

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 46.71 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 III, 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 III, 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.

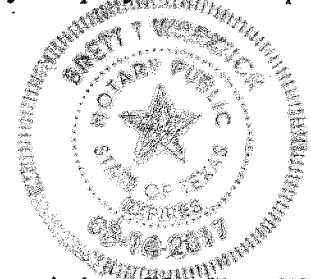
Grantor does hereby give, grant and convey to the City of Killeen, the drainage areas shown as Tracts B and C on the plat.

WITNESS the execution hereof, on this 19 day of June, 2014

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

This instrument was acknowledged before me on the 19 day of June, 2014, 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 24th day of Sept, 2013 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 8 day of October, 2013 by the City Council of the City of Killeen, Bell County, Texas.

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



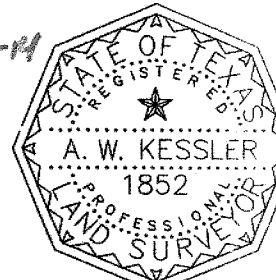
FILED FOR RECORD this 9th day of September, 2014, in Cabinet 2014, Bldgs 94A & 94B, Plat Records of Bell County, Texas, and Instrument No. 2014-0024578 Official Records, Bell County, Texas.

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 boundary 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. 852



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 23 Day of June, A.D. 2014

BELL COUNTY TAX OFFICE  
*[Signature]*

DRAINAGE EASEMENT NOTE:

To allow for proper drainage conditions, all drainage easements shall be properly 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 §  
COUNTY OF BELL §

KNOW ALL MEN BY THESE PRESENTS:

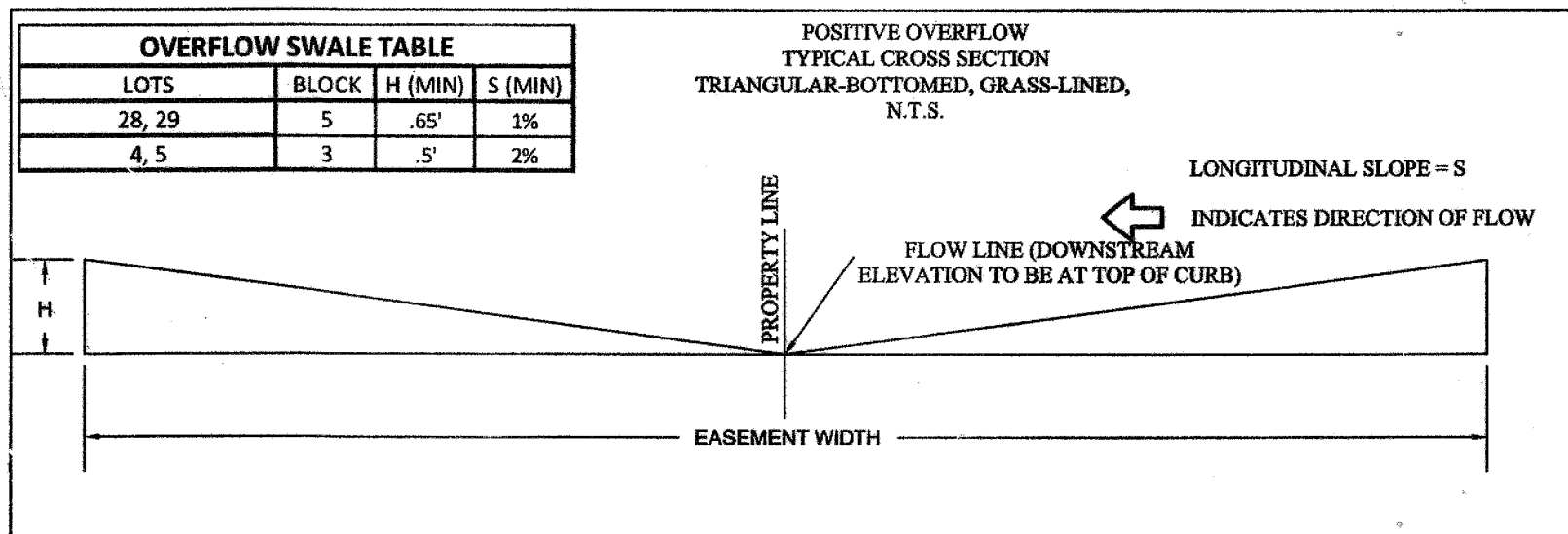
WHEREAS, WBW Development, Ltd., hereinafter called OWNER (whether one or more), is the owner of a certain parcel of land situated in the City of Killeen, Bell County, Texas, being more particularly described as The Landing at Clear Creek Phase III, an addition to the City of Killeen, Bell County, Texas. 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 remis, 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 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 III, 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 19 day of June, A.D., 14

