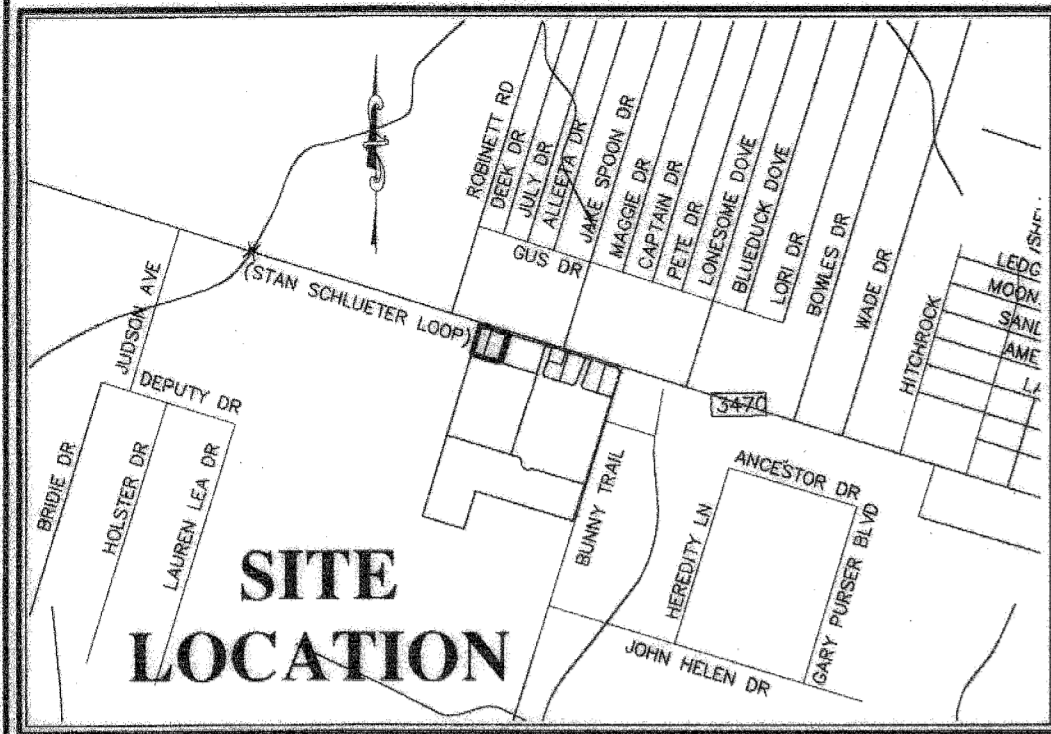


VICINITY MAP

SCALE: 1" = 2000'



BUNNY TRAIL TOWN CENTER REPLAT NO. 2
REPLAT OF LOT 6, BLOCK 1, BUNNY TRAIL TOWN CENTER

BEARING BASIS:

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83 (CORS). ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00016118597028445.

SURVEY CONTROL:

STATE PLANE GRID CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "DOUCET CONTROL" CAP SET, GRID COORDINATES AND ELEVATIONS SHOWN HEREON WERE DERIVED FROM GPS STATIC OBSERVATIONS ON 04-19-2013, STATIC DATA PROCESSED BY O.P.U.S.

INGRESS/EGRESS NOTE:

ALL THE POINTS OF INGRESS/EGRESS (DRIVEWAYS) SHALL BE CONSTRUCTED PER THE TRAFFIC IMPACT ANALYSIS RECOMMENDATIONS APPROVED BY TX-DOT AND THE CITY OF KILLEEN.

