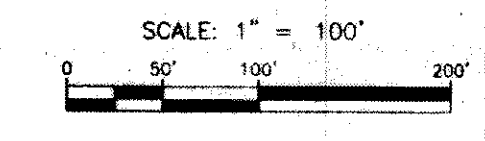


CITY OF KILLEEN CALLED 0.230 ACRE (VOL. 5928, PAGE 371)



**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 |  |
|--------|--|
| ▲      | TYPED CONCRETE FLUSH MONUMENT WITH BRASS CAP FOUND |
| IRF    | IRON ROD FOUND                                     |
| VOL    | VOLUME   |
| PG.    | PAGE   |
| CAB.   | CABINET  |
| SL.    | SLIDE  |
| INST#  | INSTRUMENT NUMBER                                  |

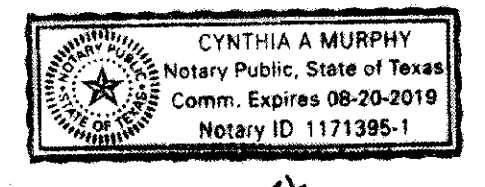
KNOW ALL MEN BY THESE PRESENTS, that RSBP Developers, Inc., a Texas Corporation ("Developer"), whose address is 2901 E. Stan Schlueter Loop, Killeen, Texas 76542, being the sole owner of that 158.194 acre tract of land in Bell County, Texas, part of the James Cook Survey, Abstract No. 161, which is more fully described in the dedication of ESTANCIA WEST, as shown by the plat hereof, attached hereto, and made a part hereof, and approved by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas, does hereby adopt and approve this plat, 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  
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

Approved this 21<sup>st</sup> day of March, 2017, by the Planning and Zoning Commission of the City of Killeen, Texas.

*John Grubel*  
Chairman, Planning and Zoning Commission  
*Wesley*  
Secretary, Planning and Zoning Commission

FILED FOR RECORD this 22<sup>nd</sup> day of March, 2017 A.D.

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

Dedication Instrument in Instrument No. 2017-000 11137, 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)

