

GENERAL NOTES:

- Streets terminating in a cul-de-sac shall have a minimum 50 ft. right-of-way radius and a pavement radius of 41 ft. to back of curb.
- All existing utility easements shown on the plat of record of Rimes Ranch Subdivision Cab. D SL 87 C/D, Plat Records of Bell County, Texas, and located within the boundaries of this replat are hereby abandoned and replaced by those shown hereon.
- The developer will install a sidewalk adjacent to the back of curb on the north side of Ranch Meadow Street on Lot 43, Block 1, Rimes Ranch Subdivision and Lot 45A, Block 5 of this plat.
- Arrow indicates that the stormwater runoff from one lot must flow directly onto the other lot, without impediment or diversion to other lots.

DRAINAGE EASEMENT NOTE:

To allow for proper drainage conditions, all drainage easements shall be properly graded, maintained free and clear of obstructions. Positive overflow sections (swales) shall be sloped to provide stormwater flow (i.e., drainage) from the front to rear of all lots affected here on and will be maintained by the lot owner(s).

No portion of this tract is within a Special Flood Hazard Area per FEMA's Flood Insurance Rate Map (FIRM) Panel for Bell County, Texas Dated September 26, 2008, panel number 48027C0260 E. The Surveyor does not certify as to the accuracy of said information and does not warrant, or imply, that structures placed within or any of the platted areas, will be free from flooding or flood damage.

LEGEND

● - INDICATES IRON RODS FOUND, UNLESS OTHERWISE NOTED.	B.L. - INDICATES BUILDING SET-BACK LINE.
○ - INDICATES IRON RODS WITH CAPS MARKED "CORNER, 1/2\"	U.E. - INDICATES PUBLIC UTILITY EASEMENT.
□ - INDICATES TYPED CONC. MONUMENT FOUND.	D.E. - INDICATES DRAINAGE EASEMENT.
— SEE NOTE 4	S.E. - INDICATES SANITARY SEWER EASEMENT.

TAX CERTIFICATE

The Bell County Tax Office, 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 2nd Day of June, A.D. 2010
BELL COUNTY TAX OFFICE

By: Thomas J. Lewis

KNOW ALL MEN BY THESE PRESENTS, that Rimes Ranch LP., Ltd. whose address is 2901 Ranch Road 620 N, Austin, TX 78734-2208, being sole owner of the certain 25.69 acres tract of land in Bell County, Texas, which is more fully described in the dedication of RIMES RANCH PHASE II (A REPLAT OF LOTS 1-6, BLOCK 3, LOTS 1-24, BLOCK 4, LOTS 1-16, BLOCK 5, LOTS 1-25, BLOCK 6, AND LOTS 1-19, BLOCK 7), 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, and Rimes Ranch LP., Ltd., does hereby adopt said RIMES RANCH PHASE II (A REPLAT OF LOTS 1-6, BLOCK 3, LOTS 1-24, BLOCK 4, LOTS 1-16, BLOCK 5, LOTS 1-25, BLOCK 6, AND LOTS 1-19, BLOCK 7), as an addition to the City of Killeen, Bell County, Texas, and hereby dedicates to said city all streets, avenues, roads, drives, alleys shown on said plat, the same to be used as public thoroughfares and/or 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 the installation and maintenance of any and all public utilities, which the city may install or permit to be installed or maintained.

Grantor does hereby give, grant, convey and transfer to the City of Killeen, Texas, in fee simple, the drainage area shown as Lot 45A Block 5.

WITNESS the execution hereof, on this 28th day of May, 2010

For: RIMES RANCH LP., LTD.,
By: MB2 MANAGEMENT, INC.,
General Partner

Jimmy A. Bayer
Jimmy A. Bayer Vice President

This instrument was acknowledged before me on the 28th day of May, 2010, by Jimmy A. Bayer, in his capacity as Vice President of MB2 MANAGEMENT, INC., in its capacity as general partner of RIMES RANCH LP., LTD., on behalf of said entities.

ROBERT J. KALLUS
Notary Public, State of Texas
My Commission Expires
October 19, 2011

Robert J. Kallus
Notary Public's Signature

APPROVED this the 10th day of May, 2010 by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas.

John E. Frank
CHAIRMAN, PLANNING COMMISSION

Richie Hankes
SECRETARY, PLANNING COMMISSION

APPROVED this the 25th day of May, 2010 by the City Council of the City of Killeen, Bell County, Texas.

