

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 27.87 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 II, as shown by the plat hereof, attached hereto, and made a part hereof, 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 II, 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.

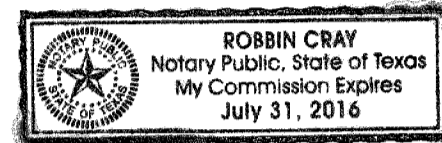
Grantor does hereby give, grant and convey to the City of Killeen, the drainage areas shown as Tract 1 on the plat.

WITNESS the execution hereof, on this 24th day of August, 2012

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

This instrument was acknowledged before me on the 24th day of August, 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



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

APPROVED this 21st day of May, 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 12 day of June, 2012 by the City Council of the City of Killeen, Bell County, Texas.

*[Signature]*  
MAYOR, CITY OF KILLEEN

*[Signature]*  
ATTEST: CITY SECRETARY

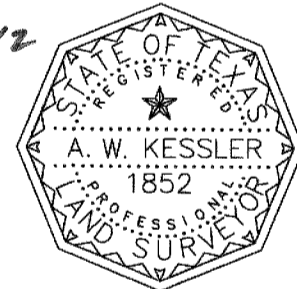
FILED FOR RECORD this 26th day of October, 2012, in Cabinet D, Slides 372 B/C, Plat Records of Bell County, Texas, and Instrument No. 20044404 Official Records, Bell County, Texas.

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]*  
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 30th Day of August, 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 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 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 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 24th day of August, A.D. 2012

NOTES:

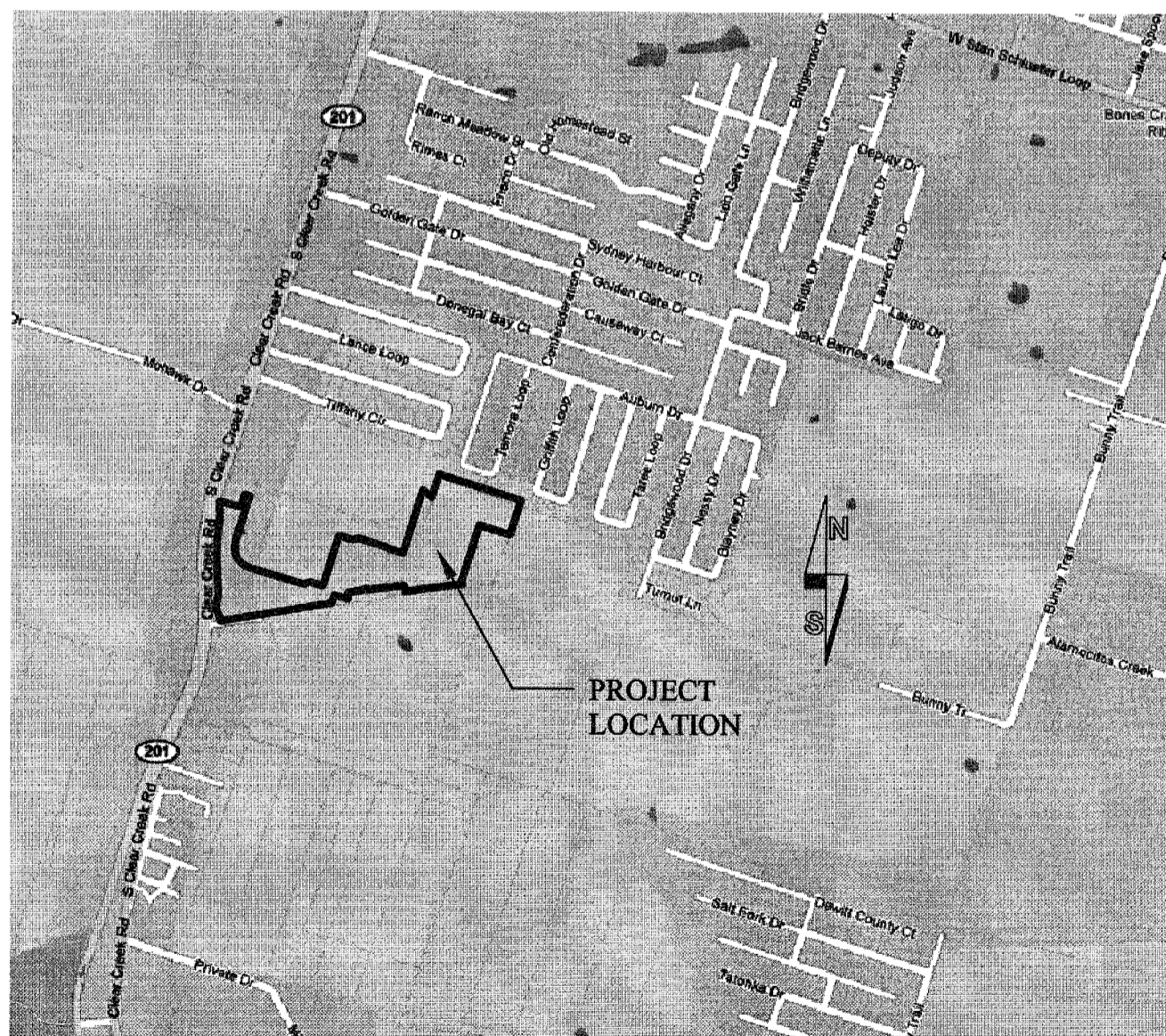
- Access to Mohawk Drive shall not be permitted for Lot 1 Block 5, Lots 9 and 10 Block 7, and Lot 9 Block 8.
- Driveway access to Lot 2 Block 1 shall coincide with the existing centerline of the curb cut for an existing driveway as noted on sheet 2. Any future driveway on Lot 1 Block 1 will need a TXDOT driveway permit, and the location 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. Drainage plans presented by the homebuilder for each individual lot must allow storm water to pass from upstream lots to the downstream lots without impediment.
- Sidewalks and all pedestrian appurtenances will be required along all street frontages of tracts, drainage easements and /or any publicly dedicated improvements. Does not apply to Lot 2 Block 6.
- Appurtenances for dry utilities may be placed above ground in underground utility easements.

