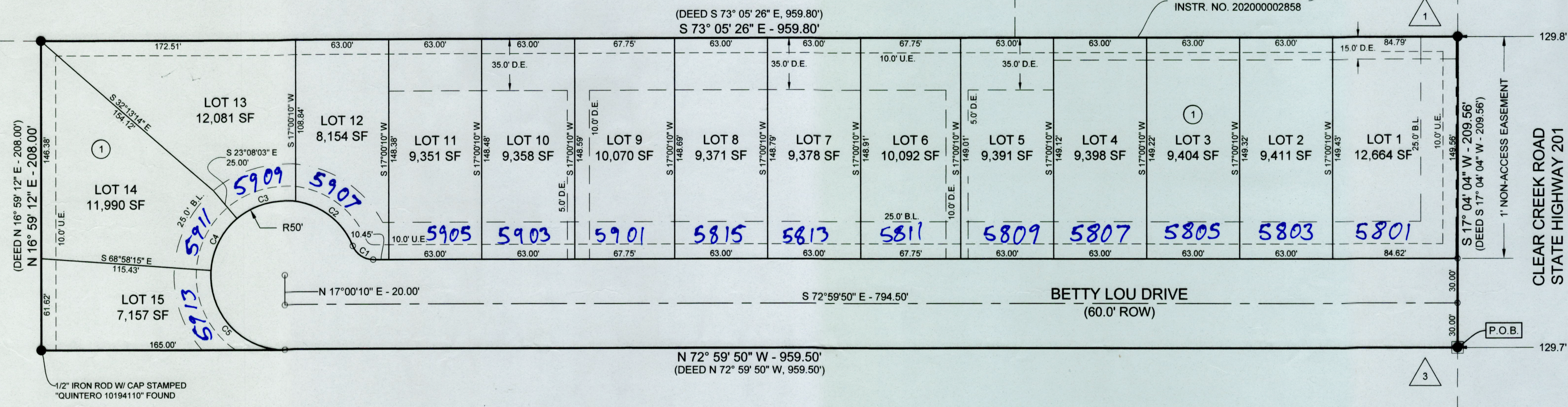


1 DETENTION POND TRACT A MCGREGOR ESTATES, PHASE ONE (INSTR. NO. 2020-8619)

2 JOF DEVELOPERS INC CALLED 3.559 ACRES (INSTR. NO. 201900041208)



KNOW ALL MEN BY THESE PRESENTS, THAT C.A. DOOSE & CO., INC., BEING THE SOLE OWNER OF THAT CERTAIN 4.60 ACRE TRACT OF LAND IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS, SITUATED IN THE JAMES COOK SURVEY, ABSTRACT NO. 161, BEING ALL OF THE CALLED 4.60 ACRE TRACT OF LAND DESCRIBED IN A DEED TO C.A. DOOSE & CO., INC., RECORDED IN INSTRUMENT NO. 2022060052, DEED RECORDS OF BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF CLEAR CREEK DUPLEXES, 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 DUPLEXES, DOES HEREBY DEDICATE TO SAID CITY ALL STREETS, AVENUES, DRIVES, 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 SAID CITY OF KILLEEN 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 7 DAY OF MARCH, 2023.

FOR: C.A. DOOSE & CO., INC., A TEXAS CORPORATION

BY: Christopher A. Doose IV
PRESIDENT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY, PERSONALLY APPEARED CHRISTOPHER A. DOOSE IV, IN HIS CAPACITY FOR C.A. DOOSE & CO., INC., KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. IT HAS BEEN ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING INSTRUMENT AS THE OWNERS OF THE PROPERTY DESCRIBED HEREON.

Emily Marin
NOTARY PUBLIC STATE OF TEXAS
MY COMMISSION EXPIRES: 10/9/2026



CITY PLANNING AND DEVELOPMENT SERVICES

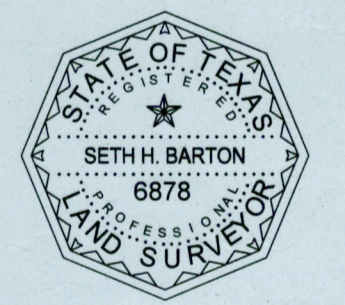
APPROVED THIS 6th DAY OF MARCH, 2023, A.D. BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KILLEEN, TEXAS.

