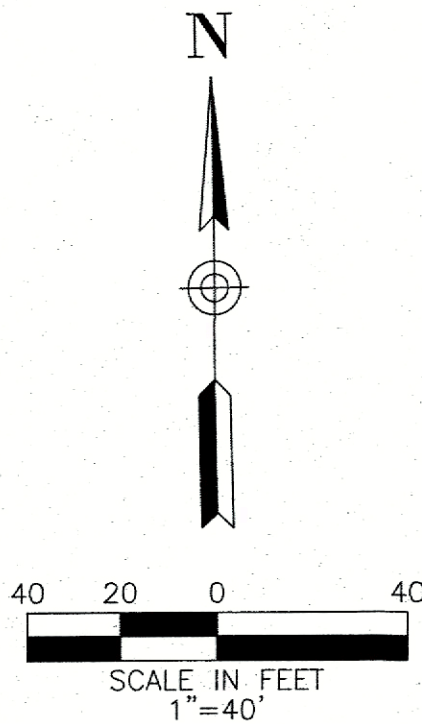


LOCATION MAP
SCALE: 1"=2000'

LEGEND OF ABBREVIATIONS

O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS
D.R.B.C.T. DEED RECORDS, BELL COUNTY, TEXAS
P.R.B.C.T. PLAT RECORDS, BELL COUNTY, TEXAS
C.M. CONTROLLING MONUMENT
CAB, SLIDE CABINET & SLIDE

● FOUND/SET MONUMENT (SEE LABEL)
— SUBJECT PROPERTY LINE
--- ADJOINING PROPERTY LINE
--- EXISTING EASEMENT LINE
--- PROPOSED EASEMENT LINE



GENERAL NOTES

- The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, Central Zone (4203) is derived from GPS Observations using the Allterra RTK Network and adjusted to surface using a scale factor of 1.00012.
- Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
- The purpose of this plat is to create two recorded lots out of one previously recorded lot.
- Appurtenances for dry utilities may be placed above ground in underground utility easements.
- Water impact fees are hereby assessed and established in accordance with City of Killeen Ordinance No. 21-015 at a rate of \$1.161 per service unit. Wastewater impact fees are hereby assessed and established in accordance with City of Killeen Ordinance No. 21-015 at a rate of \$418 per service unit. Impact fees shall be paid at the time of building permits.
- Park development fees are not required in accordance with Sec. 26-129(B)(1).
- All items submitted under subsection 26-51(e) shall be in compliance with the city's currently adopted zoning, construction standards, infrastructure design and development standards manual, drainage design manual, thoroughfare plan, and master plans, except as otherwise allowed by state law.

STATE OF TEXAS §
COUNTY OF BELL §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS WBW Land Investments, LP, 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 II, 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 remise, and release any right or cause of action which it may now have or which it may have in the future against the CITY, whether such claims be for injury to person or damage to property due to noise, vibrations, 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 II, 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 8th day of September, A.D., 2025

For: WBW Land Investments, LP

Signature — Authorized Representative

Bruce Whitis, President

Printed Name & Title

By: WBW Land Investments GP, LLC
its general partner

AFFIDAVIT:

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 4th day of September, 2025 A.D.

