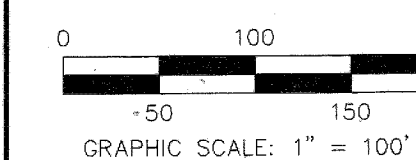
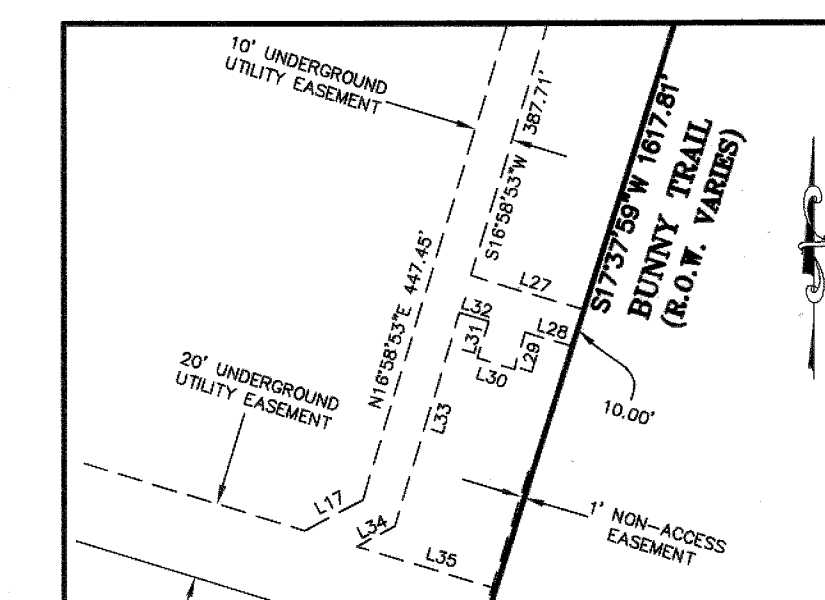


SITE LOCATION



DETAIL "A"

SCALE: 1" = 50'



NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	48.92'	32.00'	87.35°42'	N60°46'43"E	44.30'

LINE TABLE

NO.	BEARING	DISTANCE
L1	N27°59'26"W	35.27'
L2	S28°01'07"E	18.28'
L3	S16°58'53"W	22.07'
L4	N73°01'07"W	10.00'
L5	N16°58'53"E	17.93'
L6	N28°01'07"W	10.00'
L7	N73°01'07"W	60.35'
L8	S28°01'07"E	10.00'
L9	S73°01'07"E	70.00'
L10	N73°01'07"W	9.04'
L11	S16°58'53"W	18.94'
L12	N73°01'07"W	10.00'
L13	N16°58'53"E	18.94'
L14	N73°01'07"W	50.96'
L15	N28°01'07"W	18.28'
L16	S73°01'07"E	45.00'
L17	N61°58'53"E	17.07'
L18	N28°01'07"W	10.00'
L19	N73°01'07"W	29.06'
L20	N28°01'07"W	18.28'
L21	N16°58'53"E	23.91'
L22	S73°01'07"E	10.00'
L23	S16°58'53"W	19.77'
L24	S28°01'07"E	10.00'
L25	S73°01'07"E	29.06'
L26	S28°01'07"E	18.28'
L27	S73°01'07"E	30.73'
L28	N73°01'07"W	12.75'
L29	S16°58'53"W	10.00'
L30	N73°01'07"W	10.00'
L31	N16°58'53"E	10.00'
L32	N73°01'07"W	7.86'
L33	S16°58'53"W	58.02'
L34	S61°58'53"W	11.21'
L35	S73°01'07"E	37.79'
L36	N61°58'53"E	23.18'
L37	S73°01'07"E	10.11'
L38	S16°58'53"W	15.00'
L39	N73°01'07"W	3.89'
L40	S61°58'53"W	10.76'
L41	N61°58'53"E	6.46'
L42	S73°01'07"E	19.93'
L43	S16°58'53"W	15.00'
L44	N73°01'07"W	13.71'
L45	S61°58'53"W	16.25'
L46	S73°01'07"E	17.32'
L47	S16°58'53"W	10.00'
L48	N73°01'07"W	17.32'
L49	N17°36'05"E	21.44'
L50	N72°23'55"E	25.00'
L51	N17°36'05"W	21.18'
L52	N72°59'07"W	25.00'

