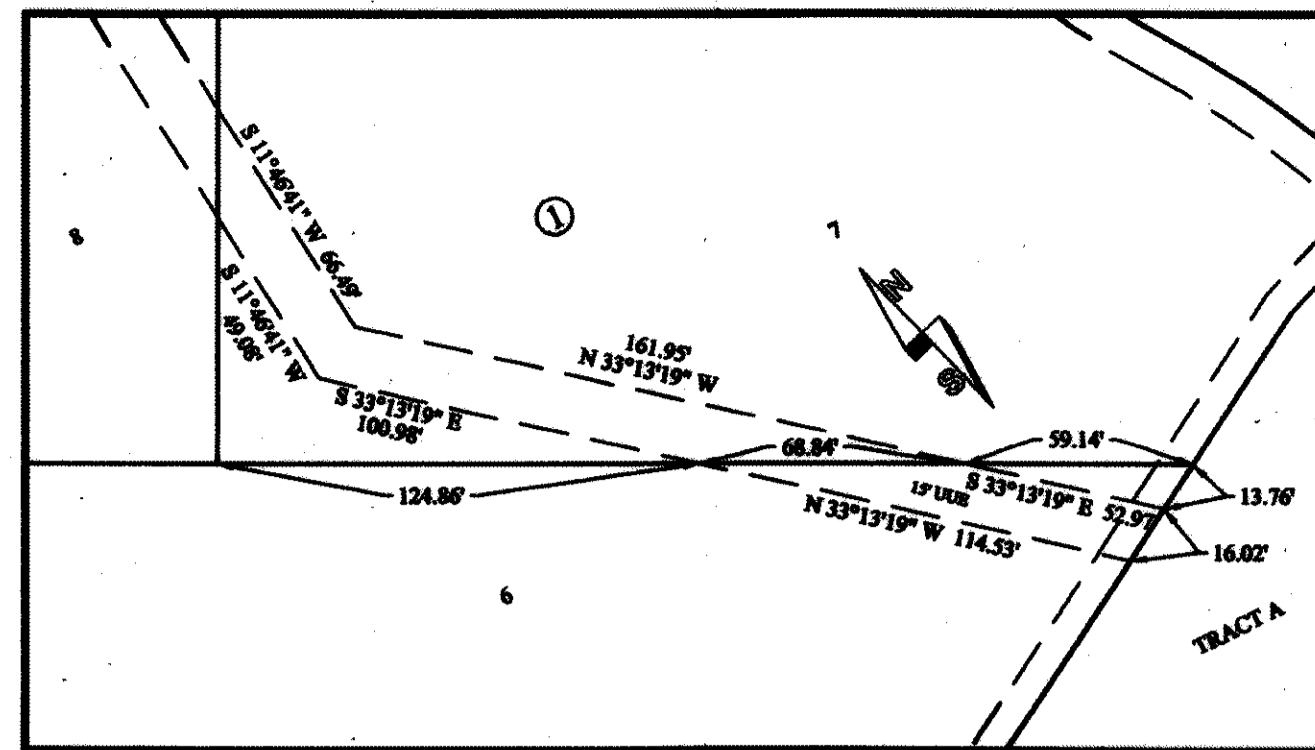


LOCATION MAP



INSET SCALE



LEGEND

A.E.	PUBLIC ACCESS BASEMENT	A	U.U.E.	TYP.	UNDERGROUND UTILITY BASEMENT
B.M.	BENCHMARK	U.U.E.	P.O.B.		POINT OF BEGINNING
D.A.	DRAINAGE AREA				
D.E.	DRAINAGE EASEMENT				
ELEV.	ELEVATION				
N.T.S.	NOT TO SCALE				
NO.	NUMBER				
RE	REFERENCE				
REV	REVISION				
TBM	TEMPORARY BENCH MARK				

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	194.60	300.00	37°19'40"	N 31°19'40" W	191.27
C2	194.50	300.00	37°08'47"	N 33°12'07" W	191.11
C3	128.52	300.00	24°32'41"	N 39°30'11" W	127.54
C4	57.12	300.00	10°34'53"	N 52°41'11" W	57.07
C5	72.72	300.00	14°28'00"	N 62°24'40" W	72.52
C6	118.92	300.00	21°11'22"	N 51°18'29" E	118.32
C7	151.52	300.00	28°31'12"	N 63°47'10" E	149.94
C8	192.72	300.00	35°22'31"	N 52°27'08" W	183.20
C9	206.90	300.00	39°06'12"	S 53°30'16" E	203.50
C10	7.12	300.00	1°14'27"	N 35°14'56" W	7.12
C11	140.70	270.00	31°40'02"	S 59°29'29" E	147.70
C12	25.32	270.00	5°22'43"	N 69°09'51" E	25.34
C13	165.00	269.90	35°01'34"	S 54°17'40" E	162.47
C14	10.14	269.90	2°09'09"	N 35°42'18" W	10.14
C15	11.87	329.92	2°09'38"	S 35°29'32" E	11.87
C16	62.82	329.92	12°07'45"	S 42°43'13" E	62.72
C17	62.82	329.92	12°07'45"	S 54°22'28" E	62.72
C18	62.37	329.92	10°49'49"	S 68°21'45" E	62.28
C19	17.40	269.90	3°41'37"	N 69°33'39" W	17.40
C20	98.24	269.90	20°31'01"	N 57°39'28" W	97.70
C21	2.52	329.92	0°28'32"	N 47°17'00" W	2.52
C22	147.14	329.92	25°33'05"	S 60°26'52" E	145.89
C23	73.81	270.88	15°26'43"	S 10°24'12" E	73.58
C24	224.92	269.97	61°22'31"	N 12°27'08" E	214.52
C25	9.31	330.00	1°09'00"	S 70°58'58" E	9.31
C26	140.60	140.60	61°22'31"	N 12°27'08" E	133.88
C27	166.67	330.52	28°12'27"	S 63°47'08" E	164.91
C28	131.89	330.00	22°33'33"	S 58°40'37" E	130.90
C29	21.40	270.00	4°22'30"	N 49°30'02" W	21.40
C30	99.82	270.00	21°11'22"	S 21°18'29" W	99.28
C31	62.92	270.88	15°14'18"	N 04°09'58" E	62.42

