

**LEGEND**

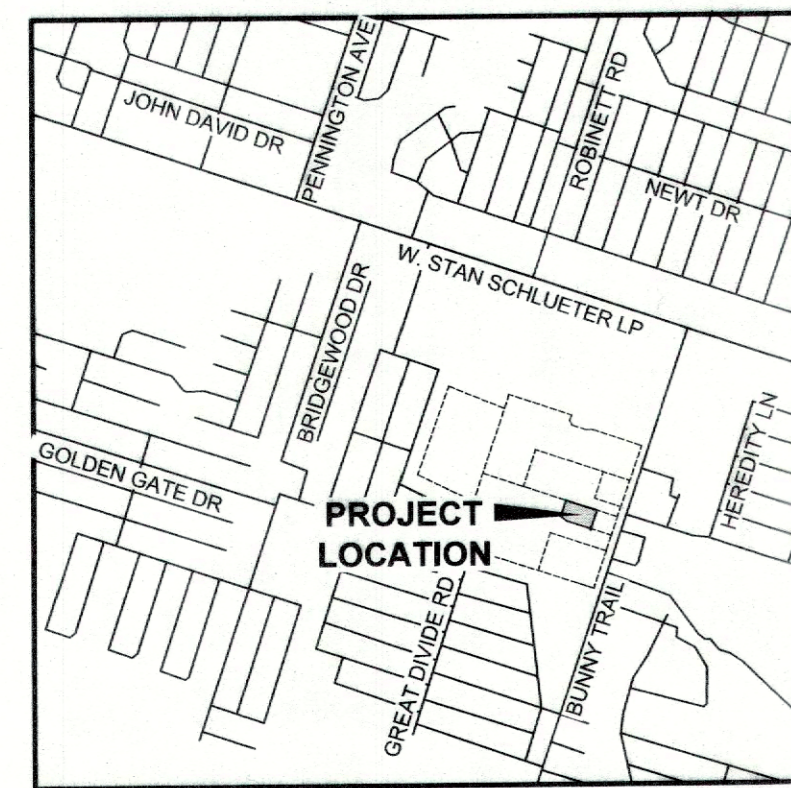
- PROPERTY BOUNDARY
  - LOT LINES
  - BUILDING LINES
  - - - EASEMENT LINES
  - - - OFFSITE EASEMENT LINES
  - - - ADJOINING TRACT PROPERTY LINES
  - 1/2" IRON ROD W/ CAP STAMPED "QE" SET
  - 1/2" IRON ROD W/ CAP STAMPED "QE" FOUND
- UNLESS OTHERWISE NOTED

**NOTES**

1. THE BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, PER LEICA SMART NET GPS OBSERVATION.
2. 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.
3. THIS PROPERTY LIES WITHIN FEMA "ZONE X, OTHER AREAS" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, FEMA MAP 48027C0260E WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008. "FEMA "ZONE X, OTHER AREAS" ARE DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."
4. ALL UTILITY EASEMENTS SHALL BE 10.0' WIDE, UNLESS OTHERWISE NOTED.
5. FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 1 FOOT ABOVE THE AVERAGE TOP OF CURB ELEVATION FRONTING THE LOT.
6. FOR EACH DWELLING UNIT, 2 OFF-STREET PARKING SPACES MUST BE PROVIDED.
7. HOMES BUILT ON LOTS THAT FRONT TWO STREETS SHALL BE BUILT WITH THE FRONT OF THE HOUSE FACING THE STREET UPON WHICH THE LOT HAS THE SMALLER LINEAR FRONTAGE.
8. APPURTENANCES FOR DRY UTILITIES MAY BE PLACED ABOVE GROUND IN UNDERGROUND UTILITY EASEMENTS; IN AREAS WHERE THE UNDERGROUND UTILITY EASEMENTS COINCIDES WITH A DRAINAGE EASEMENT OR PASSAGE EASEMENT, NO ABOVE-GROUND APPURTENANCES ARE ALLOWED.
9. PERMANENT CORNERS, EXTERIOR AND INTERIOR, SHALL BE 1/2" IRON ROD WITH A CAP MARKED "QE" AFTER COMPLETED CONSTRUCTION AS AUTHORIZED BY THE DEVELOPER.
10. 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.

**ABBREVIATIONS**

- B.L. BUILDING SETBACK LINE
- U.E. UTILITY EASEMENT



KNOW ALL MEN BY THESE PRESENTS, THAT TRUE FOUNTAIN, LLC, BEING THE SOLE OWNER OF THAT CERTAIN 0.74 ACRE TRACT OF LAND IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS, SITUATED IN THE J.E. MADDERA SURVEY, ABSTRACT NO. 600, BELL COUNTY, TEXAS, TRUE FOUNTAIN, LLC BEING THE SOLE OWNER OF THE REMAINDER OF LOT 35, BLOCK 1, OF BUNNY TRAIL VILLAGE, A SUBDIVISION IN THE CITY OF KILLEEN, RECORDED IN INSTRUMENT NO. 2021-66013, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS, AND ALL OF THE CALLED 0.31 ACRE TRACT OF LAND DESCRIBED IN A DEED TO TRUE FOUNTAIN, LLC, RECORDED IN INSTRUMENT NO. 2022019161, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF BUNNY TRAIL VILLAGE - REPLAT NO. 1 AS SHOWN BY THE PLAT HEREOF, ATTACHED HERETO AND MADE A PART HEREOF, AND APPROVED BY THE CITY OF KILLEEN, BELL COUNTY, TEXAS AND BUNNY TRAIL VILLAGE - REPLAT NO. 1, DOES HEREBY DEDICATE TO SAID CITY ALL STREETS, AVENUES, DRIVES, ALLEYS 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.

