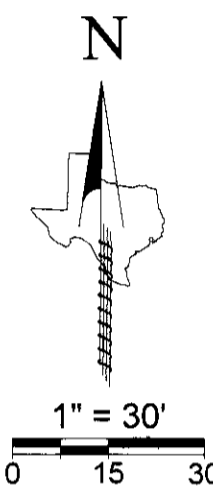
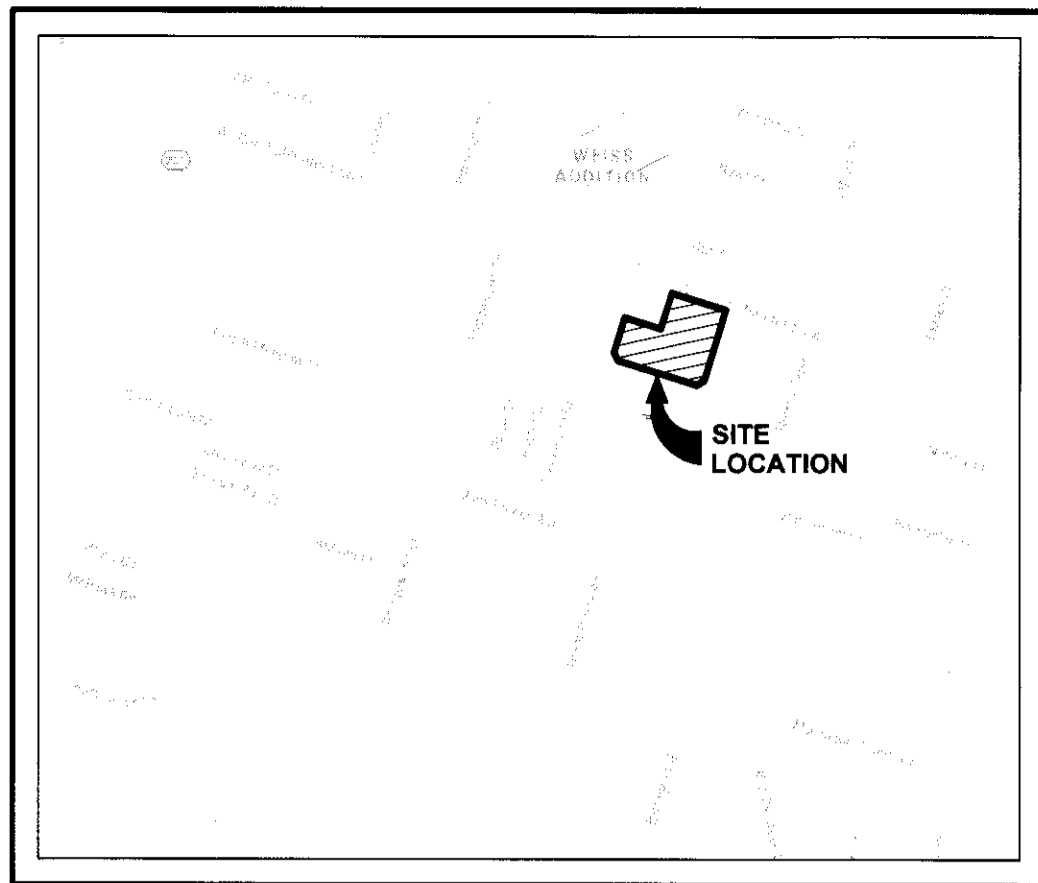
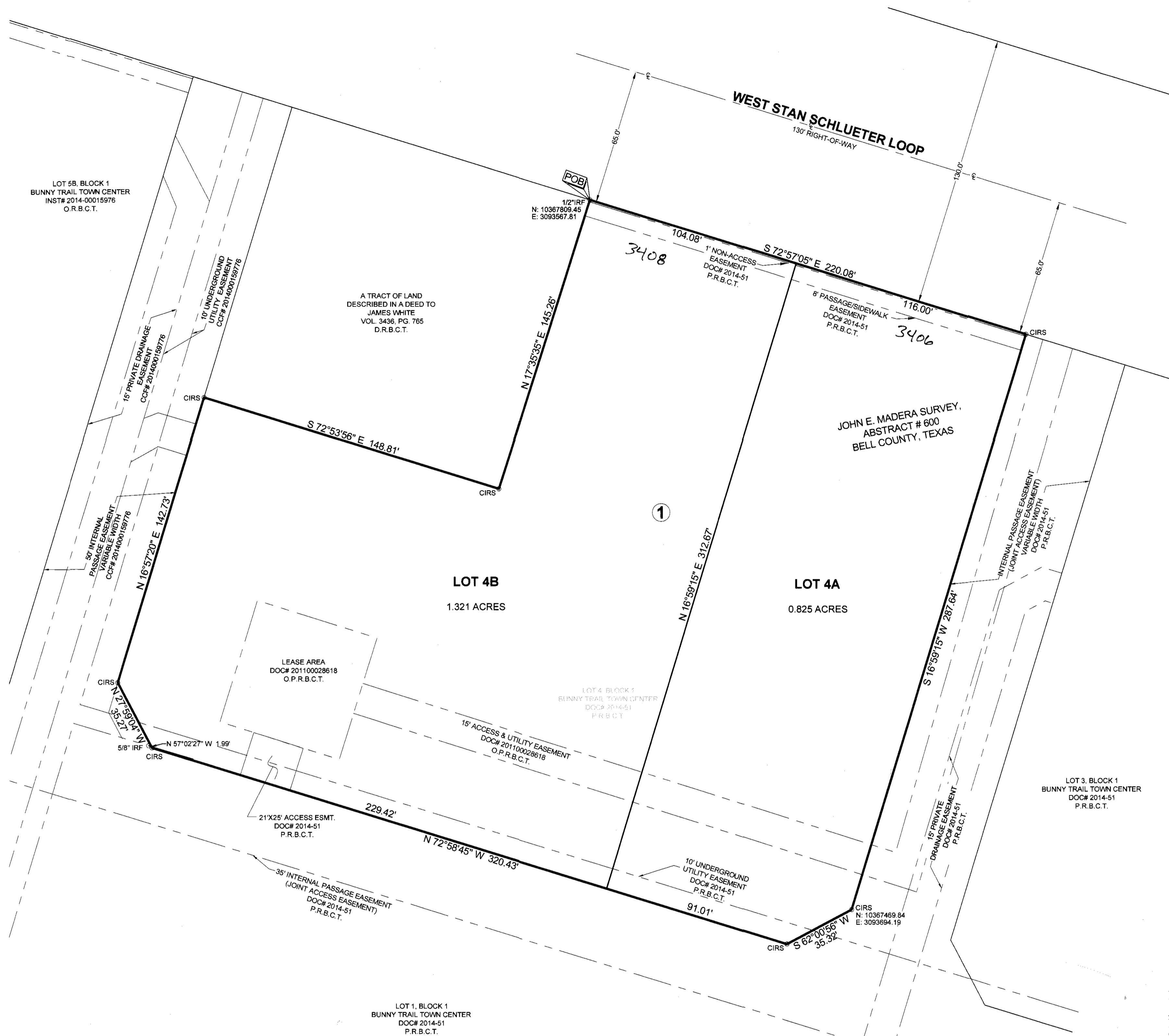