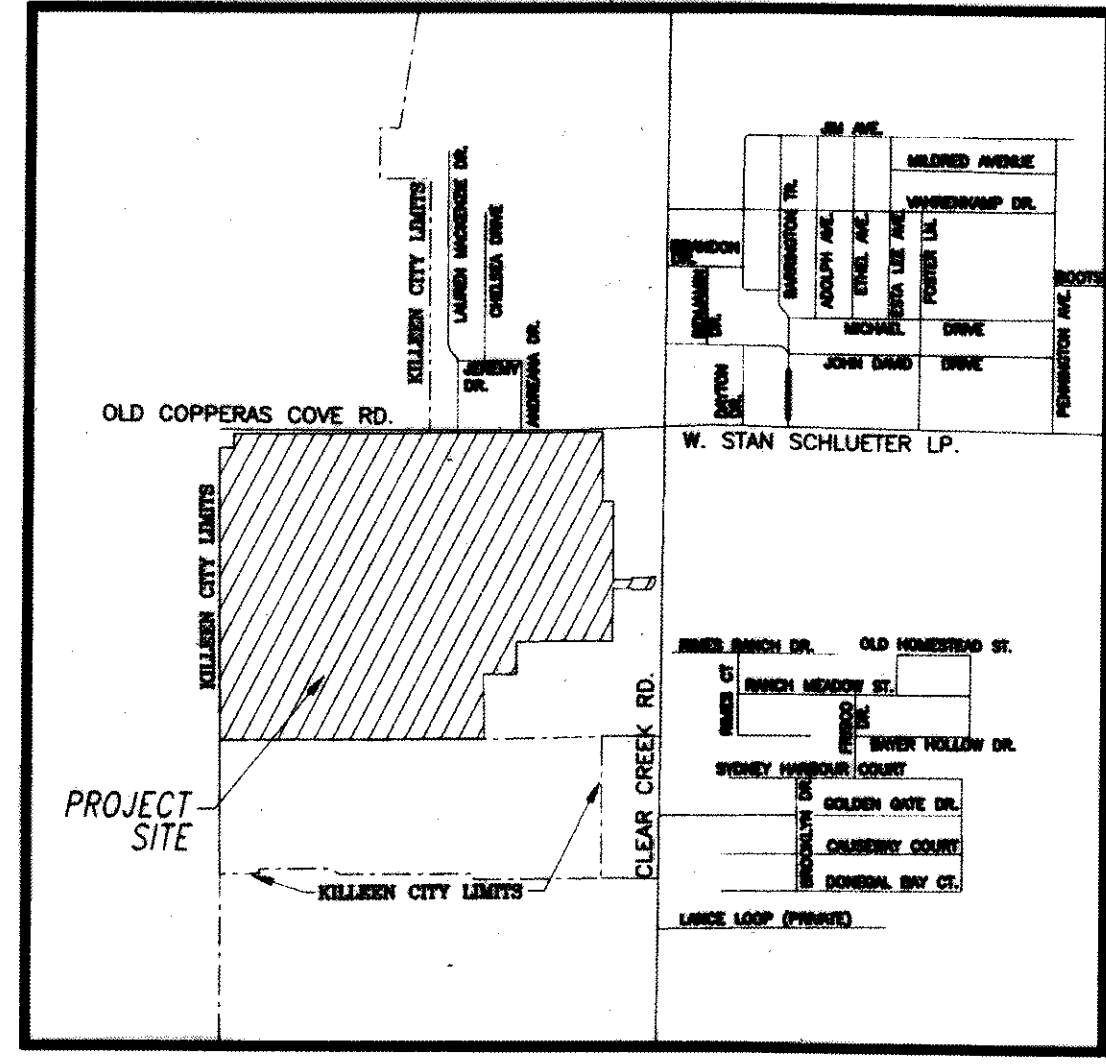
**TAX CERTIFICATE**

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 13<sup>th</sup> day of January, 2017 A.D.

BELL COUNTY TAX APPRAISAL DISTRICT

By: *Megan 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

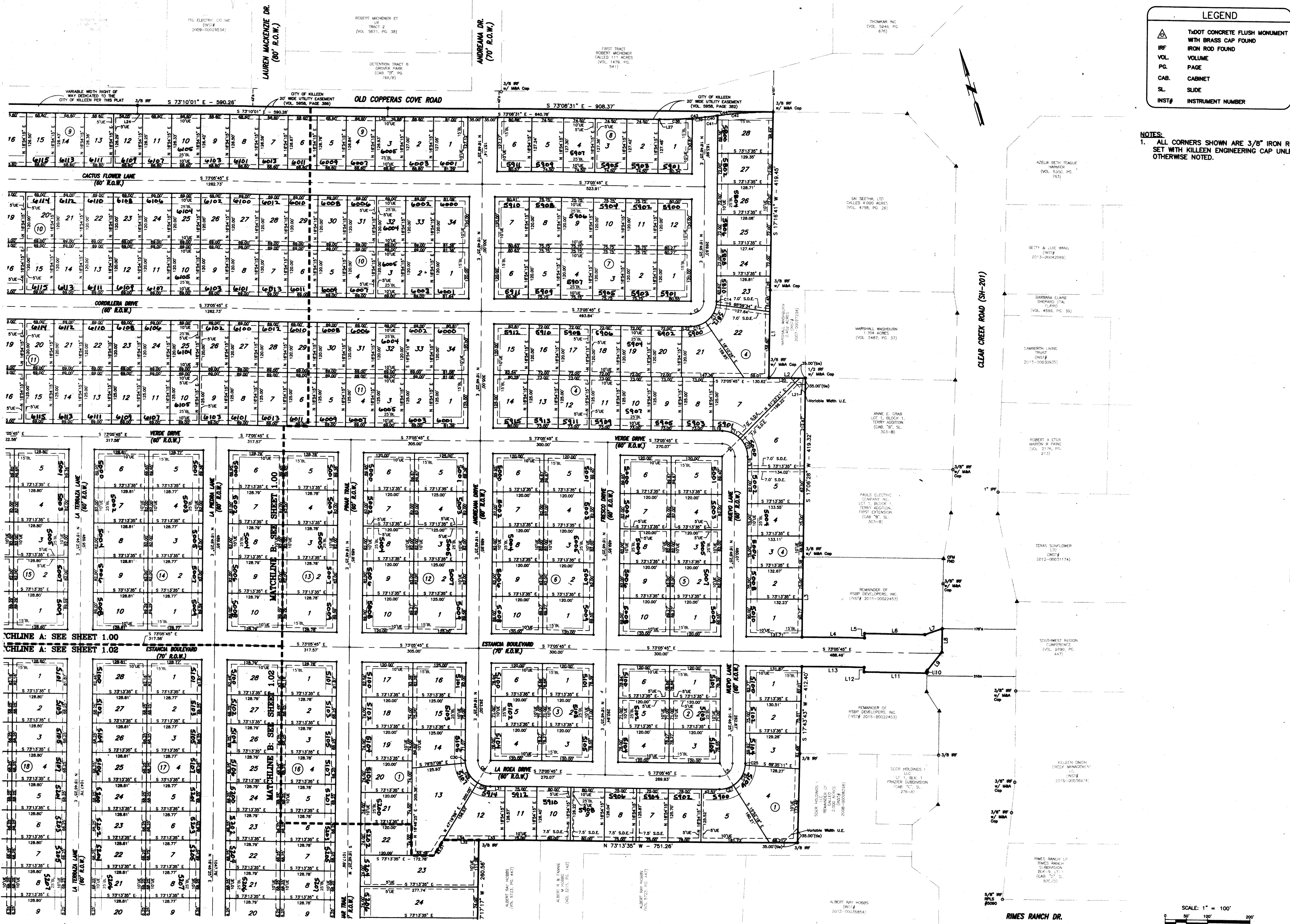
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FINAL PLAT  
ESTANCIA WEST  
KILLEEN, BELL COUNTY, TEXAS



