

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.

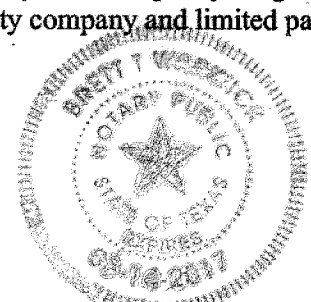
Grantor does hereby give, grant and convey to the City of Killeen, the drainage areas shown as Tracts B and C on the plat.

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

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

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.

Chairman, Planning Commission

Secretary, Planning Commission

APPROVED this the 8 day of October, 2013 by the City Council of the City of Killeen, Bell County, Texas.

Mayor, City of Killeen



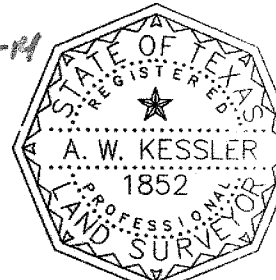
FILED FOR RECORD this 9th day of September, 2014, in Cabinet 2014, Bldgs 94A & 94B, Plat Records of Bell County, Texas, and Instrument No. 2014-0024578 Official Records, Bell County, Texas.

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.

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

By: [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 remise, 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.

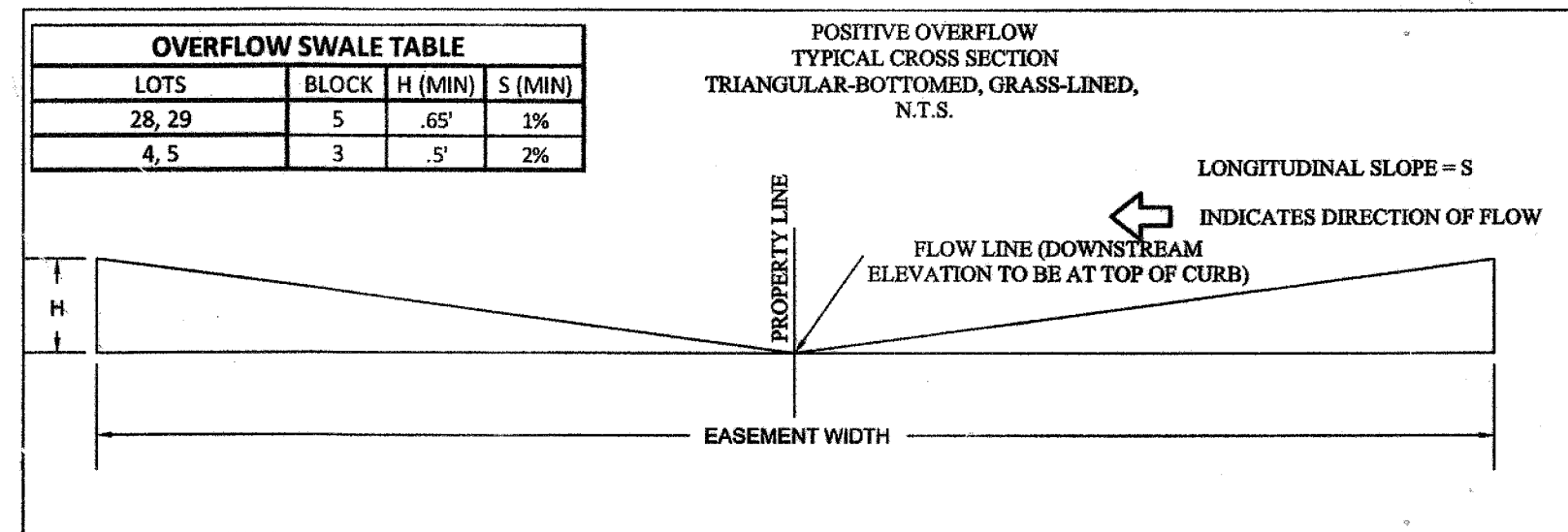
Executed this 19 day of June, A.D., 14

For: WBW DEVELOPMENT, LTD.,  
By: WBW DEVELOPMENT MANAGEMENT, LLC,  
General Partner

