

KNOW ALL MEN BY THESE PRESENTS, that Charles Don Cosper, Linda Cosper, Giles Wayne Cosper, Arlene Cosper, being the sole owners of that certain 3.22 acre tract of land herein for all purposes, does hereby subdivide the herein described property into lots and blocks, according to the plat hereof, to be known as **Excel Commercial Addition** to the City of Killeen, Bell County, Texas, 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 **Excel Commercial Addition** as an addition to the City of Killeen, Bell County, Texas and for the purpose of selling lots and blocks of land with reference thereto and for the property development of said land by its owners and for all other purposes; and does hereby dedicate to the City of Killeen, all streets, avenues, roads, drives, alleys and associated potable water, sanitary sewer, and storm sewer systems as shown on said plat, and final construction drawings the same to be used as public thoroughfares and public utilities when and as authorized by the City of Killeen, Bell County, Texas.

The utility easement(s) shown on said plat are dedicated to the City of Killeen for installation and maintenance of any and all public utilities, which the City may elect to install and maintain or permit to be installed or maintained.

WITNESS the execution hereof, on this 21 day of August, 2015.

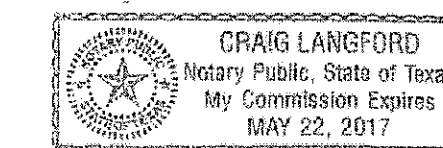
Charles Don Cosper
Charles Don Cosper
Owner

Linda Cosper
Linda Cosper
Owner

Giles Wayne Cosper
Giles Wayne Cosper
Owner

Arlene Cosper
Arlene Cosper
Owner

Before me, the undersigned authority, on this day personally appeared Charles Don Cosper, Linda Cosper, Giles Wayne Cosper, Arlene Cosper known to me to be the persons whose names are subscribed to the foregoing instrument. It has been acknowledged to me that they executed the foregoing instrument as the owners of the property described hereon.



NOTARY PUBLIC STATE OF TEXAS
My commission expires: May 22, 2017

PLANNING AND ZONING COMMISSION
THIS PLAN HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KILLEEN, TEXAS.

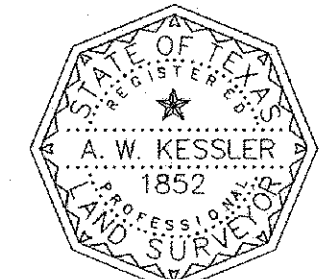
APPROVED THIS 21st DAY OF September, 2015, A.D. BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KILLEEN, TEXAS

John Smith
CHAIRMAN, PLANNING AND ZONING COMMISSION

Tiki Hankew
SECRETARY, PLANNING AND ZONING COMMISSION

SURVEYORS' CERTIFICATE
I, A. W. KESSLER, DO HEREBY CERTIFY THAT AN ACTUAL AND ACCURATE SURVEY WAS MADE ON THE GROUND OF THE PLATTED LAND, AND THAT THE CORNER MONUMENTS SHOWN ON THE FOREGOING PLAT WERE FOUND OR PLACED, IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF KILLEEN, TEXAS.

A. W. Kessler 8-20-15
A. W. KESSLER
R. P. L. NO. 1852
909 BELLAIRE DR.
KILLEEN, TX 76541



TAX CERTIFICATE
THE BELL COUNTY TAX OFFICE, THE TAXING AUTHORITY FOR ALL TAXING 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 16th DAY OF Nov, A.D. 2015.

