

**LEVY COMMERCIAL
FIRST AMENDMENT**

LEGEND

A.E.	PUBLIC ACCESS EASEMENT	A.	TYP
BM	BENCHMARK	U.U.E.	UNDERGROUND UTILITY EASEMENT
DA	DRAINAGE AREA	P.O.B.	POINT OF BEGINNING
D.E.	DRAINAGE EASEMENT	●	1" IRON ROD FOUND
ELEV.	ELEVATION	○	1" IRON ROD SET
N.T.S.	NOT TO SCALE	⊕	CHANGE IN BEARING
NO.	NUMBER	⊗	BLOCK NUMBERS
RE	REFERENCE	⊠	RIGHT OF WAY MONUMENT
REV	REVISION		
TBM	TEMPORARY BENCH MARK		

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 10 DAY OF May, 2018 A.D.

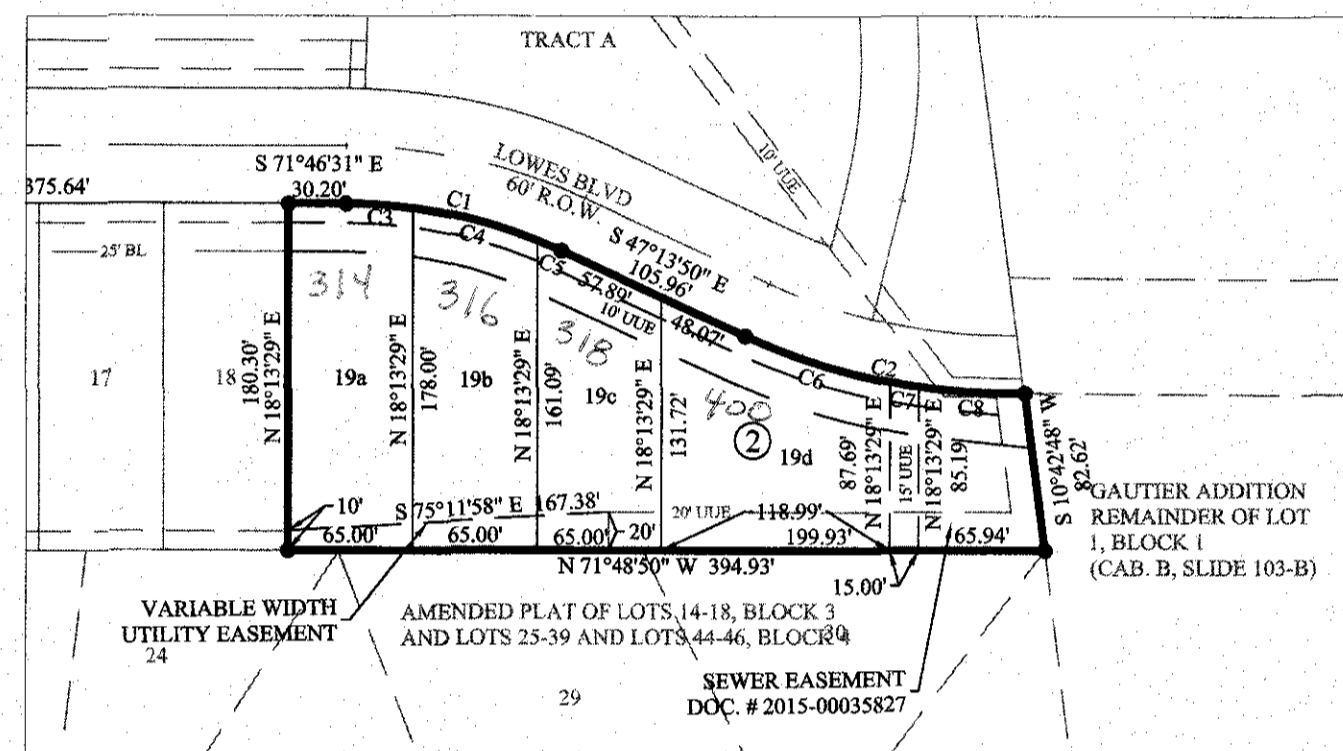
BY: *[Signature]*
BELL COUNTY TAX APPRAISAL DISTRICT

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 48027C0280E. 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.

SURVEYOR'S NOTE: This project is referenced to the Texas State Plane Coordinate System, NAD1983 (2011) datum, Texas Central Zone No. 4203. All bearings recited hereon are grid bearings and all distances are grid distances. The average Combined Correction Factor (CCF) is 0.99984331. Ground distance = Grid distance / CCF. Reference Tie is to a brass TXDOT Monument found along the southwest margin of the East Central Texas Expressway 190, and bears N 88°34'59" E, 1376.94 feet from the Point of Beginning of this tract.

