

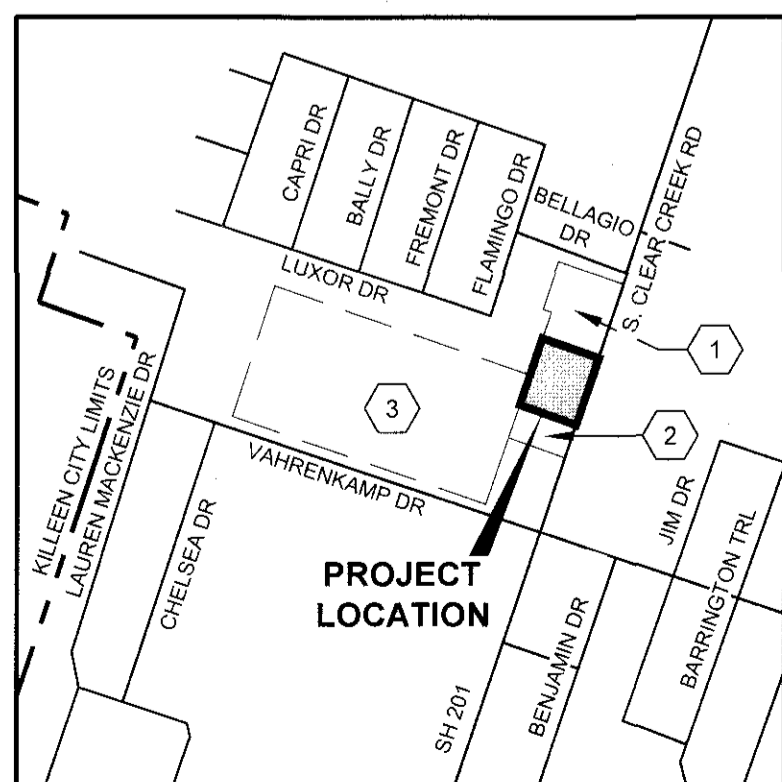
**LEGEND**

- PROPERTY BOUNDARY
- - - LOT LINE
- - - ADJOINING TRACT PROPERTY LINES
- - - EASEMENT LINES
- - - PASSAGE EASEMENT LINES
- - - OFFSITE EASEMENT LINES
- AS NOTED
- △ MAG NAIL W/ WASHER STAMPED "QUINTERO 1094110" SET IN CONCRETE
- 1/2" IRON ROD W/ CAP STAMPED "QUINTERO 10194110" SET

**NOTES:**

1. THE BUILDING SETBACK LINES FOR THIS TRACT SHALL BE DETERMINED AS REQUIRED BY THE APPLICABLE ZONING SECTION OF THE CITY CODE OF ORDINANCES AS RELATED TO THE DEVELOPMENT OF THIS TRACT UNLESS SHOWN HERON.
2. THE BEARINGS AND DISTANCES SHOWN HERON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, PER LEICA SMART NET GPS OBSERVATION.
3. THIS PROPERTY LIES WITHIN FEMA "ZONE X, OTHER AREAS" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, FEMA MAP 48027C0260E WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 28, 2008.

"FEMA "ZONE X, OTHER AREAS" AREAS DETERMINED TO BE OUTSIDE THE 0.2 ANNUAL CHANCE FLOODPLAIN"



**LOCATION MAP**  
SCALE: NTS

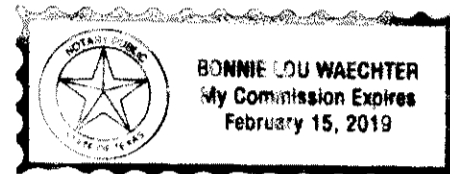
KNOW ALL MEN BY THESE PRESENTS, THAT CAROTHERS HOMES, LLC, BEING THE SOLE OWNER OF THE CALLED 1.94 ACRES OF LAND IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS, SITUATED IN THE JULIA STEPHENS SURVEY, A-745, BEING THE REMAINDER OF THE CALLED TRACT 3 DESCRIBED IN A DEED TO CAROTHERS HOMES, LLC, RECORDED IN INSTRUMENT NO. 2010-00002438, DEED RECORDS OF BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF CLEAR CREEK DIAMOND, AS SHOWN BY THE PLAT HEREOF, ATTACHED HERETO, AND MADE A PART HEREOF, AND APPROVED BY THE CITY OF KILLEEN, BELL COUNTY, TEXAS AND CLEAR CREEK DIAMOND, DOES HEREBY DEDICATE TO SAID CITY ALL STREETS, AVENUES, 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 DRAINAGE AND UTILITY EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO THE SAID CITY FOR INSTALLATION AND MAINTENANCE OF ANY AND ALL PUBLIC UTILITIES, WHICH THE CITY MAY ELECT TO INSTALL AND MAINTAIN OR PERMIT TO BE INSTALLED OR MAINTAINED.

