

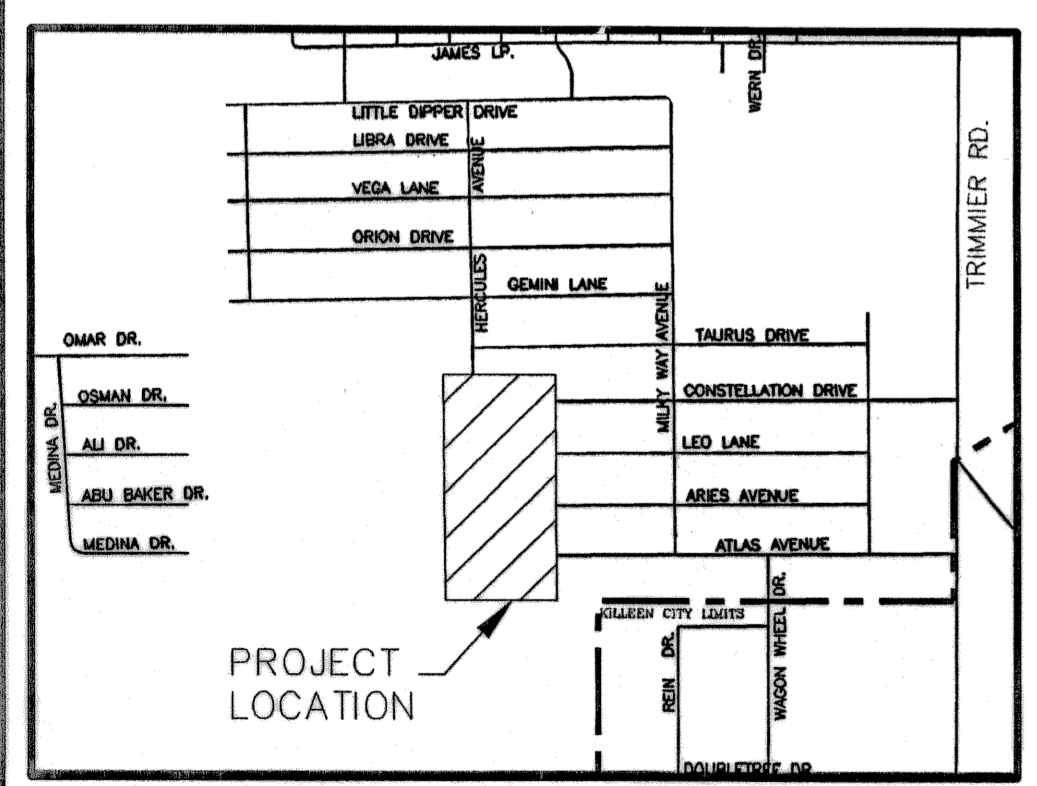
INSET 'A'
TRIMMIE ESTATES, PHASE ONE
(CAB. D, SLIDE 95-C&D)
SCALE: 1"=200'

Hatched ROW from previous phase (Trimmer Estates Phase 1) to be abandoned per this plat.

