

2020
5/14

Lot	Block	FFE
1	1	924.95
2	1	923.58
3	1	922.21
4	1	920.84
5	1	918.63
1	3	907.26
2	3	909.12
3	3	910.33
4	3	910.78
5	3	911.24
6	3	911.69
7	3	912.15
8	3	912.61
9	3	913.06
10	3	913.52
11	3	913.97
12	3	914.36
13	3	914.36
14	3	913.97
15	3	913.52
16	3	913.06
17	3	912.61
18	3	912.15
19	3	911.69
20	3	911.24
21	3	910.78
22	3	910.33
23	3	909.12
24	3	907.26

FFE = Finished Floor Elevation

All permanent structures must be built with the FFE at or above the minimum FFE listed.

KNOW ALL MEN BY THESE PRESENTS, that WBW DEVELOPMENT GROUP, LLC - SERIES 043 whose address is 3000 Illinois Ave. Ste. 100, Killeen, Texas, 76543, being sole owner of certain 32.47 acres tract of land in Bell County, Texas, part of the W.H. Cole Survey, A-200, Bell County, Texas, which is more fully described in the dedication of DUNCAN FARMS PHASE I, 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 WBW Development Ltd., does hereby adopt said DUNCAN FARMS PHASE I, as an addition to the City of Killeen, Bell County, Texas, and hereby dedicates to said city all streets, avenues, roads, drives, alleys shown on said plat, the same to be used as public thoroughfares and/or 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 any and all public utilities, which the city may install or permit to be installed or maintained.

Tracts A and B are dedicated the City of Killeen as drainage tracts.

WITNESS the execution hereof, on this 23rd day of December, 2019.

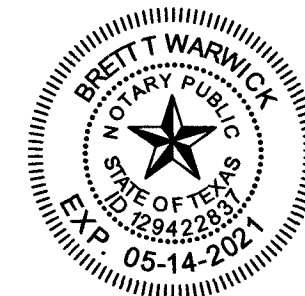
WBW DEVELOPMENT GROUP, LLC-SERIES 043,
A Texas Series Limited Liability Company

By: *Jane Seals*
Jane Seals, Authorized Agent

STATE OF TEXAS
COUNTY OF BELL

This instrument was acknowledged before me on 23rd day of December, 2019 by Jane Seals, Authorized Agent of WBW Development Group, LLC-Series 043, a separate series of WBW Development Group, LLC, a Texas series limited liability company, on behalf of said series.

[Signature]
Notary Public, State of Texas



APPROVED this the 19th day of November 2019 by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas.

[Signature]
CHAIRMAN, PLANNING COMMISSION

[Signature]
SECRETARY, PLANNING COMMISSION

FILED FOR RECORD this 9th day of December 2019 in Cabinet - Slides 8, Plat Records of Bell County, Texas, and Instrument No. 2020-1204 Official Records, Bell County, Texas.

By: *[Signature]*
State of Texas
County of Bell

I, Luther E. Frobish, 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 ground and that all corner monuments were found or placed under my supervision in accordance with the subdivision regulations of the city of Killeen, Bell County, Texas.

by: *[Signature]*
LUTHER E. FROBISH
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6200