NOTE: At the time building permits for these lots are applied for, the applicant(s) must submit a lot grading plan that demonstrates compliance with Section 1.2.10.D of the City of Killeen Drainage Design Manual, issued November 8, 2011, which reads, "The cumulative stormwater runoff onto any single residential lot may not exceed the cumulative stormwater runoff generated from a total of two residential lots."

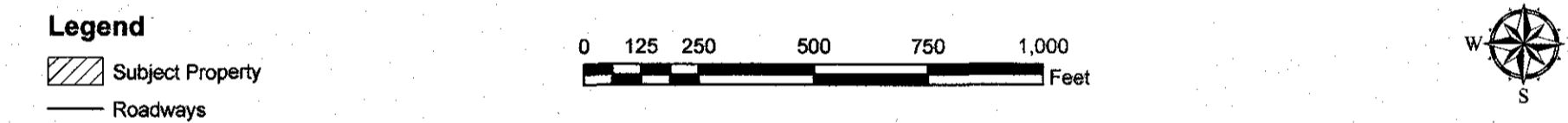
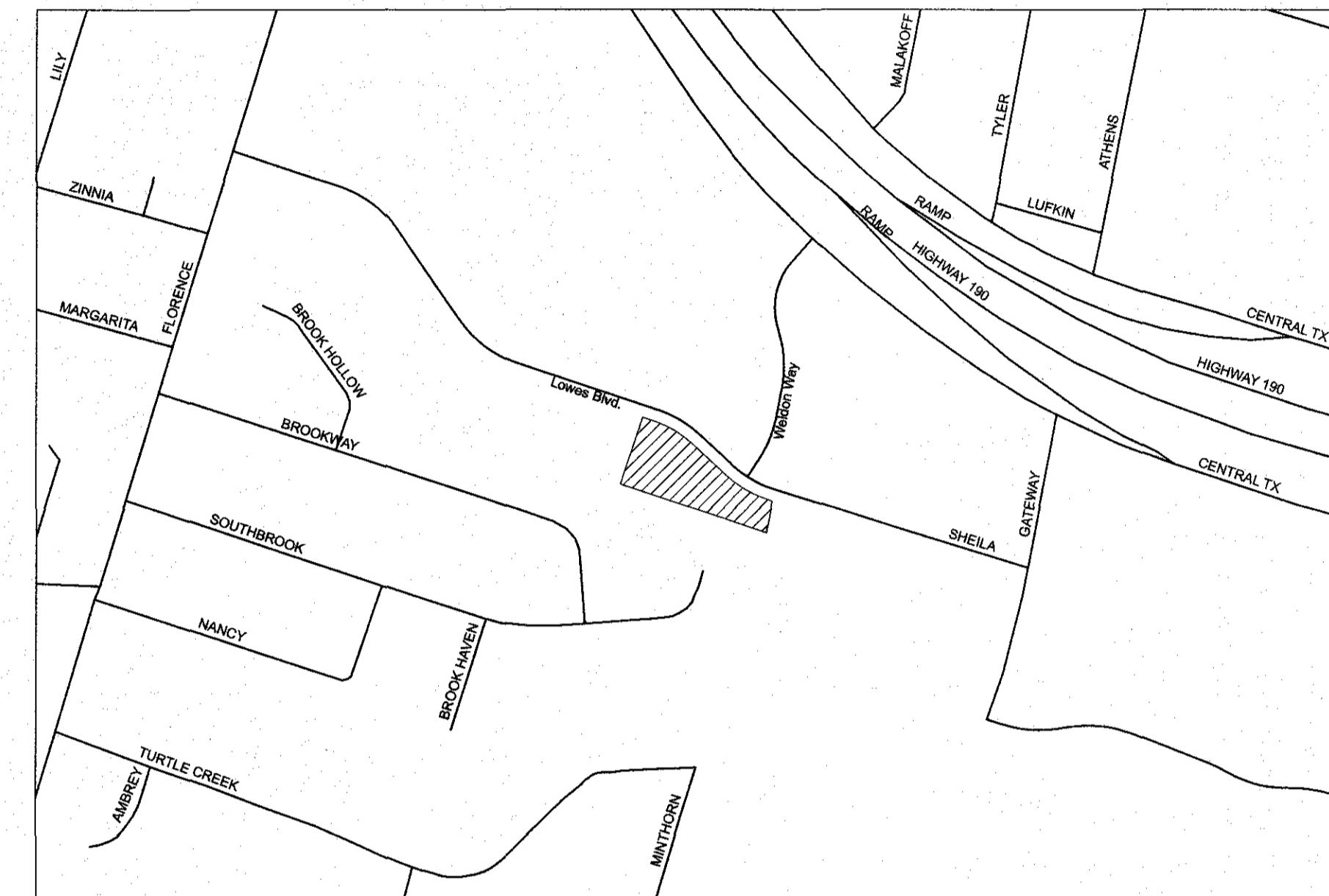
LEVY COMMERCIAL, REPLAT OF LOT 19 BLOCK 2



