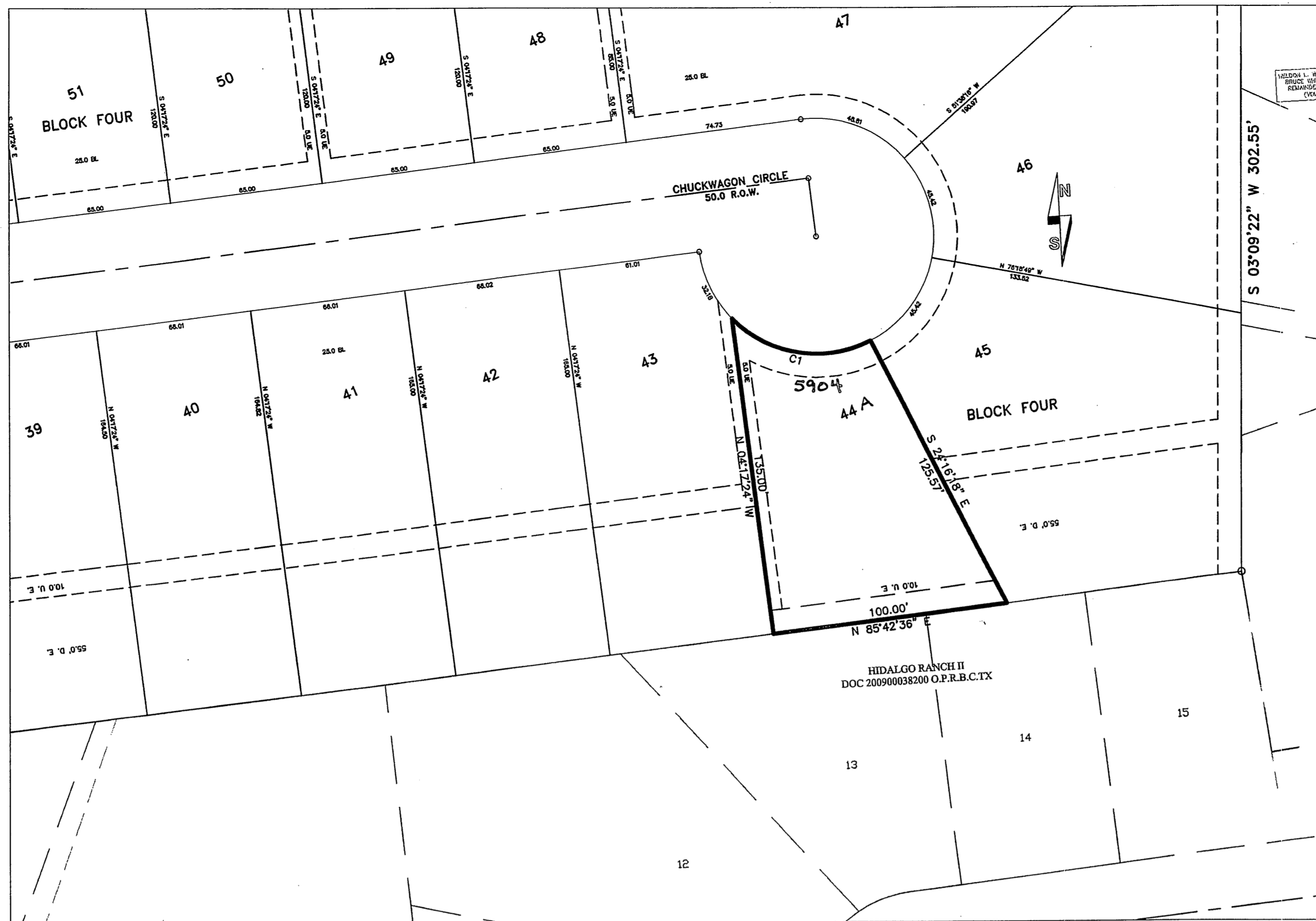