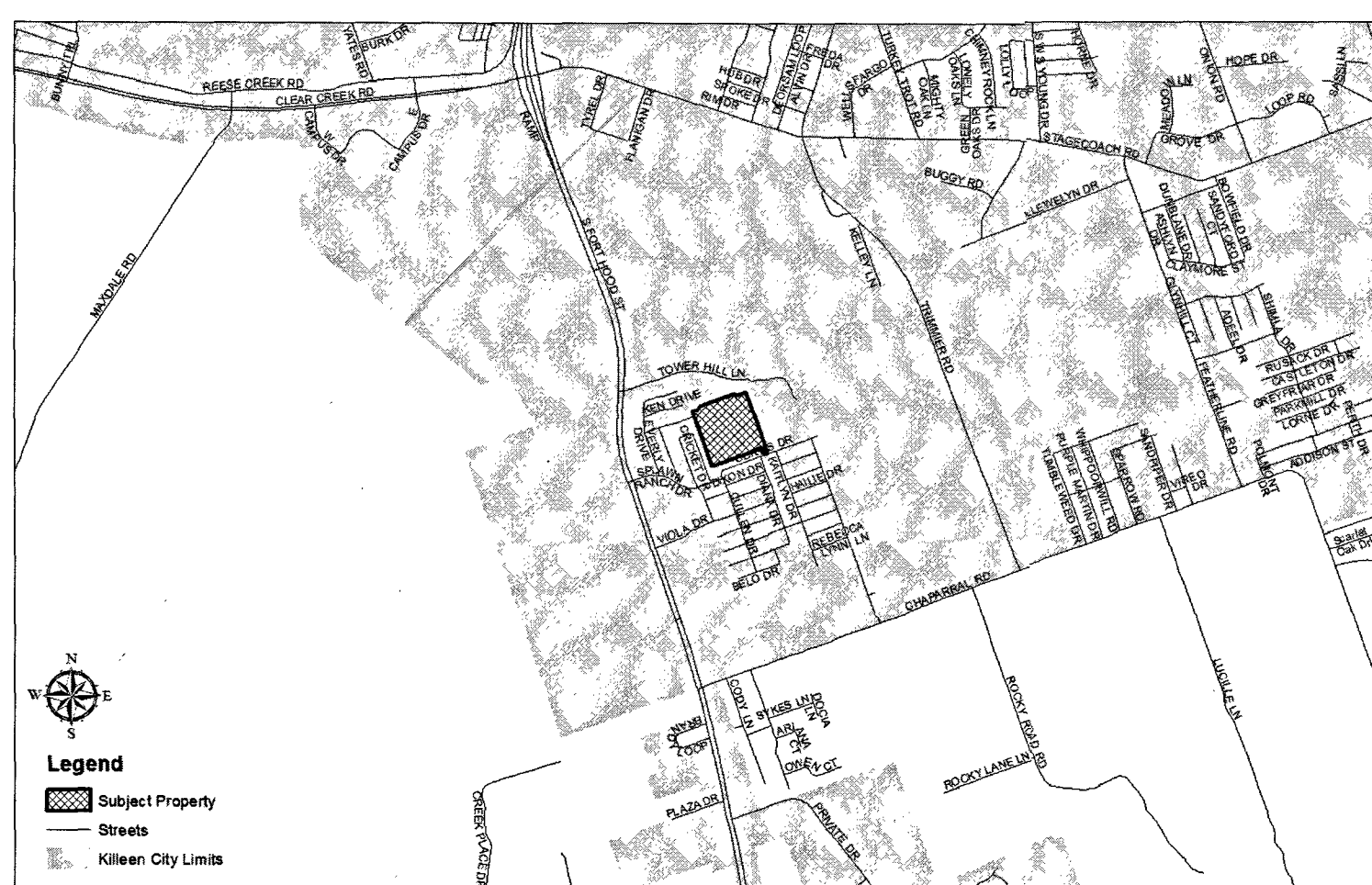
**FINAL PLAT OF
DUNCAN FARMS PHASE I
TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS
BEING PART OF THE W. H. COLE SURVEY, ABSTRACT 200
BELL COUNTY, TEXAS**

No portion of this tract is within a Special Flood Hazard Area per FEMA's Flood Insurance Rate Maps (FIRM) Panel for Bell County, Texas dated September 26, 2008, panel numbers 48027C0275 E and 48027C0290E. The Surveyor does not certify as to the accuracy or inaccuracy of said information and does not warrant or imply that structures placed within any of the platted areas will be free from flooding or flood damage.

