

INSET 'A'
CANYON POINT COMMERCIAL ADDITION
(CAB. C, SLIDE 31-A)
N.T.S.

LINE	BEARING	DISTANCE
L1	N 29°35'24" E	5.07'
L2	S 29°43'39" W	5.14'

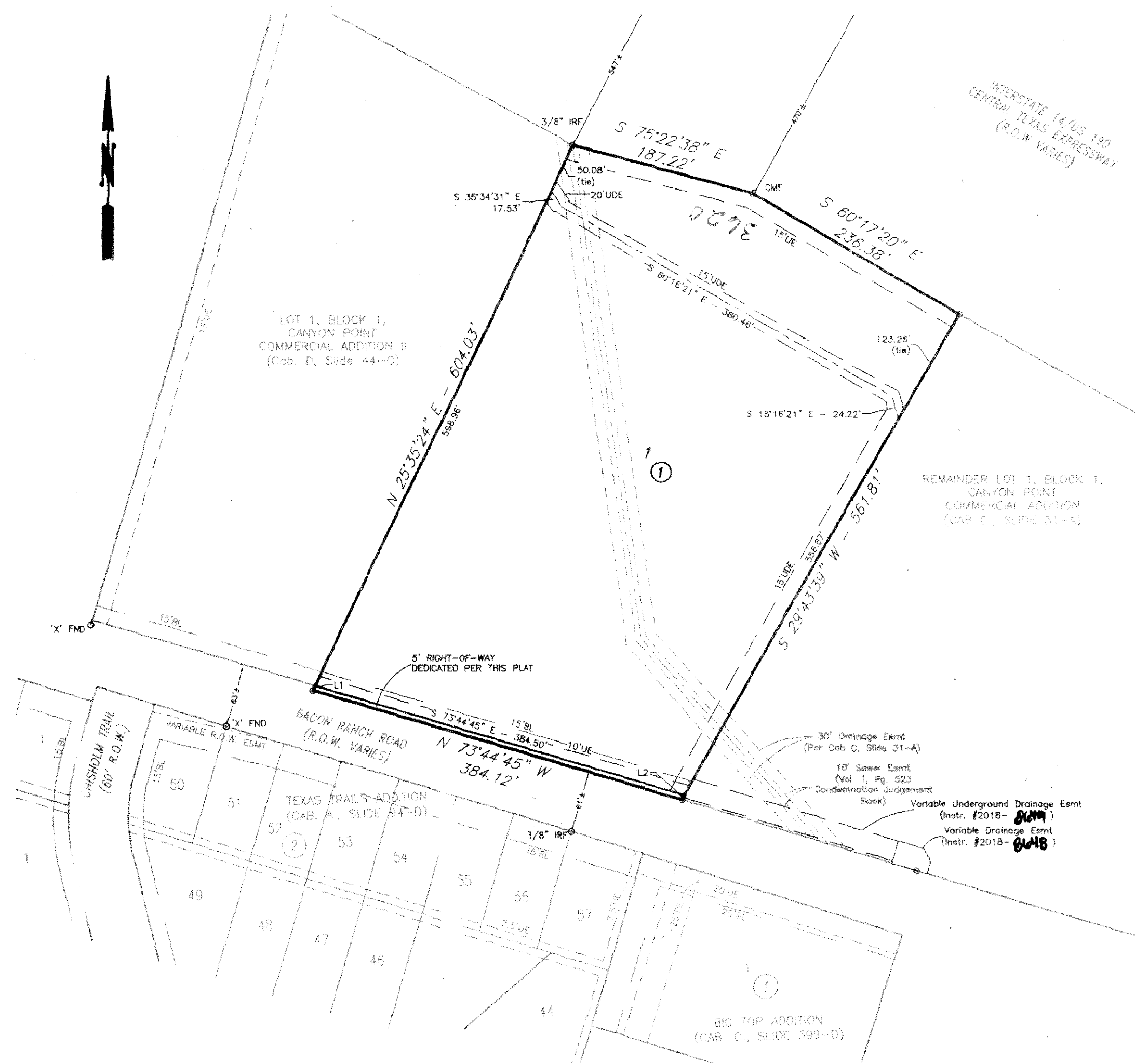
LEGEND	
○	PROPERTY CORNER
—	PLAT BOUNDARY
①	BLOCK NUMBER
IRF	IRON ROD FOUND
CMF	CONCRETE MONUMENT FOUND
UE	UTILITY EASEMENT
UDE	UNDERGROUND DRAINAGE EASEMENT
BL	BUILDING LINE

NOTES:

- ALL CORNERS SHOWN ARE 3/8" IRON ROD SET WITH KILLEEN ENGINEERING CAP UNLESS OTHERWISE NOTED.
- BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83. (CORS 96) AS PER LEICA SMARTNET GPS OBSERVATIONS.
- ALL BUILDING LINES AND EASEMENTS INSIDE THE PLATTED BOUNDARY, PREVIOUSLY DEDICATED PER CANYON POINT COMMERCIAL ADDITION ARE HEREBY ABANDONED AND RECONFIGURED WITH THIS PLAT. ALL OF THE 10' SEWER EASEMENT AS RECORDED IN VOL. T, PAGE 523, CONDEMNATION JUDGEMENT BOOK IS HEREBY ABANDONED.

UNDERGROUND DRAINAGE EASEMENT (UDE):

PURPOSE OF THE FIFTEEN (15) FOOT UDE ALONG THE SOUTH AND WEST PROPERTY LINE, IS TO SERVE AS CONVEYANCE OF UNDERGROUND STORM WATER DRAINAGE. CURRENT / FUTURE PROPERTY OWNERS OF SAID LOTS SHALL NOT BE RESTRICTED / LIMITED FROM BUILDING WITHIN SAID EASEMENT. HOWEVER, ANY IMPROVEMENT IS SUBJECT TO REMOVAL BY THE CITY, AT THE OWNER'S EXPENSE, WHEN IN THE CITY'S SOLE DISCRETION, ACCESS TO THE EASEMENT IS NECESSARY FOR THE INSTALLATION, REMOVAL, REPLACEMENT, MAINTENANCE, OR UTILIZATION OF SAID EASEMENT FOR THE PURPOSES OF WHICH IT WAS INTENDED.



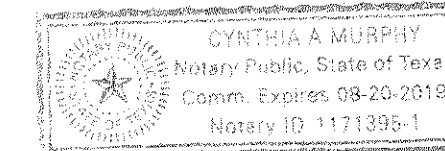
KNOW ALL MEN BY THESE PRESENTS, that Killeen South Park Commercial Property, LLC, a Texas Limited Liability Company, whose address is 2901 E. Star Schlueter Loop, Killeen, Texas 76542, being the sole owner of that 5.45 acre tract of land in Bell County, Texas, part of the W.H. Cole Survey, Abstract No. 150 and the William Shelburne Survey, Abstract No. 1254, which is more fully described in the dedication of CANYON POINT COMMERCIAL ADDITION IV, being a replat of part Lot 1, Block 1, Canyon Point Commercial Addition, as shown by the plat hereof, attached hereto, and made a part hereof, and approved by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas, does hereby adopt said CANYON POINT COMMERCIAL ADDITION IV, being a replat of part 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 and drainage easements shown on said plat are dedicated to said city for installation and maintenance of any and all public utilities and drainage utilities which the city may install or permit to be installed or maintained.

For: Killeen South Park Commercial Property, LLC, a Texas Limited Liability Company

By: *Gary W. Purser, Jr.*
Gary W. Purser, Jr., President

STATE OF TEXAS
COUNTY OF BELL

This instrument was acknowledged before me on the 11 day of January, 2018 by Gary W. Purser, Jr., President of Killeen South Park Commercial Property, LLC.



Cynthia A. Murphy
Notary Public, State of Texas

Approved this 22nd day of January, 2018, by the Planning and Zoning Commission of the City of Killeen, Texas.

[Signature]
Chairman, Planning and Zoning Commission

[Signature]
Secretary, Planning and Zoning Commission

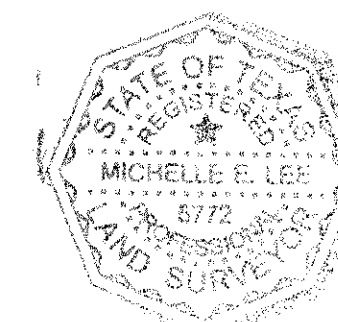
FILE FOR RECORD this 14th day of March, 2018 A.D.

Year 2018, Number 43, Plat Records of Bell County, Texas.

Dedication Instrument in Instrument No. 2018-0010223, Official Records of Bell County, Texas.

KNOW ALL MEN BY THESE PRESENTS:

That Michelle E. Lee, a Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the perimeter corner monuments shown hereon were properly placed or found under my personal supervision, in accordance with the Subdivision Regulations of the City of Killeen, Texas. This subdivision, CANYON POINT COMMERCIAL ADDITION IV, being a replat of part Lot 1, Block 1, Canyon Point Commercial Addition, is located within the City Limits of Killeen, Texas.



