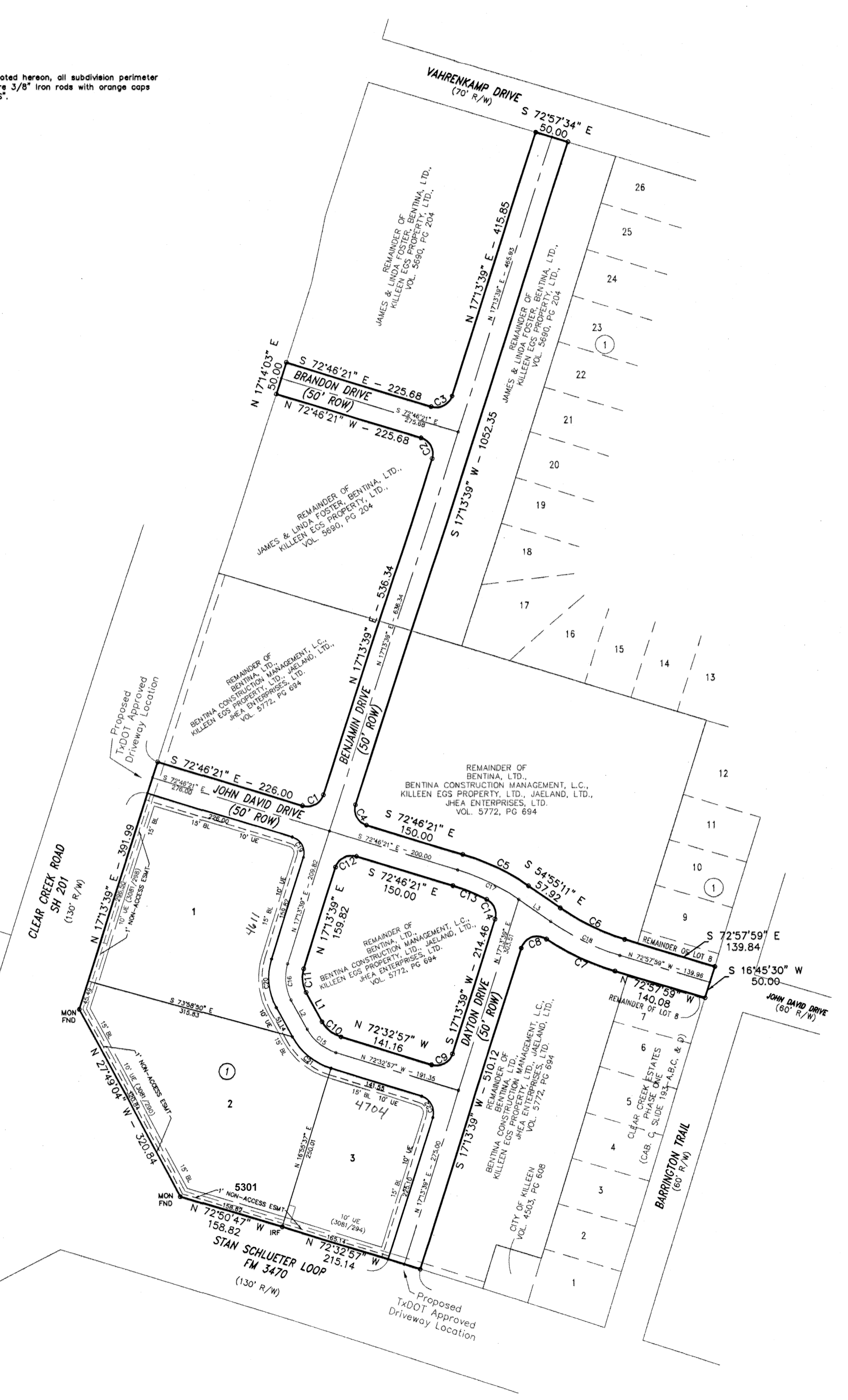


VICINITY MAP
N.T.S.

LINE	LENGTH	BEARING
L1	51.14	N 27°49'04" W
L2	51.14	N 27°49'04" W
L3	57.92	S 54°55'11" E

CURVE	DELTA	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	90°00'00"	25.00	39.27	25.00	N 62°13'39" E	35.36
C2	90°00'00"	25.00	39.27	25.00	N 27°46'21" W	35.36
C3	90°00'00"	25.00	39.27	25.00	N 62°13'39" E	35.36
C4	90°00'00"	25.00	39.27	25.00	S 27°46'21" E	35.36
C5	17°51'10"	351.19	109.43	55.16	S 63°50'46" E	108.98
C6	18°02'48"	339.79	107.03	53.96	S 63°56'35" E	106.58
C7	18°34'22"	389.79	112.75	56.77	N 64°40'48" W	112.35
C8	106°22'44"	25.00	46.42	33.41	S 70°25'01" W	40.03
C9	90°13'24"	25.00	39.37	25.10	S 62°20'21" W	35.42
C10	44°43'53"	47.91	37.40	19.71	N 50°11'01" W	36.46
C11	45°02'43"	47.35	37.23	19.63	N 05°17'43" W	36.27
C12	90°00'00"	25.00	39.27	25.00	N 62°13'39" E	35.36
C13	10°25'49"	301.19	54.83	27.49	S 67°33'27" E	54.75
C14	79°34'11"	25.00	34.72	20.82	S 22°33'27" E	32.00
C15	44°43'53"	72.91	56.92	30.00	S 50°11'01" E	55.49
C16	45°02'43"	72.35	56.88	30.00	S 05°17'43" E	55.43
C17	17°51'10"	326.19	101.64	51.23	N 63°50'46" W	101.23
C18	18°02'48"	364.79	114.90	57.93	S 63°56'35" E	114.43
C19	90°00'00"	25.00	39.27	25.00	N 27°46'21" W	35.36
C20	45°02'43"	97.35	76.54	40.37	S 05°17'43" E	74.58
C21	44°43'53"	97.91	76.44	40.29	S 50°11'01" E	74.51
C22	89°46'36"	25.00	39.17	24.90	N 27°39'39" W	35.29