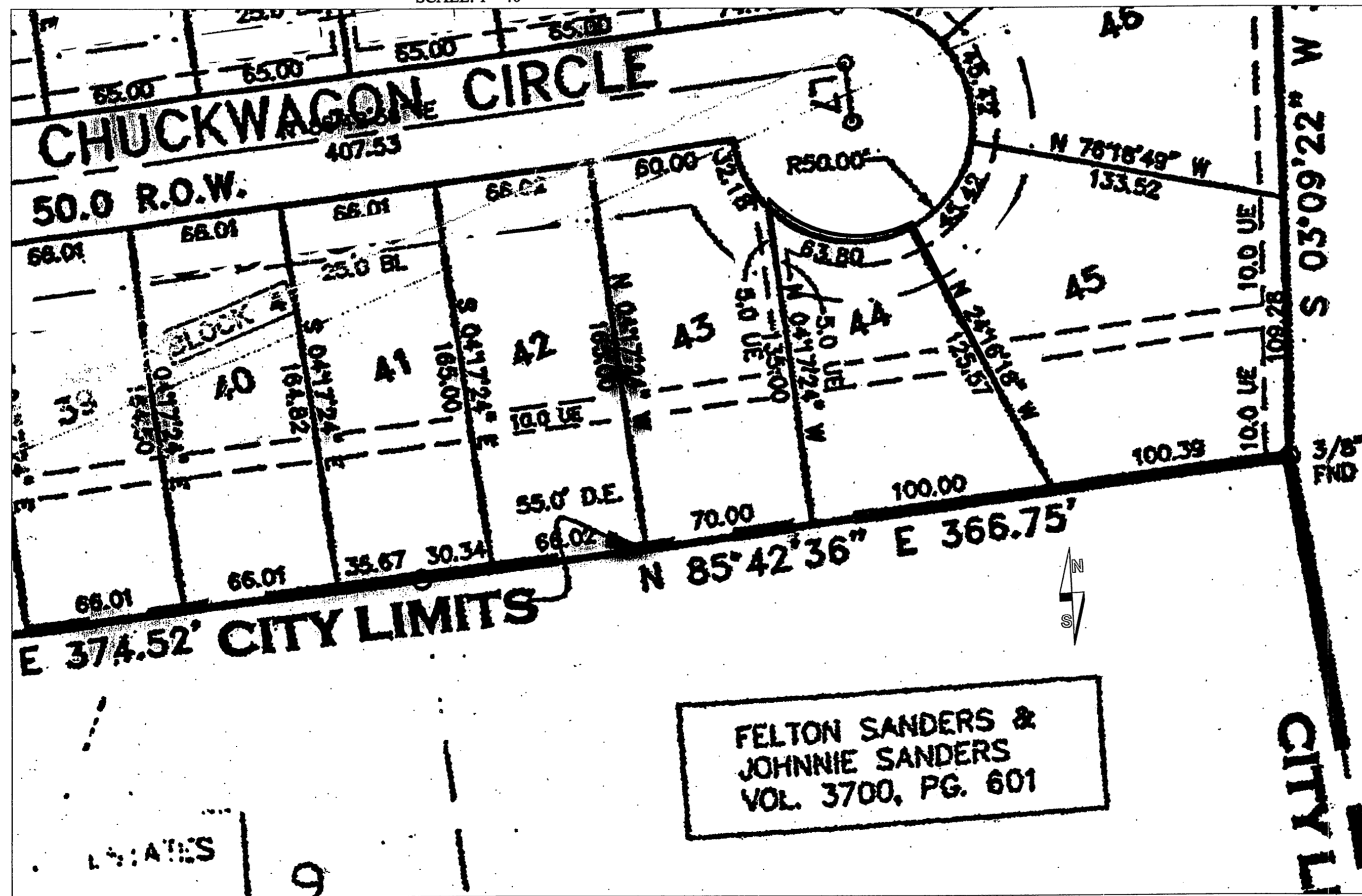


