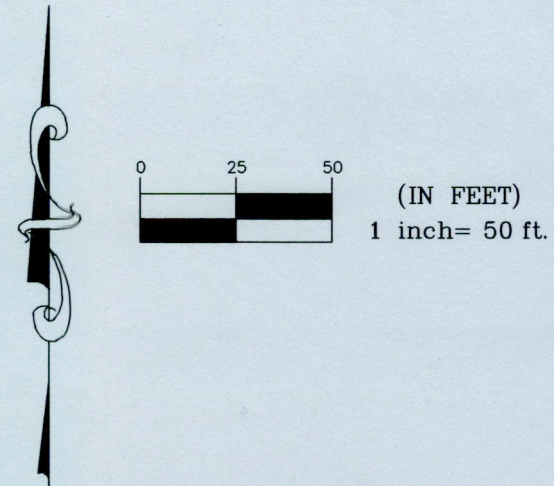
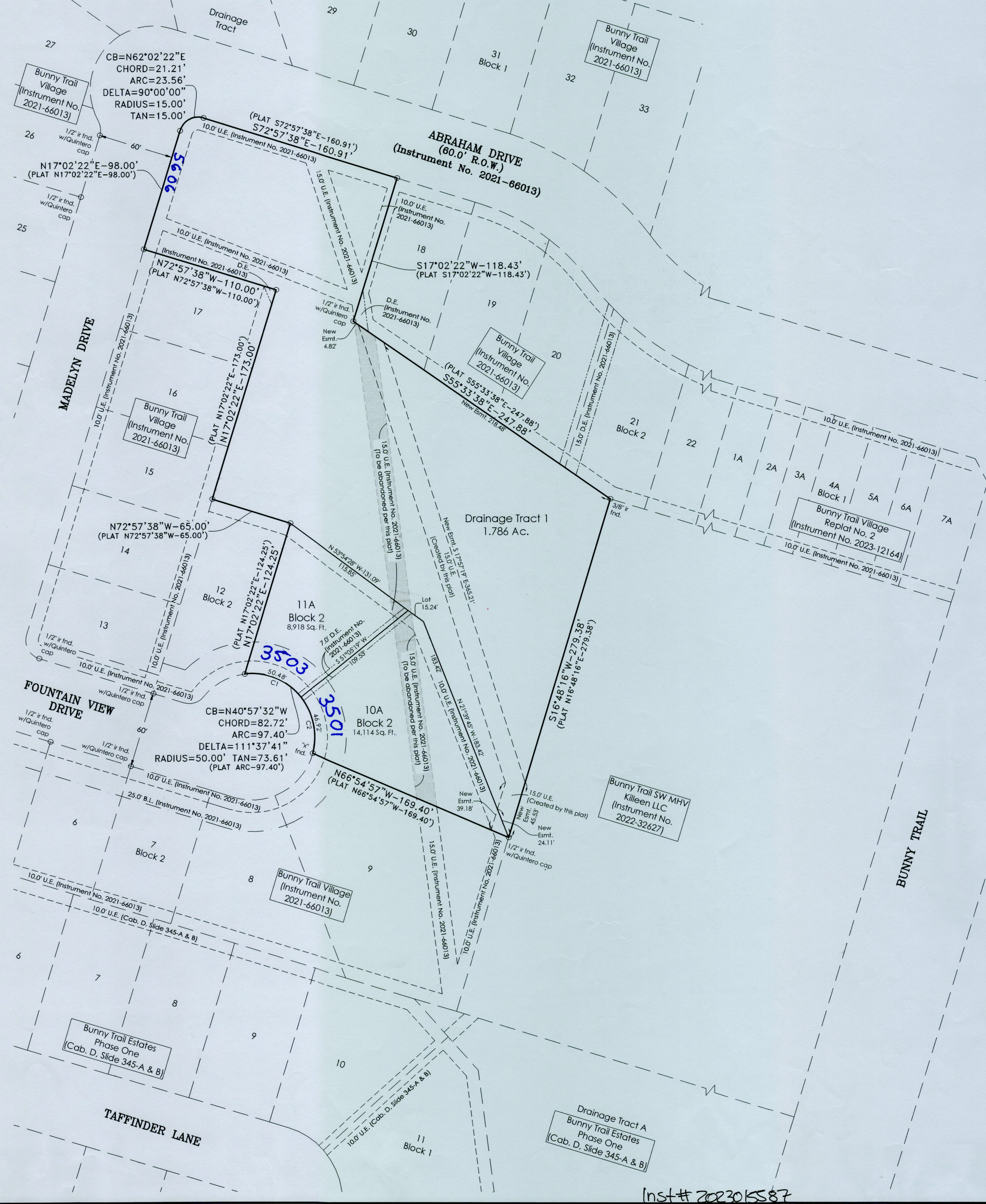
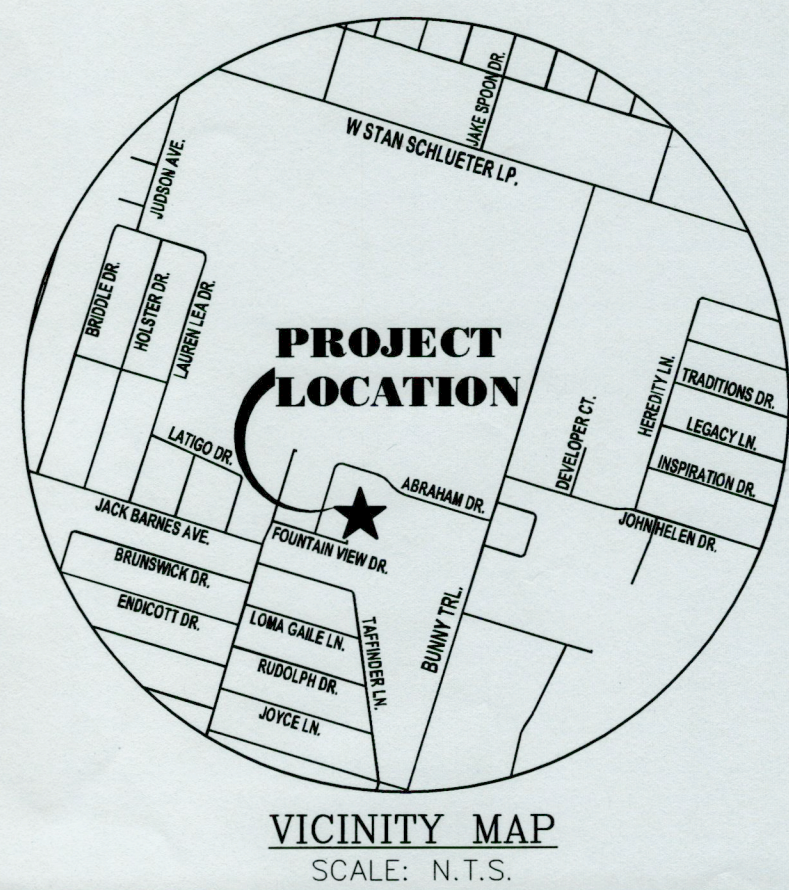


