

NOTE:
THE 30' PASSAGE EASEMENT SHOWN HEREON IS FOR THE EXCLUSIVE USE OF:

1. CITY OF KILLEEN EMERGENCY VEHICLES AND PERSONNEL.
2. THE VEHICLES AND PERSONNEL OF THE OWNERS/TENANTS OF DAWSON COMMERCIAL ADDITION, PHASE TWO.

NOTE:
MINIMUM FFE FOR LOT 3 IS 786.00'

KNOW ALL MEN BY THESE PRESENTS, that The James M. Wright 2000 Trust, whose address is 2206 E. Central Texas Expressway, Killeen, Texas 76543 being the sole owner of that certain 2.907 acre tract of land in Bell County, Texas, part of the W. H. Cole Survey, Abstract No. 150, which is more fully described in the dedication of **DAWSON COMMERCIAL ADDITION, PHASE TWO, Being a Replat Of Lot 1, Block 1 Dawson Commercial Addition and 1.67 acres, part of the W. H. Cole Survey, Abstract No. 150** as shown by the plat hereof, attached hereto, and made a part hereof, and approved by the City Council of the City of Killeen, Bell County, Texas, and The James M. Wright 2000 Trust, does hereby adopt said **DAWSON COMMERCIAL ADDITION, PHASE TWO, Being a Replat Of Lot 1, Block 1 Dawson Commercial Addition and 1.67 acres, part of the W. H. Cole Survey, Abstract No. 150**, 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.

For The James M. Wright 2000 Trust:
James M. Wright
 James M. Wright, Trustee
 This instrument was acknowledged before me on this 18th day of January, 2002, A.D. by James M. Wright for the James M. Wright 2000 Trust.

STATE OF TEXAS
 COUNTY OF BELL
 This instrument was acknowledged before me on the 18th day of January, 2002.

Heather Ferrell
 NOTARY PUBLIC, STATE OF TEXAS

APPROVED this the 04th day of April, 2002, A.D., by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas.
Samuel L. ...
 CHAIRMAN, PLANNING COMMISSION
Pamela Smith
 SECRETARY, PLANNING COMMISSION

APPROVED this the 23rd day of April, 2002, A.D., by the City Council of the City of Killeen, Bell County, Texas.
Mauree ...
 MAYOR, CITY OF KILLEEN
Mary Kay ...
 ATTEST: CITY SECRETARY

FILED FOR RECORD this 31st day of May, 2002, A.D., in Cabinet C, Slide 292-A, Plat Records of Bell County, Texas. Vol. 4694, Pg. 593

KNOW ALL MEN BY THESE PRESENTS,
 That I, Gary W. Mitchell, Registered Professional Land Surveyor, does 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
 Gary W. Mitchell
 Registered Professional
 Land Surveyor, No. 4982

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 15 day of May, A. D. 2002

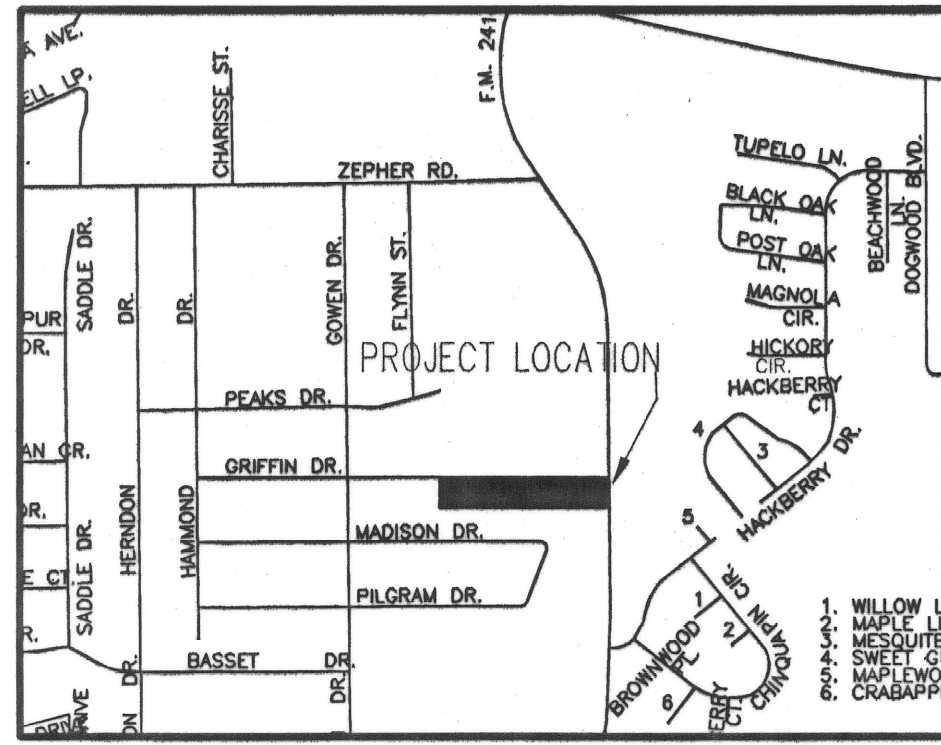
BELL COUNTY TAX APPRAISAL DISTRICT
 BY: *Tiffany Lewis*