Sammy R. Hancock
MAYOR, CITY OF KILLEEN

Paula A. Gault
ATTTEST: CITY SECRETARY

FILED FOR RECORD this 8 day of June, 2010, in Cabinet D, Slides 310D, Plat Records of Bell County, Texas, and Instrument No. 2010-00020 altB Official Records, Bell County, Texas.
Shelley Cotton Clerk Resolution Instrument No. 200-000-20049

By: Melissa Jordan Deputy

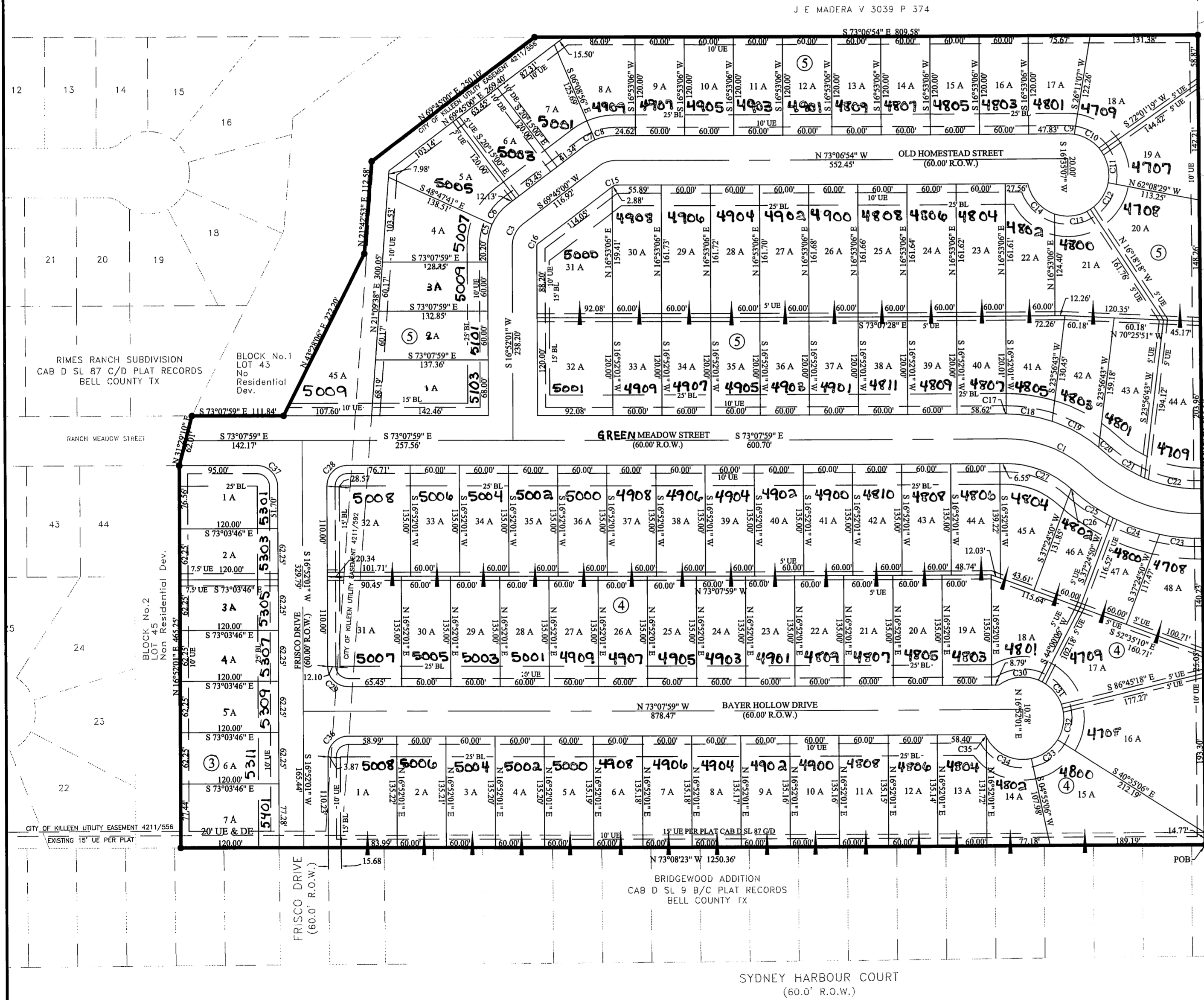
State of Texas
County of Bell

I, A. W. Kessler, registered professional land surveyor do hereby certify that I did cause the plat attached hereto to be prepared from an actual survey made on the ground and that all corner monuments were found or placed under my supervision in accordance with the subdivision regulations of the city of Killeen, Bell County, Texas.