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

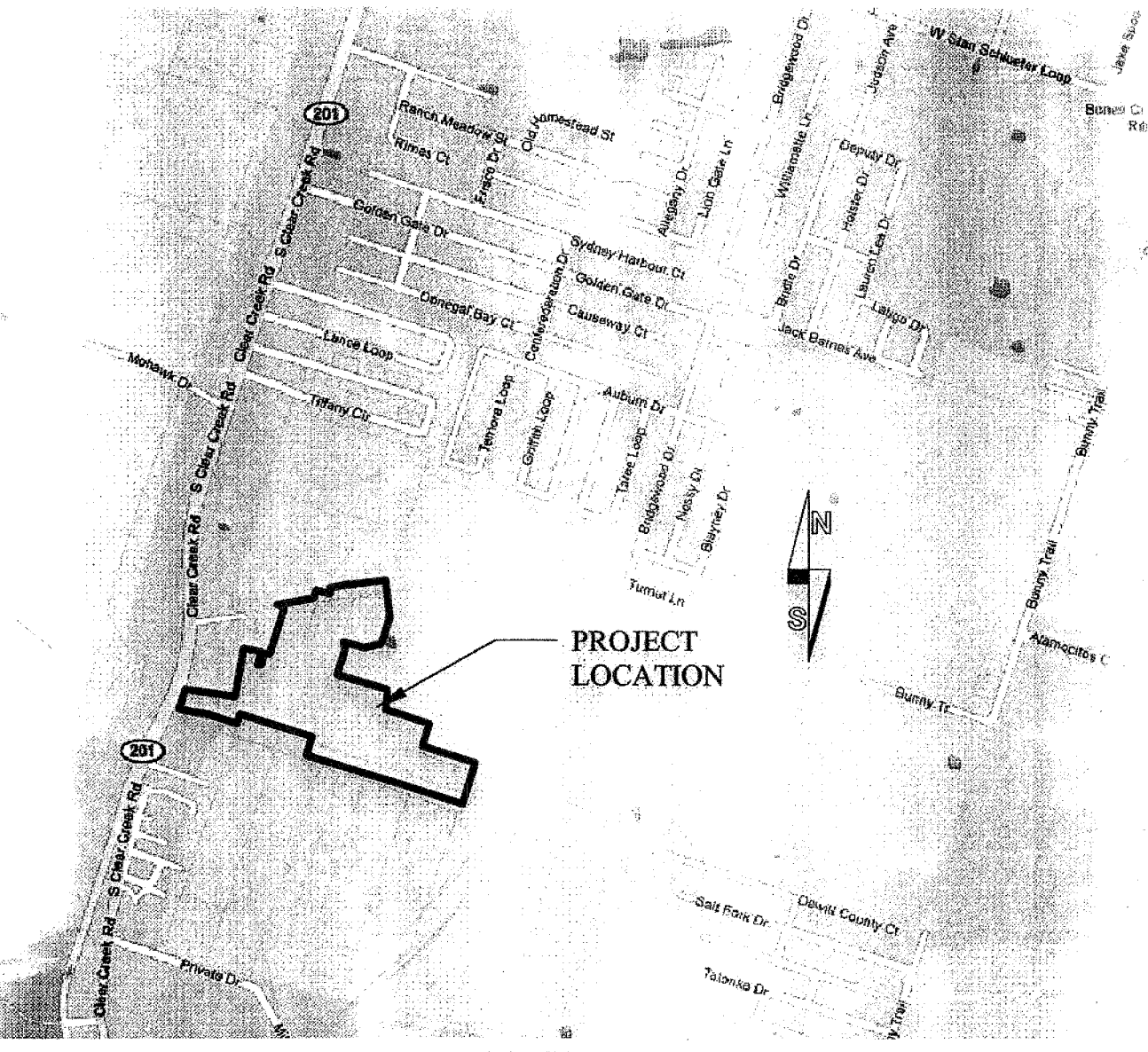
NOTES:

- All permanent corners set are 1/2" iron rods with cap marked "1852" unless otherwise noted hereon. Iron rods set in areas where there is an expectation of movement will not be considered permanent and not marked accordingly.
- 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. The location and design of positive overflow sections shown hereon provided by Yalco LLC, Killeen, TX.
- Sidewalks and all pedestrian appurtenances will be required along all street frontages of tracts, drainage easements and / or any publicly dedicated improvements (including tracts B and C) prior to city's formal acceptance of tracts, drainage easements and/or publicly dedicated improvements.
- Appurtenances for dry utilities may be placed above ground in underground utility easements.
- Access to S.H. 201 - S. Clear Creek Road shall not be permitted for Lot 57 Block 1.
- On Lots 9-33, Block 5, cross fences in the rear drainage easement must allow water to pass through and drainage swales along the south property lines must not be obstructed by fill or other improvements.
- For the following drainage easements cross fences must be constructed in such a manner as to not impede the flow of water:
  - Between Lots 19 and 20, Block 1.
  - Between Lots 6 and 7, Block 2.
  - Between Lots 11 and 12, Block 3.
  - Between Lots 4 and 5, Block 3.
  - Between Lots 28 and 29, Block 5.
- No fences are to be built between the storm water grate inlets and the back property lines for Lots 13, 14, 15, 28, and 29 Block 5 and an access gate must be provided.
- The drainage easement at the rear of Lots 32, 33, 34 and 35, Block 3 must be accessible for maintenance from the west property line of Lot 32, Block 3 via a 10' minimum width path. If the easement is fenced along said west property line and the rear portion of lots 32 and 33, a fence gate of at least 10' clear width must be installed. No fences are allowed within the rear drainage easement on Lots 34 and 35 Block 3.



The limits of the 100-year flood (i.e., Special Flood Hazard Area) as shown hereon were taken from 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 and 100 year Floodplain and BFEs study performed by Yalco LLC dated September 13, 2012. 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 platred areas will be free from flooding or flood damage

The Surveyor would advise property owners having property adjacent to, or within, Special Flood Hazard Areas to contact the appropriate local Floodplain Administrator with regards to any floodplain related questions.



LOCATION MAP

N.T.S.

