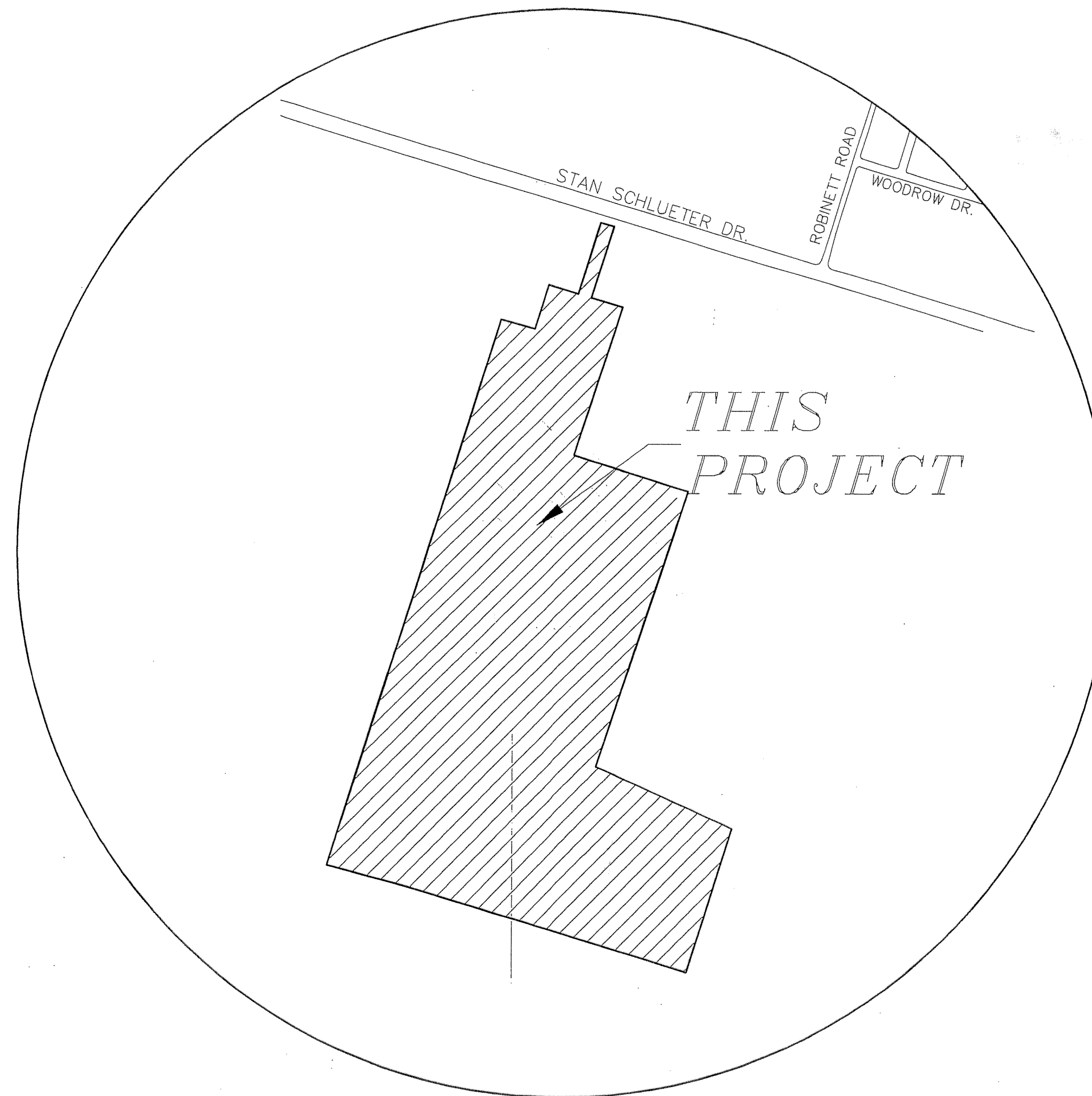


BRIGHTON PLACE

KILLEEN, BELL COUNTY, TEXAS



VICINITY MAP
SCALE: N.T.S.

