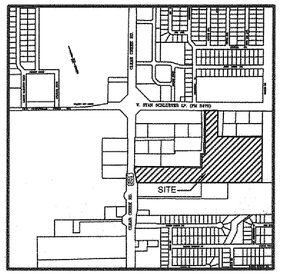
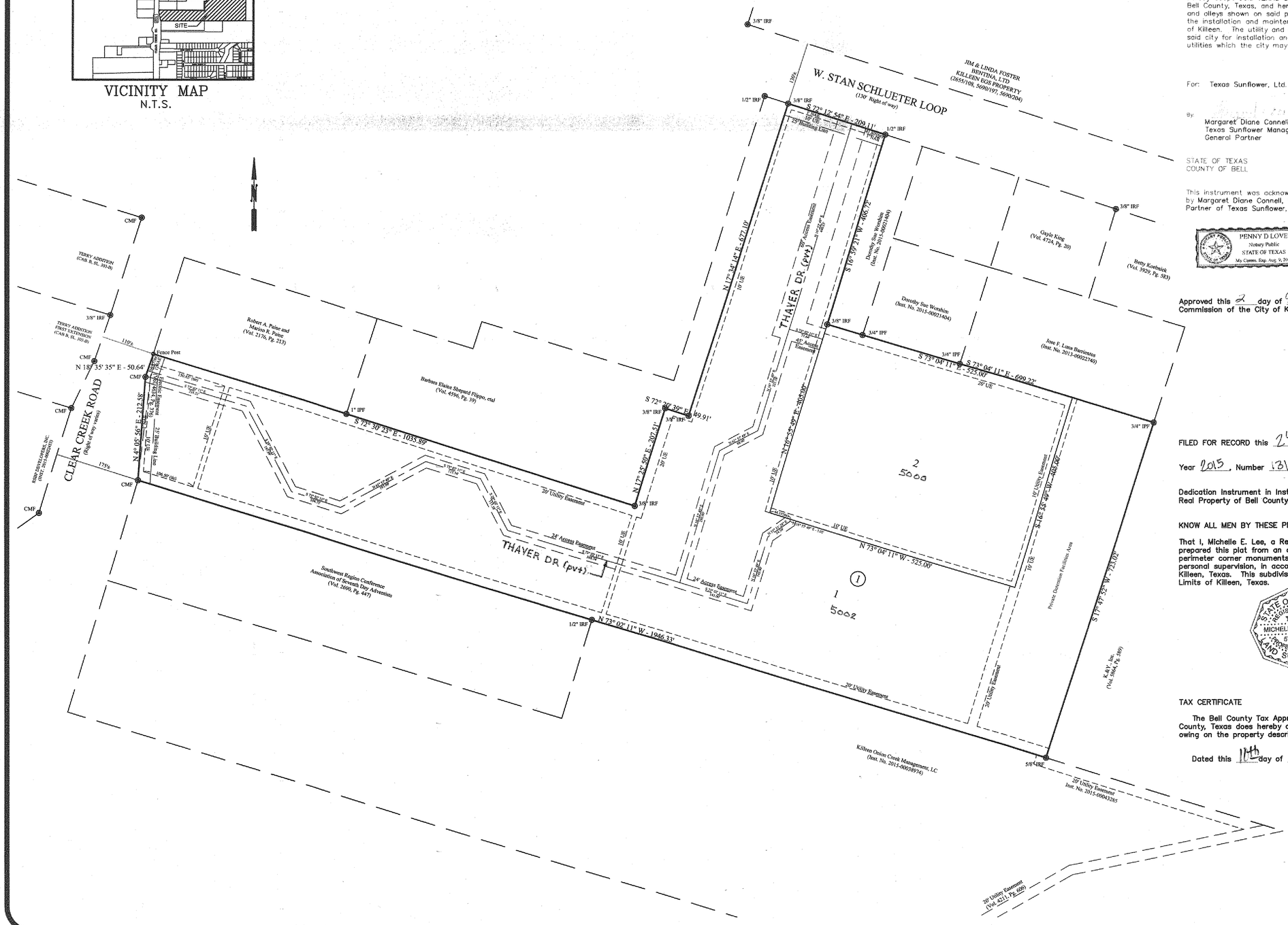


VICINITY MAP
N.T.S.



KNOW ALL MEN BY THESE PRESENTS, that **TEXAS SUNFLOWER, LTD**, whose address is 3106 S WS Young Drive, Killeen, Texas 76542, being the sole owner of that 23.52 acre tract of land in Bell County, Texas, part of the **J.E. Maddera Survey, Abstract No. 600**, which is more fully described in the dedication of **TEXAS SUNFLOWER ADDITION**, as shown by the plat hereof, attached hereto, and made a part hereon, and approved by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas, does hereby adopt said **TEXAS SUNFLOWER ADDITION**, 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 and drainage easements shown on said plat are dedicated to said city for installation and maintenance of any and all public utilities and drainage utilities which the city may install or permit to be installed or maintained.

For: Texas Sunflower, Ltd.

By: _____
Margaret Diane Connell, President
Texas Sunflower Management, LC
General Partner

STATE OF TEXAS
COUNTY OF BELL

This instrument was acknowledged before me on the 16th day of September 20 15 by Margaret Diane Connell, President of Texas Sunflower Management, LC, General Partner of Texas Sunflower, Ltd.

PENNY D LOVE
Notary Public
STATE OF TEXAS
My Comm. Exp. Aug. 9, 2017

Penny D. Love
Notary Public, State of Texas

Approved this 2 day of November 2015 by the Planning and Zoning Commission of the City of Killeen, Texas.

_____
Chairman, Planning and Zoning Commission

_____
Secretary, Planning and Zoning Commission

FILED FOR RECORD this 24th day of November, 2015 A.D.

Year 2015, Number 131, Plat Records of Bell County, Texas.

Dedication Instrument in Instrument No. 2015-00044923 Official Public Records of Real Property 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 personal supervision, in accordance with the Subdivision Regulations of the City of Killeen, Texas. This subdivision, **TEXAS SUNFLOWER ADDITION**, is located within the City Limits of Killeen, Texas.

STATE OF TEXAS
REGISTERED
MICHELLE E. LEE
5772
PROFESSIONAL
LAND SURVEYOR

Michelle E. Lee 10-23-15
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 11th day of NOV, 2015 A.D.

BELL COUNTY TAX APPRAISAL DISTRICT

By: _____

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

FINAL PLAT
TEXAS SUNFLOWER ADDITION
KILLEEN, BELL COUNTY, TEXAS

TBPLS REGISTRATION NO. 100144-00

Project No.:	2015-029
Acres:	23.52
No. of Lots:	2
Scale:	1" = 100'
Date:	9/18/15
Design By:	MEL
Sheet No.:	1 OF 1