

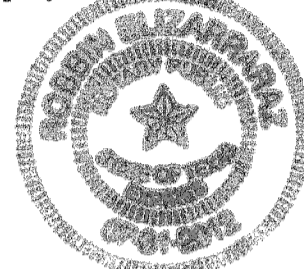
KNOW ALL MEN BY THESE PRESENTS, that WBW Development, Ltd. whose address is 3000 Illinois Ave. Ste. 100, Killeen, Texas, 76543, being sole owner of certain 49.33 acres tract of land in Bell County, Texas, part of the John E. Maddera Sur., A-600, Bell County, Texas, which is more fully described in the dedication of THE LANDING AT CLEAR CREEK PHASE I, as shown by the plat hereof, attached hereto, and made a part hereon, and approved by the City Council of the City of Killeen, Bell County, Texas, and WBW Development Ltd., does hereby adopt said THE LANDING AT CLEAR CREEK PHASE I, 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 15th day of MAY, 2012

For: WBW DEVELOPMENT, LTD.,
By: WBW DEVELOPMENT MANAGEMENT, LLC,
General Partner
[Signature]
Bruce Whitis, President

This instrument was acknowledged before me on the 15 day of May, 2012, by Bruce Whitis, in his capacity as President of WBW Development Management, LLC, a Texas limited liability company, in its capacity as general partner of WBW Development, LTD., a Texas limited partnership, on behalf of said limited liability company and limited partnership.

[Signature]
Notary Public's Signature



APPROVED this the 8th day of August, 2012 by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas.

[Signature] CHAIRMAN, PLANNING COMMISSION
[Signature] SECRETARY, PLANNING COMMISSION

APPROVED this the 23 day of August, 2012 by the City Council of the City of Killeen, Bell County, Texas.

[Signature] MAYOR, CITY OF KILLEEN
[Signature] ATTEST: CITY SECRETARY

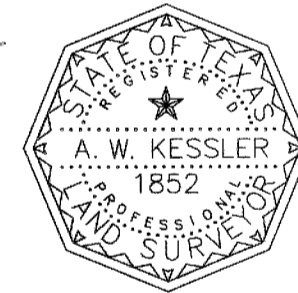
FILED FOR RECORD this 19th day of June, 2012, in Cabinet D, Slides 360 B/C, Plat Records of Bell County, Texas, and Instrument No. 2012-06024716. Official Records, Bell County, Texas.

By: _____

State of Texas
County of Bell

I, A. W. Kessler, 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: *[Signature]* 5-15-12
A. W. Kessler
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1852



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 16th Day of May, A.D. 2012
BELL COUNTY TAX OFFICE
By: *[Signature]*

DRAINAGE EASEMENT NOTE:
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 between lots which have an established FFE and shown hereon. Positive overflow sections (swales) shall be sloped to provide stormwater flow (i.e., drainage) from the front to rear of all lots affected hereon and will be maintained by the lot owner(s).

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF BELL §

WHEREAS, WBW Development, Ltd., hereinafter called OWNER (whether one or more), is the owner of a certain parcel of land situated in the City of Killeen, Bell County, Texas, being more particularly described as The Landing at Clear Creek Phase I, an addition to the City of Killeen, Bell County, Texas. OWNER does hereby waive, release, remise, quit claim and forever hold harmless the City of Killeen, Texas a municipal corporation, hereinafter called CITY, from any and all claims for damages of any kind that OWNER may now have or may hereinafter have in the future by reason of the passage of all aircraft (aircraft being defined for the purpose of this designed for navigation of or flight in the air) by whomsoever owned and operated, in the air space above OWNER'S property. Such release shall include, but not be limited to, any damages to OWNER'S described property, such as noise, vibration, fumes, dust, fuel, and lubricant particles, and all other effects that may be caused by the operation of aircraft landing at or taking off from, or operating at any municipal or military airport within or adjacent to the CITY, whether such claim be for injury or death to person or persons or damages to or taking of property; and OWNER does hereby fully remiss, and release any right or cause of action which it may now have or which it may in the future have against the CITY, whether such claims be for injury to person or damage to property due to noise, vibration, fumes, dust, fuel and lubricant particles, and all the other effects that may be caused or may have been caused by the operation and/or maintenance of aircraft or aircraft engine at or on said airports. It is agreed that this Release shall be binding upon OWNER, his successors, heirs, executors, administrators and assigns, in interest with in The Landing at Clear Creek Phase I, an addition to the City of Killeen, Texas, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed records of Bell County, Texas.

