

# FINAL PLAT of NSW CLEAR CREEK ADDITION REPLAT NO. 2

a subdivision within the City of Killeen, Bell County, Texas.

11.855 Acres, situated in the Thomas Robinett Survey, Abstract 686, Bell County, Texas, being an amending plat of Lot 1A, Block 1, NSW Clear Creek Addition Replat, an addition within the City of Killeen, Bell County, Texas, according to the plat of record in Plat Year 2014, Plat #47, Plat Records of Bell County, Texas.

STATE OF TEXAS  
COUNTY OF BELL

CLEAR CREEK ROAD, LTD., OWNER OF THE 11.855 ACRE TRACT OF LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS NSW CLEAR CREEK ADDITION REPLAT NO. 2, A SUBDIVISION WITHIN THE CITY OF KILLEEN, BELL COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATES THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON WITHIN THE PLAT BOUNDARIES OF THIS SUBDIVISION.

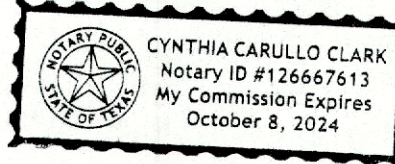
CLEAR CREEK ROAD, LTD.  
300 WEST CENTRAL TEXAS EXPRESSWAY  
KILLEEN, TEXAS 76541

BY: Wallace Vernon  
WALLACE VERNON, AGENT

STATE OF TEXAS  
COUNTY OF BELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, WALLACE VERNON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS AGENT OF CLEAR CREEK ROAD, LTD., FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 14<sup>th</sup> DAY OF January 2024



Approved this 17<sup>th</sup> day of January, 2024, by the  
planning director of the City of Killeen, Texas.

William Meyer  
Planning Director

Sharon  
Planning Assistant

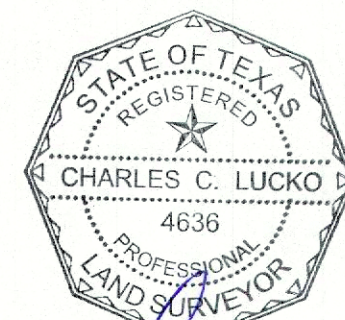
AFFIDAVIT:  
The Tax Appraisal District of Bell County does hereby certify there are currently no delinquent taxes due to the Tax Appraisal District of Bell County on the property described by this plat.

Dated this 20<sup>th</sup> day of January, 2024, A.D.