M & A
MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
102 N. COLLEGE STREET, KILLEEN, TEXAS (254) 634-5541

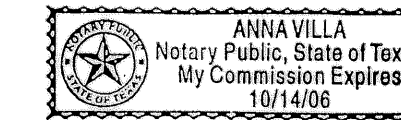
KNOW ALL MEN BY THESE PRESENTS, that Barnes Building Corporation, whose address is PO Box 148, Killeen, Texas 76540 being the sole owner of that certain 64.363 acre tract of land in Bell County, Texas, part of the John E. Madera Survey, Abstract No. 600 which is more fully described in the dedication of Brighton Place as shown by the plat hereof, attached hereto, and made a part hereof, and approved by the City Council of the City of Killeen, Bell County, Texas, and Barnes Building Corporation, does hereby adopt said Brighton Place, as an addition to the City of Killeen, Bell County, Texas, and hereby dedicates to said city all streets, avenues, roads, drives and alleys, and Tracts 1, 2, & 3 for drainage and detention purposes 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 the installation and maintenance of any and all public utilities, which the city may install or permit to be installed or maintained.

WITNESS the execution hereof, on this 2nd day of April, 2004.

For Barnes Building Corporation:

Jack D. Barnes
Jack D. Barnes, Director

Before me, the undersigned authority, on this day personally appeared Jack D. Barnes known to me to be the person whose name is subscribed to the foregoing instrument. It has been acknowledged to me that he executed the foregoing instrument as the owner of the property described hereon.



Anna Villa
NOTARY PUBLIC STATE OF TEXAS
My Commission Expires: 10/14/06

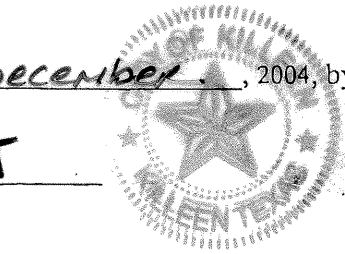
APPROVED this the 13 day of December, 2004, by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas

Scott L. Bell
CHAIRMAN, PLANNING COMMISSION

Shirley B. Brown
SECRETARY, PLANNING COMMISSION

APPROVED this the 21 day of December, 2004, by the City Council of the City of Killeen, Bell County, Texas.

Maureen J. Jones
MAYOR, CITY OF KILLEEN



Paula W. Miller
ATTEST: CITY SECRETARY

FILED FOR RECORD this 7 day of January, 2005, in Cabinet D, Slide 30A/B/C, Plat Records of Bell County, Texas. 5581/329

KNOW ALL MEN BY THESE PRESENTS,

That I, Gary W. Mitchell, Registered Professional Land Surveyor, do hereby certify that I did prepare this plat from an actual and accurate survey of the land, that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Killeen, Texas, and this subdivision is within the City Limits of Killeen, Texas.



Gary W. Mitchell
Gary W. Mitchell
Registered Professional
Land Surveyor, No. 4982.

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 21st day of December, A.D. 2004
BELL COUNTY TAX APPRAISAL DISTRICT
BY: *Tenny T. Lewis*

2	11/04	MOVED TRACT #3	LAM	BY
1	6-10-04	CITY COMMENTS	LAM	BY
				REVISIONS
				DATE
				REMARKS
				NO.

