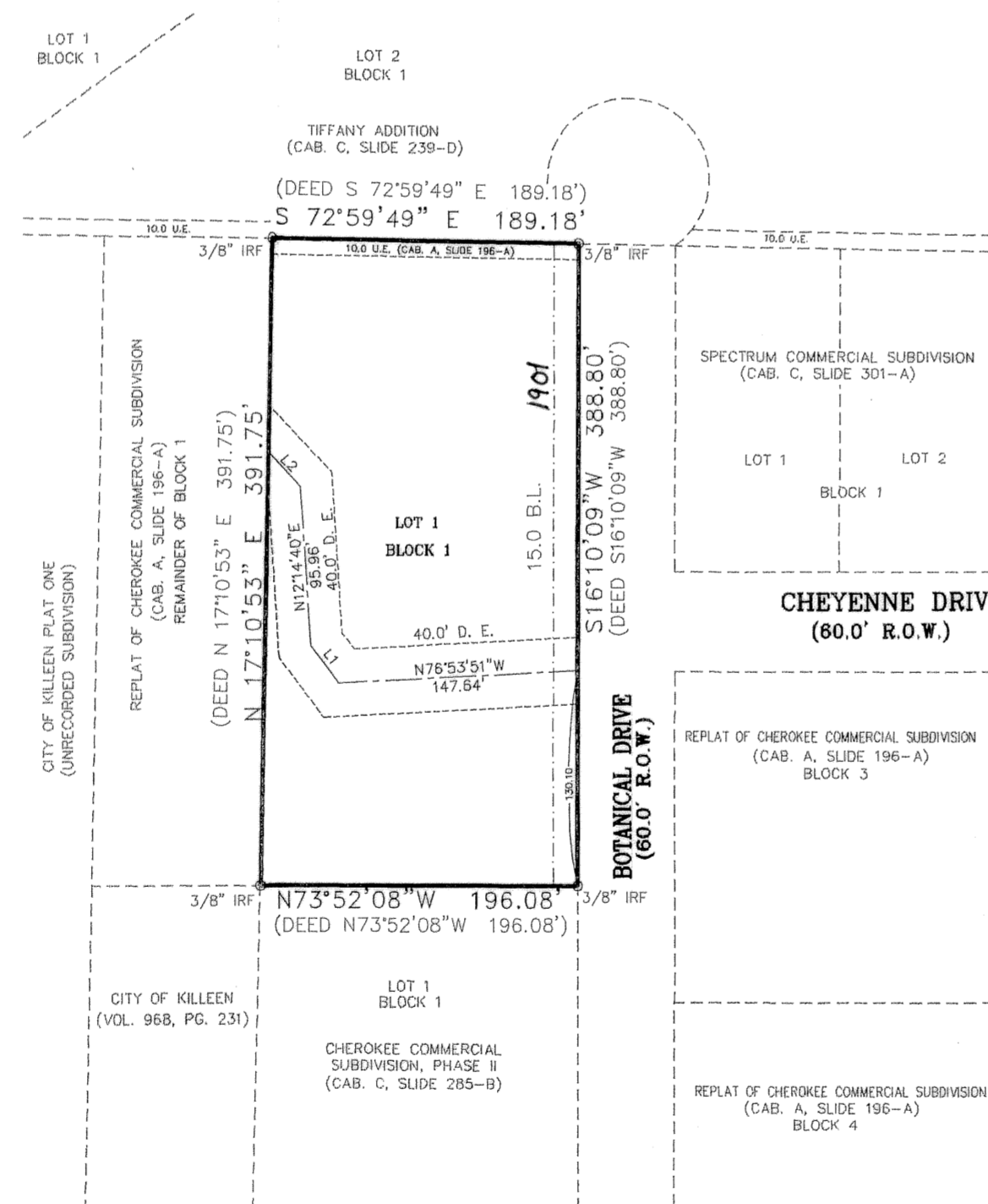
