

JAY BEATTY  
VOLUME 5579 PAGE 301

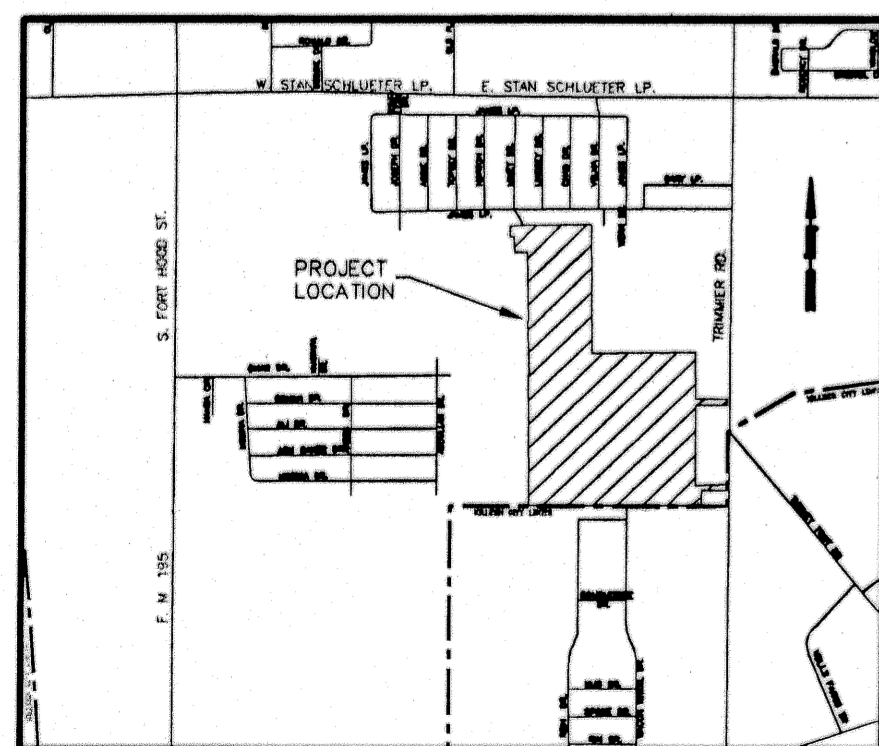
REMAINDER OF  
BENTINA, LTD.,  
ELIZABETH H. TIPTON 1999 TRUST, &  
SUE ELLEN VANZANTEN 1999 TRUST  
140.239 ACRE TRACT  
VOLUME 5820 PAGE 584

RYLE PARTNERSHIP  
2.941 ACRE  
FILED DECEMBER 9, 2005

G. W. FARRIS SURVEY - ABSTRACT 306  
ARZA WEBB SURVEY - ABSTRACT 857

WHITIS INVESTMENTS, LTD.  
VOLUME 5713 PAGE 076

SEE SHEET 2



VICINITY MAP  
N.T.S.

CURVE	DELTA	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	90°41'11"	30.00	47.48	30.36	N 26°18'45" W	42.68
C2	271°08'46"	50.00	236.62	49.01	N 19°03'51" E	70.00
C3	286°15'37"	50.00	249.81	37.50	N 19°03'51" E	60.00
C4	286°15'37"	50.00	249.81	37.50	N 19°03'51" E	60.00
C5	286°15'37"	50.00	249.81	37.50	N 19°03'51" E	60.00
C6	286°15'37"	50.00	249.81	37.50	N 18°22'40" E	60.00
C7	286°15'37"	50.00	249.81	37.50	N 18°22'40" E	60.00
C8	286°15'37"	50.00	249.81	37.50	N 18°22'40" E	60.00
C9	286°15'37"	50.00	249.81	37.50	N 18°22'40" E	60.00
C10	286°15'37"	50.00	249.81	37.50	N 18°22'40" E	60.00
C11	90°00'00"	15.00	23.56	15.00	S 25°58'09" E	21.21
C12	90°00'00"	15.00	23.56	15.00	N 64°03'51" E	21.21
C13	90°05'13"	15.00	23.58	15.02	S 64°01'14" W	21.23
C14	89°54'47"	15.00	23.54	14.98	N 29°58'46" W	21.20
C15	90°00'00"	15.00	23.56	15.00	S 25°58'09" E	21.21
C16	90°00'00"	15.00	23.56	15.00	N 64°03'51" E	21.21

Note: Unless otherwise noted hereon, all subdivision perimeter corner monuments are 3/8" iron rods with orange caps marked "KILLEEN E&S".