BRIGHTON PLACE

KILLEEN, BELL COUNTY, TEXAS

FINAL PLAT

SHEET TITLE:

MITCHELL & ASSOCIATES, INC.
 ENGINEERING & SURVEYING
 102 N. COLLEGE STREET
 KILLEEN, TEXAS 76541
 PHONE: (254) 634-5541
 FAX: (254) 634-2141

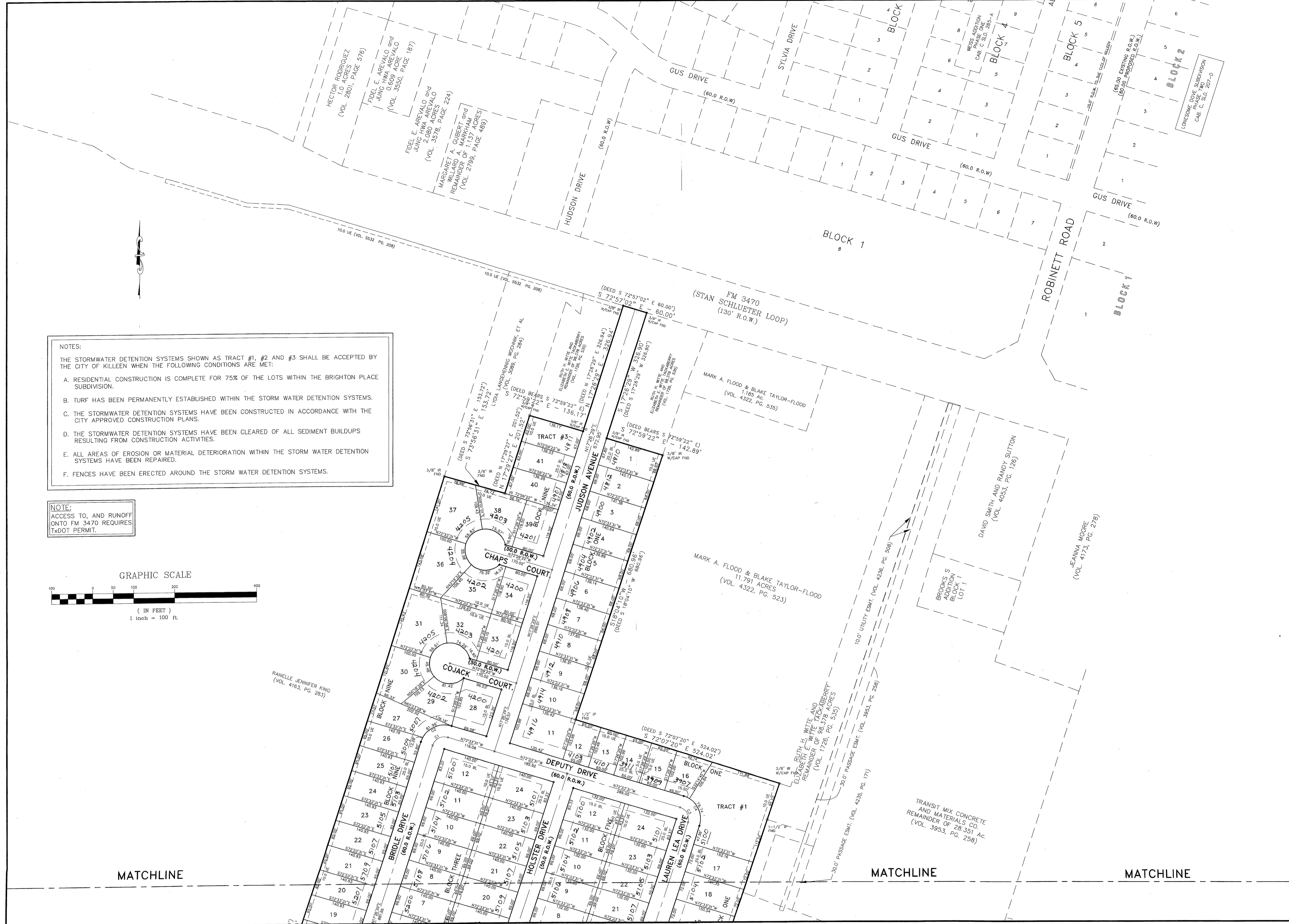
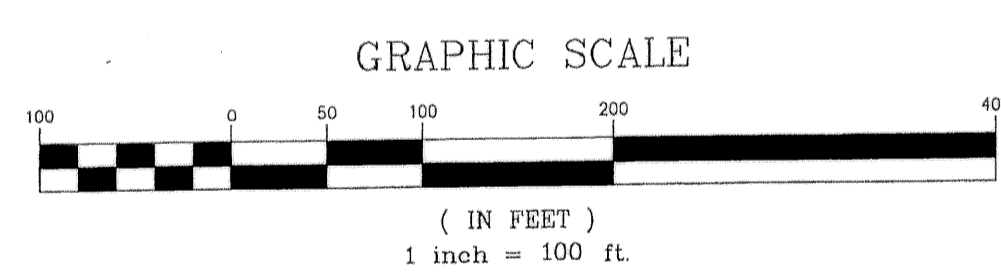
DWG No.	04-71-D	DATE:	02/13/04	SCALE:	1"=100'	AREA:	64.363 ACRES
DRAWN BY:	IKK					9 BLOCKS	

