

2019
1/14/19

CURVE TABLE

Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE. Contains 68 rows of curve data.

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 62.243 acres tract of land in Bell County, Texas, which is more fully described in the dedication of SETTLERS PASS, as shown by the plat hereof, attached hereto, and made a part hereof, and approved by the City of Killeen, Bell County, Texas, and WBW Development Group, LLC—Series 007, does hereby adopt said SETTLERS PASS, 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 and drainage easements shown on said plat are dedicated to said city for the installation and maintenance of any and all public utilities and structures, which the city may install or permit to be installed or maintained.

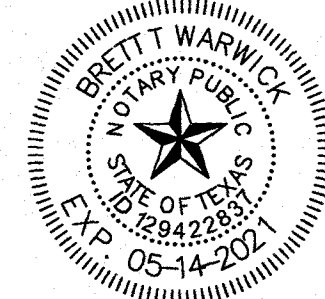
WITNESS the execution hereof, on this 12th day of May, 2019.

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

By: Bruce Whitis, President

This instrument was acknowledged before me on June 6, 2019, 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.

Notary Public's Signature



APPROVED this the 20th day of May, 2019, by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas.

CHAIRMAN, PLANNING COMMISSION

SECRETARY, PLANNING COMMISSION

FILED FOR RECORD this 20th day of May, 2019, in Plat Year 2019, Number 1111, Plat Records of Bell County, Texas, and Dedication Instrument No. 2019-000007 Official Records, Bell County, Texas.

By: [Signature]

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.

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 THE 20th DAY OF June, 2019, A. D.

BY: [Signature]
