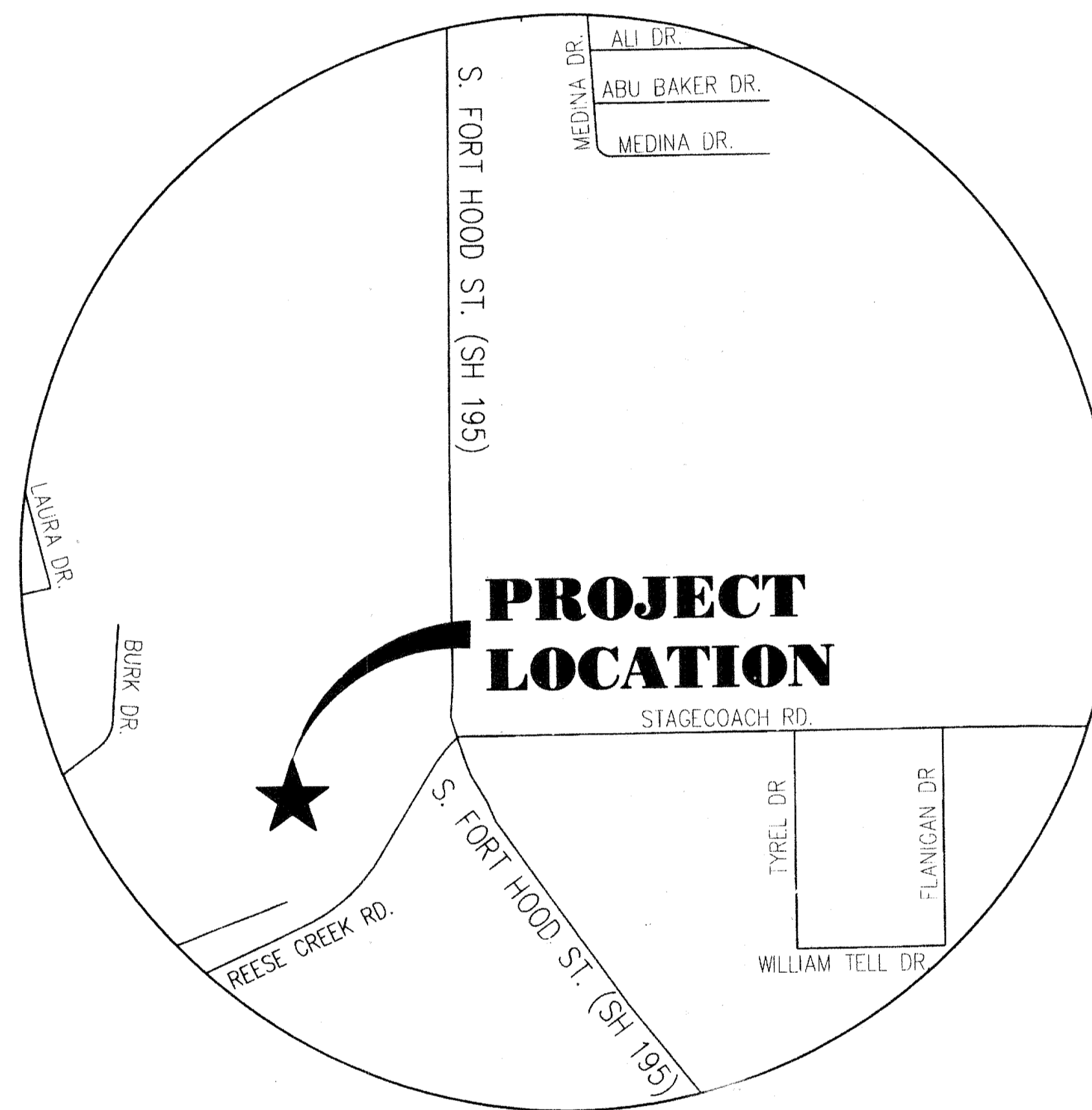


UNIVERSITY VILLAGE

KILLEEN, BELL COUNTY, TEXAS



VICINITY MAP
SCALE: N.T.S.