FLOODPLAIN NOTE:

THIS PROPERTY IS LOCATED WITHIN ZONE 'X', AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN, AS SHOWN ON F.I.R.M. PANEL NO. 48027C 0260E, BELL COUNTY, TEXAS DATED SEPTEMBER 26, 2008. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

KNOW ALL ME BY THESE PRESENTS,

THAT NORTHWEST TIDWELL, LTD., WHOSE ADDRESS IS 1520 OLIVER STREET, HOUSTON, TEXAS, 77007, BEING THE SOLE OWNERS OF THAT CERTAIN 2.160 ACRE TRACT OF LAND IN BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF BUNNY TRAIL TOWN CENTER REPLAT NO. 2, BEING A REPLAT OF LOT 6, BLOCK 1, BUNNY TRAIL TOWN CENTER, AS SHOWN ON 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, DOES HEREBY ADOPT SAID BUNNY TRAIL TOWN CENTER REPLAT NO. 2, BEING A REPLAT OF LOT 6, BLOCK 1, BUNNY TRAIL TOWN CENTER, AS AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, AND HEREBY DEDICATES TO SAID CITY ALL STREETS, AVENUES, ROADS, DRIVES, ALLEYS AND PASSAGE EASEMENTS 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 AND DRAINAGE EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO SAID CITY FOR THE INSTALLATION AND MAINTENANCE OF ANY AND ALL PUBLIC UTILITIES AND DRAINAGE UTILITIES, WHICH THE CITY MAY INSTALL OR PERMIT TO BE INSTALLED OR MAINTAINED.

WITNESS MY HAND THIS THE 22ND DAY OF December 2015

NORTHWEST TIDWELL, LTD.

BY: *Frank M.K. Liu* DATE

STATE OF TEXAS }
COUNTY OF HARRIS }

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED FRANK M.K. LIU, 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.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: 12/18/16



APPROVED THIS THE 15TH DAY OF December, 2015 BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KILLEEN, BELL COUNTY, TEXAS.

Johnny Zumb
CHAIRMAN, PLANNING AND ZONING COMMISSION

Waris Lopez
SECRETARY, PLANNING AND ZONING COMMISSION

KNOWN ALL MEN BY THESE PRESENTS,

THAT I, SYDNEY SMITH XINOS, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I DID PREPARE THIS PLAT FROM AN ACTUAL 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.

SYDNEY SMITH XINOS, R.P.L.S.
TEXAS REGISTRATION NO. 5361
DOUCET & ASSOCIATES, INC.
7401 B HIGHWAY 71 WEST
SUITE 160
AUSTIN, TX 78735
512.583.2600



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.

