

# ABBREVIATIONS

- B.L. BUILDING LINE
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- (X) BLOCK NUMBER

# LEGEND

- PROPERTY BOUNDARY
- - - EASEMENT LINES
- - - OFFSITE EASEMENT LINES
- - - ADJOINING TRACT PROPERTY LINES
- 1/2" IRON ROD W/ CAP STAMPED "QUINTERO 10194110"
- 1-1/2" IRON PIPE FOUND
- ▲ MAG NAIL W/ CAP STAMPED "QUINTERO 10194110"
- 1/2" IRON ROD W/ CAP STAMPED "MAK"

**SURVEY:** JOHN MADERA SURVEY, A-600  
**NUMBER OF BLOCKS:** 2  
**NUMBER OF LOTS:** 65  
**TOTAL ACREAGE:** 19.57 AC  
**DATE:** AUGUST 2021  
**OWNER:** TRUE FOUNTAIN, LLC  
 P.O. BOX 11832  
 KILLEEN, TEXAS 76547  
**ENGINEER / SURVEYOR:** QUINTERO ENGINEERING, LLC  
 1501 W. STAN SCHLUETER LP.  
 KILLEEN, TEXAS 76549  
 (254) 493-9962

# NOTES

- 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.
- 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.
- 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 A-DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."
- ALL UTILITY EASEMENTS SHALL BE 10' WIDE, UNLESS OTHERWISE NOTED.
- FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 1 FOOT ABOVE THE AVERAGE TOP OF CURB ELEVATION FRONTING THE LOT.
- FOR EACH DWELLING UNIT, 2 OFF-STREET PARKING SPACES MUST BE PROVIDED.
- HOUSES 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.
- 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.
- PERMANENT CORNERS, EXTERIOR AND INTERIOR, SHALL 1/2" IRON ROD WITH A CAP MARKED "QUINTERO 10194110" AFTER COMPLETED CONSTRUCTION AS AUTHORIZED BY THE DEVELOPER.
- 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 \$415 PER SERVICE UNIT. IMPACT FEES SHALL BE PAID AT THE TIME OF BUILDING PERMITS.

KNOW ALL MEN BY THESE PRESENTS, THAT TRUE FOUNTAIN, LLC, BEING THE SOLE OWNER OF THE CALLED 19.57 ACRES OF LAND IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS, SITUATED IN THE JOHN MADERA SURVEY, A-600, BEING ALL OF THE CALLED 19.566 ACRES, DESCRIBED IN A DEED TO TRUE FOUNTAIN, LLC, RECORDED IN INSTRUMENT NO. 2019-00044091, DEED RECORDS OF BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF BUNNY TRAIL VILLAGE, AS SHOWN BY THE PLAT HEREOF, ATTACHED HERETO, AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF KILLEEN, BELL COUNTY, TEXAS AND BUNNY TRAIL VILLAGE DOES HEREBY DEDICATE TO SAID CITY ALL STREETS, AVENUES, DRIVES, ALLEYS AND DRAINAGE TRACTS 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 DRAINAGE TRACTS, DRAINAGE AND UTILITY EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO THE SAID CITY 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 16 DAY OF September, 2021.

FOR: TRUE FOUNTAIN, LLC  
*Robert Baldwin*  
 BOB SUK BALDWIN  
 SOLE MEMBER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY, PERSONALLY APPEARED BOB SUK BALDWIN IN HER CAPACITY FOR TRUE FOUNTAIN, LLC KNOWN TO ME TO BE THE PERSON 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.

*Shelley Costen*  
 NOTARY PUBLIC STATE OF TEXAS  
 MY COMMISSION EXPIRES: 2/19/2024

**CITY PLANNING AND DEVELOPMENT SERVICES**

APPROVED THIS 04 DAY OF October, 2021  
 A.D. BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KILLEEN, TEXAS.