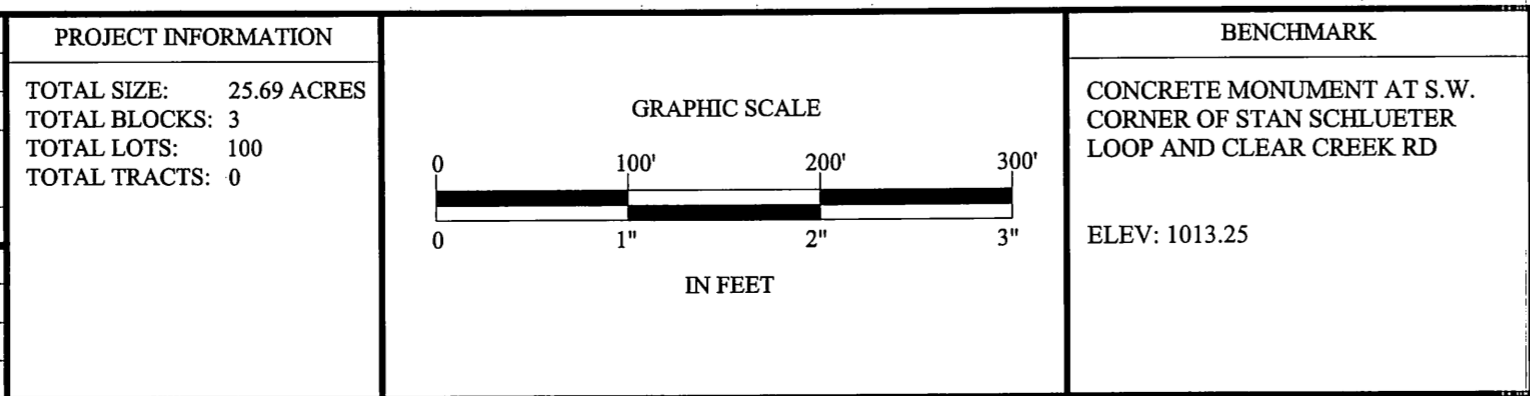
by: A. W. Kessler 5-26-2010
A. W. Kessler
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1852