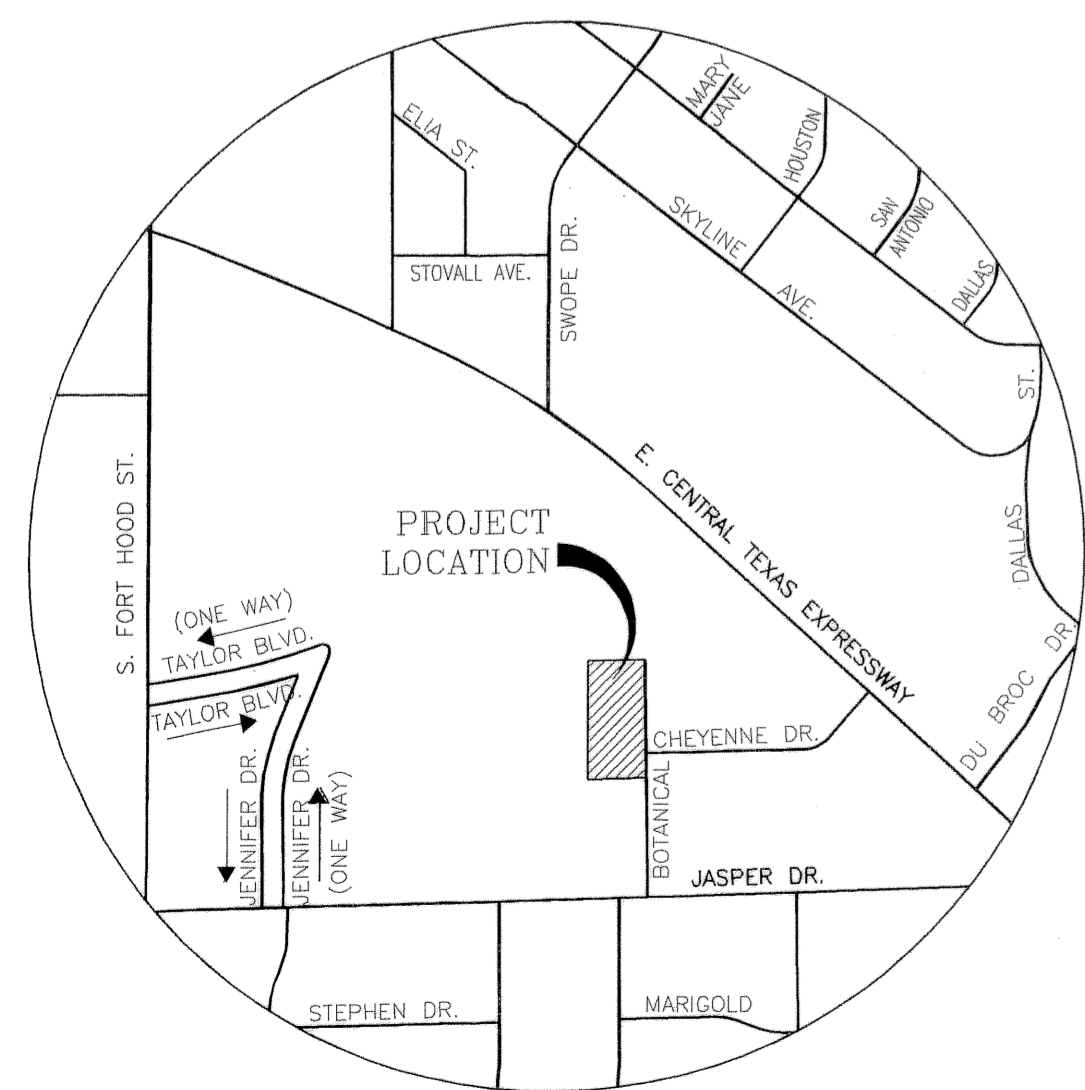