Executed this 15th day of MAY, A.D. 2012.

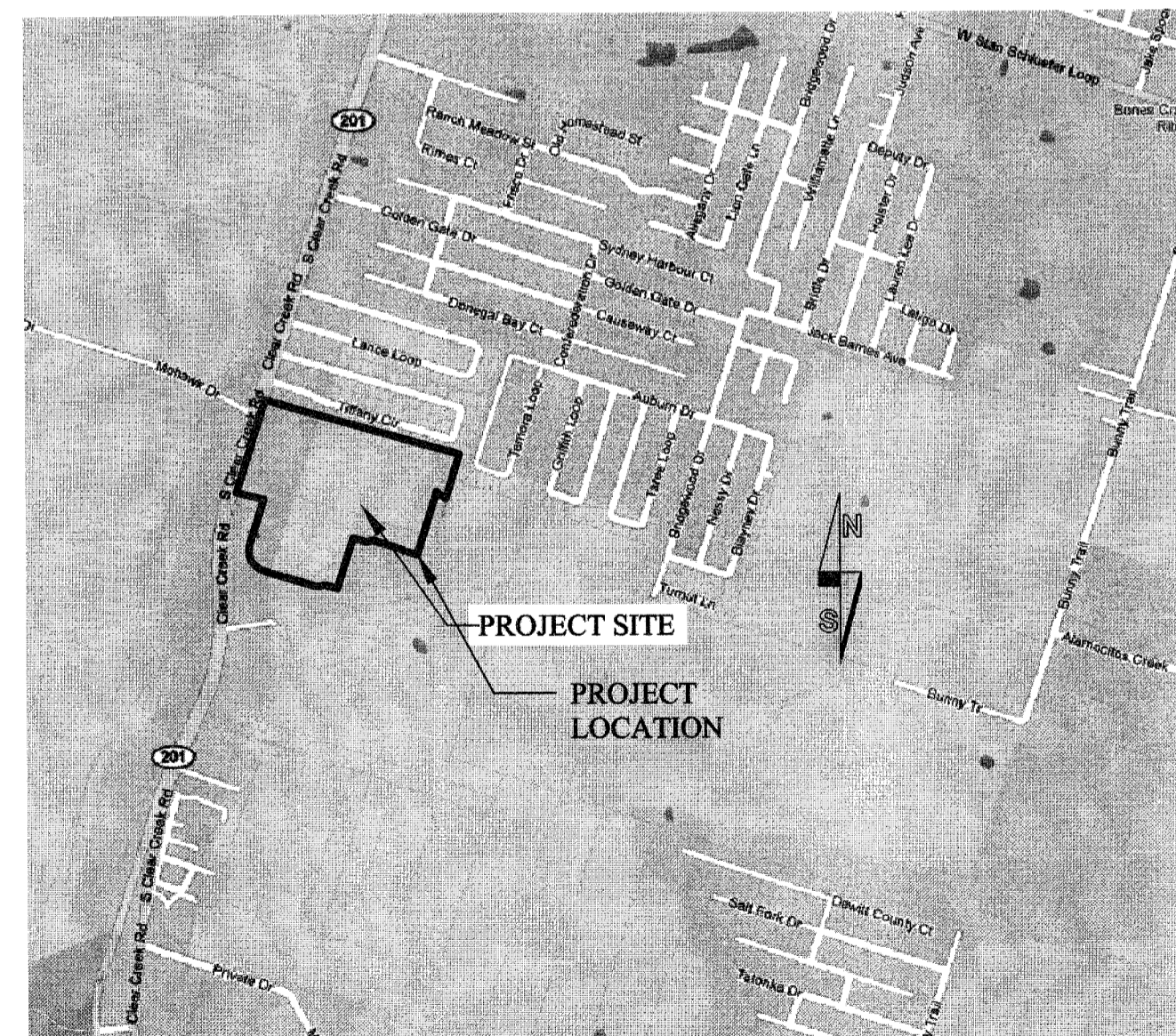
For: WBW DEVELOPMENT, LTD.,
By: WBW DEVELOPMENT MANAGEMENT, LLC,
General Partner
[Signature]
Bruce Whitis, President