CURVE	CURVE TABLE				
	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	150.00'	111.17'	42°27'49"	N 51°54'05" W	108.64'
C2	200.00'	152.06'	43°33'43"	N 52°27'01" W	148.42'
C3	33.00'	30.46'	52°52'59"	S 43°18'31" W	29.39'
C4	33.00'	21.39'	37°08'05"	S 88°19'03" W	21.02'
C5	63.00'	26.76'	24°20'18"	S 29°02'10" W	26.56'
C6	63.00'	31.39'	28°32'41"	S 55°28'40" W	31.06'
C7	63.00'	15.51'	14°06'04"	S 76°48'02" W	15.47'
C8	63.00'	25.33'	23°02'01"	N 84°37'55" W	25.16'
C9	50.00'	8.12'	9°18'31"	N 68°28'08" W	8.11'
C10	50.00'	40.00'	45°50'12"	N 40°53'47" W	38.94'
C11	50.00'	40.00'	45°50'12"	N 04°56'25" E	38.94'
C12	50.00'	40.00'	45°50'12"	N 50°46'37" E	38.94'
C13	50.00'	45.84'	52°31'30"	S 80°02'33" E	44.25'
C14	50.00'	51.60'	59°07'40"	S 24°12'58" E	49.34'
C15	3.00'	1.94'	37°08'05"	S 88°19'03" W	1.91'
C16	3.00'	2.77'	52°52'59"	S 43°18'31" W	2.67'
C17	180.00'	1.38'	0°26'21"	S 72°54'49" E	1.38'
C18	180.00'	57.21'	18°12'41"	S 63°35'18" E	56.97'
C19	180.00'	65.03'	20°41'58"	S 44°07'59" E	64.68'
C20	180.00'	9.78'	3°06'49"	S 32°13'35" E	9.78'
C21	170.00'	57.82'	19°29'15"	S 40°24'47" E	57.54'
C22	170.00'	71.86'	24°13'07"	S 62°15'58" E	71.32'
C23	230.00'	52.75'	13°08'29"	N 67°33'15" W	52.64'
C24	230.00'	60.18'	14°59'29"	N 53°29'16" W	60.01'
C25	230.00'	61.51'	15°19'22"	N 38°19'51" W	61.33'
C26	120.00'	0.61'	0°17'21"	N 30°48'51" W	0.61'
C27	120.00'	88.33'	42°10'28"	N 52°02'45" W	86.35'
C28	25.00'	39.27'	90°00'00"	S 61°52'01" W	35.36'
C29	25.00'	39.27'	90°00'00"	S 28°07'59" E	35.36'
C30	50.00'	55.87'	64°01'18"	N 76°53'53" W	53.01'
C31	50.00'	42.00'	48°07'57"	N 20°49'16" W	40.78'
C32	50.00'	40.00'	45°50'12"	N 26°09'48" E	38.94'
C33	50.00'	40.00'	45°50'12"	N 72°00'00" E	38.94'
C34	50.00'	65.23'	74°45'10"	S 47°42'19" E	60.70'
C35	50.00'	3.77'	4°19'22"	S 08°10'03" E	3.77'
C36	25.00'	39.27'	90°00'00"	N 61°52'01" E	35.36'
C37	25.00'	39.27'	90°00'00"	S 28°07'59" E	35.36'
C38	63.00'	22.46'	20°25'50"	N 79°57'55" E	22.35'
C39	60.00'	87.01'	83°05'18"	S 72°36'16" W	79.58'
C40	3.00'	1.94'	37°08'05"	S 88°19'03" E	1.91'
C41	50.00'	20.11'	23°02'33"	N 06°10'24" E	19.97'
C42	30.00'	15.18'	29°00'05"	N 58°36'44" W	15.02'
C43	30.00'	47.13'	90°01'13"	S 61°52'37" W	42.43'
C44	25.00'	39.19'	89°49'21"	S 28°02'40" E	35.30'
C45	25.00'	37.23'	85°19'18"	N 59°31'40" E	33.88'
C46	25.00'	39.27'	90°00'00"	N 61°52'01" E	35.36'
C47	30.00'	14.58'	27°50'42"	N 02°56'40" E	14.44'
C48	50.00'	90.47'	103°40'36"	S 89°14'02" E	78.63'
C49	60.00'	26.25'	25°03'55"	S 35°42'57" W	26.04'
C50	25.00'	13.69'	31°22'53"	S 32°33'28" W	13.52'
C51	180.00'	119.79'	37°46'04"	N 53°37'19" W	117.63'
C52	170.00'	51.02'	17°11'44"	N 65°46'40" W	50.83'
C53	30.00'	28.63'	54°40'55"	S 44°12'29" W	27.56'
C54	50.00'	92.82'	106°21'38"	S 02°51'59" W	80.05'
C55	60.00'	132.82'	126°50'18"	N 48°54'52" E	107.32'
C56	25.00'	13.69'	31°22'19"	N 01°10'52" E	13.52'
C57	25.00'	39.27'	90°00'00"	N 61°52'01" E	35.36'
C58	230.00'	115.45'	28°45'35"	N 45°02'57" W	114.24'
C59	120.00'	40.74'	19°27'04"	N 40°23'42" W	40.54'

