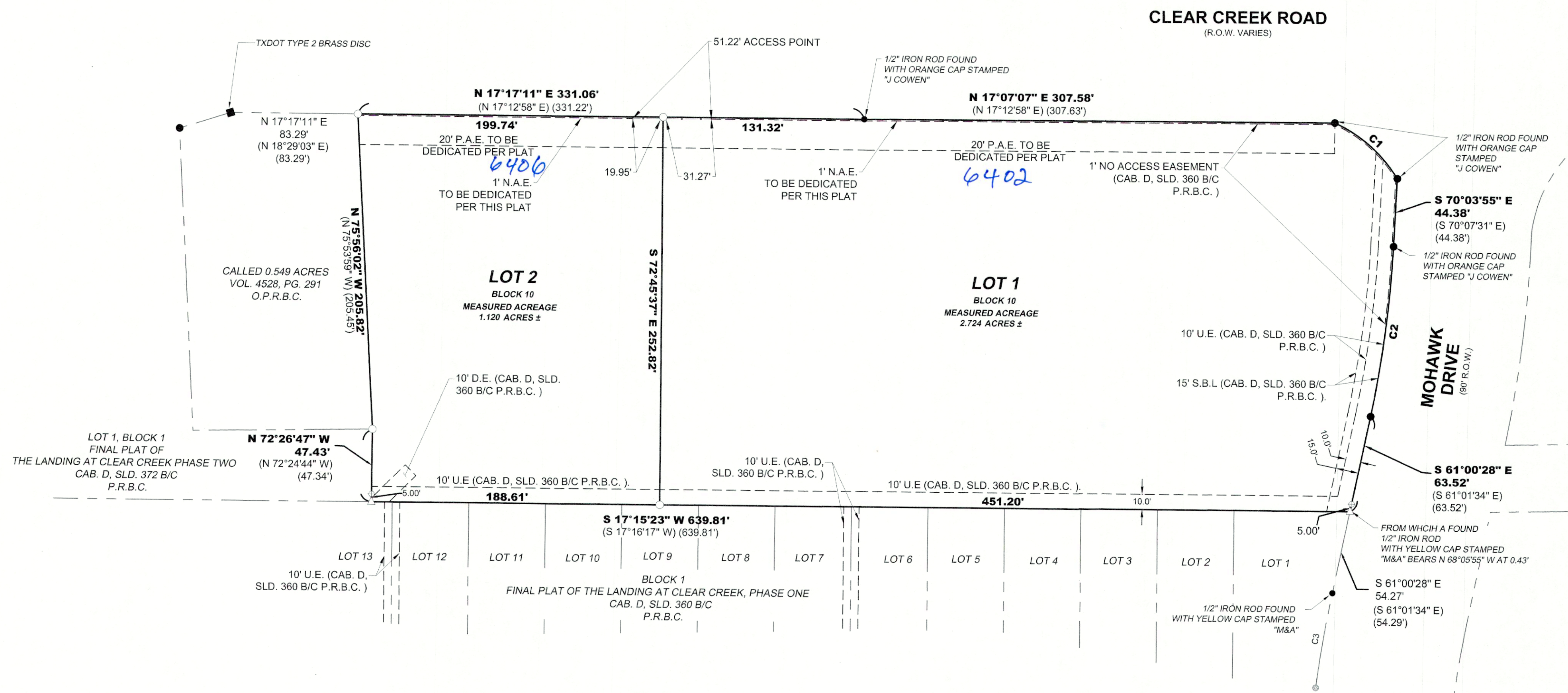


REPLAT OF LOT 1 AND LOT 2, BLOCK 10 OF THE
FINAL PLAT OF THE LANDING AT CLEAR CREEK, PHASE ONE
CABINET D, SLIDE 360 B/C
PLAT RECORDS, BELL COUNTY, TEXAS

| LEGEND | |
|------------|---|
| ○ | 1/2" IRON ROD SET (PINK CAP STAMPED "SURVEY WORKS") |
| ⊕ | 1/2" IRON ROD SET (YELLOW CAP STAMPED "SURVEY WORKS WITNESS") |
| ● | 1/2" IRON ROD FOUND (UNLESS NOTED) |
| △ | CALCULATED POINT |
| ⊙ | "X" MARK FOUND |
| ■ | CONCRETE MONUMENT FOUND (TYPE NOTED) |
| --- | PROPERTY LINE |
| - - - - | ADJONER LINE |
| - · - · - | EASEMENT LINE |
| - x - x - | ACCESS POINT |
| U.E. | UTILITY EASEMENT |
| S.B.L. | SETBACK LINE |
| D.E. | DRAINAGE EASEMENT |
| P.A.E. | PUBLIC ACCESS EASEMENT |
| N.A.E. | NO ACCESS EASEMENT |
| VOL. PG. | VOLUME AND PAGE |
| P.R.B.C. | PLAT RECORDS |
| O.P.R.B.C. | BELL COUNTY OFFICIAL PUBLIC RECORDS |
| CAB. SLD. | BELL COUNTY CABINET AND SLIDE |
| R.O.W. | RIGHT OF WAY |
| () | RECORD INFORMATION |
| NF | NOW OR FORMERLY |



FLOOD INFORMATION

SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X (UNSHADED) BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 48027C027E AND 48027C0280E, WITH A DATE OF IDENTIFICATION OF 08/26/2008, FOR COMMUNITY NUMBER 480706, IN BELL COUNTY, STATE OF TEXAS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

DATUM & BEARING BASIS

TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4803), NAD 83, GRID NORTH, ELEVATION DATA NAVD 88, GEOID 18, DISTANCES IN US SURVEY FEET (GRID).

Reciprocal Access

Driveways within this subdivision shall provide for reciprocal access for ingress egress to all other lots within this subdivision.

| CURVE NO. | CHORD BEARING | CHORD LENGTH | ARC LENGTH | RADIUS | DELTA ANGLE |
|-----------|-----------------|--------------|------------|-----------|-------------|
| C1 | N 58°19'21" E | 54.84' | 55.65' | 84.00' | 33°55'22" |
| | (N 58°18'03" E) | (54.20') | (54.98') | (84.00') | (33°30'32") |
| C2 | S 65°33'32" E | 111.82' | 111.94' | 705.00' | 08°05'50" |
| | (S 65°34'33" E) | (111.84') | (111.98') | (705.00') | (08°05'57") |
| C3 | S 63°14'20" E | 62.71' | 62.70' | 795.00' | 04°31'11" |
| | (S 63°17'08" E) | (62.68') | (62.70') | (795.00') | (04°31'08") |

INDEX

SHEET 1 - PLAT

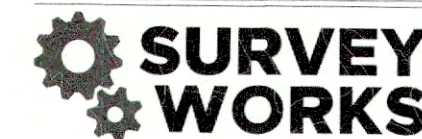
SHEET 2 - SIGNATURES

DATE OF PLAT: JANUARY 29, 2025

PROJECT NO. 24-0049-01

6402 SOUTH CLEAR CREEK ROAD

KILLEEN, TX



INFO@SURVEYWORKS.COM

SURVEYWORKS.COM

1207 UPLAND DRIVE

AUSTIN, TX 78741

FIRM #10194157

(512) 599-8067

SHEET

1 of 1

REVISION # 1 UPDATED ACCESS POINT WIDTH ALONG CLEAR CREEK ROAD (01-26-2025)

SHEET SIZE = 24"x36"

INST # 2025033702 A