REPLAT CHEROKEE COMMERCIAL SUBDIVISION
(CAB. A, SLIDE 196-A)
SCALE: NTS

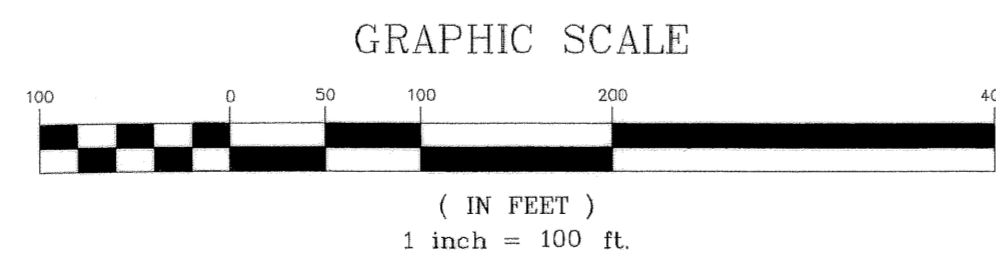


NOTE:
THE PROJECT SITE IS TO BE PAVED.



VICINITY MAP
N.T.S.

LINE	LENGTH	BEARING
L1	28.51	N21°36'09"W
L2	28.99	N27°30'32"W



KNOW ALL MEN BY THESE PRESENTS, that Robert Griggs, Nguyen Griggs and Sofia Tsavachidou, whose address is 9998 South Main, Houston, Texas 77025, being the sole owner(s) of that certain 1.726 acre tract of land in Bell County, Texas, part of the Nathan Halbert Survey, Abstract No. 289, which is more fully described in the dedication of NGUYEN & SOFIA SUBDIVISION BEING A REPLAT OF A PART OF BLOCK 1, REPLAT CHEROKEE COMMERCIAL SUBDIVISION, KILLEEN, BELL COUNTY, TEXAS as shown by the plat hereof, attached hereto, and made a part hereof, and approved by the Planning & Zoning Commission of the City of Killeen, Bell County, Texas; and Robert Griggs, Nguyen Griggs and Sofia Tsavachidou do hereby adopt said NGUYEN & SOFIA SUBDIVISION BEING A REPLAT OF A PART OF BLOCK 1, REPLAT CHEROKEE COMMERCIAL SUBDIVISION, KILLEEN, BELL COUNTY, TEXAS 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 1st day of June, 2005.

Robert Griggs
Robert Griggs
Nguyen Griggs
Sofia Tsavachidou
Sofia Tsavachidou

Before me, the undersigned authority, on this day personally appeared Robert Griggs 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.

SCHAN MCCANTS
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Expires 09-20-2008

Before me, the undersigned authority, on this day personally appeared Nguyen Griggs known to me to be the person whose name is subscribed to the foregoing instrument. It has been acknowledged to me that she executed the foregoing instrument as the owner of the property described hereon.

SCHAN MCCANTS
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Expires 09-20-2008

Before me, the undersigned authority, on this day personally appeared Sofia Tsavachidou known to me to be the person whose name is subscribed to the foregoing instrument. It has been acknowledged to me that she executed the foregoing instrument as the owner of the property described hereon.

SCHAN MCCANTS
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Expires 09-20-2008

APPROVED this 13 day of June, 2005, by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas.

Chairman, Planning Commission
Secretary, Planning Commission

FILED FOR RECORD this 6 day of July, 2005, in Cabinet D, Slide 62A, Plat Records of Bell County, Texas.
Vol 5756 pg 917

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, R.P.L.S.
Registered Professional
Land Surveyor, No. 4982

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 17th day of June, A.D. 2005
BELL COUNTY TAX APPRAISAL DISTRICT
BY: [Signature]

NGUYEN AND SOFIA SUBDIVISION
BEING A REPLAT OF A PART OF BLOCK 1, REPLAT CHEROKEE COMMERCIAL SUBDIVISION
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

DWG No.	DATE	SCALE	REF.	LOTS	AREA
05-246-D	5-10-05	1"=100'	05-55-C	BLOCK 1	1.726 ACRES