

| BLOCK | LOT | BFE    | FF     |
|-------|-----|--------|--------|
| 26    | 1   | 954.00 | 955.00 |
| 26    | 2   | 954.00 | 955.00 |
| 26    | 3   | 954.00 | 955.00 |
| 26    | 4   | 954.00 | 955.00 |
| 26    | 5   | 953.00 | 954.00 |
| 26    | 6   | 953.00 | 954.00 |
| 26    | 7   | 952.00 | 953.00 |
| 26    | 8   | 952.00 | 953.00 |
| 26    | 9   | 952.00 | 953.00 |
| 26    | 10  | 951.00 | 952.00 |
| 26    | 11  | 951.00 | 952.00 |
| 26    | 12  | 951.00 | 952.00 |
| 25    | 1   | 953.00 | 954.00 |
| 25    | 2   | 953.00 | 954.00 |
| 25    | 3   | 953.00 | 954.00 |
| 25    | 21  | 953.00 | 954.00 |
| 25    | 22  | 953.00 | 954.00 |
| 25    | 23  | 953.00 | 954.00 |
| 24    | 1   | 954.00 | 956.00 |
| 24    | 2   | 953.00 | 954.00 |
| 24    | 3   | 952.00 | 954.00 |
| 24    | 4   | 952.00 | 954.00 |
| 24    | 5   | 951.00 | 953.00 |
| 24    | 6   | 951.00 | 953.00 |
| 24    | 7   | 950.00 | 952.00 |
| 24    | 8   | 950.00 | 952.00 |
| 24    | 9   | 949.00 | 951.00 |
| 24    | 10  | 949.00 | 951.00 |
| 24    | 11  | 950.00 | 952.00 |
| 24    | 12  | 950.00 | 952.00 |
| 24    | 13  | 951.00 | 953.00 |
| 24    | 14  | 951.00 | 953.00 |
| 24    | 15  | 952.00 | 954.00 |
| 24    | 16  | 952.00 | 954.00 |
| 24    | 17  | 953.00 | 955.00 |
| 24    | 18  | 954.00 | 956.00 |
| 4     | 24  | 950.00 | 952.00 |
| 4     | 25  | 950.00 | 952.00 |
| 4     | 26  | 949.00 | 951.00 |

KNOW ALL MEN BY THESE PRESENTS, that Clear Creek Development, Ltd., a Texas Limited Partnership, whose address is 2901 E. Stan Schlueter Loop, Killeen, Texas 76542, and Jay R. Beatty, Trustee, whose address is the same, being the sole owners of that certain 21.234 acre tract of land in Bell County, Texas, part of the Thomas Robinett Survey, Abstract 686, which is more fully described in the dedication of CLEAR CREEK ESTATES, PHASE FIVE, 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 ESTATES, PHASE FIVE, 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.

Bentina Construction Management, L.C., General Partner  
Clear Creek Development, Ltd.

Gary W. Purser, Jr., Manager

STATE OF TEXAS  
COUNTY OF BELL

This instrument was acknowledged before me on the 3 day of July 2003 by Gary W. Purser, Jr.

Notary Public, State of Texas

Jay R. Beatty, Trustee

STATE OF TEXAS  
COUNTY OF BELL

This instrument was acknowledged before me on the 3rd day of July 2003 by Jay R. Beatty.

Notary Public, State of Texas

Approved this 14th day of August 2003 by the Planning and Zoning Commission of the City of Killeen, Texas.

Chairman, Planning and Zoning Commission  
Secretary, Planning and Zoning Commission

Approved this 19th day of August 2003 by the City Council of the City of Killeen, Texas.

Mayor  
City Secretary

FILED FOR RECORD this 10th day of November 2003 A.D.

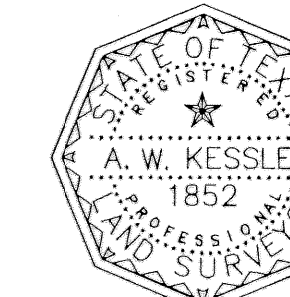
Cabinet C Slide 359-8, Plat Records of Bell County, Texas.

Dedication Instrument in Volume 5198, Page 91, Deed Records of Bell County, Texas.

