

D
365C

Notes:
 • Unless otherwise noted hereon, all subdivision perimeter corner monuments are 3/8" Iron rods set with orange caps marked "KILLEEN ENG"
 • Access to the remaining parcels abutting S.H. 195 will come from the proposed roads West Libra and West Orion Drive.

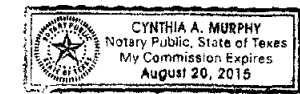
KNOW ALL MEN BY THESE PRESENTS, that RSBP DEVELOPERS, INC., whose address is 2901 E. Stan Schlueter Loop, Killeen, Texas 76542, being the sole owner of that 36.839 acre tract of land in Bell County, Texas, part of the Azra Webb Survey, Abstract No. 857 & the G.W. Farris Survey, Abstract No. 308, which is more fully described in the dedication of TRIMMIE ESTATES, PHASE FOUR, 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 TRIMMIE ESTATES, PHASE FOUR, 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 Tract "A" shown on said plat, the same to be used as public thoroughfares and for the installation and maintenance of public utilities, plans 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.

For: RSBP DEVELOPERS, INC.

By: *Gary W. Pursor, Jr.*, President

STATE OF TEXAS
 COUNTY OF BELL

This instrument was acknowledged before me on the 4 day of May, 2012 by Gary W. Pursor, Jr., President of RSBP Developers, Inc.

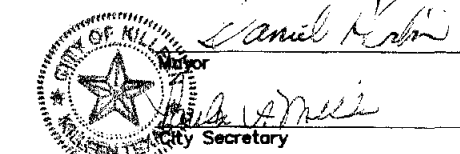


Cynthia A. Murphy
 Notary Public, State of Texas

Approved this 11th day of June, 2012 by the Planning and Zoning Commission of the City of Killeen, Texas.

John Smith
 Chairman, Planning and Zoning Commission
Tricia Ranken
 Secretary, Planning and Zoning Commission

Approved this 26th day of June, 2012 by the City Council of the City of Killeen, Texas.



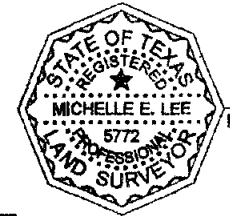
FILED FOR RECORD this 13 day of August, 2012 A.D.

Cabinet D, Slide 365C, Plat Records of Bell County, Texas.

Dedication instrument in instrument No. 33211, 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 personal supervision, in accordance with the Subdivision Regulations of the City of Killeen, Texas. This subdivision, TRIMMIE ESTATES, PHASE FOUR, is located within the City Limits of Killeen, Texas.



Michelle E. Lee
 Michelle E. Lee, RPLS (TX 5772)

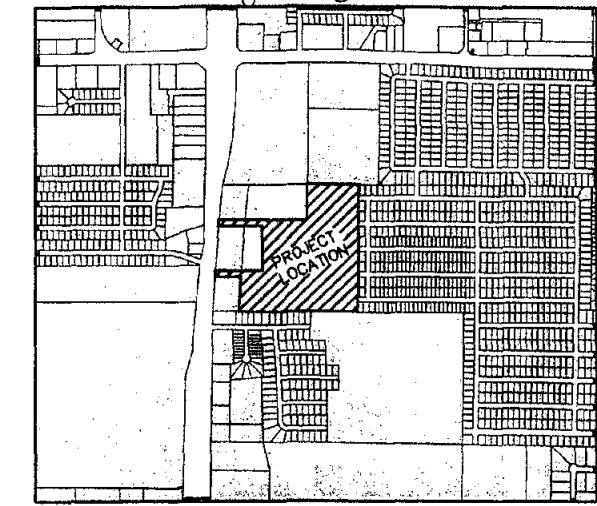
TAX CERTIFICATE

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 29th day of June, 2012 A.D.

