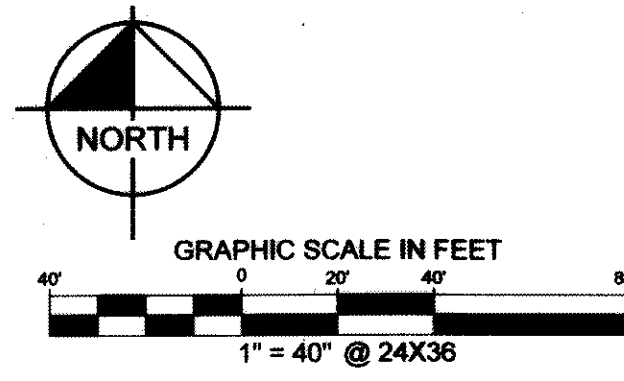


**LOCATION MAP**  
SCALE 1"=1000'



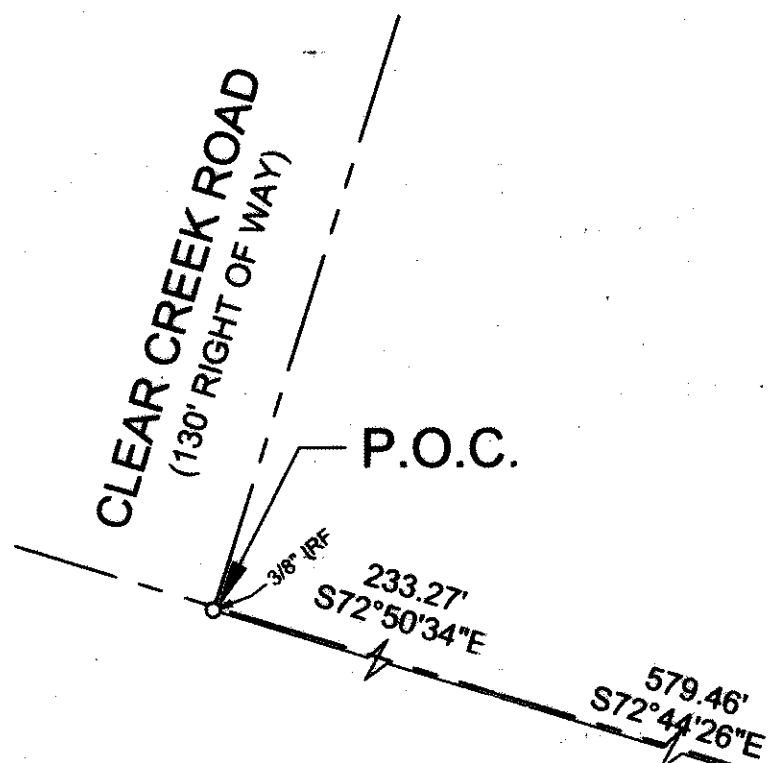
LOT 1, BLOCK 1  
CLEAR CREEK ADDITION  
VOLUME C, PAGE 15-D  
PRBCT

REMAINDER  
105.201 ACRE TRACT  
CPB INVESTMENTS, INC.,  
VOLUME 5682, PAGE 241  
DRBCT

105.201 ACRE TRACT  
CPB INVESTMENTS, INC.,  
VOLUME 5682, PAGE 241  
DRBCT

**LOT 1, BLOCK 1**  
**3.0831 ACRES**  
**134,298 SQ. FT.**

REMAINDER  
105.201 ACRE TRACT  
CPB INVESTMENTS, INC.,  
VOLUME 5682, PAGE 241  
DRBCT



**LINE TYPE LEGEND**

---	BOUNDARY LINE
- - -	EASEMENT LINE
---	BUILDING LINE
W	WATER LINE
SS	SANITARY SEWER LINE
SS	STORM SEWER LINE
---	UNDERGROUND GAS LINE
---	OVERHEAD UTILITY LINE
---	UNDERGROUND ELECTRIC LINE
---	UNDERGROUND TELEPHONE LINE
---	FENCE
---	CONCRETE PAVEMENT
---	ASPHALT PAVEMENT

