

KNOW ALL MEN BY THESE PRESENTS, THAT CE & CP CONSTRUCTION, LLC, BEING THE SOLE OWNER OF THAT CERTAIN 0.55 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, BEING ALL OF LOTS 28, 29, AND 30, BLOCK 2, BUNNY TRAIL VILLAGE, RECORDED IN INSTRUMENT NO. 2021-66013, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS, DESCRIBED IN A DEED TO CE & CP CONSTRUCTION, LLC, RECORDED IN INSTRUMENT NO. 2022037982, DEED RECORDS OF BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF BUNNY TRAIL VILLAGE - REPLAT NO. 2 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. 2, DOES HEREBY DEDICATE TO THE CITY OF KILLEEN, 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.

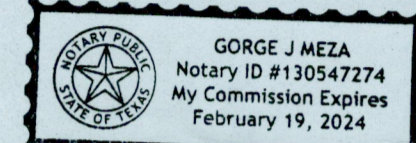
WITNESS THE EXECUTION HEREOF, ON THIS 28 DAY OF FEBRUARY, 2023.

FOR: CE & CP CONSTRUCTION, LLC  
 BY: Curtis B. Emmons  
 CURTIS B. EMMONS  
 PRESIDENT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY, PERSONALLY APPEARED CURTIS B. EMMONS, IN HIS CAPACITY FOR CE & CP CONSTRUCTION, LLC, KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. IT HAS BEEN ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING INSTRUMENT AS THE OWNERS OF THE PROPERTY DESCRIBED HEREOF.

WITNESS THE EXECUTION HEREOF, ON THIS 28 DAY OF FEBRUARY, 2023.

NOTARY PUBLIC STATE OF TEXAS  
 MY COMMISSION EXPIRES: 2/19/24



CITY PLANNING AND DEVELOPMENT SERVICES

APPROVED THIS 28th DAY OF February, 2023, A.D. BY THE PLANNING DIRECTOR OF THE CITY OF THE CITY OF KILLEEN, TEXAS.

PLANNING DIRECTOR: Chadwan  
 CHADWAN, PLANNING AND ZONING COMMISSION  
 PLANNING ASSISTANT: Almond  
 SECRETARY, PLANNING AND ZONING COMMISSION

**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 7th DAY OF March, 2023 A.D.

By: Jennifer King  
 BELL COUNTY TAX APPRAISAL DISTRICT

**COUNTY CLERK INFORMATION:**

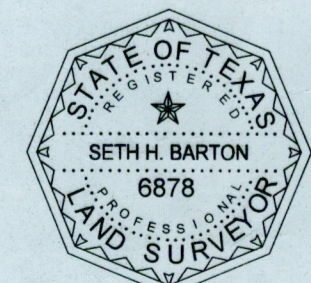
FILED FOR RECORD THIS 23rd DAY OF March, 2023, IN YEAR 2023  
 PLAT # NA PLAT RECORDS OF BELL COUNTY, TEXAS, AND DEDICATION INSTRUMENT # 2023012164  
 OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

BY: Abusky Deputy Clerk

**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 01/28/2023  
 SETH H. BARTON  
 R. P. L. S. NO. 6878  
 1501 W. STAN SCHLUETER LP.  
 KILLEEN, TX 76549



**KEY NOTES:**

1. CALLED 6.09 ACRES BUNNY TRAIL SW MHC KILLEEN LLC INSTR. NO. 2022032627
2. LOT 27, BLOCK 2 BUNNY TRAIL VILLAGE INSTR. NO. 2021-66013
3. CALLED 1.44 ACRE GEORGE DOUGLAS WALL & HAE C. WALL VOLUME 5263, PAGE 551

**REFERENCE TIES**

- 1 - 2 N 30°39'54" E - 63.47'
- 3 - 4 N 38°39'24" W - 106.46'