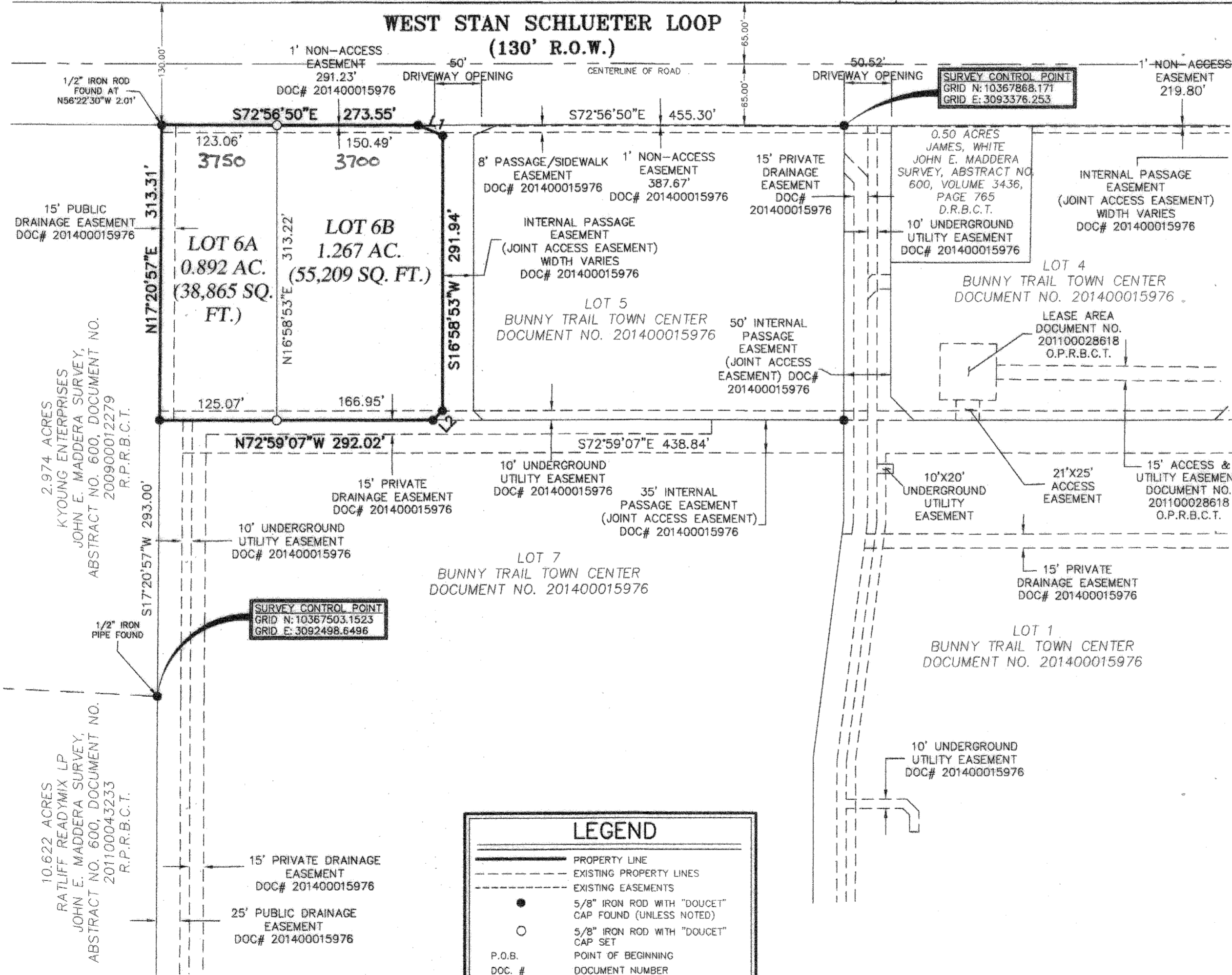
DATED THIS 30 DAY OF Jan A.D. 2015

BELL COUNTY TAX APPRAISAL DISTRICT

BY: *Sade Reef*

FILED FOR RECORD THIS 18TH DAY OF February, 2015 IN YEAR 2015, PLAT# 21, PLAT RECORDS OF BELL COUNTY

TEXAS, DEDICATION INSTRUMENT IN INSTRUMENT # 2015-00005868 OFFICIAL RECORDS OF BELL COUNTY, TEXAS.

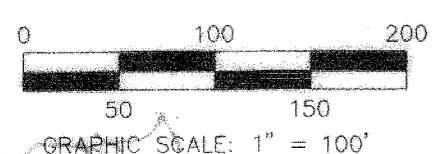


LEGEND

---	PROPERTY LINE
- - - -	EXISTING PROPERTY LINES
- - - -	EXISTING EASEMENTS
●	5/8" IRON ROD WITH "DOUCET" CAP FOUND (UNLESS NOTED)
○	5/8" IRON ROD WITH "DOUCET" CAP SET
P.O.B.	POINT OF BEGINNING
DOC. #	DOCUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
R.O.W.	RIGHT-OF-WAY
P.R.B.C.T.	PLAT RECORDS, BELL COUNTY, TEXAS
R.P.R.B.C.T.	REAL PROPERTY RECORDS, BELL COUNTY, TEXAS
D.R.B.C.T.	DEED RECORDS, BELL COUNTY, TEXAS

LINE TABLE

NO.	BEARING	DISTANCE
L1	S50°02'34"E	28.71'
L2	S61°58'13"W	14.12'



DA DOUCET & ASSOCIATES

Civil Engineering - Planning - Surveying/Mapping
7401 B. Highway 71 W, Suite 160
Austin, Texas 78735, Phone: (512)-583-2600
www.doucetandassociates.com
Survey Firm Registration Number: 10105800

Date:	10/14/2014
Scale:	1"=100'
Drawn by:	DRK
Reviewer:	SSX
Project:	1027-003
Sheet:	1 of 1
Field Book:	394
Party Chief:	MORA
Survey Date:	04/19/2013