

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 (FF) SHOWN HEREON WERE INTERPOLATED BY ME FROM THE FLOOD INSURANCE RATE MAP 480031 0006 B FOR KILLEEN, TEXAS DATED AUGUST 3, 1981.

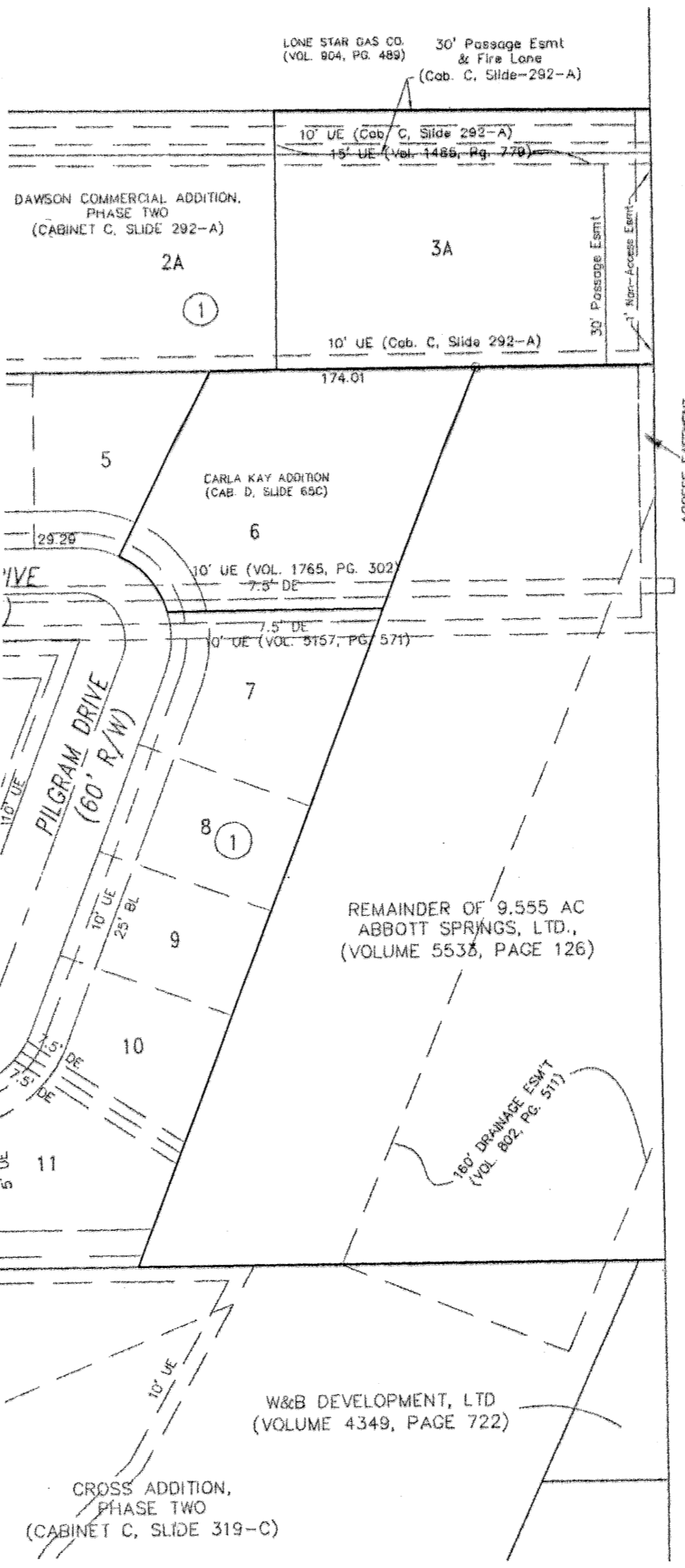


NOTE: ONE-FOOT NON-ACCESS EASEMENT EXTENDS THE ENTIRE LENGTH OF THE EAST PROPERTY LINE WITH THE EXCEPTION OF THE 30-FOOT PASSAGE EASEMENT LOCATED AT THE NORTH OF THE PROPERTY.