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

CURVE TABLE

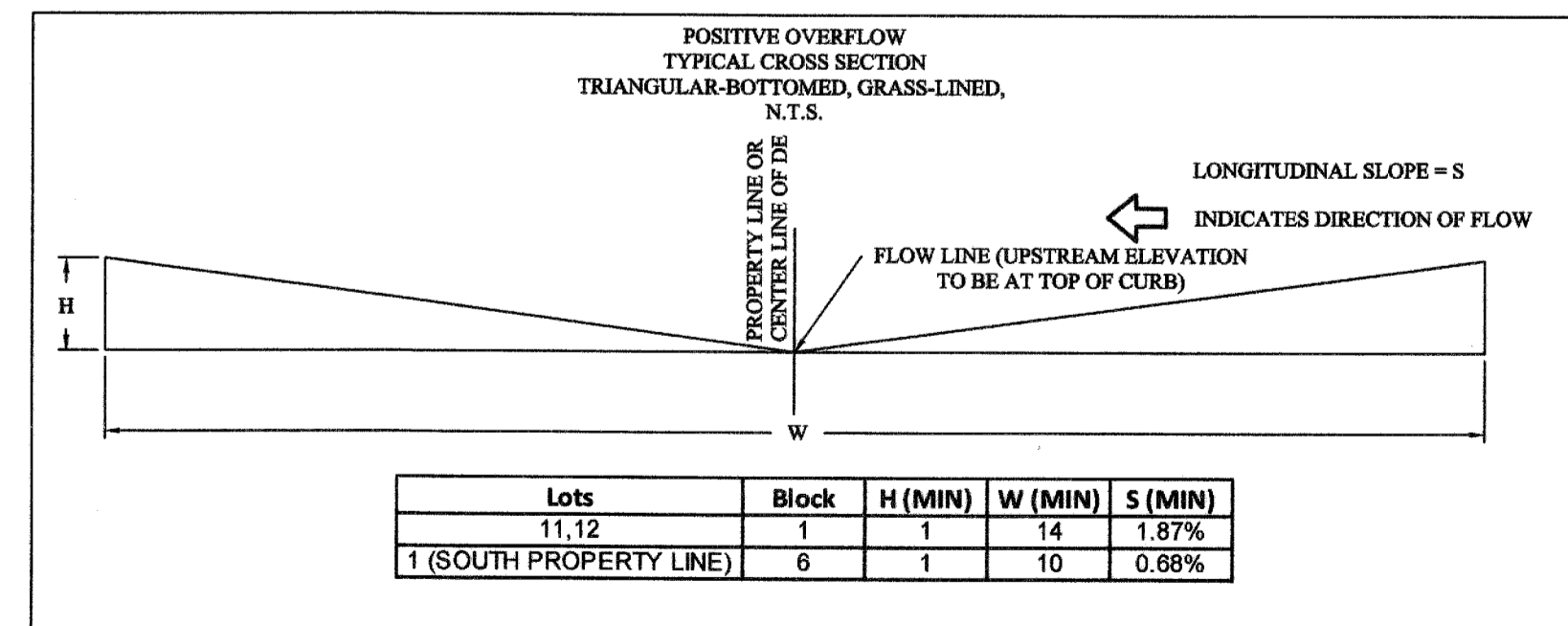
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1804.86	390.84	390.08	S 03°51'56" W	12°24'26"
C2	70.00'	33.32'	33.01'	N 02°20'42" E	27°16'25"
C3	250.00'	99.39'	98.73'	N 69°12'57" E	22°46'40"
C4	220.00'	190.16'	184.29'	N 82°35'19" E	49°31'24"
C5	795.00'	49.64'	49.63'	N 52°02'22" W	3°34'39"
C6	195.00'	306.31'	275.77'	N 27°43'43" W	90°00'00"
C7	23.00'	29.74'	28.01'	S 51°20'49" W	68°09'05"
C8	250.00'	60.25'	60.11'	S 79°38'00" E	13°48'33"
C9	250.00'	43.65'	43.59'	N 88°27'37" E	10°00'13"
C10	250.00'	54.62'	54.51'	N 74°20'45" E	12°31'04"
C11	250.00'	79.16'	78.83'	N 66°53'53" E	18°08'32"
C12	250.00'	136.93'	135.22'	S 88°20'25" E	31°22'52"
C13	250.00'	103.90'	103.16'	N 05°21'54" E	23°48'46"
C14	100.00'	49.85'	49.34'	S 02°59'23" W	28°33'47"
C15	750.00'	51.55'	51.54'	S 54°34'32" E	3°56'18"
C16	750.00'	207.37'	206.71'	S 64°27'57" E	15°50'32"
C17	705.00'	260.48'	259.00'	N 61°48'07" W	21°10'11"
C18	49.90'	62.56'	58.55'	N 52°10'40" W	71°50'32"
C19	49.90'	41.16'	40.00'	S 68°27'20" W	47°15'37"
C20	49.94'	41.15'	40.00'	S 21°17'57" W	47°12'58"
C21	50.00'	41.15'	40.00'	S 25°51'26" E	47°09'23"
C22	50.07'	39.31'	38.31'	S 72°16'10" E	44°59'16"
C23	55.19'	41.60'	40.63'	S 51°59'54" W	43°11'35"
C24	55.00'	13.07'	13.04'	S 24°04'47" W	13°36'59"
C25	280.00'	44.08'	44.03'	S 77°14'18" E	9°01'10"
C26	220.00'	12.92'	12.92'	S 74°24'39" E	3°21'52"
