

PATRIOT'S RIDGE

N. ROY REYNOLDS DRIVE

KILLEEN, BELL COUNTY, TEXAS

QE Project No.: 071-18

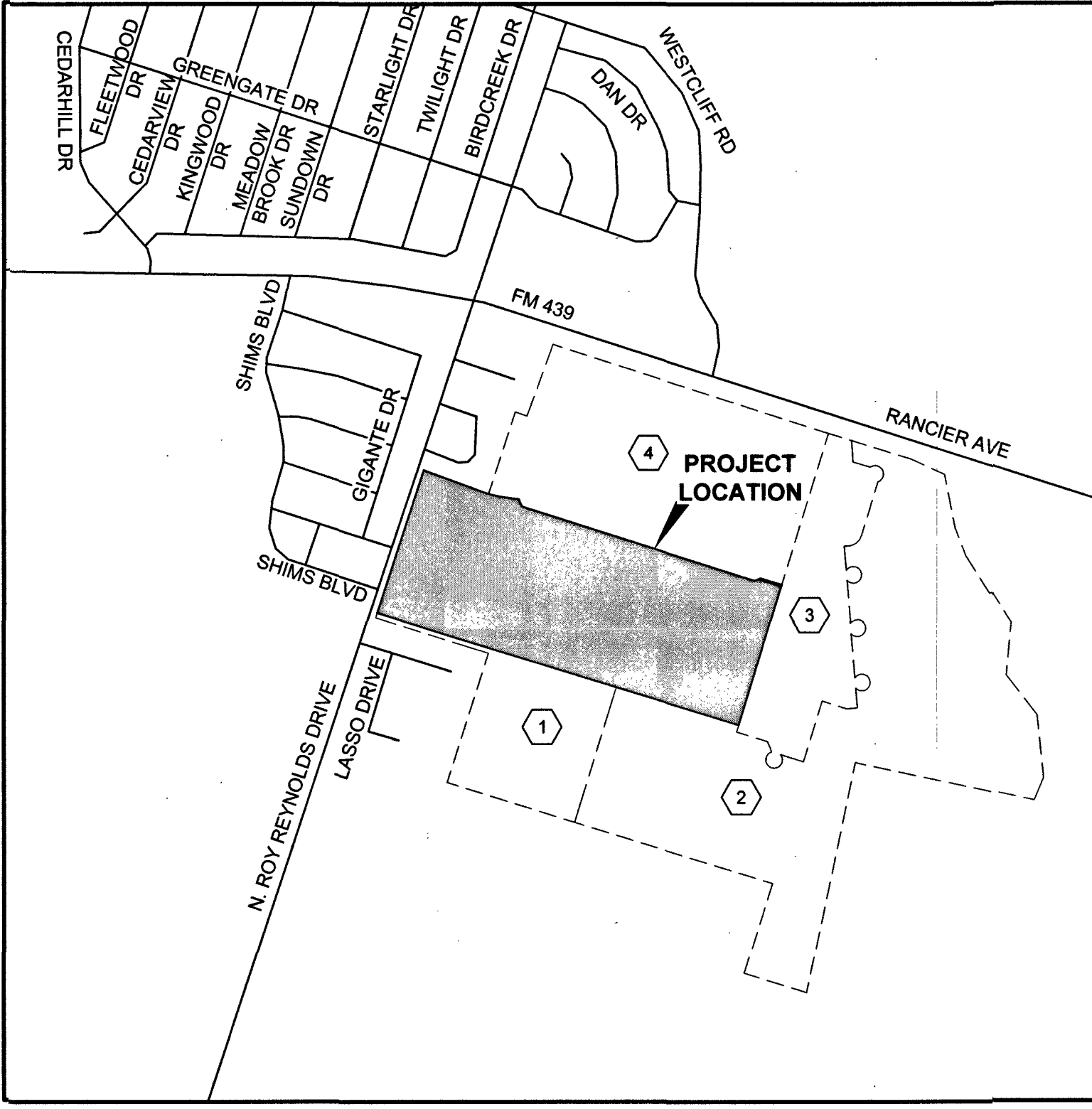
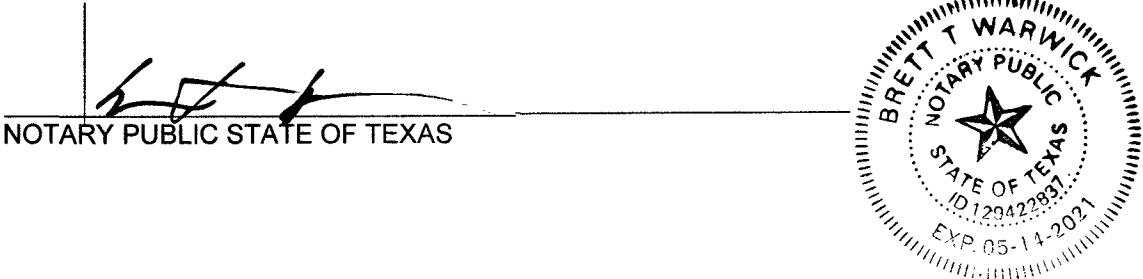
KNOW ALL MEN BY THESE PRESENTS, THAT **WBW SINGLE DEVELOPMENT GROUP, LLC-SERIES 106**, BEING THE SOLE OWNER OF THE CALLED 45.62 ACRES OF LAND IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS, SITUATED IN THE **VINCENT L. EVANS SURVEY, A-288**, AS DESCRIBED IN A DEED TO **WBW SINGLE DEVELOPMENT GROUP, LLC-SERIES 106**, RECORDED IN INSTRUMENT NO. 2019-00059582, DEED RECORDS OF BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF PATRIOT'S RIDGE, AS SHOWN BY THE PLAT HEREOF, ATTACHED HERETO, AND MADE A PART HEREOF, AND APPROVED BY THE CITY OF KILLEEN, BELL COUNTY, TEXAS AND PATRIOT'S RIDGE DOES HEREBY DEDICATE TO SAID CITY ALL STREETS, AVENUES, DRIVES, ALLEYS AND DRAINAGE TRACTS 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 DRAINAGE TRACTS, DRAINAGE AND UTILITY EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO THE SAID CITY FOR INSTALLATION AND MAINTENANCE OF ANY AND ALL PUBLIC UTILITIES, WHICH THE CITY MAY ELECT TO INSTALL AND MAINTAIN OR PERMIT TO BE INSTALLED OR MAINTAINED.

