



**AGENDA  
REGULAR MEETING  
PLANNING AND ZONING COMMISSION  
APRIL 20, 2020  
5:00 PM  
ZOOM MEETING**

To mitigate the spread of COVID-19, this meeting will be a virtual meeting closed to in-person attendance. Commissioners and Staff will attend virtually via Zoom Meeting. Members of the public may join the Zoom meeting by following this link: <https://us04web.zoom.us/j/74560781377?pwd=UVpFRlJwQTVGeFIHaUR0VTZkY1d3QT09>. The Meeting ID is 74560781377 and password is 3uFsJ6. Members of the public who wish to participate in the public hearing are encouraged to call 254-501-7630 or email [mlopez@killeentexas.gov](mailto:mlopez@killeentexas.gov) or [jmillard@killeentexas.gov](mailto:jmillard@killeentexas.gov) at least one hour prior to the meeting to request to speak at the public hearing. Requests to speak must include your name and address for the record. Speakers will be called upon individually to speak during the public hearing. The meeting agenda and the packet are posted online at <https://www.killeentexas.gov/AgendaCenter>.

**CALL TO ORDER – 5:00 P.M. – ZOOM.US**

<b>ROLL CALL</b>	
<b>COMMISSION</b>	<b>STAFF</b>
<ul style="list-style-type: none"> <li>___ Kirk Latham, Chairman</li> <li>___ Ramon Alvarez, Vice Chairman</li> <li>___ Sandra O’Brien</li> <li>___ Lawrence Holly</li> <li>___ Leo Gukeisen</li> <li>___ Randy Ploeckelmann</li> <li>___ Louie Minor</li> <li>___ Michael Hodges</li> </ul>	<ul style="list-style-type: none"> <li>___ Tony D. McIlwain, AICP, CFM, Executive Director of Planning and Development Services</li> <li>___ Wallis Meshier, CNU-A, Senior Planner</li> <li>___ Jerry Millard Jr., Senior Planner</li> <li>___ Holli Clements, Esq., Deputy City Attorney</li> <li>___ MD Hossain, P.E., CFM, City Engineer</li> <li>___ David Hermosillo, Sr. CAD-GIS Technician</li> <li>___ Maria Lopez, Assistant Planner</li> </ul>

**APPROVAL OF AGENDA**

Consider approval of the agenda for the regular meeting of the Planning and Zoning Commission for **April 20, 2020**.

**CONSENT AGENDA**

**CA-1** Consider minutes of the regular Planning and Zoning Commission Meeting of **April 6, 2020**.

**CA-2** Consider a plat submitted by Killeen Engineering & Surveying, Ltd. on behalf of JOF Developers, Inc. (**Case #20-021FS: McGregor Estates Phase Three**), being

approximately 31.439 acres, out of the James Cook Survey, Abstract No. 161. The property is located west of Clear Creek Road, south of Estancia West, Killeen, Texas.

## PUBLIC HEARINGS

**PH-1** **HOLD** a public hearing and consider a residential replat submitted by Killeen Engineering & Surveying, Ltd. on behalf of RSBP Developers, Inc. (**Case #20-016RRS: White Rock Estates Phase Eleven**), being approximately 1.058 acres, out of the A. H. Wood Survey, Abstract No. 886 and being a residential replat of Lot 12, Block 12, White Rock Estates Phase Ten. The property is located between Zircon Drive and Rosewood Drive, north of Pyrite Drive, Killeen, Texas.

## COMMISSION AND STAFF ITEMS

**I.** Attendance Chart.

## ADJOURNMENT

The next regularly scheduled meeting of the Planning and Zoning Commission is **May 4, 2020** at 5:00 p.m.

The public is hereby informed that notices for City of Killeen meetings will no longer distinguish between matters to be discussed in open or closed session of a meeting. This practice is in accordance with rulings by the Texas Attorney General that, under the Texas Open Meetings Act, the Planning and Zoning Commission may convene a closed session to discuss any matter listed on the agenda, without prior or further notice, if the matter is one that the Open Meetings Act allows to be discussed in a closed session.

### AMERICANS WITH DISABILITIES ACT

This meeting is being conducted in accordance with the Texas Open Meetings Law [V.T.C.A., Government Code, § 551.001 et seq.]. This meeting is being conducted in accordance with the Americans with Disabilities Act [42 USC 12101 (1991)]. Requests for sign interpretive services are available upon requests received at least 48 hours prior to the meeting. To make arrangements for those services, please call 254-501-7630, Planning and Development Services Department, or TDD 1-800-734-2989.

I certify that the above notice of meeting was posted on the bulletin boards at City Hall, the Police Department and on the website of the City of Killeen, Texas, on or before **April 17, 2020**.

María Lopez  
Assistant Planner

**MINUTES  
REGULAR MEETING  
PLANNING AND ZONING COMMISSION  
APRIL 6, 2020  
UTILITY COLLECTIONS, 210 W. AVENUE C  
LARGE CONFERENCE ROOM**

## ROLL CALL

PRESENT:

Commission: Kirk Latham, Chairman; Ramon Alvarez, Vice Chairman; Lawrence Holly; Leo Gukeisen; Sandra O'Brien; Michael Hodges

Staff: Tony McIlwain, AICP, CFM, Executive Dir. of Planning & Development; Holli Clements, Esq., Deputy City Attorney; Jerry Millard Jr., Senior Planner; Wallis Meshier, CNU-A, Senior Planner; Maria Lopez, Assistant Planner

ABSENT: Louie Minor, Randy Ploeckelmann

**CALL TO ORDER – 5:00 P.M. – Utility Collections Large Conference Room**

Chairman Latham called the meeting of the Planning and Zoning Commission to order at 5:00 p.m.

