

NOTE: This survey was performed without the benefit of a title commitment. No easements or other matters not known, not mentioned in the deed or observed on the ground have been shown, noted or located. Bearings are based on the Texas Coordinate System, Central Zone, NAD 83 per Leica SmartNet GPS observations.

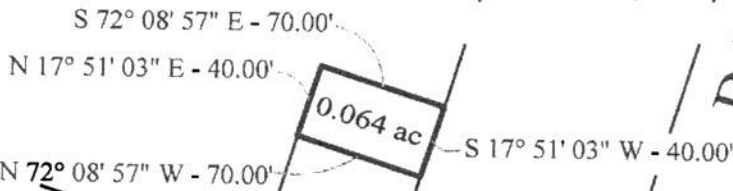
Setback lines established by city ordinances or subdivision restrictions not shown.



Clear Creek Commercial, Ltd.
(Inst. 2006-055898)

Clear Creek Estates
Phase One
(Cabinet C, Slide 193 A-D)

BARRINGTON TRAIL
(60' Right-of-way, asphalt, pavement, curb & gutter)



City of Killeen
(Vol. 4503, Pg. 608)

STAN SCHLUETER LOOP
F.M. 3470

KNOW ALL MEN BY THESE PRESENTS, that I, Michelle E. Lee, a Registered Professional Land Surveyor (TX 5772), do hereby certify that on June 3, 2022, a survey was made on the ground of property located at Stan Schlueter Loop, Killeen, Texas; said property being 0.064 acres of the Thomas Robinette Survey, Abstract No. 686, Bell County, Texas, and being more particularly described in Exhibit 'A' attached hereto and made a part hereof for all purposes. The drawing hereon is a true and accurate representation of the property as determined by said survey. The lines and dimensions of said property being as indicated on the drawing.

THERE ARE NO VISIBLE ENCROACHMENTS OR CONFLICTS, EXCEPT AS SHOWN.

This survey is for the exclusive use of Clear Creek Commercial, Ltd. to convey title and may not be used for any other purpose.

DATE: June 4, 2022

SCALE: 1" = 100'

**KILLEEN ENGINEERING
& SURVEYING, LTD**
2901 E. STAN SCHLUETER LOOP
KILLEEN, TEXAS 76542
(254) 526-3981 FAX (254) 526-4351
TBPELS REGISTRATION NO. 10194541



Exhibit A

Being a 0.064 acre tract of land situated in and part of the Thomas Robinette Survey, Abstract No. 686, Bell County, Texas, being a portion of that tract of land conveyed to Clear Creek Commercial as recorded in Instrument No. 2006-00055898, Official Public Records of Real Property of Bell County, Texas; said 0.064 acre tract being more particularly described as follows:

COMMENCING at a 1/2" iron rod found with Wallace cap in the North margin of Stan Schlueter Loop, said rod being the Southwest corner of a tract of land conveyed to the City of Killeen as recorded in Volume 4503, Page 608, said county records, and the Southeast corner of said Clear Creek Commercial tract;

THENCE, N 17° 51' 03" E, 70.00 feet with the West line of said City of Killeen tract and the East line of said Clear Creek Commercial tract to a 1/2" iron rod found with Wallace cap, said rod being the Northwest corner of said City of Killeen tract and the **POINT OF BEGINNING** of the herein described tract;

THENCE, N 17° 51' 03" E, 40.00 feet crossing said Clear Creek Commercial tract and with the West line of the herein described tract to a 1/2" iron rod set with Killeen Eng. cap for the Northwest corner of the herein described tract;

THENCE, S 72° 08' 57" E, 70.00 feet continuing to cross said Clear Creek Commercial tract and with the North line of the herein described tract to a 1/2" iron rod set with Killeen Eng. cap in the West line of Clear Creek Estates Phase One as recorded in Cabinet C, Slide 193 A-D, said county plat records, said rod being in the East line of said Clear Creek Commercial tract for the Northeast corner of the herein described tract;

THENCE, S 17° 51' 03" W, 40.00 feet with the West line of Clear Creek Estates Phase One, the East line of said Clear Creek Commercial tract and the East line of the herein described tract to a 1/2" iron rod found with Wallace cap, said rod being the Northeast corner of said City of Killeen tract for the Southeast corner of the herein described tract;

THENCE, N 72° 08' 57" W, 70.00 feet with the North line of said City of Killeen tract, the East line of said Clear Creek Commercial tract and the South line of the herein described tract to the **POINT OF BEGINNING**, containing 0.064 acres of land, more or less.

