ACCESS NOTE
1. NO ACCESS TO OLD COPPERAS COVE ROAD WILL BE GRANTED FROM LOTS 1-24, BLOCK 9, LOTS 1-6, BLOCK 8, & LOT 28, BLOCK 4.

UTILITY EASEMENT NOTE
1. NO ABOVE GROUND APPURTENANCES FOR DRY UTILITIES WILL BE ALLOWED IN LOCATIONS WHERE THE UTILITY EASEMENTS CROSS A DRAINAGE EASEMENT (D.E.) OR A SWALE DRAINAGE EASEMENT (S.D.E.).

NOTES:
1. ALL CORNERS SHOWN ARE 3/8" IRON ROD SET WITH KILLEEN ENGINEERING CAP UNLESS OTHERWISE NOTED.

LEGEND

△	TxDOT CONCRETE FLUSH MONUMENT WITH BRASS CAP FOUND
IRF	IRON ROD FOUND
VOL.	VOLUME
PG.	PAGE
CAB.	CABINET
SL.	SLIDE
INST#	INSTRUMENT NUMBER

KNOW ALL MEN BY THESE PRESENTS, that **RSBP Developers, Inc.**, a Texas Corporation ("Developer"), whose address is **2901 E. Stan Schlueter Loop, Killeen, Texas 76542**, being the sole owner of that **158.194** acre tract of land in Bell, County, Texas, part of the **James Cook Survey, Abstract No. 161**, which is more fully described in the dedication of **ESTANCIA WEST**, 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 **ESTANCIA WEST**, 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. Fee simple title to Tract 'A' is hereby dedicated, granted and conveyed to the city subject to any and all reservations, restrictions, covenants, conditions and easements, if any, relating thereto (but only to the extent they are still in effect and shown of record in Bell County, Texas), and Developer agrees to warrant and forever defend title to such parcel to the city against every person lawfully claiming or to claim the same or any part thereof, when such claim arises by, through or under Developer but not otherwise.

For: **RSBP Developers, Inc., a Texas Corporation**

By: _____
Gary W. Purser Jr., President

STATE OF TEXAS
COUNTY OF BELL

This instrument was acknowledged before me on the 8 day of November, 2016 by **Gary W. Purser Jr., President of RSBP Developers, Inc., a Texas Corporation.**

CYNTHIA A MURPHY
Notary Public, State of Texas
Comm. Expires 08-20-2019
Notary ID 1171395-1

Cynthia A Murphy
Notary Public, State of Texas

Approved this 21st day of March, 2016, 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 22nd day of March, 2017 A.D.

Year 2017, Number 37 A,B&C Plat Records of Bell County, Texas.

Dedication Instrument in Instrument No. 2017-00011137, Official 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, **ESTANCIA WEST**, is located within the City Limits of Killeen, Texas.

Michelle E. Lee 11-7-16
Michelle E. Lee, RPLS (TX 5772)

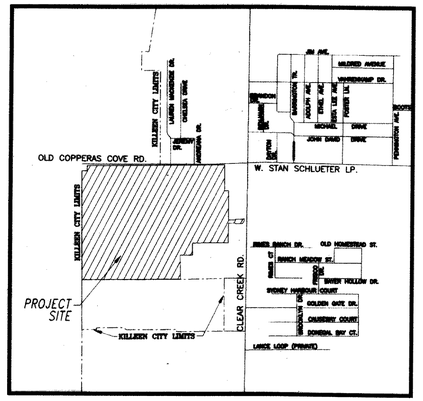
TAX CERTIFICATE

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 13th day of January, 2017 A.D.

BELL COUNTY TAX APPRAISAL DISTRICT

By: Meagan Bowen



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
TBPE REGISTRATION NO. F-4200
TBPLS REGISTRATION NO. 100144-00

△	DATE	SHEETS

FINAL PLAT
ESTANCIA WEST
KILLEEN, BELL COUNTY, TEXAS

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

Project No.:	2015-013
Acres:	158.194
No. of Lots:	527
Scale:	1" = 100'
Date:	10/17/2016
Design By:	MEL / BJP
Sheet No.:	1.00