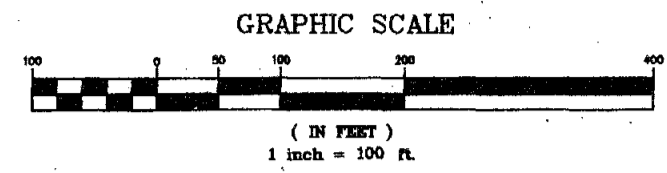
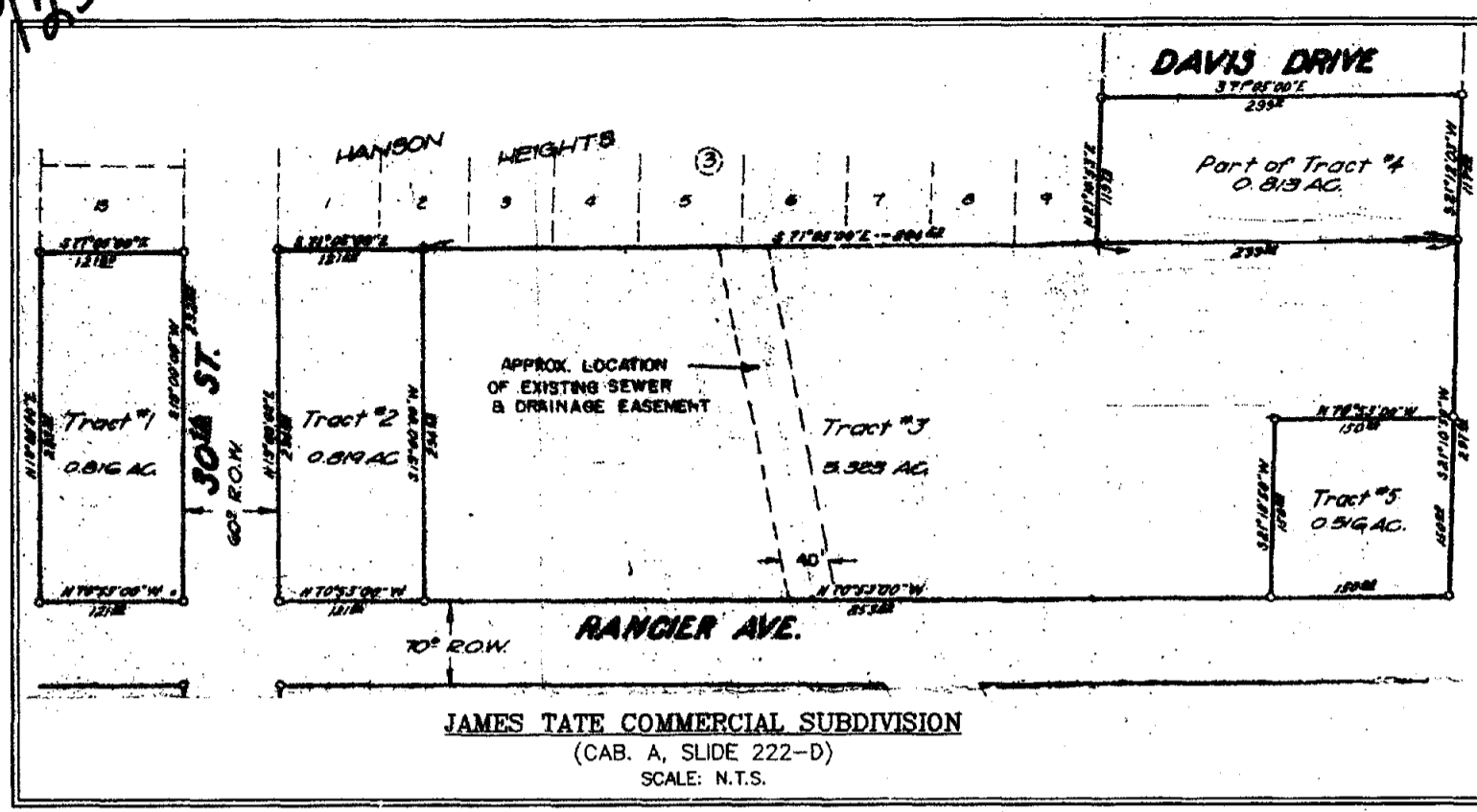


D/255-B

D/255-B



KNOW ALL MEN BY THESE PRESENTS, that Whittis Property Capital, Ltd., a Texas limited partnership, whose address is 3301 E. Central Texas Expressway, Killeen, Texas 76543, being the sole owner(s) of that certain 2.260 acre tract of land in Bell County, Texas, part of the G. W. Fleming Survey, Abstract No. 321 which is more fully described in the dedication of JAMES TATE COMMERCIAL 2 BEING A REPLAT OF A PART OF JAMES TATE COMMERCIAL as shown by the plat hereof, attached hereto, and made a part hereon, and approved by the City Council of the City of Killeen, Bell County, Texas, and Whittis Property Capital, Ltd., a Texas limited partnership, does hereby adopt said JAMES TATE COMMERCIAL 2 BEING A REPLAT OF A PART OF JAMES TATE COMMERCIAL, 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 the installation and maintenance of any and all public utilities, which the city may install or permit to be installed or maintained.