Bruce Whitis, President

NOTES:

- 1. 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.
2. 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.
3. 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.
4. Appurtenances for dry utilities may be placed above ground in underground utility easements.
5. Access to S.H. 201 - S. Clear Creek Road shall not be permitted for Lot 57 Block 1.
6. 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.
7. For the following drainage easements cross fences must be constructed in such a manner as to not impede the flow of water:
7.1. Between Lots 19 and 20, Block 1.
7.2. Between Lots 6 and 7, Block 2.
7.3. Between Lots 11 and 12, Block 3.
7.4. Between Lots 4 and 5, Block 3.
7.5. Between Lots 28 and 29, Block 5.
8. 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.
9. 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.



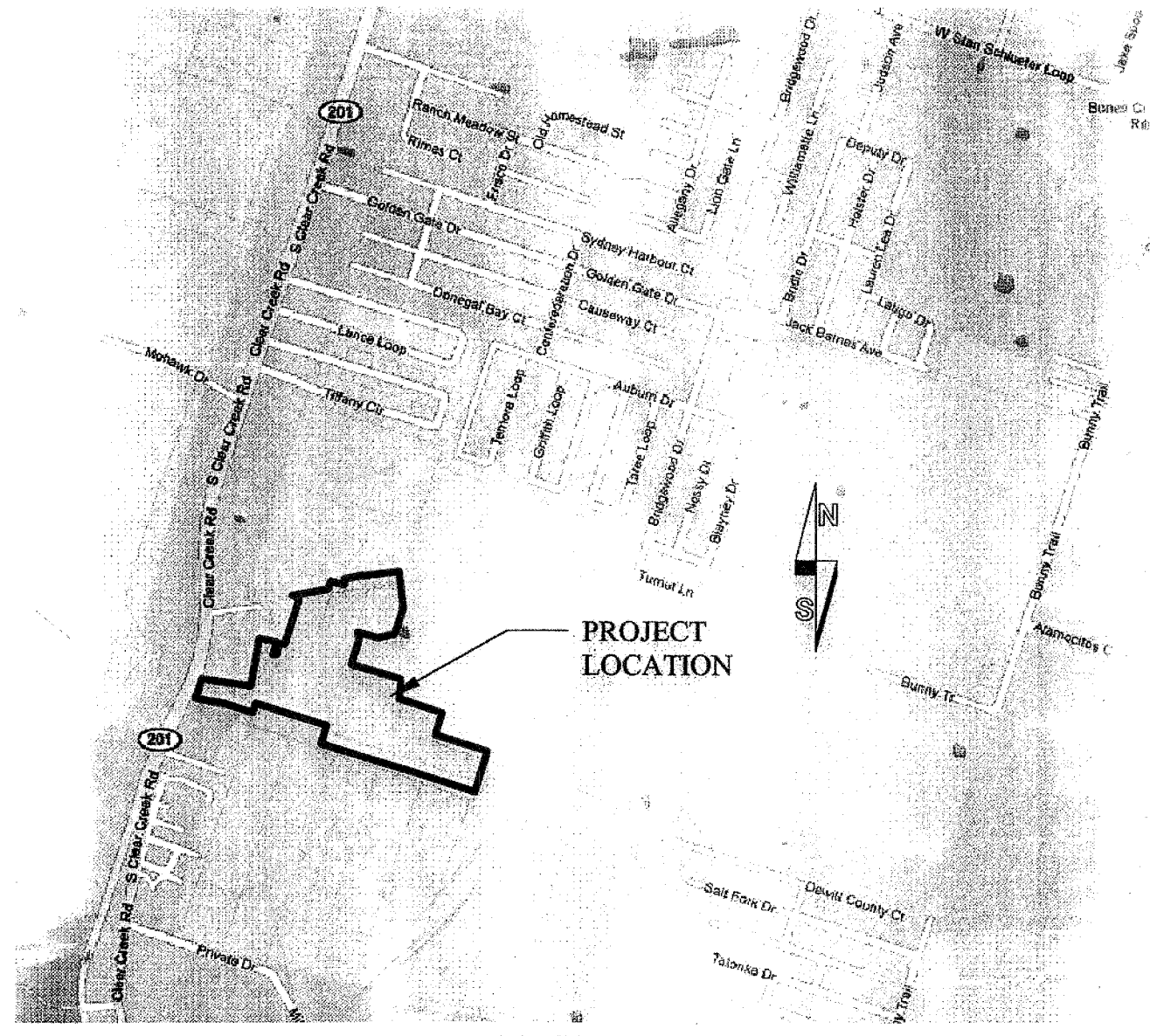
FINAL PLAT OF THE LANDING AT CLEAR CREEK PHASE III TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS BEING PART OF THE John E. Maddera Sur., A-600 BELL COUNTY, TEXAS