WITNESS THE EXECUTION HEREOF, ON THIS 8th DAY OF January, 2020

FOR: **WBW SINGLE DEVELOPMENT GROUP, LLC-SERIES 106**
 BY: Jane Seals
 JANE SEALS, AUTHORIZED AGENT

STATE OF TEXAS
 COUNTY OF BELL
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON January 8, 2020 BY JANE SEALS, AUTHORIZED AGENT OF WBW SINGLE DEVELOPMENT GROUP, LLC-SERIES 106, A SEPARATE SERIES OF WBW DEVELOPMENT GROUP, LLC, A TEXAS SERIES LIMITED LIABILITY COMPANY.

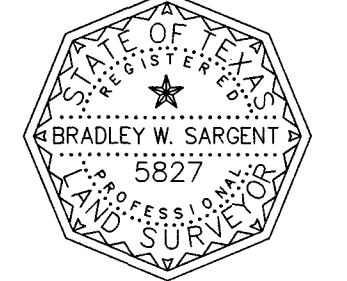


LOCATION MAP
SCALE: NTS

PLANNING AND ZONING COMMISSION
 THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KILLEEN, TEXAS.
 APPROVED THIS 4th DAY OF February, 2019, A.D. BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KILLEEN, TEXAS.
Mike Rothman CHAIRMAN, PLANNING AND ZONING COMMISSION
Maria Lopez SECRETARY, PLANNING AND ZONING COMMISSION

SURVEYORS' CERTIFICATE:
 I, BRADLEY W. SARGENT, DO HEREBY CERTIFY THAT AN ACTUAL AND ACCURATE SURVEY WAS MADE ON THE GROUND OF THE PLATTED LAND, AND THAT THE CORNER MONUMENTS SHOWN ON THE FOREGOING PLAT WERE FOUND OR PLACED, IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF KILLEEN, TEXAS.

Bradley W. Sargent 01/03/2020
 BRADLEY W. SARGENT
 R. P. L. S. NO. 5827
 415 E. AVENUE D
 KILLEEN, TX 76541



AFFIDAVIT:
 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 8th DAY OF January, 2020 A.D.
 BY: Meagan Bowen
 BELL COUNTY TAX APPRAISAL DISTRICT

COUNTY CLERK INFORMATION:
 FILED FOR RECORD THIS 10th DAY OF January, 2020, IN YEAR 2020
 PLAT # B ABCD PLAT RECORDS OF BELL COUNTY, TEXAS AND DEDICATION INSTRUMENT # 2020-2637
 OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.
 BY: Mulley Costin

