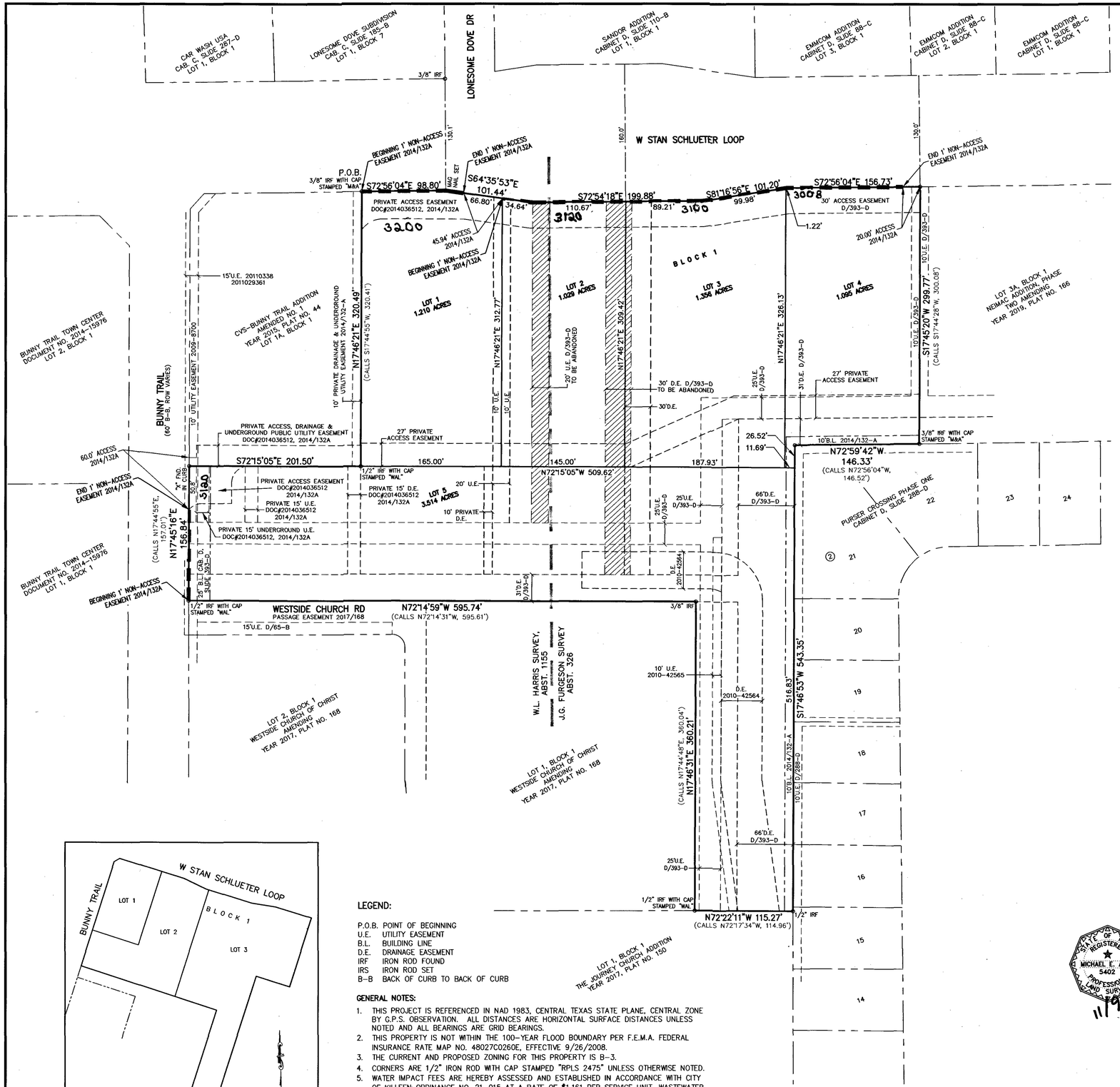
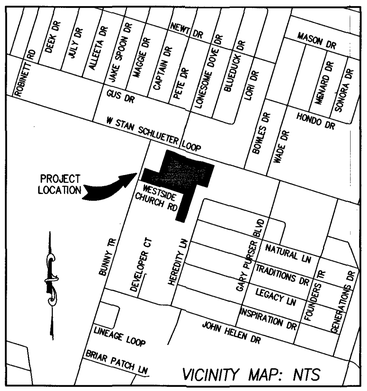