KNOW ALL ME BY THESE PRESENTS,

THAT NORTHWEST TIDWELL, LTD., BEING THE SOLE OWNER OF THAT CERTAIN 61.781 ACRE TRACT OF LAND DESCRIBED IN EXHIBIT "A", SHOWN AND ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, DOES HEREBY SUBDIVIDE THE HEREIN DESCRIBED PROPERTY INTO LOTS AND BLOCKS, ACCORDING TO THE PLAN HEREOF, TO BE KNOWN AS BUNNY TRAIL TOWN CENTER TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, AS SHOWN BY THE PLAN 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 BLOCKS 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 STREETS, AVENUES, ROADS, DRIVES, ALLEYS AND ASSOCIATED POTABLE WATER, SANITARY SEWER, AND STORM SEWER SYSTEMS AS SHOWN ON SAID PLAN, 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 EASEMENT(S) SHOWN ON SAID PLAN ARE DEDICATED TO THE CITY OF KILLEEN FOR INSTALLATION AND MAINTENANCE OF ANY AND ALL PUBLIC UTILITIES, WHICH THE CITY MAY ELECT TO INSTALL AND MAINTAIN OR PERMIT TO BE INSTALLED OR MAINTAINED.

WITNESS MY HAND THIS 10 DAY OF April 2014.

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.

Sydney Smith Xinos
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: 6/20/14

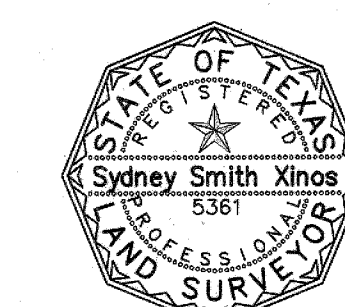
APPROVED THIS 10th DAY OF April 2014, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KILLEEN, BELL COUNTY, TEXAS.

John J. Fink CHAIRMAN, PLANNING AND ZONING COMMISSION
Ficki Ranken SECRETARY, PLANNING AND ZONING COMMISSION

KNOW ALL MEN BY THESE PRESENTS,

THAT I, SYDNEY SMITH XINOS, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I DID PREPARE THIS PLAN 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 4/9/14 DATE
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 OWNING ON THE PROPERTY DESCRIBED BY THIS PLAN.

DATED THIS 29 DAY OF APRIL A.D. 2014

BELL COUNTY TAX APPRAISAL DISTRICT

BY: *senf*

FILED FOR RECORD THIS 7th DAY OF May 2014, IN YEAR 2014, PLAT# 51, PLAT RECORDS OF BELL COUNTY

TEXAS, DEDICATION INSTRUMENT IN INSTRUMENT # 2014-0016 976 OFFICIAL RECORDS OF BELL COUNTY, TEXAS.

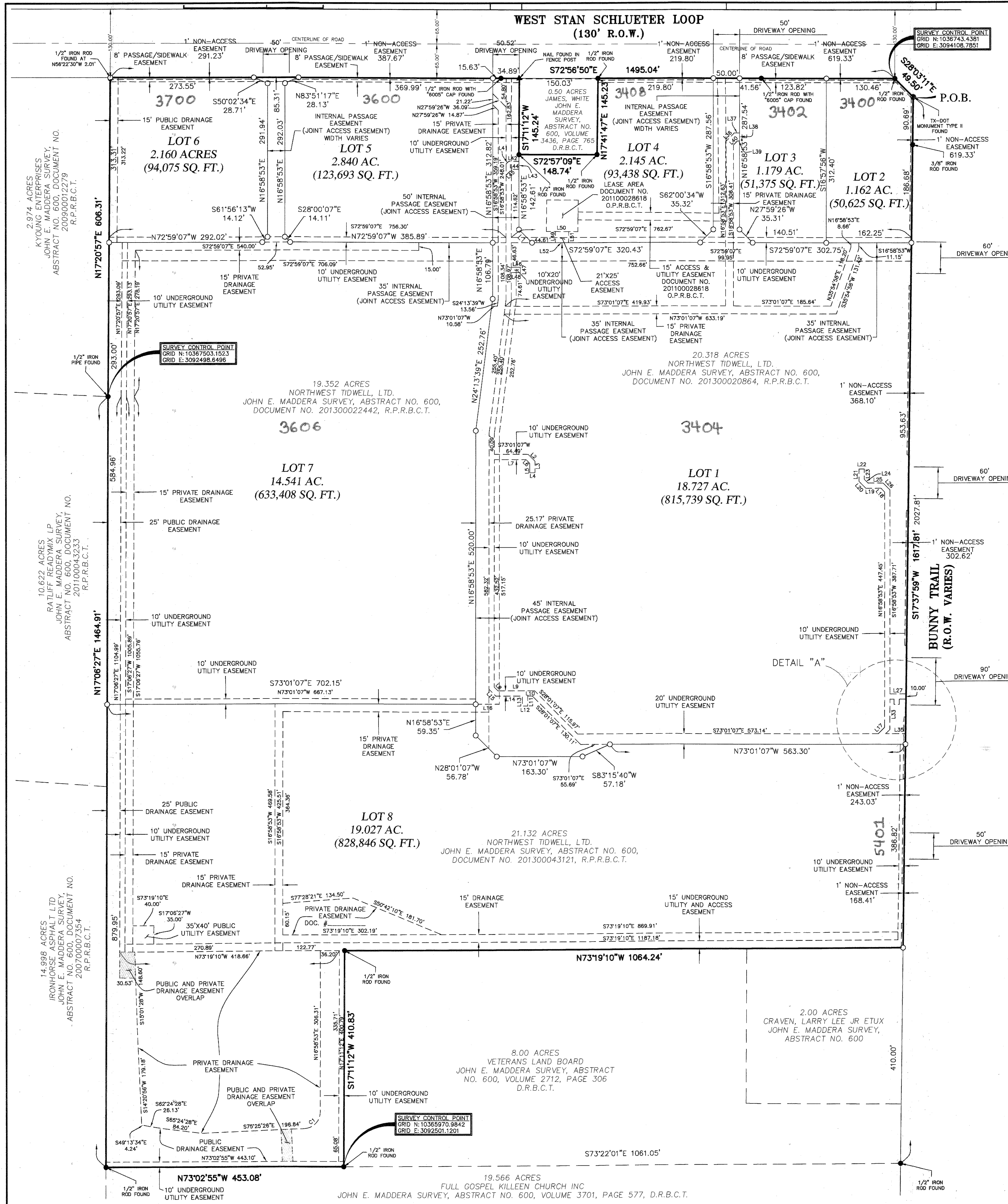
BUNNY TRAIL TOWN CENTER
BEING A FINAL PLAT OF 61.781 ACRES OUT OF THE JOHN E. MADDERA SURVEY, ABSTRACT NO. 600, KILLEEN, BELL COUNTY, TEXAS.