NOTES:

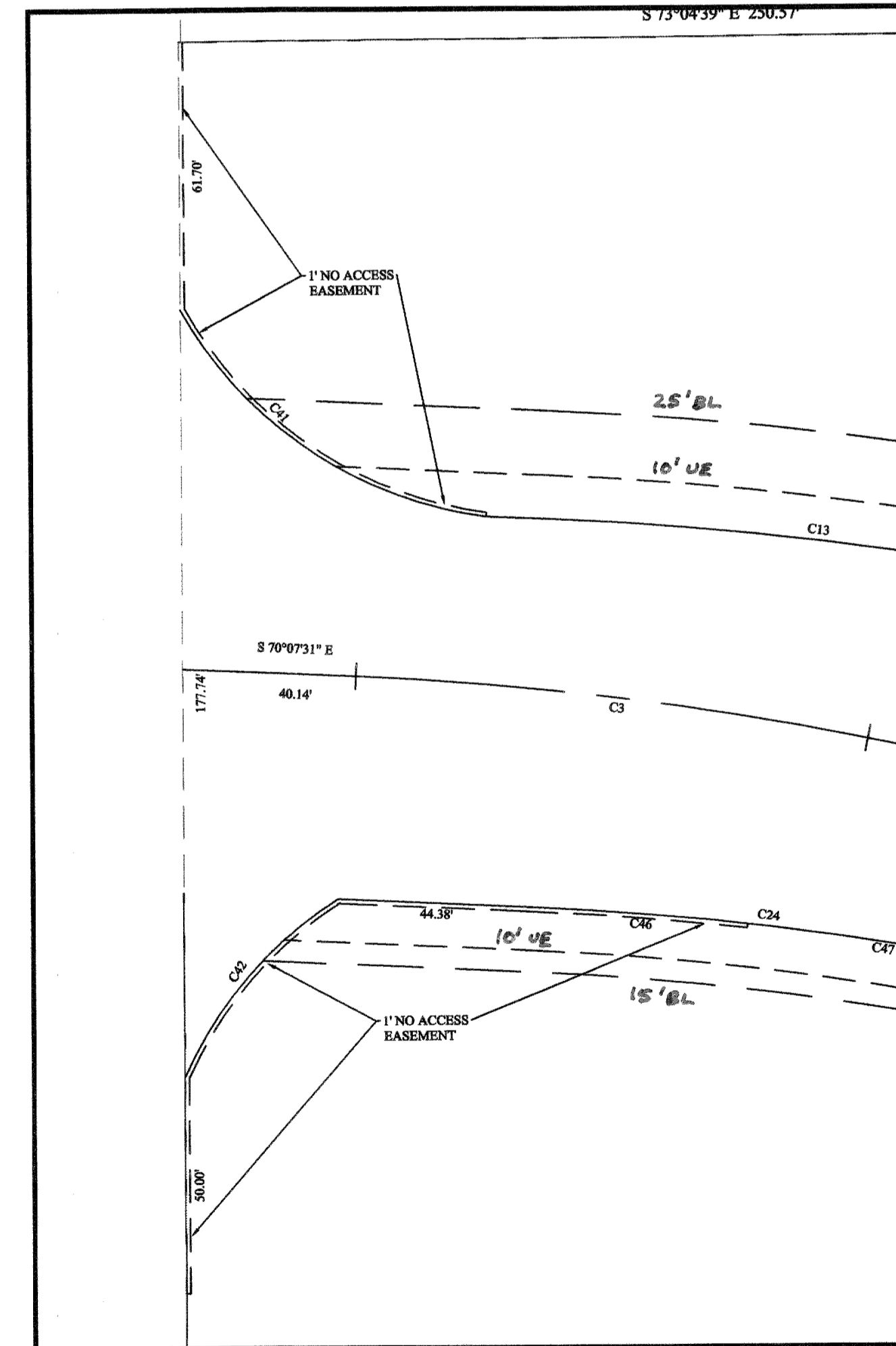
- Access to Mohawk Drive shall not be permitted for Lot 1 Block 1, Lots 1 and 40 Block 2, Lots 1 and 37 Block 3, Lots 1 and 21 Block 4, Lots 1 and 22 Block 5, Lot 1 Block 6, Lots 1-12 Block 7, and Lots 1-13 Block 8.
- Coolcreek Drive, north of Mohawk Drive, is intended to be a 31' wide street (from back-of-curb to back-of-curb).
- Any future driveways on Lot 1 Block 9 and Lots 1 and 2 Block 10, will need a TXDOT driveway permit, and they will need to meet TXDOT minimum driveway spacing (currently 425') and site distance requirements.
- Arrow indicates that the stormwater runoff from one lot must flow directly onto the other lot, without impediment or diversion to other lots.