No.	DATE	REVISIONS
2	4/02	ADDED FIRE LANE
1	2/02	ADDED FLOOD INFO

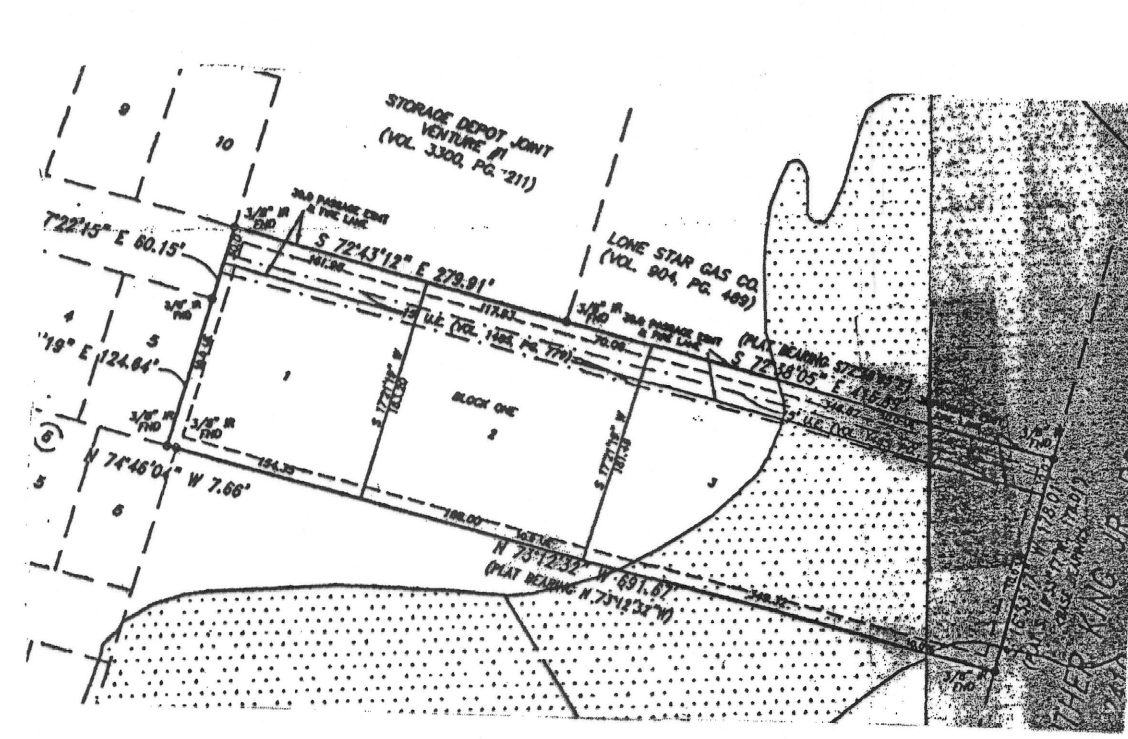
DAWSON COMMERCIAL ADDITION, PHASE TWO
 BEING A REPLAT OF LOT 1, BLOCK 1 DAWSON COMMERCIAL ADDITION
 AND 1.67 ACRES, PART OF THE W. H. COLE SURVEY, ABSTRACT NO. 150
 KILLEEN, BELL COUNTY, TEXAS
 SHEET: FINAL PLAT

