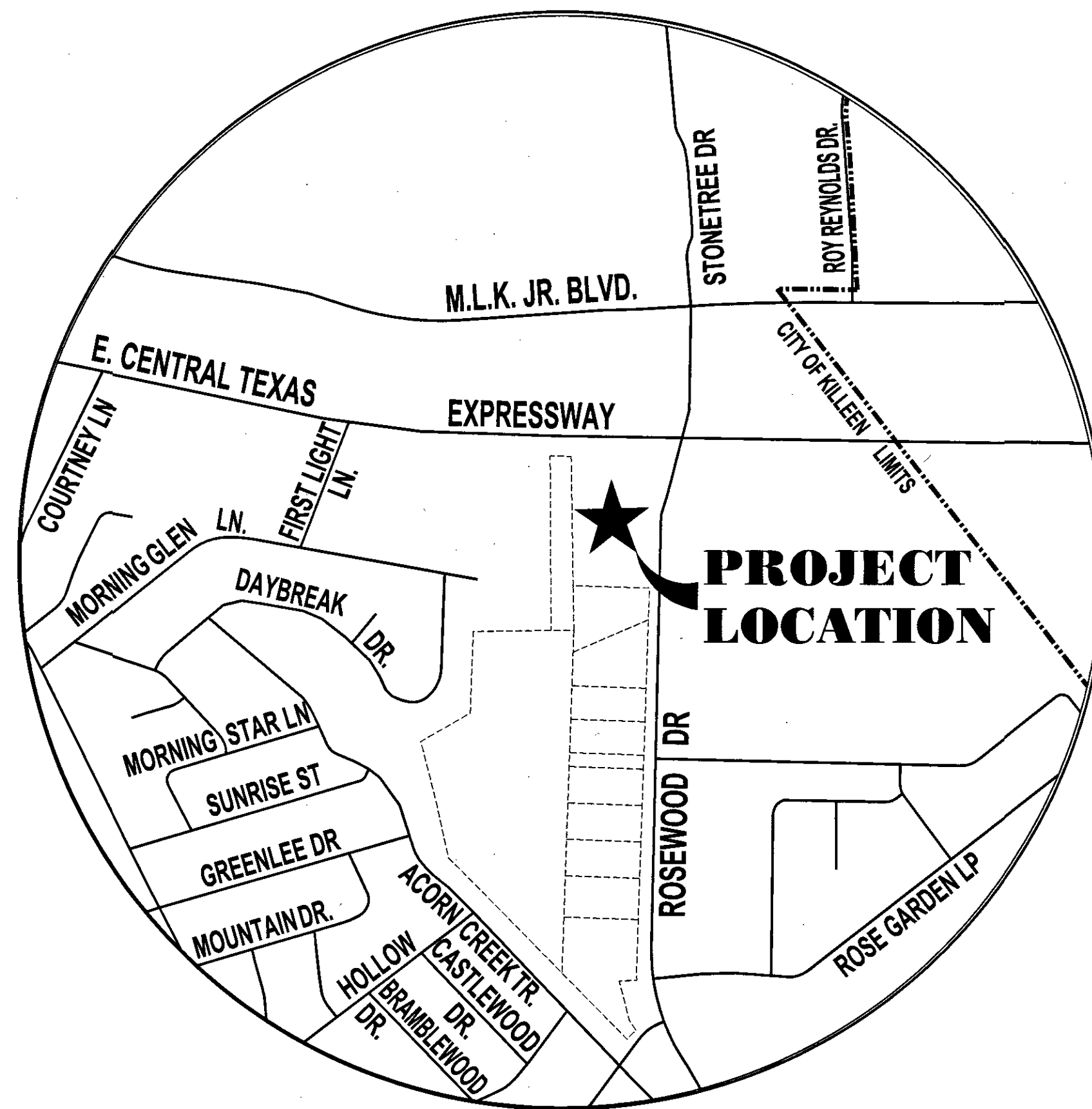


# EAKIN COMMERCIAL ADDITION PHASE TWO

**BEING A REPLAT OF ALL OF LOTS 1A & 2A, BLOCK 1,  
EAKIN COMMERCIAL ADDITION REPLAT & ALL OF LOT 1, BLOCK 1, KNC ADDITION  
KILLEEN, BELL COUNTY, TEXAS**



VICINITY MAP  
SCALE: N.T.S.