AMENDED PLAT  
SAEGERT RANCH PHASE ONE  
SCALE: 1"=100'

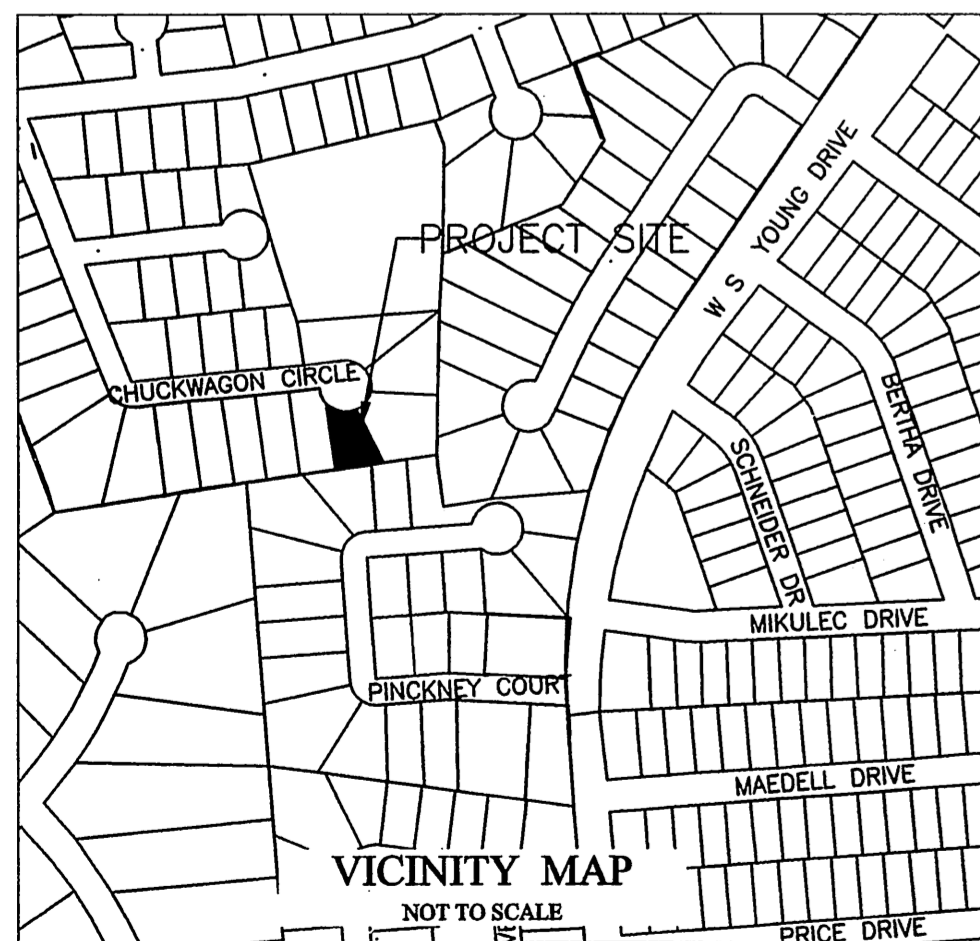
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.05'	63.80'	59.56'	S 77°42'57" E	73°01'52"



AMENDED PLAT  
SAEGERT RANCH PHASE ONE  
SCALE: 1"=40'



ORIGINAL LAYOUT  
SAEGERT RANCH PHASE ONE  
SCALE: 1"=40'



NOTE: The purpose of this plat amendment is to abandon the 55' DE and re-locate the 10' UE on Lot 44 Block 4

KNOW ALL MEN BY THESE PRESENTS, that W & B DEVELOPMENT II LLC, whose address is 3000 Illinois Ave. Ste. 100, Killeen, Texas, 76543, being sole owner of certain 0.21 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 SAEGERT RANCH PHASE ONE AMENDED (AN AMENDMENT OF LOT 44 BLOCK 4 SAEGERT RANCH PHASE ONE), as shown by the plat hereof, attached hereto, and made a part hereon, and approved by the City of Killeen, Bell County, Texas, and W & B DEVELOPMENT II LLC, does hereby adopt said SAEGERT RANCH PHASE ONE AMENDED (AN AMENDMENT OF LOT 44 BLOCK 4 SAEGERT RANCH PHASE ONE), 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.