**APPROVAL OF AGENDA**

Vice Chairman Alvarez made a motion to approve the agenda. Commissioner Hodges seconded, and the motion passed 5 to 0.

**CONSENT AGENDA**

Vice Chairman Alvarez stepped away from the dais due to a potential conflict of interest.

- CA-1** Consider minutes of the regular Planning and Zoning Commission Meeting of **March 2, 2020**.
- CA-2** Consider a plat submitted by Quintero Engineering, L.L.C. on behalf of Leslie Shelley (**Case #20-012FS: Splawn Ranch Phase Six**), being approximately 4.153 acres out of the William H. Cole Survey, Abstract No. 200. The property is addressed as 211 Viola Drive, Killeen, Texas.
- CA-3** Consider a plat submitted by Turley Associates, Inc. on behalf TANB, L.L.C. (**Case #20-014FS: Gardens At Jasper Heights**), being approximately 4.708 acres, being out of the Nathan Halbert Survey, Abstract No. 389. The property is located on the north right-of-way of E. Mary Jane Drive and approximately 300 feet west of Trimmier Road, Killeen, Texas.

Commissioner Gukeisen requested that CA-1 through CA-3 be voted on separately from CA-4.

Commissioner Holly made a motion to approve CA-1, CA-2 and CA-3. Commissioner Gukeisen seconded the motion. The motion passed 4-0.

Vice Chairman Alvarez returned to the dais.

**CA-4** Consider a request for a plat submitted by Killeen Engineering & Surveying, Ltd. on behalf of JOF Developers, Inc. (**Case #20-017FS: McGregor Estates Phase Two**), being approximately 14.979 acres, out of the J. Cook Survey, Abstract No. 161. The property is located west of Clear Creek Road, south of Estancia West, Killeen, Texas.

Commissioner Holly made a motion to approve the consent agenda. Vice Chairman Alvarez seconded the motion. The motion passed 3 to 1. Commissioner Gukeisen voted in opposition to the consent agenda item.

### PUBLIC HEARINGS

**PH-1 A. HOLD** a public hearing and consider a request submitted by Killeen Engineering & Surveying, Ltd. on behalf of JOF Developers, Inc. & Purser King Investments, Ltd. (**Case #FLUM 20-01**) to amend the Comprehensive Plan's Future Land Use Map (FLUM) to change approximately 105.49 acres from 'Suburban Residential' (SR) to 'General Residential' (GR), and approximately 7.18 acres from 'Suburban Residential' (SR) to 'General Commercial' (GC). The subject property is legally described as being approximately 112.67 acres out of the A. Webb Survey, Abstract No. 857, and is generally located on the northeast corner of Stagecoach Road and S.H. 195 in Killeen, Texas.

Commissioner O'Brien stepped away from the dais due to a potential conflict of interest.

Chairman Latham requested staff comments.

Wallis Meshier, Senior Planner, stated that the request is to amend the Comprehensive Plan's Future Land Use Map (FLUM) from 'Suburban Residential' (SR) to 'General Residential' (GR) and 'General Commercial' (GC). The subject property is legally described as being approximately 112.67 acres out of the A. Webb Survey, Abstract No. 857, and is generally located on the northeast corner of Stagecoach Road and S.H. 195 in Killeen, Texas. The amendment was broken down by acreage, 105.49 acres from 'Suburban Residential' (SR) to 'General Residential' (GR) and 7.18 acres from 'Suburban Residential' (SR) to 'General Commercial' (GC).

Ms. Meshier briefed the Commission on the types of developments that are encouraged in each designation.

Ms. Meshier also stated that the Planning and Zoning Commission could:

- Recommend approval of the applicant's FLUM amendment request;
- Recommend approval of a more restrictive FLUM designation than requested by the applicant; or
- Recommend disapproval of the applicant's FLUM amendment request.

Mr. Gary Purser, Jr., 6503 Wells Fargo Drive, Killeen, Texas, was present to represent the request. Mr. Purser stated that he would like for the Planning & Commission to table this item.

Chairman Latham opened the public hearing. With no one requesting to speak, the public hearing was closed.

Vice Chairman Alvarez motioned to table the item until the next scheduled meeting. Commissioner Holly seconded, and the motion passed by a vote of 4 to 0.

**PH-1 B. HOLD** a public hearing and consider a request submitted by Killeen Engineering & Surveying, Ltd. on behalf of JOF Developers, Inc. & Purser King Investments, Ltd. (**Case #Z20-05**) to rezone approximately 133.48 acres out of the A. Webb Survey, Abstract No. 857, including approximately 67.68 acres from "A-R1" (Agricultural Single-Family Residential District) to "R-1" (Single-Family Residential District), approximately 16.93 acres from "UD" (University District) to "UD" (University District) with a Conditional Use Permit (CUP) for "R-1" (Single-Family Residential District) uses, approximately 42.68 acres, from "A-R1" (Agricultural Single-Family Residential District) to Planned Unit Development (PUD) with "SF-2" (Single-Family Residential District) uses, and approximately 6.19 acres from "A-R1" (Agricultural Single-Family Residential District) to "B-3" (Local Business District). The properties are addressed as 6600 S. Fort Hood Street and 501 Stagecoach Road, Killeen, Texas.

Chairman Latham requested staff comments.

Tony McIllwain, Exec. Dir. stated that since this is a two part agenda item and the zoning request is not consistent with the FLUM, it should be voted at the same time as the FLUM.