**FINAL PLAT OF
THE LANDING AT CLEAR CREEK PHASE I
TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS
BEING PART OF THE John E. Maddera Sur., A-600
BELL COUNTY, TEXAS**

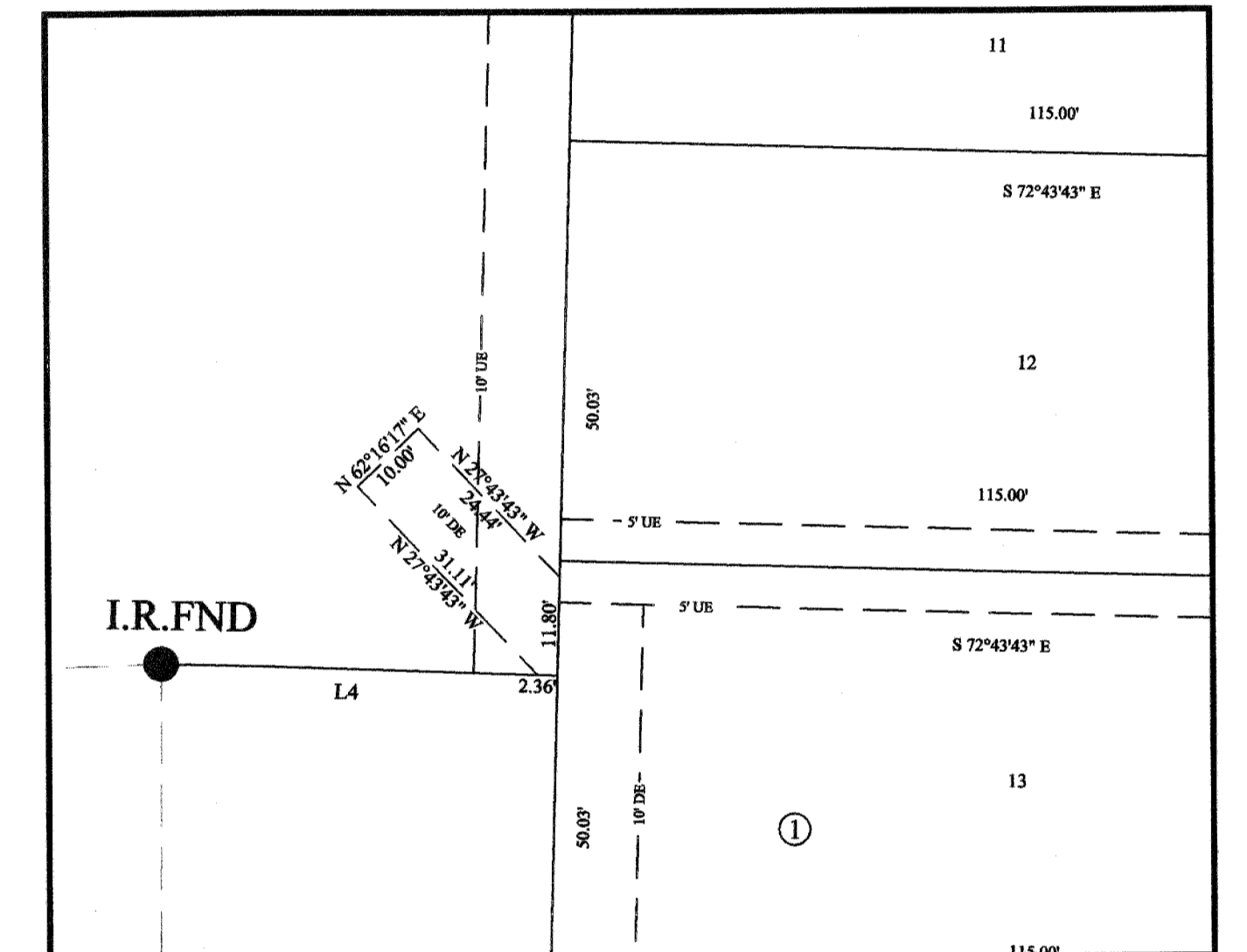
No portion of this tract is within a Special Flood Hazard Area per FEMA's Flood Insurance Rate Map (FIRM) Panel for Bell County, Texas dated September 26, 2008, panel number 48027C0260 E. The Surveyor does not certify as to the accuracy or inaccuracy of said information and does not warrant or imply that structures placed within any of the platted areas will be free from flooding or flood damage.



