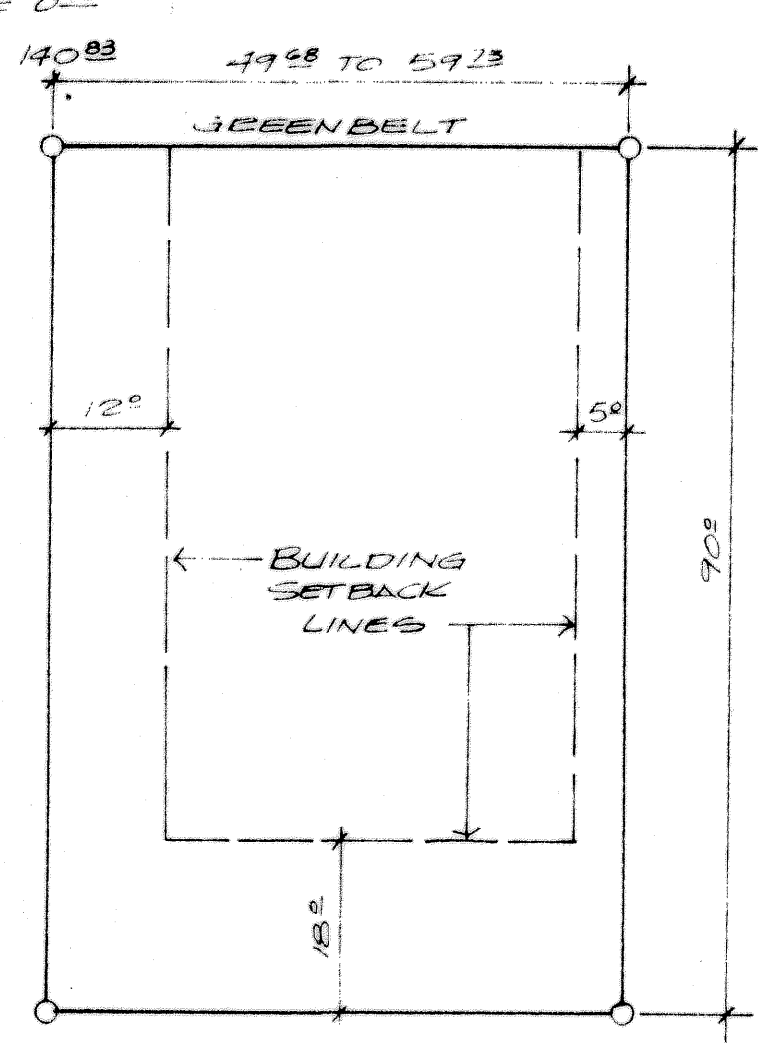
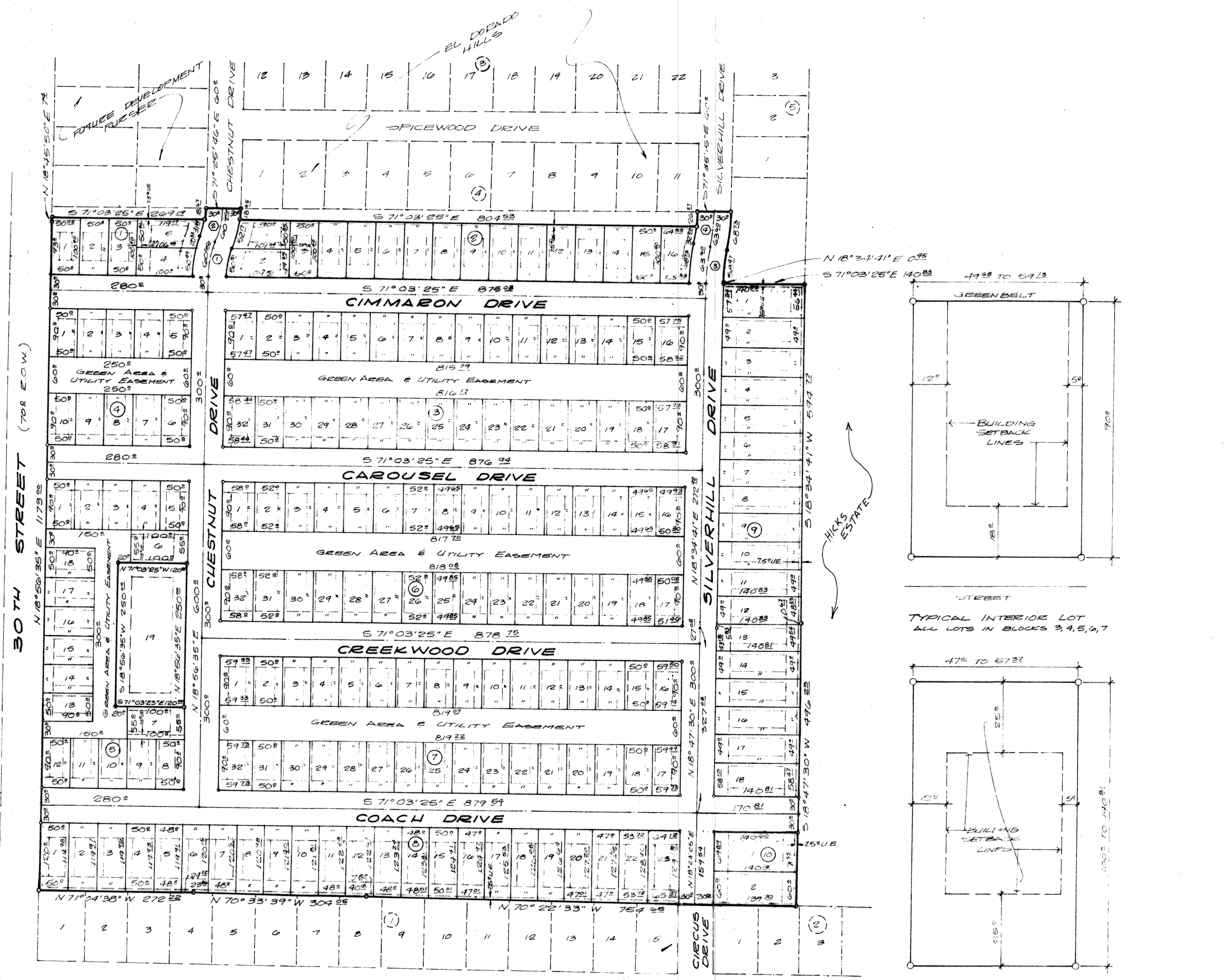
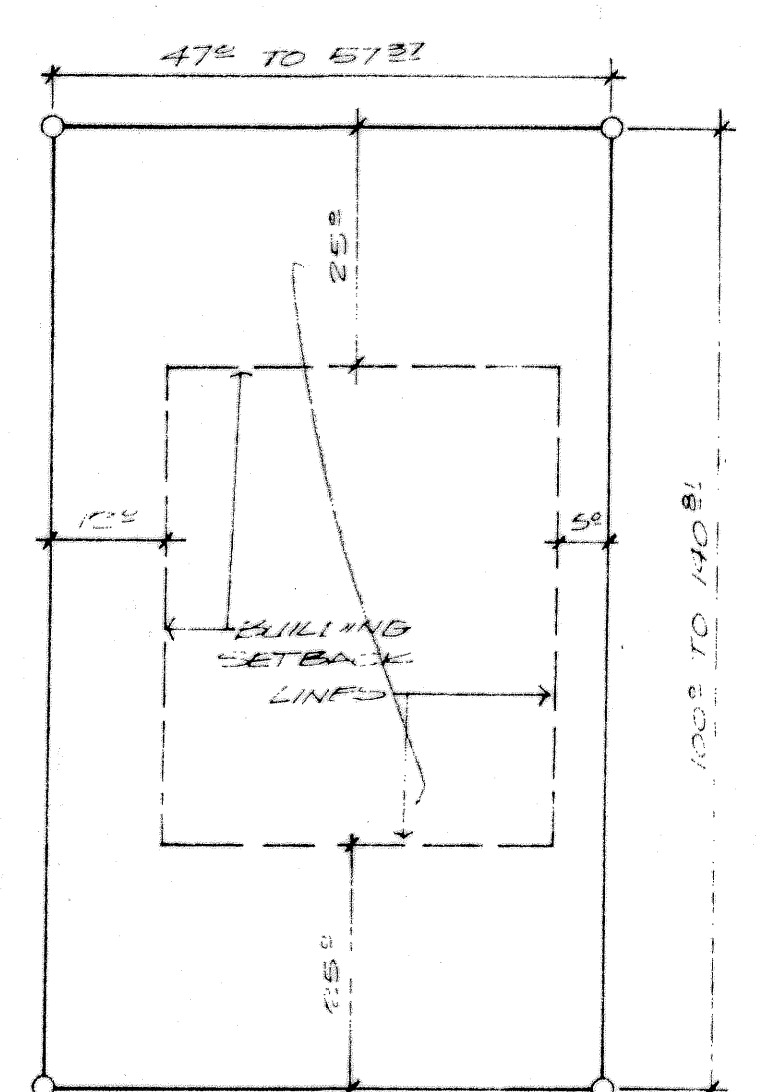