SURVEY:	VINCENT L. EVANS SURVEY, A-288	OWNER:	WBW SINGLE DEVELOPMENT GROUP, LLC-SERIES 106 3000 ILLINOIS AVENUE, SUITE 100 KILLEEN, TEXAS 76543
NUMBER OF BLOCKS:	7	SURVEYOR:	QUINTERO ENGINEERING, LLC 1501 W. STAN SCHLUETER LP. KILLEEN, TEXAS 76549 (254) 493-9962
NUMBER OF LOTS:	214		
TOTAL ACREAGE:	45.62 AC		
DATE:	JANUARY 2020		

SHEET INDEX

- P1 - COVER SHEET
- P2 - PLAT INSETS
- P3 - PLAT
- P4 - PLAT

KEYNOTES

1. LORI RENEGAR JONES CALLED 16.104 ACRES
2. BARNES INDEPENDENT DEVELOPERS LP REMAINDER OF CALLED 92.404 ACRES (TRACT I) (INSTR. NO. 2013-00038487)
3. BARNES INDEPENDENT DEVELOPERS LP REMAINDER OF CALLED 19.208 ACRES (TRACT II) (INSTR. NO. 2013-00038487)
4. PHOENIX-KILLEEN, LIMITED PARTNERSHIP REMAINDER OF CALLED 85.818 ACRES (VOL. 3574, PG. 599)

NOTES

1. THE BEARINGS AND DISTANCES SHOWN HERON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, PER LEICA SMART NET GPS OBSERVATION.
2. THIS PROPERTY LIES WITHIN FEMA "ZONE X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, FEMA MAP 48027C0285E WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.
 FEMA "ZONE X" ARE DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% (500-YEAR) ANNUAL CHANCE FLOODPLAIN
3. BUILDING SETBACK SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED OR SHOWN HEREOF.
 - R-1 LOTS: LOTS 1-3, BLOCK SIX
 - FRONT - 25'
 - REAR - 25'
 - INTERIOR SIDE - 7'
 - STREET SIDE - 15'
 - SF-2 LOTS: LOTS 1-25, BLOCK ONE; ALL LOTS IN BLOCKS TWO, THREE, FOUR, FIVE AND LOTS 4-9 BLOCK SIX
 - FRONT - 25'
 - REAR - 15'
 - INTERIOR SIDE - 5'
 - STREET SIDE - 15'
 - R-2 LOTS: LOTS 26-42, BLOCK ONE; LOTS 9-16, BLOCK SIX; ALL LOTS IN BLOCK SEVEN
 - FRONT - 25'
 - REAR - 25'
 - INTERIOR SIDE - 5'
 - STREET SIDE - 15'
5. ALL UTILITY EASEMENTS SHALL BE 10.0' WIDE, UNLESS OTHERWISE NOTED.
6. FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 1 FOOT ABOVE THE AVERAGE TOP OF CURB ELEVATION FRONTING THE LOT.
7. FOR EACH DWELLING UNIT, 2 OFF-STREET PARKING SPACES MUST BE PROVIDED.
8. NO ACCESS TO N. ROY REYNOLDS DRIVE SHALL BE ALLOWED FOR LOT 1, BLOCK 1, LOTS 1 - 10, BLOCK 2, AND LOT 1, BLOCK 6.
9. HOMES BUILT ON LOTS THAT FRONT TWO STREETS SHALL BE BUILT WITH THE FRONT OF THE HOUSE FACING THE STREET UPON WHICH THE LOT HAS THE SMALLER LINEAR FRONTAGE.
10. APPURTENANCES FOR DRY UTILITIES MAY BE PLACED ABOVE GROUND IN UNDERGROUND UTILITY EASEMENTS; IN AREAS WHERE THE UNDERGROUND UTILITY EASEMENTS COINCIDES WITH A DRAINAGE EASEMENT OR PASSAGE EASEMENT, NO ABOVE-GROUND APPURTENANCES ARE ALLOWED.
11. PERMANENT CORNERS, EXTERIOR AND INTERIOR, SHALL 1/2" IRON ROD WITH A CAP MARKED "QUINTERO 10194110" AFTER COMPLETED CONSTRUCTION AS AUTHORIZED BY THE DEVELOPER.
12. ALL BUILDING LINES AND EASEMENTS GRANTED TO THE CITY OF KILLEEN WITHIN THE PORTION OF LOT 1, BLOCK 1, COUNTRY MEADOWS MOBILE HOME PARK, RECORDED IN CABINET C, SLIDE 97-C & D, BEING REPLATED ARE TO BE ABANDONED AND REPLACED AS PART OF THE PATRIOT'S RIDGE PROJECT. THE EASEMENTS SHOWN HEREIN REFLECTS THE REPLACEMENT EASEMENT.
13. NO ABOVE GROUND UTILITIES SHALL BE LOCATED WITHIN THE 5' PEDESTRIAN PASSAGE EASEMENT.
14. ALL RIGHT-OF-WAY INTERSECTIONS HAVE A 15' RADIUS.