The Bearings for the above description are based on the Texas Coordinate System, Central Zone, NAD 83 per Leica SmartNet GPS observations.

I, Michelle E. Lee, Registered Professional Land Surveyor, do hereby certify that the above description was prepared from a survey made on the ground of the property described herein.

Michelle E. Lee

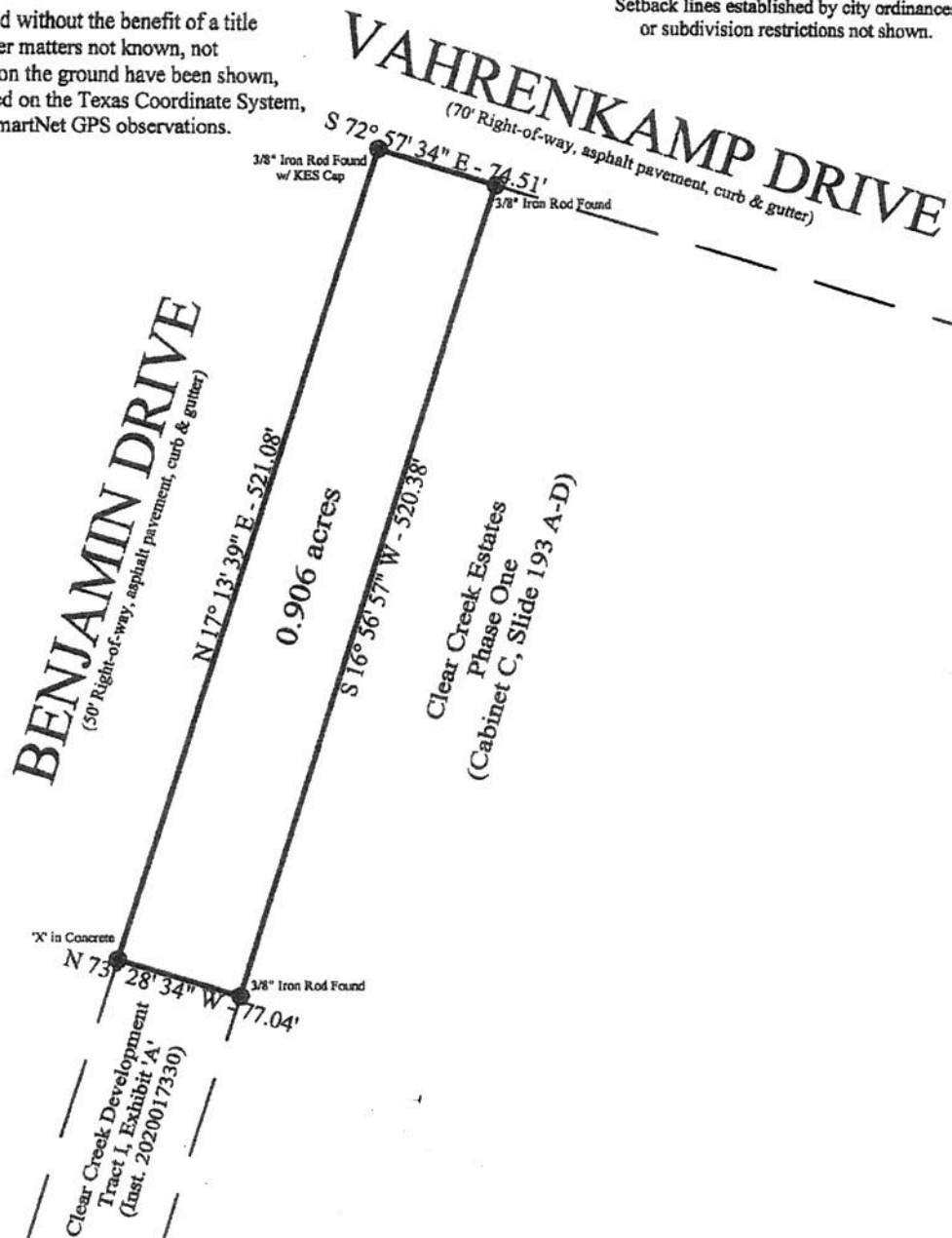
Michelle E. Lee, RPLS 6-4-2022
No. 5772, Texas



