



**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.

**NOTES:**

- All bearings are based upon the Texas State Plane Coordinate System, NAD 83 (CORS 96), Texas Central Zone as per 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.

KNOW ALL MEN BY THESE PRESENTS, that Eakin Commercial Properties, Ltd., whose address is 5200 E. Central Texas Expressway, Killeen, Texas, 76543 being the sole owners of that certain 2.418 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 REPLAT, as shown by the plat hereof, attached hereto, and made a part hereof, and approved by 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 29th day of November, 2017.

For: Eakin Commercial Properties, Ltd.

Dennis Eakin, President

Before me, the undersigned authority, on this day personally appeared Dennis Eakin 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 instrument as the owner of the property described hereon.

Notary Public State of Texas  
My Commission Expires: 11-27-2020

APPROVED this the 20th day of November, 2017, by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas.

Chairman, Planning Commission  
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  
Registered Professional Land Surveyor, No. 4378

**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 REPLAT, BEING A REPLAT OF ALL OF LOT 1, BLOCK 1, EAKIN COMMERCIAL ADDITION, 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 the air space above OWNER'S 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 remiss, 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 REPLAT, BEING A REPLAT OF ALL OF LOT 1, BLOCK 1, EAKIN COMMERCIAL ADDITION, 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.

**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 1st day of December, 2017, A. D.

By: Megan B...  
Bell County Tax Appraisal District

FILED FOR RECORD this 18th day of December, 2017, in Year 2017.  
Plat # 172, Plat Records of Bell County, Texas. Dedication Instrument # 2017-00031466, Official Public Records of Real Property, Bell County, Texas.

No.	DATE	REMARKS	BY
1	11/9/2017	CITY OF KILLEEN COMMENTS	FRB

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

**FINAL PLAT**

**MITCHELL & ASSOCIATES, INC.**  
ENGINEERING & SURVEYING  
102 N. COLLEGE  
KILLEEN, TEXAS 76541  
PHONE: (254) 634-5541  
FAX: (254) 634-2141  
T. B. P. L. S. FIRM REGISTRATION NO. 10224-00

TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION NO. 3241

DWG. NO. 17-097-D-S  
DATE: OCT. 2017  
SCALE: AS SHOWN  
DRAWN BY: F.B./FRB  
CHECKED BY: M.B./MB

AREA: 2.418 Ac.  
BLOCK: 1  
LOT: 1

**SHEET P1**