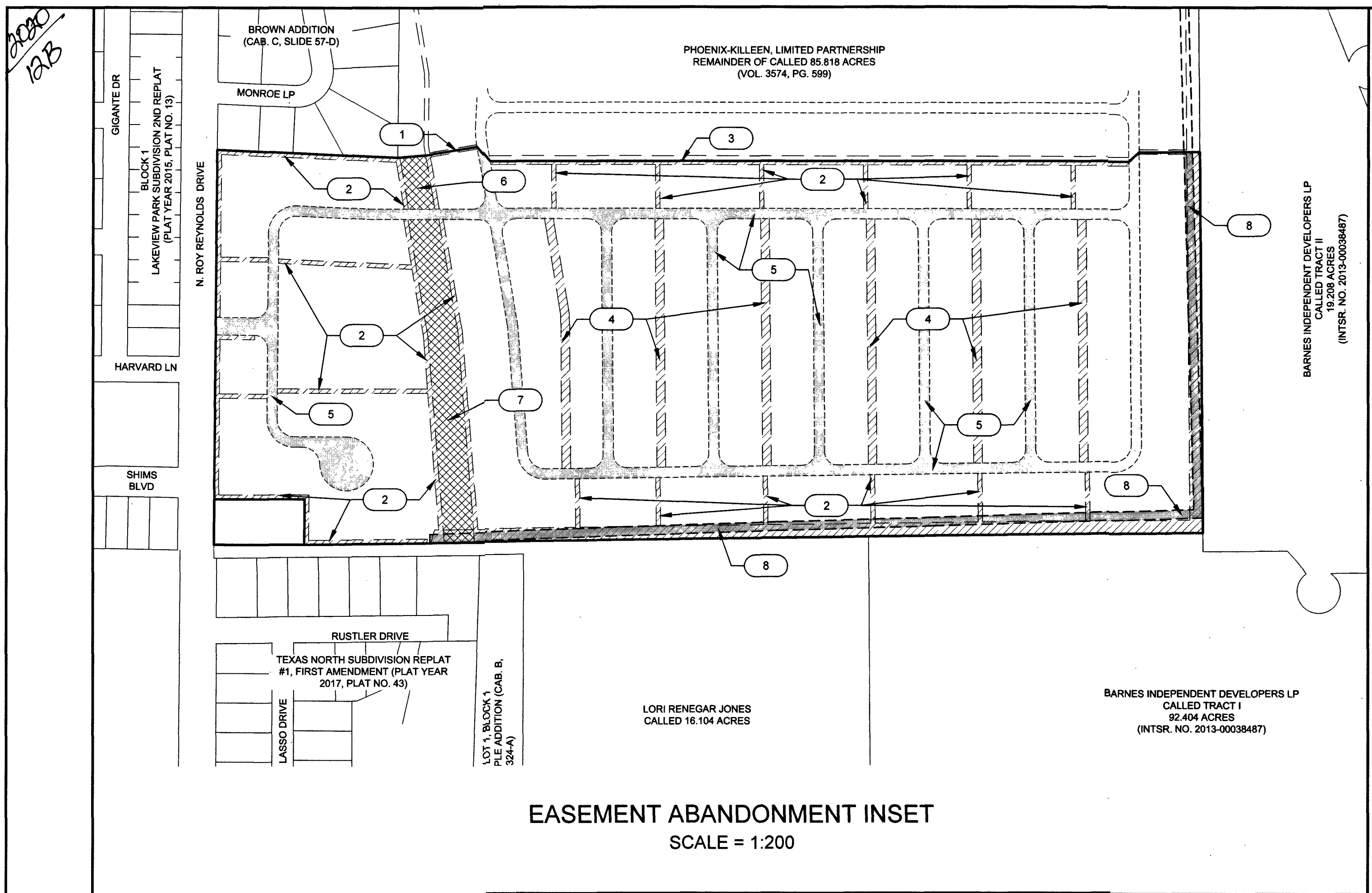
FINAL PLAT:

PATRIOT'S RIDGE
CITY OF KILLEEN, BELL COUNTY, TEXAS

PATRIOT'S RIDGE,

IS A REPLAT OF A PORTION OF LOT 1, BLOCK 1, OF COUNTRY MEADOWS MOBILE HOME PARK, AN ADDITION TO THE CITY OF KILLEEN, RECORDED IN CABINET C, SLIDE 97-C & D, PLAT RECORDS OF BELL COUNTY, TEXAS AND A 0.50 ACRE TRACT DESCRIBED IN A DEED TO WBW SINGLE DEVELOPMENT GROUP, LLC-SERIES 106, RECORDED IN INSTRUMENT NO. 2019-00059582, DEED RECORDS OF BELL COUNTY, TEXAS.