MITCHELL & ASSOCIATES, INC.
 ENGINEERING & SURVEYING
 102 N. COLLEGE STREET, KILLEEN, TEXAS (254) 634-5541

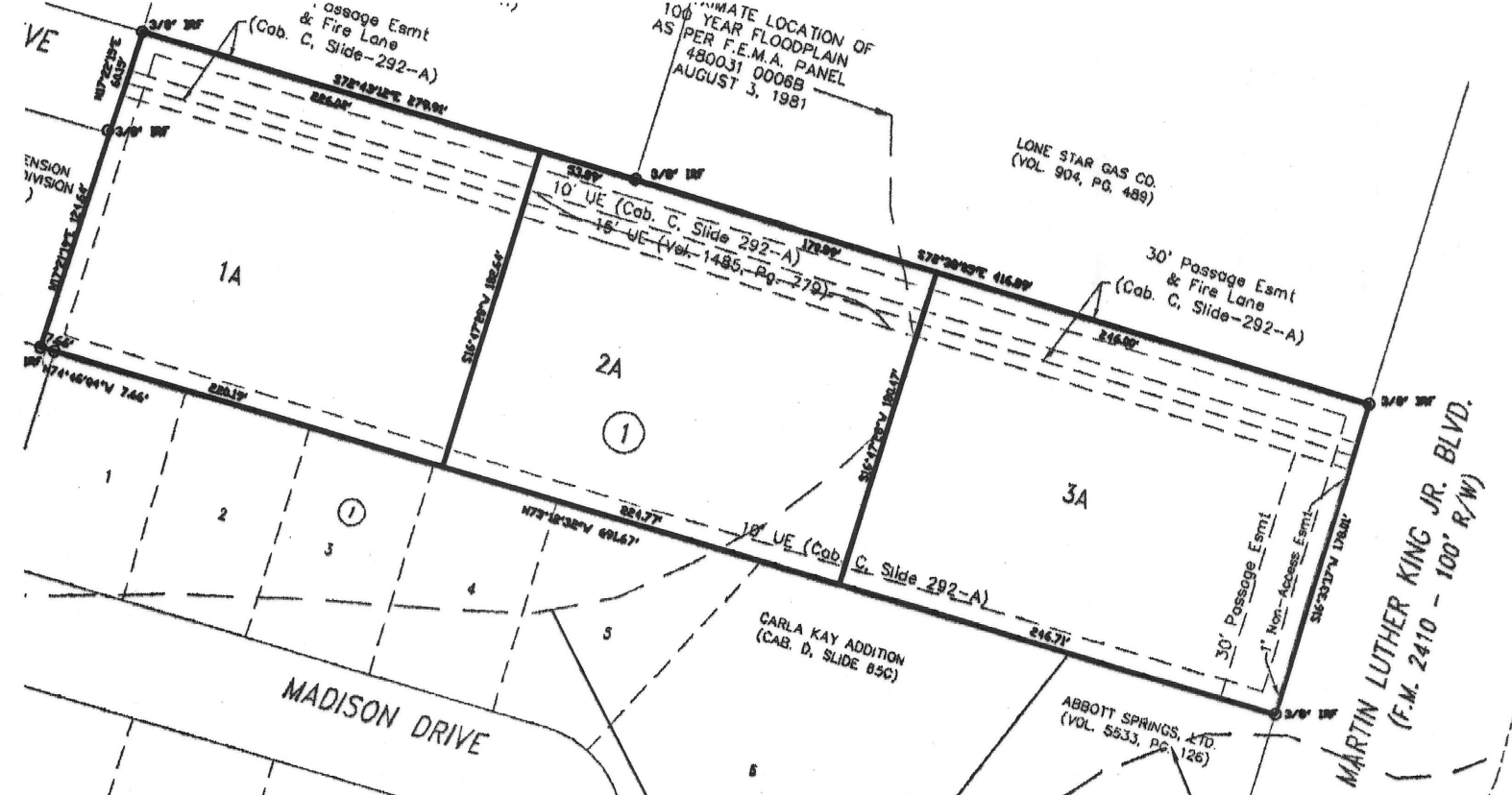
DWG No. 14508-D
 DCN BY: JF/KK
 DATE: JAN 2002
 SCALE: 1"=100'
 AREA: 2.907 AC.
 CLIENT: JIM WRIGHT