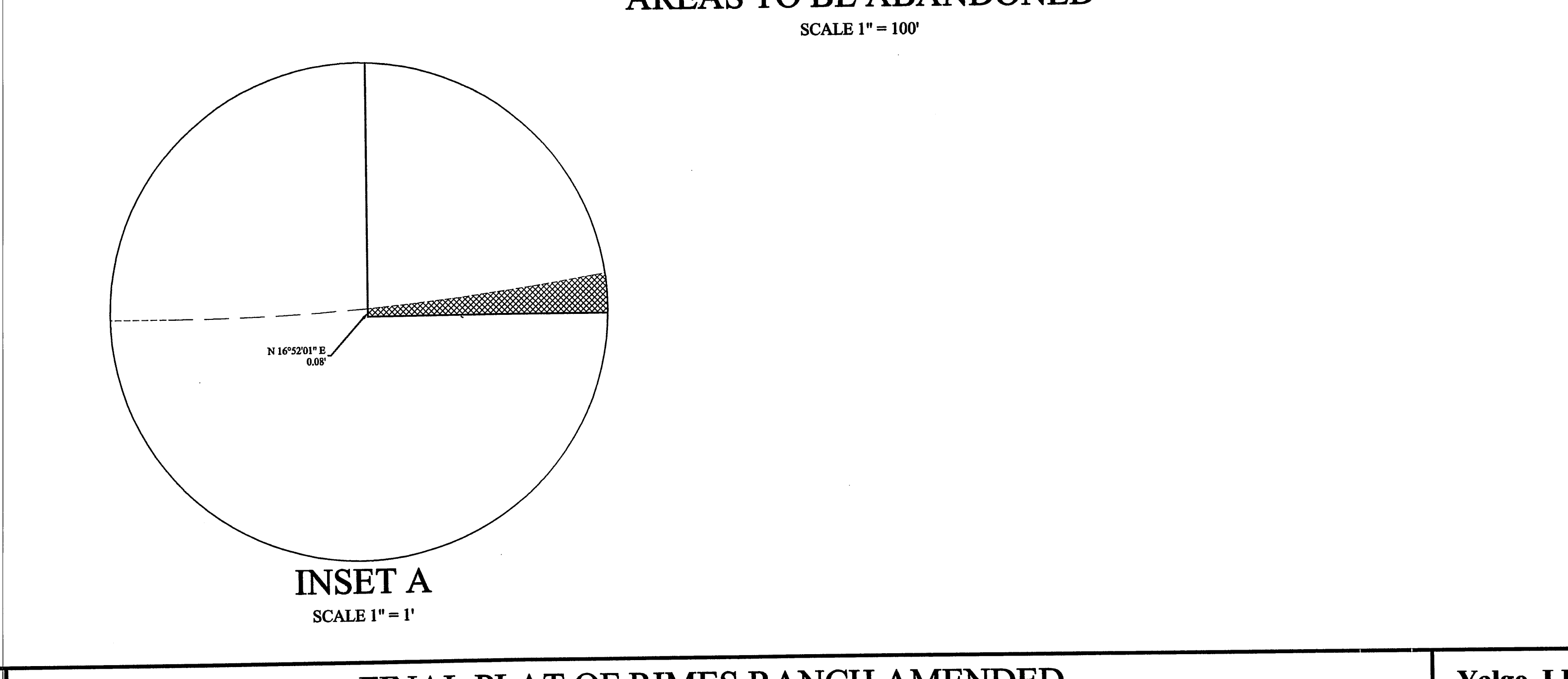
