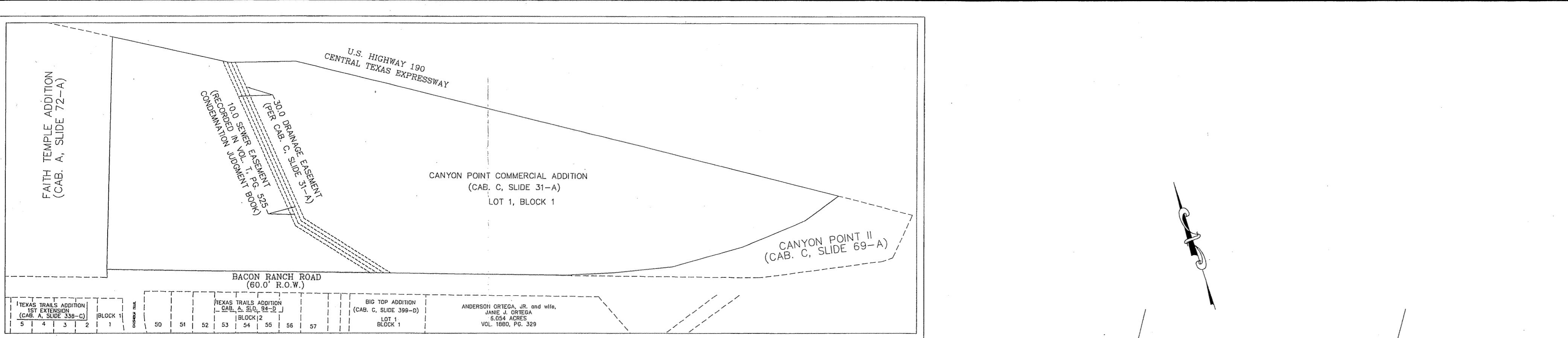
1	1/12/05	CITY COMMENTS	LAM	BY
		REMARKS		
		REVISIONS		

**CANYON POINT COMMERCIAL ADDITION II**  
**BEING A REPLAT OF PART OF LOT 1, BLOCK 1, CANYON POINT COMMERCIAL ADDITION**  
**KILLEEN, BELL COUNTY, TEXAS**

FINAL PLAT

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

DWG No.	DATE	SCALE	FB/LB	LOTS	AREAS
04-733-D	12/2004	1"=60'	1410/74	BLOCKS 1	4.073 ACRES



NOTE:  
ACCESS TO AND RUNOFF ONTO US HWY 190 SHALL BE  
APPROVED BY TxDOT. A PERMIT REQUEST SHALL BE  
OBTAINED AND SUPPORTED BY A DRAINAGE ANALYSIS.

KNOW ALL MEN BY THESE PRESENTS, that D. C. M. & M. Automotive Group, LLP, a Texas Limited Partnership, whose address is 1902 Centex Expressway, Killeen, Texas 76542 being the sole owners of that certain 4.073 acre tract of land in Bell County, Texas, part of the W. H. Cole Survey, Abstract No. 150 and the William Shelburne Survey, Abstract No. 1254 which is more fully described in the dedication of **CANYON POINT COMMERCIAL ADDITION II BEING A REPLAT OF PART OF LOT 1, BLOCK 1, CANYON POINT COMMERCIAL ADDITION** as shown by the plat hereof, attached hereto, and made a part hereon, and approved by the City Council of the City of Killeen, Bell County, Texas, and D. C. M. & M. Automotive Group, LLP, a Texas Limited Partnership, does hereby adopt said **CANYON POINT COMMERCIAL ADDITION II BEING A REPLAT OF PART OF LOT 1, BLOCK 1, CANYON POINT COMMERCIAL 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.

WITNESS the execution hereof, on this 7th day of January, 2005.  
For: D. C. M. & M. Automotive Group, LLP, a Texas Limited Partnership  
David Matthew Connell, Manager

Before me, the undersigned authority, on this day personally appeared David Matthew Connell 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 general partner/manager of the property described hereon.

**Anna Villa**  
Notary Public, State of Texas  
My Commission Expires: 10/14/06

Before me, the undersigned authority, on this day personally appeared Ace Mitchell Connell 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 general partner/manager of the property described hereon.

**Anna Villa**  
Notary Public, State of Texas  
My Commission Expires: 10/14/06

APPROVED this the 14 day of February, 2005, by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas.

**Frank K. Cole**  
CHAIRMAN, PLANNING COMMISSION

**Heidi Poppe**  
SECRETARY, PLANNING COMMISSION

APPROVED this the 22 day of February, 2005, by the City Council of the City of Killeen, Bell County, Texas.

**Mary Jo Jones**  
MAYOR, CITY OF KILLEEN

**Paula A. Miller**  
ATTEST: CITY SECRETARY

FILED FOR RECORD this 24 day of March, 2005, in Cabinet D, Slide 44C, Plat Records of Bell County, Texas, Vol 5645 Pg 406

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.

**Gary W. Mitchell**  
Registered Professional Land Surveyor, No. 4982.



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 18th day of February, A.D. 2005  
BELL COUNTY TAX APPRAISAL DISTRICT  
By: Tommy T. Lewis