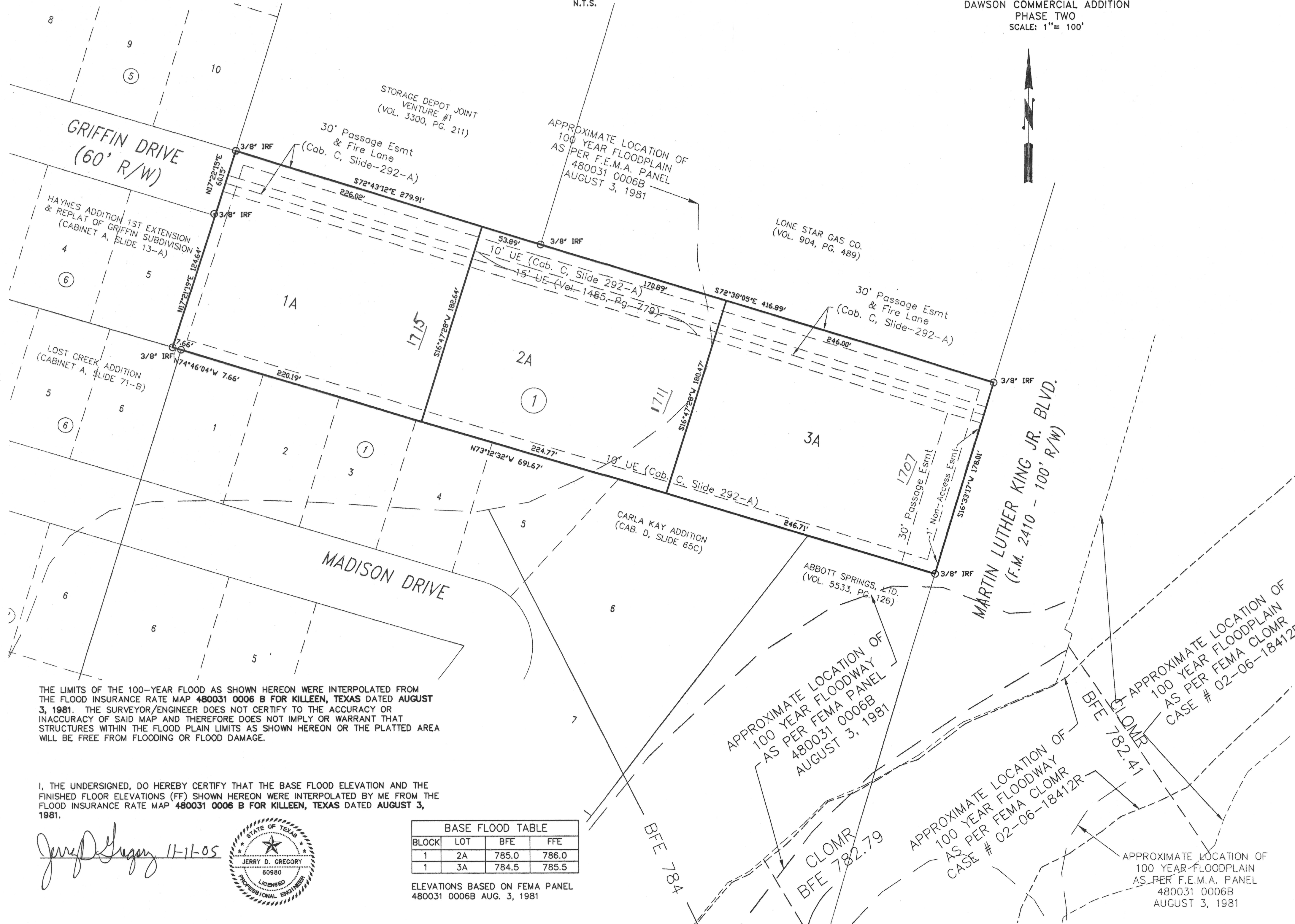
VICINITY MAP
N.T.S.



INSET "A"
DAWSON COMMERCIAL ADDITION,
PHASE TWO
(CABINET C, SLIDE 292-A)
N.T.S.



INSET "B"
DAWSON COMMERCIAL ADDITION PHASE TWO REPLAT,
BEING A REPLAT OF
DAWSON COMMERCIAL ADDITION
PHASE TWO
SCALE: 1" = 100'



THE LIMITS OF THE 100-YEAR FLOOD AS SHOWN HEREON WERE INTERPOLATED FROM THE FLOOD INSURANCE RATE MAP 480031 0006 B FOR KILLEEN, TEXAS DATED AUGUST 3, 1981. THE SURVEYOR/ENGINEER DOES NOT CERTIFY TO THE ACCURACY OR INACCURACY OF SAID MAP AND THEREFORE DOES NOT IMPLY OR WARRANT THAT STRUCTURES WITHIN THE FLOOD PLAIN LIMITS AS SHOWN HEREON OR THE PLATTED AREA WILL BE FREE FROM FLOODING OR FLOOD DAMAGE.