CHAIRMAN, PLANNING AND ZONING COMMISSION: [Signature]
SECRETARY, PLANNING AND ZONING COMMISSION: [Signature]

SURVEYORS' CERTIFICATE

I, SETH H. BARTON, 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.

Seth H. Barton 03/08/2023
SETH H. BARTON
R. P. L. S. NO. 6878
1501 W. STAN SCHLUETER LP.
KILLEEN, TX 76549



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 27th DAY OF MARCH, 2023 A.D.

By: [Signature]
BELL COUNTY TAX APPRAISAL DISTRICT

COUNTY CLERK INFORMATION

FILED FOR RECORD THIS 14th DAY OF April, 2023 IN YEAR 2023 PLAT # N/A
PLAT RECORDS OF BELL COUNTY, TEXAS, AND DEDICATION INSTRUMENT # 2023-015584, OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

BY: [Signature], Deputy Clerk

SURVEY:	JAMES COOK SURVEY, ASBTRACT NO. 161	OWNER:	C.A. DOOSE & COMPANY, INC. 105 E. FM 2410 HARKER HEIGHTS, TEXAS 76548
NUMBER OF BLOCKS:	1	ENGINEER/SURVEYOR:	QUINTERO ENGINEERING, LLC 1501 W. STAN SCHLUETER LP. KILLEEN, TEXAS 76549 (254) 493-9962
NUMBER OF LOTS:	15		
TOTAL ACREAGE:	4.60 AC		
DATE:	MARCH 2023		

LEGEND

- PROPERTY BOUNDARY
 - BUILDING LINES
 - EASEMENT LINES
 - OFFSITE EASEMENT LINES
 - ADJOINING TRACT PROPERTY LINES
 - 3/8" IRON ROD W/ CAP STAMPED "MAK" FOUND
 - TXDOT CONCRETE MONUMENT FOUND
 - NAIL FOUND IN CONCRETE
- UNLESS OTHERWISE NOTED

NOTES

1. THE BUILDING SETBACK LINES FOR THIS TRACT SHALL BE DETERMINED AS REQUIRED BY THE CODE OF ORDINANCES OF THE CITY OF KILLEEN AS RELATED TO THE DEVELOPMENT OF THIS TRACT UNLESS SHOWN HEREOF.
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" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, FEMA MAP 48027C0275E AND 48027C0280 WHICH BEAR AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.
FEMA "ZONE X, OTHER AREAS" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
4. FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 1 FOOT ABOVE THE AVERAGE TOP OF CURB ELEVATION FRONTING THE LOT.
5. FOR EACH DWELLING UNIT, 2 OFF-STREET PARKING SPACES MUST BE PROVIDED.
6. HOMES BUILT ON LOTS THAT FRONT TWO STREETS SHALL BE BUILT WITH THE FRONT OF THE HOUSE FACING THE STREET UPON WHICH THE LOT HAS THE SMALLER LINEAR FRONTAGE.
7. APPURTENANCES FOR DRY UTILITIES MAY BE PLACED ABOVE GROUND IN UNDERGROUND UTILITY EASEMENTS; IN AREAS WHERE THE UNDERGROUND UTILITY EASEMENTS COINCIDES WITH A DRAINAGE EASEMENT OR PASSAGE EASEMENT, NO ABOVE-GROUND APPURTENANCES ARE ALLOWED.
8. PERMANENT CORNERS, SHALL BE 1/2" IRON ROD WITH A CAP MARKED "QE" AFTER COMPLETED CONSTRUCTION AS AUTHORIZED BY THE DEVELOPER.
9. WATER IMPACT FEES ARE HEREBY ASSESSED AND ESTABLISHED IN ACCORDANCE WITH CITY OF KILLEEN ORDINANCE NO. 21-015 AT A RATE OF \$1,161 PER SERVICE UNIT. WASTEWATER IMPACT FEES ARE HEREBY ASSESSED AND ESTABLISHED IN ACCORDANCE WITH CITY OF KILLEEN ORDINANCE NO. 21-015 AT A RATE OF \$418 PER SERVICE UNIT. IMPACT FEES SHALL BE PAID AT THE TIME OF BUILDING PERMITS.

