

KNOW ALL MEN BY THESE PRESENTS, that Chad Pechak, whose address is 707 CR 3275, Kempner, Texas 76539 being the sole owner(s) of that certain 1.220 acre tract of land in Bell County, Texas, being part of the Moses T. Martin Survey, Abstract No. 963, and the land herein described being all of a called 1.220 acre tract conveyed to Chad Pechak, of record in Document #2011-25952, Official Public Records of Real Property, Bell County, Texas, which is more fully described in the dedication of WOLF COMMERCIAL ADDITION 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 Chad Pechak, do hereby adopt said WOLF COMMERCIAL 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.

WITNESSE the execution hereof, on this 15 day of Nov., 2012.

Chad Pechak
Chad Pechak

Before me, the undersigned authority, on this day personally appeared Chad Pechak 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.

Sam Walker
NOTARY PUBLIC, STATE OF TEXAS
My Commission Expires: 02-22-2014

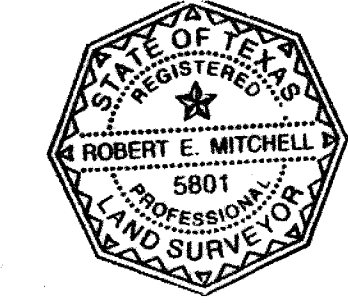
APPROVED this the 26th day of November, 2012, by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas.

Johnny Campbell
CHAIRMAN, PLANNING COMMISSION

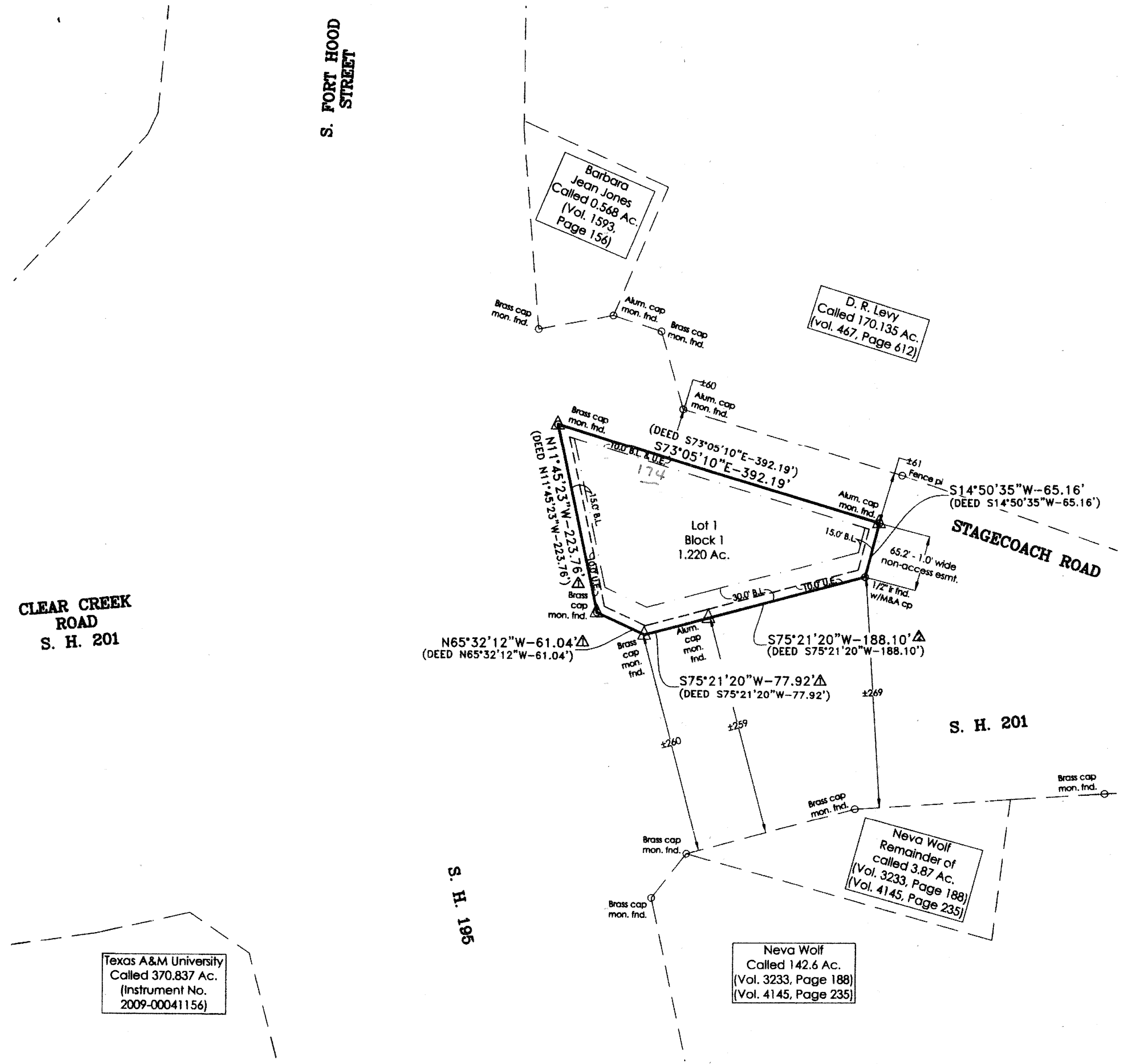
Picki Ranken
SECRETARY, PLANNING COMMISSION

