

$\Delta = 23^{\circ}52'10''$   
 $R = 100.00'$   
 $L = 41.66'$   
 $LC = S87^{\circ}33'14''E, 41.36'$

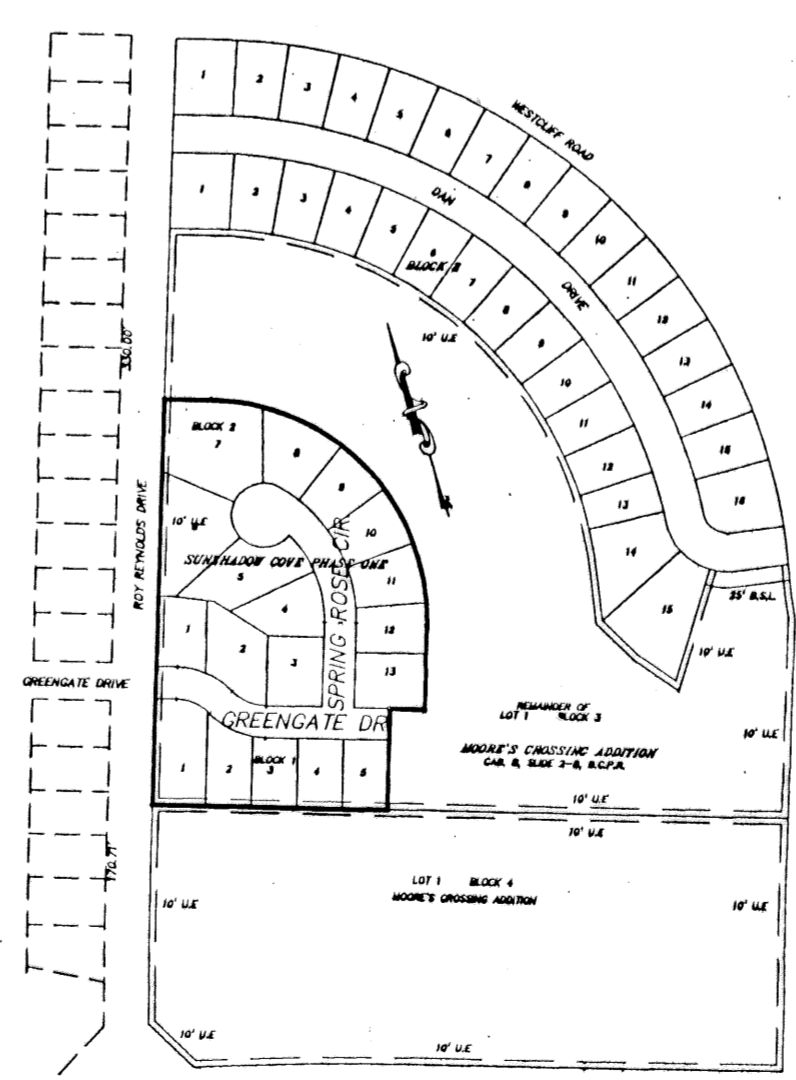
$S79^{\circ}25'02''E, 81.85'$   
 $S10^{\circ}52'59''W, 42.68'$   
 $S09^{\circ}40'04''W, 42.20'$

$S37^{\circ}44'54''E, 68.26'$   
 $S28^{\circ}48'37''E, 80.83'$   
 $S12^{\circ}54'18''E, 108.10'$

$S19^{\circ}32'30''W, 314.05'$   
 $S19^{\circ}32'30''W, 314.05'$   
 $S19^{\circ}32'30''W, 314.05'$

$S71^{\circ}00'34''E, 329.30'$   
 $N71^{\circ}00'34''W, 627.73'$

2.76-ACRES  
 LAWRENCE AND DAVID COX  
 VOL. 1077, PG. 763  
 B.C.D.R.