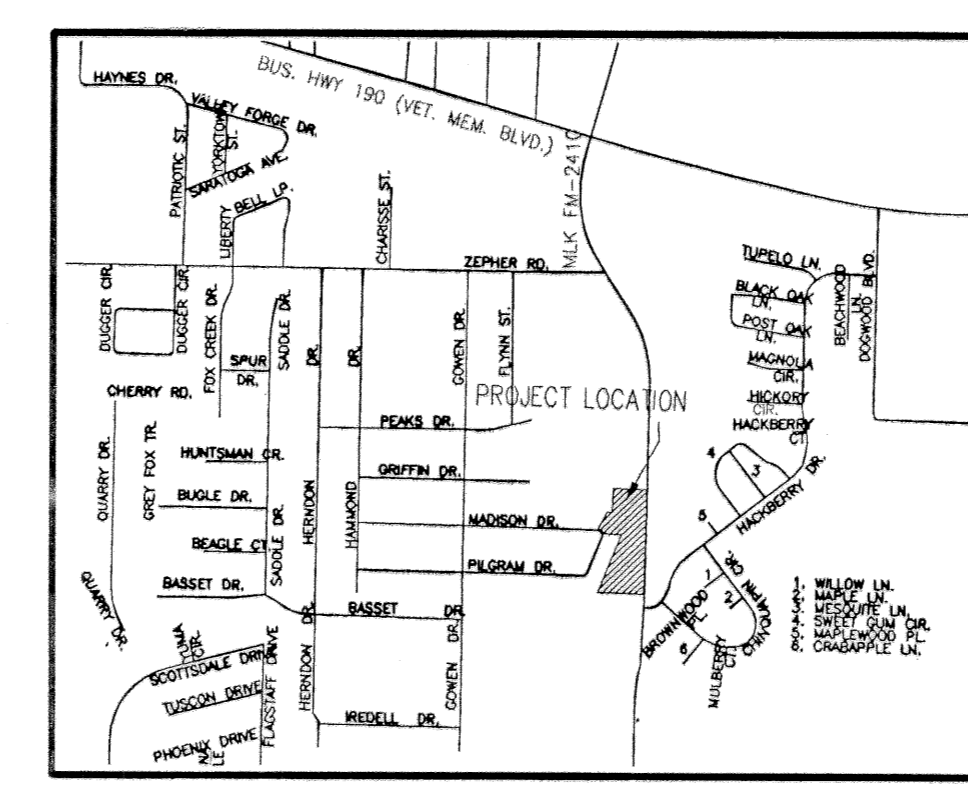
NOTE: NO DEVELOPMENT SHALL BE PERMITTED WITHOUT SUBMITTAL OF A FLOODPLAIN DEVELOPMENT APPLICATION AS DEFINED BY CHAPTER 12 FLOOD DAMAGE PREVENTION OF THE CITY OF KILLEEN CODE OF ORDINANCES. THIS APPLICATION MUST BE APPROVED BY THE CITY OF KILLEEN FLOODPLAIN ADMINISTRATOR BEFORE DEVELOPMENT SHALL COMMENCE. THIS APPLICATION SHALL ENSURE THAT THE PROPOSED DEVELOPMENT DOES NOT CREATE A RISE IN BASE FLOOD ELEVATION WITHIN THE COMMUNITY, OR APPROPRIATE ENGINEERING DATA SHALL ACCOMPANY THE APPLICATION TO SUBSTANTIATE CONFORMANCE WITH NFIP CRITERIA FOR FLOODWAY AND BASE FLOOD ELEVATION ALTERATIONS.

| BASE FLOOD TABLE | | | | | |
|------------------|-----|----------|----------|-----------|-----------|
| BLOCK | LOT | FEMA BFE | FEMA FFE | CLOMR BFE | CLOMR FFE |
| 1 | 4 | 785.5 | 786.5 | 784.0 | 785.0 |
| 1 | 3B | 783.8 | 784.8 | N/A | N/A |
| 1 | 6A | 784.5 | 785.5 | N/A | N/A |

CURRENT LOT CONFIGURATION
SCALE: 1"=100'



| CURVE TABLE | | | | | | |
|-------------|-----------|--------|-------|---------|---------------|-------|
| CURVE | DELTA | RADIUS | ARC | TANGENT | BEARING | CHORD |
| C1 | 47°53'50" | 60.00 | 50.16 | 26.65 | N 20°27'50" W | 48.71 |



VICINITY MAP
N.T.S.