FINAL PLAT OF
LEVY COMMERCIAL
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 WB WHITIS INVESTMENTS LTD, AND WLW ENTERPRISES LLC, whose address is 3000 Illinois Ave. Ste. 100, Killeen, Texas, 76543, being sole owners of certain 25.01 acres tract of land in Bell County, Texas, which is more fully described in the dedication of LEVY COMMERCIAL, as shown by the plat hereto, attached hereto, and made a part hereof, and approved by the City of Killeen, Bell County, Texas, and WB WHITIS INVESTMENTS LTD, AND WLW ENTERPRISES LLC, does hereby adopt said LEVY COMMERCIAL, 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 12th day of April, 2016.

WB WHITIS INVESTMENTS, LTD.,
By WB WHITIS INVESTMENTS
MANAGEMENT, LC, General Partner

WLW ENTERPRISES, LLC,
a Texas limited liability company

Bruce Whitis, President
Weldon Bruce Whitis, Sole Manager

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.

This instrument was acknowledged before me on the 12th day of April, 2016, by Bruce Whitis, President of WB WHITIS INVESTMENTS, LTD., general partner of WB WHITIS INVESTMENTS MANAGEMENT, LC.

This instrument was acknowledged before me on the 12th day of April, 2016, by Weldon Bruce Whitis, Sole Manager of WLW ENTERPRISES, LLC.

- GENERAL NOTES:
- AT THE TIME THIS PLAT WAS RECORDED, NO DRIVEWAY ACCESS WAS REQUIRED FOR LOT 1, BLOCK 1 AND LOT 1, BLOCK 2, AS THEY ARE INTENDED TO REMAIN VACANT. AT THE TIME THESE LOTS ARE DEVELOPED, THE LOCATION OF ALL DRIVEWAYS CONNECTING SUCH LOTS TO FLORENCE ROAD AND LOWES BOULEVARD MUST COMPLY WITH CITY OF KILLEEN ACCESS DESIGN CRITERIA, KILLEEN CODE OF ORDINANCES, AND SOUND ENGINEERING PRINCIPLES.
 - NO DRIVEWAY ACCESS TO HIGHWAY 190 FRONTAGE ROAD IS ALLOWED ON LOT 7 BLOCK 1. LOTS 8 AND 9 BLOCK 1 MUST SHARE A SINGLE DRIVEWAY ACCESS POINT THAT IS A MINIMUM OF 300' FROM THE WEST LINE OF WELDON WAY.
 - ARROW (—) INDICATES THAT THE STORM WATER RUNOFF FROM ONE LOT MUST FLOW DIRECTLY ONTO THE OTHER LOT, WITHOUT IMPEDIMENT OR DIVERSION TO OTHER LOTS. DRAINAGE PLANS PRESENTED BY THE BUILDER FOR EACH INDIVIDUAL LOT MUST ALLOW STORM WATER TO PASS FROM UPSTREAM LOTS TO THE DOWNSTREAM LOTS WITHOUT IMPEDIMENT.
 - TRACT A IS TO BE USED BY THE CITY OF KILLEEN FOR DRAINAGE AND POST-CONSTRUCTION STORM WATER QUALITY PURPOSES.

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, and bears N 45°34'29" W, 165.06 feet from the most easterly corner of this tract.

APPROVED this 21st day of March, 2016 by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas.

Chairman, Planning Commission
Secretary, Planning Commission

FILED FOR RECORD this 26th day of April, 2016 in Plat Year 2016 Number 47 Plat Records of Bell County, Texas, and Dedication Instrument No. 2016-000153 Official Records, Bell County, Texas.

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.