*Kirk Patton*  
 CHAIRMAN, PLANNING AND ZONING COMMISSION

*K. Stuckland*  
 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 22 DAY OF September, 21 A.D.  
 By: *Colina*  
 BELL COUNTY TAX APPRAISAL DISTRICT

**COUNTY CLERK INFORMATION:**

FILED FOR RECORD THIS 15 DAY OF October, 2021 IN  
 YEAR 2021 PLAT #  
 PLAT RECORDS OF BELL COUNTY, TEXAS, AND DEDICATION INSTRUMENT #  
 2021-16015 OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

**SURVEYORS' CERTIFICATE:**

I, BRADLEY W. SARGENT, 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, TEXAS.

*Bradley W. Sargent*  
 09/16/2021  
 BRADLEY W. SARGENT  
 R. P. L. S. NO. 5827  
 1501 W. STAN SCHLUETER LP.  
 KILLEEN, TX 76549

# KEYNOTES

- LOT 1, BLOCK 1 KILLEEN ASPHALT ADDITION (CAB. C. SLIDE 220-B)
- LOT 8, BLOCK 1 BUNNY TRAIL TOWN CENTER (PLAT YEAR 2014, NO. 51)
- LARRY LEE CRAVEN, JR CALLED 8.00 ACRES (VOL. 2712, PG. 306)
- RUTH BURNELL GARDNER CALLED 8.94 ACRES (VOL. 3701, PG. 574)