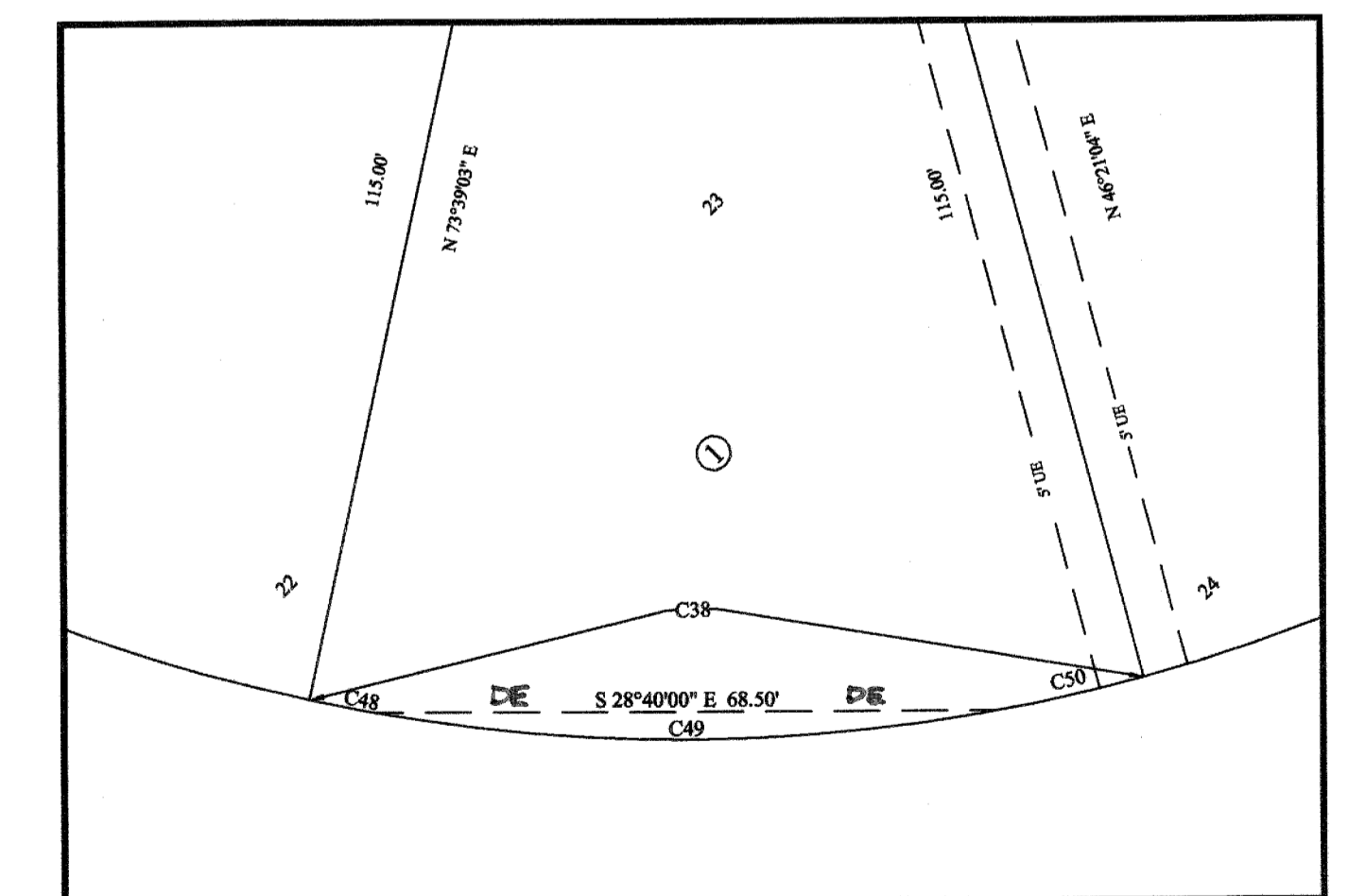
LOCATION MAP
N.T.S.