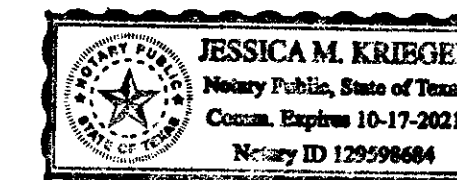
KNOW ALL MEN BY THESE PRESENTS, that Eakin Commercial Properties, LTD., whose address is 5200 E. Central Texas Expressway, Killeen, TX, 76543, being the sole owner of that certain 4.419 acre tract of land in Bell County, Texas, part of the Robert Cunningham Survey, Abstract No. 158, which is more fully described in the dedication of EAKIN COMMERCIAL ADDITION, PHASE TWO as shown by the plat hereof, attached hereto, and made a part hereon, and approved by the City of Killeen, Bell County, Texas, does hereby adopt said EAKIN 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, Bell County. 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 11<sup>th</sup> day of August, 2021.

For: Eakin Commercial Properties, LTD.

*[Signature]*  
Dennis Eakin (President)

Before me, the undersigned authority, on this day personally appeared Bruce Whitis 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.



*[Signature]*  
Notary Public, State of Texas  
Commission Expires: 10/17/21

APPROVED this 30 day of August, 2021, by the Planning Director of the City of Killeen, Texas.


*[Signature]*  
PLANNING DIRECTOR

*[Signature]*  
PLANNING ASSISTANT

KNOW ALL MEN BY THESE PRESENTS,

That I, Robert E. Mitchell, 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, Bell County, Texas, and this subdivision is within the City Limits of Killeen, Texas.

*[Signature]*  
Robert E. Mitchell,  
Registered Professional  
Land Surveyor, No. 5801



102 N. COLLEGE STREET  
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. 100204-00

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.

