



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.
- No monuments were found on the east side of Rosewood Drive. Unable to verify right of way.

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 21st day of November, 2016 A.D.

By: Meagan Bowen
Bell County Tax Appraisal District

FILED FOR RECORD this 1st day of December, 2016 In Year 2016.
Plat # 148, Plat Records of Bell County, Texas. Dedication Instrument # 2016-00048261. Official Public Records of Real Property, Bell County, Texas.

KNOW ALL MEN BY THESE PRESENTS, that Eakin Commercial Properties, Ltd., whose address is 5300 E. Central Texas Expressway, Killeen, Texas, 76949 being the sole owner of that certain 2.418 acre tract of land in Bell County, Texas, part of the Robert Cunningham Survey, Abstract No. 194, which is more fully described in the dedication of EAKIN COMMERCIAL ADDITION as shown by the plat hereof, attached hereto, and made a part hereof, and approved by the City of Killeen, Bell County, Texas, does hereby adopt said EAKIN 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.

WITNESSE the execution hereof, on this 21st day of October, 2016.

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 foregoing instrument as the owner of the property described herein.

Patti Ann Hilliard
NOTARY PUBLIC STATE OF TEXAS
My Commission Expires 11-27-2016

APPROVED this the 21st day of November, 2016, by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas.

John F. Smith
CHAIRMAN, PLANNING COMMISSION

Wanda Jean
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 measurements 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

1	11/20/2016	CITY OF KILLEEN COMMENTS	FRB	BY
				REVISIONS

EAKIN COMMERCIAL 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
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION NO. 3341
T. E. P. L. S. FIRM REGISTRATION NO. 100804-00

DWG No. _____ DATE: _____ SCALE: _____ 1 LOT AREA: 2.418 AC.
DATE: _____ AS SHOWN ** 1 BLOCK
DRAWN BY: _____ P.F./F.B.
DATE: _____

U.S. 092-D-S