

KNOW ALL MEN BY THESE PRESENTS, that KILLEEN SUNFLOWER, INC., a Texas Corporation, whose address is 2901 East Stan Schlueter Loop, Killeen, Texas 76542, being the sole owner of that certain 49.406 tract of land in Bell County, Texas, out of the Thomas Robinson Survey, Abstract 686, which is more fully described in the dedication of SUNFLOWER ESTATES, PHASE ONE, as shown by the plat hereof, attached hereto, and made a part hereof, and approved by the City Council of the City of Killeen, Bell County, Texas, does hereby adopt said SUNFLOWER 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 installation and maintenance of any and all public utilities which the city may install or permit to be installed or maintained.

KILLEEN SUNFLOWER, INC., A Texas Corporation

Gary Purser, Sr.
Gary Purser, Sr., President

STATE OF TEXAS
COUNTY OF BELL

This instrument was acknowledged before me on the 31st day of March, 2004 by Gary Purser, Sr.



Rachell D. Tomlinson
Rachell D. Tomlinson
Notary Public, State of Texas

Approved this 24th day of April, 2004 by the Planning and Zoning Commission of the City of Killeen, Texas.

James L. Smith
Chairman, Planning and Zoning Commission
Janice Smith
Secretary, Planning and Zoning Commission

Approved this 14th day of May, 2004 by the City Council of the City of Killeen, Texas.

Maura J. Jones
Mayor
Paul A. Miller
City Secretary

FILED FOR RECORD this 24th day of May, 2004 A.D.

Cabinet C, Slide 391-B, Plat Records of Bell County, Texas.

Dedication Instrument in Volume 5383, Page 495, Deed Records of Bell County, Texas.

KNOW ALL MEN BY THESE PRESENTS:

That I, Michelle E. Lee, a Registered Professional Land Surveyor, 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 supervision, in accordance with the Subdivision and Property Development Regulations of the City of Killeen, Texas. This subdivision, SUNFLOWER ESTATES, PHASE ONE, is located within the City Limits of Killeen, Texas.

Michelle E. Lee
Michelle E. Lee, RPLS (TX 5772) 5-13-04



Remainder of 100 Ac.
conveyed to Marie Bucholz,
Marvin Schulze, Eldon Schulze,
Weldon Schulze, Harlan Schulze,
Charles Schulze and Dennis Schulze
(4283/418)

BENTINA, LTD.
FILED ON 4/14/2004
12.22Q ACRES
(Vol. 5336, Pg. 328)

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 18th day of May, 2004 A.D. Killeen, Bell County, Texas.

