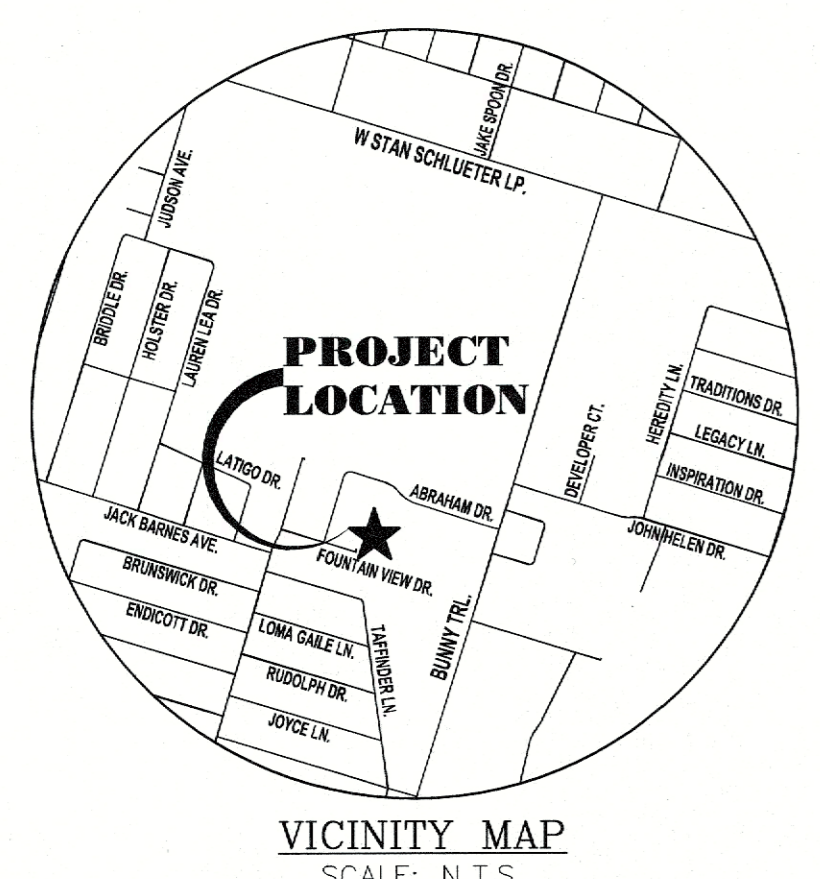
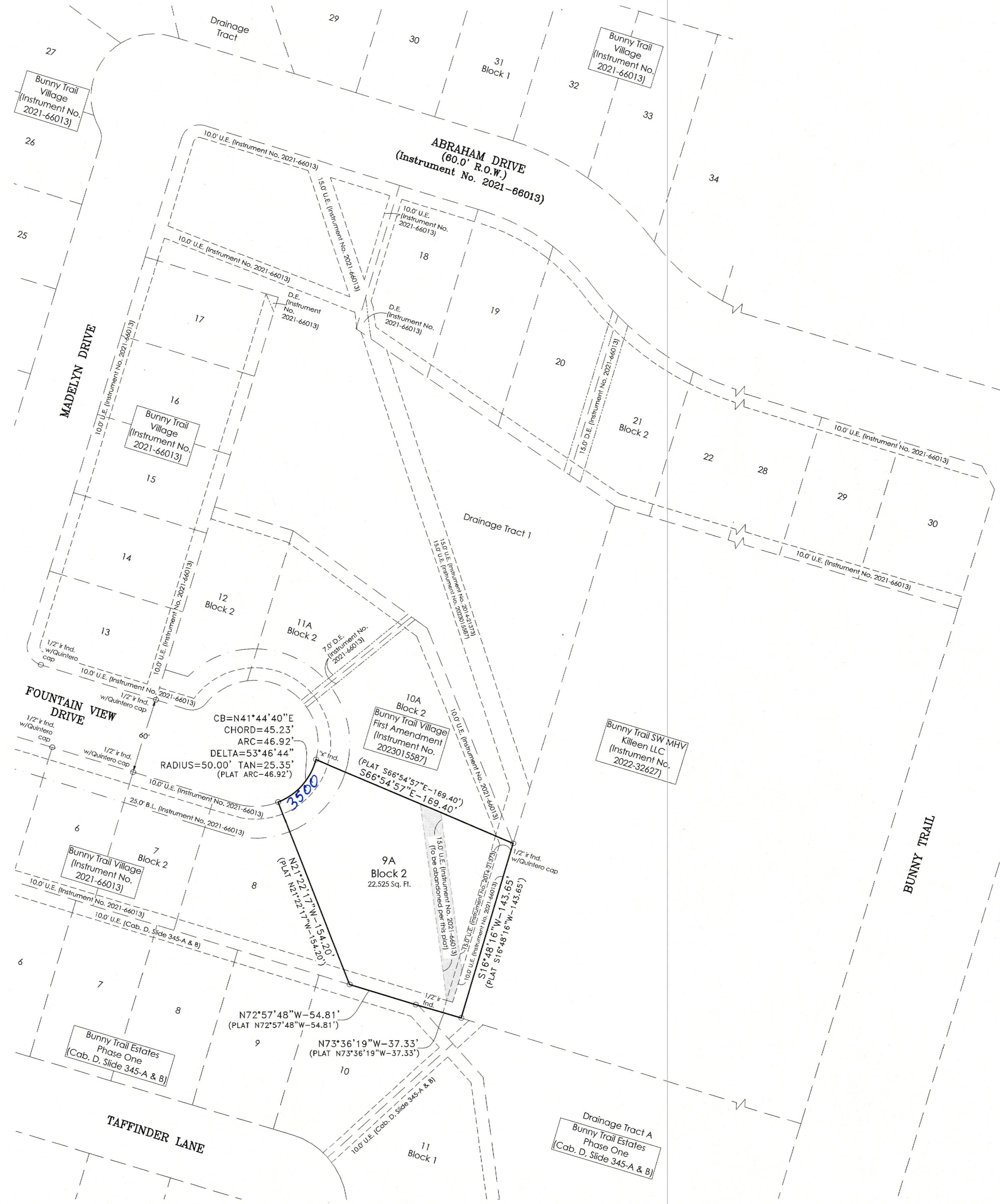