Utility Note: All Utilities within the easement along the rear of Block 13 shall be underground utilities.

KNOW ALL MEN BY THESE PRESENTS, that RSBP DEVELOPERS, INC., A Texas Corporation, whose address is 2901 East Stan Schlueter Loop, Killeen, Texas 76542, being the sole owner of that certain 90.324 acre tract of land in Bell County, Texas, out of the G.W. Farris Survey, Abstract 306 & the Arza Webb Survey, Abstract 857, which is more fully described in the dedication of TRIMMIER 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 TRIMMIER 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 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 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.

RSBP DEVELOPERS, INC., A Texas Corporation

Gary Purser, Jr.

STATE OF TEXAS  
COUNTY OF BELL

This instrument was acknowledged before me on the 25 day of October, 2005 by Gary Purser, Jr.



REBECCA ADAMS  
Notary Public  
STATE OF TEXAS  
My Commission  
Expires 07/15/2008  
NOTARY PUBLIC, STATE OF TEXAS

Approved this 19th day of December, 2005 by the Planning and Zoning Commission of the City of Killeen, Texas.

*[Signature]*  
Chairman, Planning and Zoning Commission  
*[Signature]*  
Secretary, Planning and Zoning Commission

Approved this 20th day of December, 2005 by the City Council of the City of Killeen, Texas.

*[Signature]*  
Mayor  
*[Signature]*  
City Secretary

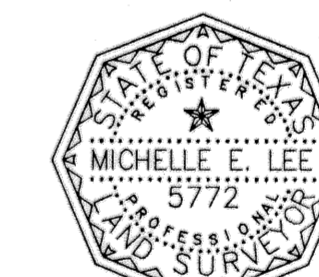
FILED FOR RECORD this 25th day of January, 2006 A.D.

Cabinet D Slide 95C-D Plat Records of Bell County, Texas.

Dedication Instrument in Volume 5953, Page 687, 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 supervision, in accordance with the Subdivision and Property Development Regulations of the City of Killeen, Texas. This subdivision, TRIMMIER ESTATES, PHASE ONE, is located within the City Limits of Killeen, Texas.



*[Signature]*  
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 December, 2005 A.D. Killeen, Bell County, Texas.

BELL COUNTY TAX APPRAISAL DISTRICT

By: *[Signature]*

THE LIMITS OF THE 100-YEAR FLOOD AS SHOWN HEREON WERE INTERPOLATED FROM THE FLOOD INSURANCE RATE MAP 480706 0135 B FOR BELL COUNTY COUNTY, TEXAS DATED FEBRUARY 15, 1984. THE SURVEYOR/ENGINEER DOES NOT CERTIFY TO THE ACCURACY OR INACCURACY OF SAID MAP AND THEREFORE DOES NOT IMPLY OR WARRANT THAT STRUCTURES WITHIN THE FLOOD PLAIN LIMITS AS SHOWN HEREON OR THE PLATTED AREA WILL BE FREE FROM FLOODING OR FLOOD DAMAGE.

Project No.:	2005-035
Acres:	90.324
No. of Lots:	330
Scale:	1" = 100'
Date:	08/30/05
Design By:	MEL/BCC
Sheet No.:	1 OF 2

**KILLEEN ENGINEERING & SURVEYING, LTD.**  
2901 E. Stan Schlueter Loop  
Killeen, Texas 76542  
(254) 526-3981 (254) 526-4351 Fax

FINAL PLAT

TRIMMIER ESTATES  
PHASE ONE  
KILLEEN, BELL COUNTY, TEXAS