**ABBREVIATIONS**

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

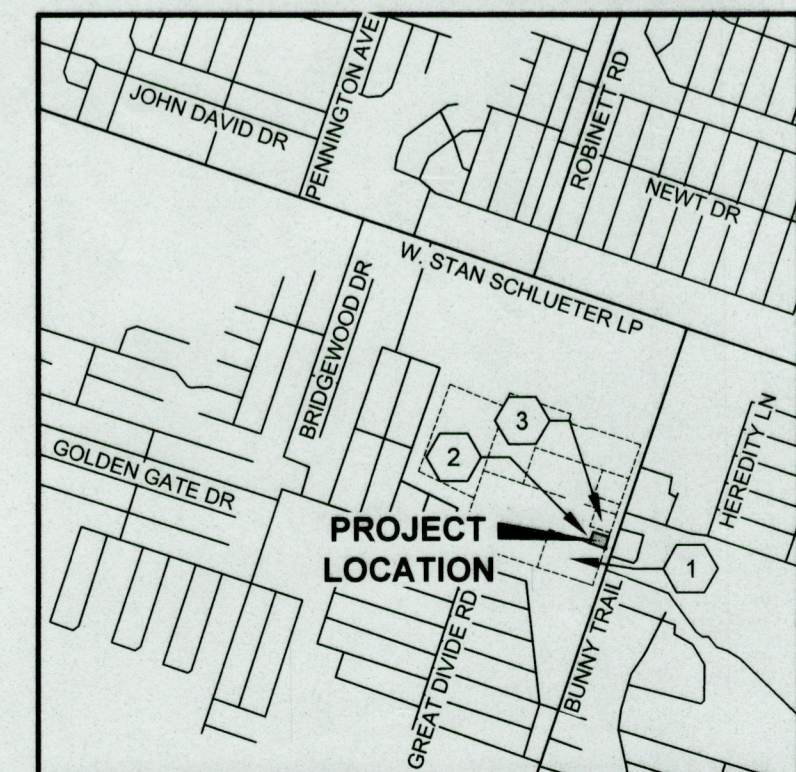
**NOTES**

1. THE BEARINGS AND DISTANCES SHOWN HEREOF ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, PER LEICA SMART NET GPS OBSERVATION.
  2. 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 HEREOF.
  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. 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.
  6. FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 1 FOOT ABOVE THE AVERAGE TOP OF CURB ELEVATION FRONTING THE LOT.
  7. FOR EACH DWELLING UNIT, 2 OFF-STREET PARKING SPACES MUST BE PROVIDED.
  8. 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.
  9. PERMANENT CORNERS, EXTERIOR AND INTERIOR, SHALL 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."
  11. PRIVATE VISITOR ACCESS EASEMENT ADDED TO ALLOW VISITORS ACCESS TO THE PARKING LOT IN THE REAR.

**LEGEND**

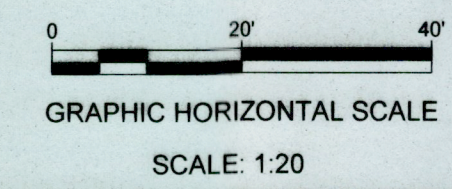
- PROPERTY BOUNDARY
- LOT LINES
- BUILDING LINES
- EASEMENT LINES
- OFFSITE EASEMENT LINES
- ADJOINING TRACT PROPERTY LINES
- 1/2" IRON ROD W/ CAP
- STAMPED "QE" FOUND
- MAG NAIL W/ WASHER
- STAMPED "QE" FOUND

UNLESS OTHERWISE NOTED



**LOCATION MAP**  
 SCALE: NTS

SURVEY: J.E. MADDERA SURVEY, ABSTRACT NO. 600  
 OWNER: CE & CP CONSTRUCTION, LLC  
 4003 W. STAN SCHLUETER LOOP  
 KILLEEN, TEXAS 76549  
 NUMBER OF BLOCKS: 1  
 NUMBER OF LOTS: 7  
 TOTAL ACREAGE: 0.55 AC  
 DATE: JANUARY 2023  
 SURVEYOR: QUINTERO ENGINEERING, LLC  
 1501 W. STAN SCHLUETER LP  
 KILLEEN, TEXAS 76549  
 (254) 493-9962



**FINAL PLAT FOR:**  
**BUNNY TRAIL VILLAGE - REPLAT NO. 2**  
 CITY OF KILLEEN, BELL COUNTY, TEXAS

BUNNY TRAIL VILLAGE - REPLAT NO. 2 IS A REPLAT OF LOT 28, LOT 29, AND LOT 30, BLOCK 2, BUNNY TRAIL VILLAGE, RECORDED IN INSTRUMENT NO. 2021-66013, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS.

PROJECT NO.: 036-22  
 DRAWING NO.: P1

instr # 2023012164