Michelle E. Lee 1-10-18
Michelle E. Lee, RPLS (TX 5772)

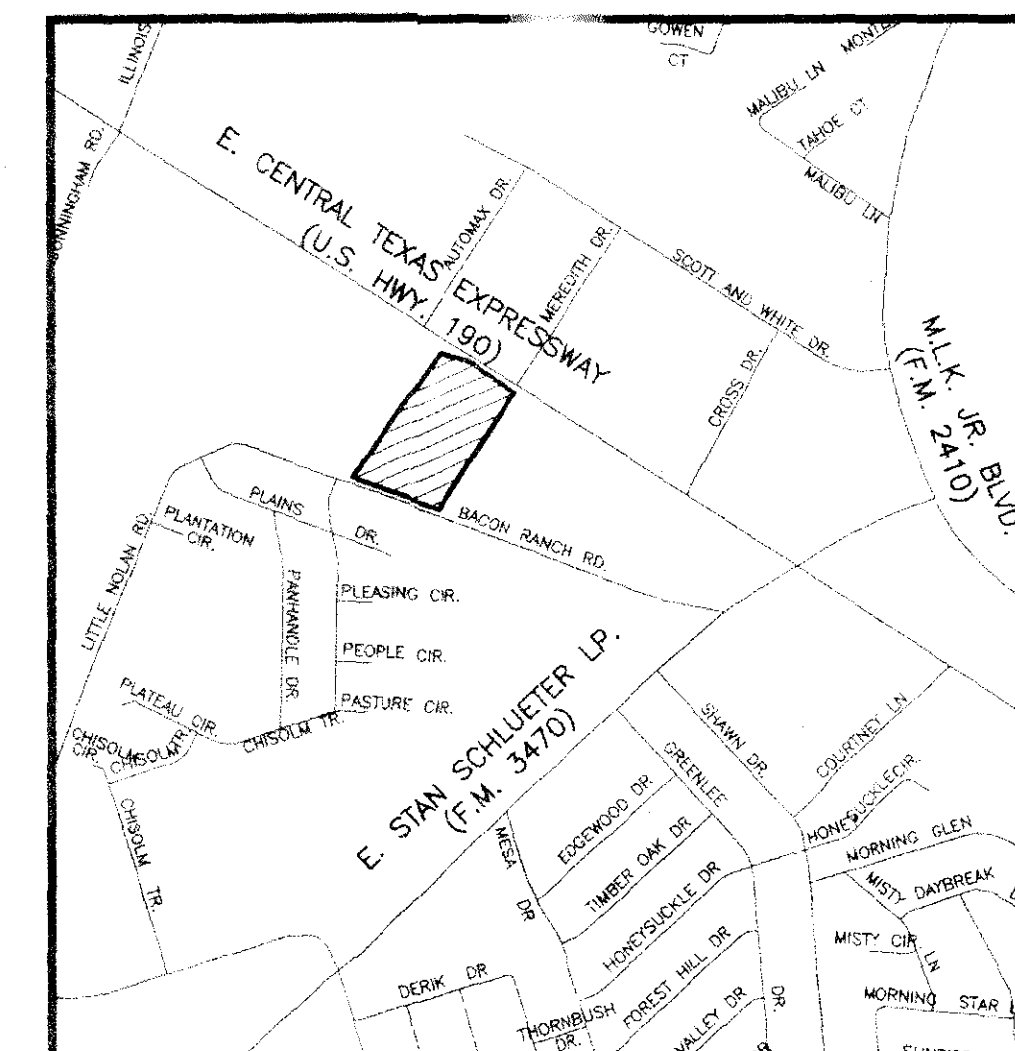
TAX CERTIFICATE

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.

Filed this 6th day of March, 2018 A.D.

BELL COUNTY TAX APPRAISAL DISTRICT

By: *Melissa Rodriguez*



VICINITY MAP
N.T.S.

KILLEEN ENGINEERING
& SURVEYING, LTD

2901 E. Star Schlueter Loop
Killeen, Texas 76542
OFFICE: (254) 526-3961 FAX: (254) 526-4351
TBPE REGISTRATION NO. F-4200
TBPLS REGISTRATION NO. 100144-00

FINAL PLAT
CANYON POINT COMMERCIAL ADDITION IV
BEING A REPLAT OF PART OF LOT 1, BLOCK 1,
CANYON POINT COMMERCIAL ADDITION
KILLEEN, BELL COUNTY, TEXAS

Project No.:	2017-012
Acres:	5.45
No. of Lots:	1
Scale:	1" = 100'
Date:	12/20/2017
Design By:	MEL / BCC
Sheet No.:	1 of 1