CURVE TABLE

Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE. Lists curves C1 through C80 with their respective measurements.

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.

Table with columns: REV., DESCRIPTION, DATE, BY. Includes entries for ORIGINAL RELEASE and PROJECT INFORMATION.

Table with columns: PROJECT INFORMATION, BENCHMARK. Includes details like TOTAL SIZE: 46.71 ACRES and TXDOT Control Point #4.

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

VERA & ASSOCIATES, L.C. and Yalco, LLC contact information and sheet number 1 OF 2.

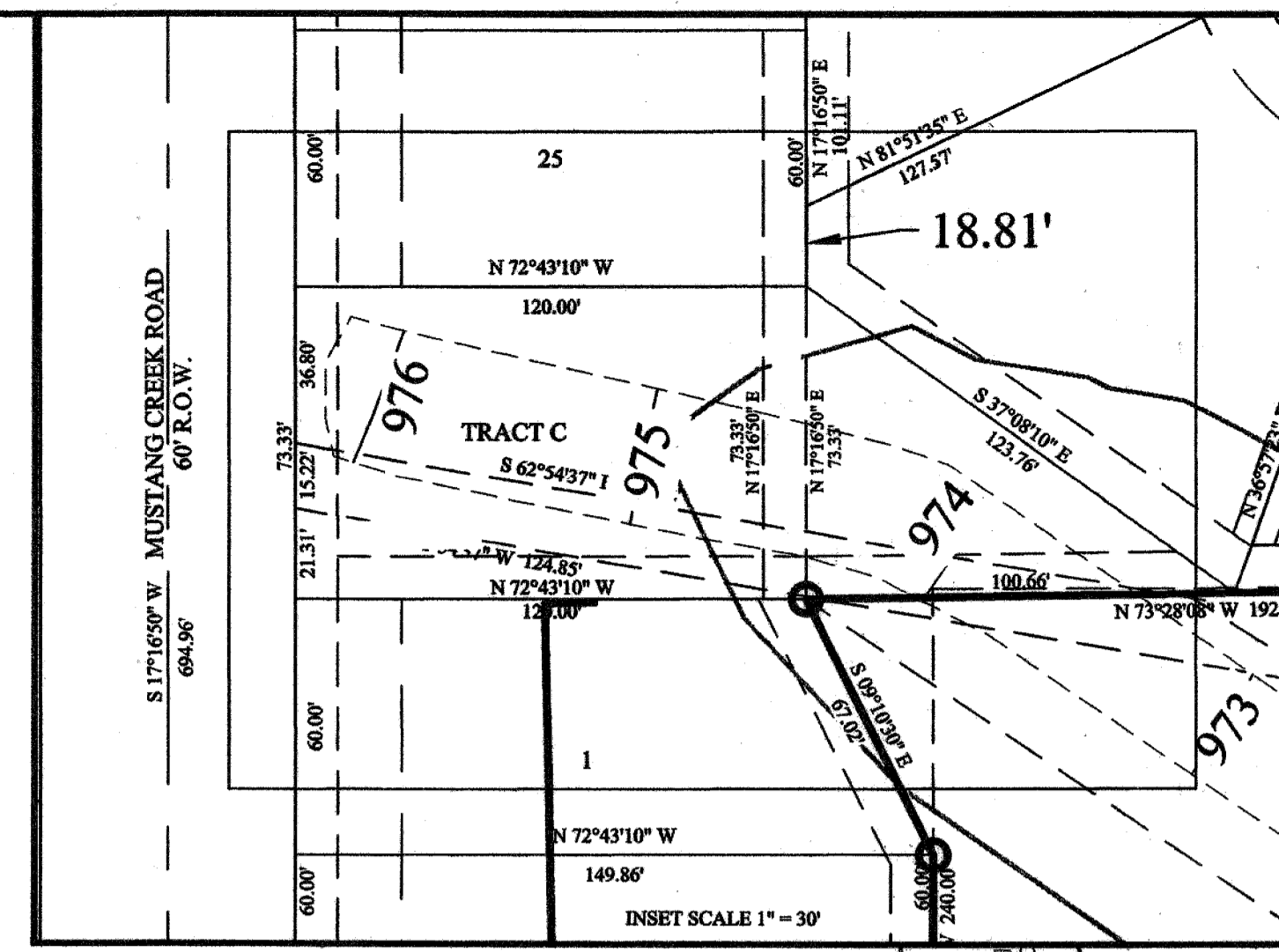
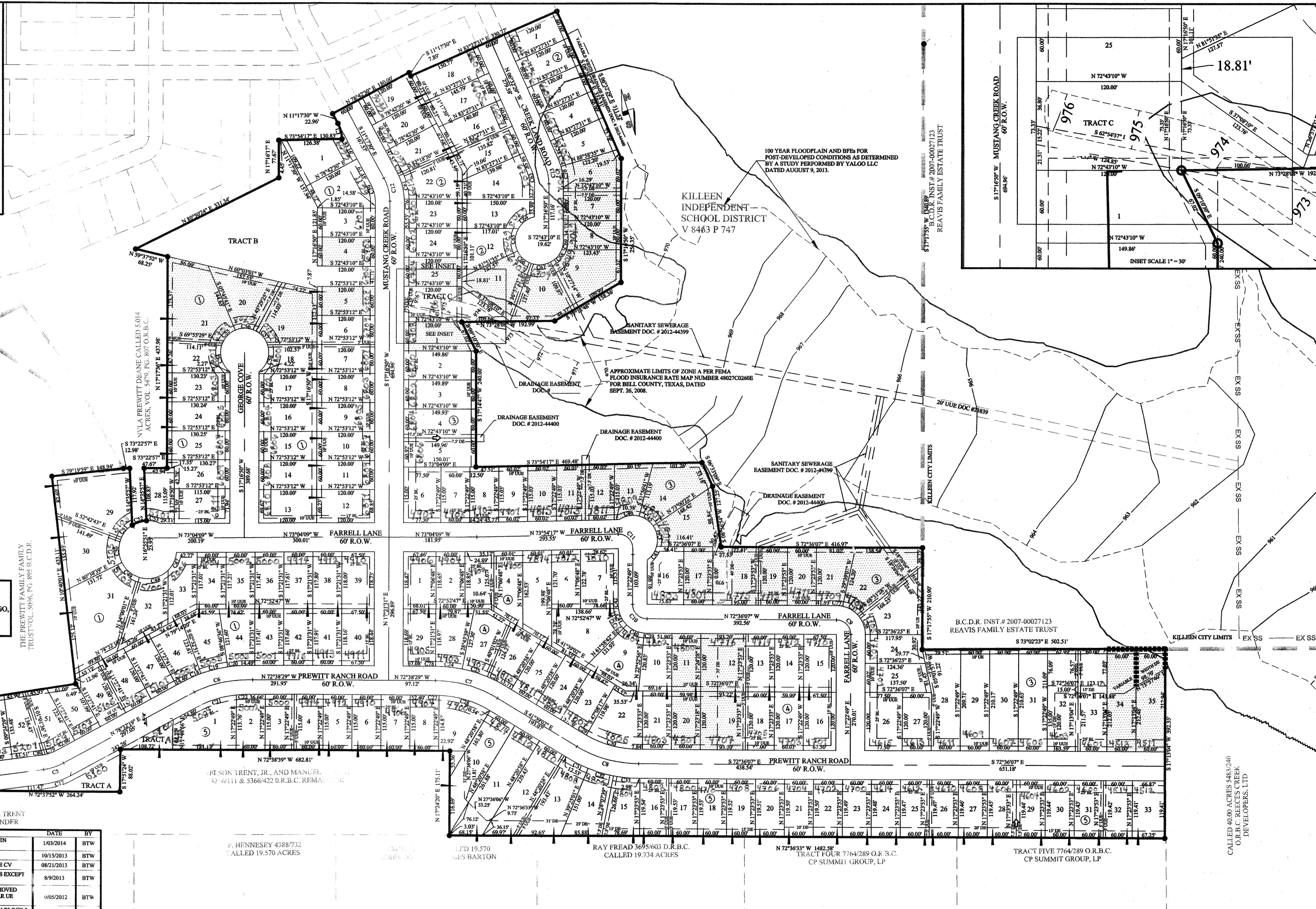
# LEGEND

