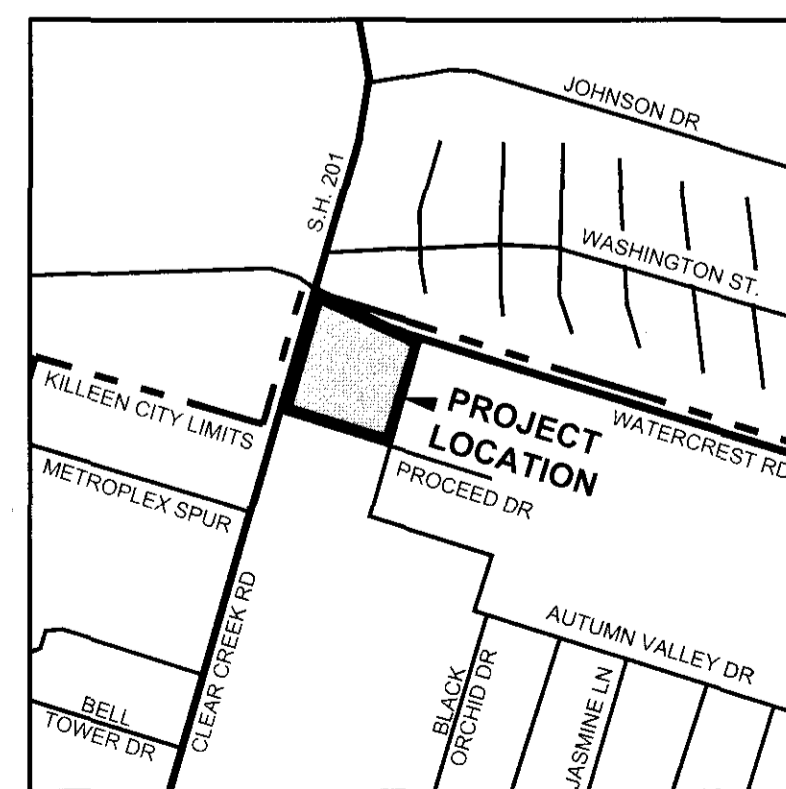


LEGEND

- PROPERTY BOUNDARY
 - LOT LINES
 - - - EASEMENT LINES
 - - - ADJOINING TRACT PROPERTY LINES
 - - - OFFSITE EASEMENTS
 - BRASS CAP MONUMENT FOUND
 - 5/8" IRON ROD W/ CAP STAMPED "ALL COUNTY SURVEYING"
- **UNLESS OTHERWISE NOTED**



3.204 ACRES
AMERICAN EDUCATIONAL COMPLEX
(VOL. 2732, P. 427)

313.698 ACRES
CENTRAL TEXAS UNION JUNIOR
(VOL. 1155, P. 105)

1' WIDE NON-ACCESS EASEMENT
ALONG THE ENTIRE STATE HIGHWAY
201 (CLEAR CREEK ROAD) FRONTAGE

STATE HIGHWAY 201
(CLEAR CREEK ROAD)

(PLAT N 67° 16' 20" E - 63.71')
N 62° 22' 08" E - 63.72'

(PLAT N 17° 19' 49" E - 376.34')
N 17° 19' 49" E - 376.34'

(PLAT N 17° 19' 50" E - 376.26')
N 17° 19' 49" E - 376.34'

(PLAT N 72° 39' 44" W - 337.73')
N 72° 39' 44" W - 337.73'

WATERCREST ROAD

LOT 1A
2.12 AC

BLOCK ONE

LOT 2A
1.12 AC

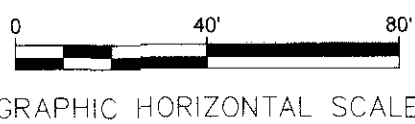
PROCEED DRIVE

LOT 5
WEST VIEW REPLAT, PHASE II
(CAB. D. SLIDE 347-A)

LOT 2
WEST VIEW REPLAT, PHASE II
(CAB. D. SLIDE 347-A)

FOLLY DRIVE

- NOTES:**
- THE BUILDING SETBACK LINES FOR THIS TRACT SHALL BE DETERMINED AS REQUIRED BY THE APPLICABLE ZONING SECTION OF THE CITY CODE OF ORDINANCES AS RELATED TO THE DEVELOPMENT OF THIS TRACT UNLESS SHOWN HEREON.
 - THE BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83. PER LEICA SMART NET GPS OBSERVATION.
 - THIS PROPERTY LIES WITHIN THE FEMA "OTHER AREAS, ZONE X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, FEMA MAP 48027C0260E, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2006.
- FEMA "OTHER AREAS, ZONE X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% (500-YEAR) ANNUAL CHANCE FLOODPLAIN.



