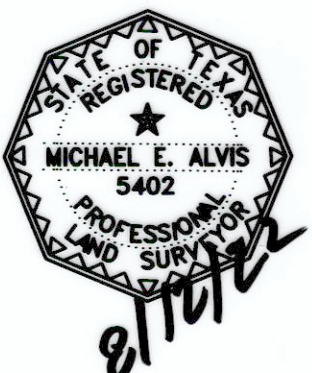


ORIGINAL LOT CONFIGURATION n.t.s.
 LOTS 3 AND 4, BLOCK 1
 CVS-BUNNY TRAIL ADDITION AMENDED NO. 2
 ACCORDING TO THE PLAT OF RECORD IN DOCUMENT NO. 2021079230
 PLAT RECORDS OF BELL COUNTY, TEXAS.
 THE PURPOSE OF THIS PLAT IS TO CREATE THREE LOTS FROM TWO.

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 KILLEEN 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 MARCH 29, 2022.

Line #	Length	Direction
L1	26.52'	S17°46'53"W



KNOW ALL MEN BY THESE PRESENTS, THAT BT RETAIL HOLDINGS, LP, A TEXAS LIMITED PARTNERSHIP, BEING THE SOLE OWNER OF THAT CERTAIN 2.451 ACRES OF LAND IN BELL COUNTY, TEXAS, IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS, ACCORDING TO DOCUMENT NO. 2021079230 OF THE PLAT RECORDS OF BELL COUNTY, TEXAS, SHOWN AND ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, DOES HEREBY SUBORDINATE THE HEREIN DESCRIBED PROPERTY INTO LOTS AND BLOCKS, ACCORDING TO THE PLAT HEREOF, TO BE KNOWN AS CVS-BUNNY TRAIL ADDITION AMENDED NO. 3, TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, AS SHOWN BY THE PLAT HEREOF, ATTACHED, HERETO, AND MADE A PART HEREOF, AND APPROVED BY THE CITY OF KILLEEN, BELL COUNTY, TEXAS, DOES HEREBY ADOPT SAID CVS-BUNNY TRAIL ADDITION AMENDED NO. 3 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 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 16 DAY OF August, 2022.

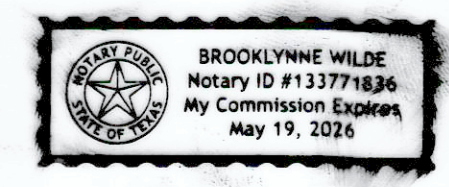
BT RETAIL HOLDINGS, LP,
 A TEXAS LIMITED PARTNERSHIP

BY: BT RETAIL, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

Harry N. Scott, Jr.
 HARRY N. SCOTT, JR., PRINCIPLE

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS 16 DAY OF August 2022, PERSONALLY APPEARED HARRY N. SCOTT, JR., PRINCIPLE OF BT RETAIL, LLC, A TEXAS LIMITED LIABILITY COMPANY, THE GENERAL PARTNER OF BT RETAIL HOLDINGS, LP, A TEXAS LIMITED PARTNERSHIP, ON BEHALF OF SAID PARTNERSHIP.

Brooklynne Wilde
 NOTARY PUBLIC STATE OF TEXAS
 MY COMMISSION EXPIRES: May 19, 2026



CITY OF KILLEEN APPROVAL:

APPROVED THIS 18th DAY OF August, 2022, BY THE PLANNING DIRECTOR OF THE CITY OF KILLEEN, TEXAS.

Wanda Wesley
 PLANNING DIRECTOR

K. Stuckert
 PLANNING ASSISTANT

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 August, 2022.

By: *Meagan Brown*
 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.

