

KNOW ALL MEN BY THESE PRESENTS, THAT TEXAS SUNFLOWER, LTD., A TEXAS LIMITED PARTNERSHIP, WHOSE ADDRESS IS P.O. BOX 2447, HARKER HEIGHTS, TX 76548, BEING THE SOLE OWNER OF THAT CERTAIN 7.209 ACRE TRACT IN BELL COUNTY, TEXAS, BEING OUT OF THE JOHN ESSARY SURVEY, ABSTRACT NO. 296, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF O'REILLY IVY ADDITION 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 O'REILLY KILLEEN ADDITION AS AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, AND HEREBY DEDICATES TO SAID CITY ALL STREETS, AVENUES, ROADS, DRIVES AND 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 UTILITIES AND DRAINAGE EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO SAID CITY FOR THE INSTALLATION AND MAINTENANCE OF ANY AND ALL PUBLIC UTILITIES AND DRAINAGE UTILITIES, WHICH THE CITY MAY INSTALL OR PERMIT TO BE INSTALLED OR MAINTAINED.

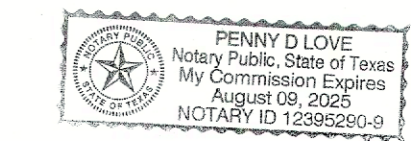
WITNESS THE EXECUTION HEREOF, ON THIS 7th DAY OF November, 2023.

ON BEHALF OF TEXAS SUNFLOWER, LTD., A TEXAS LIMITED PARTNERSHIP

BY: Diane Connell
 PRINTED NAME: Diane Connell
 TITLE: President

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS 7th DAY OF November, 2023, PERSONALLY APPEARED Diane Connell, ON BEHALF OF TEXAS SUNFLOWER, LTD., 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/SHE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

Remy D. Love
 NOTARY PUBLIC OF THE STATE OF Texas
 MY COMMISSION EXPIRES: August 9, 2025



APPROVED THIS 12 DAY OF October, 2023, BY THE PLANNING DIRECTOR OF THE CITY OF KILLEEN, TEXAS

Walter Wolf
 PLANNING DIRECTOR
John Miller
 PLANNING ASSISTANT

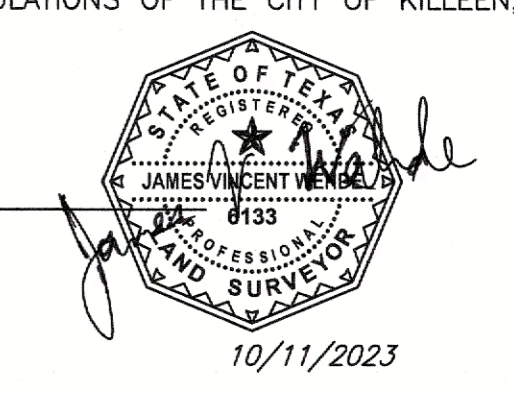
TAX CERTIFICATE
 THE BELL COUNTY TAX APPRAISAL DISTRICT, THE TAXING AUTHORITY FOR ALL TAXING ENTITIES IN BELL COUNTY, TEXAS, DOES HEREBY CERTIFY THAT THERE ARE CURRENTLY NO DELINQUENT TAXES DUE OR OWING ON THE PROPERTY DESCRIBED BY THIS PLAT.

DATED THIS 30th DAY OF NOVEMBER, 2023.

BELL COUNTY TAX APPRAISAL DISTRICT
 BY: Rebecca Hickman

KNOW ALL MEN BY THESE PRESENTS:
 THAT I, JAMES V. WEHDE, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE PERIMETER CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED OR FOUND UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION AND PROPERTY DEVELOPMENT REGULATIONS OF THE CITY OF KILLEEN, TEXAS.

