

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	517.00'	239.04'	236.92'	S 70°42'26" E	26°29'30"
C2	657.00'	368.56'	363.75'	N 73°31'13" W	32°08'31"
C3	100.00'	46.88'	46.43'	N 08°09'29" W	26°51'36"
C4	100.00'	30.46'	30.35'	N 12°51'39" W	17°27'16"
C5	100.00'	20.05'	20.02'	N 01°36'39" E	11°29'20"
C6	75.00'	42.53'	41.96'	N 21°38'34" E	32°29'24"
C7	80.00'	42.65'	42.15'	S 53°09'44" W	30°32'56"
C8	73.00'	69.44'	66.85'	S 05°39'52" W	54°30'17"
C9	100.00'	79.98'	77.87'	N 07°58'16" E	45°49'32"
C10	100.00'	11.60'	11.59'	N 18°15'53" W	6°38'47"
C11	43.00'	33.56'	32.71'	N 00°46'14" E	44°43'01"
C12	130.00'	13.12'	13.11'	N 18°41'51" W	5°46'50"
C13	130.00'	40.42'	40.26'	N 06°54'01" W	17°48'50"
C14	70.00'	22.11'	22.02'	N 12°32'20" W	18°05'54"
C15	130.00'	13.56'	13.55'	S 18°35'59" E	5°58'35"
C16	130.00'	26.04'	26.00'	N 09°52'21" W	11°28'40"
C17	130.00'	26.07'	26.02'	S 01°36'39" W	11°29'20"
C18	105.00'	48.07'	47.65'	S 20°28'10" W	26°13'41"
C19	105.00'	48.84'	48.40'	S 46°54'28" W	26°38'56"
C20	105.00'	15.03'	15.02'	S 64°20'02" W	8°12'13"
C21	11.00'	17.28'	15.56'	N 23°25'26" E	90°01'26"
C22	11.00'	17.27'	15.55'	N 66°34'34" W	89°58'34"
C23	11.00'	17.28'	15.56'	N 23°25'26" E	90°01'26"
C24	11.00'	13.93'	13.02'	S 32°09'04" W	72°34'10"
C25	11.00'	20.63'	17.73'	N 57°50'56" W	107°25'50"
C26	70.00'	14.04'	14.01'	N 01°36'39" E	11°29'20"
C27	44.34'	24.08'	23.78'	N 22°27'07" E	31°06'44"
C28	55.27'	27.96'	27.66'	N 52°25'02" E	28°59'17"
C29	50.00'	37.84'	36.93'	N 30°41'21" E	43°22'01"
C30	50.00'	48.91'	46.99'	S 80°23'56" W	56°03'08"
C31	50.00'	44.00'	42.59'	N 46°21'53" W	50°25'13"
C32	50.00'	44.00'	42.59'	N 04°03'20" E	50°25'13"
C33	50.00'	48.76'	46.85'	N 57°12'21" E	55°52'49"
C34	50.00'	38.27'	37.35'	S 72°55'27" E	43°51'36"
C35	50.00'	38.53'	37.58'	N 31°04'53" E	44°09'04"
C36	50.00'	51.53'	49.28'	N 82°40'51" E	59°02'51"
C37	50.00'	45.49'	43.94'	N 41°43'55" W	52°07'36"
C38	50.00'	41.90'	40.68'	N 08°20'17" E	48°00'48"
C39	50.00'	44.72'	43.24'	N 57°58'00" E	51°14'38"
C40	50.00'	39.63'	38.60'	S 73°42'10" E	45°25'02"
C41	50.00'	28.10'	27.74'	S 31°58'42" W	32°12'19"
C42	50.00'	64.63'	60.22'	S 85°06'31" W	74°03'18"
C43	50.00'	64.66'	60.25'	N 52°55'31" E	74°05'56"
C44	50.00'	28.07'	27.70'	S 73°56'41" E	32°09'41"
C45	657.00'	93.85'	93.77'	N 61°32'30" W	8°11'04"
C46	657.00'	170.76'	170.28'	N 73°04'46" W	14°53'29"
C47	517.00'	217.18'	215.59'	N 71°55'07" W	24°04'08"
C48	657.00'	22.80'	22.80'	N 88°35'49" W	1°59'18"
C49	657.00'	81.16'	81.11'	N 84°03'51" E	7°04'40"
C50	517.00'	21.86'	21.86'	N 58°40'22" W	2°25'22"
C51	11.00'	20.63'	17.73'	N 57°50'56" W	107°25'50"
C52	11.00'	17.43'	15.66'	N 14°30'01" W	90°46'05"
C53	11.00'	19.09'	16.79'	N 72°51'24" E	99°27'20"
C54	11.00'	15.84'	14.51'	N 39°15'33" W	82°31'54"
C55	11.00'	18.41'	16.33'	N 44°27'13" E	95°53'12"

