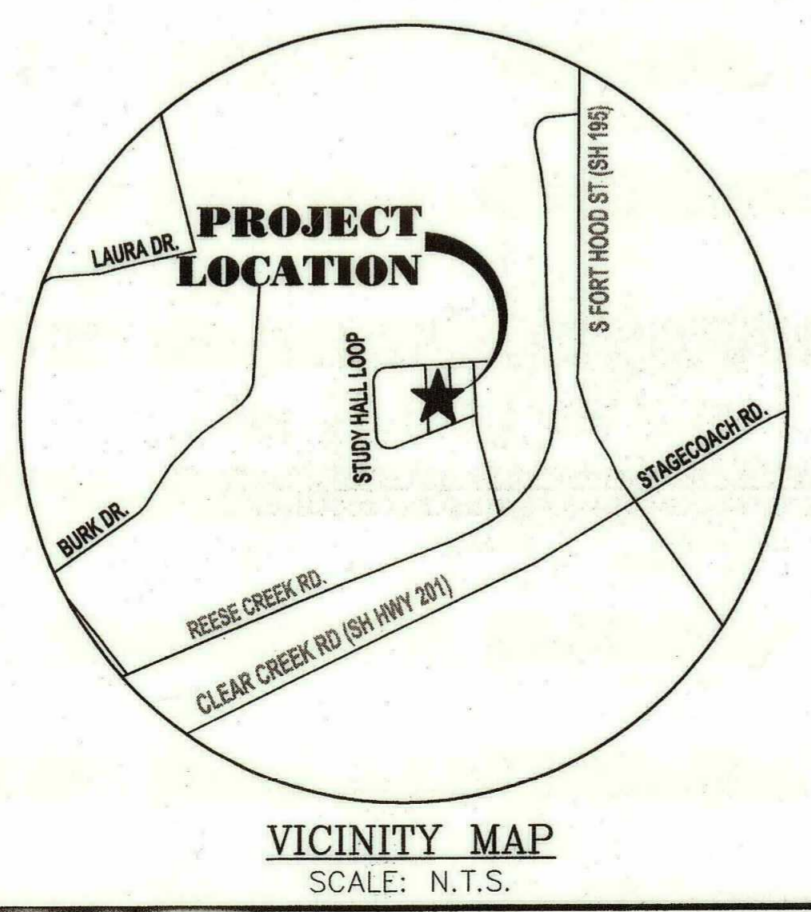