|              |            |
|--------------|------------|
| 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       |



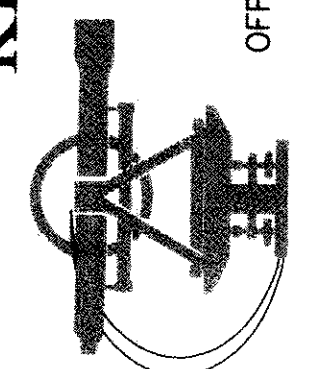


| LEGEND |                        |
|--------|------------------------|
|        | 3/8" IRON ROD MONUMENT |
|        | IRON ROD FOUND         |
|        | VOLUME                 |
|        | PAGE                   |
|        | CABINET                |
|        | SLIDE                  |
|        | INSTRUMENT NUMBER      |

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

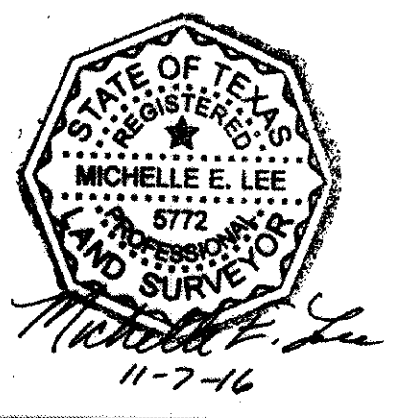
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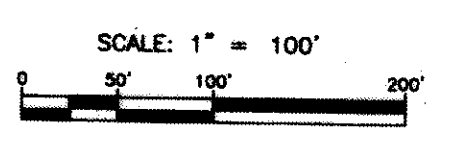


