

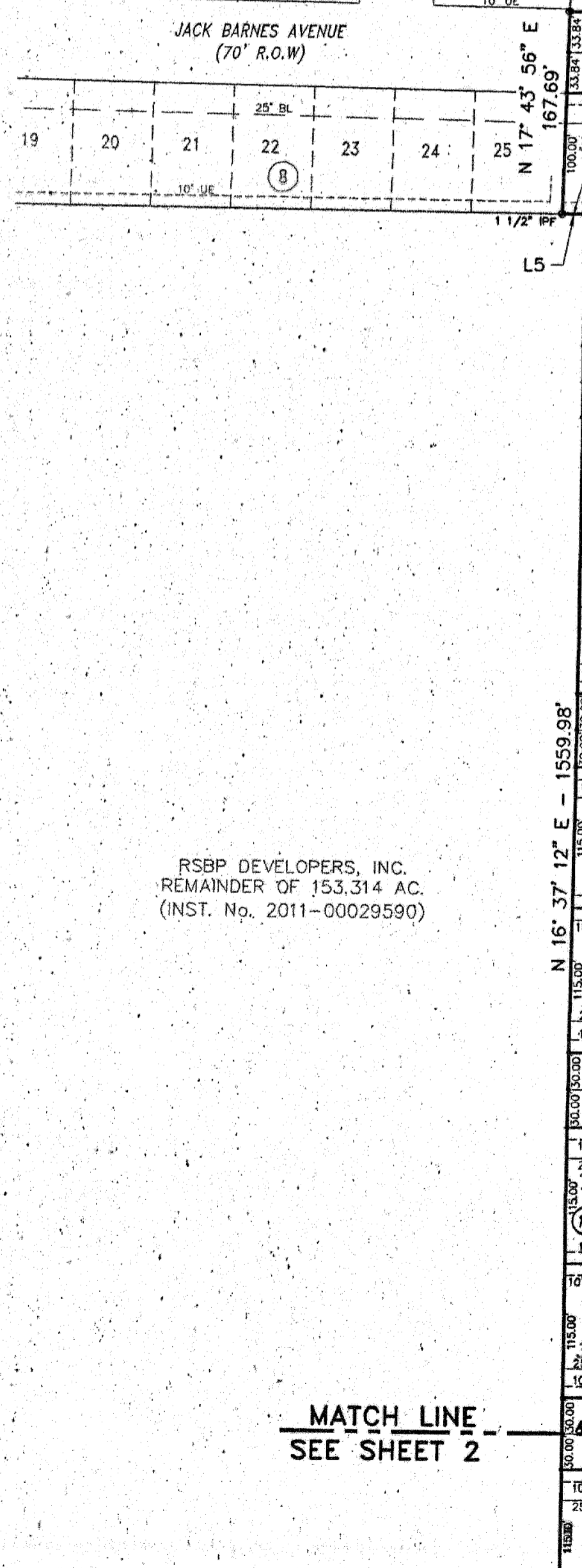
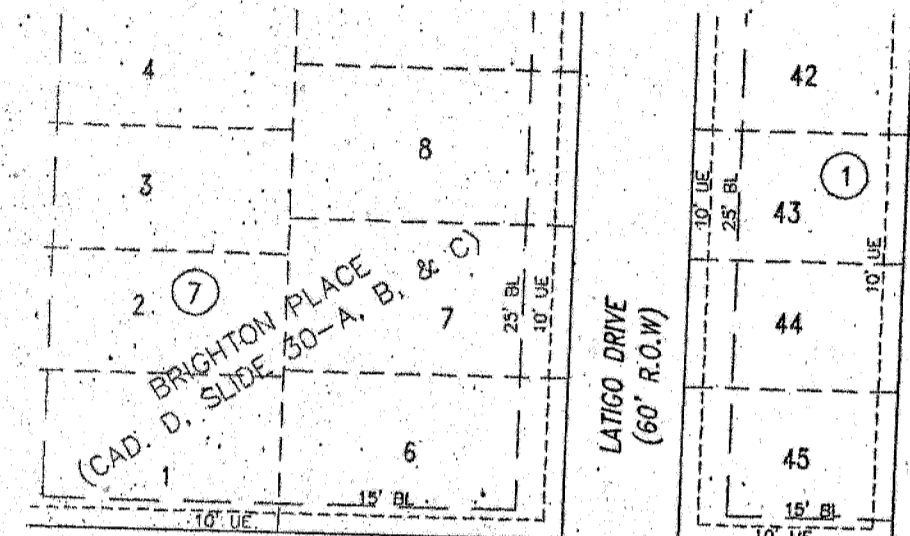
VICINITY MAP  
N.T.S.

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 disturbed areas of Drainage Tract.
3. Drainage features and channels in Drainage Tract "A" have been constructed in accordance with the City of Killeen released construction plans.
4. Floodplain has been cleared of all sediment buildup and staging/storage piles from construction activities.
5. All areas of erosion or material deterioration within the drainage features and channels in Drainage Tract "A" have been repaired.