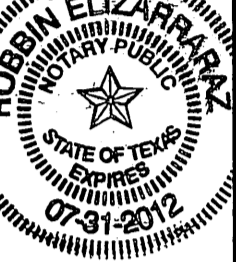
WITNESS the execution hereof, on this 23 day of June, 2011

For: W&B DEVELOPMENT II, LLC

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



APPROVED this the 23 day of June, 2011 by the executive director of planning and development services or the city planner of the City of Killeen, Bell County, Texas.

Paul Hancock  
EXECUTIVE DIRECTOR OF PLANNING AND DEVELOPMENT  
SERVICES OR THE CITY PLANNER

Ficki Harker  
PLANNING SECRETARY

FILED FOR RECORD this 6 day of July, 2011, in Cabinet P, Slides 328-B, Plat Records of Bell County, Texas, and Instrument No. 2011-00022601, Official Records, Bell County, Texas.

State of Texas  
County of Bell

I, A. W. Kessler, 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, Bell County, Texas.

by: A. W. Kessler 6-23-11  
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 IRON RODS WITH CAPS MARKED "CORNER, 1852' SFT.
- - INDICATES TYPED CONC. MONUMENT FOUND.
- PLAT BOUNDARY
- B.L. - INDICATES BUILDING SET-BACK LINE.
- U.E. - INDICATES PUBLIC UTILITY EASEMENT.
- D.E. - INDICATES DRAINAGE EASEMENT.
- S.E. - INDICATES SANITARY SEWER EASEMENT.

TAX CERTIFICATE

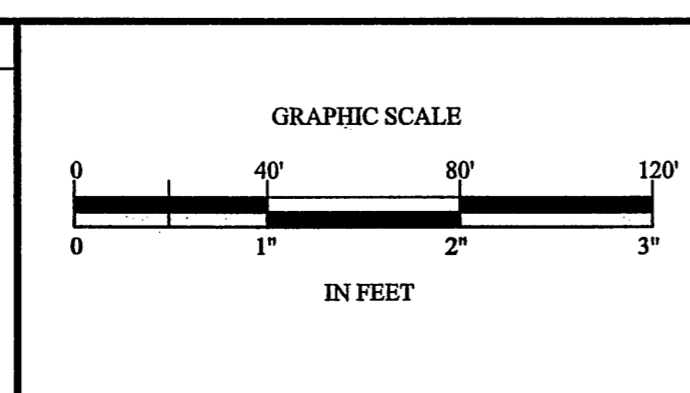
The Bell County Tax Office, the taxing authority for all entities in Bell County, Texas does hereby certify that there are currently no delinquent taxes due or owing on the property described by this plat.

Dated this 24 day of June, A.D. 2010

BELL COUNTY TAX OFFICE

By: Jennifer King

REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION
1	ORIGINAL RELEASE	01/27/2010	BTW	TOTAL SIZE: 0.21 ACRES TOTAL BLOCKS: 1 TOTAL LOTS: 1 TOTAL TRACTS: 0
PROJECT NUMBER: 1078		CLIENT NAME: W & B DEVELOPMENT		
CHECKED BY: WSC		CLIENT LOCATION: KILLEEN, TX		
APPROVED BY: SAB				
AUTHORIZED BY: WBW				



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

SAEGERT RANCH PHASE ONE AMENDED  
(AN AMENDMENT OF LOT 44 BLOCK 4 SAEGER RANCH PHASE ONE)  
TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS  
BEING PART OF THE R. CUMMINGHAM SURVEY, A-199  
BELL COUNTY, TEXAS

**Yalgo, LLC**  
3000 Illinois Ave., Suite 100  
Killeen, TX 76543  
PH (254) 953-5353  
FX (254) 953-0032  
Texas Registered  
Engineering Firm F-10264

SHEET  
1  
OF  
1