

2	5/14	Removed Eas't	
1	5/01	Building Lines	
No.	DATE	REMARKS	BY
REVISIONS			

FINAL PLAT
SUN CHASE ESTATES
PHASE FOUR
KILLEEN, BELL COUNTY, TEXAS

MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
102 N. COLLEGE, KILLEEN, TEXAS (254) 634-5541

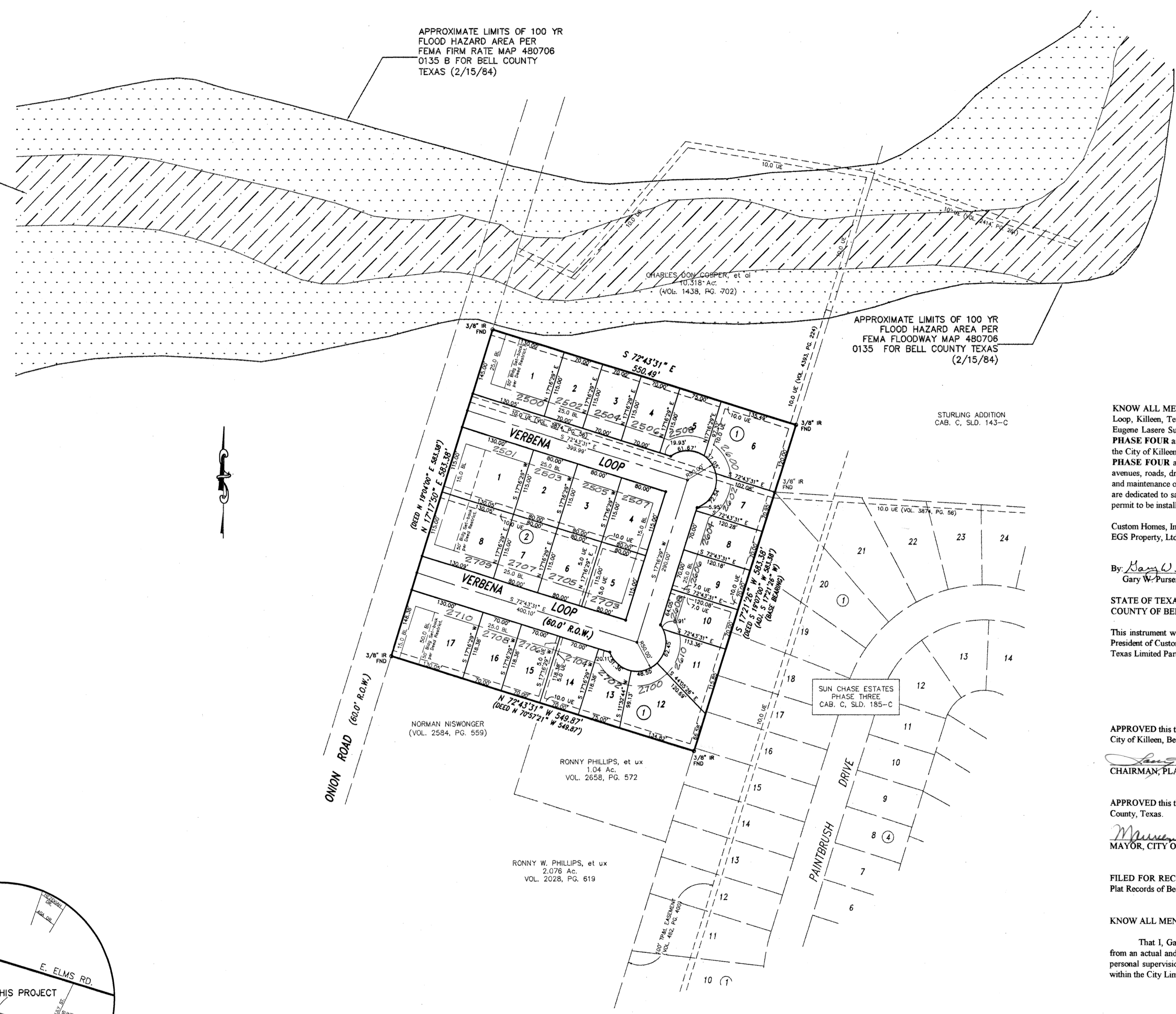
DWG No.	14153-D
DCN BY:	KK/SLE
REF:	12167-D
SCALE:	1"=100'
DATE:	FEB. 2001
AREA:	7.368 ACRES
25 LOTS	2 BLOCKS

APPROXIMATE LIMITS OF FLOODWAY PER FEMA FLOODWAY MAP 480706 0135 FOR BELL COUNTY TEXAS (2/15/84)

APPROXIMATE LIMITS OF 100 YR FLOOD HAZARD AREA PER FEMA FIRM RATE MAP 480706 0135 B FOR BELL COUNTY TEXAS (2/15/84)

APPROXIMATE LIMITS OF 100 YR FLOOD HAZARD AREA PER FEMA FLOODWAY MAP 480706 0135 FOR BELL COUNTY TEXAS (2/15/84)

APPROXIMATE LIMITS OF FLOODWAY PER FEMA FLOODWAY MAP 480706 0135 FOR BELL COUNTY TEXAS (2/15/84)



