

MILDRED G. KNOX
4.002 ACRES
(VOL. 823, PAGE 625)

MILDRED G. KNOX
11.029 ACRES
(VOL. 897, PAGE 355)

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

KNOW ALL MEN BY THESE PRESENTS, that Bentina Construction Management, L.C., being a general Partner of Clear Creek Development, Ltd., whose address is 2901 E. Stan Schlueter Loop, Killeen, Texas 76542 being the sole owner of that certain 4.876 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 ESTATES PHASE THREE as shown by the plat hereof, attached hereto, and made a part hereon, and approved by the City Council of the City of Killeen, Bell County, Texas, and Bentina Construction Management, L.C., being a general Partner of Clear Creek Development, Ltd. does hereby adopt said CLEAR CREEK ESTATES PHASE THREE 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.

Manager for Bentina Construction Management, L. C.

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

STATE OF TEXAS
COUNTY OF BELL

This instrument was acknowledged before me on the 20th day of June, 20 01 by Gary W. Purser, Jr.



Heather Ferrell
NOTARY PUBLIC STATE OF TEXAS

APPROVED this the 25th day of June, 20 01 A.D., by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas.

Paul K. Col
CHAIRMAN, PLANNING COMMISSION

Paula Smith
SECRETARY, PLANNING COMMISSION

APPROVED this the 10th day of July, 20 01 A.D., by the City Council of the City of Killeen, Bell County, Texas.

Maurice J. Jones
MAYOR, CITY OF KILLEEN

Paula A. Melia
ATTEST: CITY SECRETARY

FILED FOR RECORD this 17th day of August, 20 01 A.D., in Cabinet C, Slide 257a, Plat Records of Bell County, Texas. Vol. 4465 pg. 191

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.



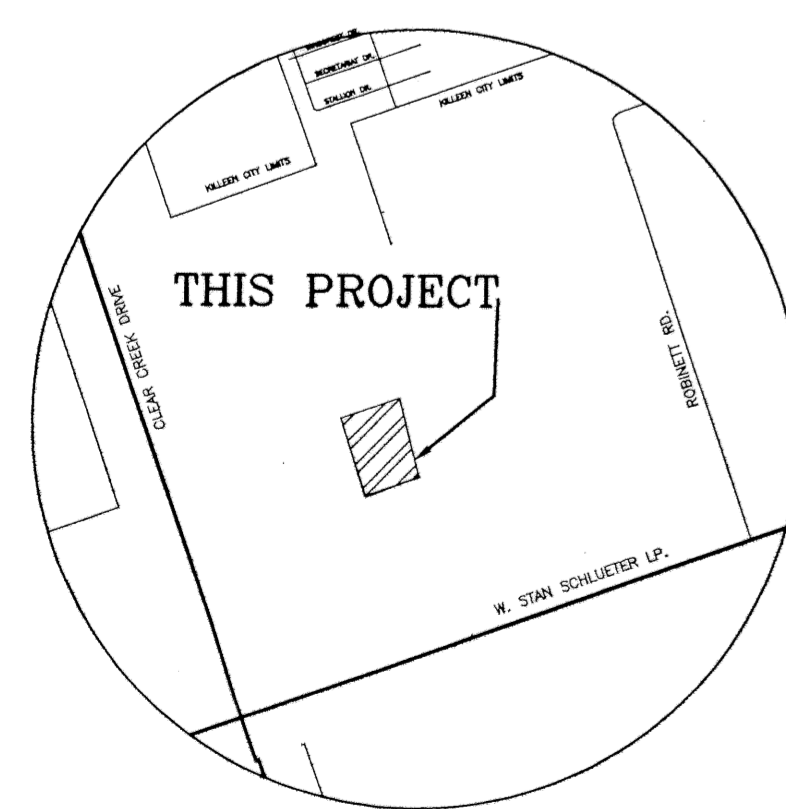
Gale E. Mitchell
Gale E. Mitchell
Registered Professional
Land Surveyor, No. 1602

