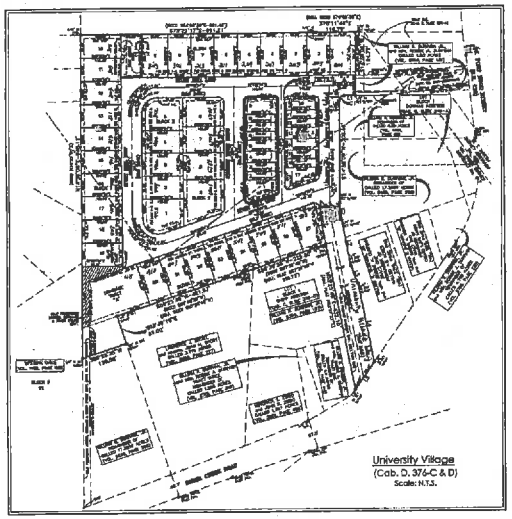

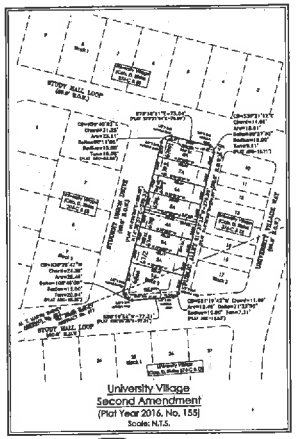

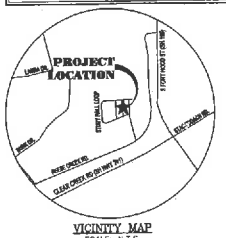

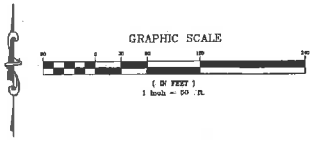

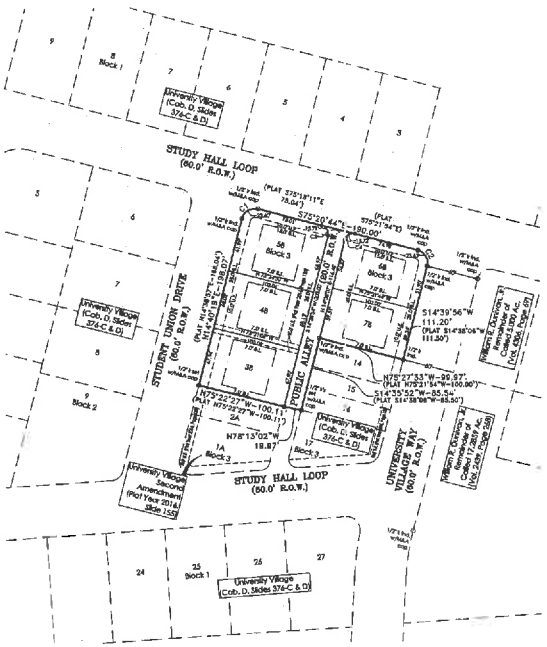

KNOW ALL MEN BY THESE PRESENTS, that Reese's Creek Group, L.C., whose address is P.O. Box 23714, Killeen, Texas, 76547 being the sole owner of that certain 9.814 acre tract of land in Bell County, Texas, being part of the W.T. Martin Survey, Abstract No. 649, which is more fully described in the dedication of UNIVERSITY VILLAGE, THIRD 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, THIRD AMENDMENT to an addition to the City of Killeen, Bell County, Texas, and hereby dedicates to said city all streets, traveways, roads, drives and alleys shown on said plat, the same to be used as public thoroughfares and for the construction 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 11th day of October, 2018.

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

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.

JESSICA M KING
NOTARY PUBLIC, STATE OF TEXAS
My Commission Expires: 11/11/21

NOTARY PUBLIC STATE OF TEXAS
My Commission Expires

APPROVED this the _____ day of _____, 2018, by the Executive Director of Planning and Development Services of the City of Killeen, Bell County, Texas.

EXECUTIVE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES

PLANNING SECRETARY

KNOW ALL MEN BY THESE PRESENTS,

That I, Rex D. Hare, 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. Hare
Registered Professional
Land Surveyor, No. 4978

REX D. HARE
4978
REGISTERED
PROFESSIONAL
LAND SURVEYOR

CURVE TABLE						
CURVE	BEARING	CHORD	LENGTH	RADIUS	DELTA	TANGENT
C1	N39°44'34"E	21.15'	23.48'	15.00'	89°40'52"	14.92'
C2	S50°07'39"E	21.17'	23.50'	15.00'	89°46'17"	14.94'
C3	N39°53'20"W	14.14'	15.71'	10.00'	89°59'13"	10.00'
C4	S39°49'23"W	14.14'	15.70'	10.00'	89°58'30"	10.00'

NOTES:

1. 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=1.00011168.
2. All interior lot corners marked with 1/2" ℄ & cap stamped "MBA" set after construction completed.
3. 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. 48027C0755, effective date September 26, 2008 for Bell County, Texas.
4. All lots at time of housing construction shall be graded per the "Lot Grading and Erosion Control Plan" sheet 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.
5. Vehicular access shall only be permitted from the rear alley serving lots 1A-5A, 10A-11A & 14-17, block 3.
6. The purpose of this utility easement between Lots 3A & 4A 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 _____ day of _____ 20___ A.D.

By: _____
Bell County Tax Appraisal District

FILED FOR RECORD this _____ day of _____ 20____ In Year _____, Plat # _____ Plat Records of Bell County, Texas, Dedication Instrument # _____ Official Public Records of Real Property, Bell County, Texas.

No.	DATE	REVISIONS	BY

UNIVERSITY VILLAGE, THIRD AMENDMENT

BEING AN AMENDING PLAT OF ALL OF LOTS 10-13, BLOCK 3, UNIVERSITY VILLAGE, AND LOTS 3A-8A, BLOCK 3, UNIVERSITY VILLAGE, SECOND AMENDMENT

KILLEEN, BELL COUNTY, TEXAS

SHEET TITLE: **AMENDING PLAT**

MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
1302 E. CENTRAL
KILLEEN, TEXAS 76541
PHONE: (254) 634-5541
FAX: (254) 634-2141
TEXAS BOARD OF PROFESSIONAL ENGINEERS REGISTRATION NO. 2547
T.B.P.E.S. FIRM REGISTRATION NO. 10004900

DWG No.	DRAWN BY:	DATE:	SCALE:	PLAT	N. LOTS	AREA:
15-086-D-3	KRH	OCT. 2018	AS SHOWN	180/253	1 BLOCK	0.814 AC.

S:\SUBDIVISION\15-086-D-3 University Village 3rd Amend\Drawings\15-086-D-3 Amended Plat.dwg 10/11/2018 4:48 PM

SHEET P1