Note: Unless otherwise noted hereon, all subdivision perimeter corner monuments are 3/8" iron rods with orange caps marked "KILLEEN E&S".



KNOW ALL MEN BY THESE PRESENTS, that Bentina, Ltd., a Texas limited partnership, Bentina Construction management, L.C., a Texas limited liability company, Killeen EGS Property, Ltd., a Texas limited partnership, Jaeland, Ltd., a Texas limited partnership, JHEA Enterprises, Ltd., a Texas limited partnership, James & Linda Foster, and Clear Creek Development, Ltd., a limited partnership, being the sole owner of that 8.316 acre tract of land in Bell County, Texas, part of the Thomas Robinett Survey, Abstract No. 686, which is more fully described in the dedication of CLEAR CREEK COMMERCIAL CREEK ESTATES, PHASE ONE and 8.178 acres of the Thomas Robinett Survey, Abstract No. 686, as shown by the plat hereof, attached hereto, and made a part hereof, and approved by the City Council of the City of Killeen, Bell County, Texas, does hereby adopt said CLEAR CREEK COMMERCIAL being a replat of part of Lot 8, Block 1, Clear Creek Estates, Phase One and 8.178 acres of the Thomas Robinett Survey, Abstract No. 686, 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 installation and maintenance of any and all public utilities which the city may install or permit to be installed or maintained.

For: Bentina, Ltd., a Texas Limited Partnership,
Bentina Construction management, L.C., a Texas limited liability company,
Killeen EGS Property, Ltd., a Texas limited partnership
Clear Creek Development, Ltd. a Texas limited partnership

Gary W. Purser, Jr.
Gary W. Purser, Jr.

For: Jaeland, Ltd., a Texas Limited Partnership, James Foster

James Foster
James Foster

For: Linda Foster

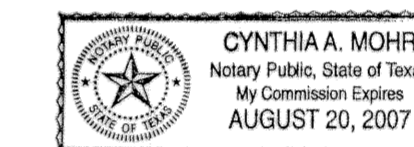
Linda Foster
Linda Foster

For: JHEA Enterprises, Ltd., a Texas Limited Partnership,

Gary W. Purser, Sr.
Gary W. Purser, Sr.

STATE OF TEXAS
COUNTY OF BELL

This instrument was acknowledged before me on the 20 day of October, 2005 by Gary W. Purser, Jr., James Foster, Linda Foster and Gary W. Purser, Sr.



Cynthia A. Mohr
Cynthia A. Mohr
Notary Public, State of Texas

Approved this 20th day of October, 2005 by the Planning and Zoning Commission of the City of Killeen, Texas.

James T. Webb
Chairman, Planning and Zoning Commission
Ficki Kankon
Secretary, Planning and Zoning Commission

Approved this 8th day of November, 2005 by the City Council of the City of Killeen, Texas.



Maurice J. Jones
Mayor
Sandra G. Smith
City Secretary

FILED FOR RECORD this 16th day of November, 2005 A.D.

Cabinet D, Slide 84D, Plat Records of Bell County, Texas.

Dedication Instrument in Volume 5893, Page 136, Deed Records of Bell County, Texas.

KNOW ALL MEN BY THESE PRESENTS:

That I, Michelle E. Lee, a Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the perimeter corner monuments shown hereon were properly placed or found under my personal supervision, in accordance with the Subdivision Regulations of the City of Killeen, Texas. This subdivision, CLEAR CREEK COMMERCIAL, being a replat of part of Lot 8, Block 1, Clear Creek Estates, Phase One and 8.178 acres of the Thomas Robinett Survey, Abstract No. 686, is located within the City Limits of Killeen, Texas.



Michelle E. Lee
Michelle E. Lee, RPLS (TX 5772)

TAX CERTIFICATE

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 2nd day of November, 2005 A.D.

BELL COUNTY TAX APPRAISAL DISTRICT

By: *Tommy T. Lewis*

**KILLEEN ENGINEERING
& SURVEYING, LTD.**

2901 E. Stan Schlueter Loop
Killeen, Texas 76542
(254) 526-3981 (254) 526-4351 Fax

FINAL PLAT

CLEAR CREEK COMMERCIAL
BEING A REPLAT OF PART OF LOT 8, BLOCK 1, CLEAR
CREEK ESTATES, PHASE ONE AND 8.178 ACRES
OF THE THOMAS ROBINETT SURVEY ABSTRACT NO 686
KILLEEN, BELL COUNTY, TEXAS

Project No.:	2005-073
Acres:	8.316
No. of Lots:	3
Scale:	1" = 100'
Date:	09/21/05
Design By:	MEL/JH
Sheet No.:	1 OF 1