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE BASE FLOOD ELEVATION AND THE FINISHED FLOOR ELEVATIONS (FFE) SHOWN HEREON WERE INTERPOLATED BY ME FROM THE FLOOD INSURANCE RATE MAP 480031 0006 B FOR KILLEEN, TEXAS DATED AUGUST 3, 1981.

Jerry D. Gregory 11-11-05



BLOCK	LOT	BFE	FFE
1	2A	785.0	786.0
1	3A	784.5	785.5

ELEVATIONS BASED ON FEMA PANEL 480031 0006B AUG. 3, 1981

KNOW ALL MEN BY THESE PRESENTS, that The James M. Wright 2000 Trust, GWM Land, Ltd., a Texas Limited Partnership, and Abbott Springs, Ltd., a Texas Limited Partnership, being the sole owners of that 2.907 acre tract of land in Bell County, Texas, part of the W. H. Cole Survey, Abstract No. 150, which is more fully described in the dedication of DAWSON COMMERCIAL ADDITION, PHASE TWO REPLAT, Being a Replat of Dawson Commercial Addition Phase Two, as shown by the plat herof, attached hereto, and made a part hereof, and approved by the City Council of the City of Killeen, Bell County, Texas, does hereby adopt said DAWSON COMMERCIAL ADDITION, PHASE TWO REPLAT, Being a Replat of Dawson Commercial Addition 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.

For: The James M. Wright 2000 Trust:

James M. Wright
James M. Wright, Trustee

For: Abbott Springs, Ltd.:

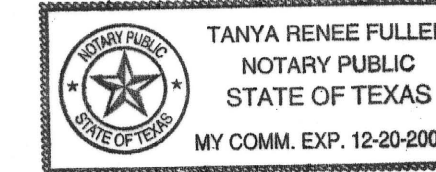
James M. Wright
James M. Wright, President

For: GWM Land, Ltd.:

Glenn W. Michalk
Glenn W. Michalk, President

STATE OF TEXAS
COUNTY OF BELL

This instrument was acknowledged before me on the 14th day of OCTOBER, 2005 by James M. Wright and Glenn W. Michalk.



Tanya Renee Fuller
Tanya Renee Fuller
Notary Public, State of Texas

Approved this 28th day of November, 2005 by the Planning and Zoning Commission of the City of Killeen, Texas.

Chairman
Chairman, Planning and Zoning Commission
Secretary
Secretary, Planning and Zoning Commission

Approved this 13th day of December, 2005 by the City Council of the City of Killeen, Texas.

Mayor
Mayor
City Secretary
City Secretary

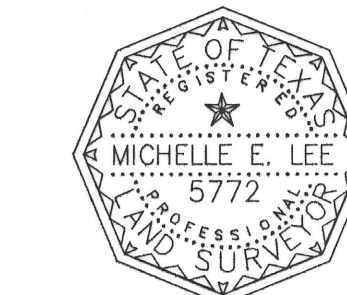
FILED FOR RECORD this 22nd day of December, 2005 A.D.

Cabinet D, Slide 90-D, Plat Records of Bell County, Texas.

Dedication Instrument in Volume 5926, Page 475, Deed Records of Bell County, Texas.

KNOW ALL MEN BY THESE PRESENTS:

That I, 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, DAWSON COMMERCIAL ADDITION, PHASE TWO REPLAT, Being a Replat of Dawson Commercial Addition Phase Two, is located within the City Limits of Killeen, Texas.



Michelle E. Lee
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.

Dated this 6th day of Dec, 2005 A.D.

BELL COUNTY TAX APPRAISAL DISTRICT

By: *Tony T. Lewis*

FINAL PLAT

DAWSON COMMERCIAL ADDITION PHASE TWO REPLAT,
BEING A REPLAT OF
DAWSON COMMERCIAL ADDITION
PHASE TWO

KILLEEN ENGINEERING
& SURVEYING, LTD.

2901 E. Stan Schlueter Loop
Killeen, Texas 76542
(254) 526-3981 (254) 526-4351 Fax

Project No.:	2005-043
Acres:	2.907
No. of Lots:	3
Scale:	1" = 50'
Date:	9/12/05
Design By:	JDG/BM
Sheet No.:	1 OF 1