GENERAL NOTES:

- Arrow (→) indicates that the stormwater runoff from one lot must flow directly onto the other lot, without impediment or diversion to other lots. Drainage plans presented by the homebuilder for each individual lot must allow storm water to pass from upstream lots to the downstream lot without impediment.
- Appurtenances for dry utilities may be placed above ground in underground utility easements; in areas where the underground utility easement coincides with a drainage easement, no above-ground appurtenances are allowed.
- The bearings recited hereon are grid bearings derived from GPS observations based on the Texas State Plane Coordinate System, NAD1983 (2011) datum, Texas Central Zone No. 4203. All distances are horizontal ground distances. The average Combined Correction Factor (CCF) is 0.99983479. Grid distance = Ground Distance x CCF. Reference tie is to a TXDOT Monument in the east right-of-way line of Texas State Highway 195 and bears N 84°48'41" W, 2781.56 feet from the P.O.B.
- Permanent iron rods set for corner are 1/2 inch iron rods with cap marked "YALGO 6200", unless otherwise noted herein.
- Tracts A & B are for drainage and shall be dedicated to the city.
- The street name change from Vaquero to Saddleback occurs at the lot line between Lot 28 and Lot 29 of Block 5.
- The street name change from Farrier to Paddock occurs at the lot line between Lot 16 and Lot 17 of Block 6.
- A 5' sidewalk shall be built adjacent to each road on all lots by home builder at time of home construction. A 5' sidewalk shall be built adjacent to the roads on Tracts A, B & C by developer at time of subdivision improvements. A 5-foot sidewalk shall be constructed by the developer on the west and east sides of Splawn Ranch Phase 1. Lot 16, Block 1 at the time of subdivision improvements.
- Finished floor elevations shall be a minimum of 1 foot above the average top of curb elevation fronting the lot.
- Lot 1, Block 7 and Lots 16-28, Block 6 must meet the following requirements, per Ordinance #17-067:
 - All exterior walls of all single-family dwellings (excluding gables, eaves, doors, etc.) shall consist of 90% natural stone, stucco, or brick only.
 - Landscaping for each lot shall meet the City of Killeen landscape requirement for SR-1 zoning.
 - Yard setbacks for each lot shall meet the City of Killeen requirement for R-1 zoning.
- All lots, other than those noted above, shall follow the zoning requirements for the "R-1" zoning district.
- Tract C will be retained by the developer.
- No fences or other obstructions shall be permitted in the drainage easement between Lots 6 and 7, Block 6, and Lots 27 and 28, Block 6.

LEGEND	
AE	ACCESS EASEMENT
NAE	NON-ACCESS EASEMENT
BM	BENCHMARK
DA	DRAINAGE AREA
DE	DRAINAGE EASEMENT
ELEV	ELEVATION
NTS	NOT TO SCALE
NO	NUMBER
RE	REFERENCE
REV	REVISION
TBM	TEMPORARY BENCHMARK
TYP	TYPICAL
OHE	OVERHEAD EASEMENT
UUE	UNDERGROUND UTILITY EASEMENT
●	1/2" IRON ROD FOUND
○	1/2" IRON ROD W/ CAP MARKED "YALGO 6200" SET
—	CHANGE IN BEARING
—	SEE GENERAL NOTE 1
■	LOTS WITH MIN FFE
■	(SEE TABLE THIS SHEET)



LOCATION MAP
N.T.S.

TAX CERTIFICATE

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 31st DAY OF December, 2019 A.D.

By: *[Signature]*
BELL COUNTY TAX APPRAISAL DISTRICT

PRINTED ON December 20, 2019

REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION
4	REVISED FOR SPLITTING INTO TWO PHASES	10/16/2018	NMP	TOTAL SIZE: 32.47 ACRES
3	CITY REQUESTED REVISIONS	08/30/2018	NMP	TOTAL BLOCKS: 7
2	REVISED NOTES PER CITY COMMENTS	06/01/2018	NMP	TOTAL LOTS: 128
1	ORIGINAL RELEASE	05/17/2018	BTW	TOTAL TRACTS: 3