QE
QUINTERO ENGINEERING LLC
415 E. AVENUE D KILLEEN, TEXAS 76541
PHONE: (254) 493-9962
FAX: (254) 432-7070
T.B.P.E. FIRM NO.: 14709 T.B.P.L.S. FIRM NO.: 10194110

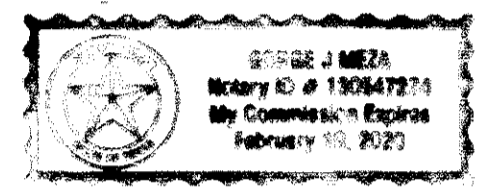
KNOW ALL MEN BY THESE PRESENTS, THAT CCWC, LP, BEING THE SOLE OWNER OF THE CALLED 3.24 ACRES OF LAND IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS, SITUATED IN THE THOMAS ROBINETT SURVEY, A-686, BEING ALL OF LOT 1, WEST VIEW REPLAT, PHASE II, AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, BEING RECORDED IN CABINET D, SLIDE 347-A, PLAT RECORDS OF BELL COUNTY, TEXAS, BEING CONVEYED IN A DEED TO CCWC, LP, RECORDED IN 2014-00017443, DEED RECORDS OF BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF WEST VIEW REPLAT, PHASE IV, AS SHOWN BY THE PLAT HEREOF, ATTACHED HERETO, AND MADE A PART HEREOF, AND APPROVED BY THE CITY OF KILLEEN AND WEST VIEW REPLAT, PHASE IV, DOES HEREBY DEDICATE TO SAID CITY ALL STREETS, AVENUES, DRIVES AND ALLEYS SHOWN ON SAID PLAT, THE SAME TO BE USED AS PUBLIC THROUGHFARES AND FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES WHEN AND AS AUTHORIZED BY THE CITY.

THE DRAINAGE AND UTILITY EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO THE SAID CITY 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 HEREOF, ON THIS 3 DAY OF June, 2019.

FOR: CCWC, LP
Richard Assed
RICHARD ASSED
MANAGER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY, PERSONALLY APPEARED RICHARD ASSED IN HIS CAPACITY FOR CCWC, LP 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 HEREOF.



NOTARY PUBLIC STATE OF TEXAS
MY COMMISSION EXPIRES: 2/19/2020

PLANNING AND ZONING COMMISSION

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KILLEEN, TEXAS.

APPROVED THIS 3rd DAY OF June, 2019, A.D. BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KILLEEN, TEXAS.

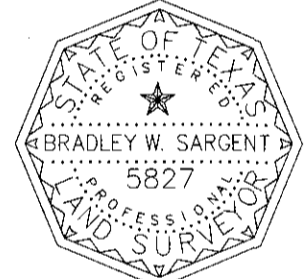
Mike Little
CHAIRMAN, PLANNING AND ZONING COMMISSION

Marcus
SECRETARY, PLANNING AND ZONING COMMISSION

SURVEYORS' CERTIFICATE:

I, BRADLEY W. SARGENT, DO HEREBY CERTIFY THAT AN ACTUAL AND ACCURATE SURVEY WAS MADE ON THE GROUND OF THE PLATTED LAND, AND THAT THE CORNER MONUMENTS SHOWN ON THE FOREGOING PLAT WERE FOUND, OR PLACED, IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF KILLEEN, TEXAS.

Bradley W. Sargent 6/3/2019
BRADLEY W. SARGENT
R. P. L. S. NO. 5827
415 E. AVENUE D
KILLEEN, TX 76541



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 THE 10th DAY OF June, 2019, A.D.

By: *Michelle S. B.*
BELL COUNTY TAX APPRAISAL DISTRICT

COUNTY CLERK INFORMATION:

FILED FOR RECORD THIS 10th DAY OF June, 2019, IN YEAR 2019
PLAT # 103 PLAT RECORDS OF BELL COUNTY, TEXAS, AND DEDICATION INSTRUMENT # 2019-023-0000
OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

BY: _____

SURVEY:	THOMAS ROBINETT SURVEY, A-686	OWNER:	CCWC, LP 701 W ELMS RD, SUITE 320 KILLEEN, TEXAS 76542
NUMBER OF BLOCKS:	1	SURVEYOR:	QUINTERO ENGINEERING, LLC 415 E. AVENUE D KILLEEN, TEXAS 76541 (254) 493-9962
NUMBER OF LOTS:	2		
TOTAL ACREAGE:	3.24 AC		
DATE:	JUNE 2019		

**MINOR PLAT FOR:
WEST VIEW REPLAT, PHASE IV
CITY OF KILLEEN, BELL COUNTY, TEXAS**

WEST VIEW REPLAT, PHASE IV,
IS A REPLAT OF ALL OF LOT 1, WEST VIEW REPLAT, PHASE II, AN ADDITION TO
THE CITY OF KILLEEN, BELL COUNTY, TEXAS, RECORDED IN CABINET D, SLIDE
347-A, PLAT RECORDS OF BELL COUNTY, TEXAS.

PROJECT NO.:
028-19
DRAWING NO.:
P1