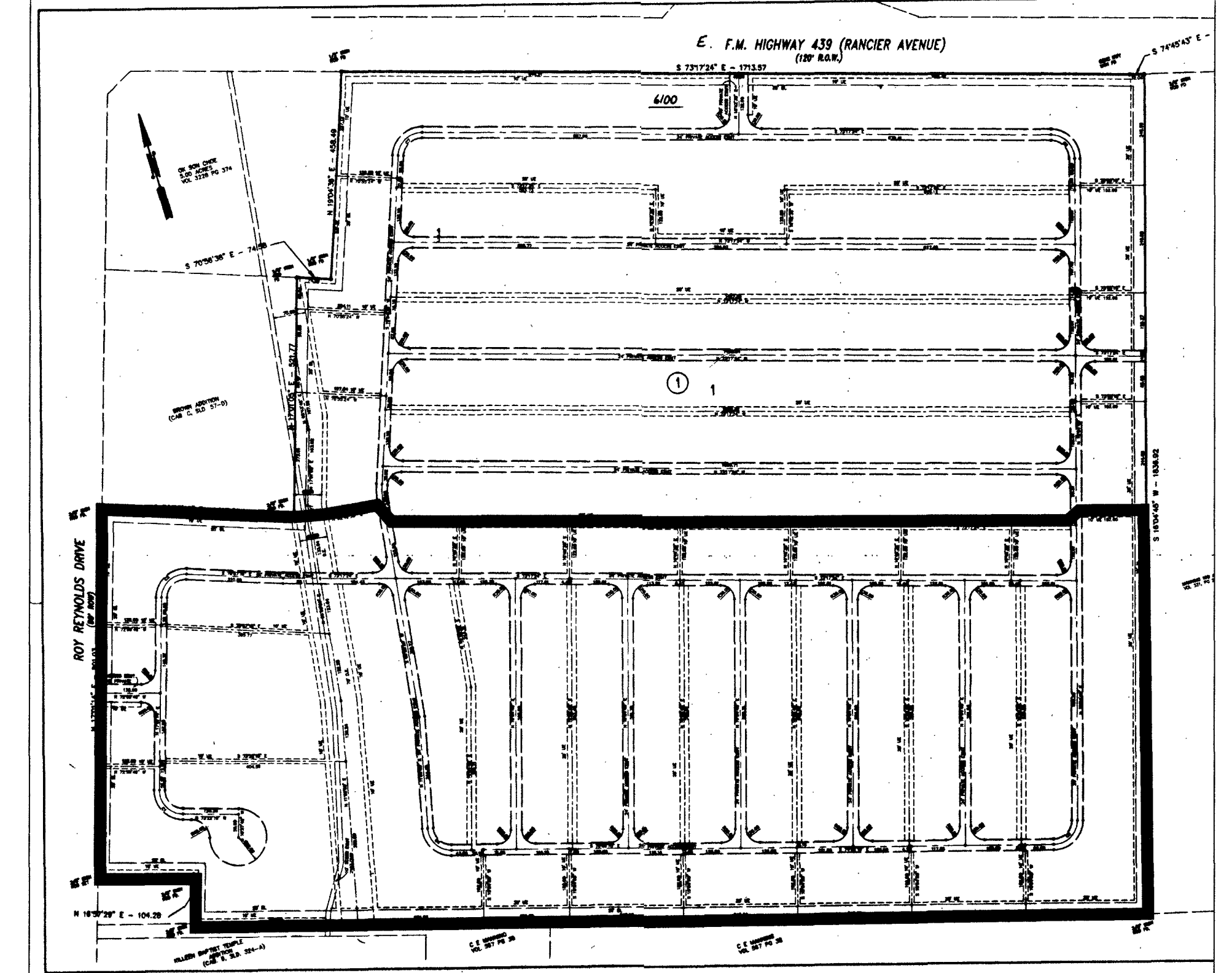
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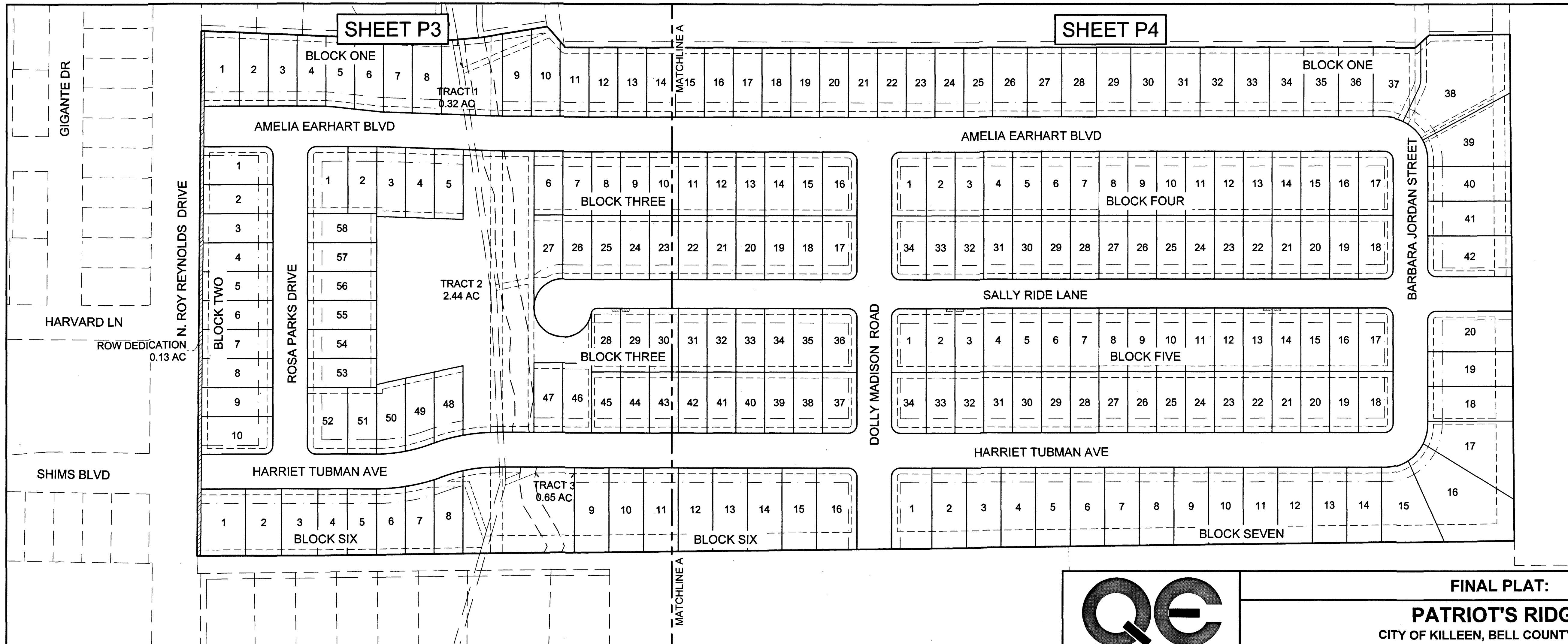
EASEMENT ABANDONMENT INSET
SCALE = 1:200