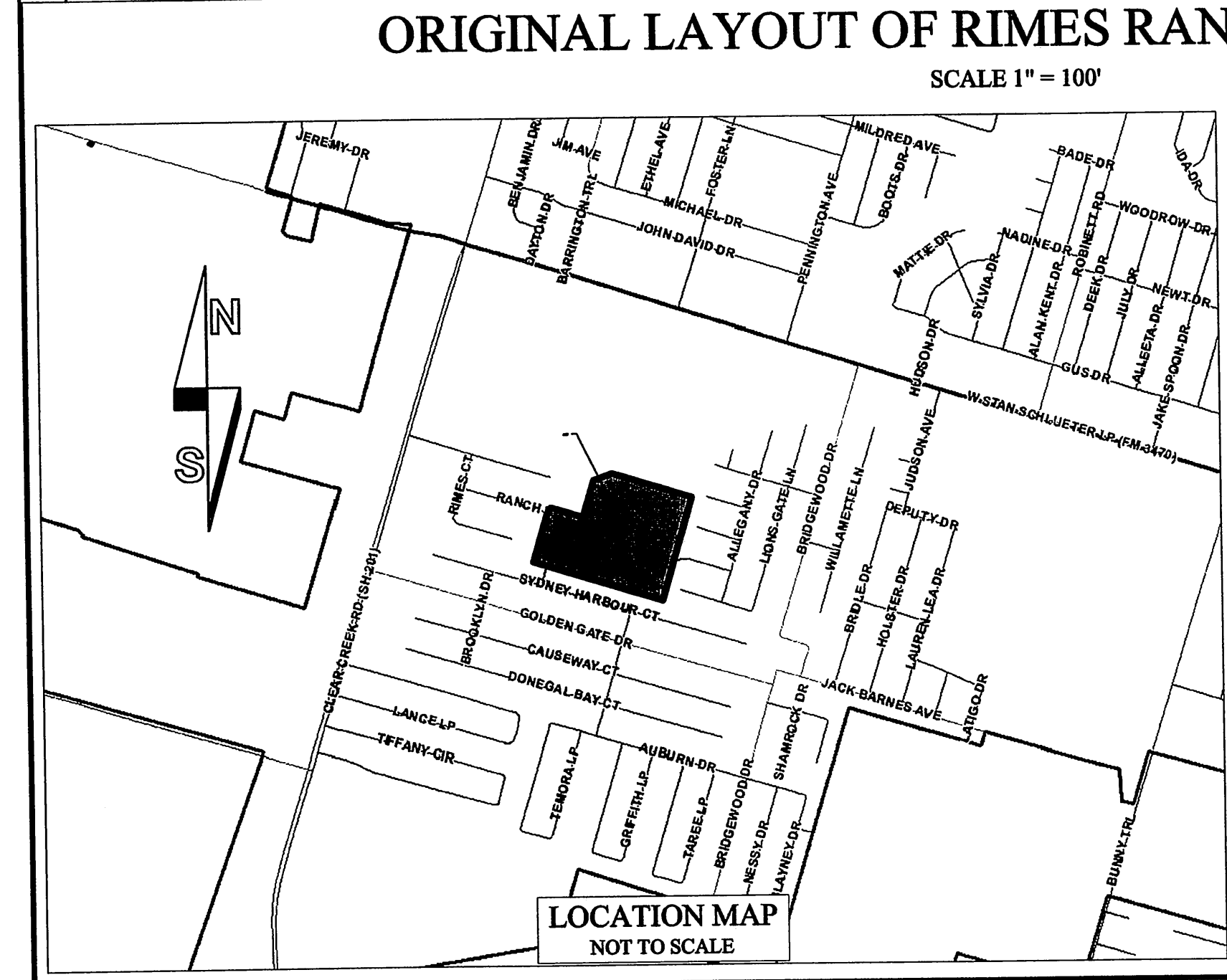
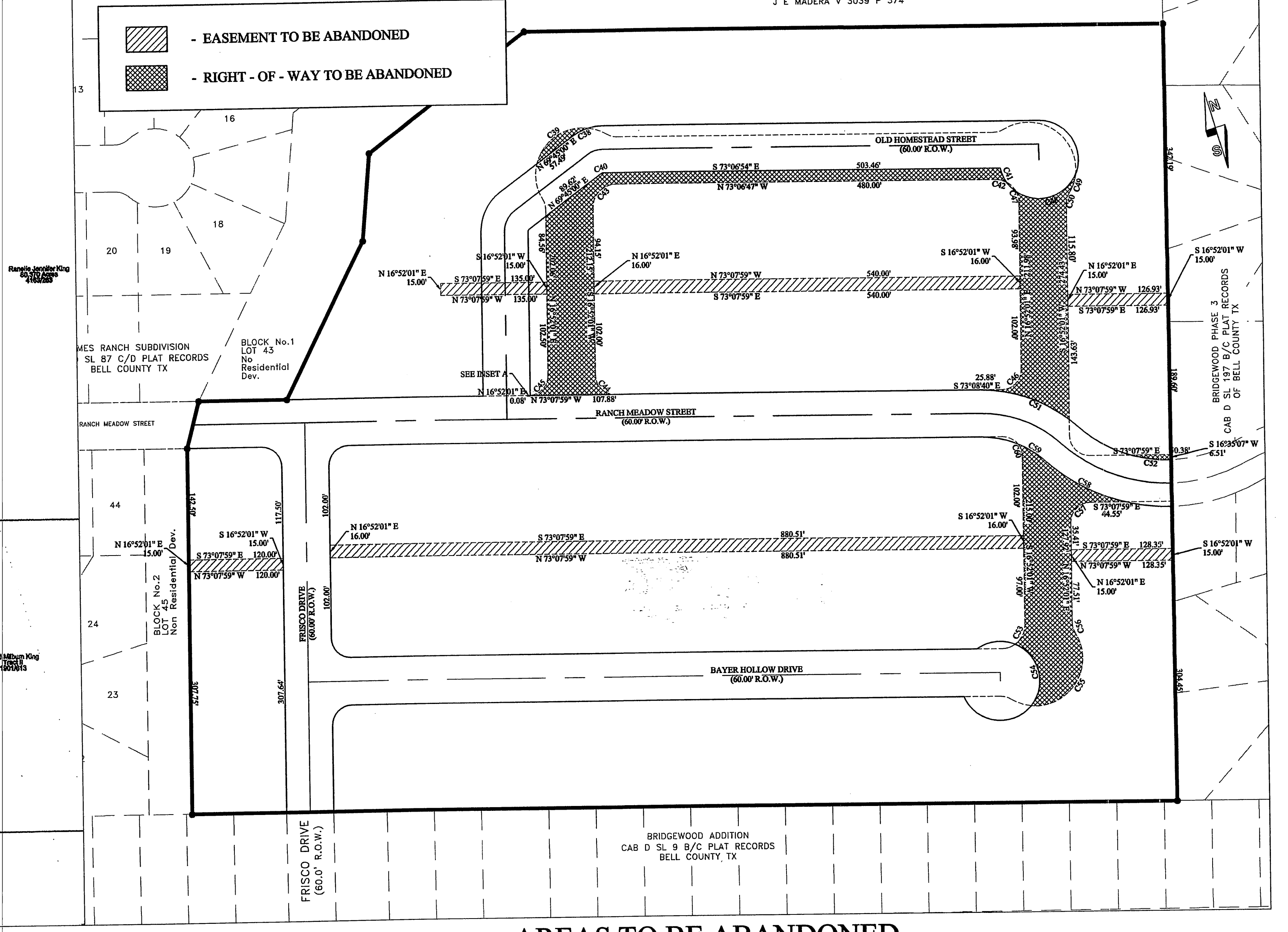