WITNESS the execution hereof, on this 25th day of September, 2008.

For: Whittis Property Capital, Ltd.
Texas limited partnership
Bradley Whittis
Bradley Whittis, President

Before me, the undersigned authority, on this day personally appeared Bradley Whittis 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.



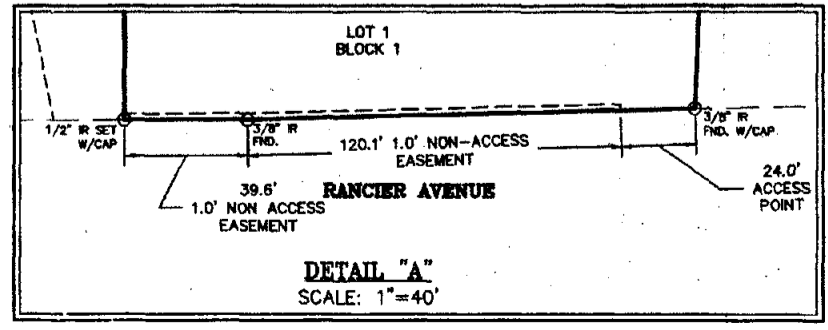
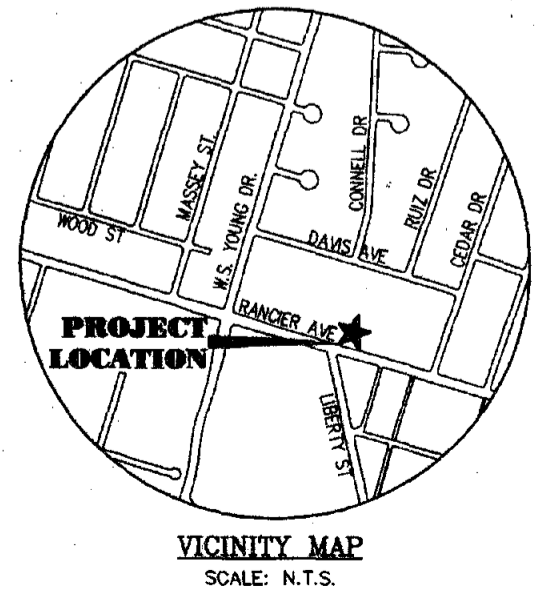
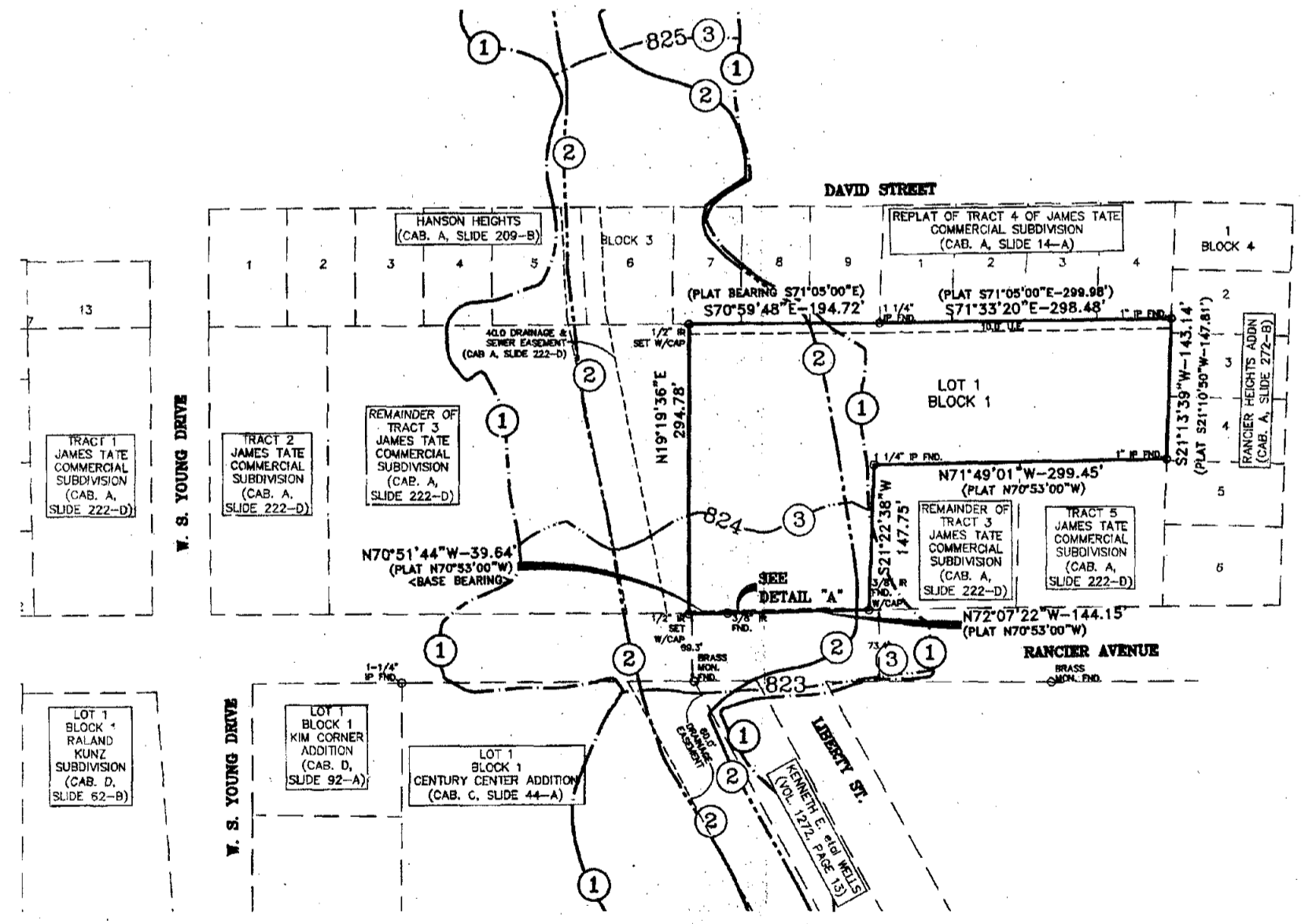
NOTARY PUBLIC STATE OF TEXAS
My Commission Expires: 03/01/2011

