

CLEAR CREEK ESTATES

Phase I

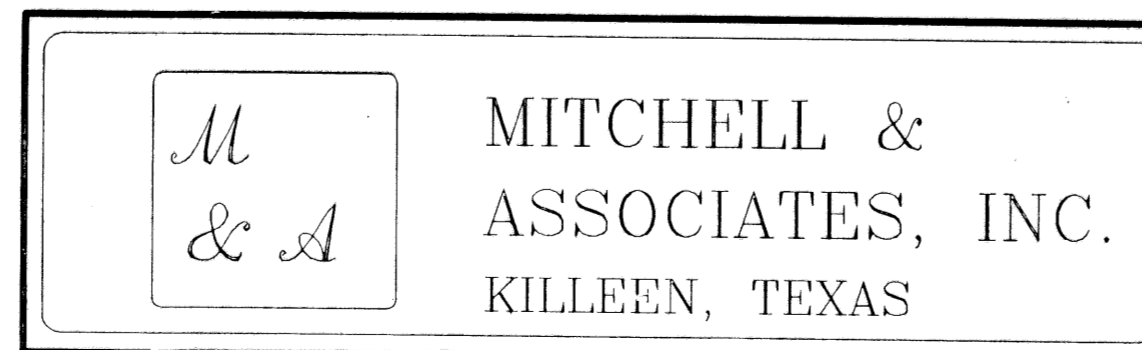
CITY OF KILLEEN

MAYOR:
FRED LATHAM

COUNCIL:
ALLEN CLOUD
DON FAREK
SARA FLORES
KATHY GILMORE
JACK HAYES
HIRAM REYNOLDS
RICH ROSS

CITY MANAGER:
DAVID BLACKBURN

DIRECTOR OF PUBLIC WORKS:
BRUCE BUTSCHER, P.E.



TITLE
 COVER/INDEX
 FINAL PLAT
 WATER LAYOUT
 SEWER LAYOUT
 DRAINAGE & TOPOGRAPHY

SHEET #
 1
 2,3,4
 5-6
 7-8
 9-10

KNOW ALL MEN BY THESE PRESENTS, that James D. Foster and Linda F. Foster, whose address is 702 E. Mary Jane Drive, Killeen, Texas 76541 and General Partner, Clear Creek Development, Ltd., whose address of 907 Root Street, Killeen, Texas 76541, being the sole owners of that certain 73.851 acre tract of land in Bell County, Texas, part of the Thomas Robinson Survey, Abstract No. 586, which is more fully described in the dedication of CLEAR CREEK ESTATES, PHASE I, 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, and James D. Foster, Linda F. Foster and General Partner, Clear Creek Development, Ltd., does hereby adopt said CLEAR CREEK ESTATES, PHASE I, 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 the installation and maintenance of any and all public utilities, which the city may install or permit to be installed or maintained.

James D. Foster
 James D. Foster
Linda F. Foster
 Linda F. Foster
Gary Purser, Jr.
 Gary Purser, Jr., General Partner

STATE OF TEXAS
 COUNTY OF BELL
 This instrument was acknowledged before me on the 19th day of November, 1999, by James D. Foster, Linda F. Foster and Gary Purser, Jr., General Partner.

Ronnie Mitchell
 RONNIE MITCHELL
 Notary Public
 STATE OF TEXAS
 My Comm. Exp. 10/31/2000
 NOTARY PUBLIC STATE OF TEXAS

APPROVED this the 22 day of November, 1999, A.D., by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas.
Rae Weaver
 CHAIRMAN, PLANNING COMMISSION
Amelia Smith
 SECRETARY, PLANNING COMMISSION

APPROVED this the 14 day of December, 1999, by the City Council of the City of Killeen, Bell County, Texas.
David Blackburn
 MAYOR, CITY OF KILLEEN
Paula A. Miller
 ATTEST: CITY SECRETARY

FILED FOR RECORD this 18th day of JAN, 1999, A.D., in Cabinet C, Slide 193A-D, Plat Records of Bell County, Texas. Vol 4140 P 6-199

KNOW ALL MEN BY THESE PRESENTS, That I, Gale E. Mitchell, Registered Professional Land Surveyor, does 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.

