

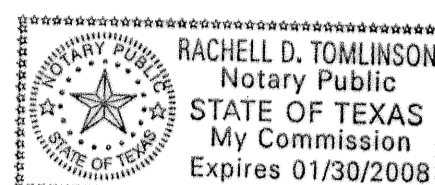
KNOW ALL MEN BY THESE PRESENTS, that KILLEEN SUNFLOWER, INC., a Texas Corporation, whose address is 2901 East Stan Schlueter Loop, Killeen, Texas 76542, being the sole owner of that certain 25.436 tract of land in Bell County, Texas, out of the Thomas Robnett Survey, Abstract 686, which is more fully described in the dedication of SUNFLOWER 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, does hereby adopt said SUNFLOWER 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 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 14th day of June, 2024 by Gary Purser, Sr.



Rachell D. Tomlinson
NOTARY PUBLIC, STATE OF TEXAS

Approved this 12th day of July, 2024 by the Planning and Zoning Commission of the City of Killeen, Texas.

Scott Hol
Chairman, Planning and Zoning Commission
Kristi Chappin
Secretary, Planning and Zoning Commission

Approved this 27th day of July, 2024 by the City Council of the City of Killeen, Texas.



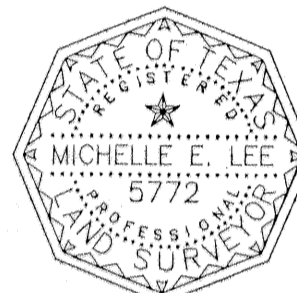
Murray J. Smith
Mayor
Sandra W. Mueller
City Secretary

FILED FOR RECORD this 19th day of August, 2024 A.D.
Cabinet D, Slide 4-D, Plat Records of Bell County, Texas.

Dedication Instrument in Volume 3461, Page 830, 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 TWO, is located within the City Limits of Killeen, Texas.



Michelle E. Lee 712-04
Michelle E Lee, RPLS (TX 5772)

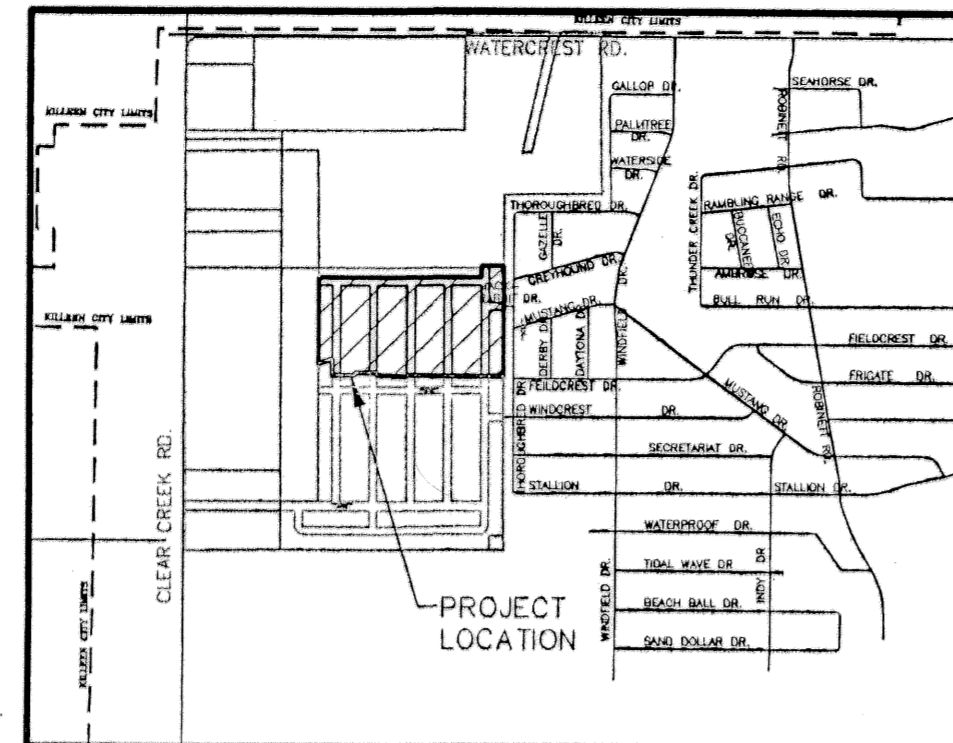
TAX CERTIFICATE

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 27th day of August, 2024 A.D., Killeen, Bell County, Texas.