APPROVED this the 10 day of November, 2008, by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas.
John English
CHAIRMAN, PLANNING COMMISSION
Heidi Marken
SECRETARY, PLANNING COMMISSION

APPROVED this the 25 day of November, 2008, by the City Council of the City of Killeen, Bell County, Texas.
Samuel L. Hancock
MAYOR, CITY OF KILLEEN
Paula V. Green
ATTEST: CITY SECRETARY

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, Texas, and this subdivision is within the City Limits of Killeen, Texas.

Robert E. Mitchell
Robert E. Mitchell
Registered Professional
Land Surveyor, No. 5801.



MINIMUM FFE ELEVATIONS SHALL BE AT LEAST 2' ABOVE BASE FLOOD ELEVATION

2008 FEMA CONDITIONS

BLOCK	LOT	BASE FLOOD ELEVATION	MIN. FINISHED FLOOR ELEVATION
1	1	824.50	826.50

* MINIMUM FINISHED FLOOR ELEVATION MAY CHANGE DUE TO FINAL LOCATION OF PROPOSED STRUCTURE.

NOTE:
A FLOODPLAIN DEVELOPMENT PERMIT SHALL BE OBTAINED PRIOR TO ANY DEVELOPMENT (INCLUDING FILL). IN ADDITION, A LETTER OF "NO-RISE" SHALL BE SUBMITTED WITH THE FLOODPLAIN DEVELOPMENT PERMIT.

FLOOD PLAIN DATA

- ① APPROXIMATE LIMITS OF 100 YEAR FLOOD PLAIN, ZONE AE, AS PER FIRM PANEL 48027C280E, DATED SEPTEMBER 26, 2008.
- ② APPROXIMATE LIMITS OF 100 YEAR FLOODWAY, AS PER FIRM PANEL 48027C280E, DATED SEPTEMBER 26, 2008.
- ③ BASE FLOOD ELEVATIONS PER FIRM PANEL 48027C0280E DATED SEPTEMBER 26, 2008.

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 14th day of November, A.D. 2008

BELL COUNTY TAX APPRAISAL DISTRICT
BY: *Deanna P. Lewis*

FILED FOR RECORD this 7 day of Jan, 2009 in Cabinet D, Slide 255-B Plat Records of Bell County, Texas. Dedication Instrument in Instrument , Deed Records of Bell County, Texas.

JAMES TATE COMMERCIAL 2
BEING A REPLAT OF A PART OF JAMES TATE COMMERCIAL
KILLEEN, BELL COUNTY, TEXAS

FINAL PLAT

MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
102 N. COLLEGE STREET
KILLEEN, TEXAS 76541
PHONE: (254) 634-5541
FAX: (254) 634-2141

NO.	DATE	REMARKS
1	10/29/08	CITY OF KILLEEN COMMENTS FRB
2	11/17/08	ACCESS POINT FROM 30.67 TO 24.07 FRB

DWG No. 08-482-D
DATE: SEPT. 2008
SCALE: 1"=100'
SHEET P1 OF P1