

**FINAL PLAT  
HIDALGO RANCH II**  
SCALE: 1"=100'

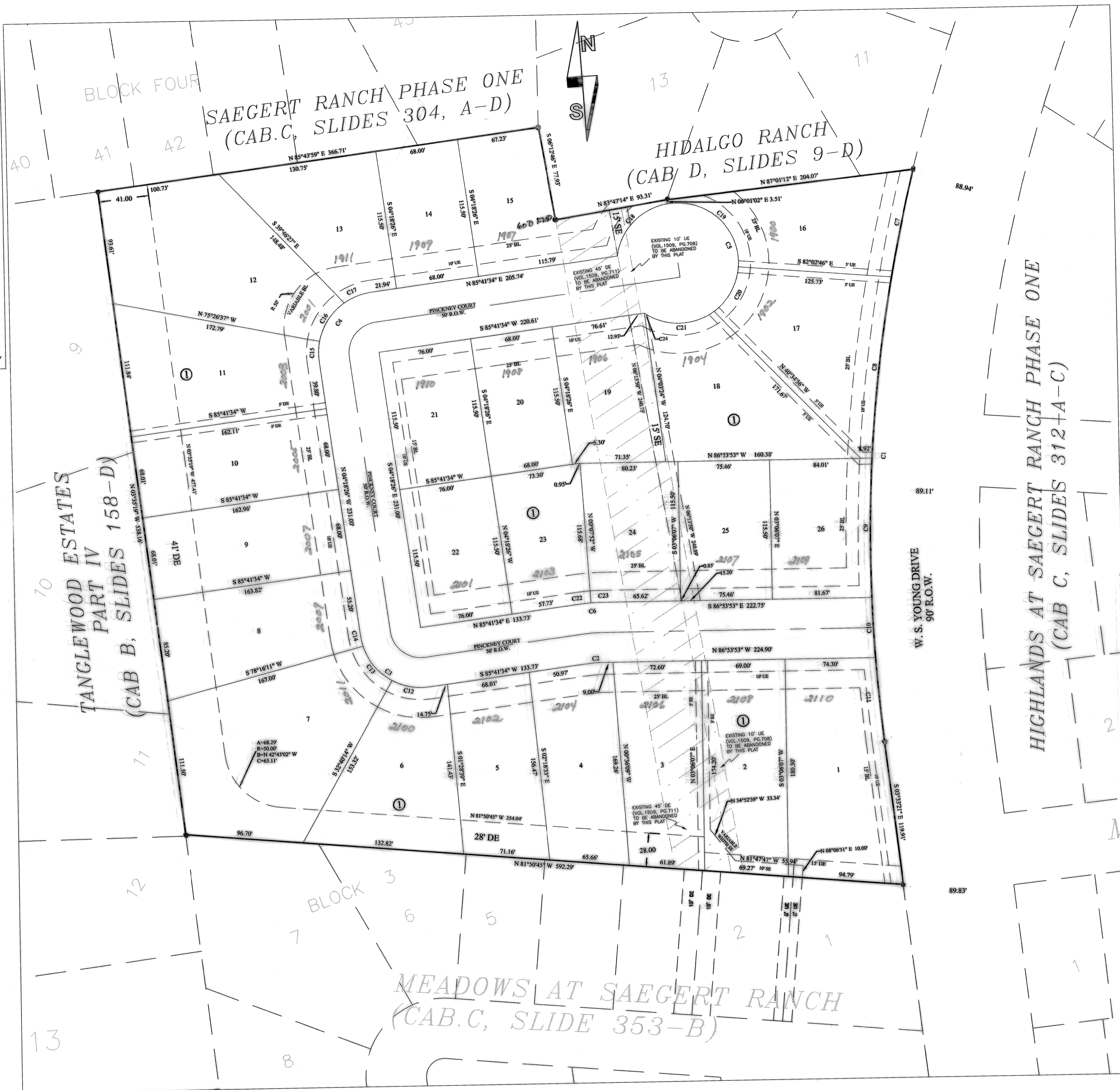
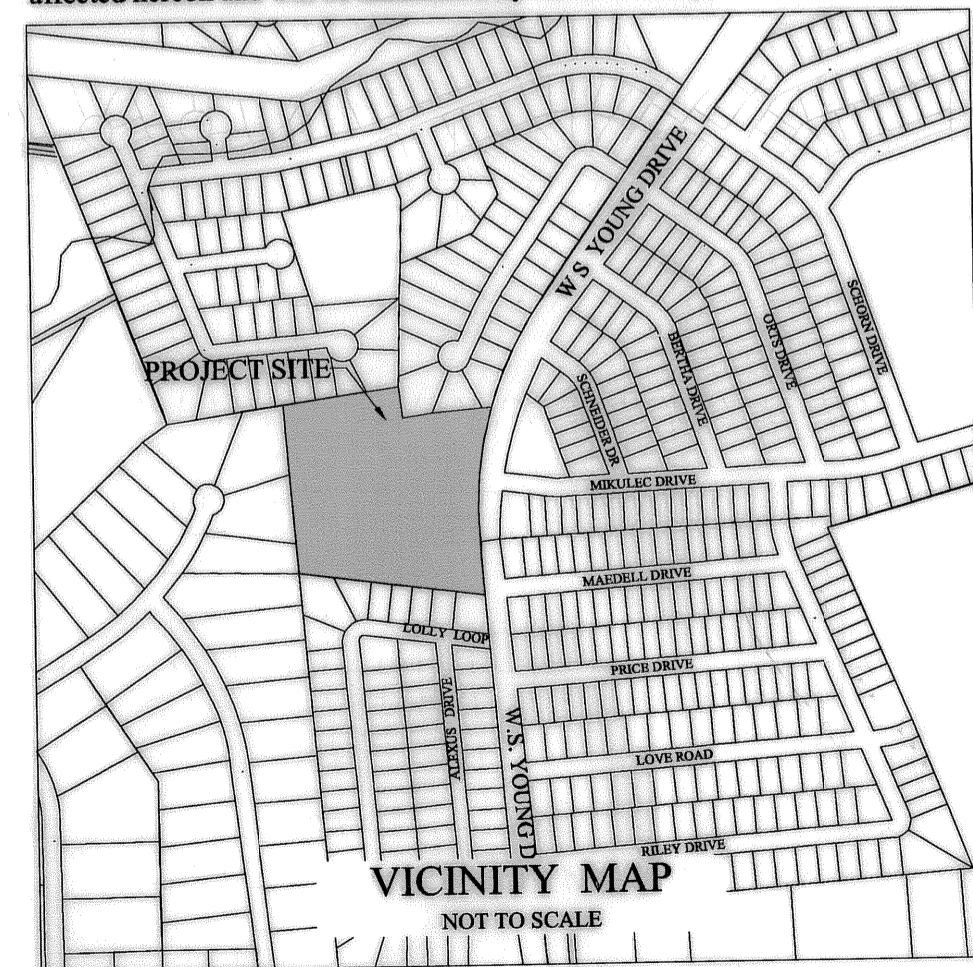
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1295.00	476.73	21.70	S 07°01'21" W	476.73
C2	75.00	78.54	90°00'00"	N 89°23'51" W	9.89
C3	50.00	50.00	90°00'00"	N 44°14'24" E	70.71
C4	50.00	259.28	297°08'53"	S 20°52'12" E	52.16
C5	125.00	16.16	4°03'00"	N 89°53'53" W	16.16
C6	1295.00	91.54	4°03'00"	S 1°39'27" W	91.54
C7	1295.00	151.27	6°41'33"	N 10°11'09" E	151.27
C8	1295.00	115.56	5°06'42"	N 04°14'44" E	115.56
C9	1295.00	69.83	3°05'22"	S 02°00'43" E	69.83
C10	1295.00	50.00	2°12'51"	N 7°04'29" E	50.00
C11	50.00	31.82	9°21'52"	S 35°52'21" E	37.33
C12	50.00	38.26	4°50'22"	S 35°52'21" E	37.33
C13	50.00	8.48	9°41'44"	S 09°05'18" E	8.48
C14	50.00	16.48	18°51'48"	N 09°05'18" E	16.39
C15	50.00	39.58	44°11'24"	S 36°39'08" W	37.61
C16	50.00	23.52	26°56'47"	S 72°13'11" W	23.30
C17	50.00	63.89	7°11'52"	S 47°10'46" W	59.63
C18	50.00	90.90	10°41'00"	N 44°07'46" W	78.89
C19	50.00	43.40	49°44'14"	N 34°40'21" E	42.05
C20	50.00	61.08	69°59'46"	S 71°19'38" E	57.35
C21	125.00	8.08	3°42'16"	N 87°32'43" E	8.08
C22	125.00	8.08	3°42'16"	N 87°32'43" E	8.08
C23	125.00	8.08	3°42'16"	N 87°32'43" E	8.08
C24	50.00	2.81	3°13'07"	N 53°55'19" W	2.81

**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 Lots 1, 16, 17, 26 Block 1.
- Mail receptacle(s) shall be located within the Right-of-Way of Pinckney Court.