PROJECT NUMBER: MM01 CLIENT NAME: WBW DEVELOPMENT GROUP, LLC - SERIES 043
 CLIENT LOCATION: KILLEEN, TX

APPROVED BY: TWF
 AUTHORIZED BY: WBW

BENCHMARK
TXDOT MONUMENT in east right-of-way line of State Highway 195.
TEXAS STATE PLANE COORDINATE SYSTEM, NAD1983 (2011) DATUM, TEXAS CENTRAL ZONE, NO. 4203.
N: 10350149.696
E: 3102627.578
Z: 879.28' (NAVD88 - GEOID12A)

**FINAL PLAT OF
DUNCAN FARMS PHASE I
CITY OF KILLEEN, BELL COUNTY, TEXAS**

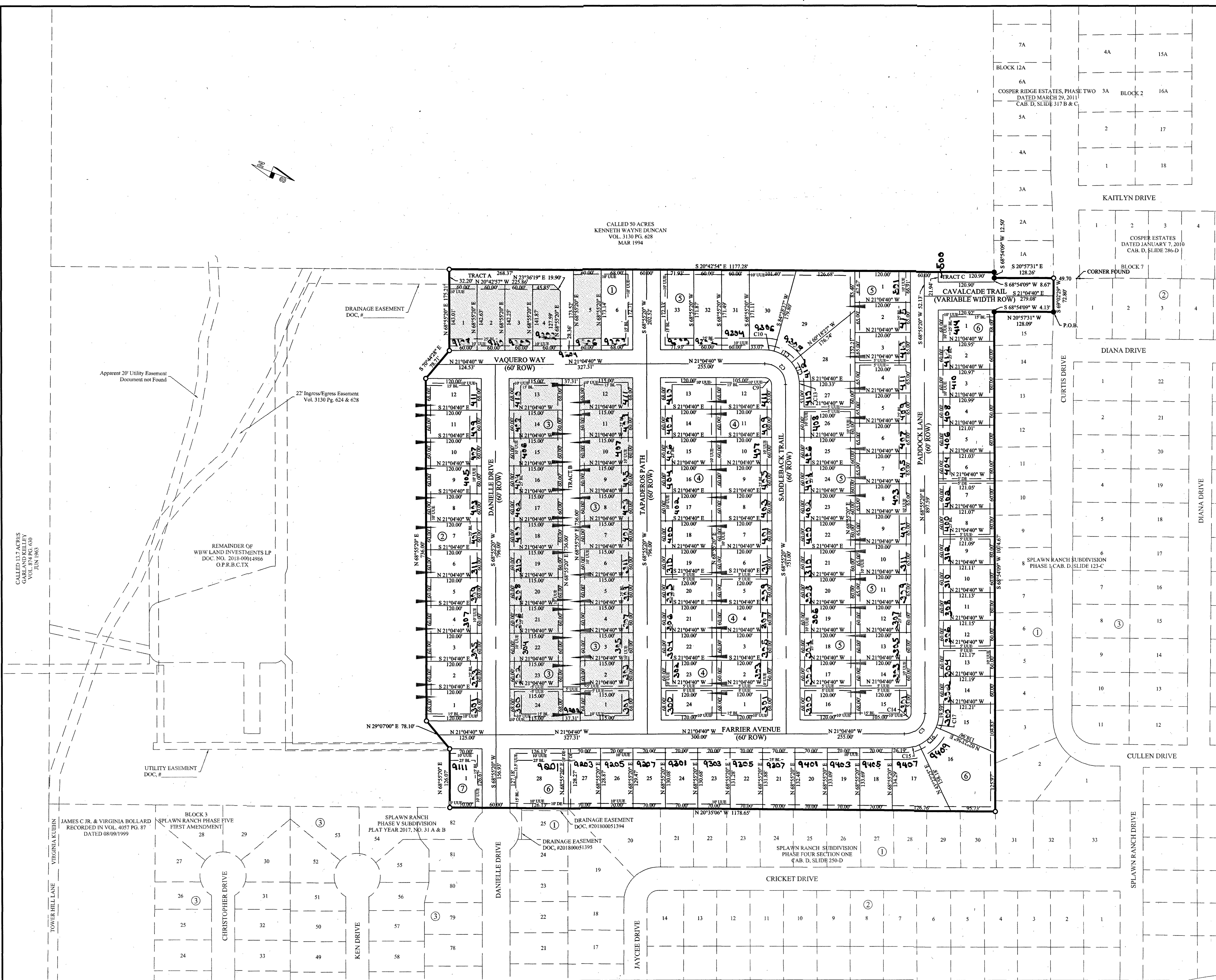
Yalgo, LLC
 3000 Illinois Ave., Suite 100
 Killeen, TX 76543
 PH (254) 953-5353
 FX (254) 953-5057
 Texas Registered
 Engineering Firm F-10264
 Texas Registered
 Surveying Firm 10194095