C27	280.00'	10.53'	10.53'	N 84°32'11" E	2°09'20"
C28	220.00'	15.56'	15.56'	N 85°29'05" E	4°03'09"
C29	280.00'	53.73'	53.64'	N 75°15'54" E	10°59'38"
C30	220.00'	55.63'	55.49'	N 73°10'18" E	14°29'20"
C31	220.00'	31.10'	31.08'	N 61°52'37" E	8°06'02"
C32	280.00'	71.46'	71.26'	N 65°08'17" E	14°33'21"
C33	280.00'	102.62'	101.95'	S 83°08'22" E	20°58'45"
C34	130.00'	31.43'	31.35'	S 04°21'56" E	13°51'09"
C35	130.00'	33.38'	33.29'	S 09°54'58" W	14°42'38"
C36	70.00'	19.07'	19.02'	S 03°29'07" E	15°36'46"
C37	280.10'	43.52'	43.47'	N 02°12'09" W	8°54'06"
C38	280.10'	59.13'	59.02'	N 08°17'46" E	12°05'43"
C39	280.13'	13.77'	13.77'	N 16°42'20" E	2°48'57"
C40	220.00'	23.52'	23.51'	N 14°12'32" E	6°07'29"
C41	220.00'	67.92'	67.65'	N 02°18'09" E	17°41'17"
C42	795.00'	19.46'	19.46'	S 54°31'44" E	1°24'08"
C43	795.00'	116.48'	116.38'	S 63°54'39" E	8°23'41"
C44	795.00'	59.37'	59.35'	S 70°14'51" E	4°16'43"
C45	705.00'	47.58'	47.57'	S 70°27'12" E	3°52'01"
C46	70.00'	15.82'	15.79'	S 10°47'47" W	12°57'01"
C47	55.22'	10.93'	10.91'	S 81°41'19" W	11°20'30"
C48	280.00'	58.36'	58.25'	N 63°47'51" E	11°56'28"
C49	195.00'	68.85'	68.50'	N 28°40'00" W	20°13'51"
C50	195.00'	62.72'	62.45'	N 08°03'25" E	18°25'42"
C51	195.00'	8.48'	8.48'	N 71°26'57" W	2°29'33"
C52	40.40'	37.98'	36.60'	N 20°23'34" E	5°52'06"
C53	220.00'	81.19'	80.73'	N 68°23'58" E	21°08'42"
C54	220.00'	108.96'	107.85'	S 86°50'20" E	28°22'42"
C55	49.86'	103.92'	86.10'	N 75°44'18" W	119°25'56"