Notes:

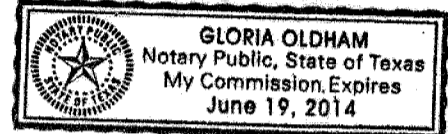
- Unless otherwise noted hereon, all subdivision perimeter corner monuments are 3/8" Iron rods set with orange caps marked "KILLEEN ENG"
- No structure temporary or permanent, including fences, are to be constructed on or in the drainage easement.
- A floodplain development permit shall be obtained before any development (including fill) occurs within Drainage Tract "A".
- A letter of no-rise or a NFIP-compliant hydrologic and hydraulic study shall accompany the floodplain development permit application.
- This subdivision proposal shall be consistent with Killeen City Code of Ordinance section 12-63, standards for subdivision proposals.
- The Basis of Bearing for this subdivision is the West line of said 153.314 acre tract as recorded in Instrument No. 2011-00024176, Deed Records of Bell County, Texas.



MATCH LINE  
SEE SHEET 2

RSBP DEVELOPERS, INC.  
REMAINDER OF 153.314 AC.  
(INST. No. 2011-00029590)

CENTRAL TELEPHONE  
COMPANY OF TEXAS, INC.  
(VOL. 5528, PG. 432)



*Gloria Oldham*  
Notary Public, State of Texas

Approved this 19th day of December, 2011, by the Planning and Zoning Commission of the City of Killeen, Texas.

*John P. ...*  
Chairman, Planning and Zoning Commission  
*Fred ...*  
Secretary, Planning and Zoning Commission

Approved by operation of law on 19th day of January, 2012

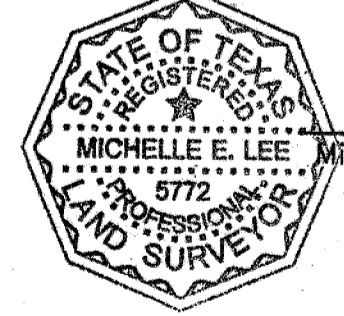
FILED FOR RECORD this 23rd day of JANUARY, 2012 A.D.

Cabinet D, Slide 315 AB Plat Records of Bell County, Texas.

Dedication Instrument in Instrument No. 2012-00002050, 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, BUNNY TRAIL ESTATES, PHASE ONE, is located within the City Limits of Killeen, Texas.



*Michelle E. Lee* 12-9-11  
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 20 day of December, 2011 A.D.

BELL COUNTY TAX APPRAISAL DISTRICT

By: *Janet ...*

KNOW ALL MEN BY THESE PRESENTS, that RSBP Developers, Inc., a Texas Corporation, whose address is 2901 E. Stan Schlueter Loop, Killeen, Texas 76542, being the sole owner of that 69.859 acre tract of land in Bell County, Texas, part of the John E. Maddera Survey, Abstract No. 600, which is more fully described in the dedication of BUNNY TRAIL ESTATES, PHASE ONE, 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 BUNNY TRAIL 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, 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 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.

For: RSBP Developers, Inc., a Texas Corporation

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

STATE OF TEXAS  
COUNTY OF BELL

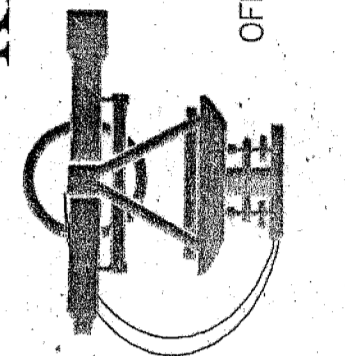
This instrument was acknowledged before me on the 17th day of November, 2011 by Gary W. Purser, Jr., President of RSBP Developers, Inc.

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

FINAL PLAT

BUNNY TRAIL ESTATES  
PHASE ONE  
KILLEEN, BELL COUNTY, TEXAS

Project No.:	2011-014
Acres:	69.859
No. of Lots:	238
Scale:	1" = 100'
Date:	11/18/2011
Design By:	FJP/ MEL
Sheet No.:	1 OF 2



**BUNNY TRAIL ESTATES  
 PHASE ONE  
 KILLEEN, BELL COUNTY, TEXAS**

**FINAL PLAT**

Project No.:	2011-014
Acres:	69.859
No. of Lots:	238
Scale:	1" = 100'
Date:	11/18/2011
Design By:	FJP/ MEL
Sheet No.:	2 OF 2

LINE	LENGTH	BEARING
L1	74.13'	S73° 16' 27"E
L2	58.99'	N16° 37' 12"E
L3	110.00'	N73° 22' 48"W
L4	70.58'	N80° 42' 23"W
L5	19.08'	N73° 19' 12"W
L6	37.46'	S73° 36' 15"E
L7	120.00'	N73° 22' 48"W
L8	110.00'	N73° 22' 48"W
L9	110.00'	N73° 22' 48"W
L10	110.00'	N73° 22' 48"W
L11	110.00'	N73° 22' 48"W
L12	110.00'	N73° 22' 48"W
L13	145.00'	N16° 37' 12"E
L14	155.00'	N16° 37' 12"E
L15	126.48'	N73° 22' 48"W
L16	32.89'	N16° 37' 12"E

CURVE	RADIUS	ARC	TANGENT	CHORD BEARING	CHORD LENGTH
C1	30.00'	34.39'	19.36'	N40° 32' 39"W	32.53'
C2	100.00'	17.19'	8.62'	N2° 46' 58"W	17.17'
C3	100.00'	25.27'	12.70'	N9° 22' 53"E	25.20'
C4	60.00'	32.77'	16.80'	N57° 44' 07"W	32.36'
C5	60.00'	36.00'	18.56'	N24° 53' 57"W	35.47'