**FINAL PLAT**

**BUNNY TRAIL VILLAGE**

CITY OF KILLEEN, BELL COUNTY, TEXAS

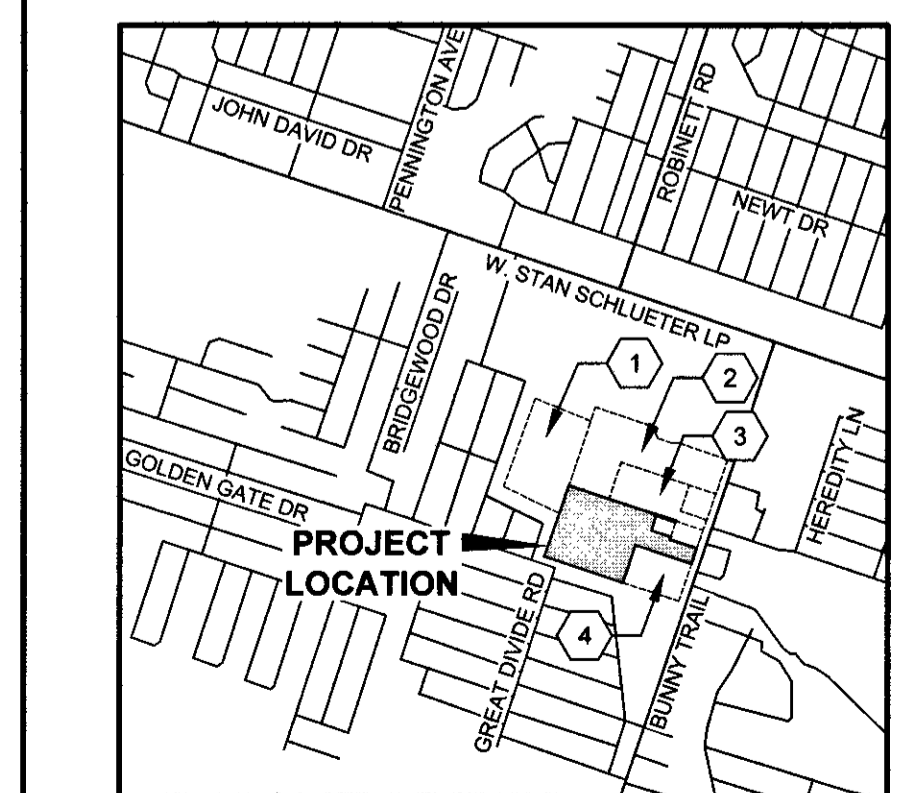
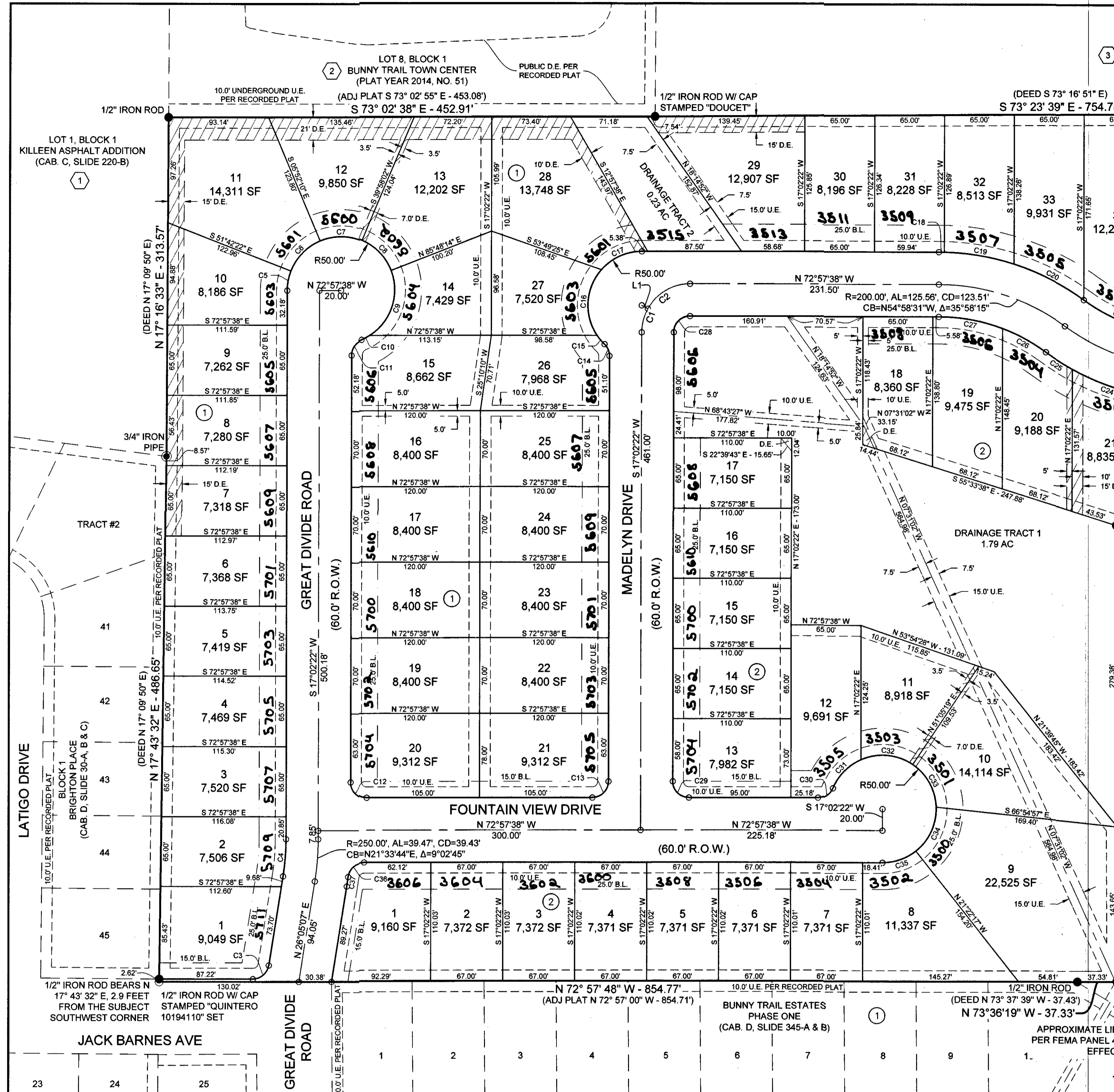
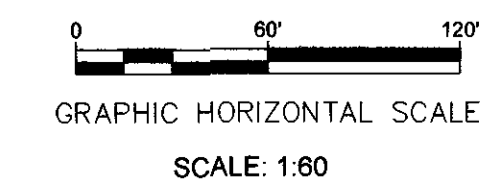
BUNNY TRAIL VILLAGE,  
 IS A FINAL PLAT OF A 19.566 ACRES DESCRIBED IN A DEED TO TRUE FOUNTAIN, LLC RECORDED IN INSTRUMENT NO. 2019-00044091, DEED RECORDS OF BELL COUNTY, TEXAS.