NOTES:

THE STORMWATER DETENTION SYSTEMS SHOWN AS TRACT #1, #2 AND #3 SHALL BE ACCEPTED BY THE CITY OF KILLEEN WHEN THE FOLLOWING CONDITIONS ARE MET:

- RESIDENTIAL CONSTRUCTION IS COMPLETE FOR 75% OF THE LOTS WITHIN THE BRIGHTON PLACE SUBDIVISION.
- TURF HAS BEEN PERMANENTLY ESTABLISHED WITHIN THE STORM WATER DETENTION SYSTEMS.
- THE STORMWATER DETENTION SYSTEMS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE CITY APPROVED CONSTRUCTION PLANS.
- THE STORMWATER DETENTION SYSTEMS HAVE BEEN CLEARED OF ALL SEDIMENT BUILDUPS RESULTING FROM CONSTRUCTION ACTIVITIES.
- ALL AREAS OF EROSION OR MATERIAL DETERIORATION WITHIN THE STORM WATER DETENTION SYSTEMS HAVE BEEN REPAIRED.
- FENCES HAVE BEEN ERECTED AROUND THE STORM WATER DETENTION SYSTEMS.

NOTE:
 ACCESS TO, AND RUNOFF ONTO FM 3470 REQUIRES TXDOT PERMIT.