BELL COUNTY TAX OFFICE
By: *Rubrecht*

COUNTY CLERK INFORMATION
FILED FOR RECORD THIS 5th DAY OF February 2016, IN YEAR 2016, PLAT # 15
PLAT RECORDS OF BELL COUNTY, TEXAS, AND DEDICATION INSTRUMENT # 00018325, OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

SURVEY: EUGENE LASERE SURVEY, ABSTRACT No. 528
OWNER: CHARLES DON COSPER and wife LINDA COSPER and GILES WAYNE COSPER and wife ARLENE COSPER
NUMBER OF BLOCKS: 1
NUMBER OF LOTS: 1
TOTAL ACREAGE: 3.22 ACRES
DATE: AUGUST 20, 2015
SURVEYOR: A. W. KESSLER, 909 BELLAIRE DR., KILLEEN, TEXAS 76541, (512) 818-5101

LEGEND

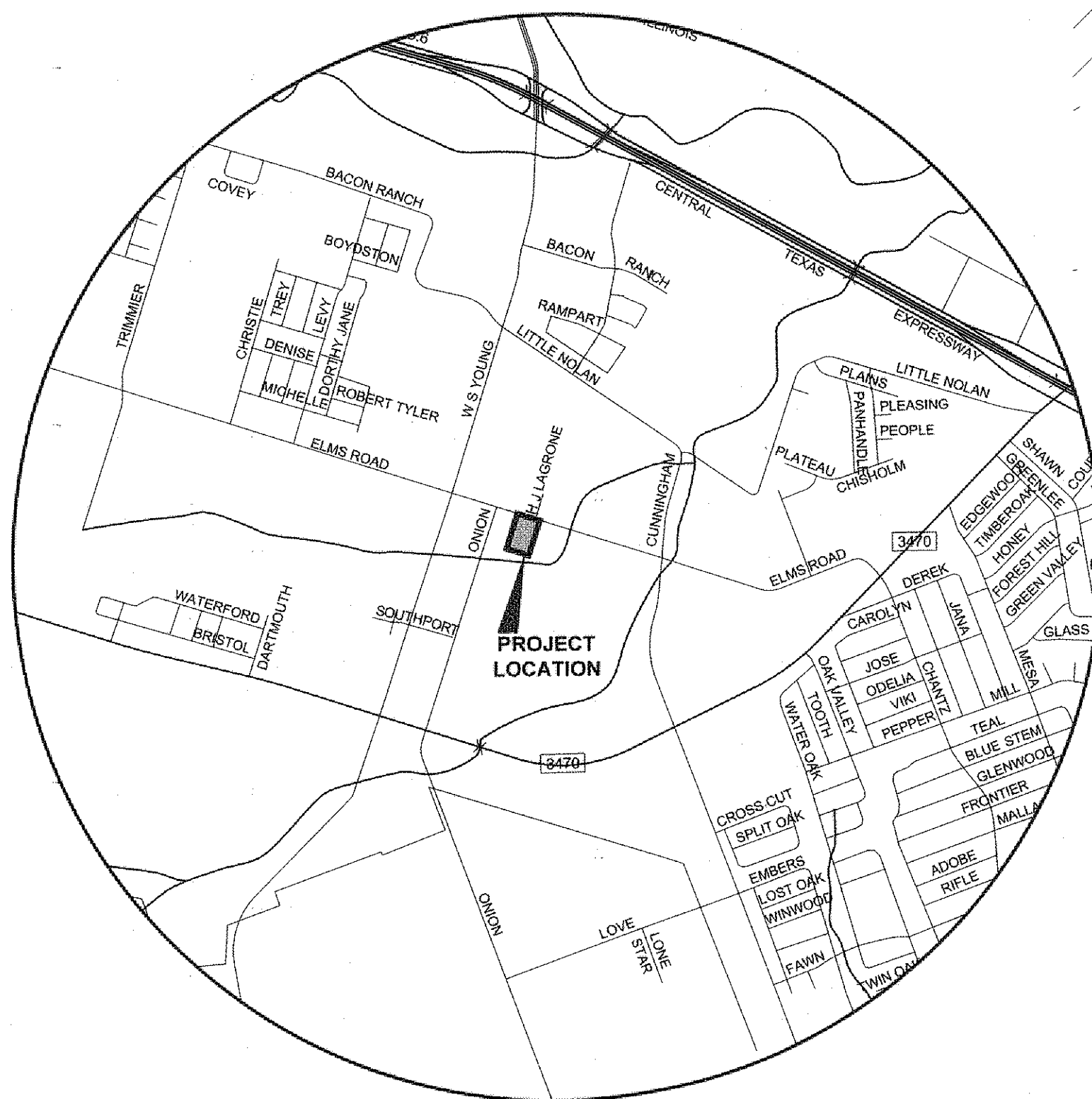
- PROPERTY BOUNDARY
- STREET CENTERLINE
- RIGHT-OF-WAY LINE (R.O.W.)
- LOT LINES
- BUILDING LINE
- EASEMENT LINES
- ADJOINING TRACT PROPERTY LINES
- OFFSITE EASEMENTS
- FLOODPLAIN - BOUNDARY (100-YEAR)
- FLOODPLAIN - BASE FLOOD ELEVATION (100-YEAR)
- MATCHLINE
- FLOODWAY
- FLOODWAY HATCH