**LEGEND**  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCING  
W = 5/8" IRON ROD W/ "1/4" CAP SET  
CIRF = CAPPED IRON ROD FOUND  
IRF = IRON ROD FOUND  
DRBCT = DEED RECORDS BELL COUNTY, TEXAS  
OPRBCT = OFFICIAL PUBLIC RECORDS BELL COUNTY, TEXAS  
PRBCT = PLAT RECORDS BELL COUNTY TEXAS

**NOTES:**

- According to Map No. 48027C0280E, dated September 26, 2006 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Bell County, Texas and Incorporated Areas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located in Zone X and is not within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- Bearings are based on the Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010 North Central Zone 4202 (US Survey feet) from GPS observations using the RTK Cooperative Network.
- One Lot in one phase. Lot area 3.0831 acres.
- Building setback lines shall be determined as required by the applicable Zoning Section of the City Code of Ordinances as related to the Development of this tract.

**KNOW ALL MEN BY THESE PRESENTS**, that CPB Investments, Inc., being the owner of that certain tract of land located in the THOMAS ROBINETT SURVEY, Abstract No. 686 and situated in the City of Killeen, Bell County, Texas which is more fully described in the Dedication of DPS KILLEEN, as shown by the plat attached hereto and made part hereof, and approved by the Executive Director of Planning and Development Services or the City Planner of the City of Killeen, Texas does hereby adopt said DPS KILLEEN as an addition to the City of Killeen, Bell County, Texas, and does hereby Dedicate to said City and County, the easement as shown on said Plat, the same to be used for the installation of public utilities when and as authorized by said City.

The drainage and utility easement(s) shown on said Plat are dedicated to the 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 thereof, on the 8 day of July, 2016

CPB Investments, Inc.

STATE OF TEXAS  
COUNTY OF Bell

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_ Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 8 day of July, 2016.

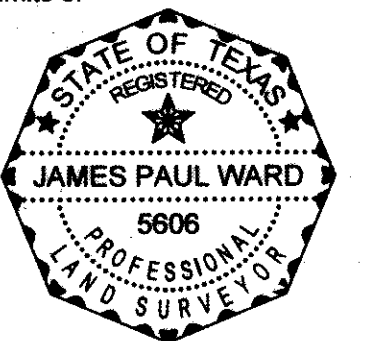
Notary Public in and for the State of Texas

May 26, 2018  
My Board Expires On:

**SURVEYORS CERTIFICATE**

That I, James Paul Ward, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision and Property Development Regulations of the City of Killeen, Texas. This subdivision of DPS KILLEEN, is located within the City Limits of Killeen, Texas.

James Paul Ward  
James Paul Ward  
Texas Registered Professional Land Surveyor 5606



**CITY PLANNING AND ZONING COMMISSION**

Approved this 10 day of June, 2016, A.D. by the Planning and Zoning Commission of the City of Killeen, Texas.

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

**TAX CERTIFICATE**

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 the 10 day of July, 2016 A.D.

Melissa Rodriguez  
Bell County Tax Appraisal District

**COUNTY CLERK INFORMATION**

Filed for record the 21<sup>st</sup> day of July, 2016 Plat # 04 Plat Records of Bell County, Texas

Dedication Instrument # 2016-003-155 Official Public Records of Bell, County, Texas.

**FINAL PLAT**  
**LOT 1, BLOCK 1**  
**DPS KILLEEN**  
an addition to the City of Killeen, Bell County, Texas and  
being a part of the  
**THOMAS ROBINETT SURVEY, Abstract No. 686**  
3.0831 Acres  
June, 2016

**Kimley»Horn**

801 Cherry Street, Unit 11, # 950  
Fort Worth, Texas 76102  
Tel. No. (817) 335-6511  
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JPW	DAB	04/25/2016	061283803	1 OF 1

**ENGINEER/SURVEYOR**  
Kimley-Horn and Associates, Inc.  
801 Cherry Street, Unit 11, Suite 950  
Fort Worth, TX 76102  
Contact: Brandon Middleton PE  
Contact: James Paul Ward, RPLS  
Ph. 817-335-6511

**OWNER**  
CPB Investments, Inc.,  
15485 FM 438  
Killeen, TX 76543  
254-773-0900