TAX CERTIFICATE

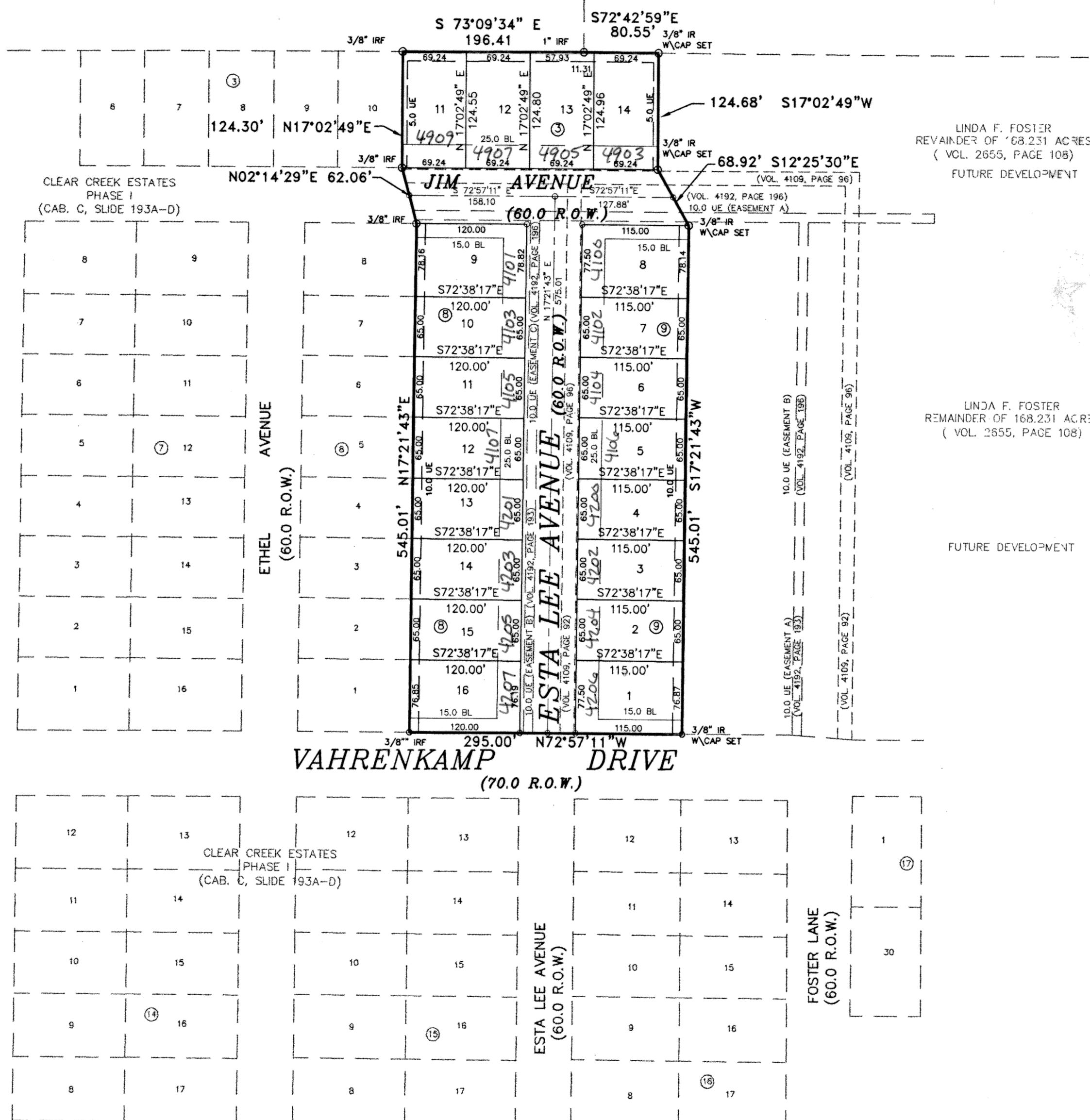
The Bell County Tax Appraisal District, the taxing authority for all entities in Bell County, Texas does hereby certify that there are currently no delinquent taxes due or owing on the property described by this plat.

Dated this 17 Day of July, A.D. 20 01

BELL COUNTY TAX APPRAISAL DISTRICT
By *Tammy Lewis*



VICINITY MAP
N.T.S.



LINDA F. FOSTER
REMAINDER OF 168.231 ACRES
(VOL. 2655, PAGE 108)
FUTURE DEVELOPMENT

LINDA F. FOSTER
REMAINDER OF 168.231 ACRES
(VOL. 2655, PAGE 108)
FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

FINAL PLAT

CLEAR CREEK ESTATES PHASE THREE
KILLEEN, BELL COUNTY TEXAS

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

M & A

DWG No.	14313-D	DCN BY:	JAM/MDH	SCALE:	1"=100'	DATE:	MAY 2001	20 LOTS	3 BLOCKS	ACRES:	4.876 AC.
REVISIONS											
No.		DATE									
REMARKS											
BY											