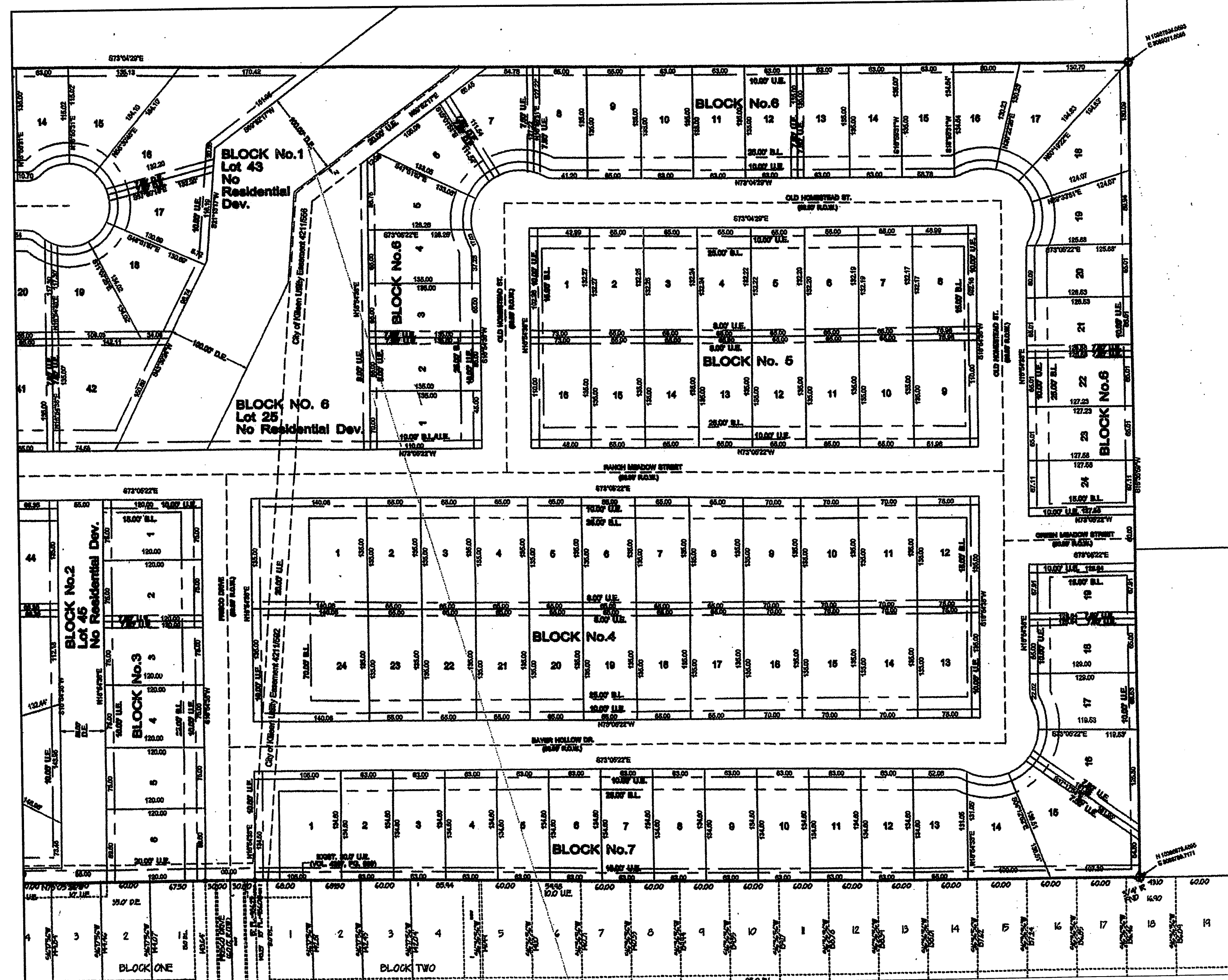


REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION	BENCHMARK
2	ADDED LOT 45A (BLOCK 5), NOTES 3&4, LEGEND, AND SHEET 1, AND MOVED LOT LINES ON LOTS 4A-7A	4/27/10	BTW	TOTAL SIZE: 25.69 ACRES TOTAL BLOCKS: 3 TOTAL LOTS: 100 TOTAL TRACTS: 0	CONCRETE MONUMENT AT S.W. CORNER OF STAN SCHLUETER LOOP AND CLEAR CREEK RD
1	ORIGINAL RELEASE	11/13/09	BTW		ELEV: 1013.25
PROJECT NUMBER: 1173		CLIENT NAME: W & B DEVELOPMENT			
CHECKED BY: WSC		CLIENT LOCATION: KILLEEN, TX			
APPROVED BY: SAB					
AUTHORIZED BY: WBW					



FINAL PLAT OF RIMES RANCH PHASE II
(A REPLAT OF LOTS 1-6 BLOCK 3, LOTS 1-24 BLOCK 4, LOTS 1-16 BLOCK 5, LOTS 1-25 BLOCK 6, AND LOTS 1-19 BLOCK 7)
CITY OF KILLEEN, BELL COUNTY, TEXAS

Valgo, LLC 3000 Illinois Ave., Suite 106 Killeen, TX 76543 PH (254) 953-5353 FX (254) 953-0032 Texas Registered Engineering Firm F-10264	SHEET 1 OF 2
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REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION
2	ADDED LOT 45A (BLOCK 5), NOTES 3&4, LEGEND, AND SHEET 1	4/27/10	BTW	TOTAL SIZE: 25.69 ACRES TOTAL BLOCKS: 3 TOTAL LOTS: 100 TOTAL TRACTS: 0
1	ORIGINAL RELEASE	4/27/10	BTW	

PROJECT NUMBER: 1173	CLIENT NAME: W & B DEVELOPMENT
CHECKED BY: WSC	CLIENT LOCATION: KILLEEN, TX
APPROVED BY: SAB	
AUTHORIZED BY: WBW	

BENCHMARK
CONCRETE MONUMENT AT S.W. CORNER OF STAN SCHLUETER LOOP AND CLEAR CREEK RD
ELEV: 1013.25

FINAL PLAT OF RIMES RANCH AMENDED
(AN AMENDMENT OF LOTS 1-6 BLOCK 3, LOTS 1-24 BLOCK 4, LOTS 1-16 BLOCK 5, LOTS 1-25 BLOCK 6, AND LOTS 1-19 BLOCK 7)
CITY OF KILLEEN, BELL COUNTY, TEXAS

Yalgo, LLC
3000 Illinois Ave., Suite 100
Killeen, TX 76543
PH (254) 953-5353
FX (254) 953-0032
Texas Registered
Engineering Firm F-10264

SHEET
2
OF
2