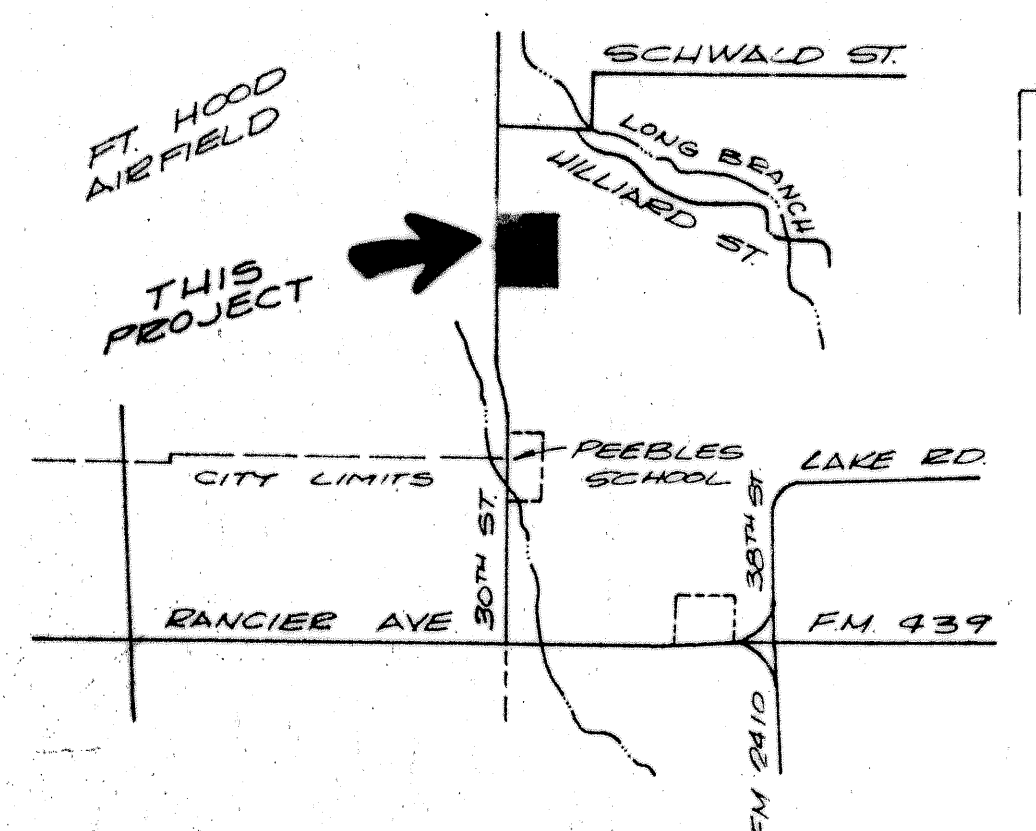
#	INNER	Q	OUTER
①	19-23-33	19-23-33	19-23-33
②	204.23	179.23	149.23
③	35.75	30.62	25.50
④	70.82	60.60	50.51
⑤	70.48	60.37	50.27
⑥	09-47-32	09-47-32	09-47-32
⑦	402.14	372.14	342.14
⑧	34.45	31.88	29.31
⑨	68.73	63.60	58.47
⑩	68.64	63.52	58.40