By: Charles C. Lucko  
Bell County Tax Appraisal District

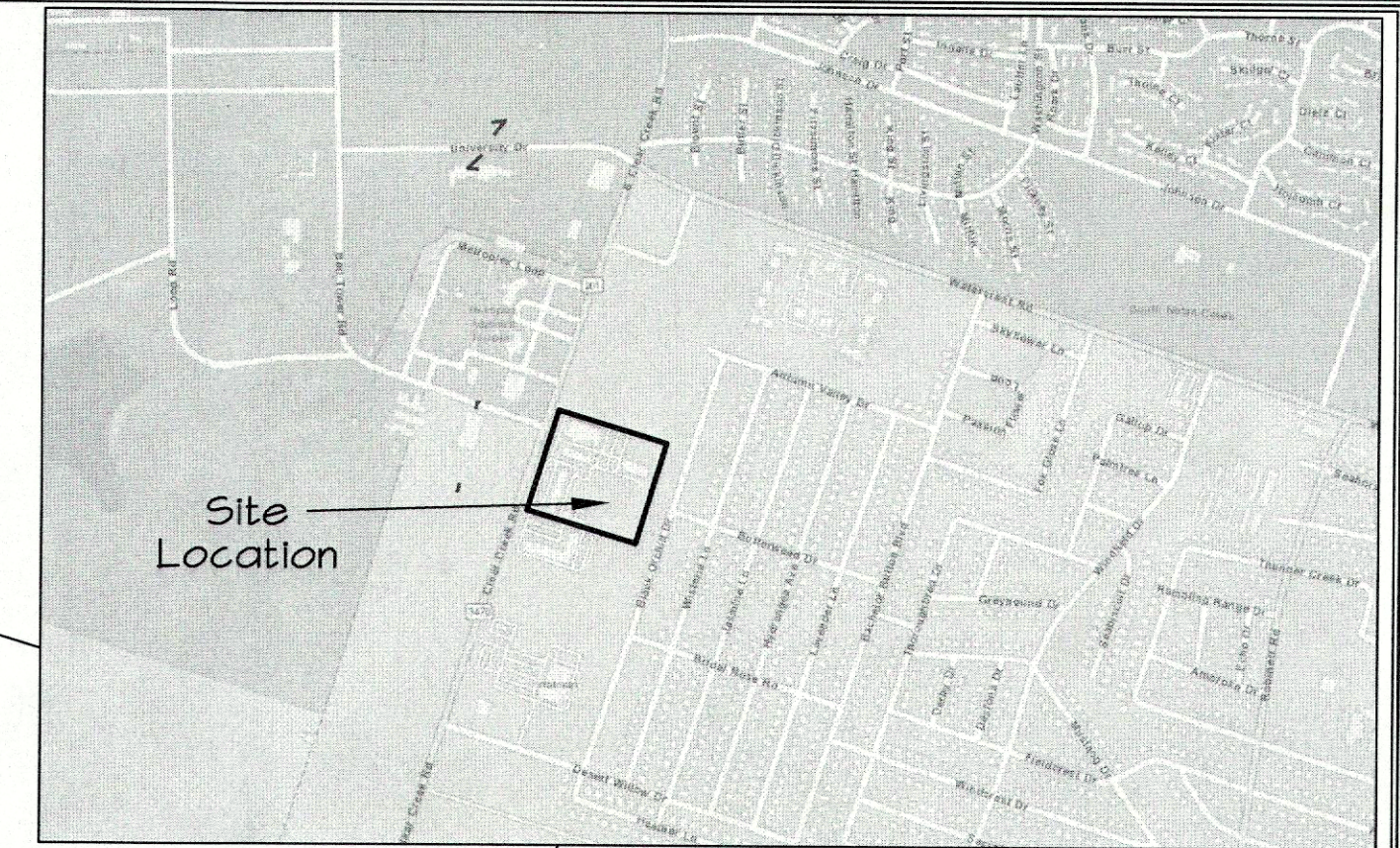
STATE OF TEXAS  
COUNTY OF BELL

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS PLAT IS TRUE AND CORRECT, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT ALL NECESSARY SURVEY MONUMENTS ARE CORRECTLY SHOWN THEREON.

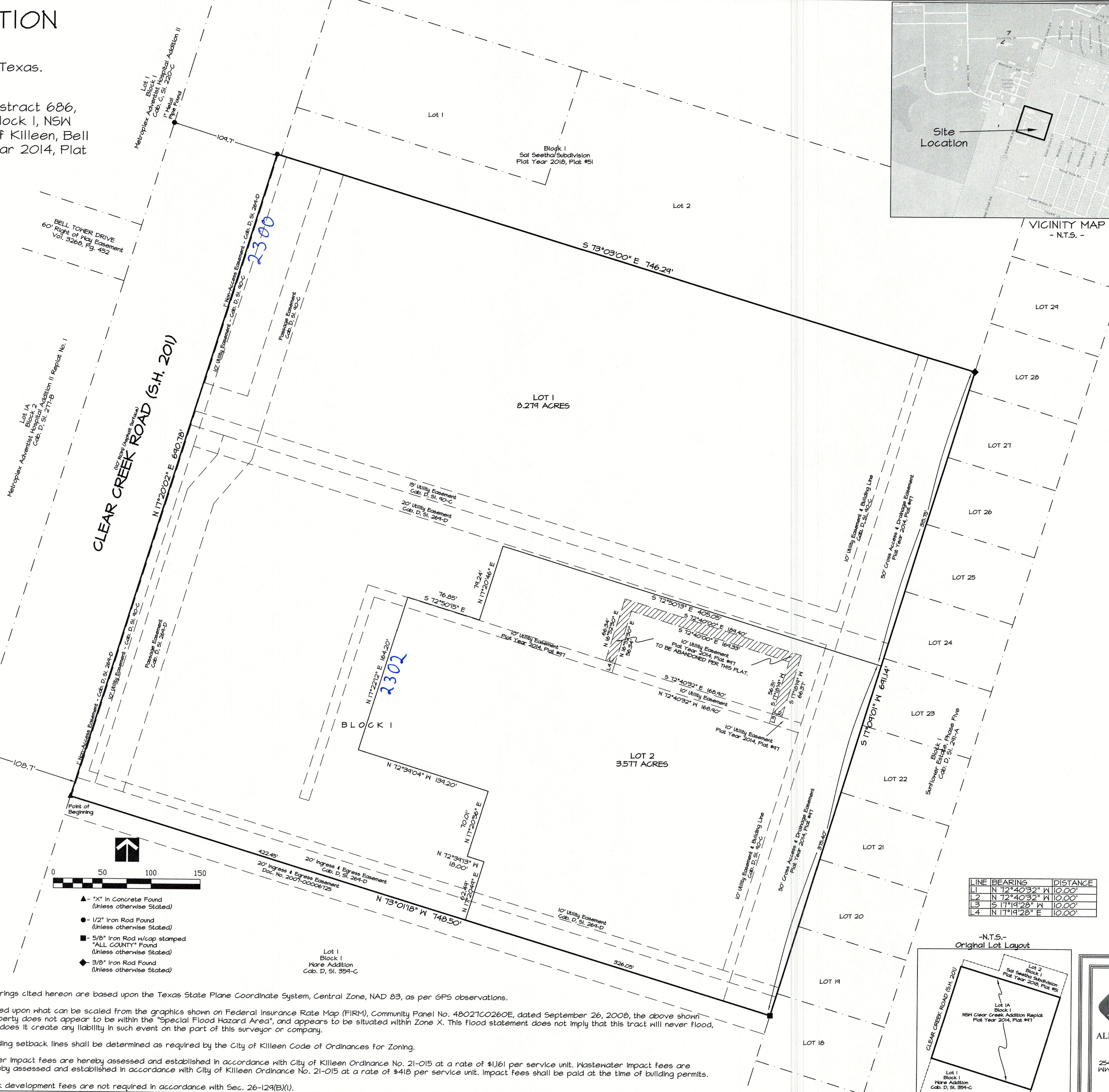


CHARLES C. LUCKO, R.P.L.S. DATE SURVEYED: MAY 12, 2023  
REGISTRATION NO. 4636

RECORDATION INFORMATION:  
FILED FOR RECORD THIS 23<sup>rd</sup> DAY OF February, 2024  
IN DOCUMENT NO. 2024007696 OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.



