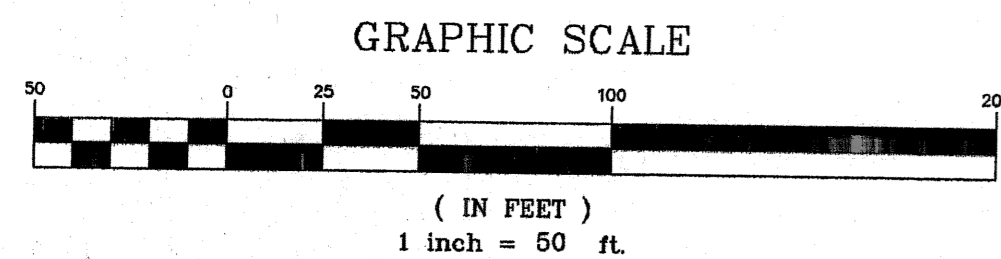
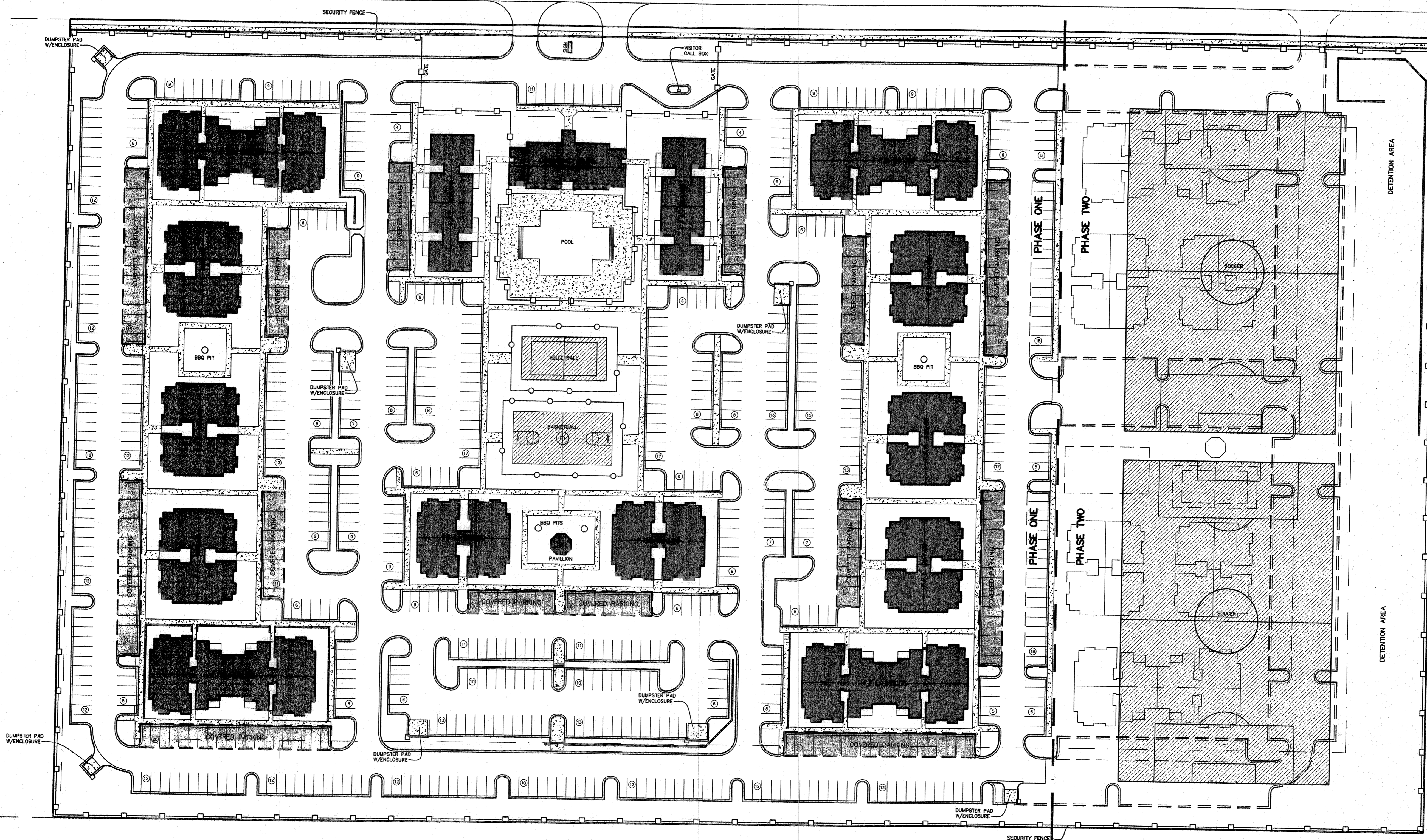
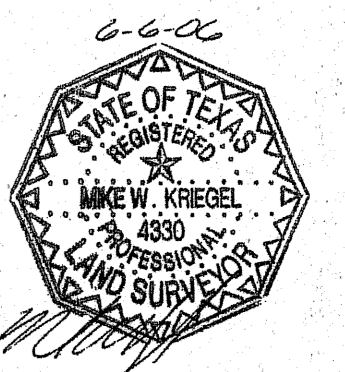