VICINITY MAP
NOT TO SCALE



GENERAL PLAT NOTES

- All interior property corners are marked with a 1/2" iron rod with a green cap stamped "Eagle Surveying" unless otherwise noted.
- This property is located in "Non-Shaded Zone X" as scaled from the F.E.M.A. Flood Insurance Rate Map dated September 26, 2008 and is located in Community Number 480031 as shown on Map Number 48027C0260E. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.
- The purpose of this replat is to create two lots from a single lot of record.
- The bearings shown on this survey were derived from Western Data Systems RTK Network and are referenced to the Texas Coordinate System of 1983, Central Zone (4203) and are based on the American Datum of 1983, 2011 Adjustment.
- Selling a portion of this addition by metes and bounds is a violation of City of Killeen Subdivision Regulations and state law, and is subject to fines and/or withholding of utilities and building permits.
- 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.



NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, TURBO RESTAURANT MANAGEMENT, LLC, and NORTHWEST TIDWELL, LTD. are the owners of that certain tract of land described in Exhibit "A", shown and attached hereto and incorporated herein for all purposes, does hereby subdivide the property into lots and blocks, according to the plat hereof, to be known as Bunny Trail Town Center, to the City of Killeen, Bell County, Texas, as shown by the plat hereof, attached hereto, and made a part hereof, and approved by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas, does hereby adopt said Bunny Trail Town Center, as an addition to the City of Killeen, Bell County, Texas, and for the purpose of selling lots and block of land with reference thereto and for the property development of said land by its owners and for all other purposes, and does hereby dedicate to the City of Killeen, all street, avenues, roads, drives, alleys and associated potable water, sanitary sewer, and storm sewer systems as shown on said plat, and final construction drawings the same to be used as public thoroughfares and public utilities when and as authorized by the City of Killeen, Bell County, Texas.