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TBPE Registration No. F-4200, TBPLS Registration No. 10194541

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Setback lines established by city ordinances or subdivision restrictions not shown.



KNOW ALL MEN BY THESE PRESENTS, that I, Michelle E. Lee, a Registered Professional Land Surveyor (TX 5772), do hereby certify that on May 2, 2022, a survey was made on the ground of property located at Vahrenkamp Drive, Killeen, Texas; said property being 0.906 acres of the Thomas Robinette Survey, Abstract No. 686, Bell County, Texas, and being more particularly described in Exhibit 'B' attached hereto and made a part hereof for all purposes. The drawing hereon is a true and accurate representation of the property as determined by said survey. The lines and dimensions of said property being as indicated on the drawing.

THERE ARE NO VISIBLE ENCROACHMENTS OR CONFLICTS, EXCEPT AS SHOWN.

This survey is for the exclusive use of Clear Creek Development, Ltd. to convey title and may not be used for any other purpose.

DATE: May 2, 2022

SCALE: 1" = 100'

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Exhibit B

Being a 0.906 acre tract of land situated in and part of the Thomas Robinette Survey, Abstract No. 686, Bell County, Texas, being that same tract of land described as Tract IV in Exhibit 'D' conveyed to Clear Creek Development, Ltd. as recorded in Instrument No. 2020017330, Official Public Records of Real Property of Bell County, Texas; said 0.906 acre tract being more particularly described as follows:

BEGINNING at a 3/8" iron rod found with KES cap at the intersection of the South margin of Vahrenkamp Drive and the East margin of Benjamin Drive, said rod being the Northwest corner of said Clear Creek Development tract for the Northwest corner of the herein described tract;

THENCE, S 72° 57' 34" E, 74.51 feet with the South margin of Vahrenkamp Drive, the North line of said Clear Creek Development tract and the North line of the herein described tract to a 3/8" iron rod found, said rod being the Northwest corner of Lot 26, Block 1 of Clear Creek Estates Phase One as recorded in Cabinet C, Slides 193A-D, said county plat records, and being the Northeast corner of said Clear Creek Development tract for the Northeast corner of the herein described tract;

THENCE, S 16° 56' 57" W, 520.38 feet with the West line of said Clear Creek Estates Phase One, the East line of said Clear Creek Development tract and the East line of the herein described tract to a 3/8" iron rod found, said rod being the Northeast corner of a tract of land described in Tract I in Exhibit 'A' conveyed to Clear Creek Development, Ltd. as recorded in Instrument No. 2020017330, said county records, and being the Southeast corner of the above mentioned Clear Creek Development tract for the Southeast corner of the herein described tract;

THENCE, N 73° 28' 34" W, 77.04 feet with the North line of said Tract I, the South line of said Clear Creek Development tract and the South line of the herein described tract to an 'X' found in concrete in the East margin of Benjamin Drive, said 'X' being the Southwest corner of said Clear Creek Development tract for the Southwest corner of the herein described tract;

THENCE, N 17° 13' 39" E, 521.08 feet with the East margin of Benjamin Drive, the West line of said Clear Creek Development tract and the West line of the herein described tract to the **POINT OF BEGINNING**, containing 0.906 acres of land, more or less.

The Bearings for the above description are based on the Texas Coordinate System, Central Zone, NAD 83 per Leica SmartNet GPS observations.

I, Michelle E. Lee, Registered Professional Land Surveyor, do hereby certify that the above description was prepared from a survey made on the ground of the property described herein.

Michelle E. Lee

Michelle E. Lee, RPLS 5-2-2022
No. 5772, Texas

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