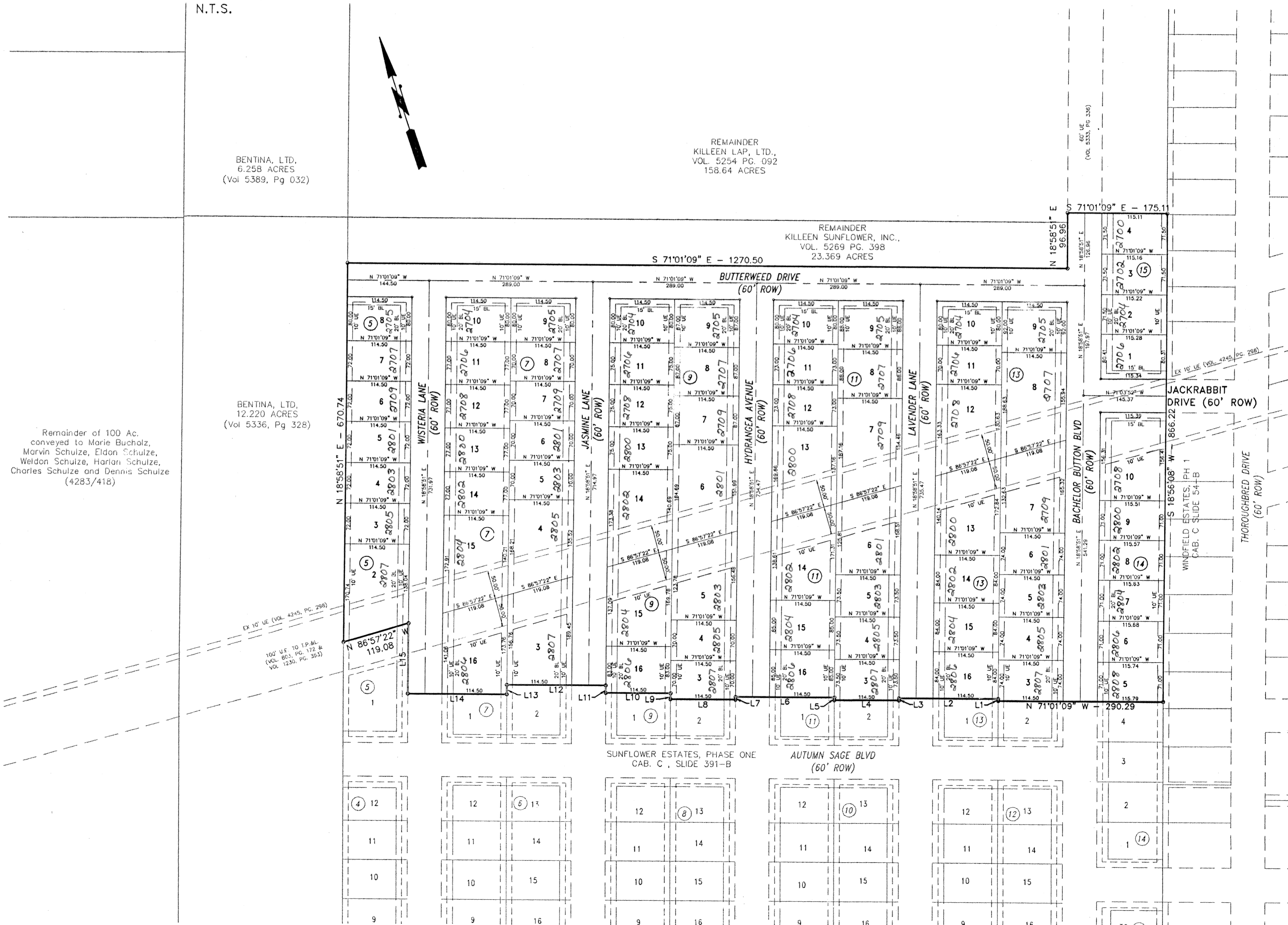
BELL COUNTY TAX APPRAISAL DISTRICT

By: *Henry J. Lewis*



VICINITY MAP
N.T.S.

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



LINE	LENGTH	BEARING
L1	3.79	N 18°58'51" E
L2	174.50	N 71°01'09" W
L3	4.00	S 18°58'51" W
L4	114.50	N 71°01'09" W
L5	5.00	N 18°58'51" E
L6	174.50	N 71°01'09" W
L7	5.00	S 18°58'51" W
L8	114.50	N 71°01'09" W
L9	11.00	N 18°58'51" E
L10	114.50	N 71°01'09" W
L11	13.50	N 18°58'51" E
L12	174.50	N 71°01'09" W
L13	17.00	S 18°58'51" W
L14	174.50	N 71°01'09" W
L15	123.93	N 18°58'51" E

KILLEEN ENGINEERING & SURVEYING, LTD.

2901 E. Stan Schlueter Loop
Killeen, Texas 76542
(254) 526-3981 (254) 526-4351 Fax

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

Project No.:	1012-002
Acres:	25.436
No. of Lots:	73
Scale:	1" = 100'
Date:	07/12/04
Design By:	MEL/BCC
Sheet No.:	1 OF 1