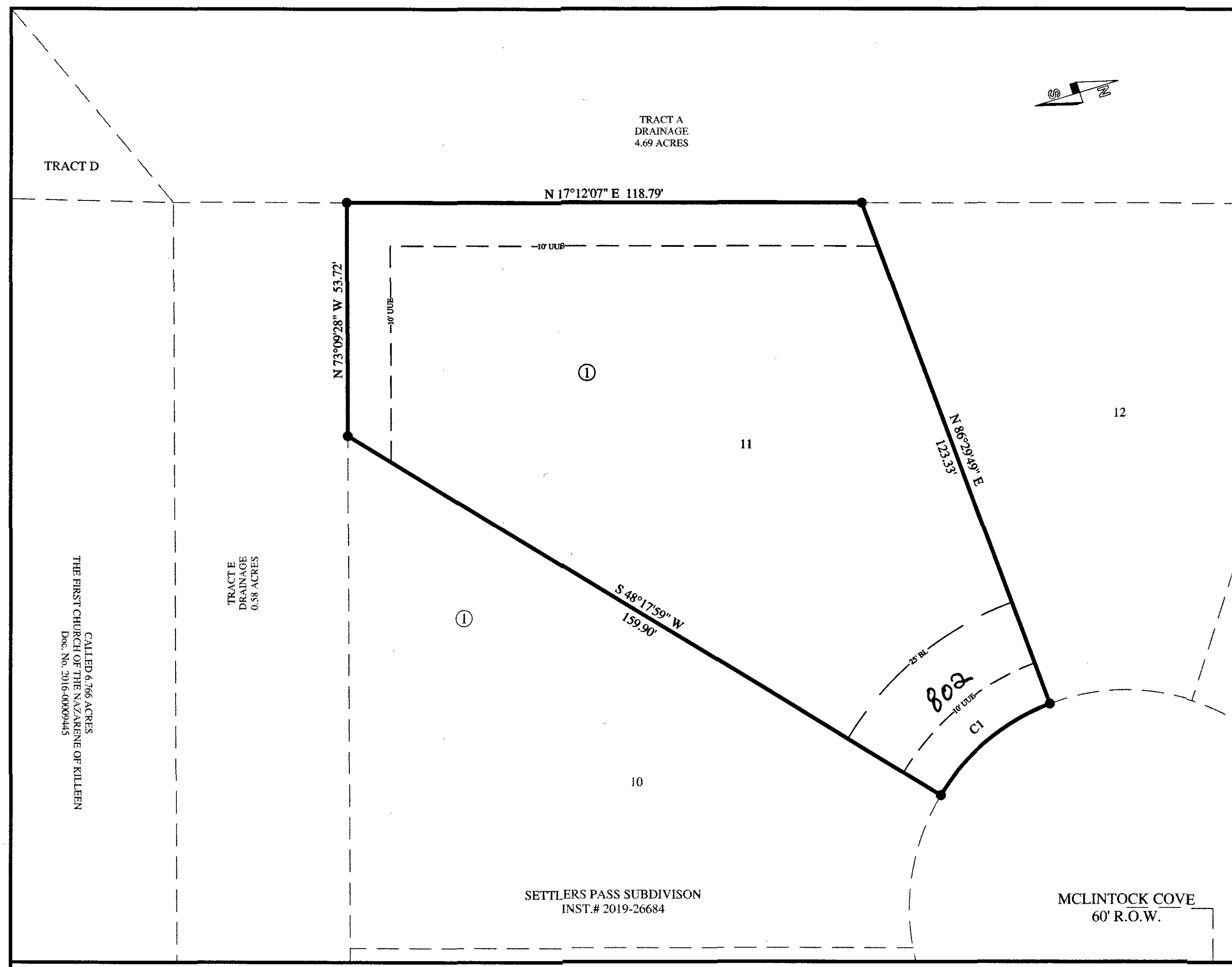


**SETTLERS PASS LOT 11, BLOCK 1
AMENDING PLAT OF
SETTLERS PASS
TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS
BEING OUT OF THE A. WEBB SURVEY, A-857
BELL COUNTY, TEXAS**

No portion of this tract is within a Special Flood Hazard Area per FEMA's Flood Insurance Rate Maps (FIRM) Panel for Bell County, Texas dated September 26, 2008, panel numbers 48027C0275 E and 48027C0260E. 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.