Gale E. Mitchell
 GALE E. MITCHELL
 Registered Professional
 Land Surveyor, No. 1602

TAX CERTIFICATE

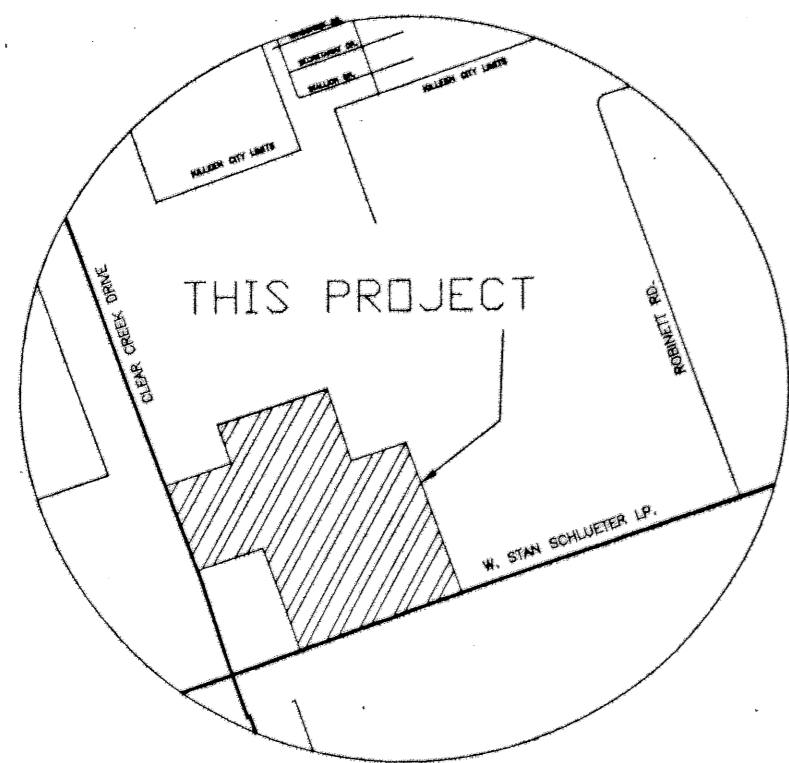
The Bell County Tax Appraisal District, the taxing authority for all entities in Bell County, Texas does hereby certify that there are currently no delinquent taxes due or owing on the property described by this plat.

Dated this 22nd Day of December, A.D. 1999

BELL COUNTY TAX APPRAISAL DISTRICT
 By: *Claudia Morales*

11-22-99
 STATE OF TEXAS
 MIKE W. KRUEGEL
 83017
 LICENSED PROFESSIONAL ENGINEER
MWK

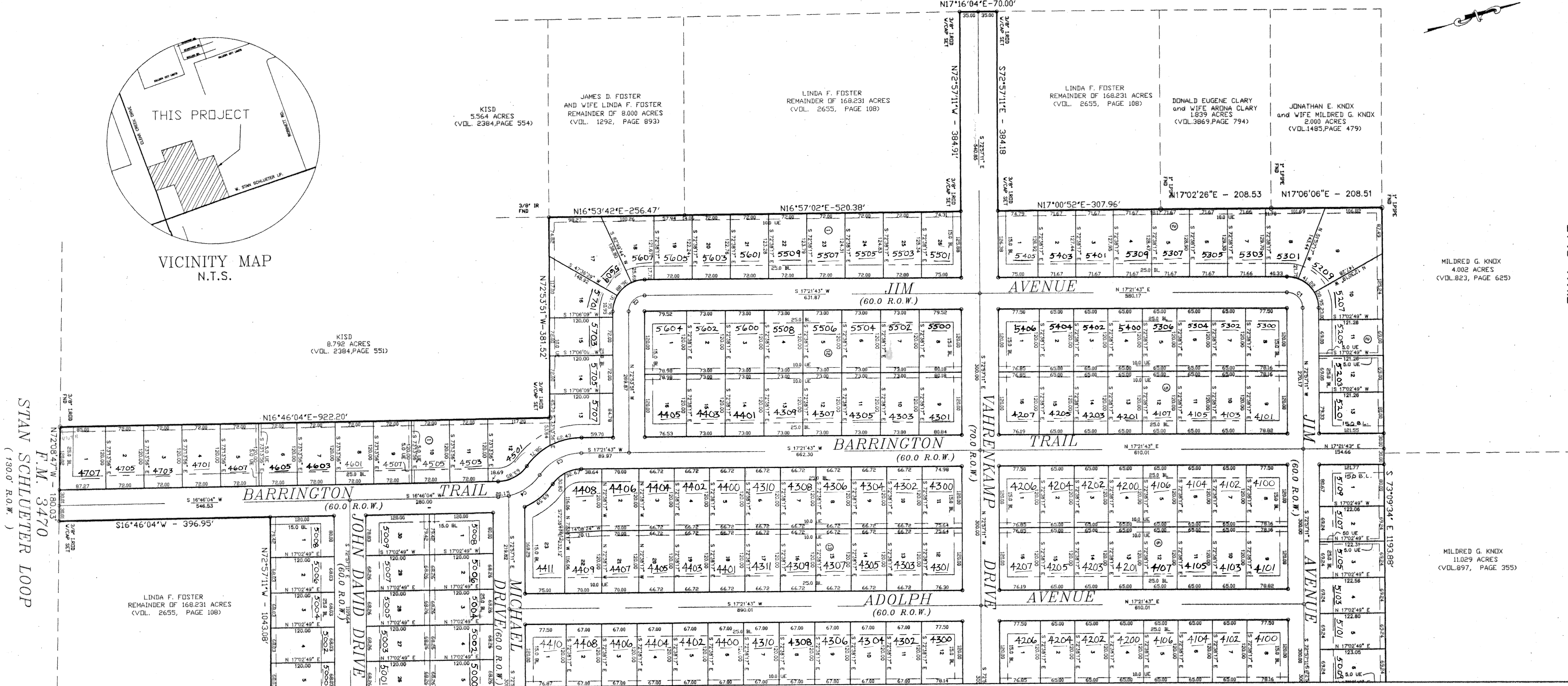
CURVE TABLE						
CURVE	CHORD BEARING	CHORD	DELTA	RADIUS	LENGTH	TANGENT
C1	S62°12'16"W	42.31	89°41'07"	30.00	46.96	29.84
C2	S27°46'04"E	42.58	90°15'34"	30.00	47.26	30.14
C3	S10°09'30"E	69.28	55°02'26"	74.97	72.02	39.06
C4	S10°09'30"E	88.68	55°02'26"	95.97	92.19	50.00
C4	N10°27'19"W	108.14	54°26'47"	118.19	112.31	60.80
C4	N10°27'19"W	88.92	54°26'47"	97.19	92.36	50.00