Commissioner Hodges motioned to table the item until the next scheduled meeting. Vice Chairman Alvarez seconded, and the motion passed by a vote of 4 to 0.

Commissioner O'Brien returned to the dais.

**PH-2 HOLD** a public hearing and consider a request submitted by Belton Engineering, Inc., on behalf of Muhammad Khan (**Case #Z20-06**) to rezone approximately 55.639 acres out of the A. Webb Survey, Abstract No. 857, from "A" (Agricultural District) to "R-1" (Single-Family Residential District). The property is located to the east of the Rahman Subdivision Phase One and west of Hercules Avenue. The property is addressed as 500 Omar Drive, Killeen, Texas.

Chairman Latham requested staff comments.

Jerry Millard, Senior Planner, stated that this request was submitted by Belton Engineering, Inc. on behalf of Mr. on behalf of Muhammad Khan to rezone approximately 55.931 acres. The applicant intends to develop the land to accommodate approximately 300 single-family residential lots. The actual number of lots and site development will take place during the platting process.

The requested “R-1” (Single-Family Residential) zoning district allows single family residential lots having a minimum area of 6,000 square feet and a minimum lot width of 60 feet. It also allows uses including schools, churches, cemeteries, playgrounds, reservoirs, etc. Staff notified two hundred and sixty-eight (268) surrounding property owners regarding this request. As of the date of this staff report, no responses have been received.

Staff recommended that the Planning and Zoning Commission recommend approval the applicant’s “A” (Agriculture District) to “R-1” (Single-Family Residential District) request.

Ms. Lina Chtay, 106 N. East Street, Belton, Texas, was present to represent the request.

Vice Chairman Latham opened the public hearing.

Mr. Michael Green, 312 W. Gemini Lane, Killeen, Texas, inquired as to whether the proposed rezone would decrease his property value.

With no one else requesting to speak, the public hearing was closed.

Vice Chairman Alvarez motioned to recommend approval of the request. Commissioner Hodges seconded, and the motion passed by a vote of 5 to 0.

Vice Chairman Latham stated that the request will be forwarded to City Council with a recommendation for approval.

#### **COMMISSION AND STAFF ITEMS**

I. Attendance Chart.

The Commissioners reviewed their attendance chart.

#### **ADJOURNMENT**

Chairman Latham adjourned the Planning and Zoning Commission Meeting at 5:23 p.m. The next scheduled meeting of the Planning and Zoning Commission is April 20, 2020 at 5:00 p.m., in the Utility Collections Conference Room, 210 W. Avenue C, Killeen, Texas.

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**Kirk Latham, Chairman**  
**Planning & Zoning Commission**

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**Maria Lopez**  
**Assistant Planner**  
**Planning & Development Services**



**TO: Planning & Zoning Commission**  
**FROM: Jerry L. Millard, Jr., Senior Planner**  
**DATE: April 15, 2020**

**Plat Case #20-021FS: McGregor Estates Phase Three**

**Consider** a request for a plat submitted by Killeen Engineering & Surveying, Ltd. on behalf of JOF Developers, Inc. (Case #20-021FS: McGregor Estates Phase Three), being approximately 31.439 acres, out of the James Cook Survey, Abstract No. 161. The property is located west of Clear Creek Road, south of Estancia West, Killeen, Texas.

The applicant is proposing the development of an additional 174 residential lots to complete the buildout of McGregor Estates.

The Staff Review Committee met in a correction validation meeting on April 13, 2020 and concurred that the plat meets the requirements of the City's subdivision regulations. Therefore, staff recommends that the Planning and Zoning Commission approve the plat as proposed.



CITY OF KILLEEN - PLAT APPLICATION

0 - 10 acres \$300.00 + \$25.00 per lot
> 10 - 50 acres \$400.00 + \$25.00 per lot
> 50 acres \$500.00 + \$25.00 per lot

Plat Name: McGregor Estates, Phase Three

Type: Preliminary Final Replat Minor Amended

Name(s) of Property Owner(s): JOF Developers, Inc.

Address: 2901 E. Stan Schlueter Loop

City: Killeen State: TX Zip: 76542

Primary Phone: (254) 634 - 5567 Cell Phone: ( ) -

Email:

Type of Ownership: Sole Ownership Partnership Corporation Other

Recorded Copy of Warranty Deed: Is a copy of the appropriate deed(s) attached? YES NO

Name of Developer: same as above

Address:

City: State: Zip:

Name of Engineer/Surveyor: Killeen Engineering & Surveying, Ltd.

Address: 2901 E. Stan Schlueter Loop

City: Killeen State: TX Zip: 76542

Primary Phone: (254) 526 - 3981 Cell Phone: ( ) -

Email: aneagu@kesltd.com

Is the Property: Within City Limits Within the ETJ (5.0 miles)

Proposed Land Use: Residential

Total Acreage: 31.439 Number of Lots: 174 Current Zoning: SF2,R1, R2 Proposed Zoning: SF2, R1, R2

Is there a simultaneous rezoning of any part of this property? YES NO

Address/ Location of property to be platted: 5601 Clear Creek Road

Legal Description: 31.439 Acres out of the James Cook Survey A-161

Replats and Amendments: During the preceding five (5) years, was the platted property limited by an interim or permanent zoning classification to residential use for not more than two residential units per lot? Yes/No During the preceding five (5) years, was any lot in the preceding plat limited by deed restrictions to residential use for not more than two residential units per lot? Yes/No Attach a copy of applicable deed restrictions or a (notarized) letter from the applicant stating that no deed restrictions apply.