KNOW ALL MEN BY THESE PRESENTS, that WBW Development Group, LLC—Series 007, whose address is 3000 Illinois Ave. Ste. 100, Killeen, Texas, 76543, being sole owner of certain 0.31 acre(s) tract of land in Bell County, Texas, which is more fully described as Lot 11, Block 1 in the dedication of **SETTLERS PASS**, Doc# 00026684, as shown by Plat Year 2019, No. 111 A&B in the Plat Records of Bell County, and approved by the City of Killeen, Bell County, Texas, and WBW Development Group, LLC—Series 007, does hereby adopt said AMENDED PLAT OF **SETTLERS PASS**, as an addition to the City of Killeen, Bell County, Texas.

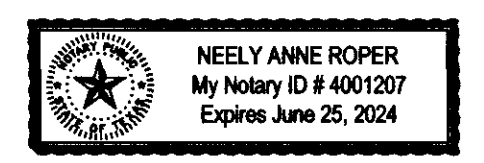
WITNESS the execution hereof, on this 18th day of September, 2020

WBW Development Group, LLC—Series 007,
(a Texas Limited Liability Company)

By: Bruce Whitis
Bruce Whitis, President

This instrument was acknowledged before me on _____, by Bruce Whitis, in his capacity as President of WBW Development Group, LLC—Series 007, a separate series of WBW Development Group, LLC, a Texas series limited liability company, on behalf of said series.

Neely Anne Roper
Notary Public's Signature



APPROVED this the 28th day of Sept., 2020 by the Executive Director of Planning and Development Services or the City Planner of the City of Killeen, Bell County, Texas.

Tommy D. McEl
EXECUTIVE DIRECTOR OF
PLANNING AND DEVELOPMENT

Lerri Goring
PLANNING SECRETARY

FILED FOR RECORD this 18th day of October, 2020 in Plat Year 2020 Number N/A, Plat Records of Bell County, Texas, and Dedication Instrument No. 2020-53395 Official Records, Bell County, Texas.

By: Phillip Costin

State of Texas
County of Bell

I, Luther E. Frohish, 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. Frohish
LUTHER E. FROBISH
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6200

