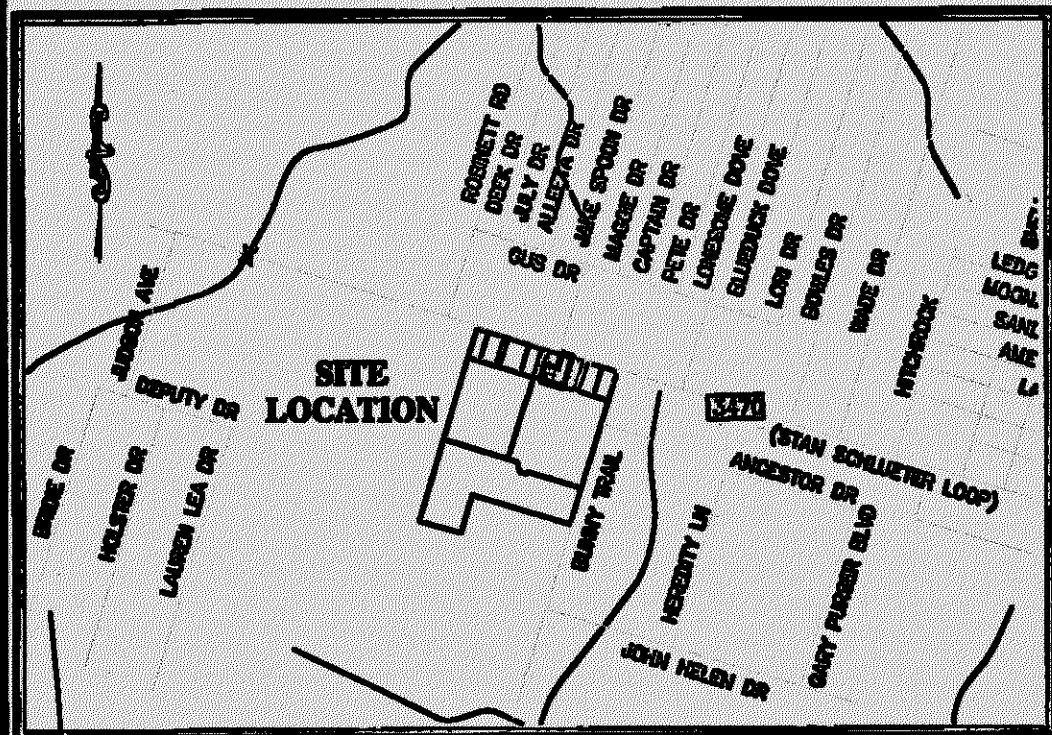


VICINITY MAP

SCALE: 1" = 2000'



**JOHN E. MADDERA SURVEY
ABSTRACT NUMBER 600
BELL COUNTY, TEXAS**

CNL ADDITION
DOC. NO. 20170004512
P.R.B.C.T.

LOT 1, BLOCK 1

**BUNNY TRAIL TOWN CENTER REPLAT NO. 4
BEING A REPLAT OF LOT 4B, OF THE REPLAT OF BUNNY TRAIL TOWN
CENTER LOTS 4A & 4B, BLOCK 1, BUNNY TRAIL TOWN CENTER**

LEGEND	
---	SUBJECT PROPERTY LINE
---	EXISTING PROPERTY LINE
---	EXISTING EASEMENT LINE
●	1/2" IRON ROD WITH "EAGLE" CAP FOUND (UNLESS NOTED)
○	1/2" IRON ROD WITH "DOUCET" CAP SET
▲	MAG NAIL WITH "CE" SHIMMER FOUND
DOC.	DOCUMENT
NO.	NUMBER
VOL.	VOLUME
PG.	PAGE
R.O.W.	RIGHT-OF-WAY
P.R.B.C.T.	PLAT RECORDS OF BELL COUNTY, TEXAS
D.R.B.C.T.	DEED RECORDS OF BELL COUNTY, TEXAS

BEARING BASIS:
BASIS OF BEARINGS THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE [4303], NAD83 (2011), EPOCH 2010.
UNITS: U.S. SURVEY FEET.

INGRESS/EGRESS NOTE:
ALL THE POINTS OF INGRESS/EGRESS (DRIVEWAYS) SHALL BE CONSTRUCTED PER THE TRAFFIC IMPACT ANALYSIS RECOMMENDATIONS APPROVED BY TxDOT 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.L.R.M. PANEL NO. 48027C 0280E, 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.

PURPOSE OF REPLAT NOTE:
THE PURPOSE OF THIS REPLAT IS TO CREATE 3 LOTS-OUT-OF-A SINGLE LOT OF RECORD.

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 1.315 ACRE TRACT OF LAND IN BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF BUNNY TRAIL TOWN CENTER REPLAT NO. 4, BEING A REPLAT OF LOT 4B OF THE REPLAT OF BUNNY TRAIL TOWN CENTER LOTS 4A & 4B, 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. 4, BEING A REPLAT OF LOT 4B OF THE REPLAT OF BUNNY TRAIL TOWN CENTER LOTS 4A & 4B, 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 1 DAY OF June 2018

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 HEREOF.

Denise Ortega
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: 2-28-2020



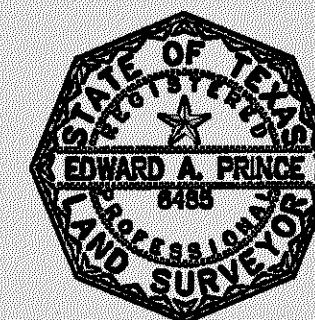
APPROVED THIS THE 21st DAY OF May 2018 BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KILLEEN, BELL COUNTY, TEXAS.

W. Set CHAIRMAN, PLANNING AND ZONING COMMISSION
Maria Lopez SECRETARY, PLANNING AND ZONING COMMISSION

KNOW ALL MEN BY THESE PRESENTS,

THAT I, EDWARD A. PRINCE, 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 HEREOF 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.

Edward A. Prince 5/31/18 DATE
EDWARD A. PRINCE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6485
DOUCET & ASSOCIATES, INC.
7401B HIGHWAY 71 WEST, SUITE 160
AUSTIN, TX 78735
512.583.2600
EPRINCE@DOUCETENGINEERS.COM



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 OWNING ON THE PROPERTY DESCRIBED BY THIS PLAT.

DATED THIS 16th DAY OF June A.D. 2018

BELL COUNTY TAX APPRAISAL DISTRICT
BY: Melissa Rodriguez

FILED FOR RECORD THIS 21st DAY OF June 2018, IN

YEAR 2018, PLAT# 99 PLAT RECORDS OF BELL COUNTY,

TEXAS, DEDICATION INSTRUMENT # 2018-00025668 OFFICIAL RECORDS OF BELL COUNTY, TEXAS.

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N27°39'29"W	39.27'
L2	N16°56'53"E	142.61'
L3	S72°37'09"E	148.74'
L4	N17°41'47"E	148.23'
L5	S72°38'50"E	103.36'
L6	S17°35'09"W	81.82'
L7	N72°23'55"W	75.82'