KNOW ALL MEN BY THESE PRESENTS, that WBW Development Group, LLC - Series 011, whose address is 3000 Illinois Ave. Ste. 100, Killeen, Texas, 76543, being sole owner of certain 42.50 acres tract of land in Bell County, Texas, which is more fully described in the dedication of SPLAWN RANCH PHASE FIVE, as shown by the plat hereto, attached hereto, and made a part hereon, and approved by the City of Killeen, Bell County, Texas, and WBW Development Group, LLC - Series 011, does hereby adopt said SPLAWN RANCH PHASE FIVE, 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.

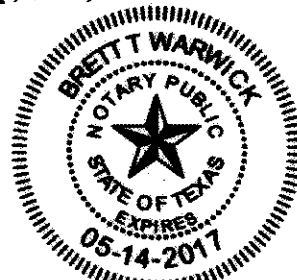
WITNESS the execution hereof, on this 6th day of January, 2017, by _____

 WBW Development Group, LLC - Series 011,

 Bruce Whitis, President

This instrument was acknowledged before me on the 6th day of January, 2017, by Bruce Whitis, President of WBW Development Group, LLC - Series 011, a separate series of WBW Development Group, LLC, a Texas series limited liability company.

Notary Public's Signature



APPROVED this the 20th day of April, 2015, by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas.

 CHAIRMAN, PLANNING COMMISSION

 SECRETARY, PLANNING COMMISSION

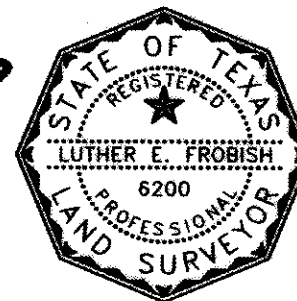
FILED FOR RECORD this 8th day of March, 2017, in Plat Year 2017, Number 31 A 98, Plat Records of Bell County, Texas, and Dedication Instrument No. 2015-0003823 Official Records, Bell County, Texas.

By: _____

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 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 9th Day of January, A.D. 2017