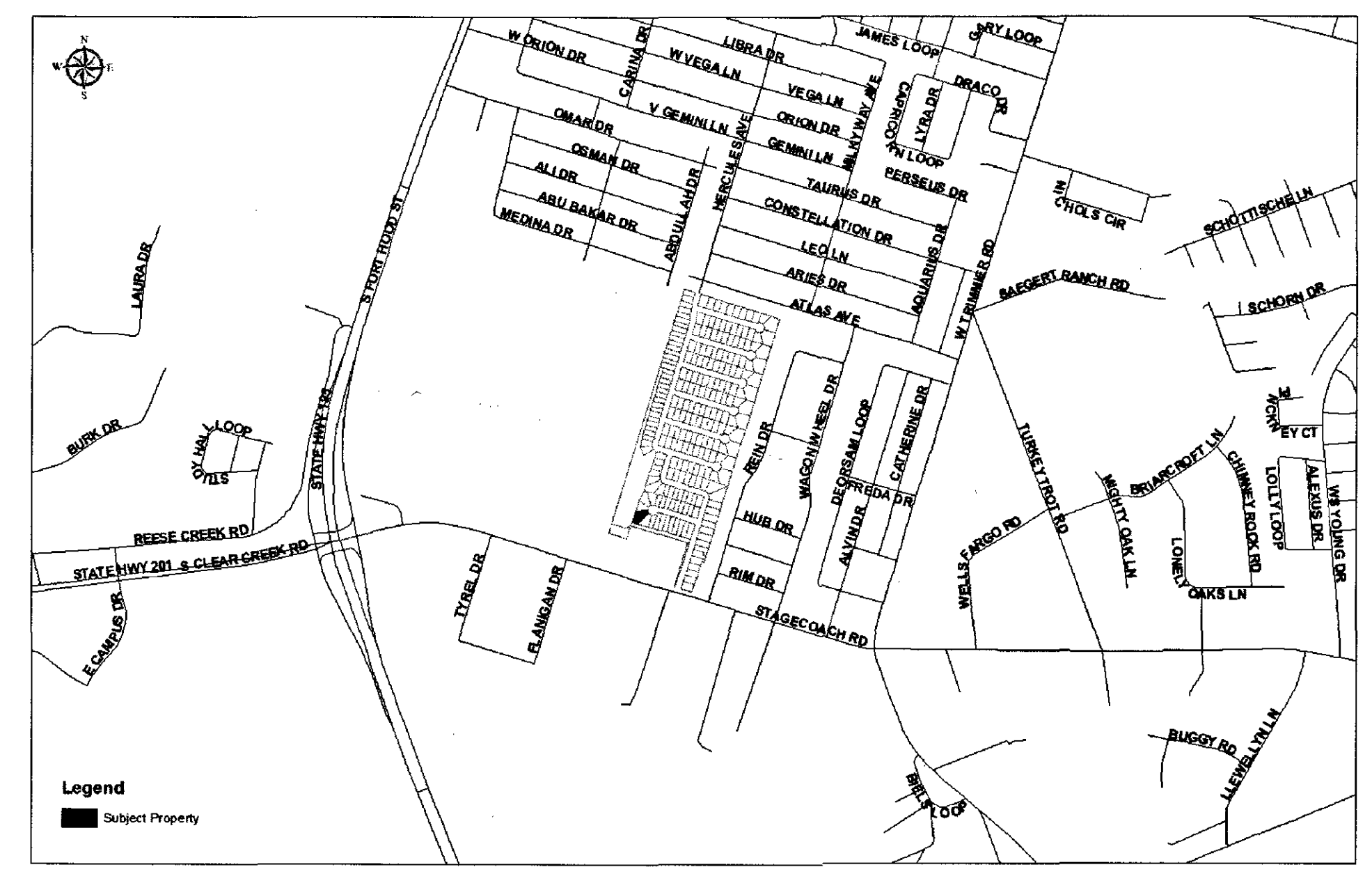


GENERAL NOTES:

- This Amended Plat does not amend or otherwise alter any other lot or block established in Doc. # 00026684, Plat Year 2019, No. 111 A&B in the Plat Records of Bell County ("Original Plat").
- Tract D, as described in Note 9 of the Original Plat, has been conveyed to an entity which can provide sufficient access. The access easement along the Southeast lot line of lot 11, block 1 is hereby vacated.
- All other provisions of the General Notes of the Original Plat, including the dedication of public rights of way, remain in full force and effect as described in the Original Plat. The bearings recited hereon are grid bearings derived from GPS observations based on the Texas State Plane Coordinate System, NAD1983 (2011) datum, Texas Central Zone No. 4203. All distances are horizontal ground distances. The average Combined Correction Factor (CCF) is 0.999841969. Grid distance = Ground Distance * CCF. Reference tie to the benchmark set with an "X" scratched on top of a concrete storm sewer inlet bears S 29°57'14" E, 967.7 feet from the P.O.B.
- No portion of this tract is within a Special Flood Hazard Area per FEMA's Flood Insurance Rate Maps (FIRM) Panel for Bell County, Texas dated September 26, 2008, panel numbers 48027C0275 E and 48027C0260E. 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.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
CI	50.01'	33.33'	32.72'	S 22°36'06" E	38°11'16"



LOCATION MAP
N.T.S.

REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION
1	ORIGINAL RELEASE	3-18-2020	BTW	LOT 11, BLOCK 1 OF THE SETTLERS PASS SUBDIVISION INSTRUMENT#: 2019 - 26684
PROJECT NUMBER: BING				CLIENT NAME: WBW DEVELOPMENT GROUP, LLC—SERIES 007
APPROVED BY: JAT				CLIENT LOCATION: KILLEEN, BELL COUNTY, TEXAS
AUTHORIZED BY: WBW				

GRAPHIC SCALE

IN FEET

BENCHMARK

"X" marked on top of an inlet on the north side of Stagecoach Road, S 29°57'14" E, 967.74' from P.O.B.

TEXAS STATE PLANE COORDINATE SYSTEM, NAD1983 (2011) DATUM, TEXAS CENTRAL ZONE, NO. 4203.
N: 10356939.66
E: 3104241.33
Z: 927.70' (NAVD88 - GEOID12B)

**SETTLERS PASS LOT 11, BLOCK 1 AMENDING
SETTLERS PASS
CITY OF KILLEEN, BELL COUNTY, TEXAS**

Yalgo, LLC 3000 Illinois Ave., Suite 100 Killeen, TX 76543 PH (254) 953-5353 FX (254) 953-5057 Texas Registered Engineering Firm F-10264 Texas Registered Surveying Firm 10194095	SHEET
	1 OF 1

INST# 2020-53395