What is the reason for the replat / amendment?

Owner(s) must initial:

I hereby certify that all fees/charges owed by me/us to the City concerning any prior plats and/or subdivisions have been paid in full as of the date of this application.

I understand that attendance at the Development Review Committee meeting is mandatory. My failure to attend or my agent's failure to attend will result in rescheduling the meeting of the Development Review Committee and delay processing of the application.

I understand that I must obtain approval from the Planning and Zoning Commission (except in the case of minor plats) prior to the plat being recorded with the Clerk of Bell County.



APPOINTMENT OF AGENT

As owner of the subject property, I hereby appoint the person designated below to act for me, as my agent in this request.

Name of Agent: Killeen Engineering & Surveying, Ltd.

Mailing Address: 2901 E. Stan Schlueter Loop

City: Killeen State: TX Zip: 76542

Home Phone: ( ) - Business Phone: (254) 526 3981

I acknowledge and affirm that I will be legally bound by the words and acts of my agent, and by my signature below, I fully authorize my agent to:

be the point of contact between myself and the City; make legally binding representations of fact and commitments of every kind on my behalf; grant legally binding waivers of rights and releases of liabilities of every kind on my behalf; consent to legally binding modifications, conditions, and exceptions on my behalf; and, to execute documents on my behalf which are legally binding on me.

I understand that the City will deal only with a fully authorized agent. If at any time it should appear that my agent has less than full authority to act, then the application may be suspended and I will have to personally participate in the disposition of the application. I understand that all communications related to this application, are part of an official proceeding of City government and, that the City will rely upon statements made by my agent. Therefore, I agree to hold harmless and indemnify the City of Killeen, its officers, agents, employees, and third parties who act in reliance upon my agent's words and actions from all damages, attorney fees, interest and costs arising from this matter. If my property is owned by a corporation, partnership, venture, or other legal entity, then I certify that I have legal authority to make this binding appointment on behalf of the entity, and every reference herein to "I", "my," or "me" is a reference to the entity.

Signature of Agent: Anca Neagu Title: Project Manager

Printed/Typed Name of Agent: Anca Neagu Date: 4/2/2020

Signature of Property Owner: Gary W. Purser, Jr. Title: President of JOF Developers, Inc.

Printed/Typed Name of Property Owner: Gary W. Purser, Jr. Date: 4/2/2020

Signature of Property Owner: Title:

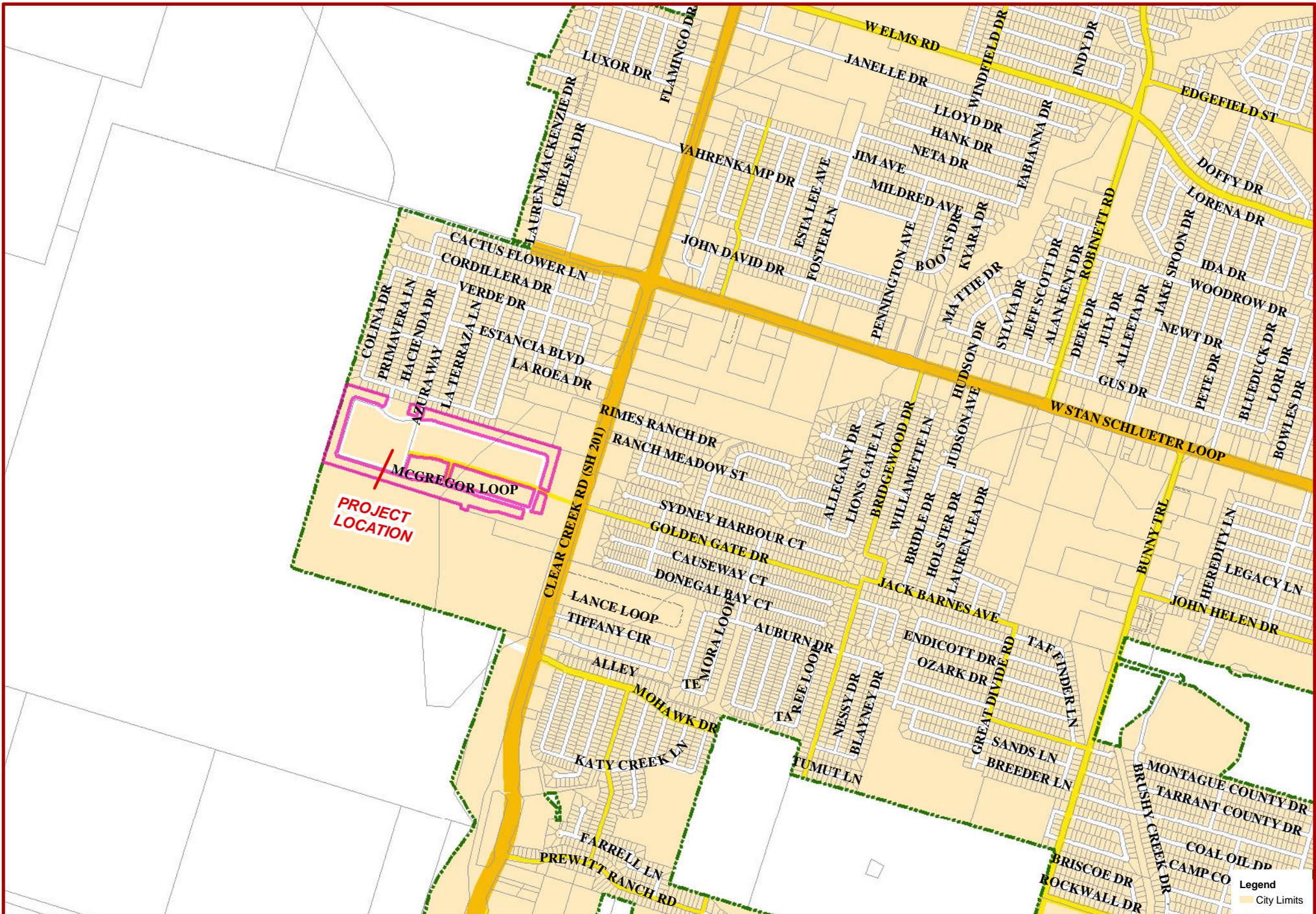
Printed/Typed Name of Property Owner: Date:

Signature of Property Owner: Title:

Printed/Typed Name of Property Owner: Date:

\* Applications must be signed by the individual applicant, each partner of a partnership, or by an authorized officer of a corporation or association.

Application Revised: September 28, 2017









**TO: Planning & Zoning Commission**  
**FROM: Jerry L. Millard, Jr., Senior Planner**  
**DATE: April 1, 2020**

**Plat Case #20-016RRS: White Rock Estates Phase Eleven**

**HOLD** a public hearing and consider a request for a plat submitted by Killeen Engineering & Surveying, Ltd. on behalf of RSBP Developers, Inc. (Case #20-016RRS: White Rock Estates Phase Eleven), being approximately 1.058 acres, out of the A. H. Wood Survey, Abstract No. 886 and being a residential replat of Lot 12, Block 12, White Rock Estates Phase Ten. The property is located between Zircon Drive and Rosewood Drive, north of Pyrite Drive, Killeen, Texas.

The Staff Review Committee met in a correction validation meeting on March 30, 2020 and concurred that the plat meets the requirements of the City's subdivision regulations. Therefore, staff recommends that the Planning and Zoning Commission approve the plat as proposed.



CITY OF KILLEEN - PLAT APPLICATION

0 - 10 acres \$300.00 + \$25.00 per lot
> 10 - 50 acres \$400.00 + \$25.00 per lot
> 50 acres \$500.00 + \$25.00 per lot

Plat Name: White Rock Estates, Phase Eleven

Type: Preliminary Final Replat Minor Amended

Name(s) of Property Owner(s): RSBP Developers, Inc.

Address: 2901 E. Stan Schlueter Loop

City: Killeen State: TX Zip: 76542

Primary Phone: (254) 634-5567 Cell Phone: ( ) -

Email: cpurser@purserco.com

Type of Ownership: Sole Ownership Partnership Corporation Other

Recorded Copy of Warranty Deed: Is a copy of the appropriate deed(s) attached? YES NO

Name of Developer: same as above

Address:

City: State: Zip:

Name of Engineer/Surveyor: Killeen Engineering & Surveying, Ltd.

Address: 2901 E. Stan Schlueter Loop

City: Killeen State: TX Zip: 76542

Primary Phone: (254) 526-3981 Cell Phone: ( ) -

Email: mlee@kesltd.com

Is the Property: Within City Limits Within the ETJ (5.0 miles)

Proposed Land Use: Residential

Total Acreage: 1.420 Number of Lots: 4 Current Zoning: SR-1 Proposed Zoning: SR-1

Is there a simultaneous rezoning of any part of this property? YES NO

Address/ Location of property to be platted: Intersection of Pyrite Drive & Rosewood Drive

Legal Description: 1.058 acres out of the A.H. Wood Survey A886

Replats and Amendments: During the preceding five (5) years, was the platted property limited by an interim or permanent zoning classification to residential use for not more than two residential units per lot? Yes/No During the preceding five (5) years, was any lot in the preceding plat limited by deed restrictions to residential use for not more than two residential units per lot? Yes/No Attach a copy of applicable deed restrictions or a (notarized) letter from the applicant stating that no deed restrictions apply.

What is the reason for the replat / amendment?

Owner(s) must initial:

- I hereby certify that all fees/charges owed by me/us to the City concerning any prior plats and/or subdivisions have been paid in full as of the date of this application.
I understand that attendance at the Development Review Committee meeting is mandatory. My failure to attend or my agent's failure to attend will result in rescheduling the meeting of the Development Review Committee and delay processing of the application.
I understand that I must obtain approval from the Planning and Zoning Commission (except in the case of minor plats) prior to the plat being recorded with the Clerk of Bell County.



APPOINTMENT OF AGENT

As owner of the subject property, I hereby appoint the person designated below to act for me, as my agent in this request.

Name of Agent: Killeen Engineering & Surveying, Ltd.

Mailing Address: 2901 E. Stan Schlueter Loop

City: Killeen State: TX Zip: 76542 -

Home Phone: (     )     -     Business Phone: ( 254 ) 526 - 3981

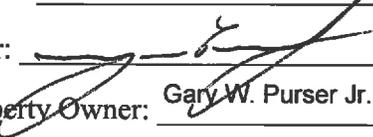
I acknowledge and affirm that I will be legally bound by the words and acts of my agent, and by my signature below, I fully authorize my agent to:

be the point of contact between myself and the City; make legally binding representations of fact and commitments of every kind on my behalf; grant legally binding waivers of rights and releases of liabilities of every kind on my behalf; consent to legally binding modifications, conditions, and exceptions on my behalf; and, to execute documents on my behalf which are legally binding on me.

