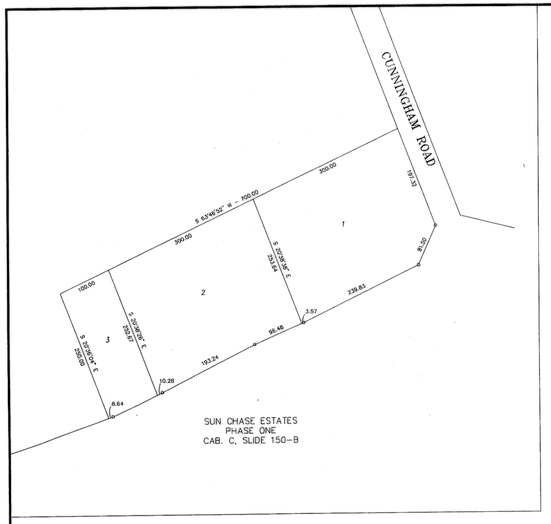
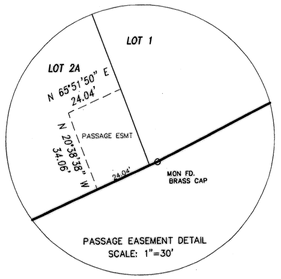
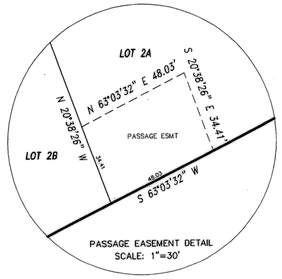
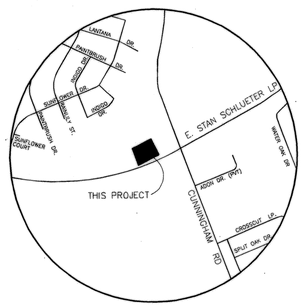
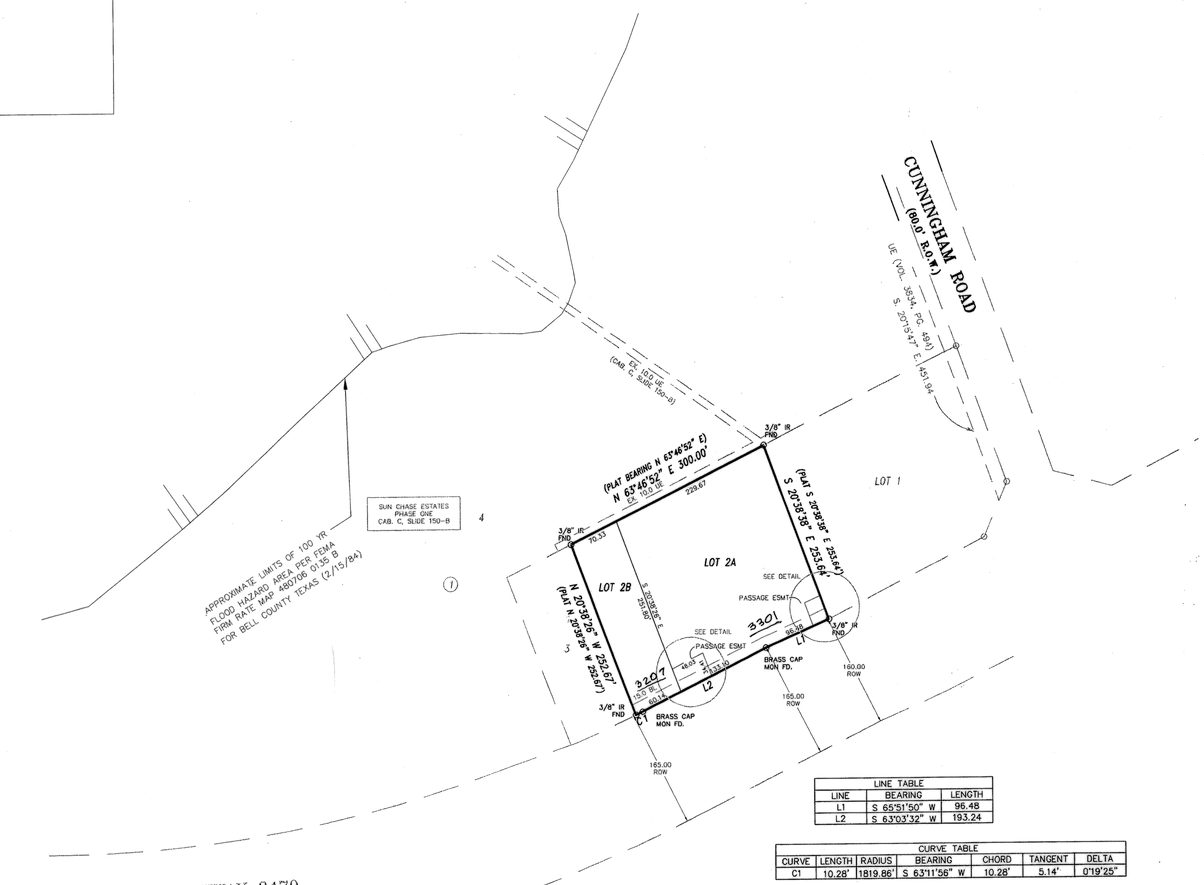








VICINITY MAP
N.T.S.