INSET DETAIL "A"
SCALE 1" = 30'



INSET DETAIL "B"
SCALE 1" = 20'



INSET DETAIL "C"
SCALE 1" = 20'

REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION
4	UPDATED BENCHMARK INFORMATION	5/15/2012	BTW	TOTAL SIZE: 49.33 ACRES
3	ADDED INSETS B AND C	5/14/2012	BTW	TOTAL BLOCKS: 11
2	ADDED AVIGATION NOTE AND NOTE 1	07/28/2011	BTW	TOTAL LOTS: 200
1	ORIGINAL RELEASE	07/08/2011	BTW	TOTAL TRACTS: 0

PROJECT NUMBER: CS01
CLIENT NAME: W & B DEVELOPMENT
CLIENT LOCATION: KILLEEN, TX

APPROVED BY: SAB
AUTHORIZED BY: WBW

BENCHMARK
TXDOT Control Point # 4 5/8" IR WITH ALUMINUM CAP STA 61+00 SH 201 (Clear Creek Rd.) ELEVATION = 1029.25

**FINAL PLAT OF
THE LANDING AT CLEAR CREEK PHASE I
CITY OF KILLEEN, 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 2
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LEGEND

- A.E. ACCESS BASEMENT
- BM BENCHMARK
- D.E. DRAINAGE AREA
- ELEV. ELEVATION
- N.T.S. NOT TO SCALE
- NO. NUMBER
- RE REFERENCE
- REV. REVISION
- TBM TEMPORARY BENCHMARK
- TYP. TYPICAL
- UTILITY UTILITY BASEMENT
- IRON ROD FOUND
- CHANGE IN BEARING
- SEE NOTE 4
- BLOCK NUMBERS

TUCKER SUBDIVISION FIRST EXTENSION
CAB. A, SL.374-D.B.C.D.R.

BRIDGEWOOD
ADDITION PHASE 2
CAB. D, SL.106 A-C,
P.R.B.C.

REMAINDER OF WBW
DEVELOPMENT LTD.
DOC #2012-18996
B.C.D.R.