I understand that the City will deal only with a fully authorized agent. If at any time it should appear that my agent has less than full authority to act, then the application may be suspended and I will have to personally participate in the disposition of the application. I understand that all communications related to this application, are part of an official proceeding of City government and, that the City will rely upon statements made by my agent. Therefore, I agree to hold harmless and indemnify the City of Killeen, its officers, agents, employees, and third parties who act in reliance upon my agent's words and actions from all damages, attorney fees, interest and costs arising from this matter. If my property is owned by a corporation, partnership, venture, or other legal entity, then I certify that I have legal authority to make this binding appointment on behalf of the entity, and every reference herein to "I", "my," or "me" is a reference to the entity.

Signature of Agent: \_\_\_\_\_ Title: Project Manager

Printed/Typed Name of Agent: Anca Neagu Date: \_\_\_\_\_

Signature of Property Owner:  \_\_\_\_\_ Title: President of RSBP Developers, Inc.

Printed/Typed Name of Property Owner: Gary W. Purser Jr. Date: \_\_\_\_\_

Signature of Property Owner: \_\_\_\_\_ Title: \_\_\_\_\_

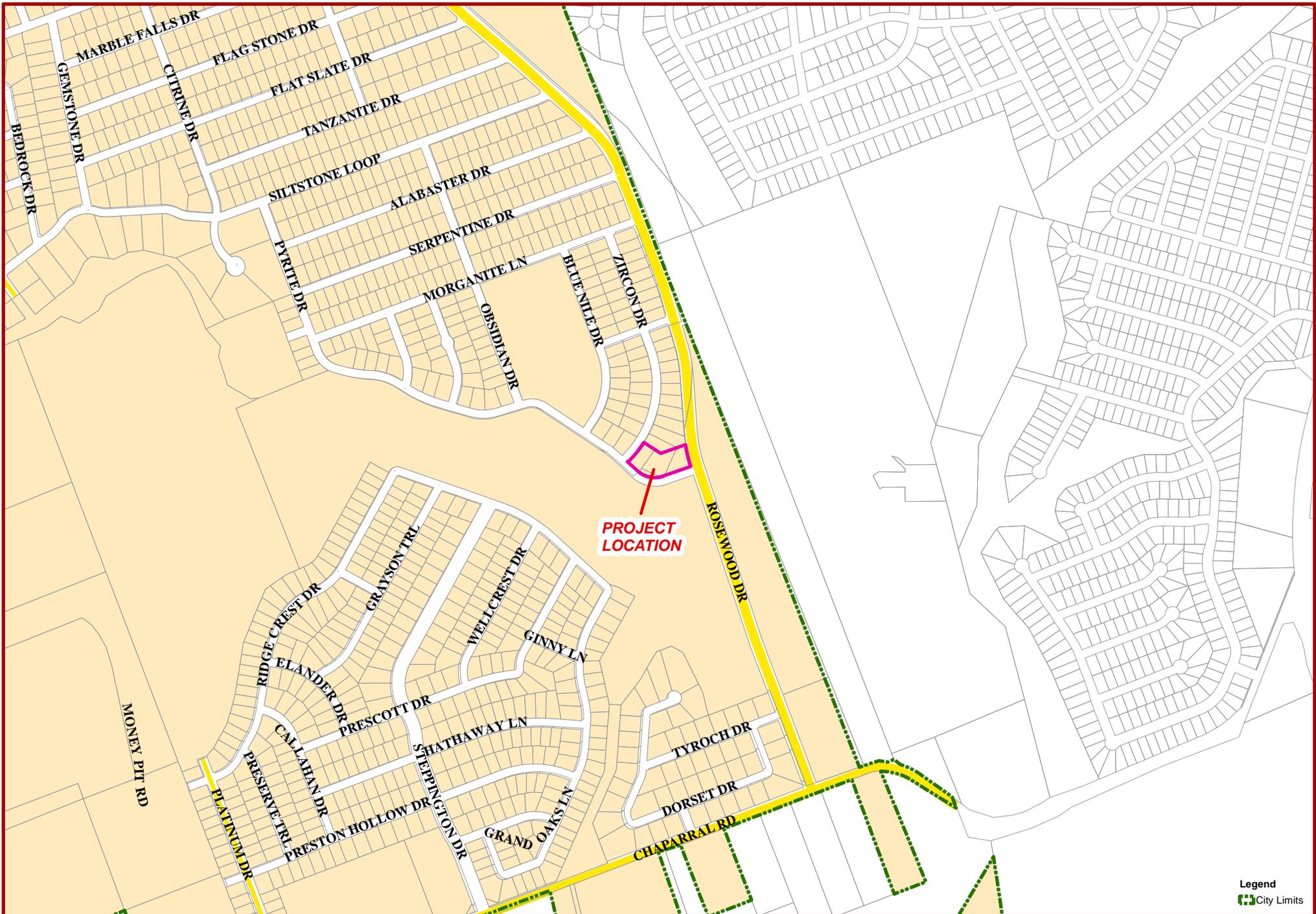
Printed/Typed Name of Property Owner: \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Property Owner: \_\_\_\_\_ Title: \_\_\_\_\_

Printed/Typed Name of Property Owner: \_\_\_\_\_ Date: \_\_\_\_\_

\* Applications must be signed by the individual applicant, each partner of a partnership, or by an authorized officer of a corporation or association.