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

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	70.00	33.32	33.01	N 02°29'27" E	27°16'25"
C2	25.00	26.48	25.26	N 77°00'16" E	60°41'30"
C3	150.00	20.91	20.90	N 76°35'53" W	7°59'18"
C4	115.00	16.03	16.02	S 76°35'53" E	7°59'18"
C5	120.00	43.71	43.47	N 88°58'24" E	20°52'10"
C6	250.00	125.75	124.43	S 87°03'05" E	28°49'12"
C7	250.00	135.22	133.58	S 77°08'45" E	30°59'27"
C8	250.00	135.09	133.42	S 57°07'35" E	30°57'06"
C9	30.00	47.12	42.43	N 27°36'07" W	90°00'00"
C10	30.00	47.11	42.42	N 27°46'30" W	89°58'56"
C11	30.00	47.80	42.90	N 28°15'44" W	91°17'06"
C12	100.00	49.87	49.35	S 02°59'40" W	28°34'20"
C13	100.00	41.58	41.28	N 05°22'10" E	23°49'20"
C14	80.00	11.15	11.14	S 76°35'53" E	7°59'18"
C17	150.00	54.64	54.33	N 88°58'24" E	20°52'10"
C18	280.00	41.93	41.89	N 82°49'44" E	8°34'50"
C19	280.00	56.97	56.87	S 87°03'07" E	11°39'27"
C20	280.00	41.94	41.90	S 76°55'56" E	8°34'55"
C21	220.00	87.28	86.71	N 89°54'13" E	22°43'48"
C22	220.00	23.38	23.37	S 73°41'11" E	6°05'25"
C24	280.00	55.14	55.04	N 66°54'49" W	11°16'57"
C25	280.00	55.17	55.08	S 55°37'40" E	11°17'22"
C26	280.00	40.72	40.68	N 45°49'00" W	8°19'57"
C27	220.00	7.60	7.60	S 71°39'08" E	1°58'43"
C28	220.00	111.40	110.21	S 56°09'24" E	29°00'44"
C29	220.00	4.65	4.65	S 42°15'22" E	1°12'41"
C30	220.00	114.19	112.92	N 57°45'55" W	29°44'24"
C31	280.00	43.68	43.61	S 66°07'00" E	8°55'57"
C32	280.00	55.17	55.08	S 56°13'40" E	11°17'22"
C33	280.00	52.43	52.36	S 67°14'14" E	10°43'46"
C34	50.00	54.66	51.98	S 60°15'14" W	62°38'15"
C35	50.00	82.28	73.31	N 41°17'00" W	94°17'18"
C36	60.00	40.69	39.91	S 02°45'22" E	38°51'21"
C37	60.00	40.71	39.93	S 06°44'41" E	38°52'11"
C38	60.00	12.83	12.81	S 66°28'30" E	12°15'14"
C39	60.00	5.74	5.74	N 69°51'36" W	5°29'04"
C40	60.00	40.94	40.15	N 47°34'11" W	39°05'45"
C41	60.00	38.84	38.17	N 09°28'36" E	37°05'26"
C42	60.00	8.70	8.70	N 13°13'28" E	8°18'42"
C43	51.00	34.64	33.98	N 51°33'16" E	38°51'77"
C44	51.00	43.99	42.64	N 07°43'00" E	49°25'15"
C45	51.00	36.55	35.77	N 37°31'28" W	41°03'42"
C46	51.00	43.15	41.88	N 82°17'40" W	48°28'41"
C47	60.00	41.40	40.59	N 42°29'13" E	39°32'11"
C48	60.00	64.66	61.38	S 86°52'27" E	61°44'42"
C49	60.00	48.85	47.51	S 32°40'40" E	48°38'38"
C50	60.00	48.85	47.51	S 135°7'55" W	46°03'38"
C51	60.00	39.07	38.39	S 55°46'37" W	37°18'40"
C52	60.00	31.42	31.06	N 89°35'57" E	30°00'00"
C53	60.00	29.62	29.32	N 61°15'30" W	28°17'04"
C54	50.00	65.89	61.23	N 01°54'16" E	75°30'28"
C55	50.00	38.90	37.93	N 61°56'54" E	44°34'49"
C56	50.00	44.73	43.25	S 70°48'08" E	31°15'06"
C57	50.00	37.81	36.92	N 22°50'40" W	43°19'51"
C58	50.00	62.47	58.49	N 34°36'57" E	71°52'22"
C59	70.00	34.91	34.55	N 02°59'40" E	28°34'20"
C61	130.00	49.92	49.61	S 04°18'34" W	22°00'07"
C63	70.00	29.10	28.89	N 05°22'10" E	23°49'20"
C64	50.00	42.04	40.81	N 71°12'57" E	48°10'08"
C65	50.00	48.39	46.39	N 19°29'44" E	55°51'01"
C66	50.00	38.19	38.19	N 30°35'31" W	44°54'11"
C67	50.00	41.37	40.20	N 76°44'55" W	47°24'37"
C68	50.00	34.71	34.01	N 59°39'42" E	39°46'09"
C69	50.00	25.79	25.50	N 25°00'02" E	28°33'11"
C70	130.00	36.89	36.76	S 09°09'07" W	16°15'25"
C72	50.00	62.18	62.24	N 68°17'25" E	76°29'12"
C73	75.00	107.70	98.68	N 66°12'50" E	82°16'23"
C74	130.00	17.16	17.15	N 02°45'32" W	7°33'54"
C75	130.00	10.44	10.43	N 08°59'30" W	4°36'00"
C76	130.00	4.47	4.47	N 16°17'44" E	1°58'13"
C77	60.00	12.83	12.81	N 66°28'30" W	12°15'14"
C78	280.00	0.42	0.42	N 72°35'53" W	0°05'11"
C79	90.00	15.88	15.88	N 86°24'43" E	16°20'48"
C80	90.00	7.10	7.10	N 82°11'13" W	4°31'22"

REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION
1	ORIGINAL RELEASE	6/3/2014	BTW	TOTAL SIZE: 46.71 ACRES TOTAL BLOCKS: 5 TOTAL LOTS: 179 TOTAL TRACTS: 3
PROJECT NUMBER: TL03		CLIENT NAME: W & B DEVELOPMENT		BENCHMARK TXDOT Control Point #4 5/8" IR WITH ALUMINUM CAP STA 61+00 SH 201 (Clear Creek Rd.) ELEVATION = 1029.25
APPROVED BY: SAB		CLIENT LOCATION: KILLEEN, TX		
AUTHORIZED BY: WBW				

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

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

VERA & ASSOCIATES, L.C.  
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GEORGETOWN, TX 78628  
PH (512) 864-9804  
FX (512) 864-4650

Yalco, LLC  
3000 Illinois Ave., Suite 100  
Killeen, TX 76543  
PH (254) 953-5353  
FX (254) 953-0032

Texas Registered Surveying Firm F-10264