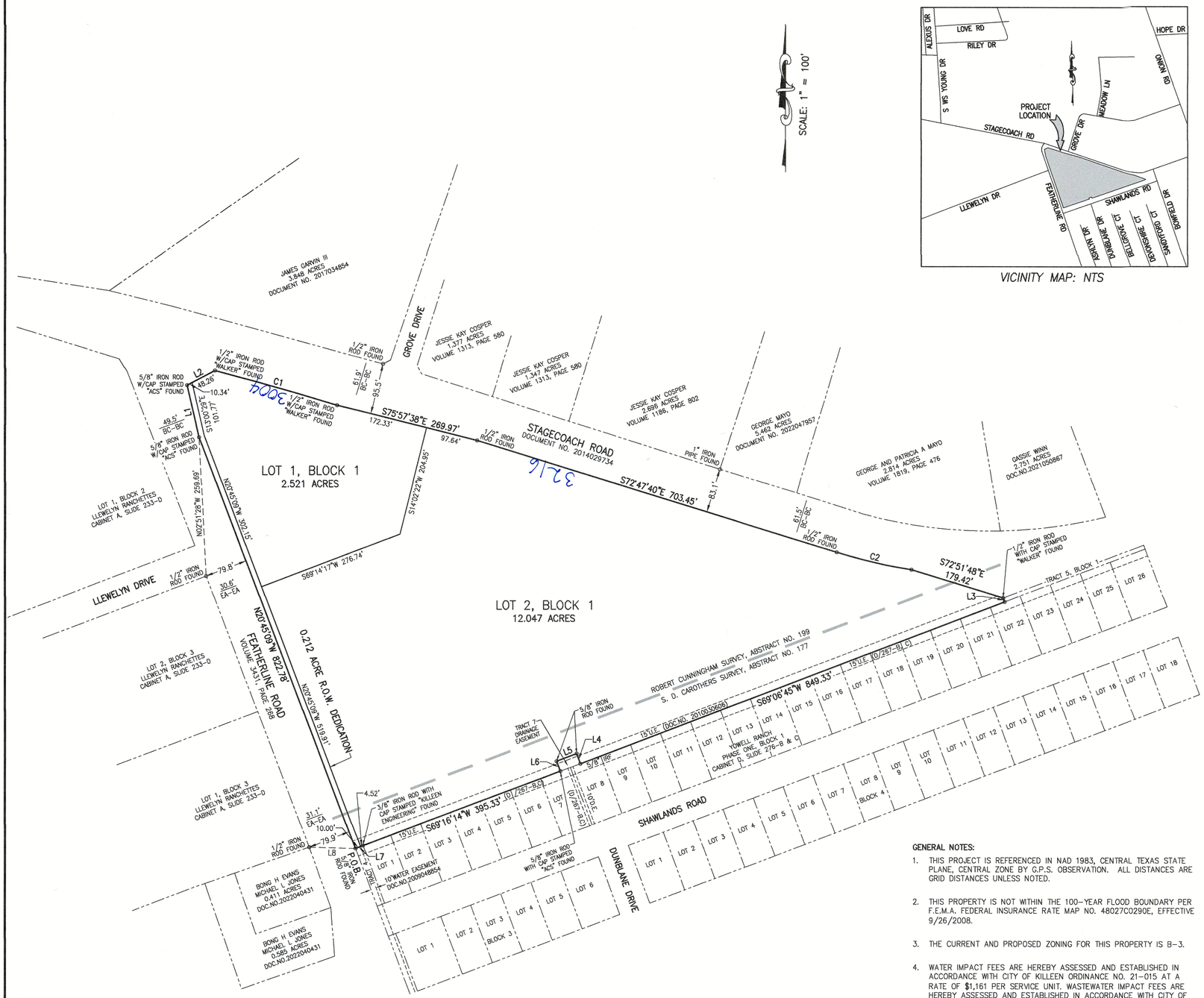

VICINITY MAP: NTS

Line Table		
Line #	Direction	Length
L1	N13°00'29"W	99.82'
L2	N62°17'56"E	58.59'
L3	S20°20'16"E	7.73'
L4	N20°15'26"W	20.00'
L5	S69°17'05"W	40.06'
L6	S20°34'51"E	20.04'
L7	S69°02'17"W	14.52'
L8	S88°02'24"E	86.67'