Application Revised: September 28, 2017



PLANNING AND  
DEVELOPMENT SERVICES

PLAT CASE:  
20-016RRS

SUBDIVISION NAME:  
WHITE ROCK ESTATES PHASE ELEVEN

Legend  
City Limits



Date: 3/9/2020



Legend  
City Limits

PLANNING AND  
DEVELOPMENT SERVICES

PLAT CASE:  
20-016RRS

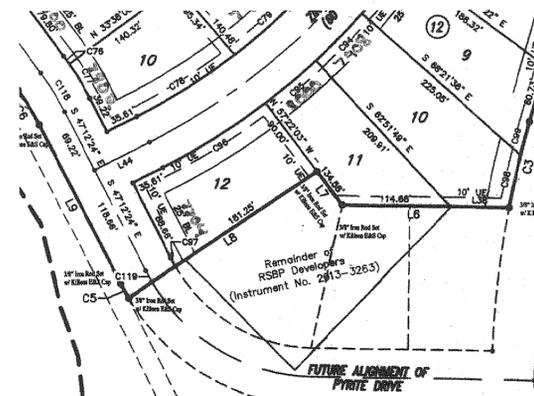
SUBDIVISION NAME:  
WHITE ROCK PHASE 11

  
Date: 4/2/2020

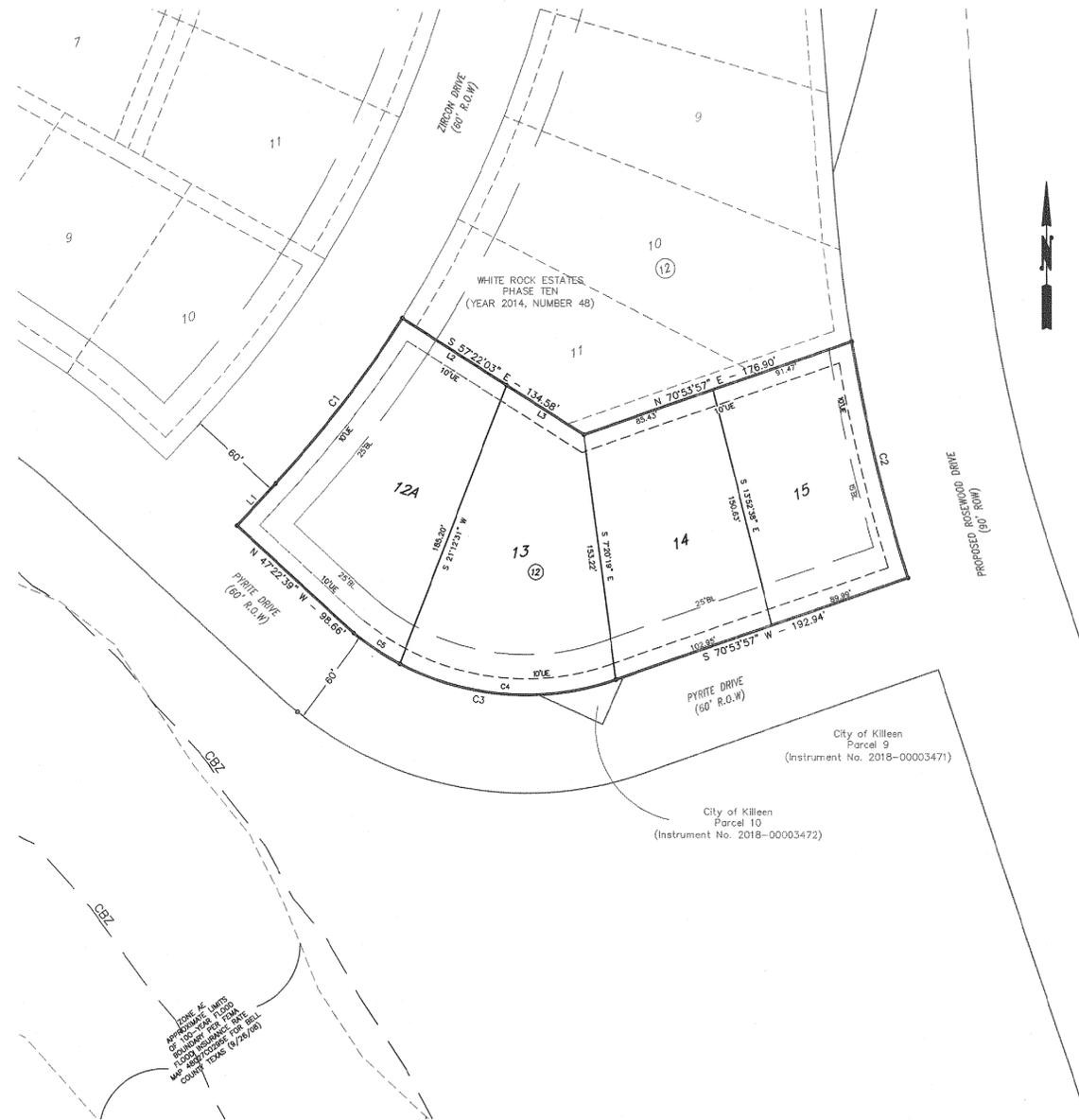
LINE	BEARING	DISTANCE
L1	N 42°47'36" E	35.61'
L2	S 57°22'03" E	77.20'
L3	S 57°22'03" E	57.38'

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	10°09'39"	730.00'	129.46'	64.90'	N 37°42'47" E	129.29'
C2	8°18'25"	1045.00'	150.80'	75.58'	S 13°19'09" E	150.77'
C3	58°31'24"	170.00'	173.64'	95.25'	N 79°50'21" W	166.19'
C4	46°53'26"	170.00'	138.13'	73.72'	N 85°39'21" W	135.28'
C5	11°37'59"	170.00'	34.52'	17.32'	N 56°23'58" W	34.46'

**LEGEND**  
 CBZ CREEK BUFFER ZONE



INSET OF LOT 12, BLOCK 12  
 WHITE ROCK ESTATES PHASE TEN  
 (YEAR 2013, NO. 48)  
 N.T.S.