NOTES:

- Bearings are based on the Texas Coordinate System, Central Zone, NAD 83 (CORS 96), as determined by Leica Texas SmartNet GPS observations.
- All distances are horizontal grid distance, unless noted. The combined scale factor (CSF) is 1.0001168. Surface distance = Grid distance x CSF
- All interior & exterior lot corners marked with 1/2" ir & cap stamped "M&A", unless noted otherwise.
- This subdivision is located in zone X, areas determined to be outside the 0.2% annual chance floodplain, as indicated on the U.S. FEMA Agency Boundary Map, (Flood Insurance Rate Map), Map No. 48027C280E, effective date September 26, 2008 for Bell County, Texas.
- Water impact fees are hereby assessed and established in accordance with City of Killeen Ordinance No. 21-015 at a rate of \$1,161 per service unit. Wastewater impact fees are hereby assessed and established in accordance with City of Killeen Ordinance No. 21-015 at a rate of \$418 per service unit. Impact fees shall be paid at the time of building permits.
- The plat shall be in compliance with the city's currently adopted zoning, construction standards, infrastructure design and development standards manual, drainage design manual, thoroughfare plan, and master plans, except as otherwise allowed by state law. In addition, the building setback lines for this tract shall be determined as required by the applicable zoning section of the city code of ordinances as related to the development of this tract unless shown hereon.
- Parkland dedication calculation is hereby assessed and established in accordance with the City of Killeen Ordinance No. 23-003 at 0.03 acres which is less than the minimum of three (3) acres required. Therefore, the fee-in-lieu amount is established at a rate of \$750.00 per single-family and two-family unit or \$650.00 per multi-family unit. Parkland development fee is hereby assessed and established in accordance with the City of Killeen Ordinance No. 23-003 at \$450.00 per single-family and two-family unit or \$250.00 per multifamily unit. Fee-in-lieu amount and parkland development fee shall be paid at the time of recordation.