BELL COUNTY TAX OFFICE

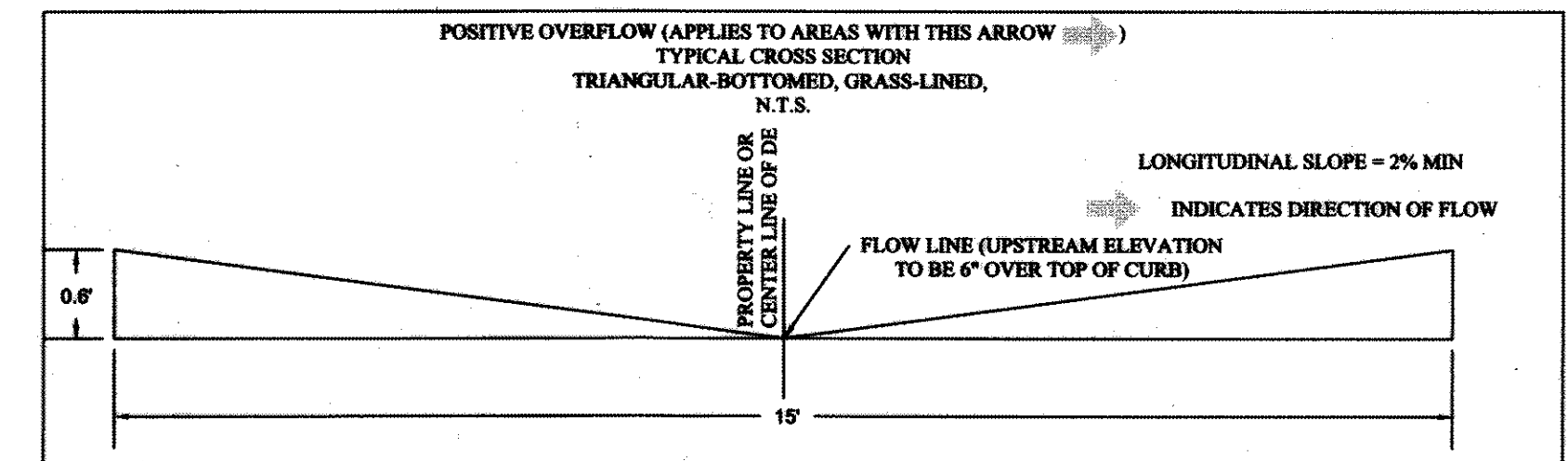
By: Meagan Cowen

GENERAL NOTES:

- 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.
- Building setbacks shall be as follows unless otherwise noted or shown hereon.
 Front - 25'
 Rear - 20'
 Interior side - 7'
 Street side - 15'
- Finished floor elevations shall be a minimum of 1 foot above the average top of curb elevation fronting the lot.
- The exterior walls of all floors/stories of single family dwellings shall be constructed of a combination of native stone, brick and/or cementitious siding products which collectively comprise a 90% stone, stucco, brick veneer, exclusive of roofs, eaves, soffits, windows, doors, gables, garage doors, trim and decorative work.
- Arrow indicates that the stormwater runoff from one lot must flow directly onto the other lot, without impediment or diversion to other lots. Drainage plans presented by the homebuilder for each individual lot must allow storm water to pass from upstream lots to the downstream lots without impudment.
- Landscaping for each lot shall meet the City of Killeen landscape requirement for SR-1 zoning.
- For each dwelling unit, 2 off-street parking spaces must be provided.
- The drainage easement at the rear of Lots 20 and 21, Block 1 must be accessible for maintenance. If the easement is fenced, a fence gate must be installed.
- At the time this plat was drafted, no driveway access was required for Lot 1 Block 4, as it is intended to remain vacant. At the time Lot 1, Block 4 is developed, the location of all driveways connecting such lot to State Highway 195 must comply with City of Killeen Access Management Policies, AASHTO design criteria, Killeen Code of Ordinances, The Texas Department of Transportation, and sound engineering practices.
- No access to Splawn Ranch Drive shall be allowed from Lot 1, Block 1, and Lots 1 & 25, Block 2.
- 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.
- 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.
- 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 grid distances. The average Combined Correction Factor (CCF) is 0.99984171. Ground distance = Grid Distance/CCF. Reference tie from POB to TXDOT Monument is N 53°38'26" W, 1561.87. Permanent iron rods set for corner are 1/2 inch iron rods with cap marked "YALGO 6200", unless otherwise noted herein.
- A sanitary sewer easement granted to JYKM SPLAWN RANCH, LLC with a document number of 2013-0019516 was terminated as part of the Splawn Ranch Phase IV project via an instrument with document number 2015-00035823 and no longer affects this property.
- A portion of an easement granted to The City of Killeen with a document number of 2008-0004935 was deleted and replaced as part of the Splawn Ranch Phase IV project via an instrument with document number 2015-00032728. The easement shown herein reflects the replacement easement.

