

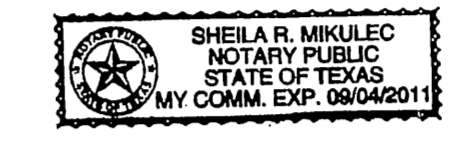
KNOW ALL MEN BY THESE PRESENTS, that CPB Investments, Inc., whose address is 15487 FM 439, Killeen, Texas 76543 being the sole owner of that certain 3.810 acre tract of land in Bell County, Texas, part of the Thomas Robinette Survey, Abstract No. 686 which is more fully described in the dedication of HERITAGE RIDGE CLEAR CREEK COMMERCIAL ADDITION 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 CPB Investments, Inc., does hereby adopt said HERITAGE RIDGE CLEAR CREEK COMMERCIAL ADDITION, 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.

WITNESS the execution hereof, on this 14th day of December, 2009.

For: CPB Investments, Inc.

Charles Mitchell
Charles Mitchell, President

Before me, the undersigned authority, on this day personally appeared Charles Mitchell known to me to be the person whose name is subscribed to the foregoing instrument. It has been acknowledged to me that he executed the foregoing instrument as the owner of the property described hereon.



NOTARY PUBLIC STATE OF TEXAS
My Commission Expires: 09/04/2011

APPROVED this the 14th day of December, 2009, by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas.

John Zuber
CHAIRMAN, PLANNING COMMISSION

Freda Banker
SECRETARY, PLANNING COMMISSION

APPROVED this the 16th day of December, 2009, by the City Council of the City of Killeen, Bell County, Texas.

Timothy R. Hancock
MAYOR, CITY OF KILLEEN

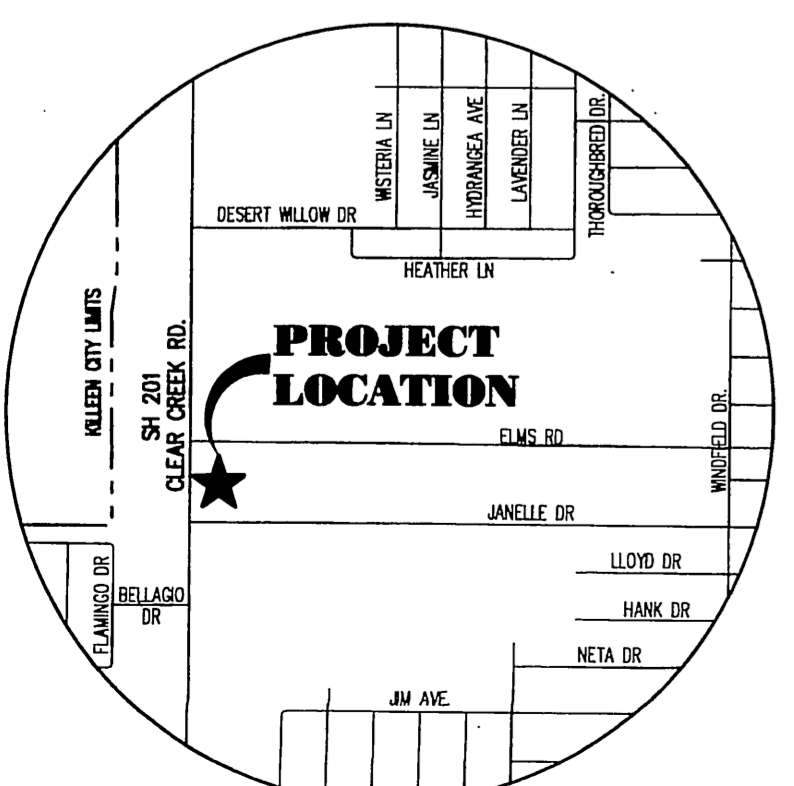
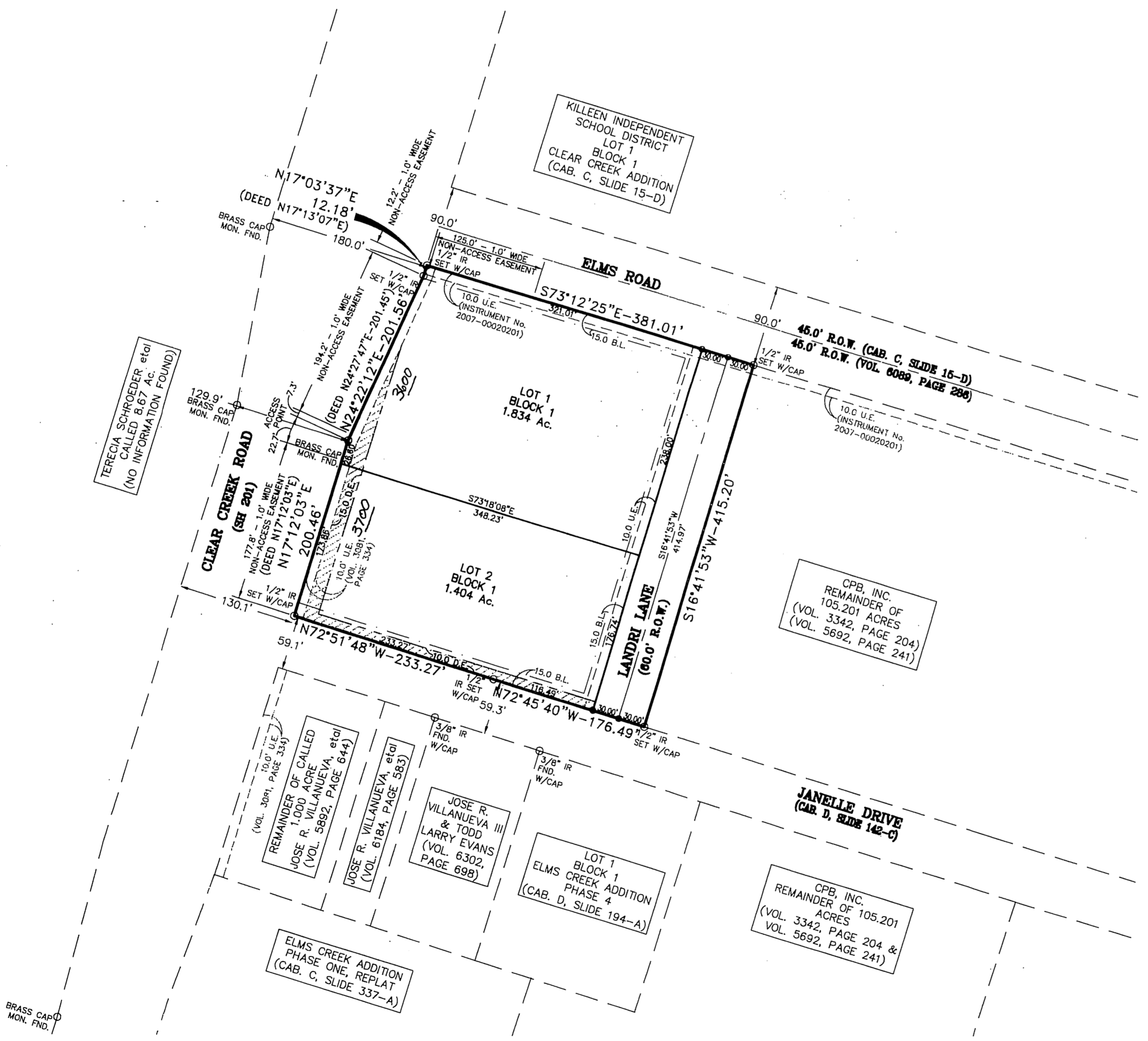