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.



REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION
4	ADDED TABLE TO POSITIVE OVERFLOW TYP. CROSS SECTION	08/23/2012	BTW	TOTAL SIZE: 27.87 ACRES
3	REVISED NOTE 3 AND ADDED NOTES 4 AND 5	5/3/2012	BTW	TOTAL BLOCKS: 8
2	REVISED NOTE 2	4/18/2012	BTW	TOTAL LOTS: 72
1	ORIGINAL RELEASE	4/12/2012	BTW	TOTAL TRACTS: 1
PROJECT NUMBER: TL02				COMMERCIAL TRACTS: 2
CLIENT NAME: W & B DEVELOPMENT				
CLIENT LOCATION: KILLEEN, TX				
APPROVED BY: SAB				
AUTHORIZED BY: WBW				

BENCHMARK  
CONCRETE MONUMENT AT S.W. CORNER OF STAN SCHLUEFTER LOOP AND CLEAR CREEK RD  
ELEV: 1013.25

FINAL PLAT OF  
THE LANDING AT CLEAR CREEK PHASE II  
CITY OF KILLEEN, BELL COUNTY, TEXAS

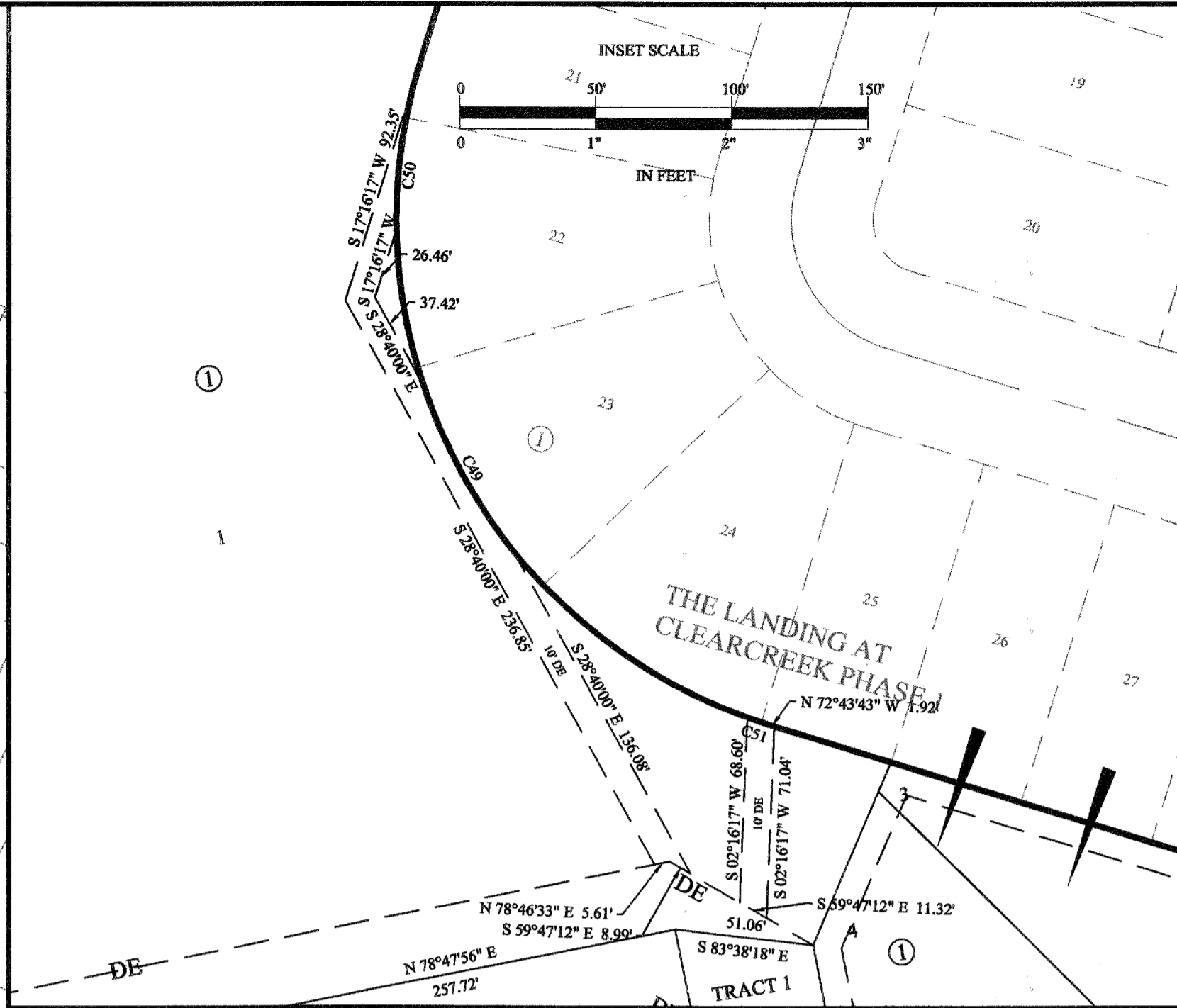
Yalgo, LLC  
3000 Illinois Ave., Suite 100  
Killeen, TX 76543  
PH (254) 953-5353  
FX (254) 953-0032  
Texas Registered  
Engineering Firm F-10264