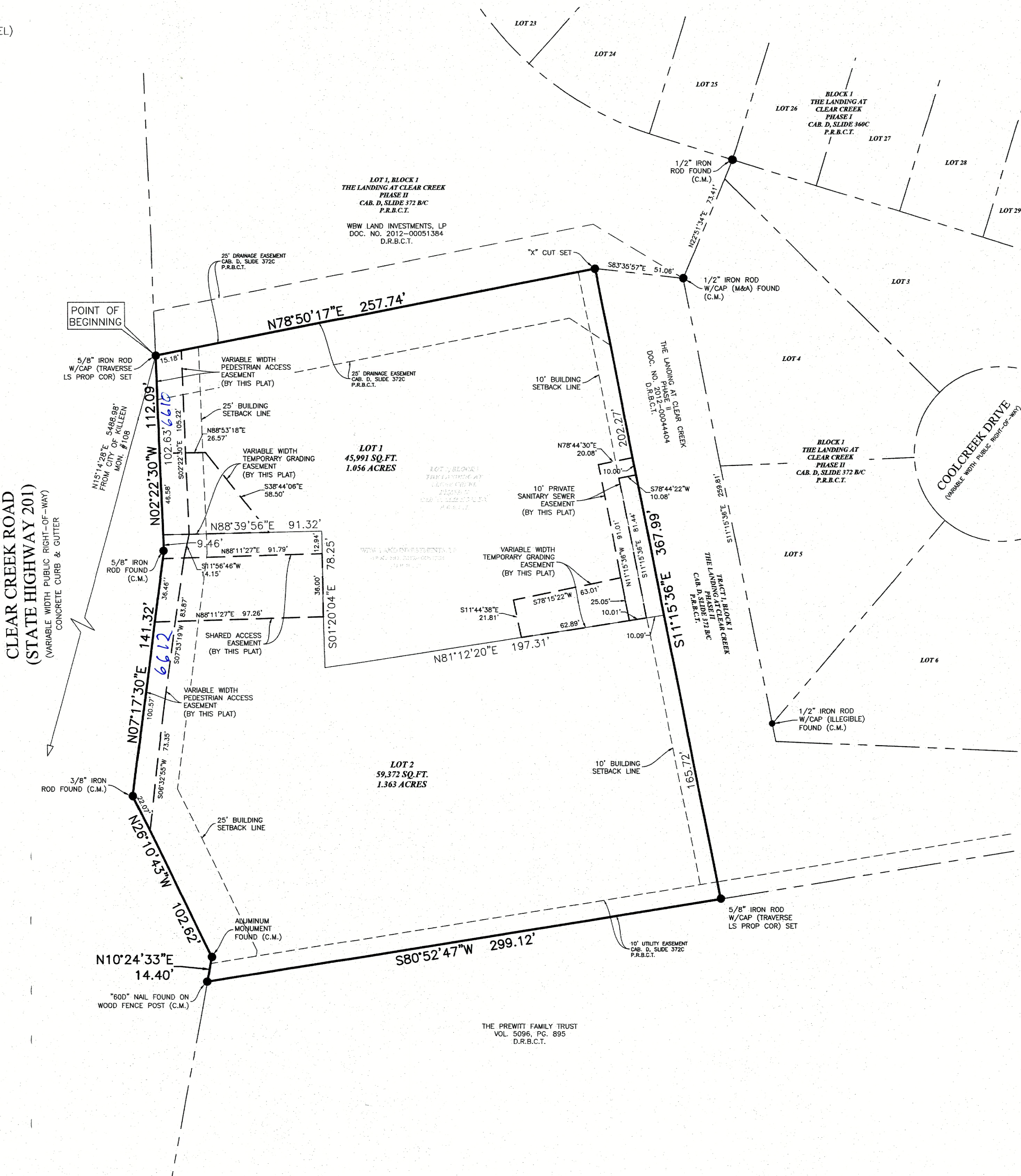
By: [Signature]
Bell County Tax Appraisal District

FLOOD NOTES

No portion of the subject property shown hereon lies within the 100 year flood hazard area according to the Flood Insurance Rate Map, Community Panel No. 48027C0275E, dated September 26, 2008. The subject property is located in the area designated as Zone "X", (areas determined to be outside the 0.2% annual chance floodplain).

FINAL PLAT
THE LANDING AT CLEAR
CREEK PHASE II, REPLAT NO. 1

LOTS 1 & 2
BEING 2.419 ACRES
OUT OF THE J.E. MADDERA SURVEY,
ABSTRACT NO. 600
BEING A REPLAT OF LOT 2, BLOCK 1
THE LANDING AT CLEAR CREEK PHASE II
CITY OF KILLEEN, BELL COUNTY, TEXAS



STATE OF TEXAS §
COUNTY OF BELL §

WHEREAS WBW Land Investments, LP are the owners of a 2.419 acre tract of land situated in the J.E. Maddera Survey, Abstract No. 600, being all of Lot 2, Block 1 of The Landing at Clear Creek Phase II, an addition to the City of Killeen, according to the plat thereof recorded in Cabinet D, Slide 372 B/C of the Plat Records of Bell County, Texas (P.R.B.C.T.) being that same tract of land conveyed to said WBW Land Investments, LP by deed recorded in Document No. 2012-00051384 of the Deed Records of Bell County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod set with a cap stamped "Traverse LS Prop Cor" for the Northwest corner of said Lot 2, some being the Southwest corner of Lot 1, Block 1 of said The Landing at Clear Creek Phase II and lying on the East right-of-way line of Clear Creek Road (variable width right-of-way);

THENCE North 78 Degrees 50 Minutes 17 Seconds East, departing the East right-of-way line of said Clear Creek Road, with the North line of said Lot 2 and with the South line of said Lot 1, a distance of 257.74 feet to an "X" cut set for corner, said point being the Northeast corner of said Lot 2, same being a Southeast corner of said Lot 1 and being the Northwest corner of Tract 1, Block 1 of said The Landing at Clear Creek Phase II;

