CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	30.00	47.12	42.43	N 61'29'29" E	90,00,00,
C2	60,00'	30.81'	30.47	N 88'13'09" W	29'25'12"
C3	60.00'	50.93'	49.41	S 52'45'18" W	48*37'53"
C4	60.00	12.51	12.49'	S 22'27'55" W	11*56'52"
Č5	30,00'	47.12'	42.43'	N 28'30'31" W	90.00,00,
C6	60.00	26.92'	26.70'	S 03*38'15" W	25'42'28"
C7	60.00	42.50'	41.61	S 29'30'23" E	40°34'49"
C8	60.00'	24.83'	24.65'	S 61'39'09" E	23'42'43"
C9	30.00	47.12'	42.43'	S 61°29'29" W	90,00,00,
C10	60.00'	47,14	45,94	N 83'58'54" E	45'01'11"
C11	30.00'	47.12'	42.43'	N 28'30'31" W	90,00,00,
C12	60.00	30.47	30.14	S 01°56'33" W	29*05'52"
C13	60.00	43.04	42.12	S 33'09'19" E	41'05'52"
C14	60.00	20.74	20.64	S 63'36'23" E	19'48'16"
C15	30.00	47.12'	42.43	S 61°29'29" W	90.00,00,
C16	60.00	27.95'	27.70	S 86'51'18" E	26'41'35"
C17	60.00	35.82'	35.29	N 62'41'38" E	34'12'33"
C18	60.00'	30.47	30.14	N 31°02'25" E	29*05'52"
C19	30.00	47,12	42.43'	N 28'30'31" W	90,00,00,
C20	60,00	32.95'	32.53'	N 00'45'40" E	31'27'39"
C21	60.00	40.00'	39.26	N 34*04'00" W	3811'40"
C22	60.00	21,31'	21.19'	N 63'20'10" W	20"20"41"
C23	30.00'	47.12'	42.43'	S 61'29'29" W	90.00,00,
C24	60.00	15.77	15.73'	N 81'02'23" W	15'03'45"
C25	60.00	42.21	41.35	S 71'16'29" W	40*18'31"
C26	25.00	39.27'	35.36'	N 61°29'29" E	90.00,00,
C27	50.00	39,40'	38.39	S 83°55'07" W	45*08'44"
C28	50.00	39,14'	38.15'	S 38'55'07" W	44*51'16"
C29	50.00	64.78'	60.34'	N 83'36'26" E	74'13'54"
C30	50.00	40.63'	39.52'	S 35*59'49" E	46'33'36"
C31	50.00	50.98	48.80	S 16'29'29" W	58*25'00"
C32	50.00	40.63'	39.52'	S 68'58'47" W	46'33'36"
C33	50.00'	64.78	60.34	N 50'37'28" W	74*13'54"

C38	50.00'	61.74'	57.89'	S 06'23'17" W	70*45'08"
C.39	50.00	12.67	12.64'	S 36 14 54" E	14"31'14"
C40	50.00'	54.65	51.97	N 12°11'41" W	62*37'40"
C41	50.00	40.39'	39.30'	N 42'15'33" E	46`16'48"
C42	50.00	35.86'	35.10'	N 85'56'43" E	41*05'32"
C43	50.00	35.86'	35.10'	S 52*57'45" E	41*05'32"
C44	50.00'	40.39'	39.30'	S 09'16'35" E	46'16'48"
C45	50.00'	54.65'	51.97	S 45°10'39" W	62*37'40"
C46	50.00	50.61'	48.47'	N 14°30′50" W	57*59'22"
C47	50.00'	41.74'	40.54'	N 38'23'39" E	47*49'36"
C48	50.00'	38.56'	37.61	N 84*23'58" E	44*11'02"
C49	50.00'	38.56'	37.61	S 51*25'00" E	44*11'02"
C50	50.00'	41.74'	40.54	S 05'24'41" E	47'49'36"
C51	50.00'	50.61'	48.47'	S 47*29'48" W	57'59'22"
C52	60.00'	36.26'	35.71	S 33°48'21" W	34*37'44"
C53	60.00'	47.10'	45.90'	N 38*58'54" E	44.58,49
C54	60.00	19.64	19.55'	S 64*07'51" E	18*45'20"
C55	60.00'	27.48	27.24	S 41°37'51" E	26*14'40"
C56	60.00'	37.26'	36.66'	S 10'43'08" E	35'34'45"
C57	60.00'	9.87'	9.85'	S 11°46'52" W	09*25'15"
C58	30.00,	47.12'	42.43'	S 28*30'31" E	90,00,00,