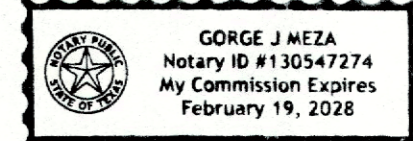
THE UTILITY EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO SAID CITY OF KILLEEN FOR INSTALLATION AND MAINTENANCE OF ANY AND ALL PUBLIC UTILITIES, WHICH THE CITY MAY ELECT TO INSTALL AND MAINTAIN OR PERMIT TO BE INSTALLED OR MAINTAINED.

WITNESS THE EXECUTION HEREOF, ON THIS 15<sup>th</sup> DAY OF May, 2024.

FOR: TRUE FOUNTAIN, LLC  
BY: *Bok Suk Baldwin*  
BOK SUK BALDWIN  
SOLE MEMBER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY, PERSONALLY APPEARED BOK SUK BALDWIN, IN THEIR CAPACITY FOR TRUE FOUNTAIN, LLC, KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. IT HAS BEEN ACKNOWLEDGED TO ME THAT SHE EXECUTED THE FOREGOING INSTRUMENT AS THE OWNER OF THE PROPERTY DESCRIBED HEREON.

*Gorge J Meza*  
NOTARY PUBLIC STATE OF TEXAS  
MY COMMISSION EXPIRES: 2/19/28



**CITY PLANNING AND DEVELOPMENT SERVICES**

APPROVED THIS 29<sup>th</sup> DAY OF April, 2024, A.D. BY THE PLANNING DIRECTOR OF THE CITY OF THE CITY OF KILLEEN, TEXAS.

*Walter S. Rein*  
PLANNING DIRECTOR  
*Juan Luna*  
PLANNING ASSISTANT

**SURVEYORS' CERTIFICATE**

I, SETH H. BARTON, DO HEREBY CERTIFY THAT AN ACTUAL AND ACCURATE SURVEY WAS MADE ON THE GROUND OF THE PLATTED LAND, AND THAT THE CORNER MONUMENTS SHOWN ON THE FOREGOING PLAT WERE FOUND, OR PLACED, IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF KILLEEN.

*Seth H. Barton*  
SETH H. BARTON  
R. P. L. S. NO. 6878  
1501 W. STAN SCHLUETER LP.  
KILLEEN, TX 76549



**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 THE 13<sup>th</sup> DAY OF May, 2024, A.D.

By: *Meagan Bruns*  
BELL COUNTY TAX APPRAISAL DISTRICT

**COUNTY CLERK INFORMATION**

FILED FOR RECORD THIS 17<sup>th</sup> DAY OF May, 2024, IN YEAR 2024  
PLAT # 2024021210 PLAT RECORDS OF BELL COUNTY, TEXAS, AND DEDICATION INSTRUMENT # 2024021210  
OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

By: *A. Zhanek*, Deputy Clerk

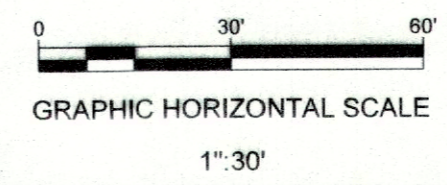
SURVEY:	J.E. MADDERA SURVEY, ABSTRACT NO. 600	OWNER:	TRUE FOUNTAIN, LLC PO BOX 11832 KILLEEN, TEXAS 76549
NUMBER OF BLOCKS:	1		
NUMBER OF LOTS:	2		
TOTAL ACREAGE:	0.74 AC		
DATE:	APRIL 2024		
SURVEYOR:	QUINTERO ENGINEERING, LLC 1501 W. STAN SCHLUETER LP KILLEEN, TEXAS 76549 (254) 493-9962		



**FINAL PLAT**  
**BUNNY TRAIL VILLAGE - REPLAT NO. 1**  
CITY OF KILLEEN, BELL COUNTY, TEXAS

BUNNY TRAIL VILLAGE - REPLAT NO. 1, IS A REPLAT OF THE REMAINDER OF LOT 35, BLOCK 1, BUNNY TRAIL VILLAGE, AN ADDITION TO THE CITY OF KILLEEN, RECORDED IN INSTRUMENT NO. 2021-66013, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS, AND ALL OF THE CALLED 0.31 ACRE TRACT OF LAND DESCRIBED IN A DEED TO TRUE FOUNTAIN, LLC, RECORDED IN INSTRUMENT NO. 2022019161, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS.

PROJECT NO.: 057-19  
DRAWING NO.: P1



Inst # 2024021210