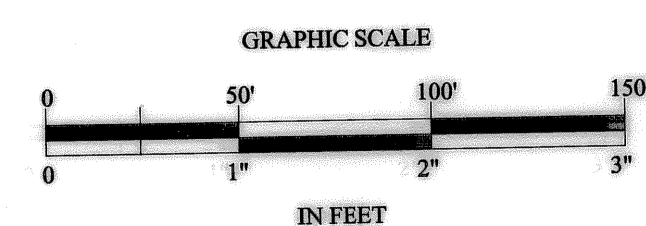
**DRAINAGE EASEMENT NOTE:**

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).



**FINAL PLAT  
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SCALE: 1"=50'

REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION
1	ORIGINAL RELEASE			TOTAL SIZE: 7.95 ACRES TOTAL BLOCKS: 1 TOTAL LOTS: 26 TOTAL TRACTS: 0
2	REVISED BUILDINGS PER CITY REQUEST	4/14/09	BTW	
1	ORIGINAL RELEASE	2/25/09	BTW	



**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

**FINAL PLAT OF  
HIDALGO RANCH II**  
TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS  
BEING PART OF THE S. D. CAROTHERS SURVEY, A-177  
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

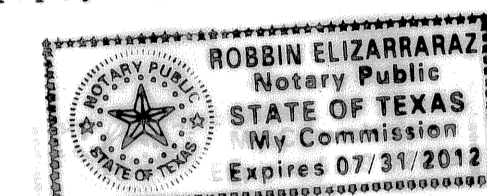
KNOW ALL MEN BY THESE PRESENTS, that WBW Rentals, Ltd., whose address is 3000 Illinois Ave. Ste. 100, Killeen, Texas, 76543, being sole owner of certain 7.95 ACRES tract of land in Bell County, Texas, part of the R. Cunningham Survey, A-199, Bell County, Texas, which is more fully described in the dedication of HIDALGO RANCH II, 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, as an addition to the City of Killeen, Bell County, Texas, and hereby dedicates to the 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 22 day of September, 2009

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.



Robin Elizarraraz  
NOTARY PUBLIC STATE OF TEXAS  
My Commission Expires: 07-31-2012

APPROVED this the 13th day of April, 2009 by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas.

John P. Baker  
CHAIRMAN, PLANNING COMMISSION

Eric W. Harker  
SECRETARY, PLANNING COMMISSION

APPROVED this the 29th day of April, 2009 by the City Council of the City of Killeen, Bell County, Texas.

Smilie Robinson  
MAYOR, CITY OF KILLEEN

Paul W. Kessler  
ATTEST: CITY SECRETARY

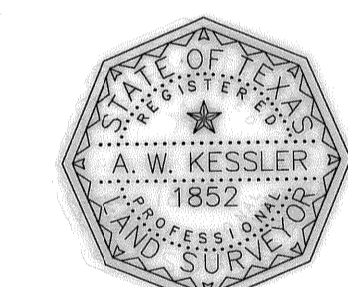
FILED FOR RECORD this 5th day of October, 2009, in Cabinet D, Slides 290-B, Plat Record of Bell County, Texas, and Instrument No. 2009-100-537-02 Official Records, Bell County, Texas.

By: \_\_\_\_\_

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 9-21-09  
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 inaccuracy of said 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 1" IRON RODS WITH CAPS MARKED "CORNER, 1852" SET.
- - INDICATES EXIST' CONC. MONUMENT FOUND.
- BL - INDICATES BUILDING SET-BACK LINE.
- UE - INDICATES PUBLIC UTILITY EASEMENT.
- DE - INDICATES DRAINAGE EASEMENT.
- SE - 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 22 Day of September, A.D. 2009

BELL COUNTY TAX OFFICE

By: Nancy DeLuna