LINE TABLE		
LINE	BEARING	LENGTH
L1	S 65°51'50" W	96.48
L2	S 63°03'32" W	193.24

CURVE TABLE						
CURVE	LENGTH	RADIUS	BEARING	CHORD	TANGENT	DELTA
C1	10.28'	1819.86'	S 63°11'56" W	10.28'	5.14'	0°19'25"

NOTE:
DRAINAGE ONTO AND ACCESS TO FM 3470 REQUIRES TxDOT PERMIT.

KNOW ALL MEN BY THESE PRESENTS, that Bobby & Joe Carothers and Carothers Abstract & Title Co., Inc., whose address is 1180 FM 1829, Gatesville, Texas 76528 and 401 S. Main St., Copperas Cove, Texas 76522 being the sole owner(s) of that certain 1.724 acre tract of land in Bell County, Texas, part of the Eugene Lasere Survey, Abstract No. 258 which is more fully described in the dedication of **Sun Chase Estates Phase One Replat, being a replat of Lot 2, Block 1, Sun Chase Estates Phase One** 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 Bobby & Joe Carothers and Carothers Abstract & Title Co., Inc., does hereby adopt said **Sun Chase Estates Phase One Replat, being a replat of Lot 2, Block 1, Sun Chase Estates Phase One,** 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.

Bobby Carothers

Joe Carothers

For Carothers Abstract & Title Co., Inc.:

Joe Carothers, President

STATE OF TEXAS
COUNTY OF BELL

This instrument was acknowledged before me on this 10th day of October, 2003, A.D. by Bobby Carothers

ANNA VILLA
Notary Public, State of Texas
My Commission Expires
10/14/06

NOTARY PUBLIC STATE OF TEXAS
MY COMMISSION EXPIRES 10/14/06

STATE OF TEXAS
COUNTY OF BELL

This instrument was acknowledged before me on this 10th day of October, 2003, A.D. by Joe Carothers

ANNA VILLA
Notary Public, State of Texas
My Commission Expires
10/14/06

NOTARY PUBLIC STATE OF TEXAS
MY COMMISSION EXPIRES 10/14/06

STATE OF TEXAS
COUNTY OF BELL

This instrument was acknowledged before me on this 10th day of October, 2003, A.D. by Joe Carothers

ANNA VILLA
Notary Public, State of Texas
My Commission Expires
10/14/06

NOTARY PUBLIC STATE OF TEXAS
MY COMMISSION EXPIRES 10/14/06

APPROVED this the 3rd day of November, 2003 A.D., by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas.

CHAIRMAN, PLANNING COMMISSION

SECRETARY, PLANNING COMMISSION

FILED FOR RECORD this 3rd day of December, 2003 A.D., in Cabinet C, Slide 361-C, Plat Records of Bell County, Texas.
Volume 5217 Page 890

KNOW ALL MEN BY THESE PRESENTS,

That I, Gary W. Mitchell, Registered Professional Land Surveyor, do 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.

STATE OF TEXAS
REGISTERED
GARY W. MITCHELL
4982
PROFESSIONAL
LAND SURVEYOR

Gary W. Mitchell
Registered Professional
Land Surveyor, No. 4982.

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 7th day of November, A. D. 2003

BELL COUNTY TAX APPRAISAL DISTRICT

BY: Penny T. Lewis

No.	DATE	REMARKS	BY
1	10/03	COK COMMENTS	LAM
		REVISIONS	

SUN CHASE ESTATES PHASE ONE REPLAT
BEING A REPLAT OF LOT 2, BLOCK 1, SUN CHASE ESTATES PHASE ONE
KILLEEN, BELL COUNTY, TEXAS

SHEET TITLE: FINAL PLAT

MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
102 N. COLLEGE STREET
KILLEEN, TEXAS 76541
PHONE: (254) 634-5541
FAX: (254) 634-2141

DWG No.	DRAWN BY:	DATE:	SCALE:	FB/LB:	2 LOTS	AREA:
03-572-D	KK	10/07/03	1"=100'	N/A	1 BLOCK	1.724 ACRES