

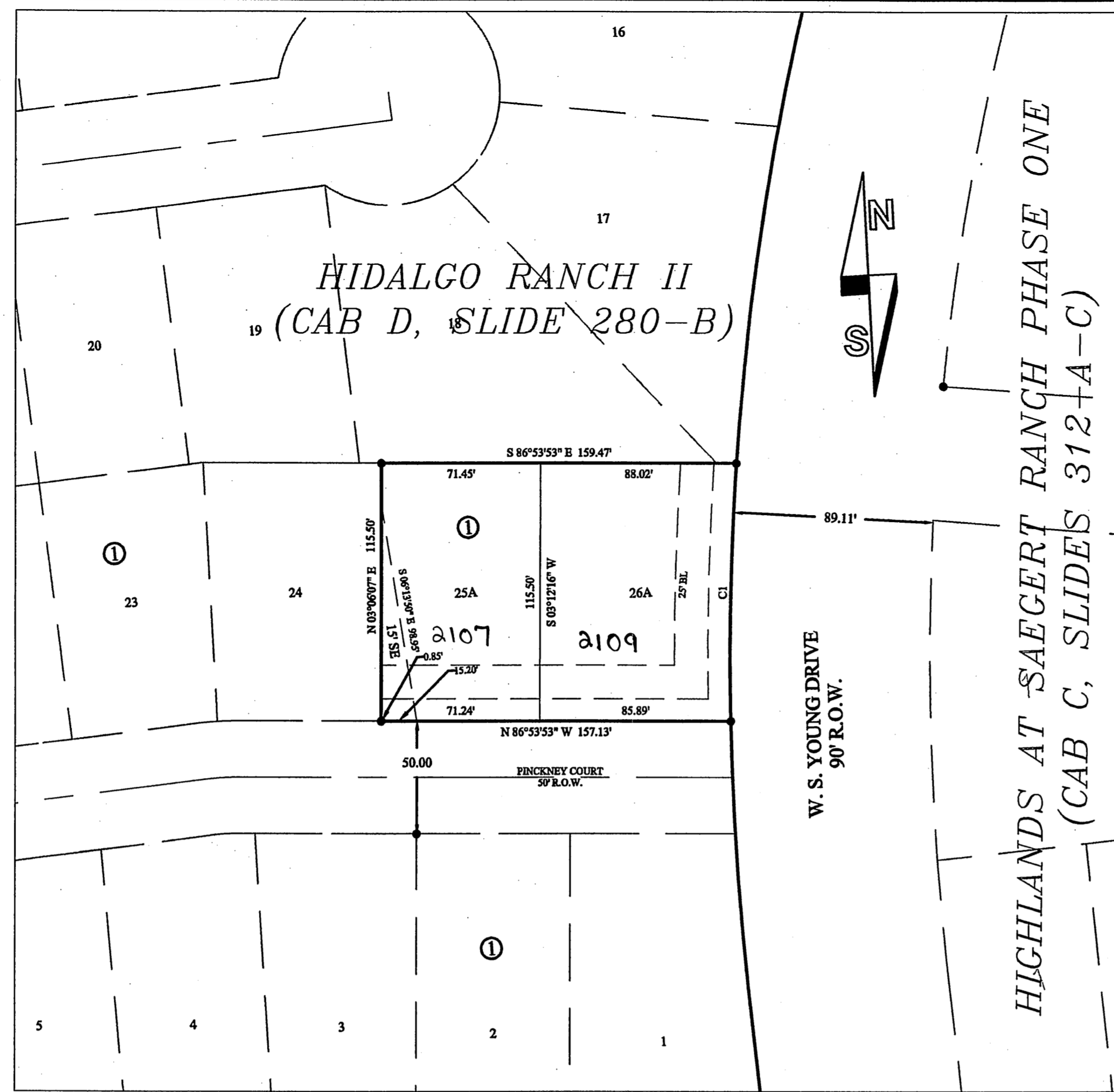
CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1285.03'	115.59'	5.0642°	S 04°15'44" W	115.52'

