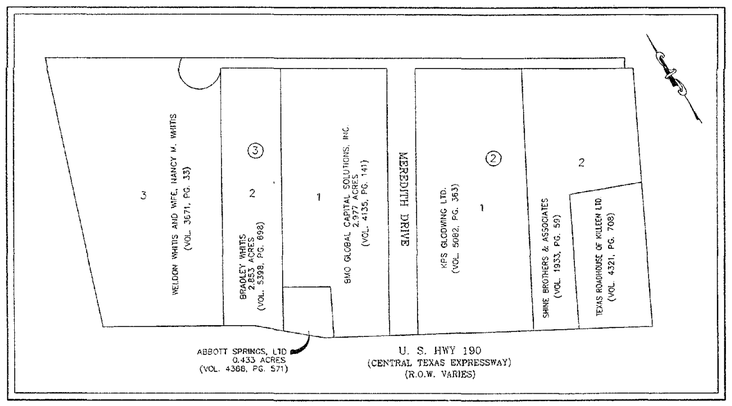
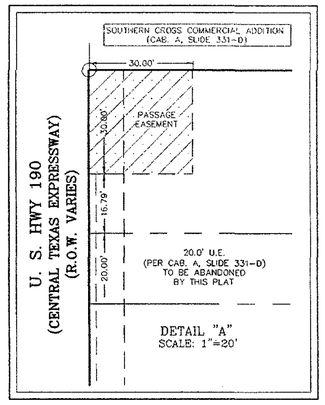
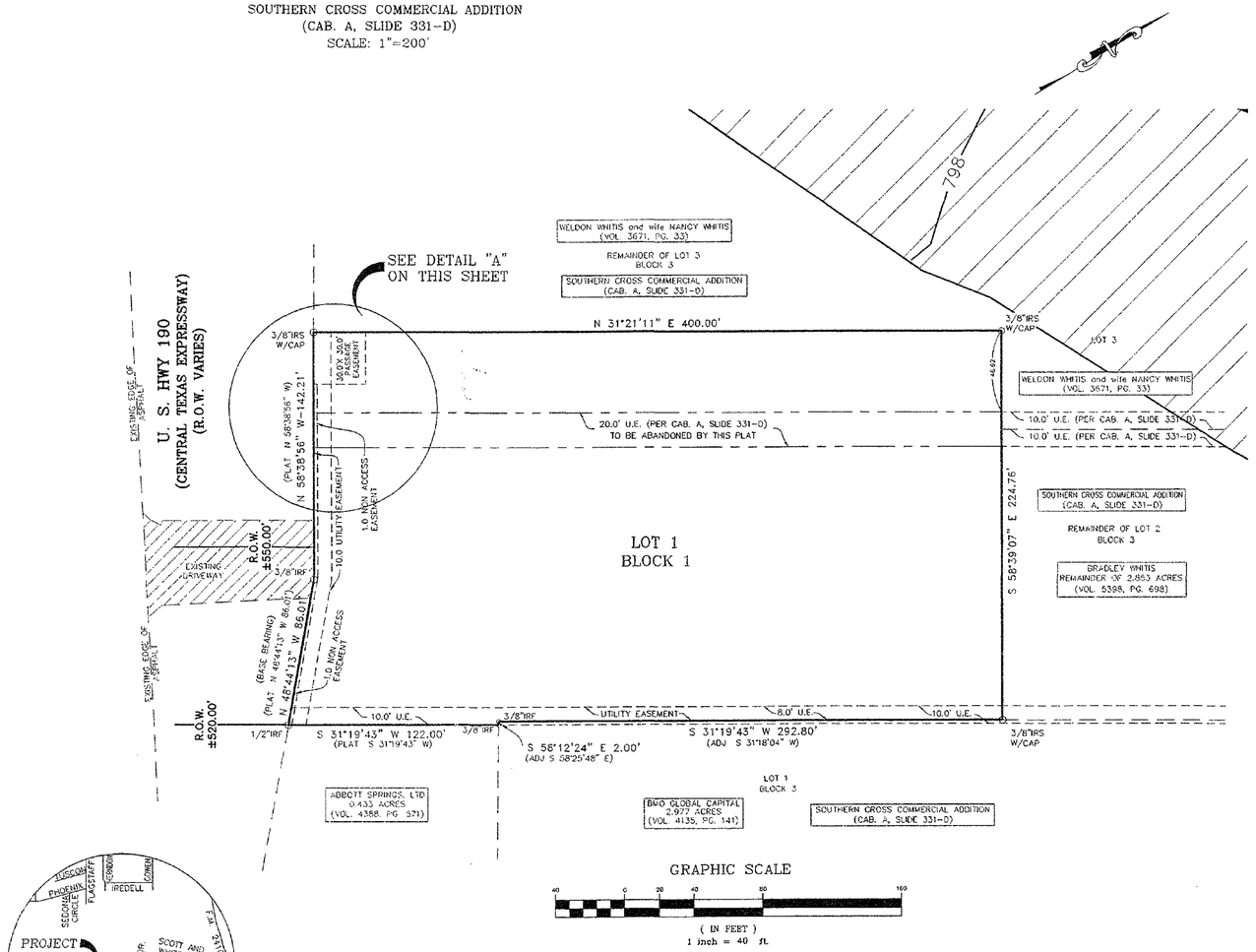


SOUTHERN CROSS COMMERCIAL ADDITION
(CAB. A, SLIDE 331-D)
SCALE: 1"=200'



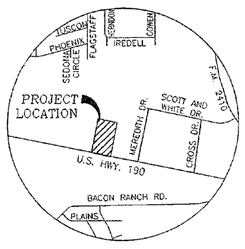
DETAIL "A"
SCALE: 1"=20'



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft



VICINITY MAP
N.T.S.