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
Firm Registration Number: 3937

Date: 4/9/2014
Scale: 1"=100'
Drawn by: DRK
Reviewed: SSX
Project: 1027-003
Sheet: 1 of 1
Title Block: 394
Party Chief: MORA
Survey Date: 04/19/2013

LEGEND	
---	PROPERTY LINE
---	EXISTING PROPERTY LINES
---	EXISTING EASEMENTS
●	1/2" IRON ROD WITH CAP FOUND (UNLESS NOTED)
○	3/8" IRON ROD WITH "DOUCET" CAP SET
P.O.B.	POINT OF BEGINNING
DOC. #	DOCUMENT NUMBER
VOL.	VOLUME
P.G.	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



2.974 ACRES
KYOUNG ENTERPRISES
JOHN E. MADDERA SURVEY,
ABSTRACT NO. 600, DOCUMENT NO.
200900012279
R.P.R.B.C.T.

10.622 ACRES
RATLIFF READYWAY LP
JOHN E. MADDERA SURVEY,
ABSTRACT NO. 600, DOCUMENT NO.
201100043233
R.P.R.B.C.T.

14.998 ACRES
IRONHORSE ASPHALT LTD.
JOHN E. MADDERA SURVEY,
ABSTRACT NO. 600, DOCUMENT NO.
200700007254
R.P.R.B.C.T.

19.566 ACRES
FULL GOSPEL KILLEEN CHURCH INC
JOHN E. MADDERA SURVEY, ABSTRACT NO. 600, VOLUME 3701, PAGE 577, D.R.B.C.T.

8.00 ACRES
VETERANS LAND BOARD
JOHN E. MADDERA SURVEY, ABSTRACT
NO. 600, VOLUME 2712, PAGE 306
D.R.B.C.T.

2.00 ACRES
CRAVEN, LARRY LEE JR ETUX
JOHN E. MADDERA SURVEY,
ABSTRACT NO. 600

20.318 ACRES
NORTHWEST TIDWELL, LTD.
JOHN E. MADDERA SURVEY, ABSTRACT NO. 600,
DOCUMENT NO. 201300020864, R.P.R.B.C.T.

19.352 ACRES
NORTHWEST TIDWELL, LTD.
JOHN E. MADDERA SURVEY, ABSTRACT NO. 600,
DOCUMENT NO. 201300022442, R.P.R.B.C.T.

21.132 ACRES
NORTHWEST TIDWELL, LTD.
JOHN E. MADDERA SURVEY, ABSTRACT NO. 600,
DOCUMENT NO. 201300043121, R.P.R.B.C.T.

19.566 ACRES
FULL GOSPEL KILLEEN CHURCH INC
JOHN E. MADDERA SURVEY, ABSTRACT NO. 600, VOLUME 3701, PAGE 577, D.R.B.C.T.