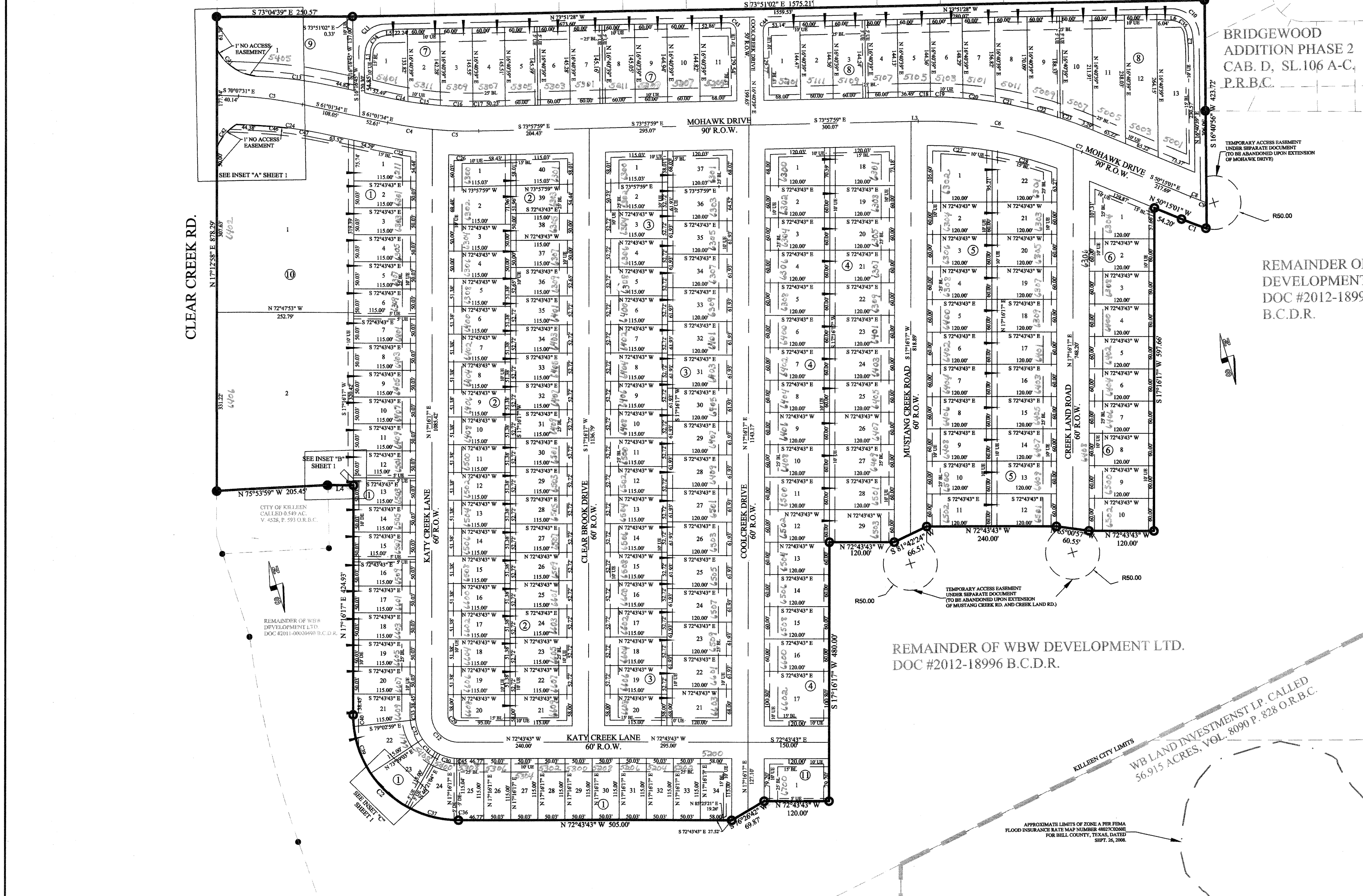
REAVIS FAMILY ESTATE TRUST
INST. # 2007-00027123
B.C.D.R.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 21°05'57" W	20.14'
L2	S 11°51'43" W	24.24'
L3	S 73°57'59" E	13.19'
L4	N 72°24'44" E	47.34'
L5	N 78°39'49" W	16.46'
L6	S 69°02'30" E	22.61'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	795.00'	49.64'	49.63'	N 52°02'22" W	0°34'39"
C2	195.00'	306.31'	275.77'	N 27°43'43" W	90°00'00"
C3	750.00'	119.11'	118.98'	S 65°34'33" E	09°05'57"
C4	750.00'	83.67'	83.67'	S 64°13'20" E	06°23'31"
C5	750.00'	85.67'	85.67'	S 70°41'32" E	06°32'53"
C6	750.00'	293.06'	291.20'	S 62°46'20" E	22°23'18"
C7	750.00'	17.38'	17.38'	S 50°54'51" E	01°19'40"
C8	750.00'	19.34'	19.34'	S 50°59'20" E	1°28'38"
C9	750.00'	10.72'	10.72'	S 52°08'13" E	0°49'10"
C10	50.00'	79.01'	71.04'	N 28°35'24" W	50°32'06"
C11	50.00'	78.42'	70.63'	S 61°12'38" W	89°51'47"
C12	50.00'	78.54'	70.71'	N 27°43'43" W	90°00'00"
C13	795.00'	140.05'	139.87'	S 66°04'22" E	10°05'37"
C14	705.00'	28.83'	28.83'	S 62°11'52" E	02°20'36"
C15	705.00'	60.54'	60.52'	S 65°49'45" E	04°55'11"
C16	705.00'	60.08'	60.06'	S 70°43'50" E	04°52'58"
C17	705.00'	9.77'	9.77'	S 73°34'09" E	00°47'40"
C18	795.00'	23.52'	23.52'	S 73°07'08" E	01°41'42"
C19	795.00'	60.11'	60.09'	S 70°06'19" E	04°19'55"
C20	795.00'	60.54'	60.53'	S 65°45'27" E	04°21'48"
C21	795.00'	61.35'	61.33'	S 61°21'55" E	04°25'16"
C22	795.00'	62.57'	62.55'	S 56°54'01" E	04°30'33"
C23	795.00'	60.99'	60.97'	S 52°26'52" E	04°23'43"
C24	705.00'	111.86'	111.84'	S 65°34'33" E	09°05'57"
C25	795.00'	62.70'	62.68'	S 63°17'08" E	04°31'08"
C26	795.00'	56.60'	56.59'	S 71°55'35" E	04°04'46"
C27	705.00'	120.60'	120.45'	S 67°46'41" E	09°48'03"
C28	705.00'	124.34'	124.18'	S 57°49'30" E	10°08'18"
C29	20.00'	31.42'	28.28'	N 27°43'43" W	90°00'00"
C30	80.00'	37.34'	37.00'	N 57°01'13" W	26°44'35"
C31	80.00'	38.12'	37.76'	N 29°59'57" W	27°17'59"
C32	80.00'	38.12'	37.76'	N 02°41'58" W	27°17'59"
C33	80.00'	8.83'	8.82'	N 14°06'39" E	06°19'16"
C34	44.00'	61.82'	56.71'	N 61°13'04" E	80°14'18"
C35	40.00'	56.48'	51.90'	S 28°35'23" E	80°54'13"
C36	195.00'	3.26'	3.26'	N 72°14'58" W	00°57'30"
C37	195.00'	95.71'	94.75'	N 57°42'34" W	28°07'17"
C38	195.00'	92.91'	92.03'	N 29°59'57" W	27°17'59"
C39	195.00'	92.91'	92.03'	N 02°41'58" W	27°17'59"
C40	195.00'	21.51'	21.50'	N 14°06'39" E	06°19'16"
C41	94.00'	88.71'	85.45'	S 38°11'24" E	54°04'11"
C42	94.00'	84.98'	84.20'	S 38°11'03" E	33°30'52"
C43	15.00'	23.70'	21.31'	N 28°35'24" W	90°32'06"
C44	15.00'	23.42'	21.11'	N 61°24'36" E	89°27'54"
C45	80.00'	3.26'	3.26'	N 71°33'37" W	02°20'12"
C46	705.00'	50.37'	50.36'	N 68°04'43" W	04°05'36"
C47	705.00'	61.59'	61.57'	N 63°31'44" W	05°00'20"
C48	195.00'	7.49'	7.49'	S 74°21'01" E	21°02'07"
C49	195.00'	68.85'	68.50'	S 28°40'00" E	20°13'51"
C50	195.00'	16.56'	16.56'	S 41°12'55" E	4°52'01"



