

NO.	DATE	REVISIONS
1	12-08-04	CITY OF KILLEEN COMMENTS
		LAW
		BY

KANDACE ADDITION II  
KILLEEN, BELL COUNTY, TEXAS  
FINAL PLAT

MITCHELL & ASSOCIATES, INC.  
ENGINEERING & SURVEYING  
102 N. COLLEGE STREET  
KILLEEN, TEXAS 76541  
PHONE: (254) 834-5541  
FAX: (254) 634-2141

KNOW ALL MEN BY THESE PRESENTS, that Dennis and Kandace Eakin, whose address is 4301 Stan Schluter Loop, Killeen, Texas 76542 being the sole owners of that certain 3.91 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 **KANDACE ADDITION II** 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 Dennis and Kandace Eakin, do hereby adopt said **KANDACE ADDITION II**, 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.

This instrument was acknowledged by me on this 15<sup>th</sup> day of January, 2004.

*Dennis Eakin*  
Dennis Eakin

*Kandace Eakin*  
Kandace Eakin

This instrument was acknowledged before me on this 15<sup>th</sup> day of January, 2004, A.D. by Dennis Eakin.

STATE OF TEXAS  
COUNTY OF BELL

**PATTI A. HILLIARD**  
NOTARY PUBLIC, STATE OF TEXAS  
MY COMMISSION EXPIRES  
NOVEMBER 27, 2004

*Patti A. Hilliard*  
NOTARY PUBLIC STATE OF TEXAS

This instrument was acknowledged before me on this 15<sup>th</sup> day of January, 2004, A.D. by Kandace Eakin.

STATE OF TEXAS  
COUNTY OF BELL

**PATTI A. HILLIARD**  
NOTARY PUBLIC, STATE OF TEXAS  
MY COMMISSION EXPIRES  
NOVEMBER 27, 2004

*Patti A. Hilliard*  
NOTARY PUBLIC STATE OF TEXAS

APPROVED this the 9<sup>th</sup> day of February, 2004, A.D., by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas.

*Shirley L. Smith*  
CHAIRMAN, PLANNING COMMISSION

*Paula R. Smith*  
SECRETARY, PLANNING COMMISSION

APPROVED this the 4<sup>th</sup> day of February, 2004, A.D., by the City Council of the City of Killeen, Bell County, Texas.

*Maura J. Grant*  
MAYOR, CITY OF KILLEEN

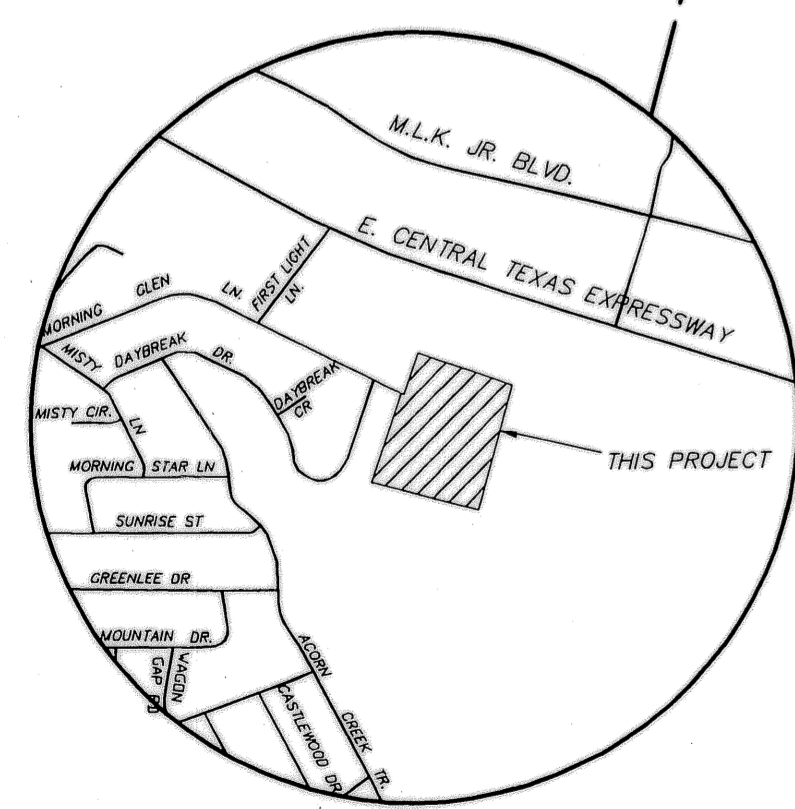
*Paula R. Smith*  
ATTY'S CITY SECRETARY

FILED FOR RECORD this 29<sup>th</sup> day of April, 2004, A.D., in Cabinet C, Slide 384-D, Plat Records of Bell County, Texas.  
Volume 5351 Page 775

KNOW ALL MEN BY THESE PRESENTS,  
That I, Gary W. 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.



*Gary W. Mitchell*  
Gary W. Mitchell  
Registered Professional  
Land Surveyor, No. 4982.



VICINITY MAP

**TAX CERTIFICATE**

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 9<sup>th</sup> day of March, A. D. 2004

BELL COUNTY TAX APPRAISAL DISTRICT

*Troy T. Lewis*

AVIATION NOTATION:  
EASEMENT GRANTED TO THE PUBLIC FOR RIGHT-OF-FLIGHT FOR PASSAGE OF AIRCRAFT IN AIRSPACE OVER THE EASEMENT, AND THE RIGHT TO CAUSE SUCH NOISE MAY BE INHERENT IN THE OPERATION OF AIRCRAFT APPLIES TO ALL LOTS.

ALL LOTS IN THIS SUBDIVISION ARE WITHIN THE CLEAR ZONE APPROACH EASEMENT VOL. 2607, PG. 42.

CZAA = CLEAR ZONE APPROACH AREA  
REFERENCED ELEVATIONS ARE BASED UPON MEAN SEA LEVEL.

**NOTE: STRUCTURES SHALL COMPLY WITH ARTICLE V, CHAPTER 8, DIVISION 9, AIRCRAFT NOISE ATTENUATION OF CITY OF KILLEEN CODE OF ORDINANCES.**

NOTES:  
1. PUBLIC ACCESS TO THIS PROPERTY SHALL BE THROUGH THE COMMERCIAL TRACT TO THE NORTH.  
2. ACCESS THROUGH MORNING GLEN LANE SHALL BE FOR EXCLUSIVE USE OF CITY OF KILLEEN EMERGENCY VEHICLES AND THE PROPERTY OWNERS.