- IRON PIPE FOUND
- IRON PIPE SET
- IRON ROD FOUND
- IRON ROD SET W/ QUINTERO CAP
- MONUMENT FOUND
- MONUMENT SET
- △ TEMPORARY MONUMENT: 60D NAIL, MAG NAIL

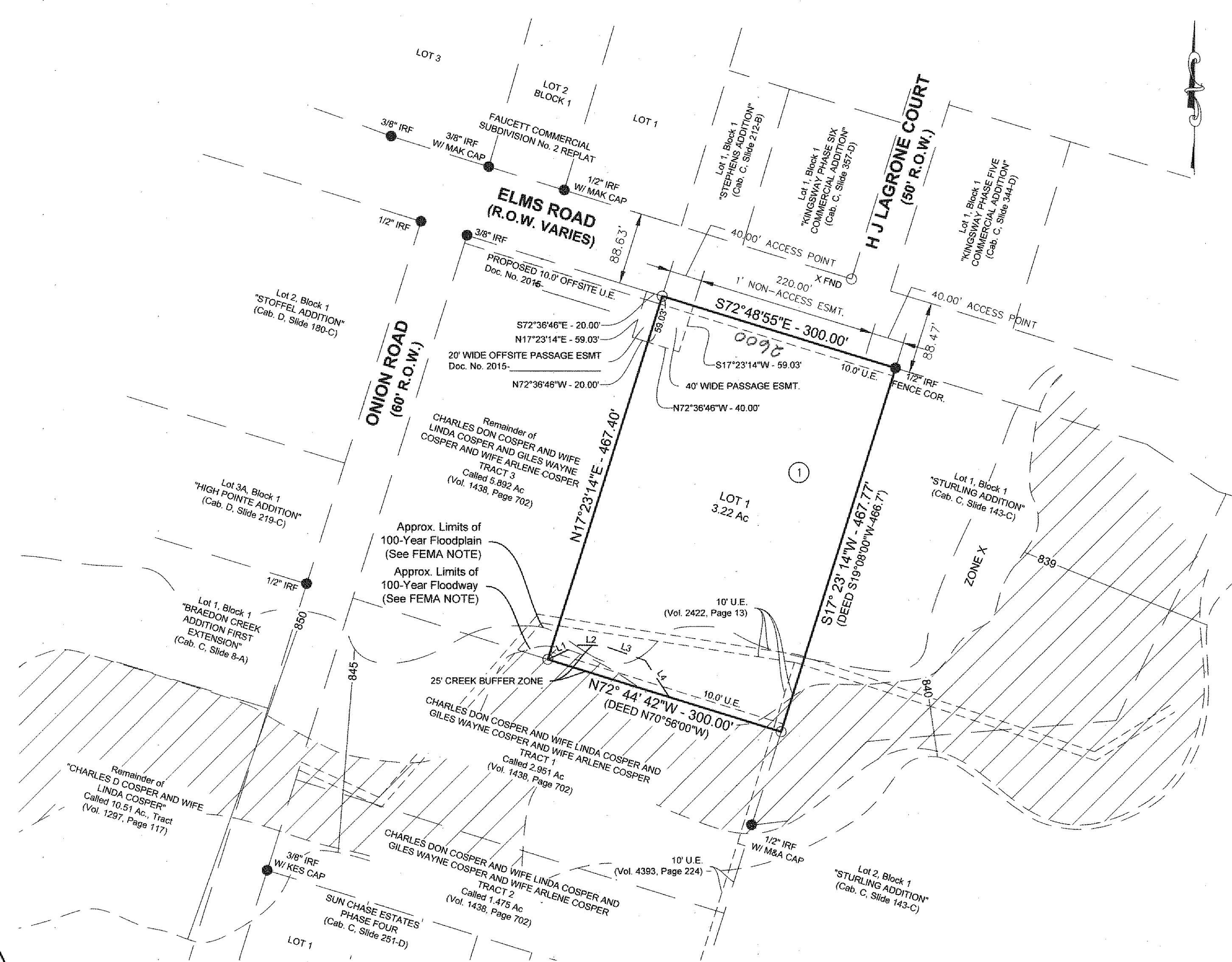
UNLESS OTHERWISE NOTED

ABBREVIATIONS

- BL BUILDING SETBACK LINE
- DE DRAINAGE EASEMENT
- UE UTILITY EASEMENT
- S.H. STATE HIGHWAY
- CAB. CABINET
- DOC No. DOCUMENT NUMBER
- Ac ACRES
- R.O.W. RIGHT OF WAY



LOCATION MAP
SCALE: NTS



- NOTES:
- THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE 4203, NAD83.
 - THE BUILDING SETBACK LINES SHALL BE DETERMINED AS REQUIRED BY THE APPLICABLE ZONING SECTION OF THE CITY CODE OF ORDINANCES AS RELATED TO THE DEVELOPMENT OF THIS TRACT.

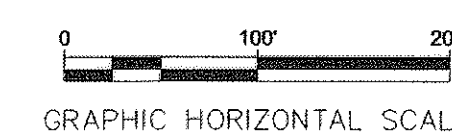
- FEMA NOTES:
- THE LIMITS OF THE 100-YEAR FLOOD (I.E., SPECIAL FLOOD HAZARD AREA) AS SHOWN HEREON WERE TAKEN FROM SPECIAL FLOOD HAZARD AREA PER FEMA'S FLOOD INSURANCE RATE MAP (FIRM) PANEL FOR BELL