102 N. COLLEGE STREET
KILLEEN, TEXAS 76541
PHONE: (254) 634-5541
FAX: (254) 634-2141
TEXAS BOARD OF PROFESSIONAL ENGINEERS
FIRM REGISTRATION NO. 3241
T. B. P. L. S. FIRM REGISTRATION NO.
100204-00

KNOW ALL MEN BY THESE PRESENTS, that William R. Dunivan, Jr. and wife, Robbie A. Dunivan, whose address is 4643 Alice Street, San Diego, CA 92115 being the sole owners of that 13.882 acre tract of land in Bell County, Texas, being part of the M. T. Martin Survey, Abstract No. 693 and the Wm. Freer Survey, Abstract No. 517, and the land herein described being part of a called 17.2859 acre tract of land conveyed to William R. Dunivan, Jr., of record in Volume 2439, Page 268, Official Public Records of Real Property, Bell County, Texas, part of a called 1.50 acres tract of land conveyed to William R. Dunivan, Jr. and wife, Robbie A. Dunivan, of record in Volume 5560, Page 181, Official Public Records of Real Property, Bell County, Texas, part of a called 5.00 acres tract of land conveyed to William R. Dunivan, Jr., of record in Volume 4306, Page 69, Official Public Records of Real Property, Bell County, Texas, and part of a called 4.0 acres tract of land conveyed to William R. Dunivan, Jr., and wife Robbie A. Dunivan, of record in Volume 2315, Page 419, Deed Records of Bell County, Texas, which is more fully described in the dedication of UNIVERSITY VILLAGE as shown by the plat hereof, attached hereto, and made a part hereon, and approved by the City Council of the City of Killeen, Bell County, Texas, and William R. Dunivan, Jr. and wife, Robbie A. Dunivan, do hereby adopt said UNIVERSITY VILLAGE, 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 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.

Tract A shown on said plat is herein dedicated to the City of Killeen for the installation and maintenance of drainage utilities.

WITNESS the execution hereof, on this 22 day of Sept, 2012.

William R. Dunivan, Jr.
William R. Dunivan, Jr.

Before me, the undersigned authority, on this day personally appeared William R. Dunivan, Jr. 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.

Ricardo Arroyo Guerrero
NOTARY PUBLIC STATE OF TEXAS
My Commission Expires Oct 5, 2012

Robbie A. Dunivan
Robbie A. Dunivan

Ricardo Arroyo Guerrero
NOTARY PUBLIC STATE OF TEXAS
My Commission Expires OCTOBER 5, 2012

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

Ricardo Arroyo Guerrero
NOTARY PUBLIC STATE OF TEXAS
My Commission Expires OCTOBER 5, 2012

Ricardo Arroyo Guerrero
NOTARY PUBLIC STATE OF TEXAS
My Commission Expires Oct 5, 2012

APPROVED this the 1st day of October, 2012, by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas.

Chairman
CHAIRMAN, PLANNING COMMISSION

Secretary
SECRETARY, PLANNING COMMISSION

APPROVED this the 30th day of October, 2012, by the City Council of the City of Killeen, Bell County, Texas.

Mayor
MAYOR, CITY OF KILLEEN



City Secretary
ATTEST: CITY 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