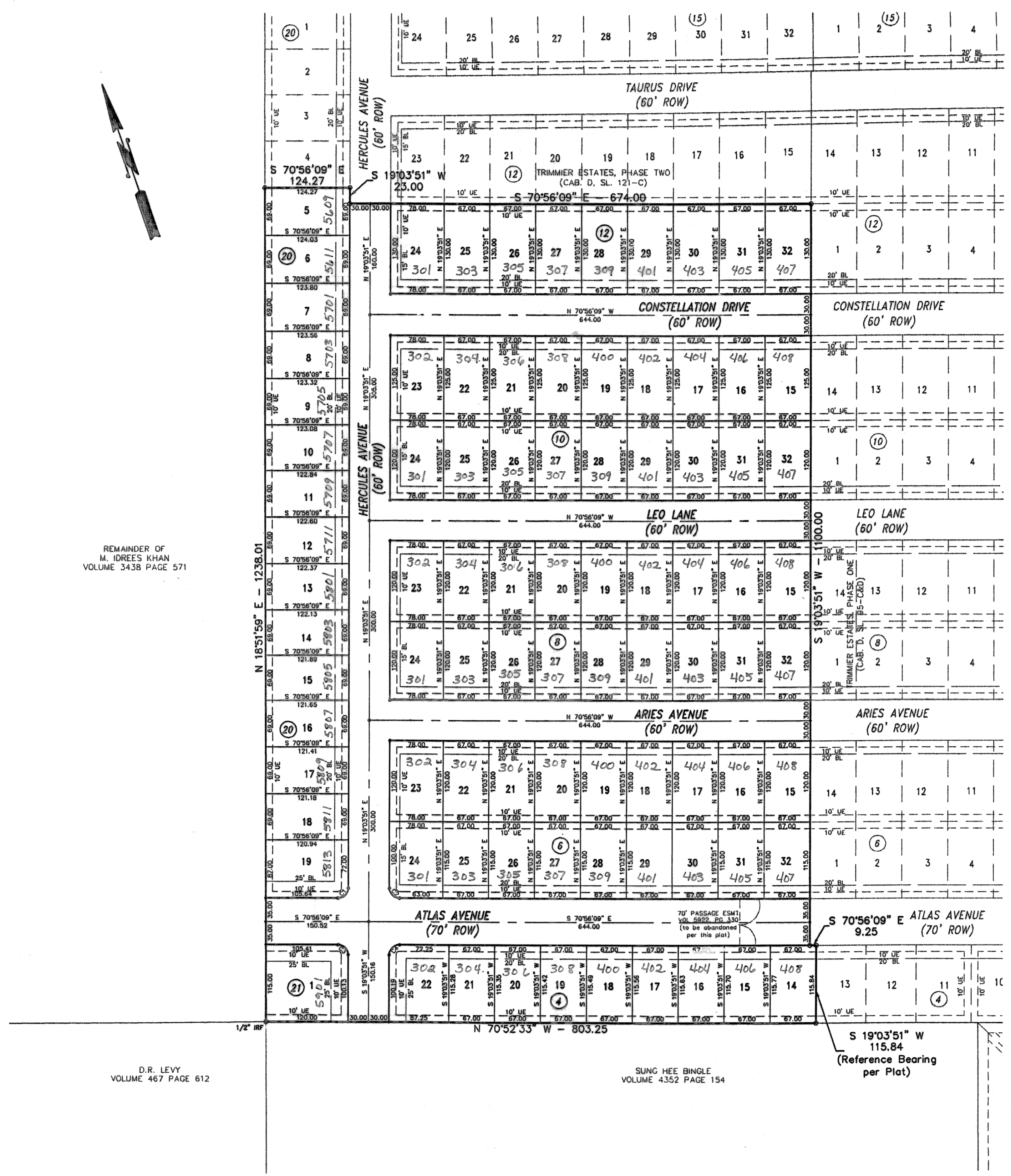
REMAINDER OF
M. IDREES KHAN
VOLUME 3438 PAGE 571

CURVE	DELTA	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	90°00'00"	15.00	23.56	15.00	N 64°03'51" E	21.21
C2	90°00'00"	15.00	23.56	15.00	S 25°56'09" E	21.21
C3	90°00'00"	15.00	23.56	15.00	N 25°56'09" W	21.21
C4	90°00'00"	15.00	23.56	15.00	S 64°03'51" W	21.21

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



VICINITY MAP
N.T.S.



D.R. LEVY
VOLUME 467 PAGE 612

SUNG HEE BINGLE
VOLUME 4352 PAGE 154

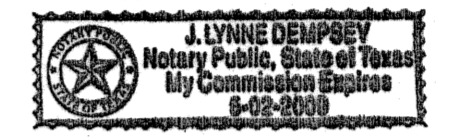
KNOW ALL MEN BY THESE PRESENTS, that RSBP DEVELOPERS, INC., A Texas Corporation, whose address is 2901 East Stan Schlueter Loop, Killeen, Texas 76542, being the sole owners of that certain 22.303 acre tract of land in Bell County, Texas, out of the Arza Webb Survey, Abstract 857, which is more fully described in the dedication of TRIMMIE ESTATES, PHASE THREE, being a replat of part of Trimmer Estates, Phase One, & 21.585 acres out of the Arza Webb Survey, A-857, 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 TRIMMIE ESTATES, PHASE THREE, being a replat of part of Trimmer Estates, Phase One, & 21.585 acres out of the Arza Webb Survey, A-857, 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 Pursar, Jr., President

STATE OF TEXAS
COUNTY OF BELL

This instrument was acknowledged before me on the 24th day of May 2021 by Gary Pursar, Jr.



J. Lynne Dempsey
NOTARY PUBLIC, STATE OF TEXAS

Approved this 25th day of June 2023 by the Planning and Zoning Commission of the City of Killeen, Texas.

Adam Zinsler
Chairman, Planning and Zoning Commission

Erica Ranker
Secretary, Planning and Zoning Commission

Approved this 10th day of July 2021 by the City Council of the City of Killeen, Texas.



Simothy L. Hancock
Mayor

Paula S. Miller
City Secretary

FILED FOR RECORD this 12th day of July 2021 A.D.

Cabinet D, Slide 184-B, Plat Records of Bell County, Texas.

Dedication Instrument in Instrument No. 2021-0023997, 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, TRIMMIE ESTATES, PHASE THREE, being a replat of part of Trimmer Estates, Phase One, & 21.585 acres out of the Arza Webb Survey, A-857, is located within the City Limits of Killeen, Texas.



Michelle E. Lee 6-5-21
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 28th day of June 2022 A.D. Killeen, Bell County, Texas.

BELL COUNTY TAX APPRAISAL DISTRICT
By: Tommy T. Lewis

FINAL PLAT

KILLEEN ENGINEERING
& SURVEYING, LTD.

2901 E. Stan Schlueter Loop
Killeen, Texas 76542
(254) 526-3981 (254) 526-4351 Fax

TRIMMIE ESTATES, PHASE THREE
BEING A REPLAT OF PART OF
TRIMMIE ESTATES, PHASE ONE &
21.585 ACRES OUT OF THE ARZA WEBB SURVEY, A-857
KILLEEN, BELL COUNTY, TEXAS

Project No.:	2006-014
Acres:	22.303
No. of Lots:	88
Scale:	1" = 100'
Date:	01/16/07
Design By:	MEL/BCC
Sheet No.:	1 OF 1