MATCHLINE

MATCHLINE

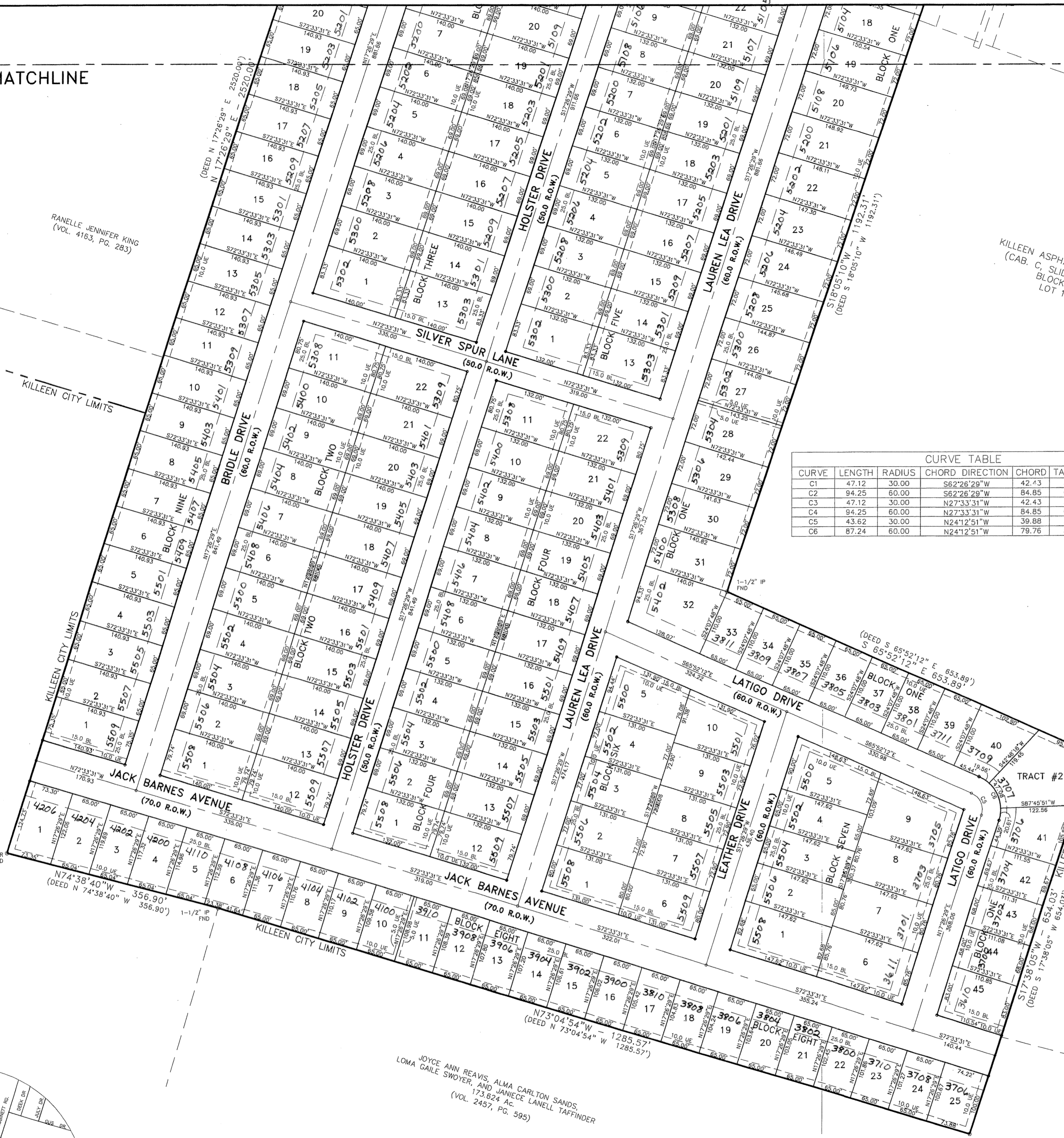
MATCHLINE

RANELLE, JENNIFER KING
(VOL. 4163, PG. 283)

KILLEEN ASPHALT ADDITION
(CAB. C, SLIDE 220-9)
BLOCK 1
LOT 1

CURTIS DONALDSON
21.132 Ac.
(VOL. 3328, PG. 212)

CURVE	LENGTH	RADIUS	CHORD	DIRECTION	CHORD	TANGENT	DELTA
C1	47.12	30.00	S62°26'29"W	42.73	30.00	90°00'00"	
C2	94.25	60.00	S62°26'29"W	84.85	60.00	90°00'00"	
C3	47.12	30.00	N27°33'31"W	42.43	30.00	90°00'00"	
C4	94.25	60.00	N27°33'31"W	84.85	60.00	90°00'00"	
C5	43.62	30.00	N24°12'51"W	39.88	26.69	83°18'41"	
C6	87.24	60.00	N24°12'51"W	79.76	53.37	83°18'41"	



BOYD KING
(VOL. 1901, PG. 613)

N74°38'40"W - 356.90'
(DEED N 74°38'40" W 356.90')