CURVE TABLE FOR REPLAT OF LOT 19 BLOCK 2

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	269.96	115.64	114.76	S 59°30'09" E	24°32'38"
C2	329.95	149.69	148.41	S 60°13'39" E	25°59'38"
C3	269.96	34.90	34.87	S 68°04'16" E	7°24'24"
C4	269.96	67.33	67.15	S 57°13'22" E	14°17'23"
C5	269.96	13.42	13.41	S 48°59'15" E	2°50'49"
C6	329.95	79.19	79.00	S 54°06'21" E	13°45'02"
C7	329.95	15.21	15.21	S 62°18'06" E	2°38'28"
C8	329.95	55.30	55.23	N 68°25'24" W	9°36'08"

LOCATION MAP
N.T.S.



**LEVY COMMERCIAL PART II,
A REPLAT OF LOT 19 BLOCK 2
LEVY COMMERCIAL FIRST AMENDMENT
TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS
BEING PART OF THE W. H. COLE SURVEY, A-200
BELL COUNTY, TEXAS**

KNOW ALL MEN BY THESE PRESENTS, that WLW Enterprises LLC, whose address is 3000 Illinois Ave. Ste. 100, Killeen, Texas, 76543, being sole owners of certain 1.18 Acre tract of land in Bell County, Texas, which is more fully described in the dedication of **LEVY COMMERCIAL PART II**, and being a portion of that plat known as **LEVY COMMERCIAL, FIRST AMENDMENT**, recorded in 2018 plat number 19 dated February 12, 2018 document number 2018-00005465 as shown by the plat hereof, attached hereto, and made a part hereon, and approved by the City of Killeen, Bell County, Texas, and WLW Enterprises LLC, does hereby adopt said **LEVY COMMERCIAL PART 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 15 day of April, 2018

WLW ENTERPRISES, LLC,
a Texas limited liability company

[Signature]
Weldon Bruce Whitis, Sole Manager

This instrument was acknowledged before me on the 15 day of April, 2018 by Weldon Bruce Whitis, Sole Manager of WLW ENTERPRISES, LLC, a Texas limited liability company.

[Signature]
Notary Public's Signature

BETT T. WARWICK
NOTARY PUBLIC
STATE OF TEXAS
EXPIRES
05-14-2017

APPROVED this 15 day of April, 2018 by the executive director of planning and development services or the city planner of the City of Killeen, Bell County, Texas.

[Signature]
Chairman, Planning and Zoning Commission

[Signature]
PLANNING SECRETARY

FILED FOR RECORD this 26 day of May, 2018 in Plat Year 2018 Number 116 Plat Records of Bell County, Texas, and Dedication Instrument No. 2018-00005465 Official Records, Bell County, Texas.

By: _____

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

STATE OF TEXAS
REGISTERED PROFESSIONAL
LAND SURVEYOR
LUTHER E. FROBISH
6200

REV.	DESCRIPTION	DATE	BY
2	CHANGES BY CITY REQUEST	3/23/2018	BTW
1	ORIGINAL RELEASE	3/2/2018	BTW

PROJECT NUMBER: LEVY
CLIENT NAME: W & B DEVELOPMENT
CLIENT LOCATION: KILLEEN, TX

APPROVED BY: SAB
AUTHORIZED BY: WBW

PROJECT INFORMATION

TOTAL SIZE: 1.18 ACRES
TOTAL BLOCKS: 1
TOTAL LOTS: 4
TOTAL TRACTS: 0

GRAPHIC SCALE
0 100' 200' 300'
0 1" 2" 3"
IN FEET

BENCHMARK

TXDOT CONTROL MARK
TEXAS STATE PLANE
COORDINATE SYSTEM NAD83
(2011), TEXAS CENTRAL ZONE
NO. 4203

N: 10372036.069
E: 3108757.539
Z: 898.61' (GEOID 2012A)

**LEVY COMMERCIAL PART II,
A REPLAT OF LOT 19 BLOCK 2 LEVY COMMERCIAL FIRST AMENDMENT
CITY OF KILLEEN, BELL COUNTY, TEXAS**

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

Texas Registered
Engineering Firm F-10264
Texas Registered Surveying
Firm 10194095

SHEET
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OF
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