COUNTY, TEXAS DATED SEPTEMBER 25, 2008, PANEL NUMBER 48027C0280E. THE SURVEYOR DOES NOT CERTIFY AS TO THE ACCURACY OR INACCURACY OF SAID INFORMATION AND DOES NOT WARRANT OR IMPLY THAT STRUCTURES PLACED WITHIN ANY OF THE PLATTED AREAS WILL BE FREE FROM FLOODING OR FLOOD DAMAGE.
 - THE SURVEYOR WOULD ADVISE PROPERTY OWNERS HAVING PROPERTY ADJACENT TO, OR WITHIN, SPECIAL FLOOD HAZARD AREAS TO CONTACT THE APPROPRIATE LOCAL FLOODPLAIN ADMINISTRATOR WITH REGARDS TO ANY FLOODPLAIN RELATED QUESTIONS.

25' CREEK BUFFER ZONE

LINE #	BEARING	LENGTH
L1	N64°38'16"E	41.56'
L2	S88°18'32"E	30.85'
L3	S70°26'02"E	54.17'
L4	S33°14'26"E	53.81'

MINIMUM FINISHED FLOOR ELEVATIONS (FFE) SHALL BE AT LEAST 2' ABOVE BASE FLOOD ELEVATION (BFE)

BLOCK	LOT	BFE (IN FEET)	MINIMUM FFE (IN FEET)
1.0	1.0	843.2	845.5



FINAL PLAT

EXCEL COMMERCIAL ADDITION

3.22 ACRE TRACT, EUGENE LASERE SURVEY, ABSTRACT No. 528

KILLEEN, BELL COUNTY, TX

DRAWING NO.: **P1**