SHEET
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OF
2

Inst # 2020-1204

2624
8/8

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
NOT USED					
C2	45.00'	70.69'	63.64'	S 23°52'00" W	90°00'00"
C3	45.00'	70.69'	63.64'	S 66°04'40" E	90°00'00"
NOT USED					
NOT USED					
NOT USED					
C9	15.00'	23.56'	21.21'	S 23°52'00" W	90°00'00"
C10	75.00'	20.36'	20.30'	S 13°18'01" E	15°33'17"
C11	75.00'	46.10'	45.37'	S 12°05'10" W	35°13'15"
C12	75.00'	44.34'	43.70'	S 46°37'42" W	33°52'46"
C13	75.00'	7.01'	7.01'	N 66°14'40" E	9°21'19"
C14	15.00'	23.56'	21.21'	S 66°04'40" E	90°00'00"
C15	75.00'	33.44'	33.17'	S 33°51'08" E	25°32'55"
C16	75.00'	53.64'	52.50'	S 67°06'49" E	40°58'29"
C17	75.00'	30.73'	30.52'	S 80°39'38" W	23°28'36"



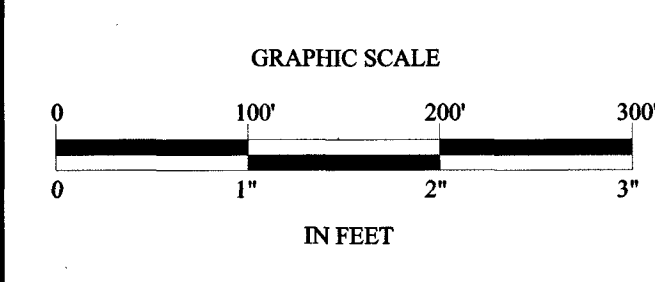
REV.	DESCRIPTION	DATE	BY
5	REVISED FOR SPLITTING INTO TWO PHASES	10/09/2018	NMP
4	REVISED FOR ADDITIONAL LOTS	09/27/2018	NMP
3	CITY REQUESTED REVISIONS	08/30/2018	NMP
2	REMOVED LOTS AND ADJUSTED BOUNDARY PER CITY COMMENTS	06/01/2018	NMP
1	ORIGINAL RELEASE	05/17/2018	BTW

PROJECT NUMBER: MM01
 CLIENT NAME: WBW DEVELOPMENT GROUP, LLC - SERIES 043
 CLIENT LOCATION: CITY OF KILLEEN, BELL COUNTY, TEXAS

APPROVED BY: TWF
 AUTHORIZED BY: WBW

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TOTAL SIZE:	32.47 ACRES
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 DUNCAN FARMS PHASE I
 CITY OF KILLEEN, BELL COUNTY, TEXAS**

Yalgo, LLC
 3000 Illinois Ave., Suite 100
 Killeen, TX 76543
 PH (254) 953-5353
 FX (254) 953-5057
 Texas Registered
 Engineering Firm F-10264
 Texas Registered
 Surveying Firm 10194095

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Inst# 2020-1204

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