AVIGATION RELEASE STATE OF TEXAS §

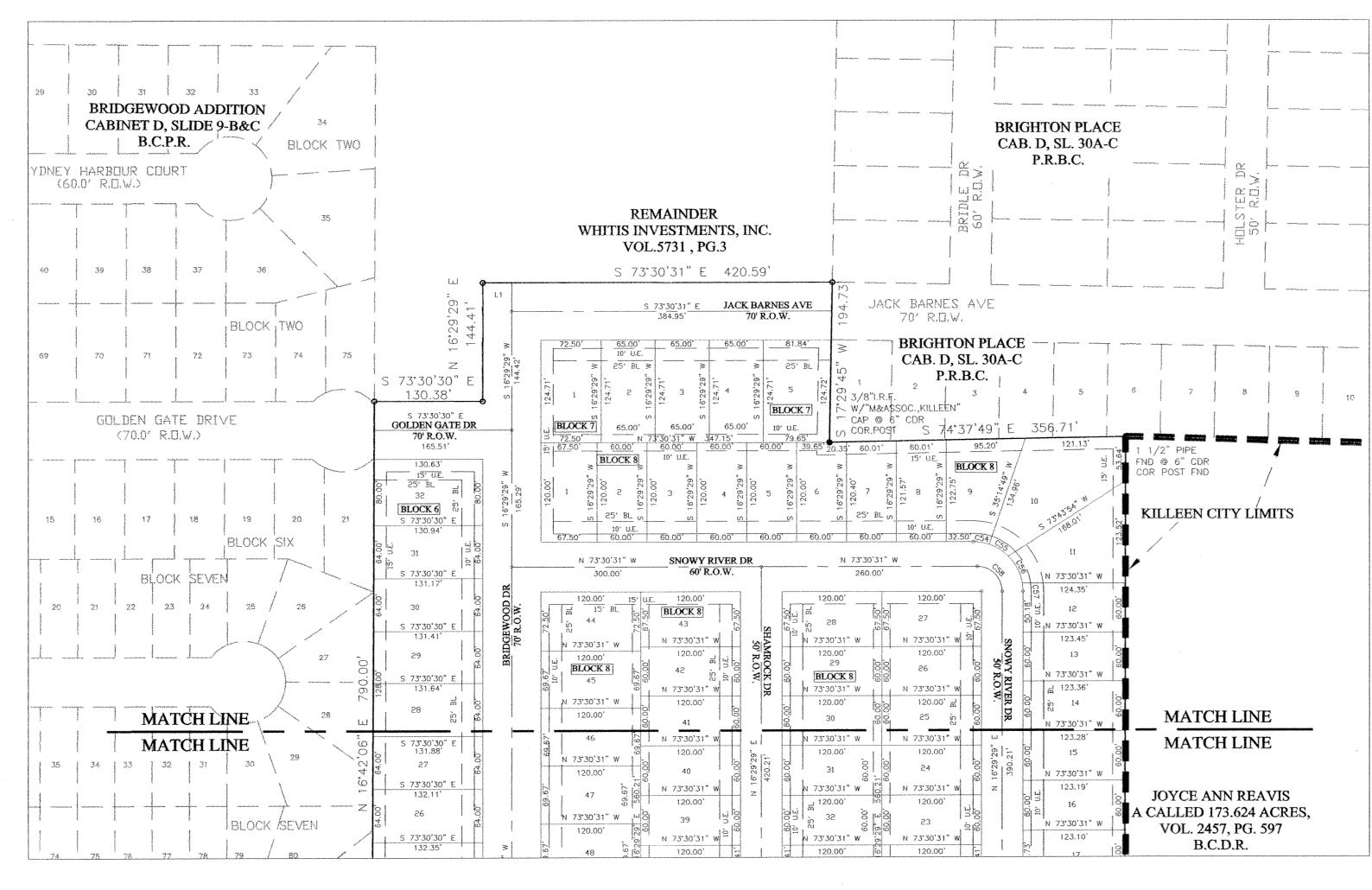
§ KNOW ALL MEN BY THESE PRESENTS: COUNTY OF BELL § WHEREAS, W&B DEVELOPMENT, LTD., hereinafter called OWNER (whether one or more), is the owner of a certain parcel of land situated in the City of Killeen, Bell County, Texas, being more particularly described as BRIDGEWOOD ADDITION PHASE II, an addition to the City of Killeen, Bell County, Texas.