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

CURVE #	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA
C3	15.00	21.19	S66°33'44"W	19.47	080°57'15"
C4	220.00	34.73	S21°33'44"W	34.70	009°02'45"
C5	50.00	18.55	S27°40'00"W	18.44	021°15'16"
C6	50.00	40.00	S61°12'44"W	38.94	045°50'12"
C7	50.00	40.00	N72°57'04"W	38.94	045°50'12"
C8	50.00	40.00	N27°06'52"W	38.94	045°50'12"
C9	50.00	68.73	N35°10'50"E	63.44	078°45'13"
C10	50.00	8.61	N79°29'18"E	8.60	009°51'44"
C11	15.00	17.64	N50°43'48"E	16.64	067°22'48"
C12	15.00	23.56	N27°57'38"W	21.21	090°00'00"
C13	15.00	23.56	S62°02'22"W	21.21	090°00'00"
C14	15.00	12.09	S06°03'14"E	11.77	046°11'13"
C15	50.00	10.59	S23°04'55"E	10.57	012°07'52"
C16	50.00	65.80	S20°40'54"W	61.15	075°23'46"
C17	50.00	42.46	S82°42'35"W	41.20	048°39'35"
C19	230.00	66.13	N63°27'45"W	65.90	016°28'27"
C20	230.00	73.16	N46°06'46"W	72.85	018°13'31"

CURVE #	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA
C21	170.00	71.63	N49°02'49"W	71.10	024°08'33"
C22	170.00	35.14	N67°02'22"W	35.07	011°50'32"
C23	230.00	40.75	S67°53'07"E	40.69	010°09'02"
C24	230.00	74.56	S53°31'25"E	74.23	018°34'23"
C25	230.00	29.09	S40°36'48"E	29.07	007°14'51"
C26	170.00	46.03	S44°44'48"E	45.89	015°30'50"
C27	170.00	60.70	S62°43'56"E	60.38	020°27'25"
C28	15.00	23.56	N62°02'22"E	21.21	090°00'00"
C29	15.00	23.56	N27°57'38"W	21.21	090°00'00"
C30	15.00	17.64	S73°20'58"W	16.64	067°22'48"
C31	50.00	38.03	S61°26'56"W	37.12	043°34'45"
C32	50.00	50.48	N67°50'11"W	48.37	057°51'00"
C33	50.00	46.92	N12°01'35"W	45.22	053°46'12"
C34	50.00	46.92	N41°44'37"E	45.22	053°46'12"
C35	50.00	33.52	N87°50'03"E	32.90	038°24'39"
C36	15.00	21.67	N65°39'24"E	19.83	082°45'56"
C37	280.00	8.85	N25°10'46"E	8.85	001°48'41"

NUMBER	RADIUS	LENGTH OR ARC LENGTH	BEARING OR CHORD DIRECTION	CHORD LENGTH	DELTA
C1	45.00	22.82	S31°34'00"W	22.58	028.05
C2	45.00	47.87	S76°34'00"W	45.64	060.95
L1		6.48	S43°54'21"E		



**LOCATION MAP**  
 SCALE: NTS

INS# 2021-06013