- NOTES:**
- Bearings are based on the Texas Coordinate System, Central Zone, NAD 83 (CORS 96), as determined by Leica Texas SmartNet GPS observations.
 - All distances are grid distance. The scale factor is 0.99976437. ground distance = grid distance / scale factor.
 - All lot corners marked with 1/2" 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.
 - Park development fees are not required in accordance with Sec. 26-129(b)(2).



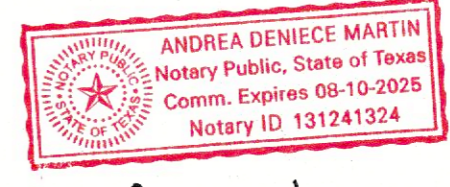
KNOW ALL MEN BY THESE PRESENTS, that **Continental Homes of Texas, LP**, whose address is 3515 SW HK Dodgen Loop, Temple, TX 76502, being the sole owner of Lot 9, Block 2, Bunny Trail Village, in the John Madera Survey, Abstract No. 600, as conveyed by Deed in Document No. 2023041692, Official Public Records of Real Property, Bell County, Texas (O.P.R.R.P.B.C.T.) which is more fully described in the dedication of **BUNNY TRAIL VILLAGE, SECOND AMENDMENT** 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, SECOND 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.

WITNESSE the execution hereof, on this 15 day of January, 2024

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 08-10-2025
Notary ID 131241324

APPROVED this the 2 day of January, 2024 by the planning director of the City of Killeen, Bell County, Texas.

Wells Martin
WELLS MARTIN
PLANNING DIRECTOR

[Signature]
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

BUNNY TRAIL VILLAGE, SECOND AMENDMENT
 BEING AN AMENDING PLAT OF ALL OF LOT 9, BLOCK 2, BUNNY TRAIL VILLAGE
 KILLEEN, BELL COUNTY, TEXAS
 AMENDING PLAT

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 9 day of January, 2024. D.
By: *[Signature]*
Bell County Tax Appraisal District

FILED FOR RECORD this 25th day of January, 2024
Plat Records of Bell County, Texas, and Dedication Instrument # 2024003198
Official Records of Real Property, 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
I. E. P. L. S. FIRM REGISTRATION NO. 102004-00

DATE: DEC. 2023 AS SHOWN
SCALE: 23-021-D-S
AREA: 0.517 AC.
DRAWN BY: JPB
DATE: 1/25/24
SHEET TITLE: AMENDING PLAT

Inst # 2024003198