

KNOW ALL MEN BY THESE PRESENTS, that **William R. Dunivan, Jr. and wife, Robbie A. Dunivan**, whose address is 3700 Bacon Ranch Road, Killeen, TX 76542 being the sole owners of that certain 0.998 acre tract of land in Bell County, Texas, being part of the M.T. Martin Survey, Abstract No. 693 and the William Freer Survey, Abstract No. 517, which is more fully described in the dedication of UNIVERSITY VILLAGE PHASE 2, as shown by the plat hereof, attached hereto, and made a part hereon, and approved by the City of Killeen, Bell County, Texas, and William R. Dunivan, Jr. and wife, Robbie A. Dunivan, do hereby adopt said UNIVERSITY VILLAGE PHASE 2, 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 \_\_\_\_\_ day of \_\_\_\_\_, 2019.

**William R. Dunivan, Jr.**

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

NOTARY PUBLIC STATE OF TEXAS  
My Commission Expires: \_\_\_\_\_

**Robbie A. Dunivan**

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.

NOTARY PUBLIC STATE OF TEXAS  
My Commission Expires: \_\_\_\_\_

APPROVED this the \_\_\_\_\_ day of \_\_\_\_\_, 2019, by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas.

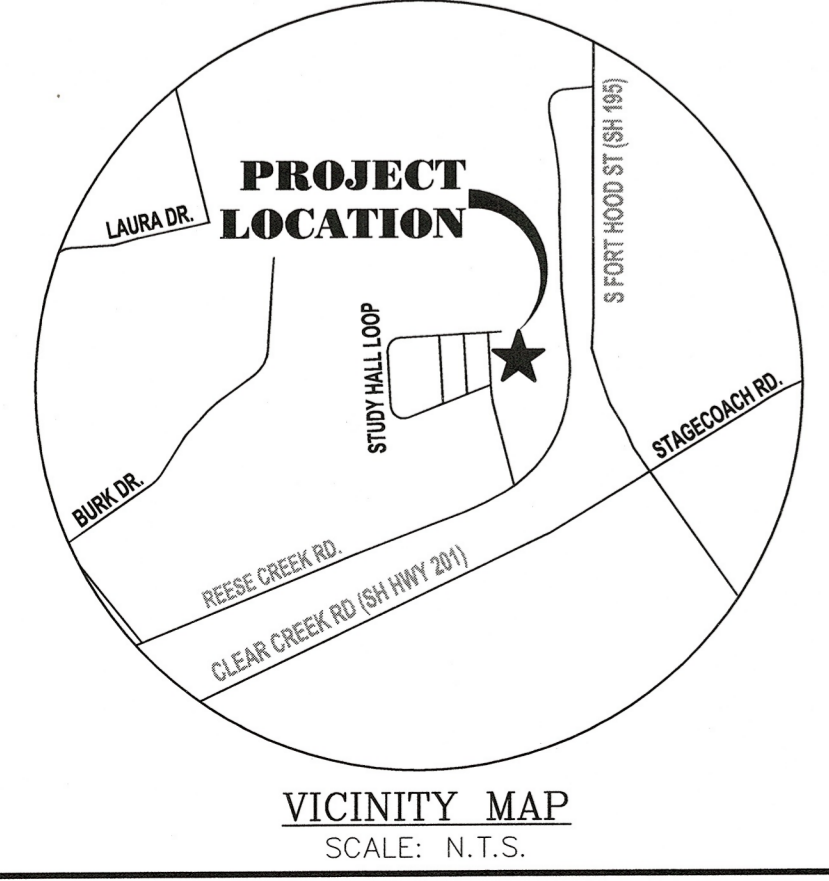
Chairman, Planning and Zoning Commission

Secretary, Planning and Zoning Commission

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,  
Registered Professional  
Land Surveyor, No. 4378



- NOTES:**
- 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=1.0001168.
  - 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.
  - No vehicular access will be allowed from Study Hall Loop to Lot 1, Block 1.

**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     | REMARKS                  | BY  |
|-----|----------|--------------------------|-----|
| 1   | 4/5/2019 | CITY OF KILLEEN COMMENTS | FRB |

**UNIVERSITY VILLAGE  
PHASE TWO  
KILLEEN, BELL COUNTY, TEXAS**

**FINAL PLAT**

**MITCHELL & ASSOCIATES, INC.**  
ENGINEERING & SURVEYING  
102 N. COLLEGE  
KILLEEN, TEXAS 76541  
PHONE: (254) 634-5541  
FAX: (254) 634-2114  
TEXAS BOARD OF PROFESSIONAL ENGINEERING AND SURVEYING REGISTRATION NO. 3241  
T. & P. L. S. TIME REGISTRATION NO. 102204-C-0

DRAWN BY: FRB  
DATE: MARCH 2019  
SCALE: AS SHOWN  
AREA: 5 LOTS, 1 BLOCK, 0.998 AC.