SHEET  
1  
OF  
2



# LEGEND

- A.E. ACCESS EASEMENT
- BM BENCHMARK
- DA DRAINAGE AREA
- D.E. DRAINAGE EASEMENT
- ELEV. ELEVATION
- N.T.S. NOT TO SCALE
- NO. NUMBER
- RE REFERENCE
- REV. REVISION
- TBM TEMPORARY BENCH MARK
- TYP. TYPICAL
- U.E. UNDERGROUND UTILITY EASEMENT (SEE NOTE 5)
- U.L. UTILITY EASEMENT
- IRON ROD FOUND
- 1" IRON ROD SET
- CHANGE IN BEARING
- SEE NOTE 3
- BLOCK NUMBERS
- SEE POSITIVE OVERFLOW CROSS-SECTION DETAIL



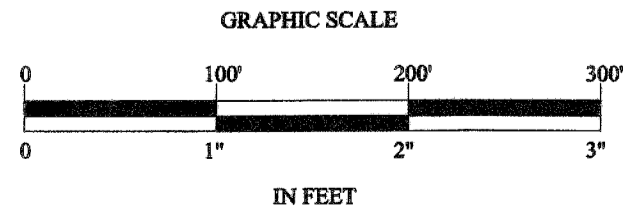
REV.	DESCRIPTION	DATE	BY
3	ADDED CITY LIMITS, CHANGED BL ON L16 B1, ADDED BL TO L2 B6 ADDED REAR UUE TO ALL LOTS, ADDED TIE TO CLEAR CREEK ROAD AND REVISED PROPERTY LINES ON L1 AND 2 B1, AND ADDED A UUE FOR POWER LINES ON SOUTH BOUNDARY	5/4/2012	BTW
2	ADDED NOTE CONCERNING DRIVEWAY PLACEMENT ON LOT 2 BLOCK 1	4/18/2012	BTW
1	ORIGINAL RELEASE	4/12/2012	BTW

PROJECT NUMBER: TL02  
CLIENT NAME: W & B DEVELOPMENT  
CLIENT LOCATION: KILLEEN, TX

APPROVED BY: SAB  
AUTHORIZED BY: WBW

PROJECT INFORMATION
TOTAL SIZE: 27.87 ACRES
TOTAL BLOCKS: 8
TOTAL LOTS: 72
TOTAL TRACTS: 1
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BENCHMARK
CONCRETE MONUMENT AT S.W. CORNER OF STAN SCHLUETER LOOP AND CLEAR CREEK RD
ELEV: 1013.25



## FINAL PLAT OF THE LANDING AT CLEAR CREEK PHASE II 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