

KNOW ALL MEN BY THESE PRESENTS, that WB Whitis Investments, LTD, whose address is 3000 Illinois Ave., Ste. 100, Killeen, TX 76543 being the sole owner of that certain 1.390 acre tract in Bell County, Texas, being out of the Robert Cunningham Survey, Abstract No. 199, which is more fully described in the dedication of Killeen (WSYoung) DTP Addition 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 Killeen (WSYoung) DTP Addition as an addition to the City of Killeen, Bell County, Texas, and hereby dedicates to said city all streets, avenues, roads, drives and alleys shown on said plat, the same to be used as public thoroughfares and for the installation and maintenance of public utilities when and as authorized by the City of Killeen, the utilities and drainage easement shown on said plat are dedicated to said city for the installation and maintenance of any and all public utilities and drainage utilities, which the city may install or permit to be installed or maintained.

WITNESS the execution hereof, on this 15<sup>th</sup> day of November, 2020,

On Behalf of WB Whitis Investments, LTD  
 By: 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 she executed for the foregoing Instrument as the owner of the property described hereon.

Notary Public  
 NOTARY PUBLIC OF THE STATE OF TEXAS  
 My Commission Expires: 06-25-2024

Approved this 19<sup>th</sup> day of October, 2020, by the Planning and Zoning Commission of the City of Killeen, Texas.

By: Kirk Latta, Chairman, Planning and Zoning Commission  
 By: Mania Lopez, Secretary, Planning and Zoning Commission

STATE OF TEXAS  
 COUNTY OF BELL

The Bell County Tax Appraisal District, the taxing authority for all taxing 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 the 15<sup>th</sup> day of November, 2020.

BELL COUNTY TAX APPRAISAL DISTRICT

By: Meagan Thomas

RECORDING INFORMATION

Plat and Dedication Recorded in Document No. 2020-68396 of the Official Public Records Bell County, Texas.

Filed this the 9<sup>th</sup> day of December, 2020.

By: Melley Costin, County Clerk

KNOW ALL MEN BY THESE PRESENTS:

That I, Philip W. Cornett, 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.

Philip W. Cornett, 11-10-2020  
 Registered Professional Land Surveyor, No. 5515

**-1-  
 BLOCK 4  
 TANGLEWOOD ESTATES  
 ADDITION, PART II**  
 RECORDED IN VOLUME 1373, PAGE 608  
 OF THE PLAT RECORDS OF  
 BELL COUNTY, TEXAS

**LONELY OAKS  
 LANE**  
 20' ASPHALT

**-6-  
 BLOCK 1  
 TANGLEWOOD ESTATES  
 ADDITION, PART II**  
 RECORDED IN VOLUME 1373, PAGE 608  
 OF THE PLAT RECORDS OF  
 BELL COUNTY, TEXAS

**-1-  
 BLOCK 1, PHASE 1  
 1.390 ACRES**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2405.00	139.21	139.20	S 07°32'35" E	2°59'23"
C2	2405.00	1246.87	1246.76	S 06°05'30" E	5°52'53"

LINE BEARING	DISTANCE
L1	N 05°23'26" W 18.48'
L2	N 85°22'30" W 131.85'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
EC1	15.00	23.56	21.21	N 45°43'03" W	90°00'00"
EC2	27.00	42.41	38.18	S 45°43'03" E	90°00'00"

LINE BEARING	DISTANCE
E1	N 00°43'03" W 3.00'
E2	N 04°46'48" W 12.03'
E3	S 07°43'03" E 3.18'
E4	N 89°59'21" W 12.00'

CALL: 2.186 ACRES  
 HISAKO ATKINS TO  
 JACKIE WAYNE ATKINS AND  
 HISAKO ATKINS  
 DOC. NO. 2010-00012870  
 APRIL 08, 2010