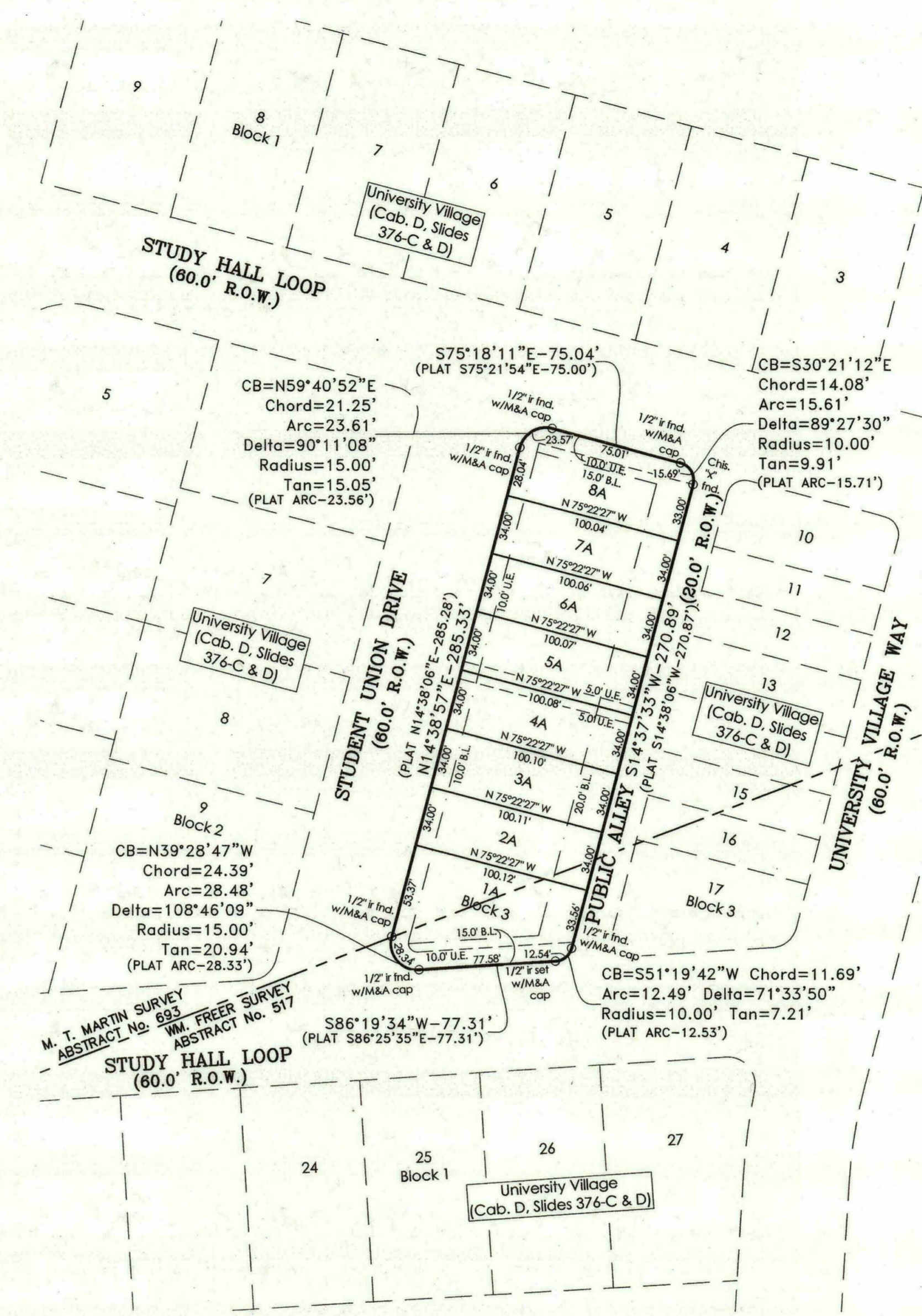
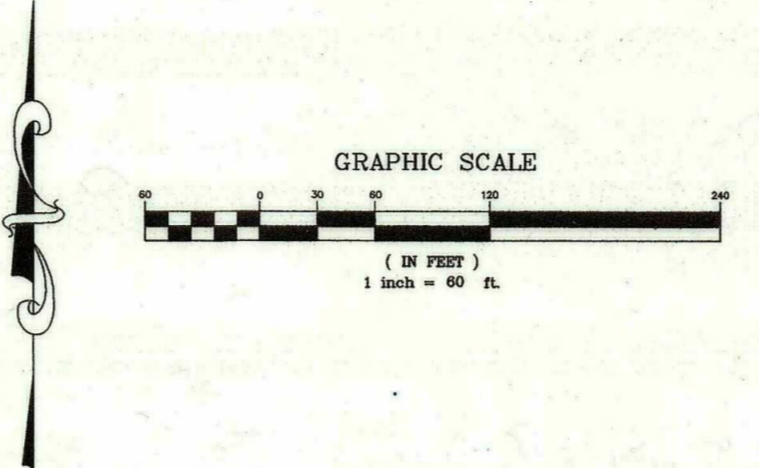
