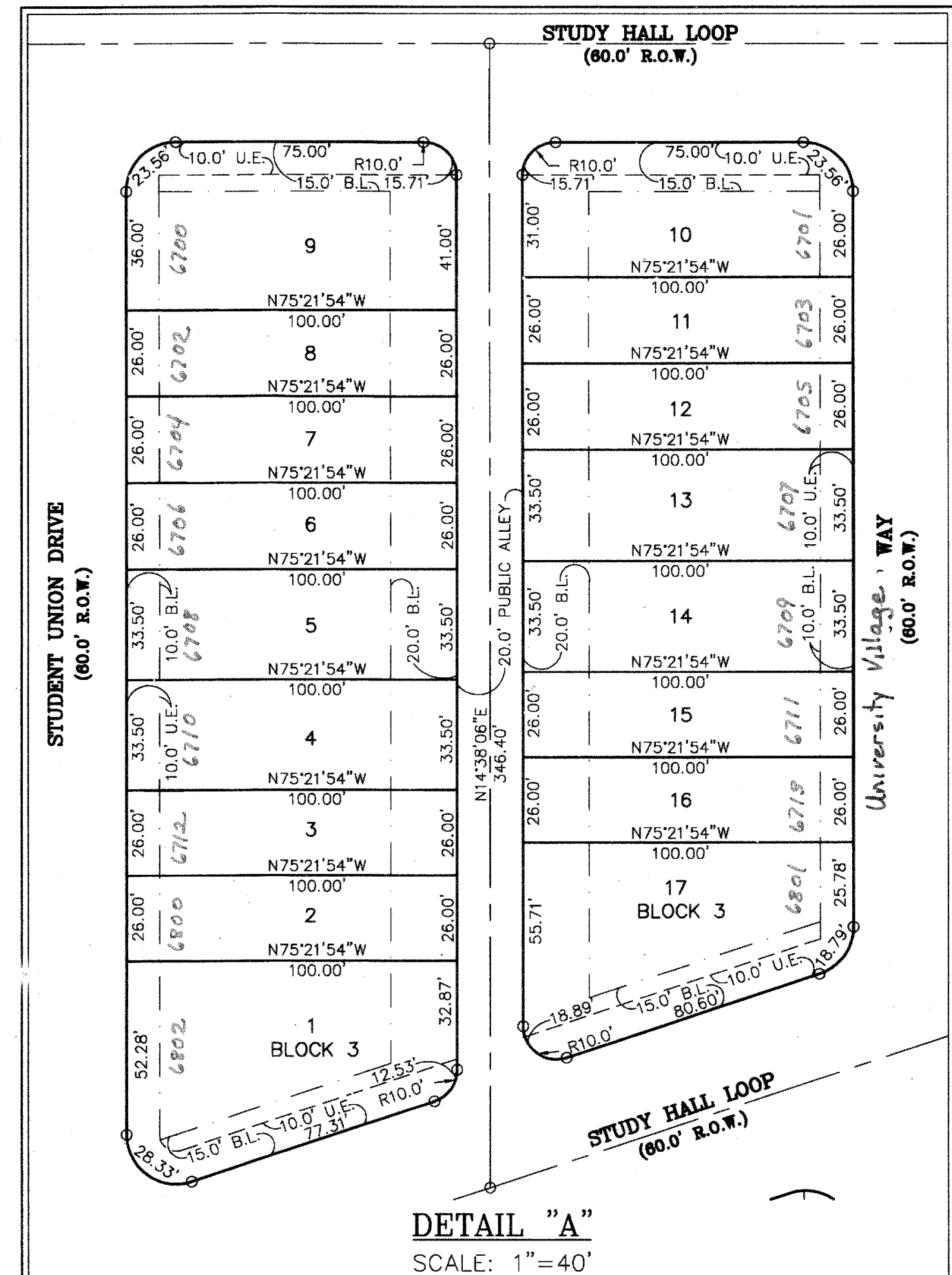