CURVE TABLE				
CURVE	BEARING	CHORD	LENGTH	DELTA
C1	N67°50'11"W	48.37'	50.48'	57°51'00"
C2	N12°01'35"W	45.22'	46.92'	53°46'12"

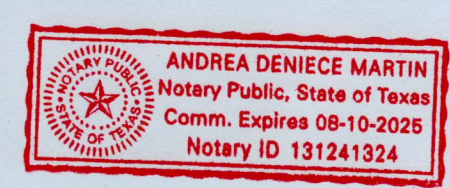


KNOW ALL MEN BY THESE PRESENTS, that **Continental Homes of Texas, LP**, whose address is **3515 SW H.K. Dodgen Loop, Temple Texas**, being owners of Lots 10 and 11, Block 2, Bunny Trail Village, in the John Madera Survey, Abstract No. 600, as conveyed by Deed in Document No. 2022-23737, Real Property Records of Bell County and the **City of Killeen**, whose address is **P.O. Box 1329, Killeen, Texas, 76540** being owners of Drainage Tract 1 as dedicated on the plat of Bunny Trail Village, as shown by the plat hereof, attached hereto, and made a part hereon, and approved by the City of Killeen, Bell County, Texas, does hereby adopt said **BUNNY TRAIL VILLAGE, FIRST AMENDMENT** as an addition to the City of Killeen, Bell County, Texas, and hereby dedicates to said city the utility easements shown on said plat 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 5th day of April, 2023

For: **Continental Homes of Texas, LP**
Terry Stanley
Terry Stanley, Division President

Before me, the undersigned authority, on this day personally appeared **Terry Stanley** 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.

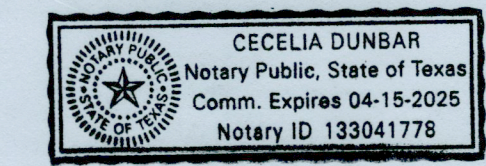


Andrea Deniece Martin
ANDREA DENIECE MARTIN
Notary Public, State of Texas
Comm. Expires 08-10-2026
Notary ID 131241324

WITNESS the execution hereof, on this 14 day of April, 2023

For: **City of Killeen**
Kent Cagle
Kent Cagle, City Manager

Before me, the undersigned authority, on this day personally appeared **Kent Cagle** 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.



Cecelia Dunbar
CECELIA DUNBAR
Notary Public, State of Texas
Comm. Expires 04-15-2025
Notary ID 133041778

APPROVED this 5th day of April, 2023 by the planning director of the City of Killeen, Bell County, Texas.

William H. Davis
WILLIAM H. DAVIS
PLANNING DIRECTOR

Anna L. Smith
ANNA L. SMITH
PLANNING ASSISTANT

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
ROBERT E. MITCHELL
Registered Professional
Land Surveyor, No. 5801

AFFIDAVIT:
The Tax Appraisal District of Bell County does hereby certify there are currently no delinquent taxes due to the Tax Appraisal District of Bell County on the property described by this plat.
Dated this 14th day of April, 2023.
By *Scott*
Bell County Tax Appraisal District

FILED FOR RECORD this 14 day of April, 2023
Plat Records of Bell County, Texas, and Dedication Instrument # 2023015587
Official Records of Real Property, Bell County, Texas

No.	DATE	REMARKS	REVISIONS
1	4/5/2023	CITY OF KILLEEN COMMENTS: FRB	BY

BUNNY TRAIL VILLAGE, FIRST AMENDMENT
BEING AN AMENDING PLAT OF ALL OF LOTS 10 & 11, BLOCK 2 AND ALL OF DRAINAGE TRACT 1,
BUNNY TRAIL VILLAGE
KILLEEN, BELL COUNTY, TEXAS

MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
102 N. COLLEGE
KILLEEN, TEXAS 76541
PHONE: (254) 634-5541
FAX: (254) 634-2141
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION NO. 3241
T. & F. L. S. FIRM REGISTRATION NO. 100294-00