**GENERAL NOTES:**

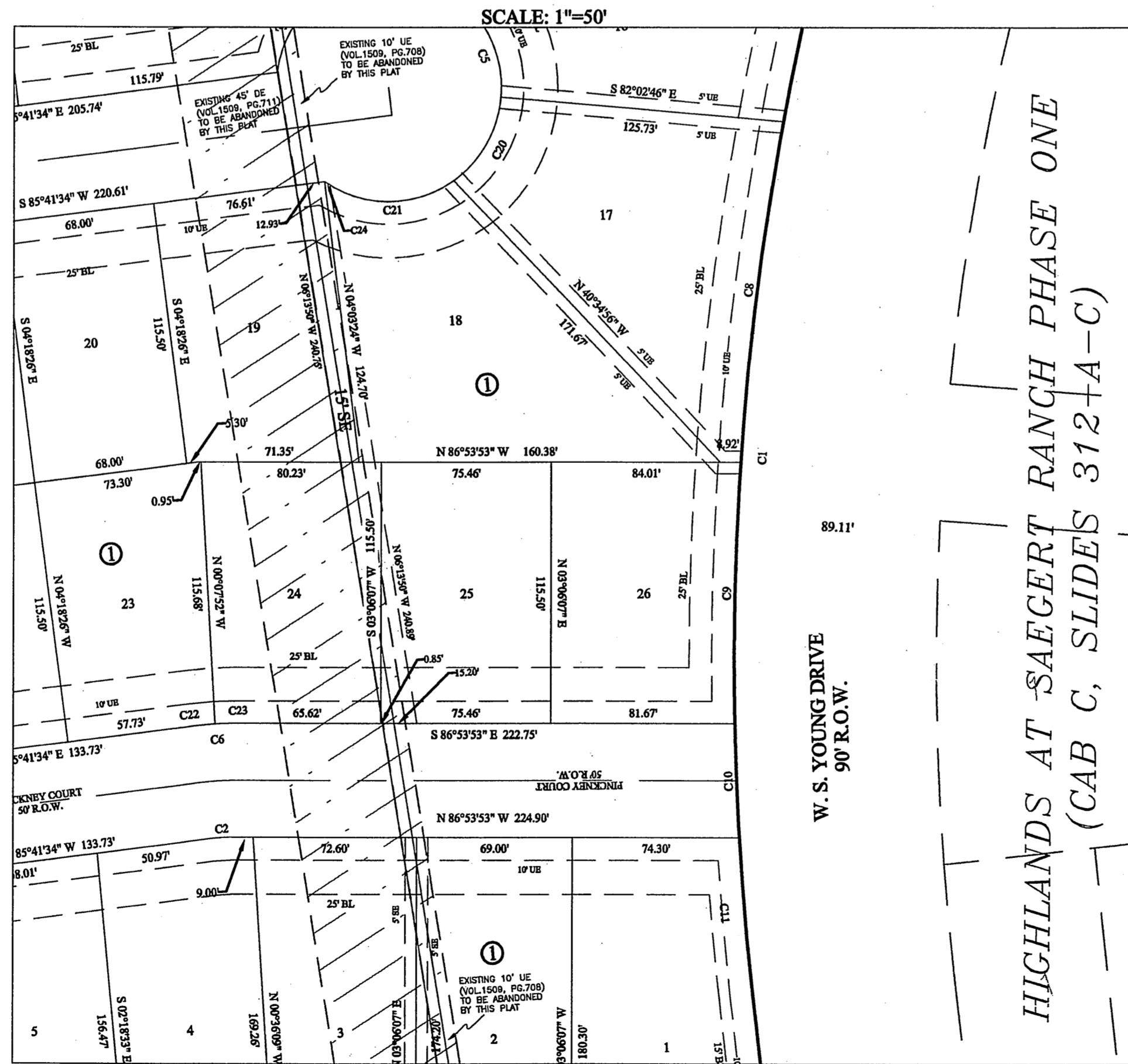
- Streets terminating in a cul-de-sac shall have a minimum 50 ft. right-of-way radius and a pavement radius of 41 ft. to back of curb.
- All lots shall have a 10' utility easement adjacent to right-of-ways.
- The home builder shall construct the sidewalks within the right-of-way.
- No direct vehicular access to WS Young Drive shall be allowed for Lot 26 Block 1.
- Mail receptacle(s) shall be located within the Right-of-Way of Pinckney Court.

**DRAINAGE EASEMENT NOTE:**

To allow for proper drainage conditions, all drainage easements shall be properly graded, maintained free and clear of obstructions, and special positive overflow sections (swales) shall be provided between lots in the drainage easement. Positive overflow sections (swales) shall be sloped to provide stormwater flow (i.e., drainage) from the front to rear of all lots affected hereon and will be maintained by the lot owner(s).