WATERCREST ROAD  
(R.O.W. VARIES)



- PARKING SPACES: PHASE ONE - 852, PHASE TWO - 219, TOTAL - 1071
- BEDROOM UNITS: PHASE ONE - 480, PHASE TWO - 224, TOTAL - 704
- ALL CODES, ORDINANCES AND DEVELOPMENT REGULATIONS AND POLICIES SHALL BE COMPLIED WITH UNLESS SPECIFIC EXCEPTION IS GRANTED HEREIN.
- EACH BUILDING THREE STORIES IN HEIGHT.
- ACCESS TO THE SITE IS SHOWN. PERIMETER SETBACK LINES OF 25 FEET WILL BE ESTABLISHED AND MAINTAINED FOR THE PROJECT, EXCEPT WHERE PROPERTY SIGNS ARE LOCATED. NO STRUCTURE OVER 35 FEET IN HEIGHT WILL BE PLACED WITHIN 75 FEET OF ANY PERIMETER PROPERTY LINE.
- GATED COMMUNITY WITH OFFICE BUILDING FOR PROPERTY MANAGEMENT OF THE FACILITY AND MAINTENANCE.
- DRAINAGE SHALL ACCOUNT FOR ANY INCREASE IN STORMWATER RUNOFF AND CONTROL THE DISCHARGE TO WATERCREST ROAD THROUGH DESIGNED AND CONSTRUCTED DETENTION FACILITIES THAT WILL BE INCORPORATED INTO THE PROJECT.
- PROPERTY WILL BE UNDER SINGLE OWNERSHIP AND NO OWNER'S ASSOCIATION AS DEFINED IN SECT. 31-805 OWNER'S ASSOCIATIONS.
- UTILITIES SHALL BE INSTALLED TO MEET THE REQUIREMENTS OF THE CITY OF KILLEEN.
- THE PROJECT WILL BE DEVELOPED AS A GATED COMMUNITY, AND SHALL PROVIDE (2) 24 FOOT WIDE ACCESS POINTS WITH PHASE ONE AND (1) 24 FOOT WIDE ACCESS POINT WITH PHASE TWO, WITH UNRESTRICTED HEIGHT OF 14 FEET AND BREAK-AWAY DESIGN FOR GATES.

**WATERCREST PLACE**  
KILLEEN, BELL COUNTY, TEXAS  
PLANNED UNIT DEVELOPMENT



**MITCHELL & ASSOCIATES, INC.**  
ENGINEERING & SURVEYING  
102 N. COLLEGE STREET  
KILLEEN, TEXAS 76541  
PHONE: (254) 634-5541  
FAX: (254) 634-2141

NO.	DATE	REVISIONS
2	06/06/06	CITY COMMENTS
1	05/30/06	CITY COMMENTS
		REMARKS
		BY

SHEET TITLE:

DWG No.	DATE	SCALE	FR./B.	GPS	1 LOT	1 BLOCK	AREA
06-208-D	MAY 2006	1"=100'					22,221 Ac.