NOTE:
1. ACCESS TO US HWY. 190 SHALL BE APPROVED BY TxDOT. EXISTING DRIVEWAY MAY BE REMOVED OR RELOCATED, COORDINATE WITH TxDOT. A PERMIT REQUEST SHALL BE OBTAINED.

2. TxDOT HAS GRANTED TEMPORARY APPROVAL FOR RETENTION OF EXISTING DRIVEWAY UNTIL SUCH TIME AS AUTOMAX DRIVE PROPOSED AT NORTH BOUNDARY OF THE PLAT IS COMPLETED. WHEN COMPLETED, THE APPLICANT/PROPERTY OWNER SHALL REMOVE THE TEMPORARY ACCESS APPROVED FOR THE EXISTING DRIVEWAY.

—798— BASE FLOOD ELEVATIONS PER F.E.M.A. PANEL 480031 0008 C ZONE "A4" DATED 5/4/02

APPROXIMATE LIMITS OF 100 YEAR FLOODPLAIN BOUNDARY PER F.E.M.A. PANEL 480031 0008 C ZONE "A4" DATED 5/4/02

DRAFT STUDY FOR F.E.M.A. UPDATE DATED 02/24/2003 HAS BEEN EVALUATED AND DOES NOT EFFECT THIS TRACT.

KNOW ALL MEN BY THESE PRESENTS, that Bradley Whitis, Weldon Whitis and Nancy M. Whitis, whose address is 3000 Illinois Ave., Killeen, Texas 76542 being the sole owners of that certain 2.084 acre tract of land in Bell County, Texas, part of the W. H. Cole Survey, Abstract No. 150 which is more fully described in the dedication of TX.C.C. INC., **SUBDIVISION BEING A REPLAT OF A PART OF** KNOW ALL MEN BY THESE PRESENTS, that Bradley Whitis, Weldon Whitis and Nancy M. Whitis, whose address is 3000 Illinois Ave., Killeen, Texas 76542 being the sole owners of that certain 2.084 acre tract of land in Bell County, Texas, part of the W. H. Cole Survey,**LOTS 2 & 3, BLOCK 3, SOUTHERN CROSS COMMERCIAL SUBDIVISION** 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 Bradley Whitis, Weldon Whitis and Nancy M. Whitis, do hereby adopt said TX.C.C. INC., **SUBDIVISION BEING A REPLAT OF A PART OF LOTS 2 & 3, BLOCK 3, SOUTHERN CROSS COMMERCIAL SUBDIVISION**, 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 7th day of April, 2005.

Bradley Whitis, Owner

Weldon Whitis, Owner

Nancy M. Whitis, Owner

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

BENTON GOODNIGHT
Notary Public
STATE OF TEXAS
My Commission Expires 03/03/2008

NOTARY PUBLIC STATE OF TEXAS
My Commission Expires:

Before me, the undersigned authority, on this day personally appeared Weldon Whitis 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.

BENTON GOODNIGHT
Notary Public
STATE OF TEXAS
My Commission Expires 03/03/2008

NOTARY PUBLIC STATE OF TEXAS
My Commission Expires:

Before me, the undersigned authority, on this day personally appeared Nancy M. Whitis 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.

BENTON GOODNIGHT
Notary Public
STATE OF TEXAS
My Commission Expires 03/03/2008

NOTARY PUBLIC STATE OF TEXAS
My Commission Expires:

APPROVED this the 25 day of April, 2005, by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas.

CHAIRMAN, PLANNING COMMISSION

SECRETARY, PLANNING COMMISSION

APPROVED this the 10 day of May, 2005, by the City Council of the City of Killeen, Bell County, Texas.

MAYOR, CITY OF KILLEEN

ATTEST: CITY SECRETARY

FILED FOR RECORD this 27th day of May, 2005, in Cabinet D, Slide 456 Plat Records of Bell County, Texas.

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
Registered Professional
Land Surveyor, No. 5801.

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 2nd day of May, A.D. 2005

BELL COUNTY TAX APPRAISAL DISTRICT
BY:

No.	DATE	REMARKS	BY
1	4-6-05	CORRECT PLAT NAME	ML

REVISIONS

Tx.C.C., INC. SUBDIVISION
BEING A REPLAT OF A PART OF LOTS 2 AND 3, BLOCK 3, SOUTHERN CROSS COMMERCIAL SUBDIVISION
KILLEEN, BELL COUNTY, TEXAS

FINAL PLAT

SHEET TITLE:

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

DWG No.	DRAWN BY:	DATE:	SCALE:	FB/LB:	LOTS: 1	AREA:
05-51-D	ML	2-4-05	1"=40'	1432/13	BLOCKS: 1	2.084 ACRES

S:\Subdivisions\TxCC SUBDIVISION\TxCC SUBDIVISION\dwg\TxCC_PLAT.DWG, PLAT, 4/6/2005 10:50:13 AM, cadd

Dedication Vol 5713 Page 708