BELL COUNTY TAX APPRAISAL DISTRICT

GENERAL NOTES:

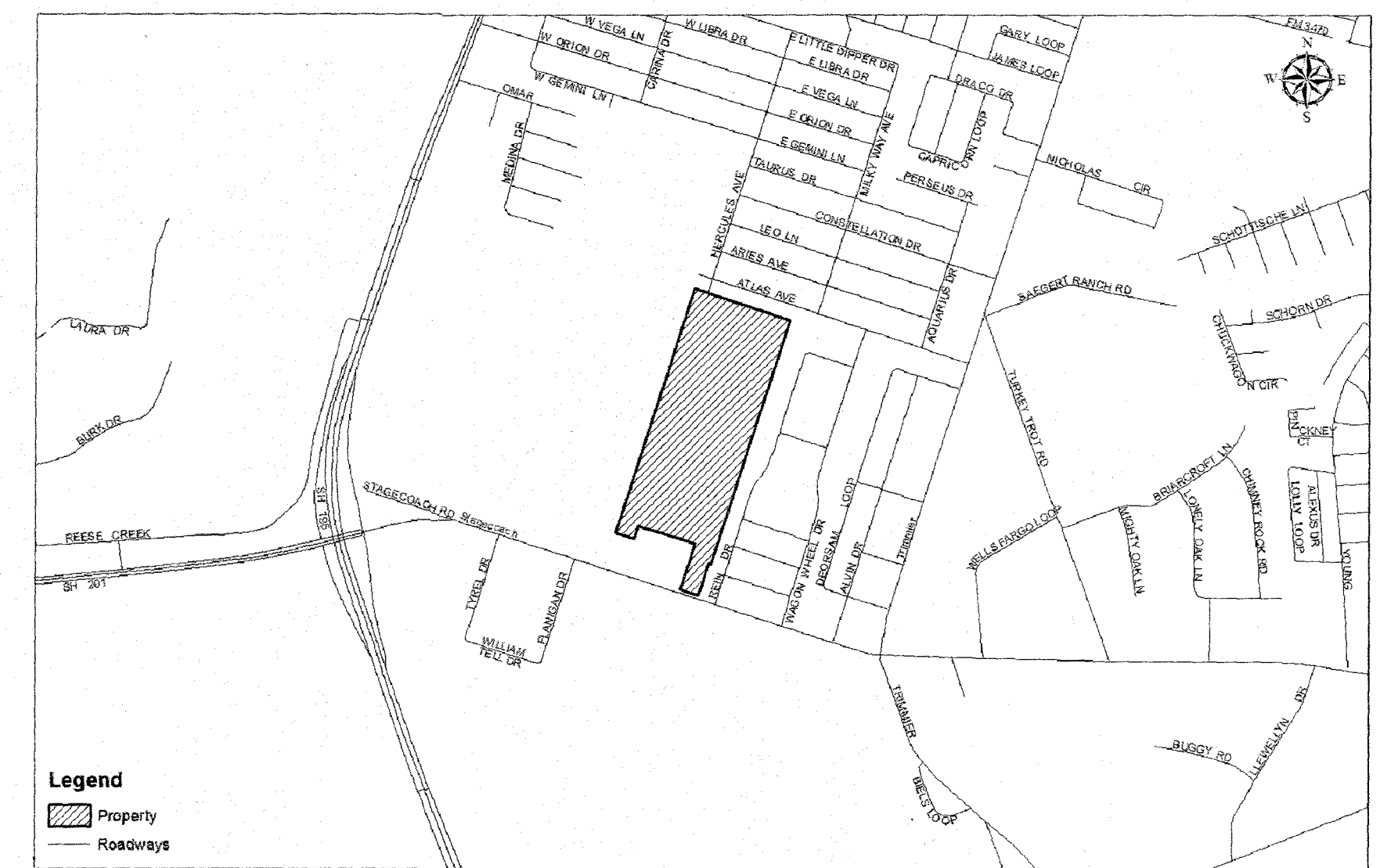
- 1. Streets terminating in a cul-de-sac shall have a minimum 50 ft. right-of-way radius and a pavement radius of 36 ft. to back of curb.
2. Arrow indicates that the stormwater runoff from one lot must flow directly onto the other lot, without impeding or diversion to other lots.
3. Homes built on lots 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.
4. Appurtenances for dry utilities may be placed above ground in underground utility easements; in areas where the underground utility easement coincides with a drainage easement, no above-ground appurtenances are allowed.
5. 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.
6. Permanent iron rods set for corner are 1/2 inch iron rods with cap marked "YALGO 6200", unless otherwise noted herein.
7. The entirety of tracts A, B, & E shall be a blanket drainage easement.
8. Lots 3-17, block 3, and lots 1-9, block 1 shall have a rear 10' combined drainage and underground utility easement in the rear of the lots.
9. The access easement along the Southeast lot line of lot 11, block 1 shall be abandoned upon conveyance of Tract D to an entity that can provide sufficient access.
10. Sidewalks within right-of-way fronting Tracts B and C shall be constructed by the developer.
11. No sidewalk shall be installed along the Northern boundary of lot 38, block 1 up to the Northeastern most corner of lot 1, block 4. A crosswalk shall be put in place crossing from lot 38, block 1 to lot 23, block 2 and from lot 23, block 2 to lot 40, block 2. For further details see the Settlers Pass construction plans.