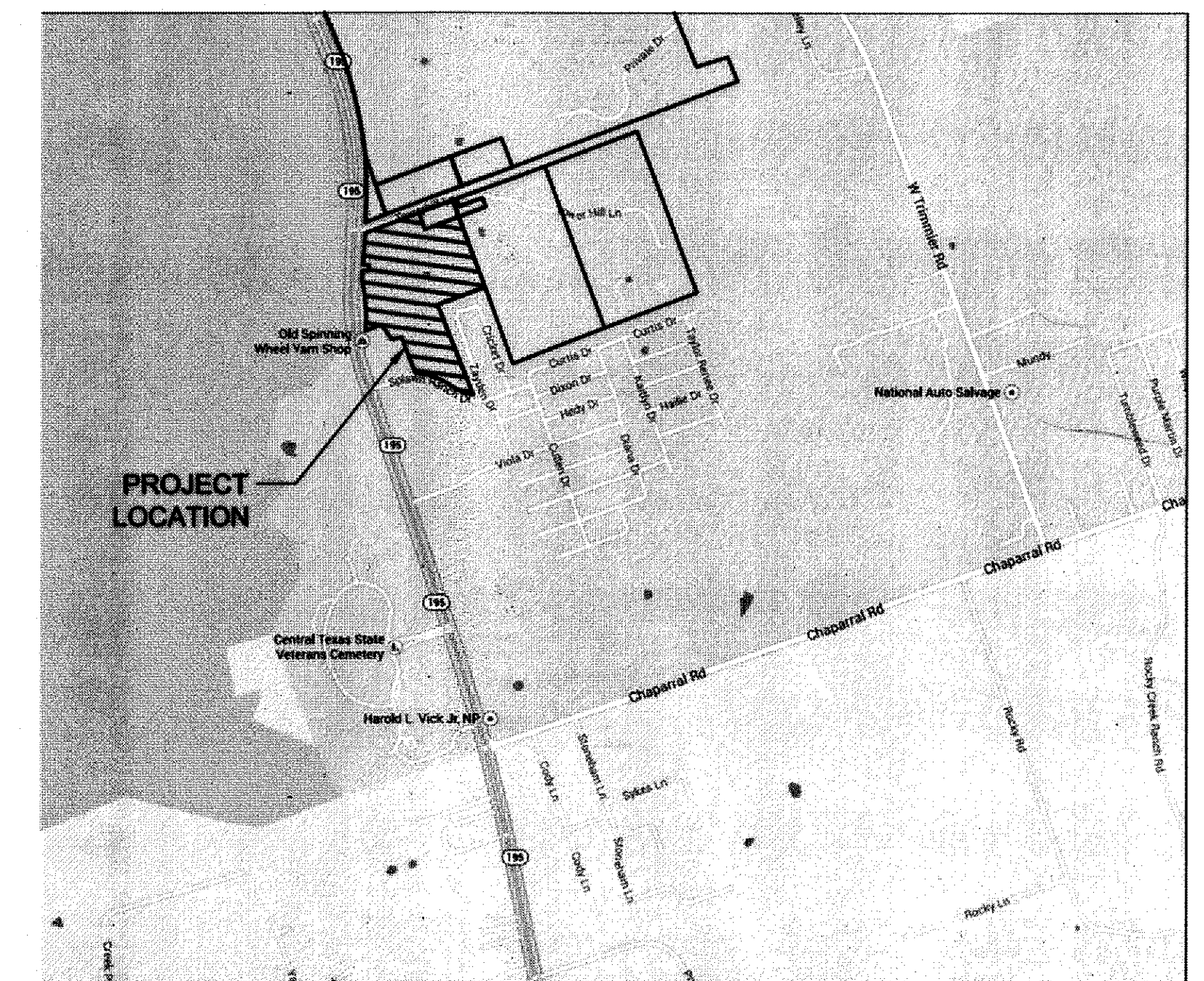
FINAL PLAT OF
 SPLAWN RANCH PHASE FIVE
 TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS
 BEING PART OF THE W. H. COLE SURVEY, A-200
 BELL COUNTY, TEXAS

DRAINAGE EASEMENT NOTE (APPLIES TO AREAS WITH THESE ARROWS):
 To allow for proper drainage conditions, all drainage easements shall be properly graded, maintained free and clear of obstructions, and special positive overflow sections (swales) shall be provided where shown hereon. Positive overflow sections (swales) shall be sloped to provide stormwater flow (i.e., drainage) from the front to rear of lots 7 & 8 Block 3, rear to front of all other lots affected hereon and will be maintained by the lot owner(s).



