

REPLAT OF LOT 1 AND LOT 2, BLOCK 10 OF THE
FINAL PLAT OF THE LANDING AT CLEAR CREEK, PHASE ONE

CABINET D, SLIDE 360 B/C
PLAT RECORDS, BELL COUNTY, TEXAS

GENERAL NOTES:

- THE BUILDING SETBACK LINE FOR THIS TRACT SHALL BE DETERMINED AS REQUIRED BY THE CODE OF ORDINANCES OF THE CITY OF KILLEEN AS RELATED TO THE DEVELOPMENT OF THIS TRACT UNLESS SHOWN HEREON.
- APPURTENANCES FOR DRY UTILITIES MAY BE PLACED ABOVE GROUND IN UNDERGROUND UTILITY EASEMENTS, IN AREAS WHERE THE UNDERGROUND UTILITY EASEMENTS COINCIDES WITH A DRAINAGE EASEMENT OR PASSAGE EASEMENT, NO ABOVE-GROUND APPURTENANCES ARE ALLOWED.
- PERMANENT CORNERS, SHALL BE 1/2" IRON WITH PINK CAP MARKED "SURVEY WORKS" TO BE SET PRIOR TO THE RECORDING OF THIS PLAT.
- 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.
- ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, THE FINAL PLAT OF THE LANDING AT CLEAR CREEK PHASE ONE, A SUBDIVISION RECORDED IN CABINET D, SLIDE 360 B/C, PLAT RECORDS, BELL COUNTY, TEXAS SHALL APPLY TO THIS PLAT.
- 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.
- PARK DEVELOPMENT FEES ARE NOT REQUIRED IN ACCORDANCE WITH SEC. 26-129(B)(1).
- ALL DRIVE LANES, FIRE LANES, AND DRIVEWAYS WITHIN THIS SUBDIVISION SHALL PROVIDE FOR RECIPROCAL ACCESS FOR INGRESS AND EGRESS TO ALL OTHER LOTS WITHIN THE SUBDIVISION.

OWNER'S DEDICATION:

STATE OF TEXAS)
COUNTY OF BELL)

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, WBW LAND INVESTMENTS, LP, A TEXAS LIMITED LIABILITY COMPANY, HEREINAFTER REFERRED TO AS GRANTOR, IS THE SOLE OWNER OF THAT CERTAIN TRACT OF LAND CONTAINING 3.844 ACRES OUT OF AND A PART OF THE J E MADERA SURVEY, ABSTRACT NO. 611, BELL COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN FIELD NOTES PREPARED BY SURVEY WORKS, LLC, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES FOR A COMPLETE LEGAL DESCRIPTION.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT GRANTOR DOES HEREBY ADOPT THE PLAT OF THE 3.844 ACRE TRACT (THE "PROPERTY"), WHICH PLAT DESIGNATES REPLAT OF LOT 1 AND LOT 2, BLOCK 10, OF THE FINAL PLAT OF THE LANDING AT CLEAR CREEK, PHASE 1, A SUBDIVISION IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS AND DOES HEREBY ADOPT THE ATTACHED MAP AND PLAT THEREOF AND DOES HEREBY AGREE THAT ALL FUTURE SALES AND CONVEYANCES OF SAID PROPERTY SHALL BE BY REFERENCE TO SAID PLAT AND DEDICATION. GRANTOR DOES HEREBY DEDICATE, GIVE, GRANT, AND CONVEY TO THE CITY OF KILLEEN, TEXAS, TOGETHER WITH ITS ASSIGNS AND FRANCHISES FURNISHING PUBLIC UTILITIES TO THE SUBDIVISION, HEREINAFTER COLLECTIVELY REFERRED TO AS "GRANTEE", FOR PUBLIC USE FOREVER, THE UTILITY AND DRAINAGE EASEMENTS AS SHOWN ON THE PLAT, UPON, OVER, AND THROUGH THE SAID PROPERTY FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, USE AND REPLACEMENT OF ALL PUBLIC UTILITY LINES, INCLUDING ELECTRIC POWER, WATER, SEWER, GAS AND TELEPHONE, AND REFERENCE IS HEREBY MADE TO SUCH PLAT FOR THE LOCATION OF SUCH EASEMENTS. GRANTOR DOES HEREBY GIVE, GRANT AND CONVEY TO THE CITY OF KILLEEN, TEXAS, AND TO THE GENERAL PUBLIC, FOR PUBLIC USE AND FOR PUBLIC PURPOSES THE STREETS, AVENUES AND ROADWAYS AS SHOWN ON SAID PLAT. GRANTEE SHALL HAVE ALL OTHER RIGHTS AND BENEFITS NECESSARY OR CONVENIENT FOR THE FULL ENJOYMENT OR USE OF THE RIGHTS HEREIN GRANTED, INCLUDED BUT NOT LIMITED TO, THE FREE RIGHT OF INGRESS OR EGRESS OVER AND ACROSS THE ROADS, STREETS, EASEMENTS, AND RIGHTS-OF-WAYS TO CONSTRUCT, RECONSTRUCT AND MAINTAIN SAME.

