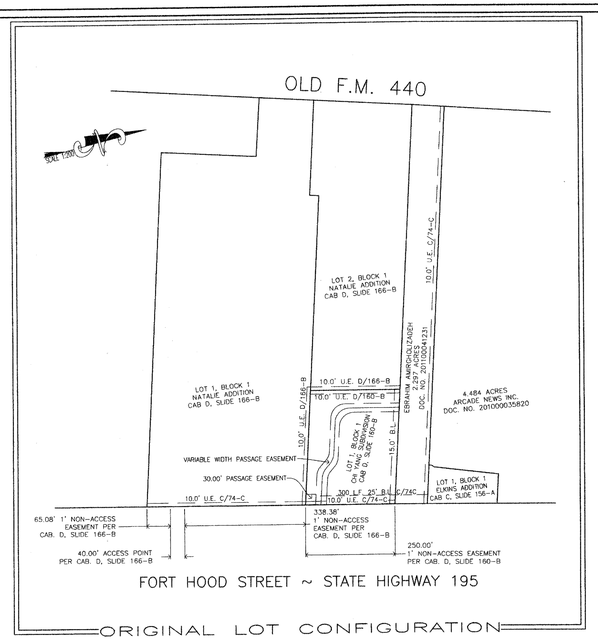
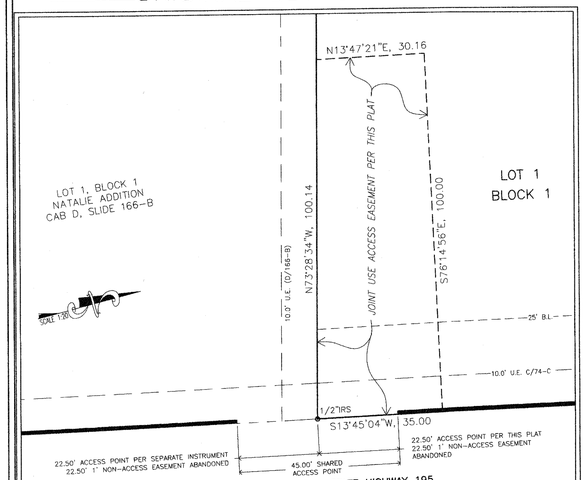
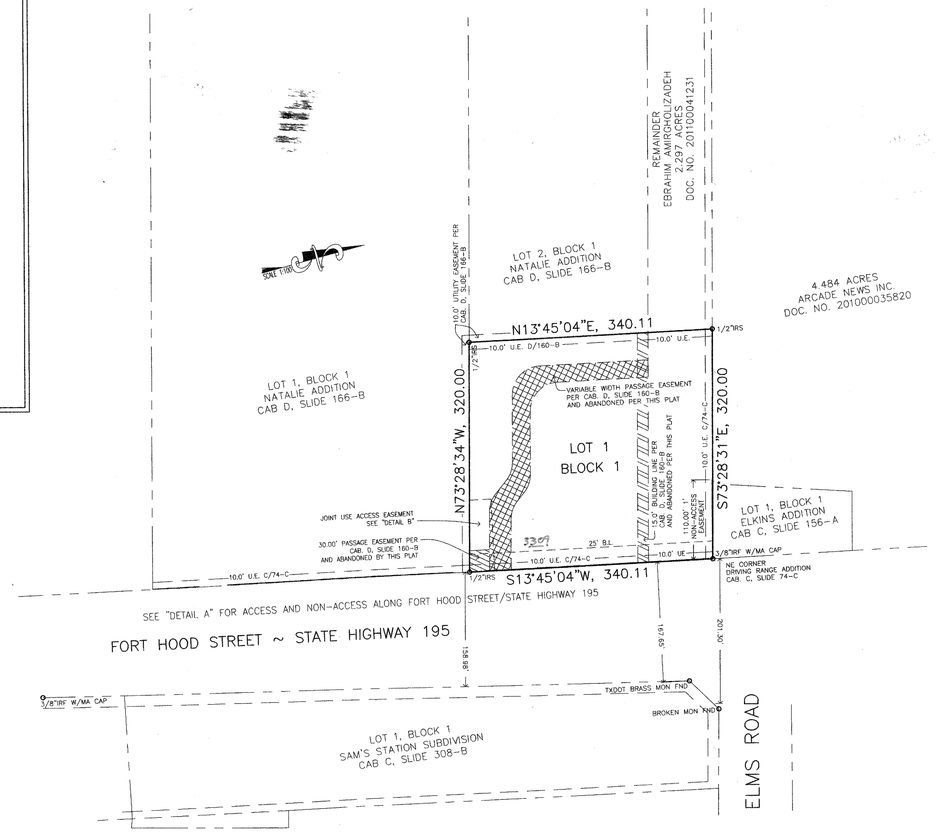