Paul A. Miller
ATTEST: CITY SECRETARY

KNOW ALL MEN BY THESE PRESENTS,

That I, Rex D. Haas, Registered Professional Land Surveyor, do 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.

Rex D. Haas
Rex D. Haas
Registered Professional
Land Surveyor, No. 4378.



VICINITY MAP
SCALE: N.T.S.

- NOTES:
1. ALL INTERIOR LOT CORNERS MARKED WITH 1/2" IR & CAP STAMPED "M & ASSOC., KILLEEN" SET AFTER CONSTRUCTION COMPLETED.
 2. ALL BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE AS PER GPS OBSERVATIONS.

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 18th day of December, A.D. 2009

BELL COUNTY TAX APPRAISAL DISTRICT
By: *Tommy T. Jensen*

FILED FOR RECORD this 7th day of January, 2010, in Cabinet D, Slide 287-A, Plat Records of Bell County, Texas. Dedication Instrument in Instrument # 2010-0000102, Deed Records of Bell County, Texas.

| No. | DATE | REMARKS | FRB | BY |
|-----|---------|--------------------------|-----|----|
| 1 | 12/4/09 | CITY OF KILLEEN COMMENTS | | |

HERITAGE RIDGE CLEAR CREEK COMMERCIAL ADDITION

KILLEEN, BELL COUNTY, TEXAS

FINAL PLAT

SHEET TITLE:

MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
102 N. COLLEGE
KILLEEN, TEXAS 76541
PHONE: (254) 634-5541
FAX: (254) 634-2141
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION NO. 3241
T. B. P. L. S. FIRM REGISTRATION NO. 100204-00

DWG No. 08-393-D
DATE: NOV. 2009
SCALE: 1"=100'
DRAWN BY: MSH/FRB
DATE: NOV. 2009
FR/EB: 1615/78
2 LOTS
1 BLOCK
AREA: 3.810 Ac.