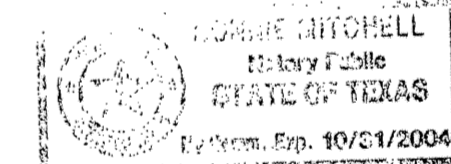
KNOW ALL MEN BY THESE PRESENTS, that Killeen EGS Property, Ltd., whose address is 2901 E. Stan Schlueter Loop, Killeen, Texas 76542 being the sole owner of that certain 7.368 acre tract of land in Bell County, Texas, part of Eugene Lasere Survey, Abstract No. 528, which is more fully described in the dedication of SUN CHASE ESTATES PHASE FOUR as shown by the plat hereof, attached hereto, and made a part hereon, and approved by the City Council of the City of Killeen, Bell County, Texas, and Killeen EGS Property, Ltd. does hereby adopt said SUN CHASE ESTATES PHASE FOUR 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 utility easements shown on said plat are dedicated to said city for the installation and maintenance of any and all public utilities, which the city may install or permit to be installed or maintained.

Custom Homes, Inc., as General Partner Killeen EGS Property, Ltd., A Texas Limited Partnership

By: Gary W. Purser
 Gary W. Purser, President

STATE OF TEXAS
 COUNTY OF BELL

This instrument was acknowledged before me on the 30th day of March, 2001, Gary W. Purser, President of Custom Homes, Inc., a Texas Corporation, in its Capacity as General Partner of Killeen EGS Property, Ltd. A Texas Limited Partnership, on behalf, on behalf of said Partnership.



Bonnie Mitchell
 NOTARY PUBLIC STATE OF TEXAS

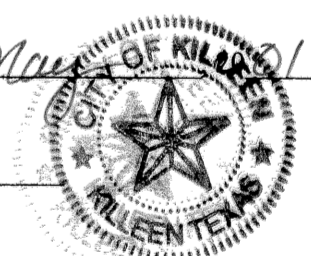
APPROVED this the 23rd day of April, 2001 A.D., by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas.

[Signature]
 CHAIRMAN, PLANNING COMMISSION

[Signature]
 SECRETARY, PLANNING COMMISSION

APPROVED this the 8th day of May, 2001 A.D., by the City Council of the City of Killeen, Bell County, Texas.

[Signature]
 MAYOR, CITY OF KILLEEN



[Signature]
 ATTEST: CITY SECRETARY

FILED FOR RECORD this 15 day of June, 2001 A.D., in Cabinet C, Slide 251-D, Plat Records of Bell County, Texas. Volume 4418 Page 247

KNOW ALL MEN BY THESE PRESENTS,

That I, Gale E. Mitchell, Registered Professional Land Surveyor, does 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.



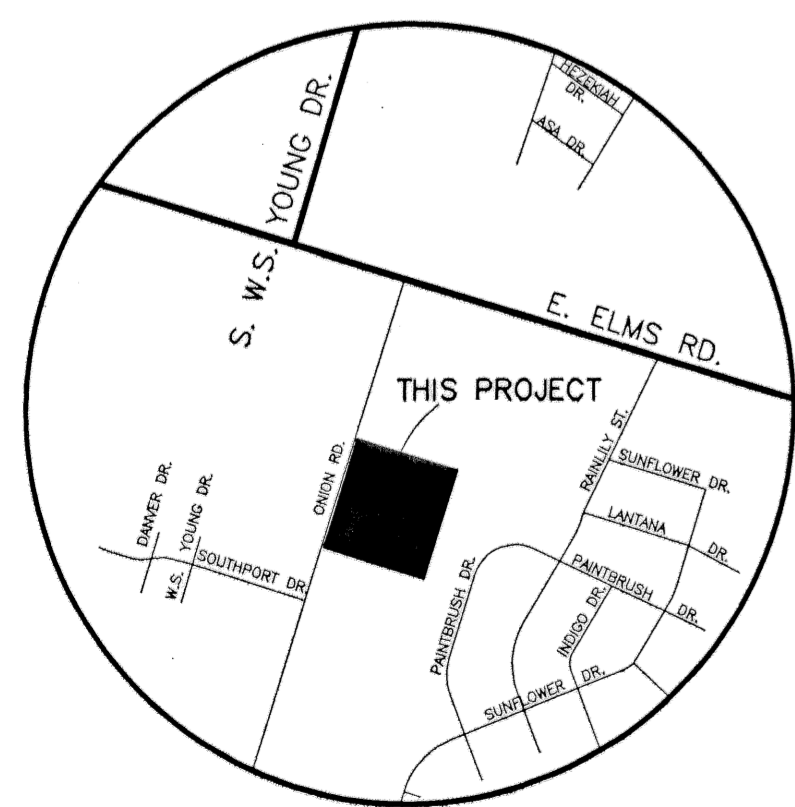
[Signature]
 Gale E. Mitchell
 Registered Professional
 Land Surveyor, No. 1602

TAX CERTIFICATE

The Bell County Tax Appraisal District, the taxing authority for all 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 31 Day of May, A.D. 2001

BELL COUNTY TAX APPRAISAL DISTRICT
 By: [Signature]



VICINITY MAP
 N.T.S.