

NOTES:

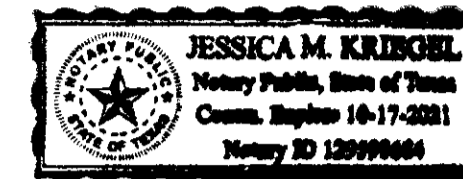
- All bearings are based upon the Texas Coordinate System, NAD 83 (CORS 96), Texas Central Zone as determined by Leica Texas Smartnet GPS observations. All distances are surface distances. Combined scale factor=1.0001168.
- This subdivision is located in zone X, areas determined to be outside the 0.2% annual chance floodplain, as indicated on the U.S. FEMA Agency Boundary Map, (Flood Insurance Rate Map), Map No. 48027C280E, effective date September 26, 2008 for Bell County, Texas.

KNOW ALL MEN BY THESE PRESENTS, that Samir S. Halabi and Younes Halabi, whose address is P.O. Box 2486, Harker Heights, Texas, 76548, being the sole owners of that certain 2.562 acre tract of land in Bell County, Texas, being part of the W. H. Cole Survey, Abstract No. 150, which is more fully described in the dedication of COPPER MOUNTAIN COMMERCIAL ADDITION as shown by the plat hereof, attached hereto, and made a part hereon, and approved by the City of Killeen, Bell County, Texas, and hereby adopt said COPPER MOUNTAIN 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 the installation and maintenance of any and all public utilities and drainage utilities, which the city may install or permit to be installed or maintained.

WITNESS the execution hereof, on this 7th day of March, 2018.

Samir S. Halabi
Samir S. Halabi

Before me, the undersigned authority, on this day personally appeared Samir S. Halabi, 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.

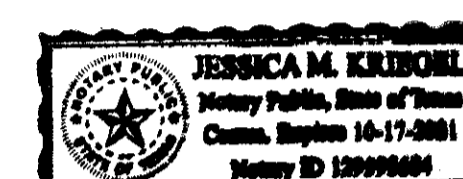


Jessica M. Kridohl
NOTARY PUBLIC STATE OF TEXAS
My Commission Expires: 10/17/21

WITNESS the execution hereof, on this 7th day of March, 2018.

Younes Halabi
Younes Halabi

Before me, the undersigned authority, on this day personally appeared Younes Halabi, 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.



Jessica M. Kridohl
NOTARY PUBLIC STATE OF TEXAS
My Commission Expires: 10/17/21

APPROVED this 5th day of March, 2018, by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas.

Mania Lopez
CHAIRMAN, PLANNING COMMISSION

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

AFFIDAVIT:
The Tax Appraisal District of Bell County does hereby certify there are currently no delinquent taxes due to the Tax Appraisal District of Bell County on the property described by this plat.
Dated this 5th day of March, 2018, A.D.
By: *Missie Rodriguez*
Bell County Tax Appraisal District

FILED FOR RECORD this 13th day of March, 2018, In Year 2018.
Plat # 2A
2018-0000050
Official Public Records of Real Property, Bell County, Texas.

No.	DATE	REMARKS	BY
1	2/23/2018	CITY OF KILLEEN COMMENTS	FEB

COPPER MOUNTAIN COMMERCIAL ADDITION
BEING A REPLAT OF ALL OF LOT 1, BLOCK 1, COPPER MOUNTAIN PROFESSIONAL PARK AND 1.00 AC. OUT OF THE W. H. COLE SURVEY, ABSTRACT NO. 150
KILLEEN, BELL COUNTY, TEXAS

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. 000204-00



FINAL PLAT

SHEET TITLE

DWG. NO.	DATE	SCALE	REF.	FE/LB.	1 LOT	AREA
18-010-D-S	FEB 2018	AS SHOWN	06-67-C	1885/28	1 BLOCK	2.562 AC.