WITNESS THE EXECUTION HEREOF, ON THIS 15 DAY OF January, 2019.

FOR: CAROTHERS HOMES, LLC  
 MELA L. VANDYKE  
 CALLED 1.598 ACRES  
 (VOL. 1766, PG. 41)  
 ROBERT WAYNE CAROTHERS  
 PRESIDENT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY, PERSONALLY APPEARED ROBERT WAYNE CAROTHERS IN HIS CAPACITY FOR CAROTHERS HOMES, LLC 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 HEREOF.



Bonnie Lou Waechter  
 NOTARY PUBLIC STATE OF TEXAS  
 MY COMMISSION EXPIRES: 2/15/19

**PLANNING AND ZONING COMMISSION**

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KILLEEN, TEXAS.

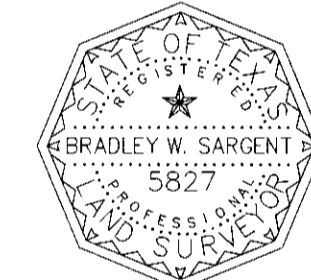
APPROVED THIS 7th DAY OF January, 2019, A.D. BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KILLEEN, TEXAS.

CHAIRMAN, PLANNING AND ZONING COMMISSION  
 SECRETARY, PLANNING AND ZONING COMMISSION

**SURVEYORS' CERTIFICATE**

I, BRADLEY W. SARGENT, DO HEREBY CERTIFY THAT AN ACTUAL AND ACCURATE SURVEY WAS MADE ON THE GROUND OF THE PLATTED LAND, AND THAT THE CORNER MONUMENTS SHOWN ON THE FOREGOING PLAT WERE FOUND OR PLACED, IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF KILLEEN, TEXAS.

Bradley W. Sargent 1/19/2019  
 BRADLEY W. SARGENT  
 R. P. L. S. NO. 5827  
 415 E. AVENUE D  
 KILLEEN, TX 76541



BLOCK 1  
 CENTRAL TEXAS MEDICAL ADDITION  
 (CAB. D, SLIDE 348-A)

**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 20th DAY OF January, 2019, A.D.

By: [Signature]  
 BELL COUNTY TAX APPRAISAL DISTRICT

**COUNTY CLERK INFORMATION**

FILED FOR RECORD THIS 20th DAY OF January, 2019, IN YEAR 2019  
 PLAT # 103 PLAT RECORDS OF BELL COUNTY, TEXAS; AND DEDICATION INSTRUMENT # 2019-00002438  
 OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

BY:

SURVEY:	J. STEVENS SURVEY, A-745	OWNER:	CAROTHERS HOMES, LLC P.O. BOX 3087 HARKER HEIGHTS, TEXAS 76548
NUMBER OF BLOCKS:	1	SURVEYOR:	QUINTERO ENGINEERING, LLC 415 E. AVENUE D KILLEEN, TEXAS 76541 (254) 493-9962
NUMBER OF LOTS:	2		
TOTAL ACREAGE:	1.94 AC		
DATE:	JANUARY 2019		



GENE DANIEL CLARY  
 ETUX ARNONA CLARY  
 CALLED 1.839 ACRES  
 (VOL. 3869, PG. 794)  
 PHONE: (254) 493-9962  
 KILLEEN, TEXAS 76541 FAX: (254) 432-7070  
 T.B.P.E. FIRM NO.: 14709 T.B.P.L.S. FIRM NO.: 10194110

**FINAL PLAT:**  
**CLEAR CREEK DIAMOND**  
 CITY OF KILLEEN, BELL COUNTY, TEXAS

CLEAR CREEK DIAMOND,  
 IS A PLAT OF A 1.94 ACRES SITUATED IN THE J. STEVENS SURVEY, A-745  
 LOCATED IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS.

DRAWING NO.:  
**P1**