VICINITY MAP
N.T.S.

F.M. 3470
CLEAR CREEK ROAD
(R.O.W. VARIES)

N17°16'04"E-70.00'



STAN SCHLUETER LOOP
F.M. 3470
(130.0' R.O.W.)

MATCHLINE



FINAL PLAT

CLEAR CREEK ESTATES
PHASE I
KILLEEN, BELL COUNTY, TEXAS

MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
KILLEEN, TEXAS

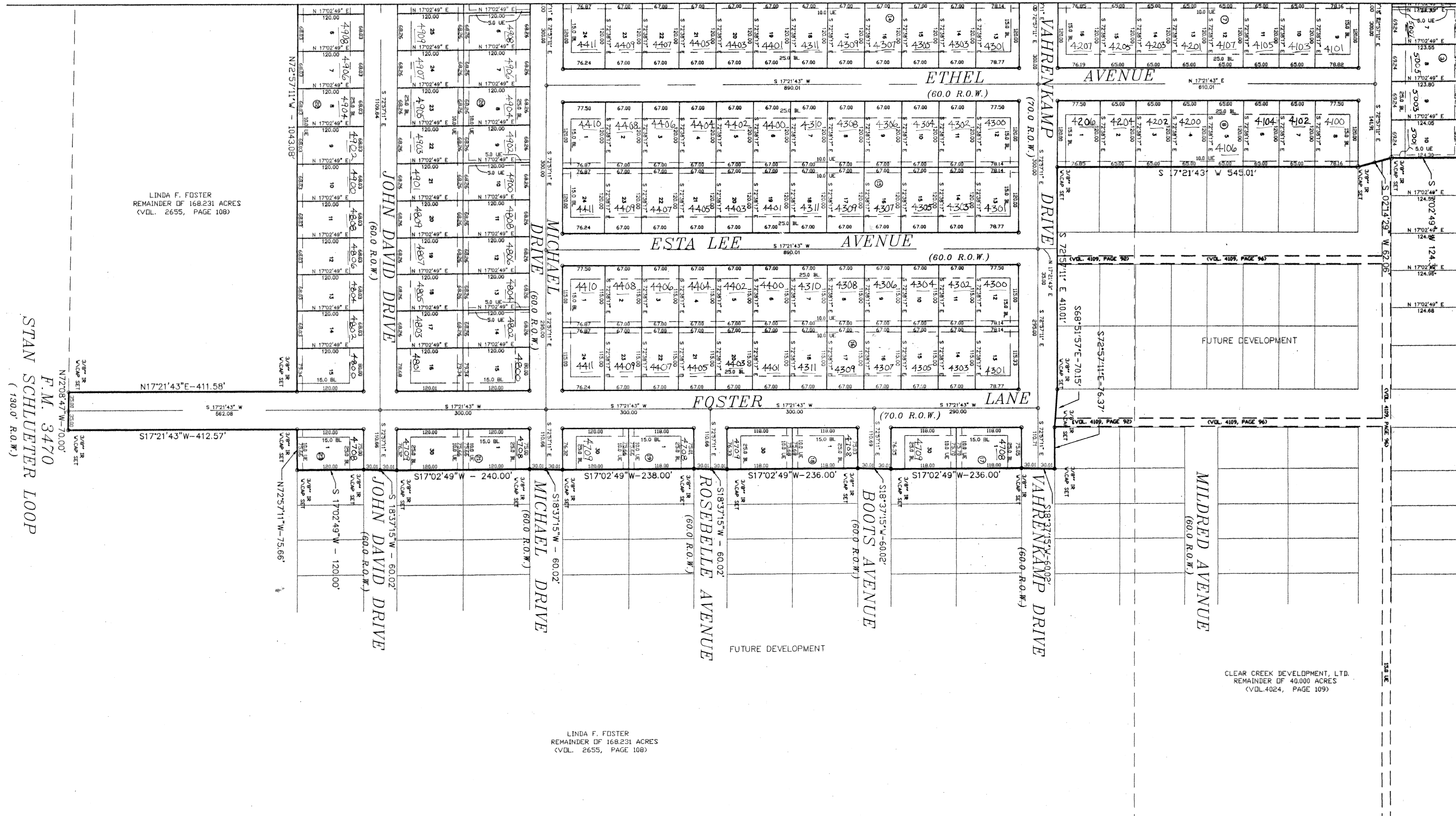
NO.	DATE	REVISIONS	BY
2	1/94	PLAT REVISIONS	
1	1/94	PLAT REVISIONS	
		REVISIONS	

DWG. No.	13372-D	DATE	SEPT. 1999	AREA	73,851 ACRES
DGN. BY	MOH	SCALE	1"=100'	LOTS	270
				BLOCKS	19

11/16/1999 15:00:30 PURSERT04C.DWG Mitchell & Associates (RMR)

MATCHLINE

MATCHLINE



MILDRED G. KNOX
11829 ACRES
(VDL. 897, PAGE 355)

CPB, INC. & MAC ARTHUR MITCHELL
105.201 ACRES
(VDL. 3342, PAGE 204)

LINDA F. FOSTER
REMAINDER OF 168.231 ACRES
(VDL. 2655, PAGE 108)

CLEAR CREEK DEVELOPMENT, LTD.
REMAINDER OF 40.000 ACRES
(VDL. 4024, PAGE 109)

PLAT REVISIONS	DATE	REVISIONS
2	11/08	PLAT REVISIONS
1	11/08	PLAT REVISIONS
		REVISIONS

**CLEAR CREEK ESTATES
PHASE I
KILLEEN, BELL COUNTY, TEXAS**

MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