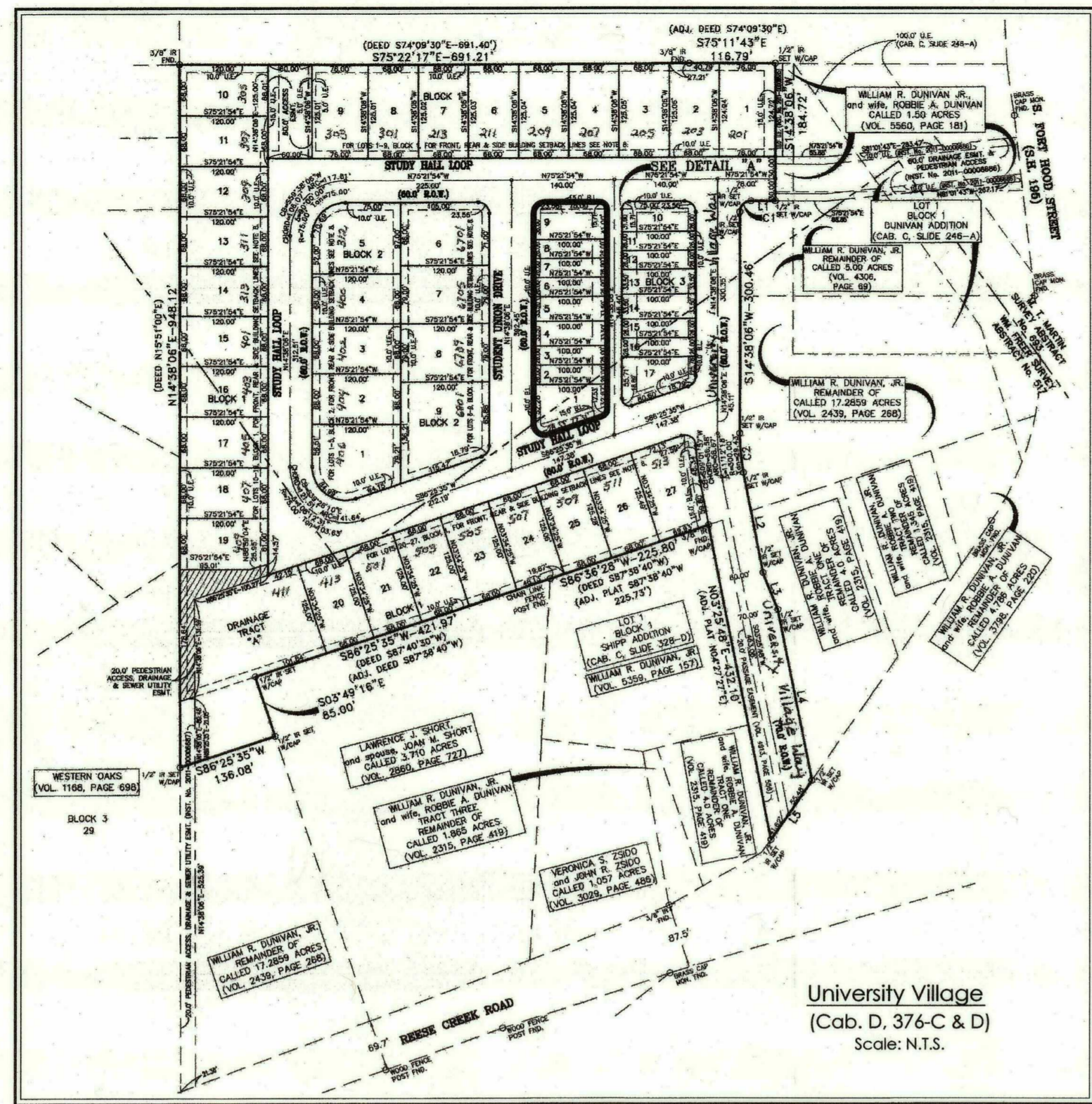