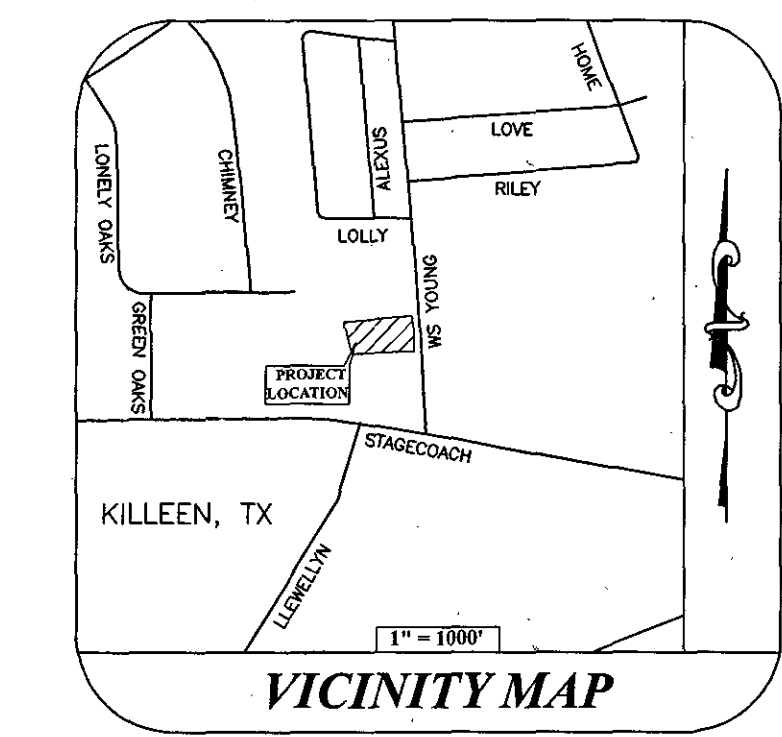
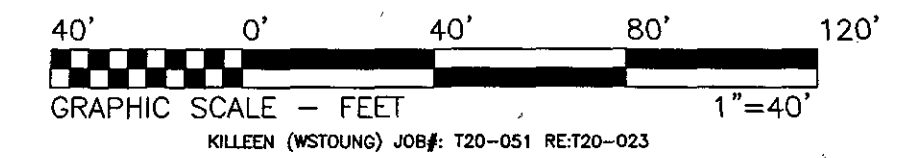
CALL EXHIBIT A - 3.091 ACRES SAVE &  
 EXCEPT EXHIBIT B - 2.332 ACRES  
 VIVIAN E. HENDERSON TO  
 RENEE A. HENDERSON  
 VOLUME 9364, PAGE 288  
 NOVEMBER 07, 2012

CALL: 3.439 ACRES  
 STEVEN COLON AND  
 MARTHA COLON  
 DOC. NO. 2017-23623  
 APRIL 12, 2017

STEVART ADDITION  
 RECORDED IN DOC. NO. 2017-0022922 OF THE PLAT  
 RECORDS OF BELL COUNTY, TEXAS

CALL: 2.832 ACRES  
 VIVIAN E. HENDERSON TO  
 BRUCE WHITIS TO  
 WB WHITIS INVESTMENTS, LTD  
 VOLUME 8354, PAGE 52  
 NOVEMBER 01, 2012

CALL TRACT 1 - 3.236 ACRES  
 WELDON L. WHITIS AND  
 BRUCE WHITIS TO  
 WB WHITIS INVESTMENTS, LTD  
 DOC. NO. 2016-00046786  
 JUNE 19, 2008



- PLAT NOTES:
- BEARINGS ARE ORIENTED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, SURVEY FEET.
  - SITE ELEVATION DATUM IS NAVD 88. GPS RTK OBSERVATIONS UTILIZING LEICA SMARTNET, N.A. WERE TAKEN ON JANUARY 30, 2020.
  - CONTOUR INTERVAL = 1.0'
  - SITE BENCHMARK 1  
 TOP OF X CUT IN CURB  
 BEING N 08°26'51" E 58.50' FROM S.E.C. OF TRACT  
 ELEVATION = 928.97'
  - SITE BENCHMARK 2  
 TOP OF X CUT IN CURB  
 BEING N 05°47'00" E 56.14' FROM THE N.E.C. OF TRACT  
 ELEVATION = 923.90'
  - THE SUBJECT TRACT LIES IN ZONE "X", AREAS DETERMINED TO BE OUTSIDED THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP NO. 48027C0290E WITH A EFFECTIVE DATE OF SEPTEMBER 26, 2008, COUNTY OF BELL, TEXAS.

- LEGEND
- 3/8" IR FOUND (SURVEYED)
  - 1/2" IR SET
  - W/CAP NAMED J. COWAN & ASSOC.
  - ▲ 60-d NAIL FOUND
  - MAG NAIL SET
  - ◆ BENCHMARK

FINAL PLAT  
**KILLEEN (WSYOUNG)  
 DTP ADDITION, PHASE 1**  
 BEING A SUBDIVISION ESTABLISHING LOT 1 IN BLOCK 1,  
 CONTAINING 1.390 ACRES, SHOWING PART OF THE  
 ROBERT CUNNINGHAM SURVEY, ABSTRACT NO. 199,  
 BELL COUNTY, TEXAS  
 PLAT DATE: MARCH 12, 2020  
 REVISION DATE: SEPTEMBER 10, 2020

INST# 2020068396