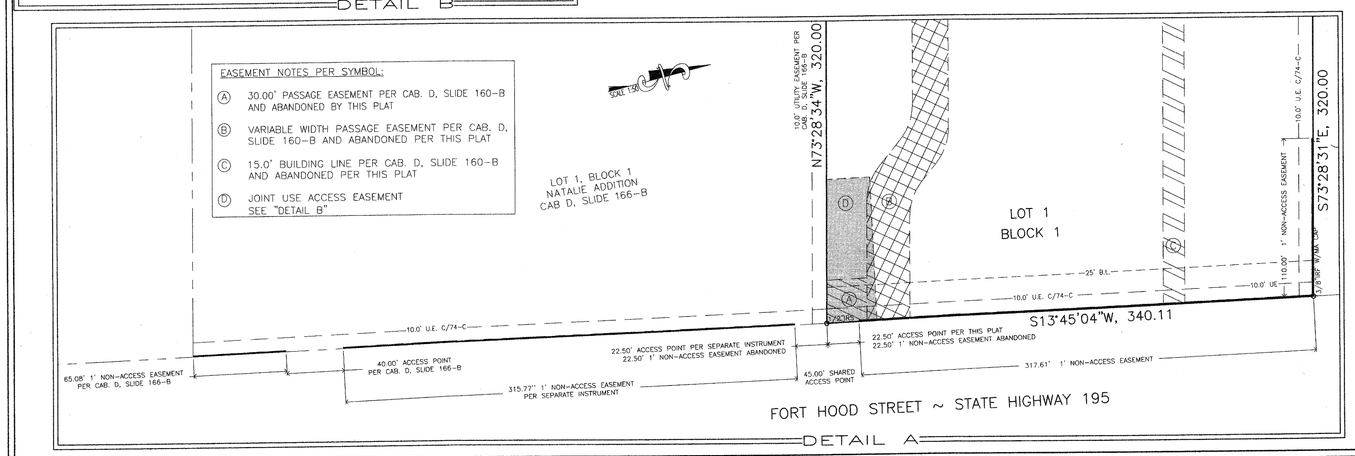
ORIGINAL LOT CONFIGURATION



100' X 70' JOINT USE ACCESS EASEMENT

DETAIL B





DETAIL A

STATE OF TEXAS

COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS, that EBRAHIM AMIRGHOLIZADEH, whose address is 1511 Arkansas Ave, Killeen, Bell County, Texas, being the sole owner of that 2.496 acre tract of land, part of the S.P.R.R. Survey, Abstract No. 794, which is more fully described in the dedication of **CHI YANG SUBDIVISION PHASE TWO**, as shown by the plat hereof, attached hereto, and made a part hereon, and approved by the City Council of Killeen, Bell County, Texas, does hereby adopt said **CHI YANG SUBDIVISION PHASE TWO** 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 installation and maintenance of any and all public utilities which the city may install or permit to be installed or maintained.

E. Amirgholizadeh
Ebrahim Amirgholizadeh

STATE OF TEXAS

COUNTY OF BELL

This instrument was acknowledged before me on the 25 day of July, 2012 by Ebrahim Amirgholizadeh.

Bea Esposito
NOTARY PUBLIC, STATE OF TEXAS

BEATRICE A. ESPOSITO
Notary Public
STATE OF TEXAS
My Comm. Exp. 02/02/2014

Approved this 24th day of July, 2012, by the Planning and Zoning Commission of the City of Killeen, Texas.

Chairman, Planning and Zoning Commission

Vicki Walker
Secretary, Planning and Zoning Commission

Approved this 24 day of July, 2012, by the City Council of the City of Killeen, Texas.

Mayor

Paula A. Miller
City Secretary

KNOW ALL MEN BY THESE PRESENTS:

That I, Michael E. Alvis, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision and Property Development Regulations of the City of Killeen, Texas.

MICHAEL E. ALVIS, R.P.L.S. NO. 5402
301 N. 3RD STREET
TEMPLE, TEXAS 76501

STATE OF TEXAS
MICHAEL E. ALVIS
5402
PROFESSIONAL
LAND SURVEYOR

FILED FOR RECORD this 13th day of August, 2012 A.D.

Cabinet D, Slide 365 D, Plat Records of Bell County, Texas.

* * * * *

Dedication Instrument recorded in Document Number:

2012-00033212, Public Records, Bell County, Texas.

* * * * *

Resolution recorded in Document Number:

2012-00033212, Public Records, Bell County, Texas.

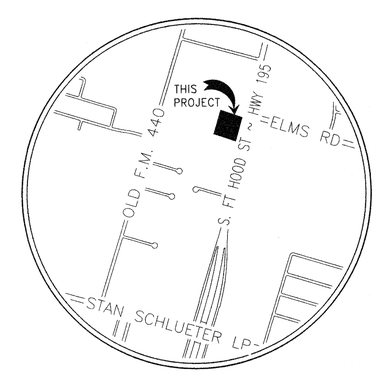
TAX CERTIFICATE

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 27th day of July, 2012 A.D.

BELL COUNTY TAX APPRAISAL DISTRICT

By: Jennifer King



VICINITY MAP
N.T.S.

CURRENT ZONING IS B-5

Bearing Base: Texas State Plane Coordinate System, NAD 1983, Central Zone as determined by GPS observation.

This property is not within the Special Flood Hazard Area per the Federal Emergency Management Agency Federal Insurance Administration Map No. 48027C0260E, dated September 26, 2008.

SCALE 1:100

TURLEY ASSOCIATES, INC.
ENGINEERING • PLANNING • SURVEYING
CONSTRUCTION MANAGEMENT
301 N. 3rd ST. TEMPLE, TEXAS
(254) 773-2400
FAX NO. (254) 773-3998
E-MAIL: VDTURLEY@AOL.COM
FIRM REGISTRATION No. F-1658

FINAL PLAT OF

CHI YANG SUBDIVISION PHASE TWO

2.496 ACRES
BEING ALL OF LOT 1, BLOCK 1, CHI YANG SUBDIVISION
CABINET D, SLIDE 160-B
AND A 0.660 ACRE PART OR PORTION OF
2.297 ACRES DOC. NO. 2011000041231
VOLUME 3856, PAGE 552, CITY OF KILLEEN, BELL COUNTY, TEXAS

REVISIONS		

DATE:	JULY 25, 2012
DRN. BY:	MZS
REF.:	
FIELD BOOK	
JOB NO.:	11-243
SHEET	1 OF 1
COMPUTER DWG. NO.	11-243 FINAL PLAT.DWG

12257-D
DRAWING NUMBER