2016
ISS



KNOW ALL MEN BY THESE PRESENTS, that Reese's Creek Group, L.C., whose address is 3917 E. Stan Schlueter Loop, Killeen, Texas, 76542 being the sole owner of that certain 0.696 acre tract of land in Bell County, Texas, part of the M.T. Martin Survey, Abstract No. 307, which is more fully described in the dedication of UNIVERSITY VILLAGE, SECOND AMENDMENT 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, SECOND AMENDMENT 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.

WITNESS the execution hereof, on this 17th day of November, 2016.

For: Reese's Creek Group, L.C.

James Herring
James Herring

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.



Jessica M. Krieger
NOTARY PUBLIC STATE OF TEXAS
My Commission Expires: 10/17/17

APPROVED this the 12th day of December, 2016, by the Executive Director of Planning and Development Services of the City of Killeen, Bell County, Texas.

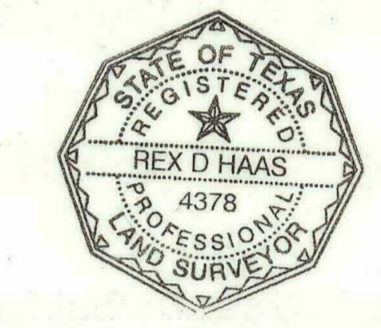
Tommy D. McJ...
EXECUTIVE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES

Marisa...
PLANNING SECRETARY

KNOW ALL MEN BY THESE PRESENTS,

That I, Rex D. Haas, 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.

Rex D. Haas
Rex D. Haas,
Registered Professional
Land Surveyor, No. 4378



- NOTES:**
- All bearings are based upon the Texas State Plane Coordinate System, NAD 83 (CORS 96), Texas Central Zone as per Leica Texas Smartnet GPS observations. All distances are surface distance. Combined scale factor=1.0001168.
 - All interior lot corners marked with 1/2" ir & cap stamped "M&A" set after construction completed.
 - 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.
 - Townhouse lots 1-17, block 3 setbacks shall be as follows:
Front setback - 10 feet
Rear setback - 20 feet
Side lot setback - 0 feet
Building separation - 15 feet
Corner lot side street frontage setback - 15 feet
 - All lots at time of housing construction shall be graded per the "Lot Grading and Erosion Control Plan" sheet c6 of the plat submission. Drainage shall flow from and across each lot as directed by flow arrows on that plan. The grading shall be maintained per the plan and no lot owner shall at any time regrade their lot to the extend the overall drainage is altered from the plan. Where fences may be constructed along lot lines, they must have a minimum 12" open wire bottom area if the plan indicates flow across that lot line area.
 - Vehicular access shall only be permitted from the rear alley serving lots 1-17, block 3.
 - The purpose of the utility easement between Lots 4A & 5A is for power & communication only.

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 December, 2016 A.D.

By: *Meagan Bowen*
Bell County Tax Appraisal District

FILED FOR RECORD this 19th day of December, 2016, in Year 2016
Plat # 155
#2016-50724
Official Public Records of Real Property, Bell County, Texas.

| | |
|--------------|--------------------------|
| NO. DATE | REVISIONS |
| 2 12/17/2016 | CITY OF KILLEEN COMMENTS |
| 1 11/20/2016 | REMARKS |

UNIVERSITY VILLAGE, SECOND AMENDMENT
BEING AN AMENDING PLAT OF LOTS 1-9, BLOCK 3, UNIVERSITY VILLAGE
KILLEEN, BELL COUNTY, TEXAS

AMENDING PLAT

SHEET TITLE:

MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
102 N. COLLEGE
KILLEEN, TEXAS 76541
PHONE: (254) 634-5541
FAX: (254) 634-2141
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION NO. 1241
T. B. P. L. S. FIRM REGISTRATION NO. 000204-00

DATE: NOV. 2016 SCALE: AS SHOWN 1/8" = 1'-0" AREA: 0.696 AC.

DRAWN BY: FB
DATE: NOV. 2016 SCALE: AS SHOWN 1/8" = 1'-0" AREA: 0.696 AC.

18-115-D-S

Inst: 50724