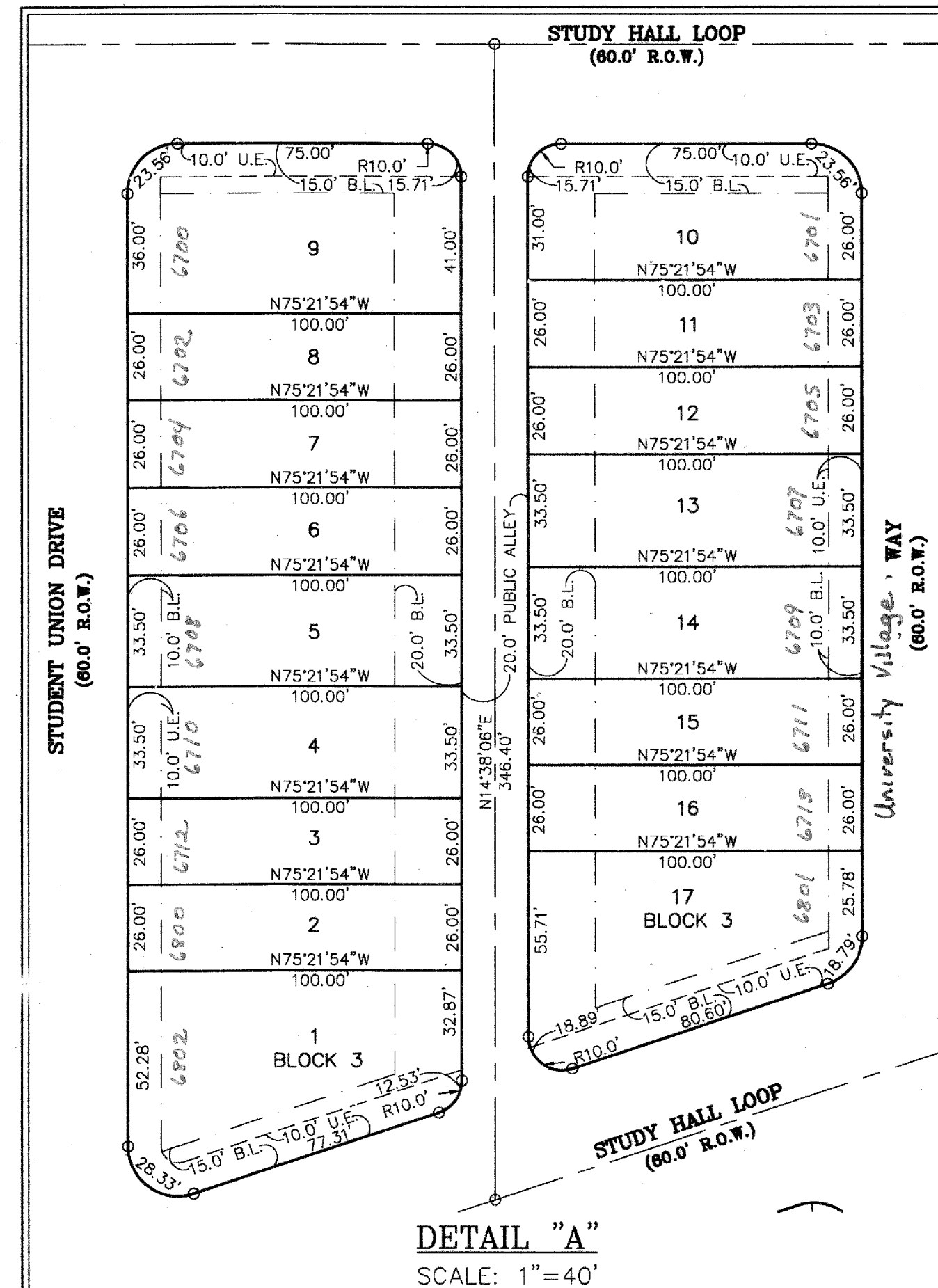
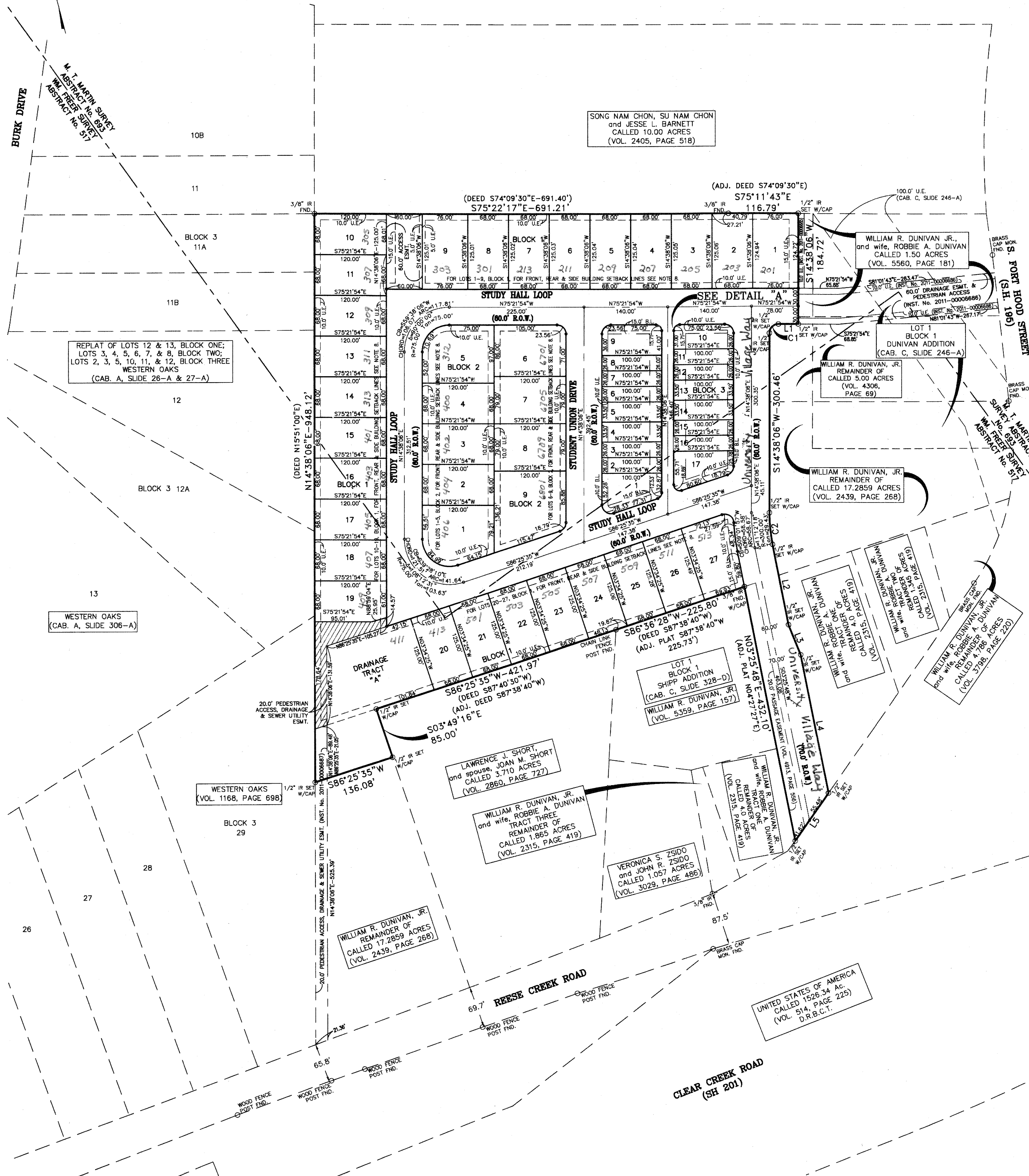
The Bell County Tax Appraisal District, the taxing authority for all entities in Bell County, Texas does hereby certify that there are currently no delinquent taxes due or owing on the property described by this plat.
Dated this 10th day of November, A.D. 2012
BELL COUNTY TAX APPRAISAL DISTRICT
BY: *Jessie King*

FILED FOR RECORD this 29th day of November, 2012, in Cabinet D
Slide 316-316 Plat Records of Bell County, Texas. Dedication Instrument in
Instrument # 2012-0049155, Deed Records of Bell County, Texas.

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 20th day of November, A.D. 2012

BELL COUNTY TAX APPRAISAL DISTRICT

By: Juanita J. King

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.

UNIVERSITY VILLAGE
KILLEEN, BELL COUNTY, TEXAS

FINAL PLAT

09-21-12

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
DWC No. 10-292-D

53 LOTS
3 BLOCKS
AREA: 13.862 Ac.

SHEET P2 OF P2