REV.	DESCRIPTION	DATE	BY
5	UPDATED BENCHMARK INFORMATION	5/15/2012	BTW
4	ADDED INSETS B AND C	5/14/2012	BTW
3	EXTENDED KATY CREEK TO EDGE OF SUB. AND ADJUSTED LOT SIZES ON LOTS 2-19 BLOCK 2.	12/14/2011	BTW
2	REVISED STREET NAMES PER CITY REQUEST, ADDED TURNAROUND ON MOHAWK DRIVE, REVISED MOHAWK INTERSECTION WITH CLEAR CREEK ROAD PER TXDOT SPECIFICATIONS	07/08/2011	BTW
1	ORIGINAL RELEASE	07/08/2011	BTW

PROJECT INFORMATION

TOTAL SIZE: 49.33 ACRES
TOTAL BLOCKS: 11
TOTAL LOTS: 200
TOTAL TRACTS: 0

BENCHMARK

TXDOT Control Point # 4
5/8" IR WITH ALUMINUM CAP
STA 61+00 SH 201 (Clear Creek Rd.)
ELEVATION = 1029.25

GRAPHIC SCALE

0 100' 200' 300'
IN FEET

FINAL PLAT OF
THE LANDING AT CLEAR CREEK PHASE I
CITY OF KILLEEN, 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
2
OF
2