FINAL PLAT

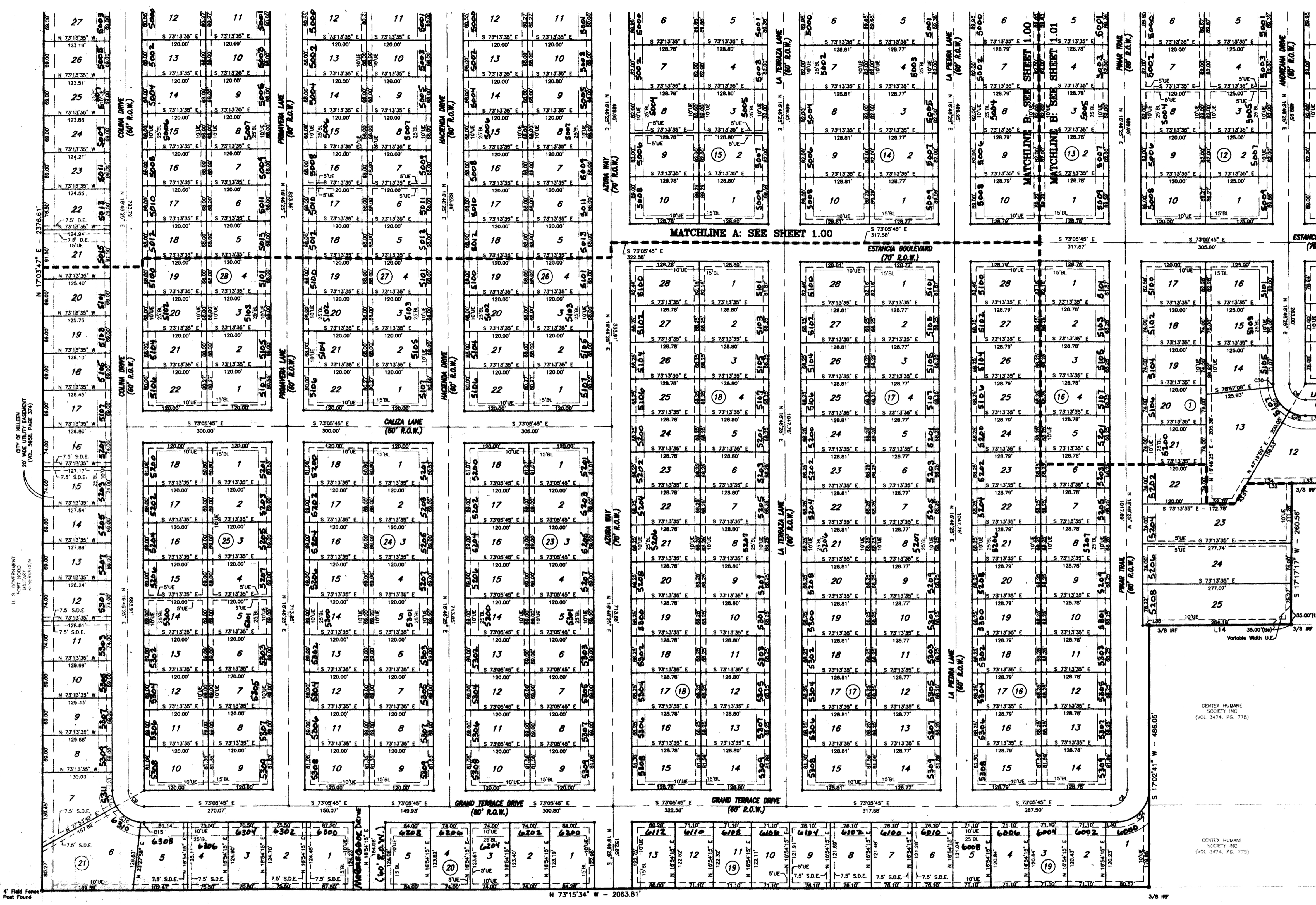
ESTANCIA WEST  
 KILLEEN, BELL COUNTY, TEXAS



|              |            |
|--------------|------------|
| Project No.: | 2015-013   |
| Acres:       | 158.194    |
| No. of Lots: | 527        |
| Scale:       | 1" = 100'  |
| Date:        | 10/17/2016 |
| Design By:   | MEL / BJP  |
| Sheet No.:   | 1.01       |