KNOW ALL MEN BY THESE PRESENTS, THAT BT RETAIL HOLDINGS, LP, A TEXAS LIMITED PARTNERSHIP, BEING THE SOLE OWNER OF THAT CERTAIN 8.204 ACRES OF LAND IN BELL COUNTY, TEXAS, IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS, ACCORDING TO DOCUMENT NO. 2014040123 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS, SHOWN AND ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, DOES HEREBY SUBDIVIDE THE HEREIN DESCRIBED PROPERTY INTO LOTS AND BLOCKS, ACCORDING TO THE PLAT HEREOF, TO BE KNOWN AS CVS–BUNNY TRAIL ADDITION AMENDED NO. 2, TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, 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 CVS–BUNNY TRAIL ADDITION AMENDED NO. 2 AS AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, AND FOR THE PURPOSE OF SELLING LOTS AND BLOCKS OF LAND WITH REFERENCE THERETO AND FOR THE PROPERTY DEVELOPMENT OF SAID LAND BY ITS OWNERS AND FOR ALL OTHER PURPOSES; AND DOES HEREBY DEDICATE TO THE CITY OF KILLEEN, ALL STREETS, AVENUES, ROADS, DRIVES, ALLEYS AND ASSOCIATED POTABLE WATER, SANITARY SEWER, AND STORM SEWER SYSTEMS AS SHOWN ON SAID PLAT, AND FINAL CONSTRUCTION DRAWINGS THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND PUBLIC UTILITIES WHEN AND AS AUTHORIZED BY THE CITY OF KILLEEN, BELL COUNTY, TEXAS.

THE UTILITY AND DRAINAGE EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO THE 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 THE 12 DAY OF November, 2021.

BY AND THROUGH
BT RETAIL, LLC
A TEXAS LIMITED LIABILITY COMPANY
GENERAL PARTNER

HARRY N. SCOTT, JR., PRINCIPLE

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED HARRY N. SCOTT, JR., PRINCIPLE OF BT RETAIL, LLC, A TEXAS LIMITED LIABILITY COMPANY, GENERAL PARTNER ON BEHALF OF BT RETAIL HOLDINGS, LP, A TEXAS LIMITED PARTNERSHIP 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 PRINCIPLE OF THE PROPERTY DESCRIBED HEREON.

NOTARY PUBLIC STATE OF TEXAS

MY COMMISSION EXPIRES: 8-13-2024

CALLIE ANNE SCHEFFLER
Notary Public, State of Texas
Comm. Expires 08-13-2024
Notary ID 132620984

PLANNING AND ZONING COMMISSION

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KILLEEN, TEXAS.

APPROVED THIS 30th DAY OF November, 2021, A.D. BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KILLEEN, TEXAS.

CHAIRMAN, PLANNING AND ZONING COMMISSION

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 THE 15th DAY OF December, 2021.

By: BELL COUNTY TAX APPRAISAL DISTRICT

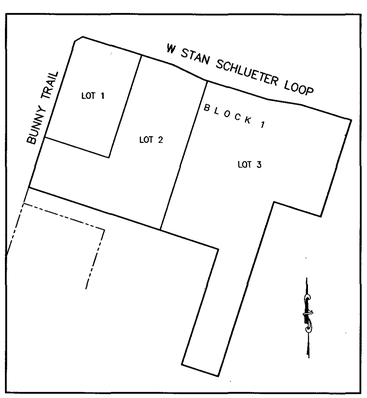
SURVEYORS CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:

THAT I, MICHAEL E. ALVIS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION AND PROPERTY DEVELOPMENT REGULATIONS OF THE CITY OF KILLEEN, TEXAS AND IN ACCORDANCE WITH STATE SURVEYING STANDARDS.

STATE OF TEXAS REGISTERED MICHAEL E. ALVIS 5402 PROFESSIONAL LAND SURVEYOR
11/9/21

MICHAEL E. ALVIS
R.P.L.S. No. 5402



ORIGINAL LOT CONFIGURATION n.t.s.

LOTS 2 AND 3, BLOCK 1
CVS–BUNNY TRAIL ADDITION ACCORDING TO THE PLAT OF RECORD IN YEAR 2014, PLAT NO. 132–A&B PLAT RECORDS OF BELL COUNTY, TEXAS.
THE PURPOSE OF THIS PLAT IS TO CREATE FIVE LOTS FROM TWO.