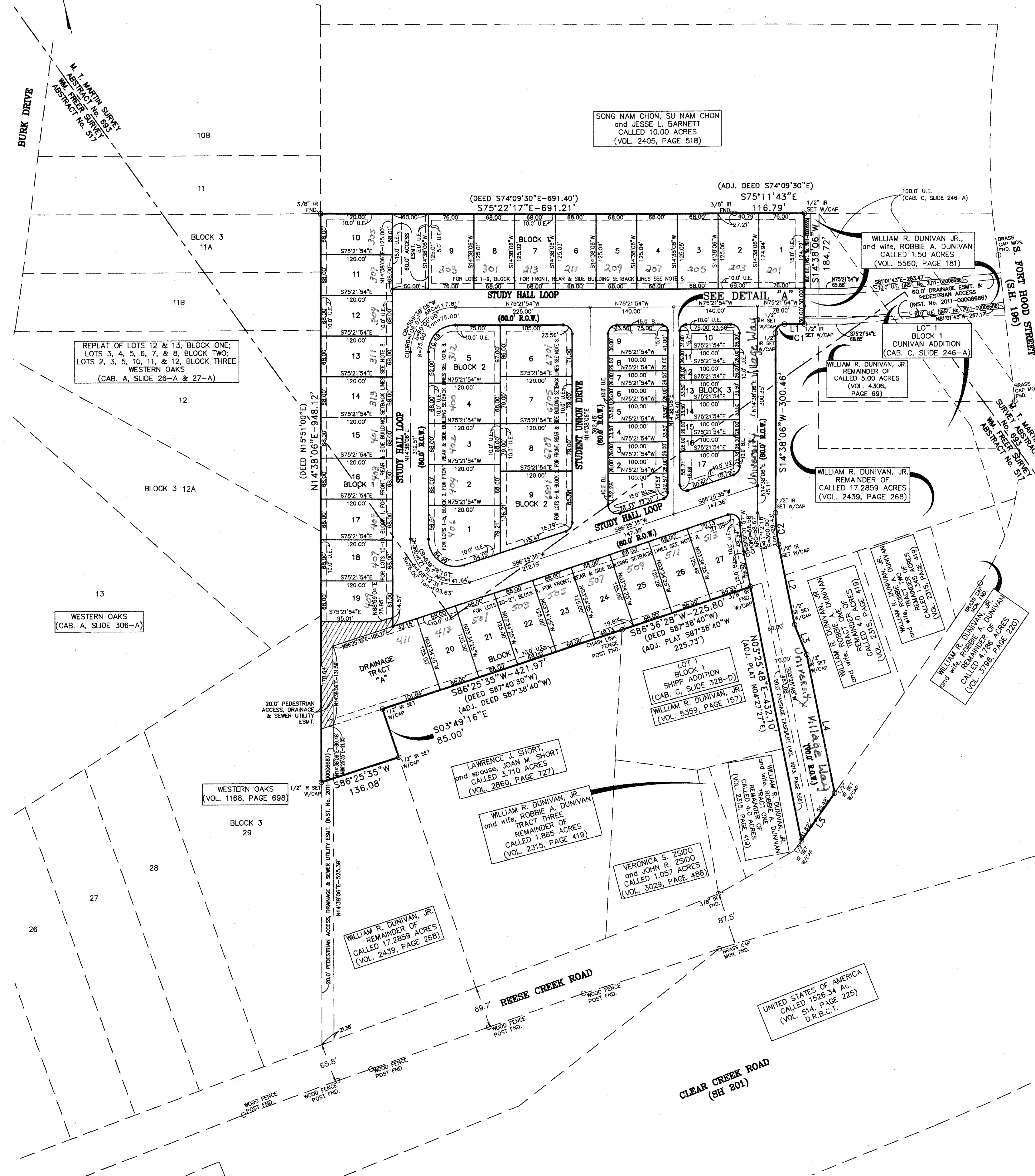


GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



LINE TABLE

LINE	LENGTH	BEARING
L1	33.00'	N75°21'54"W
L2	136.35'	S03°25'48"W
L3	53.58'	S07°19'35"E
L4	235.62'	S03°25'48"W
L5	97.10'	S49°33'41"W

CURVE TABLE

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	TANGENT	DELTA
C1	S59°38'06"W	21.21'	23.58'	15.00'	15.00'
C2	S09°01'57"W	52.72'	52.80'	270.00'	26.49'

- NOTES:
- ALL INTERIOR LOT CORNERS MARKED WITH 1/2" IR & CAP STAMPED "M & ASSOC., KILLEEN" SET AFTER CONSTRUCTION COMPLETED.
 - SOUTH RIGHT OF WAY OF REESE CREEK ROAD HAS BEEN ESTABLISHED BY EXISTING FENCE LINE & A BRASS CAP MONUMENT FOUND.
 - THE BEARINGS FOR THE ABOVE DESCRIPTION ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, PER LEICA TEXAS SMART NET GPS OBSERVATIONS.
 - ALL RIGHT-OF-WAY RETURN RADII ARE 15.0' UNLESS OTHERWISE NOTED.
 - THE DEVELOPER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF PUBLIC SIDEWALKS ALONG THE ENTIRE FRONTAGE OF DRAINAGE TRACT A.
 - THE STORM WATER DETENTION SYSTEM WILL BE ACCEPTED BY THE CITY OF KILLEEN WHEN ALL OF THE FOLLOWING CONDITIONS ARE MET:
 - CONSTRUCTION IS COMPLETE FOR 75 PERCENT OF THE LOT(S) WITHIN THIS DEVELOPMENT.
 - TURF HAS BEEN PERMANENTLY ESTABLISHED WITHIN THE STORM WATER DETENTION SYSTEM.
 - THE STORM WATER DETENTION SYSTEM HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE CITY RELEASED CONSTRUCTION PLANS.
 - THE STORM WATER DETENTION SYSTEM HAS BEEN CLEARED OF ALL SEDIMENT BUILDUP RESULTING FROM CONSTRUCTION ACTIVITIES.
 - ALL AREAS OF EROSION OR MATERIAL DETERIORATION WITHIN THE STORM WATER DETENTION SYSTEM HAVE BEEN REPAIRED.
 - A FENCE OR OTHER APPROVED SECURITY MEASURES ARE ERRECTED AROUND THE DETENTION STRUCTURE.
 - PERIMETER LOTS ADJACENT TO DISSIMILAR EXISTING SINGLE FAMILY USE SHALL BE RESTRICTED TO ONE STORY CONSTRUCTION. THOSE LOTS ARE PARTICULARLY DEFINED AS LOTS 10 THROUGH 27, BLOCK 1.
 - DUPLEX LOTS 1-27, BLOCK 1 & LOTS 1-9, BLOCK 2 SETBACKS SHALL BE AS FOLLOWS:
 FRONT SETBACK - 20 TO 25 FEET - TYPICAL SETBACK SHALL BE 25 FEET EXCEPT THAT SOME LOTS (NO MORE THAN ADJACENT LOTS) MAY HAVE A FRONT SETBACK REDUCED TO 20 FEET TO ACHIEVE AN AESTHETIC STAGGERED FRONT HOUSING LINE. WHERE THE FRONT SETBACK IS REDUCED TO 20 FEET THE REAR SETBACK FOR THAT LOT SHALL BE INCREASED TO 30 FEET FROM THE STANDARD 25 FEET.
 REAR SETBACK - 25 FEET - EXCEPT WHERE INCREASED AS DESCRIBED ABOVE.
 SIDE LOT SETBACK - 7 FEET
 CORNER LOT SIDE STREET FRONTAGE SETBACK - 15 FEET
 - 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 EXTENT 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 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 6th day of November, A.D. 2012

BELL COUNTY TAX APPRAISAL DISTRICT

By: Juanita Key

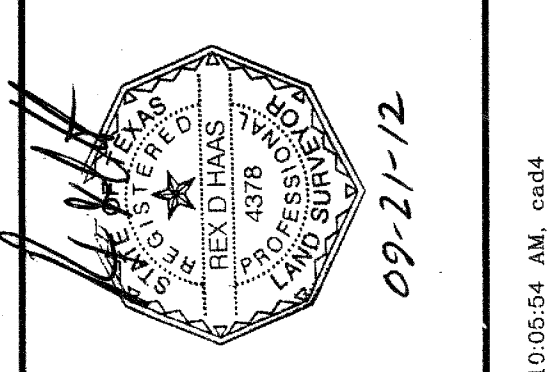
FILED FOR RECORD this 29th day of November, 2012, in Cabinet D, Slide 3116, Plat Records of Bell County, Texas. Dedication Instrument in Instrument # 2012-0004158, Deed Records of Bell County, Texas.

NO.	DATE	REVISIONS	BY
1	9/12/2012	LAYOUT CONFIGURATION	FRB
2	9/21/2012	CITY OF KILLEEN COMMENTS	FRB

UNIVERSITY VILLAGE
KILLEEN, BELL COUNTY, TEXAS

FINAL PLAT

SHEET TITLE



MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
102 N. COLLEGE
KILLEEN, TEXAS 76541
PHONE: (254) 634-5541
FAX: (254) 634-2141
T. B. L. S. FIRM REGISTRATION NO. 10004-00

SCALE: 1"=100'
DATE: JAN. 2011
DRAWN BY: MDH/FRB
AREA: 53 LOTS
BLOCKS: 3
SHEET NO.: 13-882 AC.

09-21-12