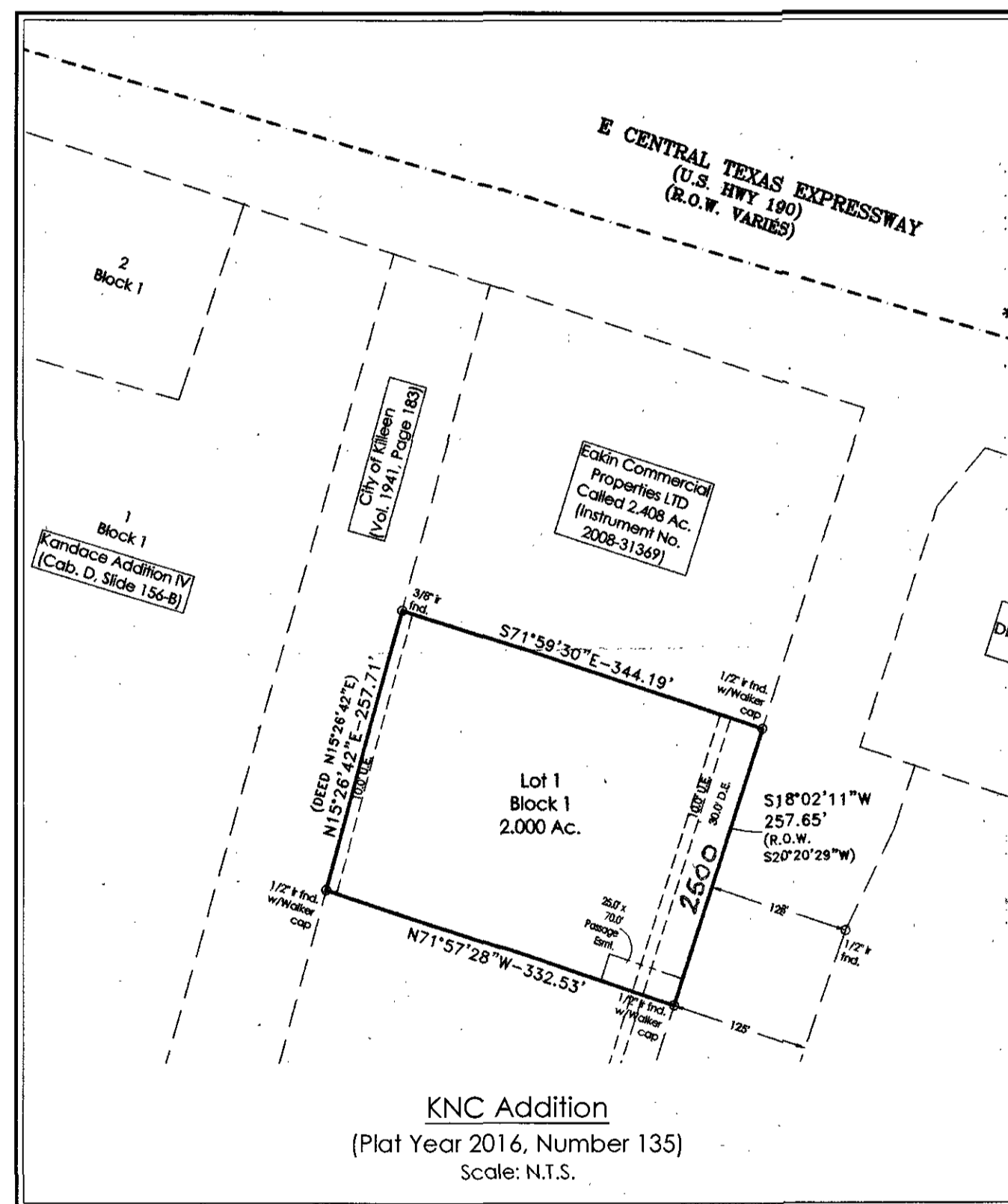
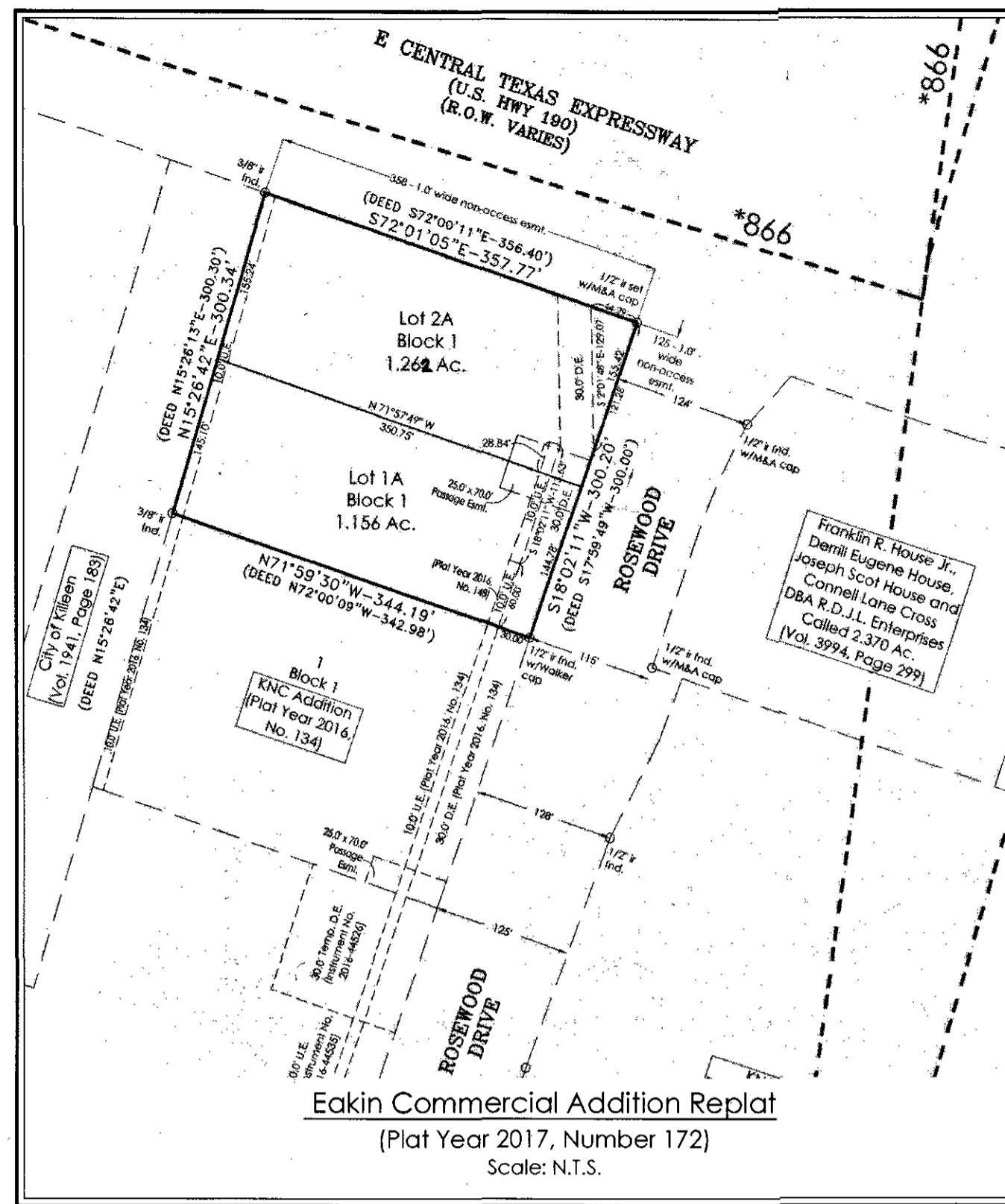
Dated this the 23 day of August, 2021 A.D.