- 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
- TY. TYPICAL
- U.U.E. UNDERGROUND UTILITY EASEMENT
- U.E. UTILITY EASEMENT
- F.F.E. FINISHED FLOOR ELEVATION
- L.F.E. LOWEST FLOOR ELEVATION
- IRON ROD FOUND
- IRON ROD SET
- CHANGE IN BEARING
- SEE NOTE 2
- BLOCK NUMBERS
- LOTS WITH MIN LFE (SEE TABLE)
- SEE POSITIVE OVERFLOW SWALE CROSS SECTION
- NO FENCES ALLOWED (SEE LOTS 34 & 35 BLOCK 3)

LOT #	BLOCK #	BASE FLOOD ELEVATION	MIN REQUIRED LFE
6	2	970.94	972.94
7	2	970.82	972.92
8	2	970.85	972.85
10	2	973.67	975.67
11	2	974.88	976.88
1	3	975.71	977.71
35	3	983.62	985.62

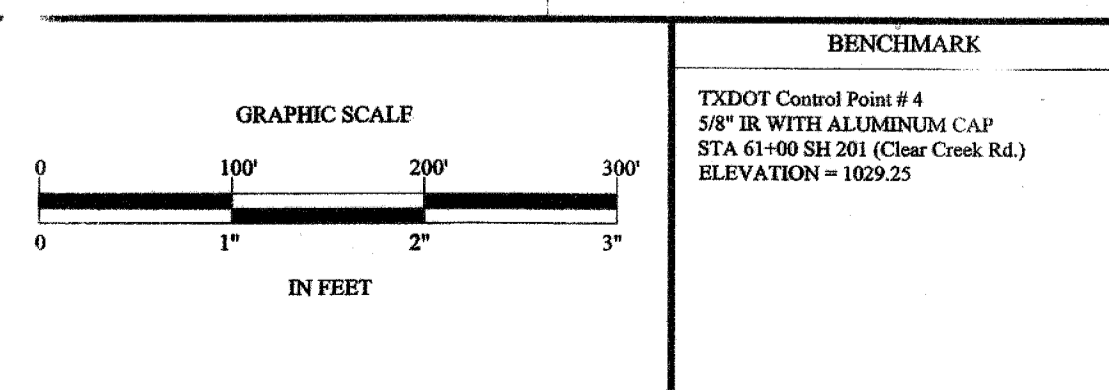
LOT #	BLOCK #	BASE FLOOD ELEVATION	MIN REQUIRED LFE
4	1	977.17	979.17
5	1	977.17	979.17
19	1	977.81	979.81
20	1	981.28	983.28
21	1	981.62	983.62
6	2	970.94	972.94
7	2	970.82	972.92
8	2	970.85	972.85
9	2	970.83	972.83
10	2	973.67	975.67
11	2	974.88	976.88
2	2	977.70	979.70
1	3	975.71	977.71
10	3	971.17	973.17
11	3	970.85	972.95
12	3	970.70	972.70
13	3	970.14	972.14
4	3	989.52	971.52
1	3	989.48	971.48
17	3	970.20	972.20
18	3	970.20	972.20
19	3	970.20	972.20
20	3	970.20	972.20
21	3	970.20	972.20
22	3	970.20	972.20
34	3	983.70	965.70
35	3	983.62	965.62
11	4	974.10	976.10
12	4	974.10	976.10
19	4	974.24	976.24
20	4	974.24	976.24