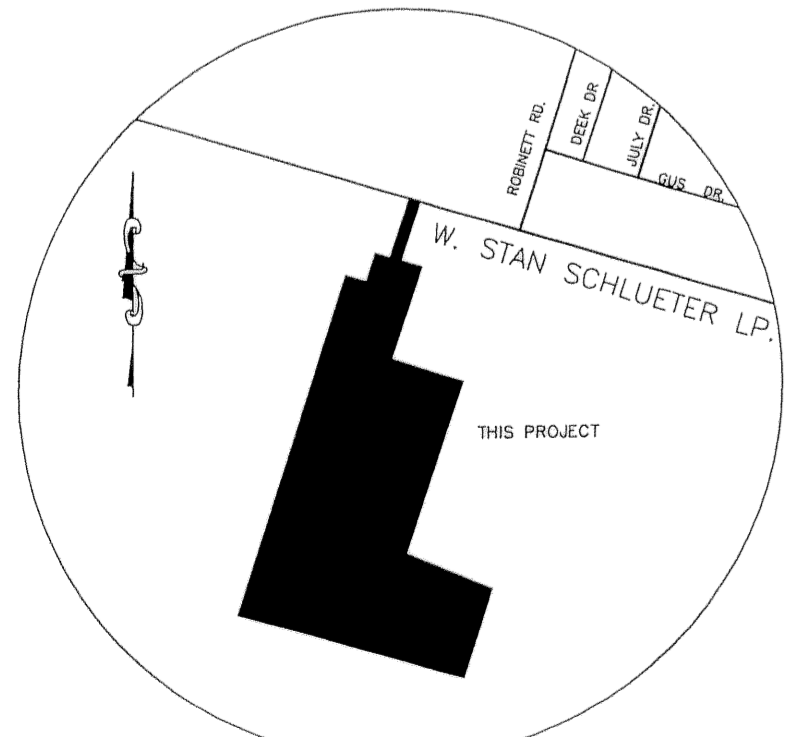
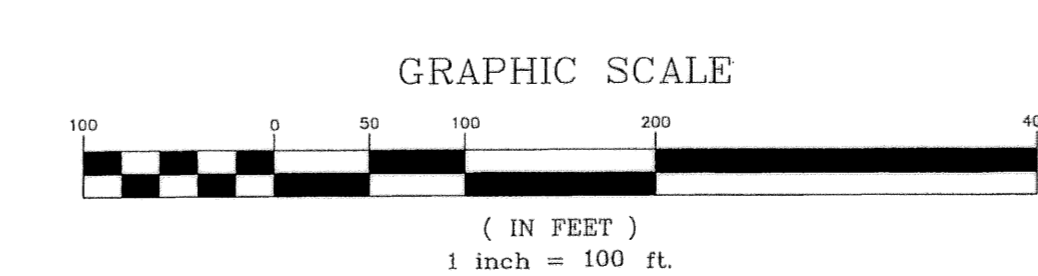
ROY RAKOWSKI
21.826 Ac.
(VOL. 3701, PG. 577)

JOYCE ANN REAVIS, ALMA CARLTON SANDS,
LOMA GALE SWOYER, AND JAWICE LANELL TAFFINDER
(VOL. 2497, PG. 595)

N73°04'54"W - 1285.57'
(DEED N 73°04'54" W 1285.57')

- NOTES:
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 - F. FENCES HAVE BEEN ERECTED AROUND THE STORM WATER DETENTION SYSTEMS.

NOTE:
ACCESS TO, AND RUNOFF
ONTO FM 3470 REQUIRES
TXDOT PERMIT.



NO.	DATE	REVISIONS	BY
2	11/04	MOVED TRACT #3	LAM
1	8-10-04	CITY COMMENTS	LAM

BRIGHTON PLACE
KILLEEN, BELL COUNTY, TEXAS

FINAL PLAT

MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
102 N. COLLEGE STREET
KILLEEN, TEXAS 76541
PHONE: (254) 634-5541
FAX: (254) 634-2141

DWG No. 04-71-D
DRAWN BY: KSK
DATE: 02/13/04
SCALE: 1"=100'
F9/LB: N/A
222 LOTS
9 BLOCKS
AREA: 64.383 ACRES