By: *[Signature]*  
Bell County Tax Appraisal District

FILED FOR RECORD this 10<sup>th</sup> day of September, 2021. Plat Records of Bell County, Texas and Dedication Instrument # 2021058993. Official Public Records of Real Property, Bell County, Texas.

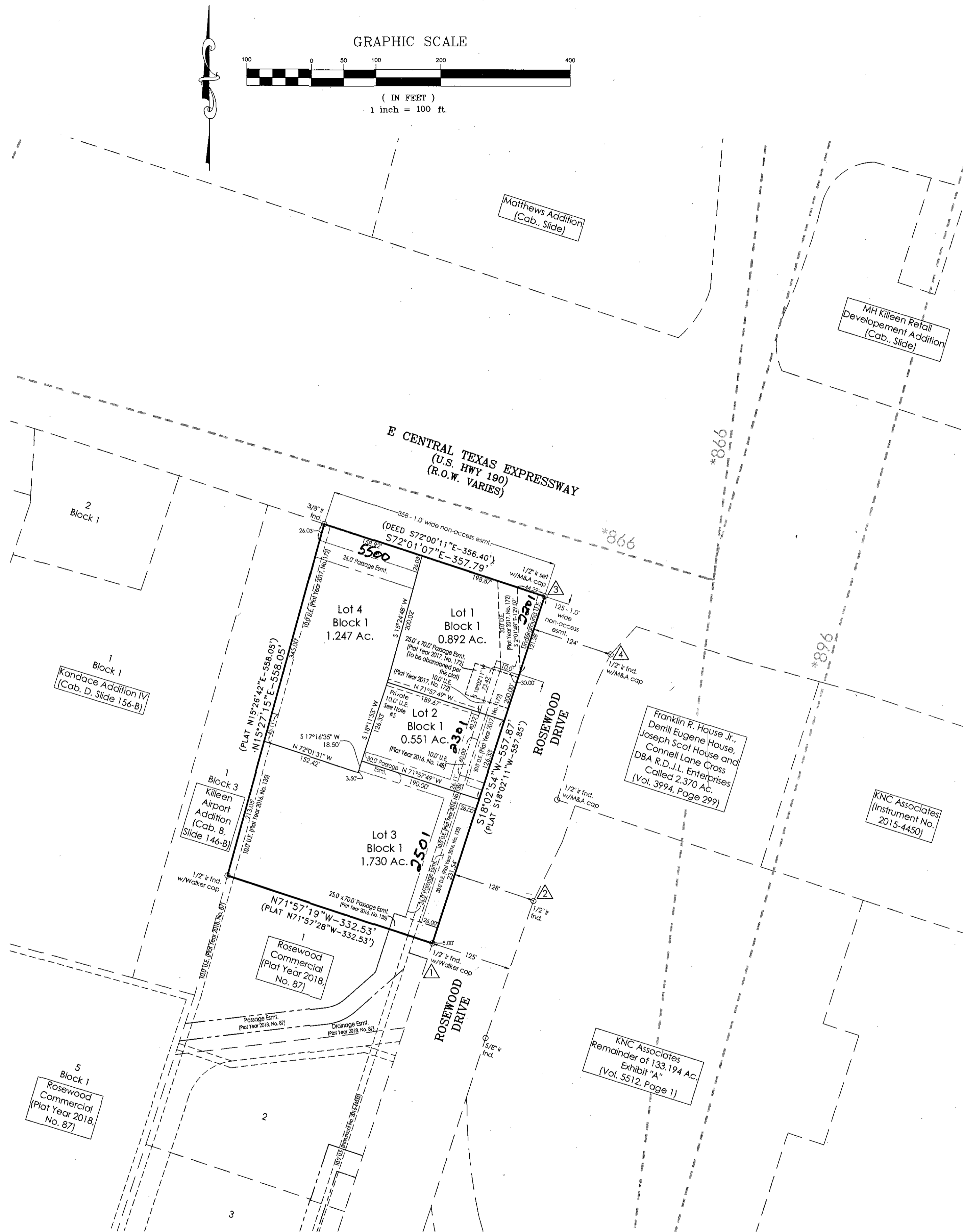
No.	DATE	REMARKS	BY
1	7/16/2021	CITY OF KILLEEN COMMENTS	FRB
REVISIONS			

Inst # 2021-58993-1



**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 distance. 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.
- All interior lot corners marked with 1/2" ir & cap stamped "M&A" set after construction completed.
- Water impact fees are hereby assessed and established in accordance with City Of Killeen Ordinance No. 21-015 at a rate of \$1,161 per service unit. Wastewater impact fees are hereby assessed and established in accordance with City of Killeen Ordinance No. 21-015 at a rate of \$418 per service unit. Impact fees shall be paid at the time of building permits.
- The Private Utility Easement is for the installation and maintenance of underground utilities for the benefit of Lot 4, Block 1.