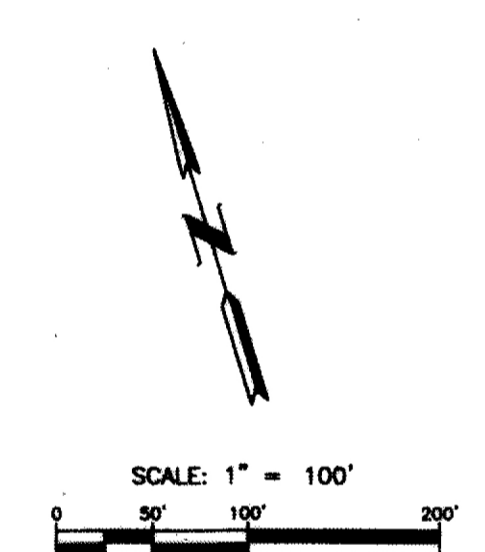






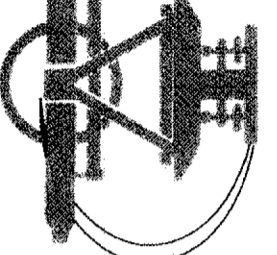
| CURVE TABLE |        |        |               |              | CURVE TABLE |         |         |               |              |
|-------------|--------|--------|---------------|--------------|-------------|---------|---------|---------------|--------------|
| CURVE       | RADIUS | LENGTH | CHORD BRG.    | CHORD LENGTH | CURVE       | RADIUS  | LENGTH  | CHORD BRG.    | CHORD LENGTH |
| C1          | 30.00' | 47.19' | N 81°30'20" E | 42.47'       | C23         | 50.00'  | 57.08'  | S 27°40'52" E | 54.53'       |
| C2          | 30.00' | 47.19' | N 81°30'20" E | 42.47'       | C24         | 60.00'  | 64.10'  | N 81°30'20" E | 64.75'       |
| C3          | 30.00' | 47.19' | N 81°30'20" E | 42.47'       | C25         | 60.00'  | 3.81'   | S 18°30'37" W | 3.81'        |
| C4          | 30.00' | 47.06' | S 28°00'40" E | 42.38'       | C26         | 60.00'  | 56.25'  | S 47°18'16" W | 54.21'       |
| C5          | 30.00' | 47.19' | N 81°30'20" E | 42.47'       | C27         | 60.00'  | 34.32'  | N 89°28'02" W | 33.88'       |
| C6          | 30.00' | 47.06' | S 28°00'40" E | 42.38'       | C28         | 60.00'  | 31.87'  | N 57°52'53" W | 31.49'       |
| C7          | 30.00' | 50.00' | N 23°58'07" W | 47.94'       | C29         | 60.00'  | 56.25'  | N 15°48'30" W | 54.21'       |
| C8          | 30.00' | 47.19' | N 81°30'20" E | 42.47'       | C30         | 60.00'  | 6.00'   | N 13°54'30" W | 5.99'        |
| C9          | 30.00' | 47.06' | S 28°00'40" E | 42.38'       | C31         | 60.00'  | 44.92'  | S 74°55'42" W | 45.74'       |
| C10         | 30.00' | 47.06' | S 28°00'40" E | 42.38'       | C32         | 60.00'  | 94.38'  | N 13°54'30" W | 94.85'       |
| C11         | 30.00' | 46.88' | S 90°51'12" E | 45.42'       | C33         | 75.00'  | 75.00'  | S 23°38'07" E | 71.91'       |
| C12         | 30.00' | 38.73' | N 89°21'54" E | 38.16'       | C34         | 75.00'  | 75.00'  | S 33°19'38" W | 71.91'       |
| C13         | 30.00' | 50.00' | N 47°50'00" E | 48.84'       | C35         | 75.00'  | 75.00'  | N 89°23'37" W | 71.91'       |
| C14         | 30.00' | 7.57'  | S 27°23'28" W | 7.57'        | C36         | 900.00' | 133.21' | S 68°43'38" E | 133.08'      |
| C15         | 30.00' | 6.87'  | S 84°48'54" E | 6.87'        | C37         | 900.00' | 134.29' | S 68°45'42" E | 134.17'      |
| C16         | 30.00' | 57.00' | S 38°18'07" E | 54.88'       | C38         | 900.00' | 77.49'  | S 75°36'30" E | 77.46'       |
| C17         | 30.00' | 30.34' | S 27°00'00" W | 29.92'       | C39         | 900.00' | 30.16'  | S 27°00'00" E | 30.10'       |
| C18         | 30.00' | 10.02' | N 77°52'33" W | 10.01'       | C40         | 900.00' | 28.64'  | S 80°50'34" E | 28.64'       |
| C19         | 30.00' | 37.44' | S 34°35'35" W | 36.83'       | C41         | 900.00' | 3.63'   | N 81°34'50" W | 3.63'        |
| C20         | 30.00' | 17.87' | N 82°51'22" W | 17.78'       | C42         | 900.00' | 130.66' | N 77°18'03" W | 130.54'      |
| C21         | 30.00' | 50.00' | N 33°19'38" E | 47.94'       | C43         | 900.00' | 134.29' | S 77°24'56" E | 134.16'      |
| C22         | 30.00' | 50.00' | S 89°23'37" E | 47.94'       | C44         | 900.00' | 134.29' | S 77°24'56" E | 134.16'      |