OWNER does herby waive, release, remise, quit claim and forever hold harmless the City of Killeen, Texas a municipal corporation, hereinafter called CITY, from any and all claims for damages of any kind that OWNER may now have or may hereinafter have in the future by reason of the passage of all aircraft (aircraft being defined for the purpose of this designed for navigation of or flight in the air) by whomsoever owned and operated, in the air space above OWNER'S property. Such release shall include, but not be limited to, any damages to OWNER'S described property, such as noise, vibration, fumes, dust, fuel, and lubricant particles, and all other effects that may be caused by the operation of aircraft landing at or taking off from, or operating at any municipal or military airport within or adjacent to the CITY, whether such claim be for injury or death to person or persons or damages to or taking of property; and OWNER does herby fully remiss, and release any right or cause of action which it may now have or which it may in the future have against the CITY, whether such claims be for injury to person or damage to property due to noise, vibration, fumes, dust, fuel and lubricant particles, and all the other effects that may be caused or may have been caused by the operation and/or maintenance of aircraft or aircraft engine

It is agreed that this Release shall be binding upon OWNER, his successors, heirs, executors, administrators and assigns, in interest with in BRIDGEWOOD ADDITION PHASE II, an addition to the City of Killeen, Texas, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed records of Bell County, Texas Executed this 23 fg day of September, A.D., 2005.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C59	60.00'	10.63'	10.62	S 68'25'52" E	10'09'18"
C60	60.00'	41.91'	41.06'	S 43'20'36" E	40'01'16"
C61	60.00'	39.20'	38.51	S 04°36′53″ E	37*26'10"
C62	60.00	2.50'	2.50'	S 15 17 51" W	02*23'17"
C63	30.00'	47.12'	42.43'	N 28'30'31" W	90'00'00"
C64	50.00'	54.65'	51.97'	N 45°10'39" E	62'37'40"
C65	50.00	40.39'	39.30'	N 091635" W	46'16'48"
C66	50.00'	35.86'	35.10'	N 52.57'45" W	41'05'32"
C67	50.00'	35.86'	35.10'	S 85°56'43" W	41*05'32"
C68	50.00'	40.39	39.30'	S 42*15'33" W	46*16'48"
C69	50.00'	54.65'	51.97	S 12*11'41" E	62'37'40"
C70	50.00'	54.65'	51.97'	N 45'10'39" E	62*37'40"
C71	50.00*	40.39'	39.30'	N 091635" W	46*16'48"
C72	50.00'	41.15	40.00'	N 55'59'41" W	47'09'23"
C73	50.00	41.15	40.00'	S 76°50'56" W	47'09'23"
C74	50.00'	78.51	70.69	S 08'17'19" W	89*57*51*
C75	50.00	5.95'	5.94'	S 40'06'04" E	06'48'55"

LINE BEARING DISTANCE
L1 N 16'29'29" E 35.10'



NOTE: DEVELOPER WILL CONSTRUCT A 4' SIDE WALK ACROSS DRAINAGE TRACT "A" AT AUBURN DR CONNECT

NOTE: THE STORM WATER DETENTION SYSTEM SHOWN WITHIN THE 4.44-ACRE DRAINAGE TRACT, LABELED TRACT "A", WILL BE ACCEPTED BY THE CITY OF KILLEEN WHEN THE FOLLOWING

- 1. RESIDENTIAL CONSTRUCTION IS COMPLETE FOR 75-PERCENT OF THE LOTS CONTRIBUTING 2. TURF HAS BEEN PERMANENTLY ESTABLISHED WITHIN THE STORM WATER DETENTION
- 3. THE STORM WATER DETENTION SYSTEM HAS BEEN CONSTRUCTED IN ACCORDANCE WITH
- 4. THE STORM WATER DETENTION SYSTEM HAS BEEN CLEARED OF ALL SEDIMENT BUILDUP RESULTING FROM CONSTRUCTION ACTIVITIES;
- 5. ALL AREAS OF EROSION OR MATERIAL DETERIORATION WITHIN THE STORM WATER DETENTION SYSTEM HAVE BEEN REPAIRED; AND