PLATTING AS SHOWN BY THIS PLAT IS SUBJECT TO THE PLAT RECORDS OF BELL COUNTY, TEXAS (9/29/06)

- NOTES:**
- ALL CORNERS SHOWN ARE 3/8" IRON ROD SET WITH KILLEEN ENGINEERING CAP UNLESS OTHERWISE NOTED.
  - BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, (CORS 96) AS PER LEICA SMARTNET GPS OBSERVATIONS.
  - PLAT SHALL NOT BE RECORDED UNTIL PYRITE DRIVE IS COMPLETED AND ACCEPTED BY THE CITY.

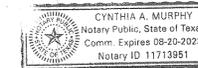
KNOW ALL MEN BY THESE PRESENTS, that RSBP Developers, Inc., a Texas Corporation, whose address is 2901 E. Stan Schlueter Loop, Killean, Texas 76542, being the sole owner of that 1.420 acre tract of land in Bell County, Texas, part of the A.H. Wood Survey, Abstract No. 886, which is more fully described in the dedication of WHITE ROCK ESTATES, PHASE ELEVEN being a replat of Lot 12, Block 12 White Rock Estates Phase Ten and 1.058 acres out of A.H. Wood Survey, Abstract Number 886, 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 Killean, Bell County, Texas, does hereby adopt said WHITE ROCK ESTATES, PHASE ELEVEN being a replat of Lot 12, Block 12 White Rock Estates Phase Ten and 1.058 acres out of A.H. Wood Survey, Abstract Number 886, as an addition to the City of Killean, 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 Killean. 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.

For: RSBP Developers, Inc., a Texas Corporation

By: *Gary W. Purser, Jr.*  
 Gary W. Purser, Jr., President

STATE OF TEXAS  
 COUNTY OF BELL

This instrument was acknowledged before me on the 6 day of March, 2020 by Gary W. Purser, Jr., President of RSBP Developers, Inc.



*Cynthia A. Murphy*  
 Notary Public, State of Texas

Approved this \_\_\_ day of \_\_\_, 20\_\_\_, by the Planning and Zoning Commission of the City of Killean, Texas.

\_\_\_\_\_  
 Chairman, Planning and Zoning Commission

\_\_\_\_\_  
 Secretary, Planning and Zoning Commission

FILED FOR RECORD this \_\_\_ day of \_\_\_, 20\_\_\_ A.D.

Year \_\_\_, Number \_\_\_, Plat Records of Bell County, Texas.

Dedication instrument in Instrument No. \_\_\_, 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 Killean, Texas. This subdivision, WHITE ROCK ESTATES, PHASE ELEVEN being a replat of Lot 12, Block 12 White Rock Estates Phase Ten and 1.058 acres out of A.H. Wood Survey, Abstract Number 886, is located within the City Limits of Killean, Texas.



*Michelle E. Lee*  
 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 \_\_\_ day of \_\_\_, 20\_\_\_ A.D.

BELL COUNTY TAX APPRAISAL DISTRICT

By: \_\_\_\_\_



VICINITY MAP  
 N.T.S.

**KILLEEN ENGINEERING & SURVEYING, LTD**  
 2901 E. Stan Schlueter Loop  
 Killean, Texas 76542  
 OFFICE: (254) 526-3981 FAX: (254) 526-4351  
 TBPB REGISTRATION NO. F-4200  
 TBPB REGISTRATION NO. 10194541

WHITE ROCK ESTATES, PHASE ELEVEN BEING  
 A REPLAT OF LOT 12, BLOCK 12, WHITE ROCK  
 ESTATES PHASE TEN AND 1.058 ACRES OUT OF  
 A.H. WOOD SURVEY, ABSTRACT NO. 886  
 KILLEEN, BELL COUNTY, TEXAS

Project No.:	2018-002
Acres:	1.420
No. of Lots:	4
Scale:	1" = 50'
Date:	3/20/2020
Design By:	MEL / AEN
Sheet No.:	1 of 1

ATTENDANCE RECORD  
October 1, 2019 to September 30, 2020

Members	10/07/2019	10/21/19	11/04/19	11/18/19	12/02/19	12/16/19	01/06/2020	02/03/2020	03/02/2020	03/16/20	04/06/20	04/20/2020	05/04/20	05/18/2020	06/01/2020	06/15/20	07/06/20	07/20/2020	08/03/2020	08/17/2020	9/21/2020		
Sean Payton	EA	CANCELLED CANCELLED	P	P	EA	EA	P	RESIGNED													67%		
Ramon Alvarez	P		P	P	P	P	P	P	P	P												100%	
Lawrence Holly	P		P	P	P	P	P	P	P	P													100%
Kirk Latham	P		P	P	P	P	P	P	P	P													100%
Louie Minor	V		V	V	V	P	P	P	EA														100%
Michael Hodges	V		V	V	V	P	P	P	P														100%
Sandra O'brien	P		P	P	P	P	P	P	A	P													89%
Randy Ploeckelmann	P		P	P	P	P	P	P	P	EA													100%
Leo Gukeisen	P		P	P	P	P	P	P	P	P													100%
Daryl Peters	A		A	RESIGNED													0%						

A = Absent      P = Present      EA = Excused Absence (will be calculated as present for % Present)  
 NQ = No Quorum      V = Position Vacant