JAMES V. WEHDE
 REGISTERED PROFESSIONAL LAND SURVEYOR
 STATE OF TEXAS, NO. 6133

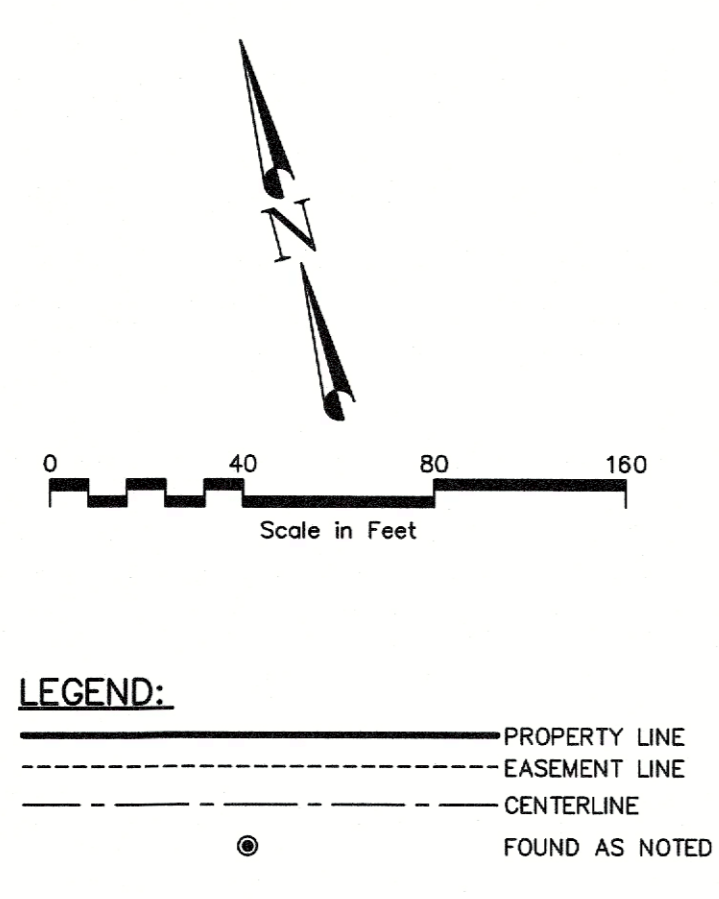
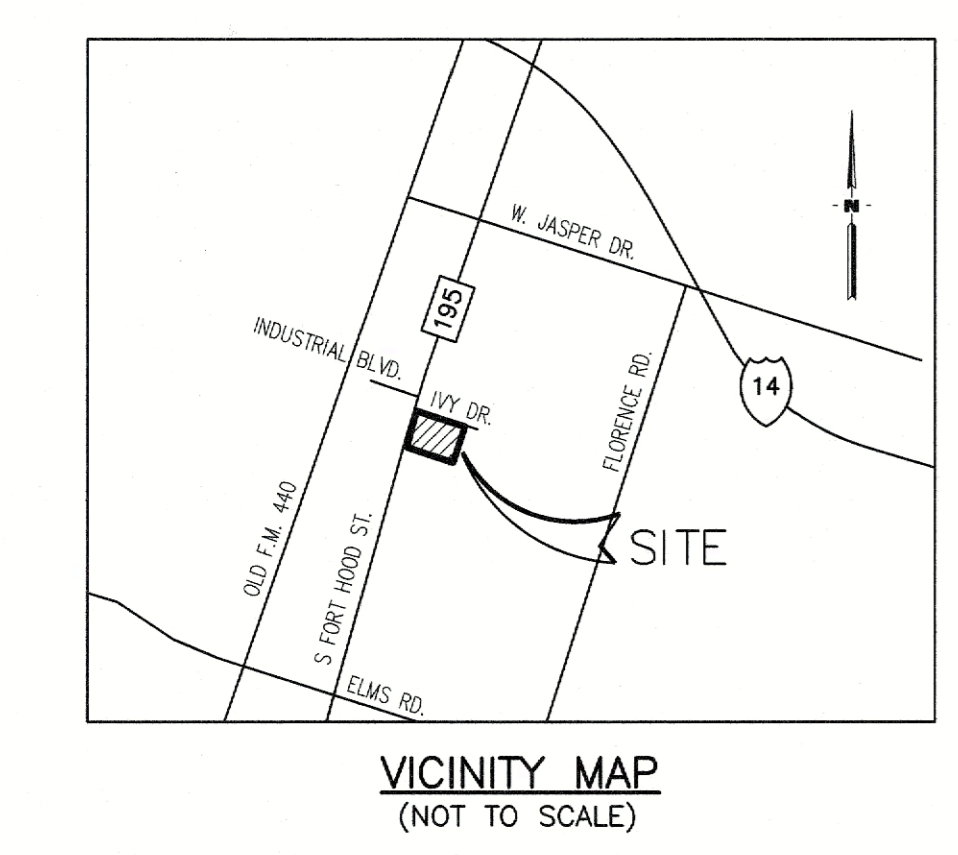


O'REILLY IVY ADDITION
 PART OF JOHN ESSARY SURVEY
 ABSTRACT NO. 296
 KILLEEN, BELL COUNTY, TEXAS

10west
 LAND SURVEYING
 & MAPPING

410 S. FOREST GLEN BLVD., POST FALLS, ID 83854
 tel/fax: 1-888-TEN-WEST
 www.10westsurvey.com

DATE: 06/14/23	PROJECT SURVEYOR: JWV
SCALE: 1"=40'	LAST DATE OF REVISION: 10/10/23
DRAWN BY: BCD	JOB NO.: 3672-01
CHECKED BY: JWV	SHEET: 1 OF 1
DATE CHECKED: 06/14/23	



- NOTES:**
- BASIS OF BEARINGS IS CONSIDERED AS BEING NORTH 14°19'42" EAST ALONG THE WESTERLY LINE OF THE SUBJECT PROPERTY, AS COMPUTED FROM TEXAS STATE PLANE COORDINATES - CENTRAL ZONE.
 - THIS SUBDIVISION IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) NO. 48027C0260E, WITH AN EFFECTIVE DATE OF 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 THE 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 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.
 - PARKLAND DEDICATION AND FEE NOTE:
 PARK DEVELOPMENT FEES ARE NOT REQUIRED IN ACCORDANCE WITH SEC. 26-129(B)(1)

RECORDING INFORMATION
 PLAT AND DEDICATION RECORDED IN DOCUMENT NO. 2023-054535 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS.

FILED THIS 12 DAY OF December, 2023.
Melissa Costin
 SHELLEY COSTIN, COUNTY CLERK