BELL COUNTY TAX APPRAISAL DISTRICT

By: *Jennifer King*

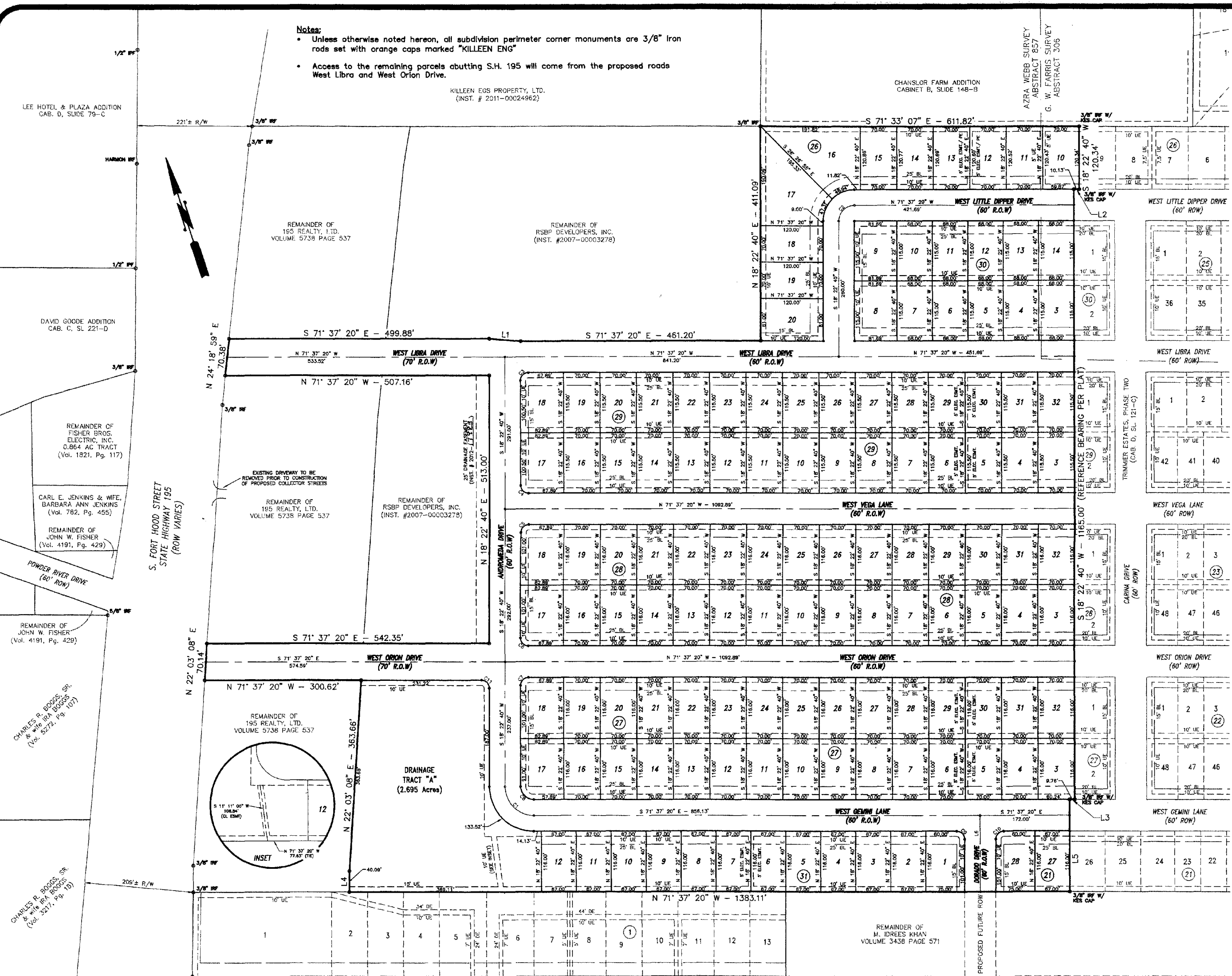


VICINITY MAP
 N.T.S.

KILLEEN ENGINEERING & SURVEYING, LTD
 2901 E. Stan Schlueter Loop
 Killeen, Texas 76542
 OFFICE: (254) 526-3981 FAX: (254) 526-4351
 TYPE REGISTRATION NO. F-4200
 TBPLS REGISTRATION NO. 100144-00

FINAL PLAT
TRIMMIE ESTATES
PHASE FOUR
KILLEEN, BELL COUNTY, TEXAS

Project No.:	2007-001
Acres:	36.839
No. of Lots:	127
Scale:	1" = 100'
Date:	6/19/2012
Design By:	MEL/FJP
Sheet No.:	1 OF 1



LINE	LENGTH	BEARING
L1	60.21'	S66° 51' 31" E
L2	10.13'	N71° 37' 20" W
L3	9.76'	N71° 37' 20" W
L4	40.09'	N19° 01' 22" E
L5	176.00'	S18° 22' 40" W
L6	146.00'	N18° 22' 40" E

CURVE	RADIUS	ARC	TANGENT	CHORD BEARING	CHORD LENGTH
C1	55.00'	86.37'	55.00'	S26° 37' 20" E	77.78'
C2	30.00'	47.12'	30.00'	S63° 22' 40" W	42.43'
C3	15.00'	23.56'	15.00'	N63° 22' 40" E	21.21'
C4	15.00'	23.56'	15.00'	N26° 37' 20" W	21.21'
C5	15.00'	23.56'	15.00'	N63° 22' 40" E	21.21'
C6	15.00'	23.56'	15.00'	N26° 37' 20" W	21.21'

C7	C8	C9	C10	C11
15.00', 23.56', 15.00', S63° 22' 40" W, 21.21'	25.00', 39.27', 25.00', S26° 37' 20" E, 35.36'	15.00', 23.56', 15.00', N26° 37' 20" W, 21.21'	15.00', 23.56', 15.00', S63° 22' 40" W, 21.21'	15.00', 23.56', 15.00', S26° 37' 20" E, 21.21'

- The Drainage Tract "A" will be accepted by the City of Killeen when all of the following conditions are met:
1. Construction is complete for 75 percent of the lots within this development.
 2. Turf has been permanently established within the storm water detention feature.
 3. Detention feature and channels in Drainage Tract "A" have been constructed in accordance with the City of Killeen released construction plans.
 4. Detention feature has been cleared of all sediment buildup from construction activities.
 5. All areas of erosion or material deterioration within the detention feature and channels in Drainage Tract "A" have been repaired.
 6. The detention feature shall meet the requirements of the adopted 2011 Drainage Manual and Chapter 32.
 7. Sidewalks and all pedestrian appurtenances will be required along all street frontage of Drainage Tract "A".

INSTRU # 2012-00033211

CAB D / 365C