6. A FENCE HAS BEEN ERECTED AROUND THE DETENTION STRUCTURE.

FINAL PLAT OF **BRIDGEWOOD ADDITION PHASE II** City of Killeen, Bell County, Texas

PHONE: 254-953-5353

W & B Development, Ltd. 3000 ILLINOIS AVE KILLEEN, TEXAS

FAX: 254-953-5057

TAX CERTIFICATE

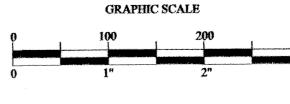
(Owner) (Ord. No. 95-38, § I, 4-25-95;

The Bell County Tax Office, 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.

● -INDICATES ³ IRON RODS WITH CAPS MARKED "MITCHELL & ASSOCIATES, KILLEEN" FOUND. - INDICATES 1" IRON RODS WITH CAPS MARKED "CORNER, 1852" SET.

REV.	DESCRIPTION	DATE	BY	PF
			1	
				T
				T
PROJ. NO.	DRAFT DATE: SEPT 2005			
CRD. FILE: BRG2_STKOUT	DRAWN BY: BC	DRAWN BY: BC		
SCALE: 1"= 100.00"	APPROVED BY:	APPROVED BY:		
AUTHORIZED BY:				I

PROJECT INFORMATION TOTAL ACRES: 118.41 TOTAL BLOCKS: TOTAL LOTS:



BENCHMARK: CONCRETE MONUMENT AT S.W. CORNER OF STAN SCHLUETER LOOP AND CLEAR CREEK RD ELEV: 1013.25

FINAL PLAT OF

BRIDGEWOOD ADDITION PHASE II

TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS BEING PART OF J.E.

MADDERA SURVEY, ABSTRACT 600,

BELL COUNTY, TEXAS

KNOW ALL MEN BY THESE PRESENTS, that W&B Development, Ltd., whose address is 3000 Illinois Ave, Ste. 100, Killeen, TX. 76543, being sole owner of certain 118.41 acres tract of land in Bell County, Texas, part of the J.E. Maddrea Survey, Abstract 600, Bell County, Texas, which is more fully described in the dedication of BRIDGEWOOD ADDITION PHASE II, as shown by the plat hereof, attached hereto, and made a part hereon, and approved by the City Council of the City of Killeen, Bell County, Texas, and W&B Development, Ltd., does hereby adopt said BRIDGEWOOD ADDITION PHASE II, as an addition to the City of Killeen, Bell County, Texas, and hereby dedicates to said city all streets, avenues, roads, drives, alleys and drainage tract "A" 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

Before me, the undersigned authority, on this day personally appeared Bruce Whitis known to me to be the person whose name is subscribed to the foregoing instrument. It has been acknowledged to me that he

APPROVED this the 3rd day of Octobe, 2005 by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas.

APPROVED this the 25th day of October, 2005 by the City Council of the City of Killeen, Bell

I, A. W. KESSLER, REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT I DID CAUSE THE PLAT ATTACHED HERETO TO BE PREPARED FROM AN ACTUAL SURVEY MADE ON THE

ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF KILLEEN, BELL COUNTY,

VICINITY MAP

N.T.S.

GROUND AN THAT ALL CORNER MONUMENTS WERE PLACED UNDER MY SUPERVISION IN

LAND SURVEYOR NO. 1852

NOTARY PUBLIC STATE OF TEXAS

My Commission Expires: 08/20/05

SECRETARY, PLANNING COMMISSION

A. W. KESSLER

any and all public utilities, which the city may install or permit to be installed or maintained.

WITNESS the execution hereof, on this 234d. day of Austinua, 2005

executed the foregoing instrument as the owner of the property described hereon.

BRENDA CLANTON Notary Public, State of Texas My Commission Expires 08-20-2007

CHAIRMAN, PLANNING COMMISSION

Records of Bell County, Texas. 1966 5991

STATE OF TEXAS

THIS

PROJECT

For: W&B Development, Ltd.

Bruce Whitis, President