| LINE TABLE |               | LINE TABLE |      |               |          |
|------------|---------------|------------|------|---------------|----------|
| LINE       | BEARING       | DISTANCE   | LINE | BEARING       | DISTANCE |
| L1         | S 17°11'34" W | 208.25'    | L21  | S 73°02'42" E | 13.20'   |
| L2         | S 73°02'42" E | 86.35'     | L22  | S 73°05'45" E | 20.96'   |
| L3         | S 17°06'28" W | 191.12'    | L23  | S 16°48'25" W | 34.26'   |
| L4         | S 72°53'30" E | 146.66'    | L24  | S 73°10'01" E | 12.55'   |
| L5         | N 17°06'30" E | 10.78'     | L25  | S 73°10'01" E | 28.92'   |
| L6         | S 72°53'30" E | 141.90'    | L26  | S 17°18'41" W | 32.80'   |
| L7         | N 87°13'30" E | 43.81'     | L27  | S 73°08'31" E | 2.65'    |
| L8         | S 17°20'57" W | 55.82'     | L28  | S 73°05'45" E | 58.66'   |
| L9         | S 54°38'35" W | 56.85'     | L29  | S 73°05'45" E | 25.54'   |
| L10        | S 17°19'30" W | 5.66'      | L30  | S 73°05'45" E | 21.01'   |
| L11        | N 72°53'30" W | 146.14'    | L31  | N 73°05'45" W | 34.48'   |
| L12        | N 17°06'30" E | 10.78'     | L32  | S 73°05'45" E | 83.83'   |
| L13        | N 72°53'30" W | 146.08'    | L33  | S 73°13'35" E | 60.32'   |
| L14        | N 73°25'21" W | 284.16'    | L34  | S 73°05'45" E | 83.83'   |
| L15        | S 73°03'17" E | 99.80'     | L35  | S 73°25'21" E | 12.24'   |
| L16        | N 17°01'58" E | 99.75'     | L36  | S 17°08'28" W | 25.35'   |
| L17        | N 18°54'15" E | 20.00'     | L37  | S 73°05'45" E | 15.02'   |
| L18        | S 16°48'25" W | 28.19'     |      |               |          |
| L19        | S 73°05'45" E | 22.14'     |      |               |          |
| L20        | S 73°02'42" E | 73.16'     |      |               |          |



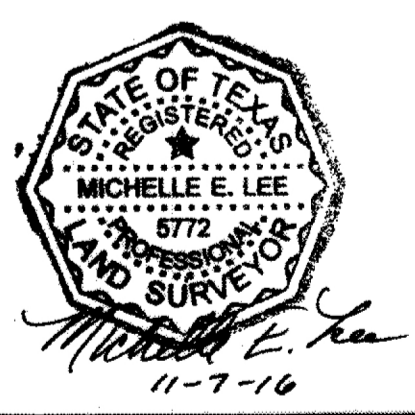
FINAL PLAT

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| DATE | SHEETS |
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ESTANCIA WEST  
 KILLEEN, BELL COUNTY, TEXAS



|              |            |
|--------------|------------|
| Project No.: | 2015-013   |
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| Date:        | 10/17/2016 |
| Design By:   | MEL / BJP  |
| Sheet No.:   | 1.02       |

**LEGEND**

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

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