LEGEND:

P.O.B. POINT OF BEGINNING
U.E. UTILITY EASEMENT
B.L. BUILDING LINE
D.E. DRAINAGE EASEMENT
IRF IRON ROD FOUND
IRS IRON ROD SET
B–B BACK OF CURB TO BACK OF CURB

GENERAL NOTES:

1. THIS PROJECT IS REFERENCED IN NAD 1983, CENTRAL TEXAS STATE PLANE, CENTRAL ZONE BY G.P.S. OBSERVATION. ALL DISTANCES ARE HORIZONTAL SURFACE DISTANCES UNLESS NOTED AND ALL BEARINGS ARE GRID BEARINGS.
2. THIS PROPERTY IS NOT WITHIN THE 100–YEAR FLOOD BOUNDARY PER F.E.M.A. FEDERAL INSURANCE RATE MAP NO. 48027C0260E, EFFECTIVE 9/26/2008.
3. THE CURRENT AND PROPOSED ZONING FOR THIS PROPERTY IS B–3.
4. CORNERS ARE 1/2" IRON ROD WITH CAP STAMPED "RPLS 2475" UNLESS OTHERWISE NOTED.
5. 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 KILLEN ORDINANCE NO. 21–015 AT A RATE OF $418 PER SERVICE UNIT. IMPACT FEES SHALL BE PAID AT THE TIME OF BUILDING PERMITS.
6. STORMWATER DETENTION IS NOT REQUIRED. THE PURSER CROSSING REGIONAL DETENTION POND DESIGN INCLUDED THESE LOTS AS FULLY DEVELOPED AS SHOWN IN CONSTRUCTION PLAN SETS FOR PURSER CROSSING PHASE ONE.
7. AT THE TIME BUILDING PERMITS ARE APPLIED FOR, EACH APPLICANT SHALL BE RESPONSIBLE FOR SUBMITTING, FOR REVIEW AND APPROVAL, A STORMWATER MANAGEMENT SITE PLAN (SWMSP) AND MAINTENANCE EASEMENT, COVENANT AND AGREEMENT (MECA).
8. TRACT SURVEYED AUGUST 20, 2021.

COUNTY CLERK INFORMATION:

FILED FOR RECORD THE 2nd DAY OF December 2021, INSTRUMENT #2021079230, OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

FINAL PLAT:
CVS–BUNNY TRAIL ADDITION AMENDED NO. 2

BEING A RE–PLAT OF LOTS 2 AND 3, BLOCK 1 CVS–BUNNY TRAIL ADDITION YEAR 2014, PLAT NO. 132–A&B
5 LOTS, 1 BLOCK – 8.204 ACRES

WITHIN THE CITY OF KILLEEN, TEXAS
W.L. HARRIS SURVEY, ABST. NO. 1155 & J.G. FURGESON SURVEY, ABST. NO. 326

8.204 ACRES MORE FULLY DESCRIBED BY METES AND BOUNDS BY SEPARATE FIELD NOTES AND ATTACHED TO DEDICATION INSTRUMENT

TURLEY ASSOCIATES, INC.
ENGINEERING • PLANNING • SURVEYING
301 N. 3rd St.
TEMPLE, TEXAS 76501
254.773.2400
www.turley-inc.com
TBPE No. F-1658 • TBPLS No. 10056000

© TURLEY ASSOCIATES, INC.
THIS DRAWING IS THE PROPERTY OF TURLEY ASSOCIATES INC. AND MUST BE SURRENDERED UPON REQUEST. THE INFORMATION THEREON MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF TURLEY ASSOCIATES INC.

FINAL PLAT:
CVS–BUNNY TRAIL ADDITION AMENDED NO. 2
WITHIN THE CITY OF KILLEEN, TEXAS
W. L. HARRIS SURVEY, ABSTRACT NO. 1155
J. G. FURGESON SURVEY, ABSTRACT NO. 326

PREPARED FOR:
BT RETAIL HOLDINGS, LP
7700 NORTHCROSS DRIVE, UNIT 10477
AUSTIN, TEXAS 78757

REVISIONS

DATE	DESCRIPTION	DFTR
9/17	9/13 COK COMMENTS	AMJ

DRAFTSMAN: AMJ
DATE: AUGUST 16, 2021
COMPUTER FILE NAME: 21–1624 PLAT 3
REFERENCE DRAWING NUMBERS: N/A
JOB NUMBER: 21–1624
DRAWING NUMBER: 211624–D
PAGE# 01

instr# 2021079230