Curve Table			
Curve #	Length	Radius	Chord
C1	237.75'	4940.00'	S74°01'48"E 237.73'
C2	143.63'	985.00'	S76°49'52"E 143.50'

LEGEND:

P.O.B.	POINT OF BEGINNING
BC	BACK OF CURB
R.O.W.	RIGHT-OF-WAY
EA	EDGE OF ASPHALT
U.E.	UTILITY EASEMENT
DOC.	DOCUMENT

GENERAL NOTES:

1. THIS PROJECT IS REFERENCED IN NAD 1983, CENTRAL TEXAS STATE PLANE, CENTRAL ZONE BY G.P.S. OBSERVATION. ALL DISTANCES ARE GRID DISTANCES UNLESS NOTED.
2. THIS PROPERTY IS NOT WITHIN THE 100-YEAR FLOOD BOUNDARY PER F.E.M.A. FEDERAL INSURANCE RATE MAP NO. 48027C0290E, EFFECTIVE 9/26/2008.
3. THE CURRENT AND PROPOSED ZONING FOR THIS PROPERTY IS B-3.
4. WATER IMPACT FEES ARE HEREBY ASSESSED AND ESTABLISHED IN ACCORDANCE WITH CITY OF KILLEEN ORDINANCE NO. 21-015 AT A RATE OF $1,161 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.
5. TRACT SURVEYED SEPTEMBER 11, 2023.
6. THE PLAT SHALL BE IN COMPLIANCE WITH THE CITY'S CURRENTLY ADOPTED ZONING, CONSTRUCTION STANDARDS, INFRASTRUCTURE DESIGN AND DEVELOPMENT STANDARDS MANUAL, DRAINAGE DESIGN MANUAL, THOROUGHFARE PLAN, AND MASTER PLANS, EXCEPT AS OTHERWISE ALLOWED BY STATE LAW. IN ADDITION, 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.
7. PARK DEVELOPMENT FEES ARE NOT REQUIRED IN ACCORDANCE WITH SEC. 26-129(B)(1).

KNOW ALL MEN BY THESE PRESENTS, WBW LAND INVESTMENTS, LP, A TEXAS LIMITED PARTNERSHIP, BEING THE SOLE OWNER OF THAT CERTAIN 14.780 ACRES OF LAND IN BELL COUNTY, TEXAS, IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS, ACCORDING TO DOCUMENT NO. 2008030578 OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS SHOWN AND ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, DOES HEREBY SUBDIVIDE THE HEREIN DESCRIBED PROPERTY INTO LOTS AND BLOCKS, ACCORDING TO THE PLAT HEREOF, TO BE KNOWN AS CEFCO FEATHERLINE ADDITION, TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, AS SHOWN BY THE PLAT HEREOF, ATTACHED, HERETO, AND MADE A PART HEREON, AND APPROVED BY THE CITY OF KILLEEN, BELL COUNTY, TEXAS, DOES HEREBY ADOPT SAID CEFCO FEATHERLINE ADDITION AS AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, AND FOR THE PURPOSE OF SELLING LOTS AND BLOCKS OF LAND WITH REFERENCE THERETO AND FOR THE PROPERTY DEVELOPMENT OF SAID LAND BY ITS OWNER AND FOR ALL OTHER PURPOSES; AND DOES HEREBY DEDICATE TO THE CITY OF KILLEEN, ALL STREETS, AVENUES, ROADS, DRIVES, ALLEYS AND ASSOCIATED POTABLE WATER, SANITARY SEWER, AND STORM SEWER SYSTEMS AS SHOWN ON SAID PLAT, AND FINAL CONSTRUCTION DRAWINGS THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND PUBLIC UTILITIES WHEN AND AS AUTHORIZED BY THE CITY OF KILLEEN, BELL COUNTY, TEXAS.