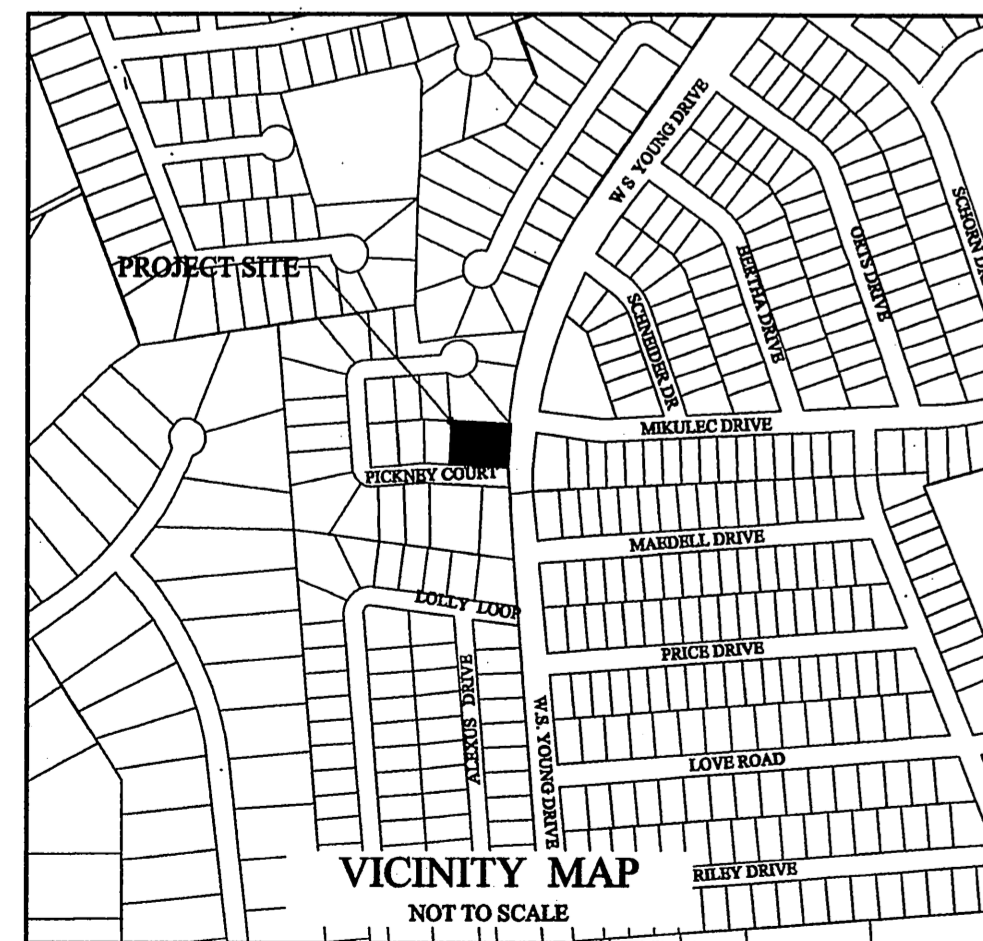


**AMENDED PLAT  
HIDALGO RANCH II**



**ORIGINAL LAYOUT  
HIDALGO RANCH II**

Scale: 1"=50'



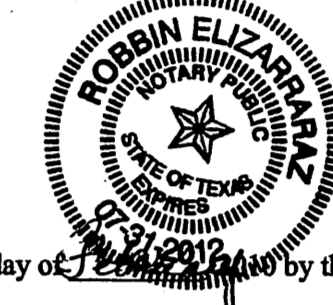
KNOW ALL MEN BY THESE PRESENTS, that WBW Rentals, Ltd., whose address is 3000 Illinois Ave. Ste. 100, Killeen, Texas, 76543, being sole owner of certain 0.42 ACRES tract of land in Bell County, Texas, part of the R. Cunningham Survey, A-199, Bell County, Texas, which is more fully described in the dedication of HIDALGO RANCH II AMENDED (AN AMENDMENT OF LOTS 25 AND 26 BLOCK 1 HIDALGO RANCH 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 HIDALGO RANCH II AMENDED (AN AMENDMENT OF LOTS 25 AND 26 BLOCK 1 HIDALGO RANCH II), 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.