1 REFERENCE TIES

1-2	N 37° 51' 06" E, 366.04'
3-4	S 06° 50' 53" W, 729.61'

LOT - CURVE TABLE

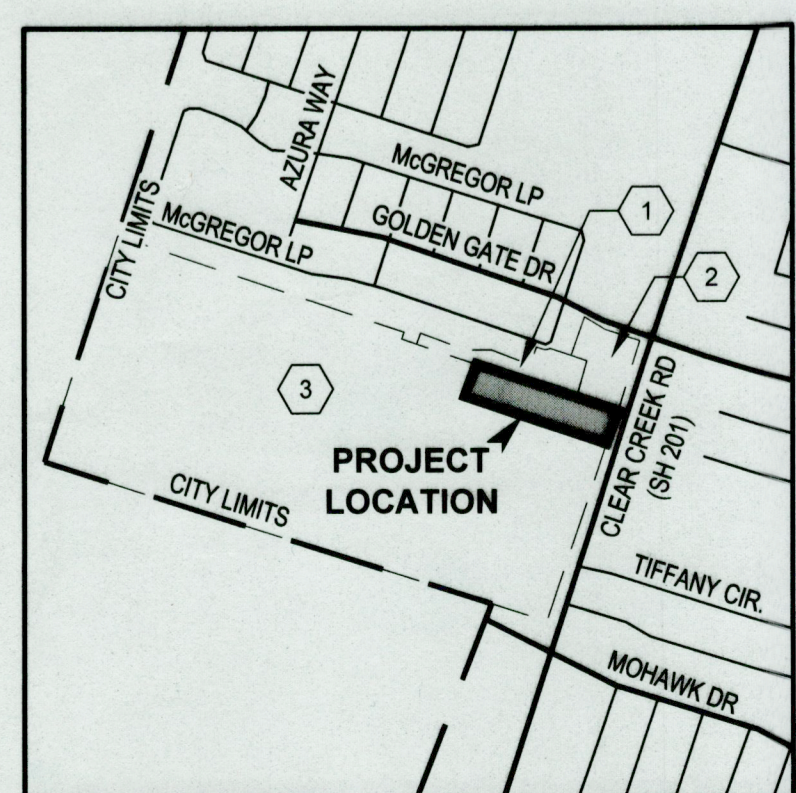
CURVE #	ARC LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE	DELTA
C1	17.640	15.000	N39° 18' 25.42"W	16.64	067°22'48"
C2	51.324	50.000	N35° 01' 24.58"W	49.10	058°48'47"
C3	42.502	50.000	N88° 46' 55.55"W	41.23	048°42'15"
C4	40.000	50.000	S43° 56' 50.98"W	38.94	045°50'12"
C5	82.053	50.000	S25° 59' 02.30"E	73.15	094°01'35"

KEYNOTES

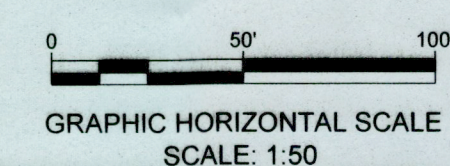
1. DETENTION POND TRACT A (INSTR. NO. 2020-8619)
2. JOF DEVELOPERS INC CALLED 3.559 ACRES (INSTR. NO. 201900041208)
3. UNITED STATES OF AMERICA CALLED 109.617 ACRES (INSTR. NO. 201000016076)

ABBREVIATIONS

- B.L. BUILDING LINE
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT



LOCATION MAP
SCALE: NTS



"FINAL PLAT" FOR:
CLEAR CREEK DUPLEXES
CITY OF KILLEEN, BELL COUNTY, TEXAS

CLEAR CREEK DUPLEXES, IS A PLAT OF ALL OF THE CALLED 4.60 ACRE TRACT OF LAND DESCRIBED IN A DEED TO C.A. DOOSE & CO., INC., RECORDED IN INSTRUMENT NO. 2022060052, DEED RECORDS OF BELL COUNTY, TEXAS.

PROJECT NO.: 007-22
DRAWING NO.: P1

Incl # 2022-015584