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

FINAL PLAT:
CVS-BUNNY TRAIL ADDITION AMENDED NO. 3

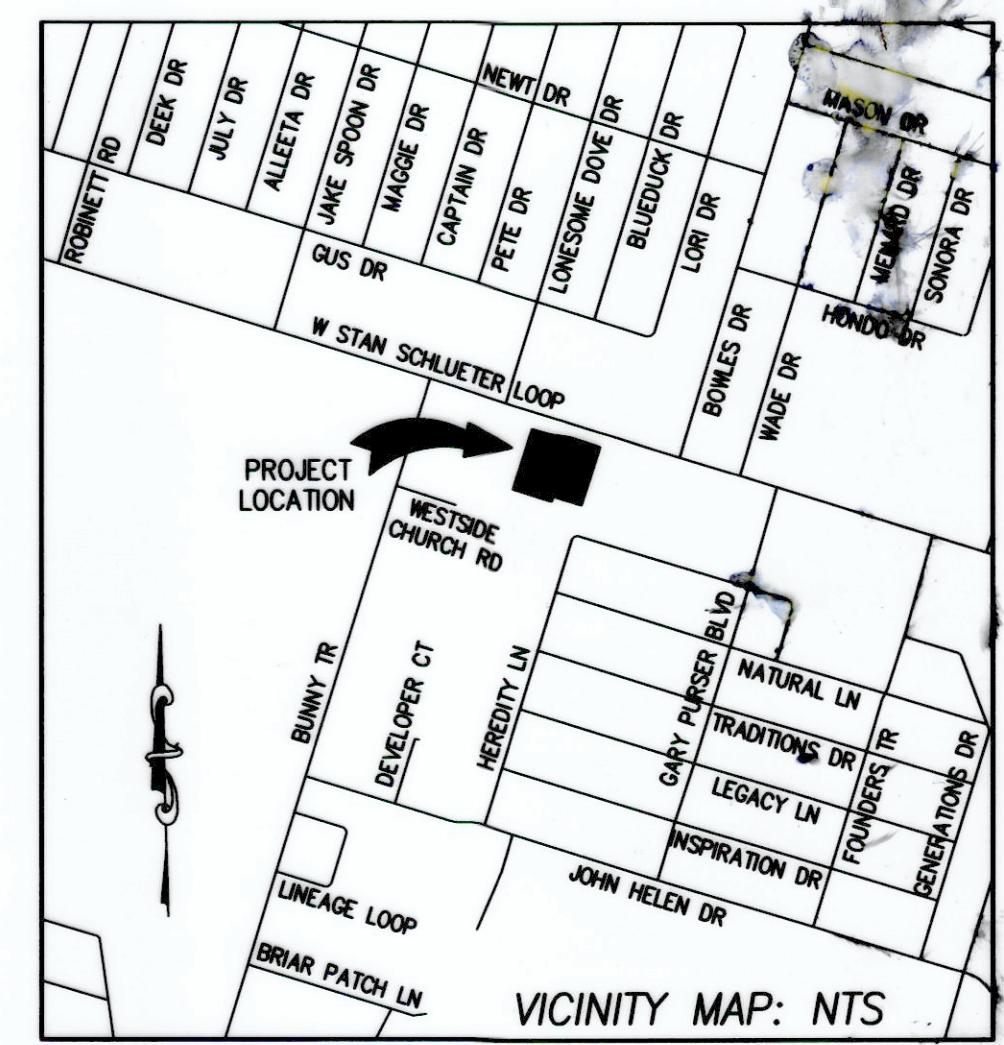
BEING A RE-PLAT OF
 LOTS 3 AND 4, BLOCK 1 CVS-BUNNY TRAIL ADDITION AMENDED NO. 2
 DOCUMENT NO. 2021079230
 3 LOTS, 1 BLOCK - 2.451 ACRES

WITHIN THE CITY OF KILLEEN, TEXAS
 J.G. FURGESON SURVEY, ABSTRACT NO. 326

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

COUNTY CLERK INFORMATION:
 FILED FOR RECORD THE 19th DAY OF August, 2022, INSTRUMENT
 #2022-052837, OFFICIAL RECORDS OF REAL PROPERTY,
 BELL COUNTY, TEXAS.

Inst # 2022-052837



SCALE: 1" = 50'

TURLEY ASSOCIATES, INC.
 ENGINEERING • PLANNING • SURVEYING
 301 N. 3rd St.
 Temple, Texas 76701
 TBE No. F-1658 • TBEPS No. 1086600
 254-773-2400
 www.turley-inc.com

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FINAL PLAT:
CVS-BUNNY TRAIL ADDITION AMENDED NO. 3
 WITHIN THE CITY OF KILLEEN, TEXAS
 J. G. FURGESON SURVEY, ABSTRACT NO. 326
 PREPARED FOR:
 BT RETAIL HOLDINGS, LP
 7700 NORTHCROSS DRIVE, UNIT 10477
 AUSTIN, TEXAS 78757

REVISIONS		
DATE	DESCRIPTION	BY
6/28	20K COMMENTS 6/27	AMJ

DATE: JUNE 3, 2022
 COMPUTER #:
 22-675 FINAL PLAT
 REFERENCE DRAWING NUMBERS:
 21-1624
 B NUMBER:
 22-675
 PAGE #:
 05