THENCE South 11 Degrees 15 Minutes 36 Seconds East, with the West line of said Tract 1 and with the East line of said Lot 2, a distance of 367.99 feet to a 5/8 inch iron rod set with a cap stamped "Traverse LS Prop Cor", said point being the Southeast corner of said Lot 2, same being the Southwest corner of said Tract 1 and lying on the North line of a tract of land conveyed to The Prewitt Family Trust by deed recorded in Volume 5096, Page 895, of the Deed Records of Bell County, Texas;

THENCE South 80 Degrees 52 Minutes 47 Seconds West, with the South line of said Lot 2, and with the North line of said Prewitt Family Trust tract, a distance of 299.12 feet to a 60D Nail found on a wood fence post for the Southwest corner of said Lot 2, same being the Northwest corner of said Prewitt Family Trust tract and lying on the East right-of-way line of said Clear Creek Road;

THENCE North 10 Degrees 24 Minutes 33 Seconds East, with the East right-of-way line of said Clear Creek Road, a distance of 14.40 feet to an Aluminum monument found for corner;

THENCE North 26 Degrees 10 Minutes 43 Seconds West, continuing with the East right-of-way line of said Clear Creek Road, a distance of 102.62 feet to a 3/8 inch iron rod found for corner;

THENCE North 07 Degrees 17 Minutes 30 Seconds East, continuing with the East right-of-way line of said Clear Creek Road, a distance of 141.32 feet to a 5/8 inch iron rod found for corner;

THENCE North 02 Degrees 22 Minutes 30 Seconds West, continuing with the East right-of-way line of said Clear Creek Road, a distance of 112.09 feet to the POINT OF BEGINNING and containing 105,363 square feet or 2.419 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT WBW Land Investments, LP, whose address is 3000 Illinois Ave, Ste. 100, Killeen, Texas, 76543, being sole owner of 2.419 acres of land described in this plat, shown and attached hereto and incorporated herein for all purposes, does hereby subdivide the herein described property into lots and blocks, according to the plat hereof, to be known as THE LANDING AT CLEAR CREEK PHASE II, to the City of Killeen, Bell County, Texas, as shown by the plat thereof, attached hereto, and made a part hereon, an approved by the City of Killeen, Bell County, Texas does hereby adopt said THE LANDING AT CLEAR CREEK PHASE II, as an addition to the City of Killeen, Bell County, Texas, and for the purpose of said land by its owners and for all other purposes; and does hereby dedicate to the City of Killeen, all streets, avenues, road, drives, alleys and associated potable water, sanitary sewer, and storm sewer systems as shown on said plat, and final construction drawings the same to be used as public thoroughfares and public utilities when and as authorized by the City of Killeen, Bell County, Texas.

The utility and drainage easements shown on said plat are dedicated to the City of Killeen for installation and maintenance and all public utilities and drainage utilities, which the city may elect to install and maintain or permit to be installed or maintained.

WITNESS the execution hereof, on this 31 day of July, 2025

For: WBW Land Investments, LP

By: WBW Land Investments GP, LLC
its general partner

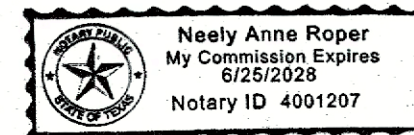
Signature — Authorized Representative

Bruce Whitis, President

Printed Name & Title

This instrument was acknowledged before me on the 31st day of July, 2025, by Bruce Whitis in his capacity as agent of WBW Land Investments, LP, a Texas limited partnership, in its capacity as general partner of WBW Land Investments, LP, a Texas limited partnership, on behalf of said limited partnership.

Notary Public, Signature



Approved this 17 day of July, 2025 by the Executive Director of Development Services or Designee.

Executive Director, OR Designee Walter Meslin

Planning Assistant John Lando

FILED FOR RECORD this 09 day of September, 2025. In year 2025. Plat # 048850, Plat Records of Bell County, Texas. Dedication Instrument # 2025043850, Official Records, Bell County, Texas.

By: K. Foster Deputy Clerk

KNOW ALL MEN BY THESE PRESENTS:

That I, David F. McCullah, 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, Texas, and in accordance with State surveying standards.

David F. McCullah
David F. McCullah
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4023



SURVEYOR

TRAVERSE
LAND SURVEYING LLC

14200 Midway Road, Suite 130, Dallas, TX 75244 | T: 469.784.9321
W: TraverseLandSurveying.com | Texas Firm No. 10194631

Surveying | Construction Staking | Platting
Date: 07/07/25 Project No.: TR-513-24