THE UTILITY AND DRAINAGE EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO THE CITY OF KILLEEN 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 THE 20 DAY OF December, 2023.

WBW LAND INVESTMENTS, LP
A TEXAS LIMITED PARTNERSHIP
BY: WBW LAND INVESTMENTS, GP, LLC
A TEXAS LIMITED LIABILITY COMPANY
ITS GENERAL PARTNER

BRUCE WHITIS, PRESIDENT

STATE OF TEXAS
COUNTY OF Williamson

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 20th DAY OF December, 2023 BY BRUCE WHITIS, IN HIS CAPACITY AS PRESIDENT OF WBW LAND INVESTMENTS, GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, THE GENERAL PARTNER OF WBW LAND INVESTMENTS, LP, A TEXAS LIMITED PARTNERSHIP.

NOTARY PUBLIC STATE OF TEXAS

NEELY ANNE ROPER
My Notary ID # 4001207
Expires June 25, 2024

CITY OF KILLEEN:

APPROVED THIS 27 DAY OF November, 2023, BY THE PLANNING DIRECTOR OF THE CITY OF KILLEEN, TEXAS.

PLANNING DIRECTOR

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 THE 12th DAY OF December, 2023.

By: Renee Hickman
BELL COUNTY TAX APPRAISAL DISTRICT

COUNTY CLERK INFORMATION:

FILED FOR RECORD THE 02 DAY OF January, 2024, INSTRUMENT NO. 2024000291
OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

SURVEYORS CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:

THAT I, MICHAEL E. ALVIS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION AND PROPERTY DEVELOPMENT REGULATIONS OF THE CITY OF KILLEEN, TEXAS AND IN ACCORDANCE WITH STATE SURVEYING STANDARDS.

MICHAEL E. ALVIS
R.P.L.S. No. 5402

STATE OF TEXAS
REGISTERED
MICHAEL E. ALVIS
5402
PROFESSIONAL LAND SURVEYOR

12/11/23

FINAL PLAT:
CEFCO FEATHERLINE ADDITION

2 LOTS, 1 BLOCK – 14.780 ACRES

OUT OF AND A PART OF THE ROBERT CUNNINGHAM SURVEY, ABSTRACT NO. 199
AND THE S. D. CAROTHERS SURVEY, ABSTRACT NO. 177
A SUBDIVISION WITHIN THE CITY OF KILLEEN, BELL COUNTY, TEXAS

14.780 ACRES MORE FULLY DESCRIBED BY METES AND BOUNDS BY SEPARATE FIELD NOTES AND ATTACHED TO DEDICATION INSTRUMENT

200 100 0 50 100

TURLEY
ENGINEERING & SURVEYING
TURLEY ASSOCIATES, INC.
301 N. 3RD ST.
TEMPLE, TEXAS 76501
ENGINEERING FIRM NO. 1658
SURVEY FIRM NO. 10056000
WWW.TURLEY-INC.COM
254-773-2400

FINAL PLAT:
CEFCO FEATHERLINE ADDITION
WITHIN THE CITY OF KILLEEN, BELL COUNTY, TEXAS

OWNER:
WBW LAND INVESTMENTS, LP
109 W. 2nd STREET, SUITE 201
GEORGETOWN, TX 78626

REVISIONS		
DATE	DESCRIPTION	DFTR
11/17	11/14 COK COMMENTS	AMJ

DRAFTSMAN: AMJ
DATE: AUGUST 17, 2023
COMPUTER FILE NAME: 23-1922 FINAL PLAT 2-LOTS
REFERENCE DRAWING NUMBERS: N/A
JOB NUMBER: 23-1922
PAGE# 01

Inst # 2024000291