TYPICAL INTERIOR LOT
ALL LOTS IN BLOCKS 3,4,5,6,7



TYPICAL BOUNDARY LOT
ALL LOTS IN BLOCKS 1,2,8,9,10



CHIMNEY HILL ESTATES
PHASE 2

I hereby certify that this Subdivision lies entirely within the City Limits of the City of Killeen, Texas.

ROY L. DUNLAP, P.E.

KNOW ALL MEN BY THESE PRESENTS, that we Gary Burser, Curtis Chafin and Weldon Goodnight, whose address is 907 Root Street, Killeen, Bell County, Texas, are the sole owners of that certain 32.622 acre tract out of the E. W. Lauer Survey, Abstract No. 517, Killeen, Bell County, Texas.

WITNESS THE EXECUTION HEREOF, this the 17th day of December, A.D., 1979.

BEFORE ME, the undersigned, a Notary Public in and for said County, and State on this day personally appeared Curtis I. Chafin, Gary Burser, and Weldon Goodnight, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that the same was their act, and that they executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

APPROVED this 16th day of MARCH, 1979, by the Planning Commission of the City of Killeen, Texas.

APPROVED this 13th day of MARCH, 1979, by the City Council of the City of Killeen, Texas. This subdivision lies entirely within the City Limits of the City of Killeen, Texas.

Filed for record this 27th day of MAR, 1979, in Plat Book 1595, Page 123, Bell County Plat Records.

SPECIAL NOTES:

1. No building construction either permanent or temporary, nor any addition thereto, shall be permitted outside the buildable area other than fences, above ground swimming pools, dog houses, or park playground equipment. No building shall exceed three (3) stories or two and one-half (2 1/2) stories in height.
2. Buildable area in the area within the minimum yards as shown on the plat lot detail.
3. The local Board of Adjustment shall have no authority in any respect for a variance or special exception in regard to the buildable area within this community unit plan. All changes or modifications in buildable areas shall require a new plat.
4. Off street parking spaces shall be provided in accordance with the requirements for the zoned district.
5. When the individual lot details appear to differ from the typical lot detail, the required minimum setback shall be as shown on the individual lot detail so that sideyards that appear to scale 5 (five) feet shall be 5 (five) feet minimum and sideyards that appear to scale 12 (twelve) feet shall be 12 (twelve) feet minimum. Roofs may overhang the minimum yard no more than 3 (three) feet.

Revised by City of Killeen 3rd March 1979
Utility easements revised 15th March 1979

FINAL PLAT
CHIMNEY CORNERS
KILLEEN TEXAS
DUNLAP & ASSOCIATES
CONSULTING ENGINEERS
Killeen, Texas