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 4.856 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 THREE, Being a Replat of Lot 3A, Block 1, Dawson Commercial Addition Phase Two Replat, Lot 6, Block 1, Carla Kay Addition and 3.429 acres of the W. H. Cole Survey A-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, does hereby adopt said DAWSON COMMERCIAL ADDITION, PHASE THREE, Being a Replat of Lot 3A, Block 1, Dawson Commercial Addition Phase Two Replat, Lot 6, Block 1, Carla Kay Addition and 3.429 acres of the W. H. Cole Survey A-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 installation and maintenance of any and all public utilities which the city may install or permit to be installed or maintained.

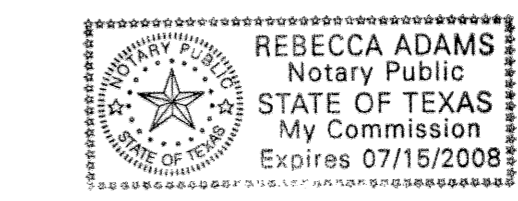
For: The James M. Wright 2000 Trust:
James M. Wright
James M. Wright, Trustee

For: GWM Land, Ltd.:
Glenn W. Michalk
Glenn W. Michalk, President

For: Abbott Springs, Ltd.:
James M. Wright
James M. Wright, President

STATE OF TEXAS
COUNTY OF BELL

This instrument was acknowledged before me on the 17 day of March, 2006, by James M. Wright and Glenn W. Michalk.



Rebecca Adams
Notary Public, State of Texas

Approved this ___ day of ___, 20___ by the Planning and Zoning Commission of the City of Killeen, Texas.

John Gualand
Chairman, Planning and Zoning Commission

Fred Hansen
Secretary, Planning and Zoning Commission

Approved this ___ day of ___, 20___ by the City Council of the City of Killeen, Texas.



Smithy L. Hancock
Mayor

Paula A. Miller
City Secretary

FILED FOR RECORD this 3rd day of July, 2006 A.D.

Cabinet D, Slide 123-D Plat Records of Bell County, Texas.

Dedication Instrument in Volume 6113, Page 012, 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 THREE, Being a Replat of Lot 3A, Block 1, Dawson Commercial Addition Phase Two Replat, Lot 6, Block 1, Carla Kay Addition and 3.429 acres of the W. H. Cole Survey A-150, is located within the City Limits of Killeen, Texas.



Michelle E. Lee 5-1-06
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 23rd day of May, 2006 A.D.

BELL COUNTY TAX APPRAISAL DISTRICT

By: *Tennay T. Lewis*

FINAL PLAT

DAWSON COMMERCIAL PHASE THREE
BEING A REPLAT OF LOT 3A, BLOCK 1,
DAWSON COMMERCIAL ADDITION PHASE TWO REPLAT,
LOT 6, BLOCK 1, CARLA KAY ADDITION &
3.429 AC. OF THE W.H. COLE SURVEY A-150
KILLEEN, BELL COUNTY, TEXAS

KILLEEN ENGINEERING
& SURVEYING, LTD.
2901 E. Stan Schlueter Loop
Killeen, Texas 76542
(254) 526-3981 (254) 526-4351 Fax

| | |
|--------------|-----------|
| Project No.: | 2006-013 |
| Acres: | 4.856 |
| No. of Lots: | 3 |
| Scale: | 1" = 100' |
| Date: | 04/13/06 |
| Design By: | MEL/JH |
| Sheet No.: | 1 OF 1 |