KILLEEN, TEXAS



M & A

DWG No.	DATE	SCALE	REF.	BY	AREA
13372-D	SEPT. 1999	1"=100'	1217/11		73.851 ACRES

11/18/1999 15:00:51 PURSER170AC.DWG Mitchell & Associates (MPD)



MATCHLINE

CPB, INC. & MAC ARTHUR MITCHELL
105.201 ACRES
(VDL 3342, PAGE 204)

CPB, INC. & MAC ARTHUR MITCHELL
105.201 ACRES
(VDL 3342, PAGE 204)

IVY E. CONDER JR., AND WIFE NETA CONDER
71.0 ACRES
(VDL 545 PAGE 282)

CLEAR CREEK DEVELOPMENT, LTD.
REMAINDER OF 40.000 ACRES
(VDL 4024, PAGE 109)

HURSELL L. BRAMMER, et ux
30.00 ACRES
(VDL 2398, PAGE 397)

ALEX F. WEISS
100.0 ACRES
(VDL 538, PAGE 292)

PROPOSED 27' SEVER
BY OTHERS

PROPOSED 31'
(BY OTHERS)

150 LE (VDL 4109, PAGE 96)

150 LE (VDL 4102, PAGE 630)

150 LE (VDL 4103, PAGE 635)



FINAL PLAT

CLEAR CREEK ESTATES
PHASE I
KILLEEN, BELL COUNTY, TEXAS

MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
102 N. COLLEGE STREET, KILLEEN, TEXAS (254) 634-5541

DWG No. 13372-D	DNB BY MDH	FR\LE 1217\11	SCALE 1"=100'	DATE 11/7/1999	BLOCKS 19	LOTS 270	ACREAGE 73.851 ACRES
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No.	DATE	REMARKS	BY