XX EASEMENT LEGEND

1. A PORTION OF THE 10' UTILITY EASEMENT RECORDED IN CABINET C, SLIDE 97-C TO BE ABANDONED WITH THIS PLAT
2. 10' UTILITY EASEMENT RECORDED IN CABINET C, SLIDE 97-C TO BE ABANDONED WITH THIS PLAT
3. A PORTION OF THE 20' UTILITY EASEMENT RECORDED IN CABINET C, SLIDE 97-C TO BE ABANDONED WITH THIS PLAT
4. 20' UTILITY EASEMENT RECORDED IN CABINET C, SLIDE 97-C TO BE ABANDONED WITH THIS PLAT
5. A PORTION OF THE 24' PRIVATE ACCESS EASEMENT RECORDED IN CABINET C, SLIDE 97-C TO BE ABANDONED WITH THIS PLAT
6. A PORTION OF THE 60' DRAINAGE EASEMENT RECORDED IN CABINET C, SLIDE 97-C TO BE ABANDONED WITH THIS PLAT
7. 70' DRAINAGE EASEMENT RECORDED IN CABINET C, SLIDE 97-C TO BE ABANDONED WITH THIS PLAT
8. A PORTION OF THE 20' UTILITY EASEMENT RECORDED IN VOLUME 2183, PAGE 247 TO BE ABANDONED WITH THIS PLAT