+BASE FLOOD ELEVATIONS IN THESE TABLES WERE DETERMINED IN A DRAINAGE ANALYSIS PERFORMED BY YALGO, LLC AND PRESENTED TO THE CITY OF KILLEEN IN A REPORT DATED AUGUST 9, 2013.



REV.	DESCRIPTION	DATE	BY
8	ADDED EASEMENT BETWEEN LOTS 3 AND 4 BLOCK 5 AND SWALE BETWEEN LOTS 4 AND 5 BLOCK 3	1/03/2014	BTW
7	REVISED DRAINAGE EASEMENT ON LOTS 32-35 BLOCK 3	10/15/2013	BTW
6	RENAMED REEM DR TO PREWITT RANCH RD AND KAREEM CV TO GEORGE CV	08/21/2013	BTW
5	REMOVED OVERFLOW SWALE ARROWS FROM ALL DRAINAGE EASEMENTS EXCEPT BETWEEN LOTS 28 AND 29 BLOCK 5	8/9/2013	BTW
4	REMOVED LOT 26 BLOCK 2, ADDED INSET FOR EASEMENTS ON TRACT C, MOVED DRAINAGE EASEMENT BETWEEN LOTS 33 AND 34 BLOCK 3, REMOVED REAR UE FROM LOT 29 BLOCK 3, REVISED EASEMENT ON LOT 2 BLOCK 3, REMOVED SWALE AT END OF REEM DRIVE, MODIFIED EASEMENT ON LOT 34 BLOCK 3, REVISED A.L. DRAINAGE EASEMENTS TO BE 15' WIDE, MOVED DRAINAGE EASEMENT BETWEEN LOTS 4 AND 5 BLOCK 3, ADDED INSET FOR 35' DRAINAGE EASEMENT ON LOT 26 BLOCK 2, AL. SWALE AND UBE AT FRONT OF LOT 26 BLOCK 2, REVISED REAR DRIVE ON BLOCK 5, LOTS 9-33	0/05/2012	BTW
3	REVISED LAYOUT TO MEET INTERSECTION REQUIREMENTS. ADDED LOT 26 BLOCK 2 AND EXTENDED KATY CREEK, ADDED REAR 10' UE TO ALL LOTS, ADDED DIMENSIONS FOR EASEMENTS ON LOT 26 BLOCK 2, UPDATE CITY LIMITS LINE, RENAMED NYLA DRIVE TO REEM DRIVE.		BTW
2	ORIGINAL RELEASE	7/24/2012	BTW

PROJECT INFORMATION	
TOTAL SIZE:	46.71 ACRES
TOTAL BLOCKS:	5
TOTAL LOTS:	179
TOTAL TRACTS:	3



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

<p><b>VERA &amp; ASSOCIATES, L.C.</b> 3707 SIERRA DR GEORGETOWN, TX 78628 PH (512) 864-5084 FX (512) 864-6650</p> <p>TEXAS REGISTERED SURVEYING FIRM #10137400</p>	<p><b>Yalgo, LLC</b> 3000 Illinois Ave., Suite 100 Killeen, TX 76543 PH (254) 953-5353 FX (254) 953-0032</p> <p>Texas Registered Engineering Firm F-10264</p>
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SHEET 2 OF 2