



LINE	BEARING	LENGTH
L1	S 30°22'37" W	34.20

BUILDING HEIGHT RESTRICTION PER SECTION 7-53-4 OF THE CITY OF KILLEEN ORDINANCES



KNOW ALL MEN BY THESE PRESENTS, that Bates Nissan, Inc, Donald E. Farek, and Sonya L. Farek, whose address is 5501 E. Central Texas Expressway, and 1500 Mockingbird, Killeen, TX 76541 being the sole owner(s) of that certain 1.457 acre tract of land in Bell County, Texas, all of Lot 1 Block 1 Rock House Addition, which is more fully described in the dedication of **ROCK HOUSE ADDITION II BEING A REPLAT OF ALL OF LOT 1, BLOCK 1 ROCK HOUSE ADDITION** as shown by the plat hereof, attached hereto, and made a part hereon, and approved by the Planning & Zoning Commission of the City of Killeen, Bell County, Texas, and Bates Nissan, Inc, Donald E. Farek, and Sonya L. Farek does hereby adopt said **ROCK HOUSE ADDITION II BEING A REPLAT OF ALL OF LOT 1, BLOCK 1 ROCK HOUSE 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 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 21st day of July, 2004.

Donald E. Farek  
Donald E. Farek

Sonya L. Farek  
Sonya L. Farek

For: Bates Nissan, Inc  
Jimmy Bates  
Bobby Bates  
Bobby Bates

Before me, the undersigned authority, on this day personally appeared Donald E. Farek 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.

Lorraine M. Chatelain  
NOTARY PUBLIC STATE OF TEXAS  
My Commission Expires: 1-24-06

Before me, the undersigned authority, on this day personally appeared Sonya L. Farek 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.

Lorraine M. Chatelain  
NOTARY PUBLIC STATE OF TEXAS  
My Commission Expires: 1-24-06

Before me, the undersigned authority, on this day personally appeared Jimmy Bates 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.

Lorraine M. Chatelain  
NOTARY PUBLIC STATE OF TEXAS  
My Commission Expires: 1-24-06

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

Lorraine M. Chatelain  
NOTARY PUBLIC STATE OF TEXAS  
My Commission Expires: 1-24-06

Before me, the undersigned authority, on this day personally appeared Bobby D. Bates 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.

Lorraine M. Chatelain  
NOTARY PUBLIC STATE OF TEXAS  
My Commission Expires: 1-24-06

APPROVED this the 14th day of June, 2004, by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas.

Steve T. Cobb  
CHAIRMAN, PLANNING COMMISSION

Sandra S. Dupont  
SECRETARY, PLANNING COMMISSION

FILED FOR RECORD this 16 day of July, 2004, in Cabinet C, Slide 399A, Plat Records of Bell County, Texas.  
Vol. 5431 Pg 534

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, 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 21st day of June, A.D. 2004  
BELL COUNTY TAX APPRAISAL DISTRICT  
By Tenny T. Lewis

DWG No.	DATE	REVISIONS PER CITY COMMENTS	LAM
04-134-D	04/13/04	1	1
		2	2

ROCK HOUSE ADDITION II  
BEING A REPLAT OF ALL OF LOT 1, BLOCK 1  
ROCK HOUSE ADDITION  
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	FE	LOTS 3	AREA:
04-134-D	04/13/04	1"=100'	1318/54	BLOCKS 1	1.457 ACRES