WITNESS the execution hereof, on this 16 day of February, 2010

For: WBW RENTALS, LTD.,  
By WBW RENTALS MANAGEMENT, LLC,  
General Partner

Bruce Whitis, President

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



*Robbin Elzabark*  
NOTARY PUBLIC STATE OF TEXAS  
My Commission Expires: 07-31-2012

APPROVED this 22nd day of February, 2010 by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas.

*John Fink*  
CHAIRMAN, PLANNING COMMISSION

*Robin Ranken*  
SECRETARY, PLANNING COMMISSION

FILED FOR RECORD this 31st day of March, 2010, in Cabinet D, Slides 292-D, Plat Records of Bell County, Texas, and Instrument No. 2010-00010460 Official Records, Bell County, Texas.

State of Texas  
County of 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 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: *A. W. Kessler* 2-16-2010  
A. W. Kessler  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 1852



No portion of this tract is within a Special Flood Hazard Area per FEMA's Flood Insurance Rate Map (FIRM) Panel for Bell County, Texas Dated September 26, 2008, panel number 48027C0290 E. The Surveyor does not certify as to the accuracy of information and does not warrant, or imply, that structures placed within the Special Flood Hazard Areas shown hereon, or any of the platted areas, will be free from flooding or flood damage.

**LEGEND**

- - INDICATES IRON RODS FOUND, UNLESS OTHERWISE NOTED.
- - INDICATES IRON RODS WITH CAPS MARKED "CORNER, 1852" SET.
- - INDICATES TYPED CONC. MONUMENT FOUND.
- - INDICATES BUILDING SET-BACK LINE.
- U.L. - INDICATES PUBLIC UTILITY EASEMENT.
- D.E. - INDICATES DRAINAGE EASEMENT.
- S.E. - INDICATES SANITARY SEWER EASEMENT.

**TAX CERTIFICATE**

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.

Dated this 17th Day of March, A.D. 2010

BELL COUNTY TAX OFFICE

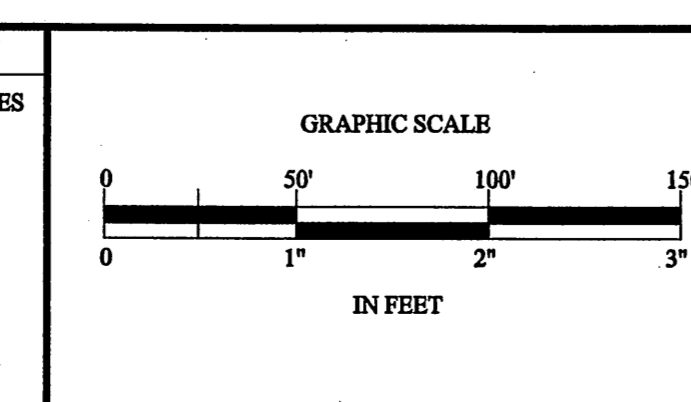
By: *Tenny T. Lewis*

REV.	DESCRIPTION	DATE	BY
1	ORIGINAL RELEASE	01/27/2010	BTW

PROJECT NUMBER: 1078  
CLIENT NAME: W & B DEVELOPMENT  
CHECKED BY: WSC  
CLIENT LOCATION: KILLEEN, TX  
APPROVED BY: SAB  
AUTHORIZED BY: WBW

PROJECT INFORMATION

TOTAL SIZE: 0.42 ACRES  
TOTAL BLOCKS: 1  
TOTAL LOTS: 2  
TOTAL TRACTS: 0



PROJECT BENCHMARK

Top of iron rod found in south line Meadows at Saegert Ranch subd., bears S 2°29'20" W, 1209.49' from SE Corner of This.

Called Elev. 926.67

**HIDALGO RANCH II AMENDED**  
**(AN AMENDMENT OF LOTS 25 AND 26 BLOCK 1 HIDALGO RANCH II)**  
TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS  
BEING PART OF THE R. CUMMINGHAM SURVEY, A-199  
BELL COUNTY, TEXAS

**Yalgo, LLC**  
3000 Illinois Ave., Suite 100  
Killeen, TX 76543  
PH (254) 953-5353  
FX (254) 953-0032

SHEET  
1  
OF  
1