ORIGINAL CONFIGURATION LOT 1, BLOCK 1, COUNTRY MEADOWS MOBILE HOME PARK, AN ADDITION TO THE CITY OF KILLEEN, RECORDED IN CABINET C, SLIDE 97-C, PLAT RECORDS OF BELL COUNTY, TEXAS.
SCALE = NTS



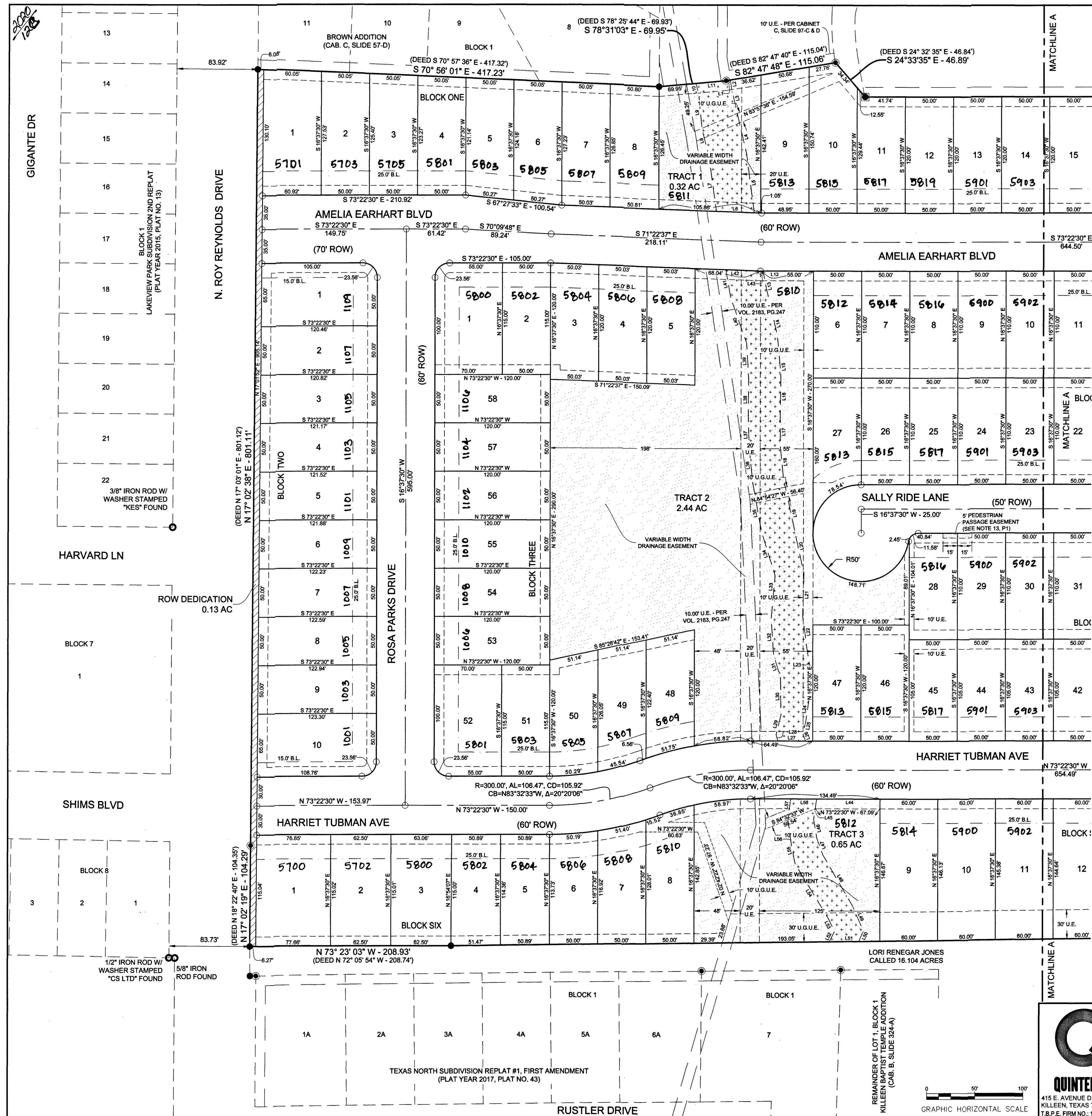
OVERALL PLAT SHEET LAYOUT
SCALE = 1:100



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Inst# 2020-2637



25' CREEK BUFFER ZONE LINE TABLE

TRACT 1			TRACT 2			TRACT 3		
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	S82°47'48"E	4.38'	L12	S73°22'30"E	52.29'	L28	N01°46'33"E	6.74'
L2	S08°35'38"W	9.16'	L13	S06°57'10"W	19.07'	L29	N30°33'45"E	20.81'
L3	S03°24'07"W	35.16'	L14	S03°02'43"W	48.96'	L30	N15°45'08"E	38.53'
L4	S03°12'17"W	32.82'	L15	S11°41'21"W	42.55'	L31	N00°01'32"E	25.08'
L5	S09°06'00"W	62.22'	L16	S17°37'42"W	40.96'	L32	N12°28'43"E	36.54'
L6	N71°22'37"W	39.34'	L17	S15°50'39"W	32.37'	L33	N21°37'43"E	45.26'
L7	N08°50'53"E	55.21'	L18	S11°15'18"W	30.01'	L34	N00°32'27"W	49.28'
L8	N02°35'22"E	30.72'	L19	S04°31'16"W	45.34'	L35	N06°30'55"E	51.93'
L9	N10°36'39"E	36.03'	L20	S04°15'37"W	56.87'	L36	N10°54'58"E	32.41'
L10	N03°53'38"E	11.96'	L21	S18°03'36"W	44.68'	L37	N14°14'49"E	30.06'
L11	S78°31'03"E	31.37'	L22	S08°54'26"W	32.65'	L38	N17°08'03"E	42.40'
			L23	S07°21'02"W	32.84'	L39	N13°11'38"E	37.43'
			L24	S24°54'20"W	42.46'	L40	N03°11'30"W	48.83'
			L25	S28°20'40"W	14.95'	L41	N06°38'10"E	29.71'
			L26	S02°28'54"E	7.52'	L42	N71°22'37"W	36.07'
			L27	N73°22'30"W	28.67'	L43	S73°22'30"E	2.71'