KNOW ALL MEN BY THESE PRESENTS,

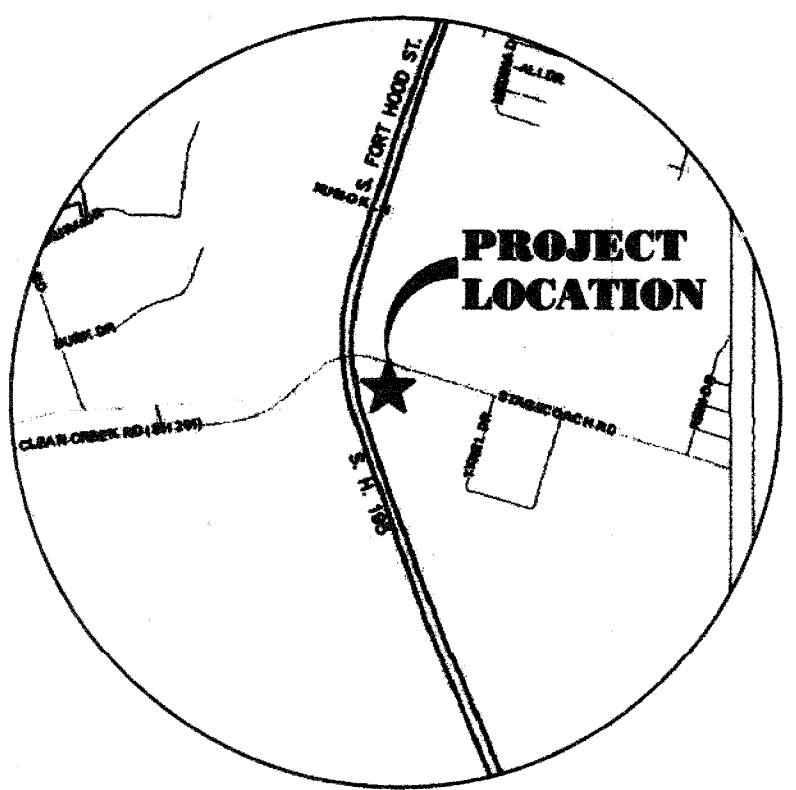
That I, Robert E. Mitchell, Registered Professional Land Surveyor, do hereby certify that I did prepare this plat from an actual and accurate survey of the land, that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the subdivision regulations of 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.



CLEAR CREEK ROAD
S. H. 201



VICINITY MAP
SCALE: N.T.S.

KEYED NOTES

	Access denial line per Instrument No. 2009-00002646
	Access denial line per Instrument No. 2009-00002001

NOTES:
1. All bearings are based upon the Texas State Plane Coordinate System, NAD 83 (CORS 96), Texas Central Zone as per Leica Texas Smartnet GPS observations.
All distances are surface distance.
Combined scale factor=1.0001168.

I Sam N. Walker Professional Engineer in the State of Texas do hereby certify that the subdivision is not located within a Special Flood Hazard Area (Zone X) according to the Federal Emergency Management Agency Flood Insurance Rate Map Panel No. 48027C0275E dated September 26, 2008.
Witness my hand the 15 day of November, 2012 A.D.
Sam Walker
Sam N. Walker, P.E. Date
Eckermann Engineering, Inc.
1002 E. 4th Street, Suite A
Lampasas, TX 76650
Professional Engineer # 101708
Firm # F-10496



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 29th day of November, A.D. 2012
BELL COUNTY TAX APPRAISAL DISTRICT
Jennifer King

FILED FOR RECORD this 12th day of December 2012 in Cabinet D, Slide 37B2 Plat Records of Bell County, Texas. Dedication Instrument # 2012-0005123 Official Public Records of Real Property, Bell County, Texas.

2	11/20/2012	FLOODPLAIN ZONE	FRB	BY
1	11/22/2012	CITY OF KILLEEN COMMENTS	FRB	REVISIONS
No.	DATE	REMARKS	BY	

WOLF COMMERCIAL ADDITION
KILLEEN, BELL COUNTY, TEXAS

FINAL PLAT

MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
KILLEEN, TEXAS 76541
PHONE: (254) 634-5541
FAX: (254) 634-2141
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION NO. 3041
FIRM REGISTRATION NO. 10030-00

DWG No.	DATE	SCALE	FEET/INCH	1 LOT	AREA
12-209-D	OCT. 2012	1"=100'	1728/16	1 BLOCK	1.220 Ac.