EXISTING PLAT OF THE REMAINDER OF MOORE'S CROSSING ADDITION  
SCALE: 1" = 300'

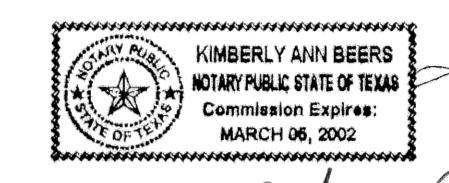
- NOTES:
- 1/2" IRON RODS ARE SET AT ALL LOT AND BLOCK CORNERS AND POINTS OF CURVATURE, UNLESS NOTES OTHERWISE.
  - THE 15' DRAINAGE EASEMENT SHOWN ON THE UNDEVELOPED PORTION OF LOT 1, BLOCK 3, AND ACROSS LOT 1, BLOCK 4, MOORE'S CROSSING ADDITION, IS DETERMINED BY THE LOCATION OF THE EXISTING DRAINAGE COURSE.
  - DIRECT ACCESS FROM LOT 14, BLOCK 1, TO WESTCLIFF ROAD IS PROHIBITED.

KNOW ALL MEN BY THESE PRESENTS, that Jay Manning, as owner of Jay Manning Homes, Inc., whose address is 2425 E. Hwy. 190, Copperas Cove, Texas, being the sole owner of a 3.424-Acre tract in Lot 1, Block 3, Moore's Crossing Addition, which is more fully described in the dedication as shown by the plat hereof, attached hereto, and made a part hereof, and approved by the City of Killeen, Bell County, Texas, and 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 hereon are dedicated to permit to be installed and maintained.

JAY MANNING

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Jay Manning, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said Jay Manning, and that he executed the same for the purposes and consideration therein expressed, and the capacity stated therein.

Given under my hand and seal of office this 23rd day of August, 1999.



Kimberly Ann Beers  
Notary Public in and for the State of Texas

APPROVED this the 23rd day of August, 1999, by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas.

BY: *Ray Weaver* CHAIRMAN, PLANNING COMMISSION  
 ATTEST: *Janita Smith* SECRETARY, PLANNING COMMISSION

APPROVED this the 14th day of September, 1999, by the City Council of the City of Killeen, Bell County, Texas.

BY: *John Latham* MAYOR, CITY OF KILLEEN  
 ATTEST: *Paula G. Truitt* CITY SECRETARY



FILED FOR RECORD this the 23rd day of December, 1999, in Cabinet C, Slide 191-B, Plat Records of Bell County, Vol 4127 Pg 108

I, Mike W. Kriegel, a Registered Professional Land Surveyor in the State of Texas, 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 or found by me in accordance with the subdivision regulations of the City of Killeen, Texas, and that this subdivision is within the City Limits of Killeen, Texas.

*M. Kriegel*  
Mike W. Kriegel  
Registered Professional Land Surveyor  
No. 4330



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.

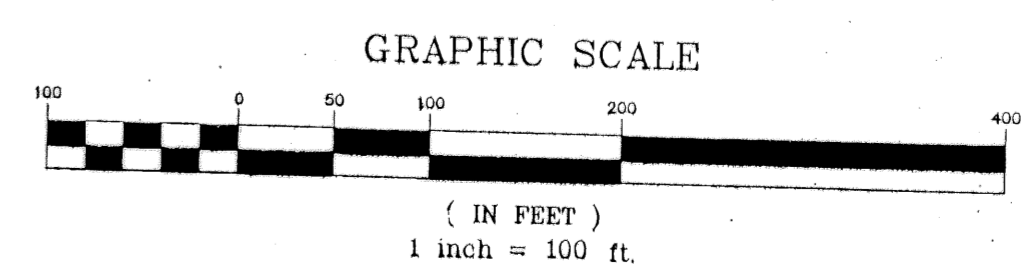
Dated this 2nd day of December, A.D. 1999

BELL COUNTY TAX APPRAISAL DISTRICT  
By: *Tommy Jones*

FINAL PLAT

SUNSHADOW COVE, PHASE TWO  
BEING A REPLAT OF PART OF LOT 1, BLOCK 3,  
MOORE'S CROSSING ADDITION  
KILLEEN, BELL COUNTY, TEXAS

3.424-ACRES IN THIS PHASE  
10 LOTS IN THIS PHASE



KRIEGLER ENGINEERING AND SURVEYING  
RT. 2 BOX 692  
COPPERAS COVE, TEXAS 76522  
(254)542-7157

DEVELOPER: JAY MANNING HOMES, INC.

DATE: 08-01-99	SCALE: 1"=100'	DWN. BY: MMK	1 OF 10
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