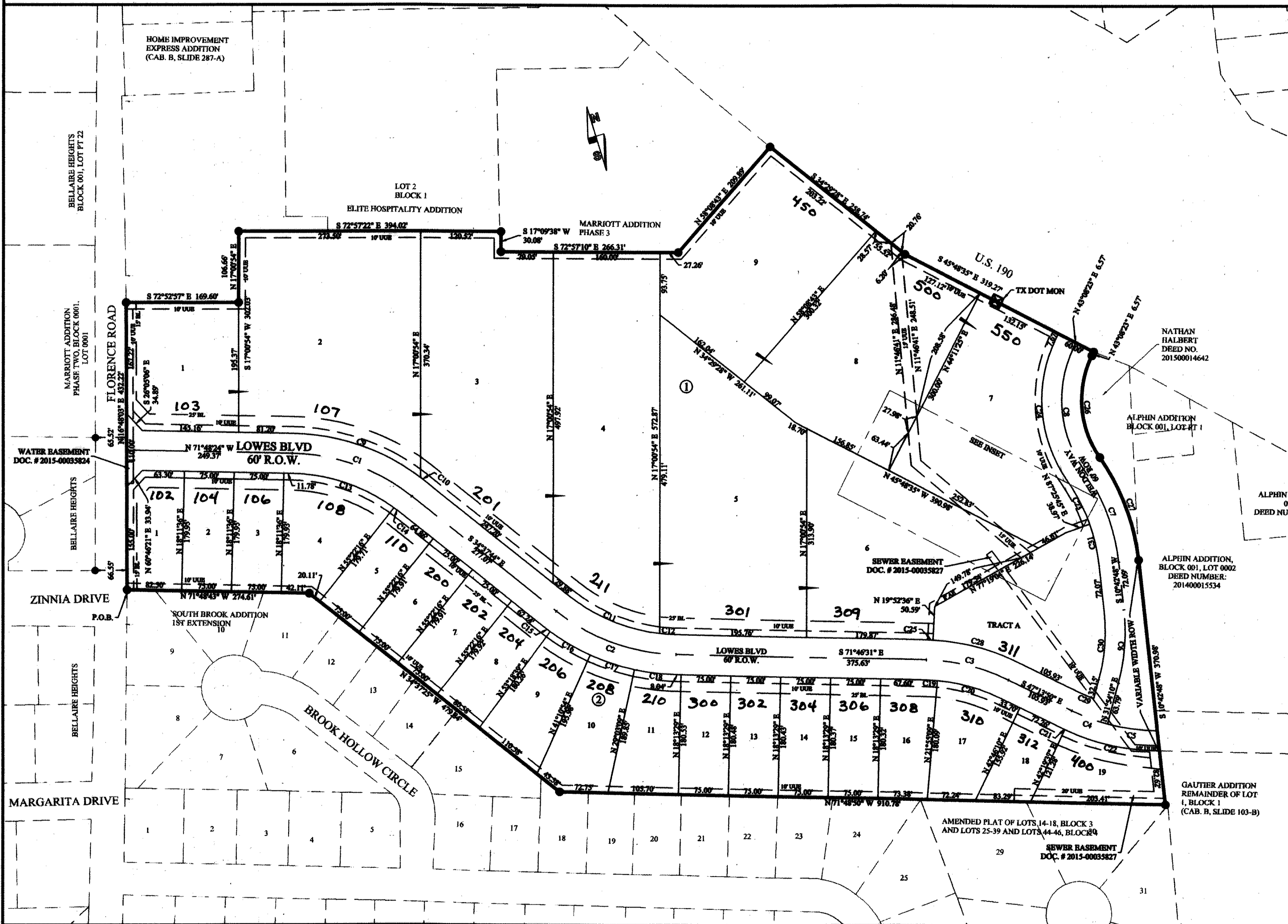
by: Luther E. Frobish
LUTHER E. FROBISH
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6200

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 24th DAY OF MARCH, 2016 A.D.

BY: Bellevue M
BELL COUNTY TAX APPRAISAL DISTRICT



REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION
4				
3	CURVE TABLE UPDATED	3/21/2016	DBW	TOTAL SIZE: 25.01 ACRES TOTAL BLOCKS: 2 TOTAL LOTS: 28 TOTAL TRACTS: 1
2	ADDED NOTE 2, 3 AND 4, CHANGED LINES OF THE INSET RECTANGLE UPDATED NOTE 1, ADDED 10' UUB AROUND PERIMETER AND R.O.W.	2/11/2016	BTW	
1	ORIGINAL RELEASE	02/05/2016	BTW	

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

BENCHMARK
TXDOT CONTROL MARK Texas State Plane NAD83 (2011), Texas Central Zone No. 4203, Grid 2012A NORTH: 10372034.0685407 EAST: 3108757.5391437 ELEV: 896.61

FINAL PLAT FOR
LEVY COMMERCIAL
CITY OF KILLEEN, BELL COUNTY, TEXAS

<p>Yalgo, LLC 3000 Illinois Ave., Suite 100 Killeen, TX 76543 PH (254) 953-5353 FX (254) 953-0032</p> <p>Texas Registered Engineering Firm F-10264 Texas Registered Surveying Firm 10194095</p>	<p>SHEET 1 OF 1</p>
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