LEGEND

- PROPERTY BOUNDARY
- - - BUILDING LINES
- - - EASEMENT LINES
- - - OFFSITE EASEMENT LINES
- - - ADJOINING TRACT PROPERTY LINES
- 3/8" IRON ROD W/ CAP STAMPED "MITCHELL & ASSOC. KILLEEN" FOUND
- 1/2" IRON ROD W/ CAP STAMPED "MA" FOUND
- MAG NAIL W/ WASHER FOUND
- 3/8" IRON ROD FOUND
- AS NOTED

ABBREVIATIONS

- B.L. BUILDING LINE
- U.E. UTILITY EASEMENT
- U.G.U.E. UNDERGROUND UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT

QC
QUINTERO ENGINEERING
 415 E. AVENUE D KILLEEN, TEXAS 76541
 PHONE: (254) 493-9962 FAX: (254) 432-7070
 T.B.P.E. FIRM NO.: 14709 T.P.L.S. FIRM NO.: 10194110

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Inst # 2020-2637

PHOENIX-KILLEEN, LIMITED PARTNERSHIP
REMAINDER OF CALLED 85,818 ACRES
(VOL. 3574, PG. 599)

10' U.E. - PER CABINET
C, SLIDE 97-C & D

(DEED S 73° 19' 14" E - 1475.01')
S 73° 22' 30" E - 1474.46'

(DEED N 62° 42' 31" E - 32.88')
N 65° 02' 47" E - 32.21'

(DEED S 73° 54' 28" E - 140.02')
S 73° 55' 23" E - 140.19'



BARNES INDEPENDENT DEVELOPERS LP
CALLED TRACT I
92.404 ACRES
(INTSR. NO. 2013-00038487)

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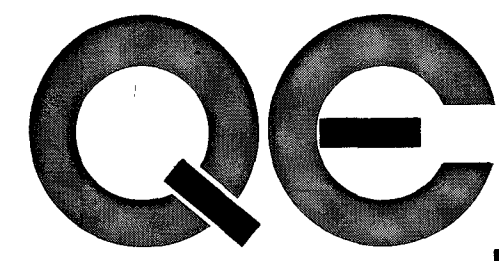
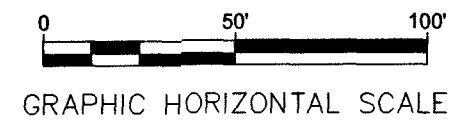
LEGEND

- PROPERTY BOUNDARY
- BUILDING LINES
- EASEMENT LINES
- OFFSITE EASEMENT LINES
- ADJOINING TRACT PROPERTY LINES

- 3/8" IRON ROD W/ CAP STAMPED
"MITCHELL & ASSOC. KILLEEN" FOUND
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