

**NOTES:**

TXDOT PERMIT FOR THE CONNECTION OF SUNFLOWER WAY WITH F.M. HIGHWAY 3470 WILL BE PROCESSED IN CONJUNCTION WITH THE CONSTRUCTION PLANS.

DRIVE ACCESS FOR LOT 1, BLOCK 2 WILL BE TO SUNFLOWER DRIVE, NOT F.M. HIGHWAY 3470.

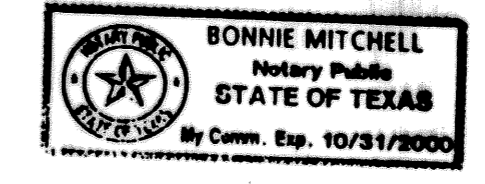
MIN. FINISHED FLOOR ELEV.	BLOCK	LOT	FF ELEV.
851.00	2	1	851.00
850.00	2	2	850.00
850.00	2	4	850.00
846.00	2	5	846.00
846.00	2	11	846.00
846.00	2	12	846.00
84.00	2	13	84.00
84.00	2	14	84.00

KNOW ALL MEN BY THESE PRESENTS, that KILLEEN BOS PROPERTY, LTD., whose address is 907 Root Street, Killeen, Texas 76541, being the sole owner of that certain 10.969 acre tract of land in Bell County, Texas, part of the Eugene Larsen Survey, Abstract No. 528, which is more fully described in the dedication of SUN CHASE ESTATES, PHASE TWO 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 BOS PROPERTY, LTD., does hereby adopt said SUN CHASE ESTATES, PHASE TWO, as an addition to the City of Killeen, Bell County, Texas, and hereby dedicates to said city all streets, avenues, roads, drives, alleys and drainage reserves shown on said plat, the same to be used as public thoroughfares and for the installation and maintenance of public utilities within 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.

*Gary W. Purser Sr.*  
 Gary W. Purser Sr., President

STATE OF TEXAS  
 COUNTY OF BELL

This instrument was acknowledged before me on the 25th day of August, 1998, by Gary W. Purser Sr., President.



*Bonnie Mitchell*  
 Notary Public State of Texas

APPROVED this the 14 day of SEPTEMBER, 1998 A.D., by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas.

*Rey Weaver*  
 Chairman, Planning Commission

*Nichole J. Thomas*  
 Secretary, Planning Commission

APPROVED this the 13 day of OCTOBER, 1998 A.D., by the City Council of the City of Killeen, Bell County, Texas.

*Paul Lasho*  
 Mayor, City of Killeen

*Paula C. Trulin*  
 Attest: City Secretary

FILED FOR RECORD this 30 day of NOVEMBER, 1998 A.D., in Cabinet C, Slide 152, Plat Records of Bell County, Texas. VOL. 3905 PAGE 20

KNOW ALL MEN BY THESE PRESENTS,

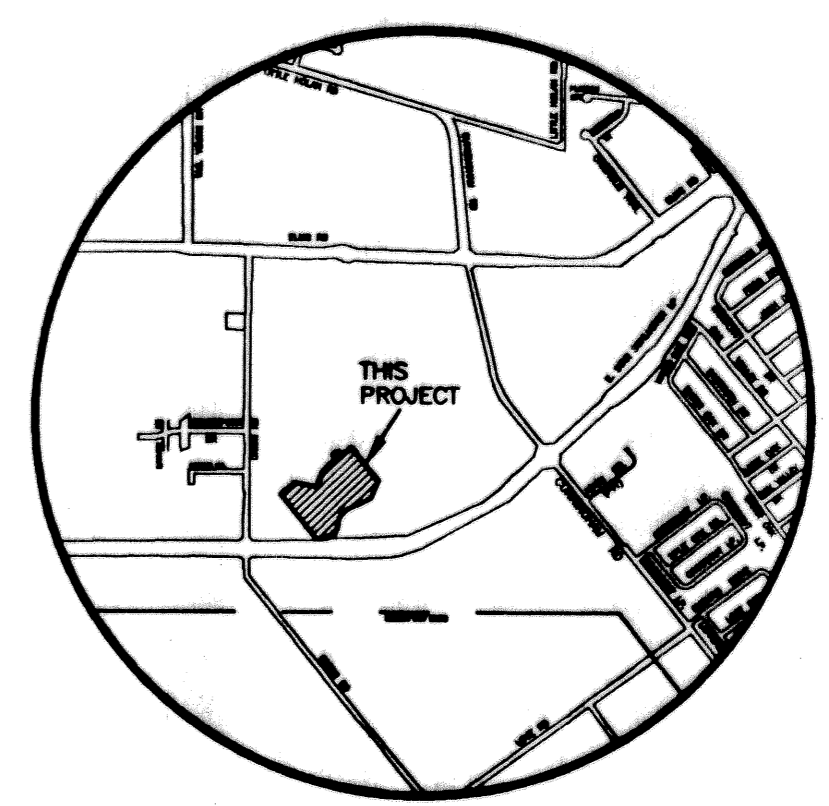
That I, Gale E. Mitchell, Registered Professional Land Surveyor, do hereby certify that I did prepare this plat from an actual and accurate survey of the land, that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Killeen, Texas, and this subdivision is within the City Limits of Killeen, Texas.



*Gale E. Mitchell*  
 Registered Professional Land Surveyor, No. 1602

CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	41°22'12"	441.47	318.78	166.69	S 48°04'37" W	311.68
C2	51°50'43"	411.47	372.33	200.00	S 42°50'22" W	359.75

LINE TABLE		
LINE	LENGTH	BEARING
L1	46.85	N68°45'43"E
L2	60.00	N21°14'17"W
L3	60.00	N68°45'43"E
L4	60.00	S21°14'17"E
L5	135.00	N68°45'43"E
L6	103.40	S50°51'03"W
L7	102.45	S22°29'00"W
L8	107.39	S44°47'25"W
L9	99.33	N73°05'10"W
L10	53.97	S85°12'11"W
L11	34.61	N73°25'03"W



VICINITY MAP  
 N.T.S.

FINAL PLAT

SUN CHASE ESTATES  
 PHASE TWO  
 KILLEEN, BELL COUNTY, TEXAS

MITCHELL & ASSOCIATES, INC.  
 ENGINEERING & SURVEYING  
 KILLEEN, TEXAS

NO.	DATE	REVISIONS	BY
2	9/11/98	REVISIONS AS REQUESTED	SLE
1	8/18/98	REVISED PROPERTY LINE	BY CITY STAFF

DWG No.	DGN BY	REF.	SCALE	DATE	2 BLOCKS	18 LOTS	AREA:
12819-D	SLE	12187-D	1"=100'	9/11/98			10.889 AC.