TO HAVE AND TO HOLD THE SAID EASEMENTS AND RIGHTS-OF-WAY, TOGETHER WITH ALL AND SINGULAR THE RIGHTS AND PRIVILEGES THERETO IN ANY MANNER BELONGING UNTO THE SAID GRANTEE, ITS SUCCESSORS AND ASSIGNS FOREVER, AND GRANTOR DOES HEREBY BIND ITSELF, ITS SUCCESSORS AND ASSIGNS, TO WARRANT AND FOREVER DEFEND ALL AND SINGULAR THE SAID PREMISES UNTO THE SAID THE CITY OF KILLEEN, TEXAS, ITS SUCCESSORS AND ASSIGNS, AGAINST EVERY PERSON WHOMSOEVER LAWFULLY CLAIMING, OR TO CLAIM THE SAME OR ANY PART THEREOF.

EXECUTED THIS THE 4th DAY OF February, 2025.

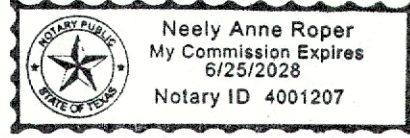
WBW LAND INVESTMENTS, LP
BY WBW LAND INVESTMENTS, GP, LLC
ITS GENERAL PARTNER

BRUCE WHITIS, PRESIDENT

STATE OF TEXAS
COUNTY OF BELL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 4th DAY OF Feb, 2025 BY
BRUCE WHITIS, PRESIDENT OF WBW LAND INVESTMENTS, GP, LLC GENERAL PARTNER TO WBW
LAND INVESTMENTS, LP, A TEXAS LIMITED LIABILITY COMPANY.

NOTARY PUBLIC - IN AND FOR THE STATE OF TEXAS



CITY PLANNING AND DEVELOPMENT SERVICES

APPROVED THIS 21 DAY OF October 25 BY THE EXECUTIVE DIRECTOR OF DEVELOPMENT SERVICES, OR DESIGNEE.

EXECUTIVE DIRECTOR, OR DESIGNEE Walter McNeil

PLANNING ASSISTANT Joann Thomas

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 20 DAY OF MAY, 2025, A.D.

BY: Dominique Wesley
BELL COUNTY TAX APPRAISAL DISTRICT

COUNTY CLERK INFORMATION

FILED FOR RECORD THIS 11th DAY OF July, 2025, IN YEAR 2025, PLAT # 023702, PLAT RECORDS OF BELL COUNTY, TEXAS, AND

DEDICATED INSTRUMENT # 2025033702 OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

BY: Christy McMillan, Deputy Clerk

AVIGATION RELEASE

STATE OF TEXAS)
COUNTY OF BELL)

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, WBW LAND INVESTMENTS, LP, HEREINAFTER CALLED OWNER, IS THE OWNER OF A CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS REPLAT OF LOT 1 AND LOT 2, BLOCK 10 OF THE FINAL PLAT OF THE LANDING AT CLEAR CREEK, PHASE ONE, AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS.

OWNER does hereby 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 hereby 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 at or on said airports.

It is agreed that this Release shall be binding upon OWNER, his successors, heirs, executors, administrators and assigns, in interest with in (subdivision name), 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 7 day of May, A.D. 2025

(Owner)

PROPERTY OWNER: WBW LAND INVESTMENTS, LP
3000 ILLINOIS AVE SUITE 100
KILLEEN, TEXAS 76543

SURVEYOR: SURVEY WORKS LLC
1207 UPLAND DRIVE
AUSTIN, TX 78741

ENGINEER: BLEYL ENGINEERING
7701 SAN FELIPE BLVD.
200, AUSTIN, TEXAS 78729

ACREAGE: 3.844

TOTAL NUMBER OF BLOCKS: 1

TOTAL NUMBER OF LOTS: 2

ENGINEER'S CERTIFICATION:

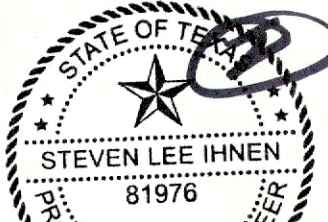
COUNTY OF BELL
STATE OF TEXAS

I, STEVEN L. IHEN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL # 48027C0280E, DATED SEPTEMBER 26, 2008, AND # 48027C0275E, DATED SEPTEMBER 26, 2008, BELL COUNTY, TEXAS.

STEVEN L. IHEN, P.E. NO. 81976
BLEYL ENGINEERING
TBEPLS FIRM NO. F-678
656-441-7853
7701 SAN FELIPE BLVD. # 200, AUSTIN, TEXAS 78729

3.14.2025
DATE



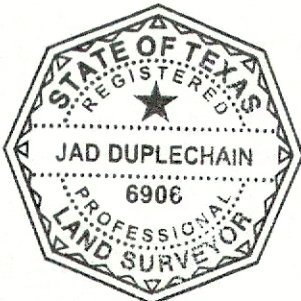
SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, JAD DUPLCHAIN, 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.

JAD DUPLCHAIN R.P.L.S. NO. 6906
SURVEY WORKS
1207 UPLAND DRIVE
AUSTIN, TEXAS 78741
(512)-599-8067

01/20/2025
DATE



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SHEET 1 - PLAT

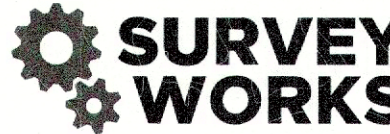
SHEET 2 - SIGNATURES

DATE OF PLAT: JANUARY 29, 2025

PROJECT NO. 24-0049.01

8402 SOUTH CLEAR CREEK ROAD

KILLEEN, TX



1207 UPLAND DRIVE

AUSTIN, TX 78741

FIRM #10294157

(512) 599-8067