The utility and drainage easements shown on said plat are dedicated to the City of Killeen for 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 2nd day of March, 2018.

OWNER: TURBO RESTAURANT MANAGEMENT, LLC

BY: Guillermo Perales, Manager

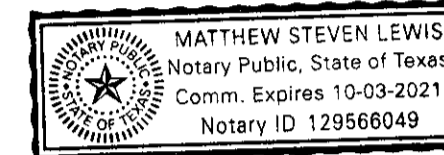
3-2-2018
Date

STATE OF TEXAS
COUNTY OF Dallas

BEFORE ME, the undersigned authority, on this day personally appeared Guillermo Perales, on behalf of TURBO RESTAURANT MANAGEMENT, LLC, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this 2nd day of March, 2018.

M. Stephen Lewis
Notary Public in and for the State of Texas



My commission expires on 10-3-2021

OWNER: NORTHWEST TIDWELL, LTD.

BY: Frank M.K. Liu

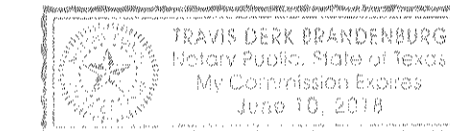
MARCH 7, 2018
Date

STATE OF TEXAS
COUNTY OF Harris

BEFORE ME, the undersigned authority, on this day personally appeared Frank M.K. Liu, on behalf of NORTHWEST TIDWELL, LTD., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this 7th day of March, 2018.

Ernest Wooster
Notary Public in and for the State of Texas



My commission expires on 6-10-18

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF Bell

I, ERNEST WOOSTER, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from and actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2" iron rods capped "Eagle Surveying" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Killeen, Bell County, Texas.

Ernest Wooster
Ernest Wooster, R.P.L.S. # 6509

28 FEB 2018
Date



STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared ERNEST WOOSTER, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this 28th day of FEBRUARY, 2018.

Ernest Wooster
Notary Public in and for the State of Texas

My commission expires on JULY 12, 2020

FILED FOR RECORD this 29th day of March, 2018, in Year 2018, Plat# 50, Plat Records of Bell County, Texas. Dedication Instrument No. 2018-00012468 Official Public Records, Bell County, Texas.

CERTIFICATE OF APPROVAL

APPROVED this the 2nd day of January, 2018 by the Planning & Zoning Commission of the City of Killeen, Bell County, Texas.

Debra B...
Chairman, Planning and Zoning Commission

Marie Lopez
Secretary, Planning and Zoning Commission

APPRAISAL DISTRICT CERTIFICATE

AFFIDAVIT:

The Tax Appraisal District of Bell County does hereby certify there are no delinquent taxes due to the Tax Appraisal District of Bell County on the property described by this plat.

Dated this the 20th day of March, 2018 A.D.

By: Melissa Rodriguez
Bell County Tax Appraisal District

REPLAT

BUNNY TRAIL TOWN CENTER

LOTS 4A & 4B, BLOCK 1

BEING A REPLAT OF LOT 4 OF BLOCK 1, BUNNY TRAIL TOWN CENTER,

AN ADDITION TO THE CITY OF KILLEEN, ACCORDING TO THE PLAT THEREOF RECORDED IN

DOC# 2014-51, PLAT RECORDS OF BELL COUNTY, TEXAS

LEGEND

- ① = BLOCK
- IRF = IRON ROD FOUND
- CIRS = CAPPED IRON ROD SET
- POB = POINT OF BEGINNING
- CIRF = CAPPED IRON ROD FOUND
- ε— = CENTERLINE OF ROAD

SURVEYOR

EAGLE SURVEYING, LLC
210 SOUTH ELM STREET
SUITE: 104
DENTON, TX 76201
940.222.3009

ENGINEER

EIKON CONSULTING GROUP
KATE KENNEDY
1405 W. CHAPMAN DRIVE
SANGER, TX 76266
940.458.7503

OWNER

TURBO RESTAURANT MANAGEMENT, LLC
4504 VALLEY VIEW LANE
DALLAS TX, 75244
NORTHWEST TIDWELL, LTD.
FRANK M.K. LIU
1520 OLIVER STREET
HOUSTON, TX 77007-6035

JOB #: 17-01-61 RP

DATE: 2/27/2018

DRAWN BY: JDC/CF



EAGLE SURVEYING, LLC
210 SOUTH ELM STREET
SUITE: 104
DENTON, TX 76201
940.222.3009
TX FIRM # 10194177