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 48027C0275 E. 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.

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 04°29'21" W	1.22'	L35	S 69°00'21" W	33.45'
L2	S 32°55'00" W	5.32'	L36	S 69°00'21" W	27.21'
L3	N 07°19'30" E	10.96'	L37	S 69°00'21" E	35.90'
L4	S 07°52'30" W	4.54'	L38	S 76°47'14" W	30.04'
L5	S 85°48'12" E	71.48'	L39	S 76°47'14" W	22.83'
L6	N 04°11'48" E	71.00'	L40	S 68°33'38" E	61.65'
L7	S 85°48'12" E	72.27'	L41	N 68°24'43" E	32.27'
L8	N 68°26'09" E	23.95'	L42	N 69°00'21" E	16.85'
L9	S 76°47'14" W	41.22'	L43	N 69°00'21" E	6.56'
L10	N 76°47'14" E	45.75'	L44	S 68°26'09" W	15.09'
L11	S 69°00'21" W	17.14'	L45	N 68°26'09" E	0.68'
L12	N 81°59'59" E	44.47'	L46	N 04°08'01" W	0.23'
L13	S 69°00'21" W	24.66'	L47	S 61°22'10" E	77.53'
L14	S 69°00'21" W	45.75'	L48	N 20°59'39" W	37.48'
L15	N 29°29'09" E	28.84'	L49	N 76°47'14" E	1.62'
L16	N 49°46'19" E	20.16'	L50	N 76°47'14" E	11.20'
L17	S 69°24'54" W	-50.00'	L51	S 21°35'17" E	17.14'
L18	S 69°00'21" W	70.41'	L52	S 21°35'17" E	20.06'
L19	S 69°00'21" W	9.75'	L53	S 72°41'30" W	32.90'
L20	S 69°00'21" W	10.18'	L54	N 20°42'01" W	20.04'
L21	S 76°47'14" W	19.43'	L55	N 72°41'30" E	32.59'
L22	S 76°47'14" W	23.87'	L56	S 20°12'26" E	14.72'
L23	N 76°47'14" E	29.39'	L57	S 77°49'31" W	120.38'
L24	N 69°00'21" E	23.92'	L58	N 21°04'30" W	17.38'
L25	N 76°47'14" E	11.65'	L59	S 71°38'28" W	5.01'
L26	S 76°47'14" W	15.19'	L60	S 21°04'30" E	12.80'
L27	S 03°33'31" W	25.11'	L61	S 21°04'30" E	5.00'
L28	S 68°26'09" W	45.24'	L62	N 21°04'30" W	22.51'
L29	N 76°47'14" E	21.76'	L63	S 68°33'38" W	5.00'
L30	S 76°47'14" W	32.11'			



LOCATION MAP
 N.T.S.

REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION	BENCHMARK	FINAL PLAT FOR SPLAWN RANCH PHASE FIVE 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 2
1	ORIGINAL RELEASE	01/05/2017	DBW	TOTAL SIZE: 42.50 ACRES TOTAL BLOCKS: 4 TOTAL LOTS: 133 TOTAL TRACTS: 1	TXDOT MONUMENT in east right-of-way line of State Highway 195. TEXAS STATE PLANE COORDINATE SYSTEM, NAD1983 (2011) DATUM, TEXAS CENTRAL ZONE, NO. 4203. N: 10350149.606 E: 3102627.578 Z: 879.28' (NAVD88 - GEOID12A)			
APPROVED BY: SAB				CLIENT NAME: W & B DEVELOPMENT				
AUTHORIZED BY: WBW				CLIENT LOCATION: KILLEEN, TX				