KNOW ALL MEN BY THESE PRESENTS:

That I, A.W. Kessler, 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 and Property Development Regulations of the City of Killeen, Texas. This subdivision, CLEAR CREEK ESTATES, PHASE FIVE, is located within the City Limits of Killeen, Texas.

A.W. Kessler, RPLS (TX 1852)



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 14th day of August 2003 A.D. Killeen, Bell County, Texas.

BELL COUNTY TAX APPRAISAL DISTRICT

By: Penny Lewis



WINFIELD GROUP, LTD.  
(VOL. 4435, PG. 48)

NOTE:  
A TEMPORARY CUL-DE-SAC WILL BE CONSTRUCTED AT THE END OF JIM AVENUE AND MAINTAINED UNTIL THE ROAD IS EXTENDED. NO CONSTRUCTION WILL BE PERMITTED ON LOTS 8 AND 9, BLOCK 24, OR LOTS 25 AND 26, BLOCK 4, UNTIL THE EASEMENT IS NO LONGER REQUIRED.

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE BASE FLOOD ELEVATIONS (BFE) AND THE FINISHED FLOOR ELEVATIONS (FF) SHOWN HEREON WERE INTERPOLATED BY ME FROM THE FLOOD INSURANCE RE-STUDY FOR THE CITY OF KILLEEN, BELL COUNTY, TEXAS, COMMUNITY NUMBER 480031, DATED FEBRUARY 24, 2003, PREPARED BY HALFF ASSOCIATES FOR FEMA OR WHERE BFE DATA WAS UNAVAILABLE, WERE CALCULATED FROM HYDROLOGIC AND HYDRAULIC DATA.

Shari L. Evans, P.E. (TX 84394)

CLEAR CREEK ESTATES  
PHASE FOUR  
(CAB. C, SLIDE 290-B)

CLEAR CREEK ESTATES  
PHASE FOUR  
(CAB. C, SLIDE 290-B)

FINAL PLAT

**KILLEEN ENGINEERING & SURVEYING, LTD.**  
2901 E. Stan Schlueter Loop  
Killeen, Texas 76542  
(254) 526-3981 (254) 526-4351 Fax

**CLEAR CREEK ESTATES, PHASE FIVE**  
BEING A REPLAT OF CLEAR CREEK ESTATES, PHASE FOUR,  
LOTS 11-16, BLOCK 18 AND LOT 18, BLOCK 4, AND  
19.926 ACRES OUT OF THE THOMAS ROBINETT SURVEY  
KILLEEN, BELL COUNTY, TEXAS

|              |           |
|--------------|-----------|
| Project No.: | 1005-005  |
| Acres:       | 21.234    |
| No. of Lots: | 82        |
| Scale:       | 1" = 100' |
| Date:        | 7/23/03   |
| Design By:   | SLE       |
| Sheet No.:   | 1 OF 1    |

| LINE | LENGTH | BEARING       |
|------|--------|---------------|
| L1   | 80.00  | S 72°57'11" E |
| L2   | 69.63  | N 47°32'21" E |
| L3   | 64.13  | N 72°57'11" W |
| L4   | 64.79  | S 72°47'21" E |

APPROXIMATE LIMITS OF 100-YEAR FLOOD (ZONE A)

NOTE:  
UNLESS OTHERWISE NOTED ALL PROPERTY CORNERS ARE 3/8" IRON ROD W/ ORANGE CAP STAMPED "KILLEEN E&S" SET

THE LIMITS OF THE 100-YEAR FLOOD AS SHOWN HEREON WERE INTERPOLATED FROM THE FLOOD INSURANCE RATE MAP 480706 0130 B FOR BELL COUNTY COUNTY, TEXAS DATED FEBRUARY 15, 1984. THE SURVEYOR/ENGINEER DOES NOT CERTIFY TO THE ACCURACY OR INACCURACY OF SAID MAP AND THEREFORE DOES NOT IMPLY OR WARRANT THAT STRUCTURES WITHIN THE FLOOD PLAIN LIMITS AS SHOWN HEREON OR THE PLATTED AREA WILL BE FREE FROM FLOODING OR FLOOD DAMAGE.