VICINITY MAP  
- N.T.S. -



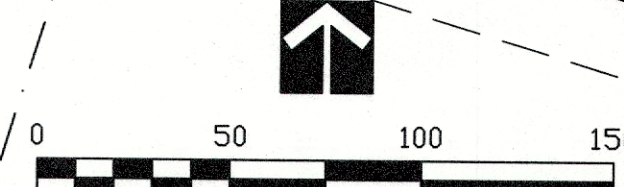
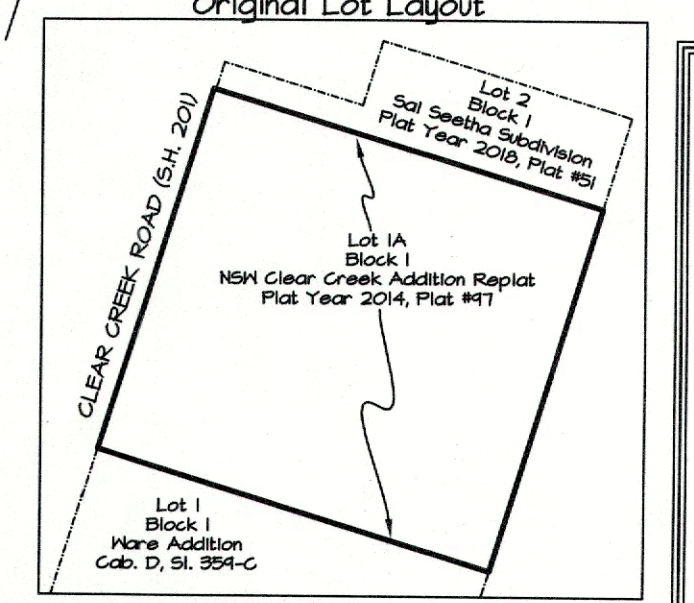
LOTS - TWO (2)  
BLOCKS - ONE (1)  
AREA - 11.855 ACRES  
OWNER:  
CLEAR CREEK ROAD, LTD.  
300 WEST CENTRAL TEXAS  
EXPRESSWAY  
KILLEEN, TEXAS 76541

FINAL PLAT OF  
**NSW CLEAR CREEK ADDITION REPLAT NO. 2**  
a subdivision within the City of Killeen, Bell County, Texas.  
11.855 Acres, situated in the Thomas Robinett Survey, Abstract 686, Bell County, Texas, being an amending plat of Lot 1A, Block 1, NSW Clear Creek Addition Replat, an addition within the City of Killeen, Bell County, Texas, according to the plat of record in Plat Year 2014, Plat #47, Plat Records of Bell County, Texas.

Plot Date: 01-14-2024  
Survey completed: 05-12-2023  
Scale: 1" = 50'  
Job No.: 23050.01  
Dwg No.: 23050.01  
Drawn by: JSM  
Surveyor: CCL #4636  
Copyright 2024 All County Surveying, Inc.

LINE	BEARING	DISTANCE
1	N 12°40'35" W	10.00'
2	N 12°40'35" W	10.00'
3	S 17°14'28" W	10.00'
4	N 17°14'28" E	10.00'

-N.T.S.-  
Original Lot Layout



- ▲ "X" in Concrete Found (Unless otherwise Stated)
- 1/2" Iron Rod Found (Unless otherwise Stated)
- 5/8" Iron Rod w/cap stamped (Unless otherwise Stated)
- \* "ALL COUNTY" Found (Unless otherwise Stated)
- ◆ 3/8" Iron Rod Found (Unless otherwise Stated)

NOTES:

- Bearings cited hereon are based upon the Texas State Plane Coordinate System, Central Zone, NAD 83, as per GPS observations.
- Based upon what can be scaled from the graphics shown on Federal Insurance Rate Map (FIRM), Community Panel No. 4802TC0260E, dated September 26, 2008, the above shown property does not appear to be within the "Special Flood Hazard Area", and appears to be situated within Zone X. This flood statement does not imply that this tract will never flood, nor does it create any liability in such event on the part of this surveyor or company.
- Building setback lines shall be determined as required by the City of Killeen Code of Ordinances for Zoning.
- Water Impact fees are hereby assessed and established in accordance with City of Killeen Ordinance No. 21-015 at a rate of \$1161 per service unit. Wastewater impact fees are hereby assessed and established in accordance with City of Killeen Ordinance No. 21-015 at a rate of \$418 per service unit. Impact fees shall be paid at the time of building permits.
- Park development fees are not required in accordance with Sec. 26-129(B)(1).

INST # 2023 00 7696