FINAL PLAT OF SETTLERS PASS TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS BEING PART OF THE A. WEBB SURVEY, A-87 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.

LEGEND

- AE ACCESS EASEMENT
NAE NON-ACCESS EASEMENT
BM BENCHMARK
DA DRAINAGE AREA
DE DRAINAGE EASEMENT
LMDE LIMITED MAINTENANCE DRAINAGE EASEMENT
ELEV ELEVATION
NTS NOT TO SCALE
NO NUMBER
RE REFERENCE
REV REVISION
TBM TEMPORARY BENCH MARK
TYP TYPICAL
OHE OVERHEAD EASEMENT
UUE UNDERGROUND UTILITY EASEMENT
1/2" IRON ROD FOUND
1/2" IRON ROD W/ CAP MARKED "YALGO 6200" SET
CHANGE IN BEARING
SEE GENERAL NOTE 2



LOCATION MAP N.T.S.

Table with columns: REV., DESCRIPTION, DATE, BY, PROJECT INFORMATION, BENCHMARK, FINAL PLAT FOR SETTLERS PASS CITY OF KILLEEN, BELL COUNTY, TEXAS, Yalgo, LLC contact info, SHEET 1 OF 2.

2019
11/13

CALLED 3.256 ACRES
WESTSIDE BAPTIST CHURCH
Vol. 3485, Pg. 338

CALLED 1.646 ACRES
WESTSIDE BAPTIST CHURCH
Vol. 3623, Pg. 351

CALLED 6.766 ACRES
THE FIRST CHURCH OF THE NAZARENE
OF KILLEEN
Doc. No. 2016-00009445

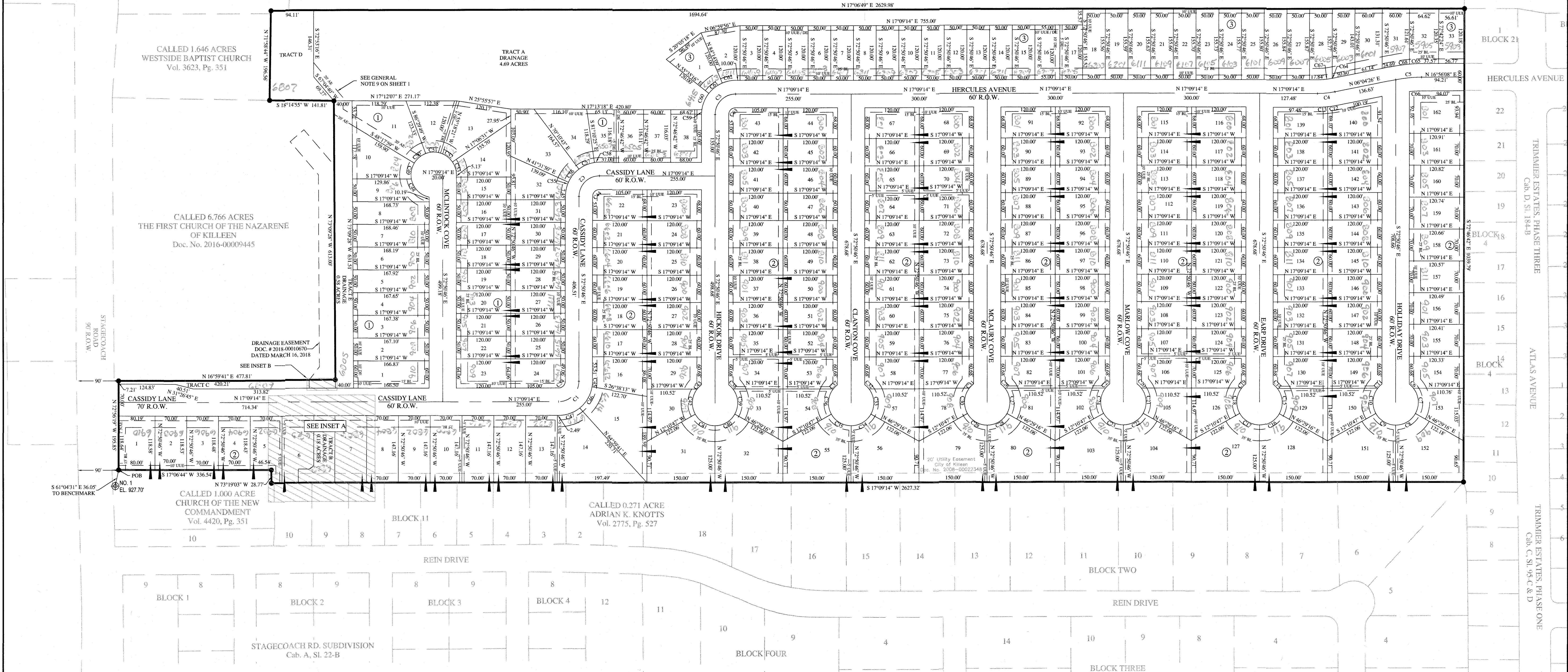
CALLED 1.000 ACRE
CHURCH OF THE NEW
COMMANDMENT
Vol. 4420, Pg. 351

INSET A
SCALE: 1" = 50'

INSET B
SCALE: 1" = 20'

CALLED 166.586 ACRES
TOOTER INVESTMENTS, L.P.
DOC. NO. 2012-00004556

REMAINDER OF
CALLED 91.157
ACRES
M. IDREES KHAN
Vol. 3438, Pg. 571

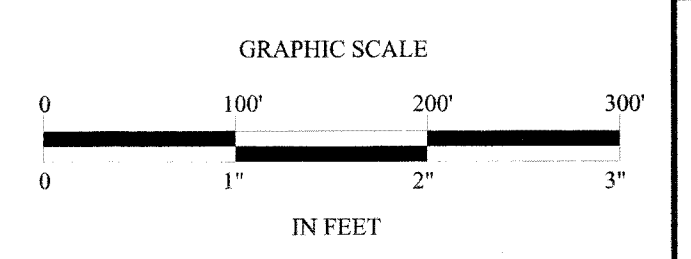


REV.	DESCRIPTION	DATE	BY
5	UPDATED PROJECT INFORMATION, TRACT A ACREAGE, STREET NAME	5-9-2019	DBW
4	ADDED TRACT E	5-10-2018	DBW
3	UPDATED PER CITY COMMENTS	11-3-2017	DBW
2	UPDATED PER CITY COMMENTS	10-18-2017	DBW
1	ORIGINAL RELEASE	9-1-2017	BTW

PROJECT INFORMATION	
TOTAL SIZE:	62.24 ACRES
TOTAL BLOCKS:	3
TOTAL LOTS:	233
TOTAL TRACTS:	5

BENCHMARK
"X" marked on top of an inlet on the north side of Stagecoach Road, S 61°04'31" E, 36.05' 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 - GEOID13)



**FINAL PLAT OF
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
2
OF
2

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2019-2009