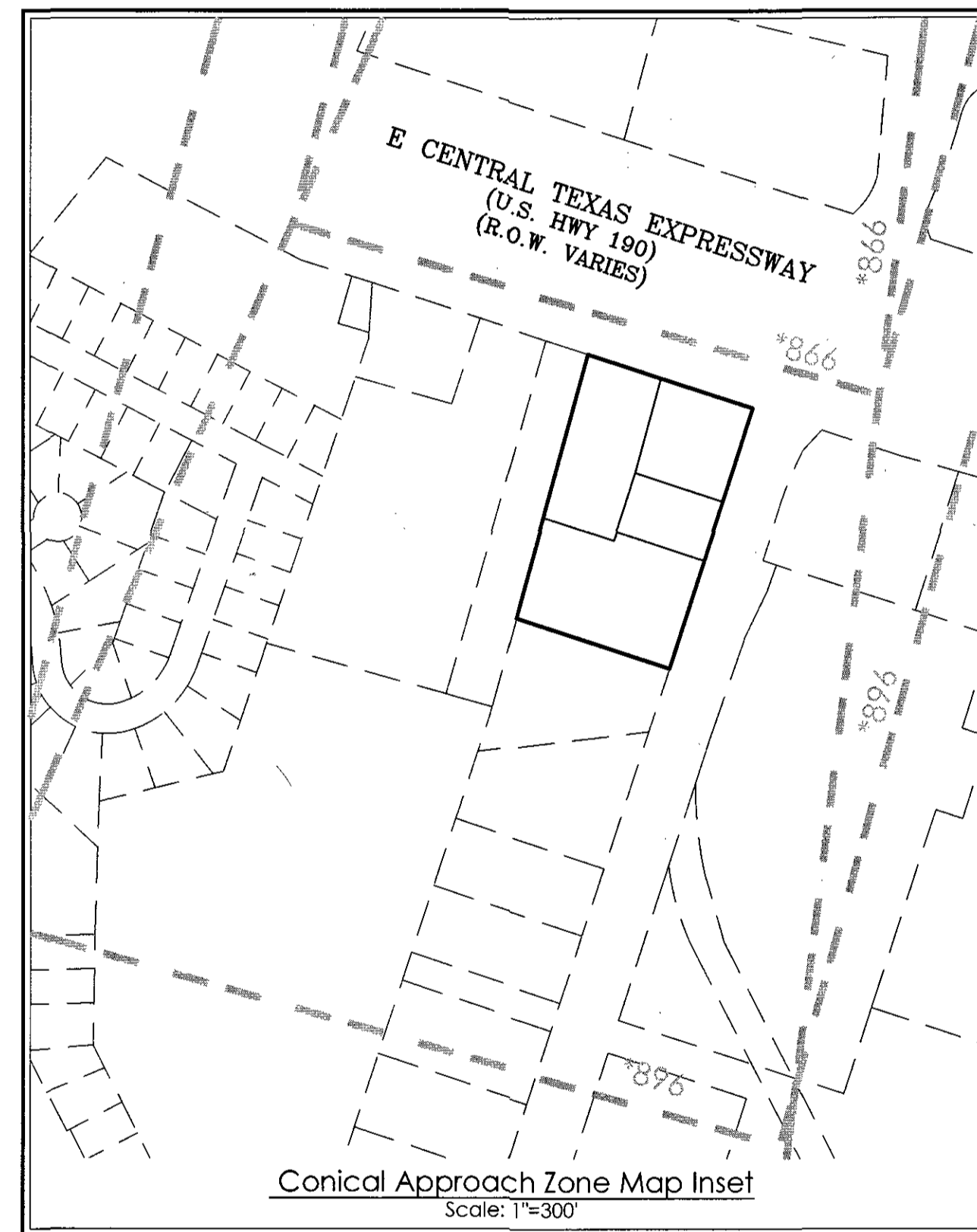


**REFERENCE TIES**

△ to △ Bearing-Distance	△ to △ Bearing-Distance
△ 1/2" iron rod found with Walker cap	△ 1/2" iron rod set with M&A cap
△ 1/2" iron rod found	△ 1/2" iron rod found with M&A cap

**LEGEND**

---	Elevation Line
*000	Elevation of the Airport Zoning Map by the Texas Aeronautics Commission (Dated 5/22/1984) as per Killeen, TX Code of Ordinances, Chapter 7, Article 2.



**AVIGATION RELEASE**

WHEREAS, Eakin Commercial Properties, LTD., hereinafter called OWNER (whether one or more), is the owner of a certain parcel of land situated in the City of Killeen, Bell County, Texas, being more particularly described as Eakin Commercial Addition, Phase Two, an addition to the City of Killeen, Bell County, Texas.

OWNER does hereby waive, release, remise, quit claim and forever hold harmless the City of Killeen, Texas a municipal corporation, hereinafter called CITY, from any and all claims for damages of any kind that OWNER may now have or may hereinafter have in the future by reason of the passage of all aircraft (aircraft being defined for the purpose of this designed for navigation of or flight in the air) by whomsoever owned and operated, in the air space above OWNER'S property. Such release shall include, but not be limited to, any damages to OWNER'S described property, such as noise, vibration, fumes, dust, fuel, and lubricant particles, and all other effects that may be caused by the operation of aircraft landing at or taking off from, or operating at any municipal or military airport within or adjacent to the CITY, whether such claim be for injury or death to person or persons or damages to or taking of property; and OWNER does hereby fully remit, and release any right or cause of action which it may now have or which it may in the future have against the CITY, whether such claims be for injury to person or damage to property due to noise, vibration, fumes, dust, fuel and lubricant particles, and all the other effects that may be caused or may have been caused by the operation and/or maintenance of aircraft or aircraft engine at or on said airports.

It is agreed that this Release shall be binding upon OWNER, his successors, heirs, executors, administrators and assigns, in interest with in Eakin Commercial Addition, Phase Two, an addition to the City of Killeen, Texas, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed records of Bell County, Texas

2	7/27/2021	UNDERGROUND UTILITY	FRB	REVISIONS
1	7/16/2021	CITY OF KILLEEN COMMENTS	FRB	REVISIONS
		DATE		
		NO.		
		BY		

**EAKIN COMMERCIAL ADDITION, PHASE TWO**  
BEING A REPLAT OF ALL OF LOTS 1A & 2A, BLOCK 1,  
EAKIN COMMERCIAL ADDITION REPLAT & ALL OF LOT 1, BLOCK 1, KNC ADDITION  
KILLEEN, BELL COUNTY, TEXAS

**FINAL PLAT**

SHEET TITLE

**MITCHELL & ASSOCIATES, INC.**  
ENGINEERING & SURVEYING  
102 N. COLLEGE  
KILLEEN, TEXAS 76541  
PHONE: (254) 634-5541  
FAX: (254) 634-2141  
T. B. L. S. FIRM REGISTRATION NO. 020204-00  
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION NO. 3241

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DWG. NO. 21-045-D-S  
DATE: JUNE 2021  
DRAWN BY: FRB  
SCALE: AS SHOWN  
SHEET: \*\*  
BLOCK: 1  
AREA: 4.419 AC.

**MITCHELL & ASSOCIATES, INC.**

Inst # 2021-58993-2