BELL COUNTY TAX APPRAISAL DISTRICT

By: *Tenny T. Jones*

4.20 ACRE REMAINDER
KILLEEN LAP, LTD.
10.72 AC. TRACT
(Vol. 5254, Pg. 092)

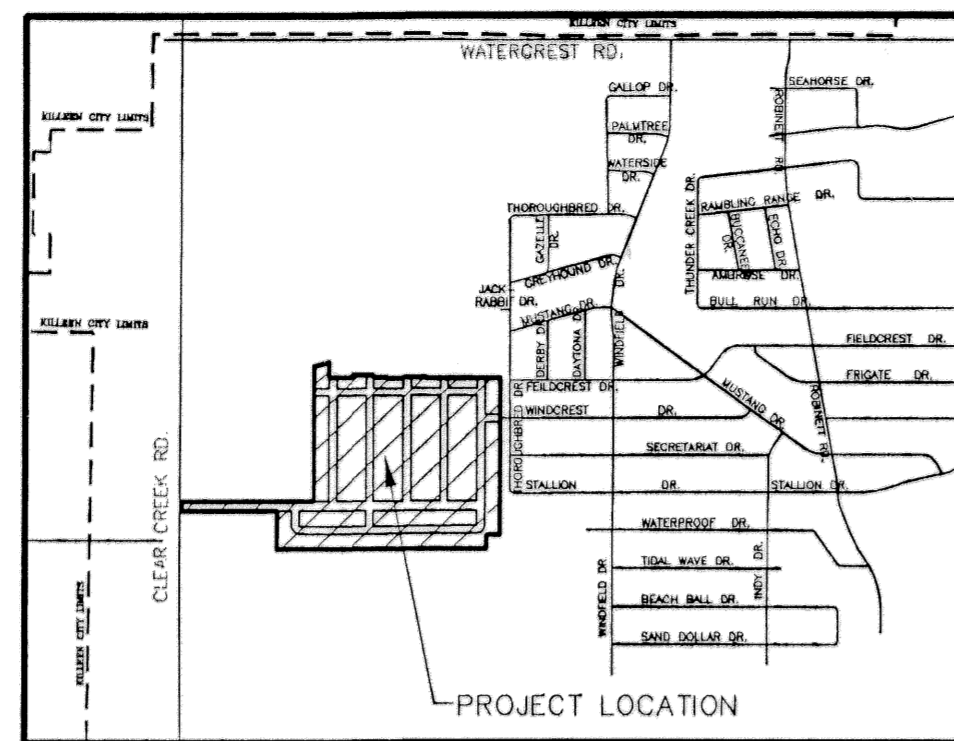
5.33 ACRE REMAINDER
KILLEEN LAP, LTD.
10.72 AC. TRACT
(Vol. 5254, Pg. 092)

KILLEEN LAP, LTD.
0.68 AC. TRACT
(Vol. 5254, Pg. 092)

LINE	LENGTH	BEARING
L1	174.50	S 71°01'09" E
L2	17.00	N 18°58'51" E
L3	174.50	S 71°01'09" E
L4	13.50	S 18°58'51" W
L5	114.50	S 71°01'09" E
L6	11.00	S 18°58'51" W
L7	114.50	S 71°01'09" E
L8	5.00	N 18°58'51" E
L9	174.50	S 71°01'09" E
L10	5.00	S 18°58'51" W
L11	114.50	S 71°01'09" E
L12	4.00	N 18°58'51" E
L13	174.50	S 71°01'09" E
L14	3.79	S 18°58'51" W

Notes:

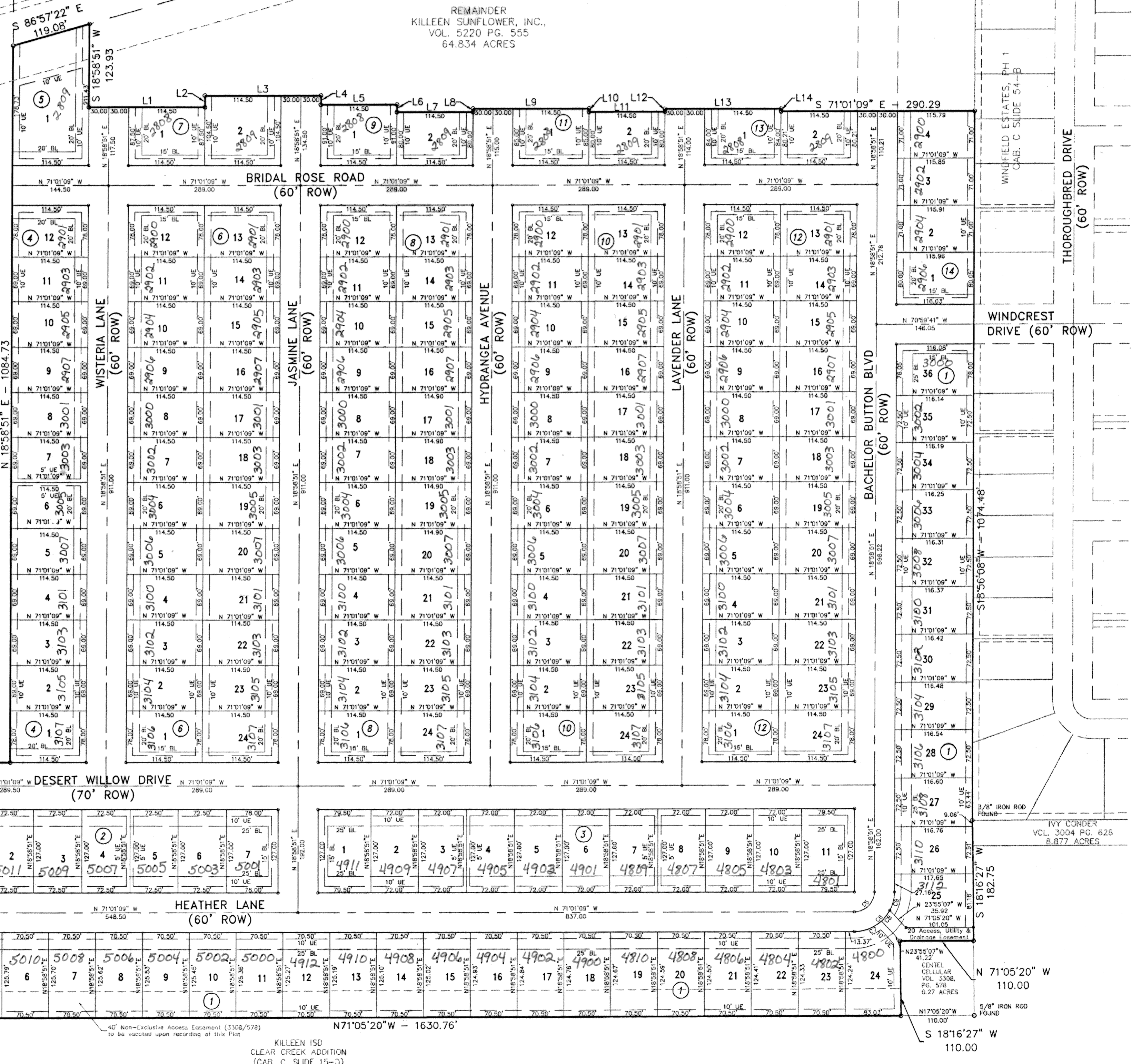
- Unless otherwise noted hereon, all subdivision perimeter corner monuments are 3/8" iron rods with orange caps marked "KILLEEN E&S".



VICINITY MAP
N.T.S.

KILLEEN SUNFLOWER, INC.,
VOL. 5269 PG. 39B
23.369 ACRES

REMAINDER
KILLEEN SUNFLOWER, INC.,
VOL. 5220 PG. 555
64.834 ACRES



CURVE	DELTA	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	90°00'00"	30.00	47.12	30.00	S 26°01'09" E	42.43
C2	15°44'44"	60.00	16.49	8.30	S 11°06'30" W	16.44
C3	46°21'23"	60.00	48.54	25.69	S 19°56'34" E	47.23
C4	27°53'53"	60.00	29.21	14.90	S 67°04'12" E	28.93
C5	90°00'00"	30.00	47.12	30.00	N 63°58'51" E	42.43
C6	90°00'00"	60.00	94.25	60.00	N 63°58'51" E	84.85
C7	42°53'59"	60.00	44.92	23.57	N 87°31'52" E	43.88
C8	19°28'16"	60.00	20.39	10.29	N 56°20'44" E	20.29
C9	27°37'45"	60.00	28.93	14.75	N 32°47'44" E	28.65

**KILLEEN ENGINEERING
& SURVEYING, LTD.**
2901 E. Stan Schlueter Loop
Killeen, Texas 76542
(254) 526-3981 (254) 526-4351 Fax

FINAL PLAT
SUNFLOWER ESTATES
PHASE ONE
KILLEEN, BELL COUNTY, TEXAS

Project No.:	1012-001
Acres:	49.406
No. of Lots:	175
Scale:	1" = 100'
Date:	04/08/04
Design By:	MEL/BCC
Sheet No.:	P1 OF 1