



REFERENCE TIES	
△ to △	N3°39'46"W-66.00'
△ to △	N3°39'46"W-70.00'
△	1/2" Iron pipe found w/M&A cap
△	1/2" Iron rod found w/M&A cap
△	Wood fence post found
△	Wood fence post found

NOTES:

- All bearings are based upon the Texas Coordinate System, NAD 83 (CORS 96), Texas Central Zone as determined by Leica Texas Smartnet GPS observations. All distances are surface distance. Combined scale factor=1.0001168.
- This subdivision is located in zone X, areas determined to be outside the 0.2% annual chance floodplain, as indicated on the U.S. FEMA Agency Boundary Map, (Flood Insurance Rate Map), Map No. 48027C275E, effective date September 26, 2008 for Bell County, Texas.
- All interior lot corners marked with 1/2" ir & cap stamped "M&A" set after construction completed.
- A Land Disturbance Permit (LDP) is required before any land disturbance is started, or permits are issued.

KNOW ALL MEN BY THESE PRESENTS, that **Reece's Creek Group, L.C.**, whose address is P.O. Box 11724, Killeen, Texas, 76547 being the sole owner of that certain 1.952 acre tract of land in Bell County, Texas, being part of the W.M. Freer Survey, Abstract No. 307, which is more fully described in the dedication of **UNIVERSITY VILLAGE PHASE THREE** as shown by the plat hereof, attached hereto, and made a part hereof, and approved by the **City of Killeen**, Bell County, Texas, does hereby adopt said **UNIVERSITY VILLAGE PHASE THREE** 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 and drainage easements shown on said plat are dedicated to said city for the installation and maintenance of any and all public utilities and drainage utilities, which the city may install or permit to be installed or maintained.

W I T N E S S the execution hereof, on this 14th day of January, 2021.

For: **Reece's Creek Group, L.C.**

James Herring
James Herring, Manager

Before me, the undersigned authority, on this day personally appeared **James Herring** 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.

Janice Henderson
NOTARY PUBLIC STATE OF TEXAS
My Commission Expires: 12/31/21

APPROVED this the 16th day of December, 2020 by the Executive Director of Planning and Development Services or City Planner of the City of Killeen, Bell County, Texas.

Tommy McE
EXECUTIVE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES OR CITY PLANNER

Marie Drey
PLANNING SECRETARY

KNOW ALL MEN BY THESE PRESENTS,

That I, Mike W. Kriegel, 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.

Mike W. Kriegel
Mike W. Kriegel,
Registered Professional
Land Surveyor, No. 4330

No.	DATE	REMARKS	BY
1	12/17/2020	CITY OF KILLEEN COMMENTS	FB

UNIVERSITY VILLAGE PHASE THREE
KILLEEN, BELL COUNTY, TEXAS
FINAL PLAT
 SHEET TITLE:

MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
1021 N. COLLEGE
KILLEEN, TEXAS 76541
PHONE: (254) 634-5541
FAX: (254) 634-2141
TEXAS BOARD OF PROFESSIONAL SURVEYORS REGISTRATION NO. 3247
L. & P. C. FIRM REGISTRATION NO. 100204-00

DWG No: 20-091-D-S
DATE: NOV. 2020
SCALE: AS SHOWN
FB/ALB: 1969/13
AREA: 1.952 AC.
1 LOT
1 BLOCK

AFFIDAVIT:
The Tax Appraisal District of Bell County does hereby certify there are currently no delinquent taxes due to the Tax Appraisal District of Bell County on the property described by this plat.
Dated this the 13th day of January, 2021 A. D.
By: *Jenny Zeigler*
Bell County Tax Appraisal District

FILED FOR RECORD this 28th day of January, 2021
Plat Records of Bell County, Texas, and Dedication Instrument # 2021-5914
Official Records of Real Property, Bell County, Texas

INST# 2021-5914