

KNOW ALL MEN BY THESE PRESENTS, that WBW DEVELOPMENT, GROUP, LLC - SERIES 018, whose address is 3000 Illinois Ave. Ste. 100, Killeen, Texas, 76543, being sole owner of 7.15 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 IV to the City of Killeen, Bell County, Texas, as shown by the plat hereof, attached hereto, and made a part hereon, and approved by the City of Killeen, Bell County, Texas, does hereby adopt said THE LANDING AT CLEAR CREEK PHASE IV, 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, roads, 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.

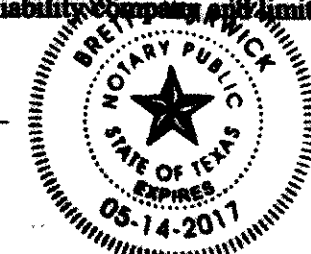
The utility and drainage easements shown on said plat are dedicated to the City of Killeen for installation and maintenance of any and all public utilities and drainage utilities, which the city may elect to install and maintain or permit to be installed or maintained.

WITNESS the execution hereof, on this 20 day of July, 2016

For WBW DEVELOPMENT, GROUP, LLC - SERIES 018,
Jane Seals
 Jane Seals, Agent

This instrument was acknowledged before me on the 20 day of July, 2016, by Jane Seals, in her capacity as agent of WBW Development Group, LLC-Series 018, 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 partnership.

[Signature]
 Notary Public's Signature



APPROVED this the 1st day of March, 2016 by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas.

[Signature]
 CHAIRMAN, PLANNING COMMISSION

[Signature]
 SECRETARY, PLANNING COMMISSION

FILED FOR RECORD this 12th day of August, 2016, in year 2016, Plat # 89A48, Plat Records of Bell County, Texas. Dedication Instrument # 2016-001523 Official Records, Bell County, Texas.

By: _____

STATE OF TEXAS §
 COUNTY OF BELL §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, WBW DEVELOPMENT, GROUP, LLC - SERIES 018, 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 IV, 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 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 IV, 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 20 day of July, A.D., 2016.

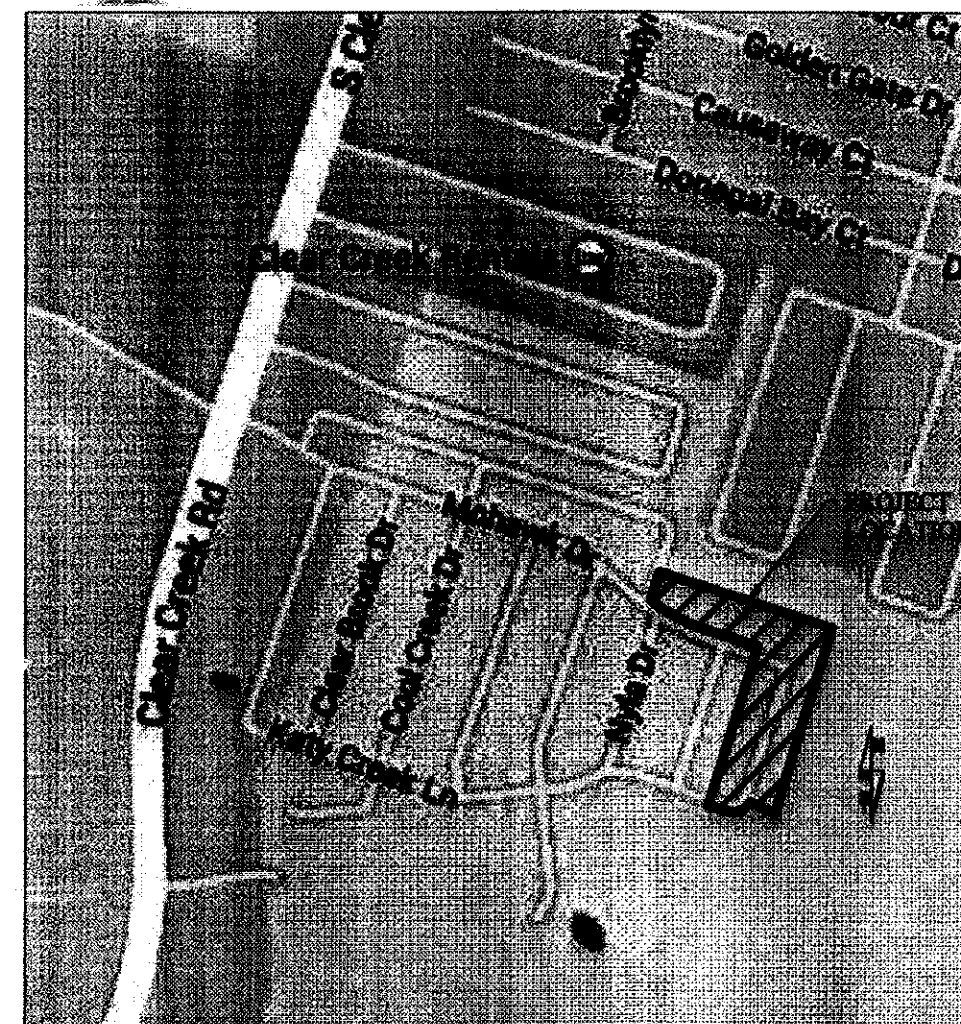
For WBW DEVELOPMENT, GROUP, LLC - SERIES 018,
Jane Seals
 Jane Seals, Agent

NOTES:

1. All permanent corners set are 1/2" iron rods with cap marked "YALGO 6200" unless otherwise noted hereon.
2. Appurtenances for dry utilities may be placed above ground in underground utility easements.
3. Access to Mohawk Drive shall not be permitted for Lot 9 Block 1, Lot 9 Block 2, Lots 1-1 Block 3 and Lot 1 Block 4.
4. One Medium Type tree and one Canopy Type tree, or four Medium Type trees, per Article VI, Subdivision A of the City of Killeen Landscaping Regulations, Section B-530, must be planted on each lot.
5. The bearings and distances recited hereon are grid bearings and grid distances referenced to The Texas State Plane Coordinate System, NAD83 (2011) datum, Texas Central Zone No. 4203, as derived from GPS observations. The Combined Correction Factor (CCF) for this project is 0.99983766. Ground Distance = Grid Distance / CCF.

FINAL PLAT OF
 THE LANDING AT CLEAR CREEK PHASE IV
 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 48027C0260E and FEMA Letter of Map Revision Case # 14-06-4047P, effective July 9, 2015. 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
 NTS

State of Texas
 County of Bell

I, Luther E. Probst, registered professional land surveyor do hereby certify that I did cause the plat attached hereto to be prepared from a recent 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.

[Signature]
 LUTHER E. PROBST
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 6200



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 21st day of July, 2016 A. D.

[Signature]
 Bell County Tax Appraisal District

REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION
1	ORIGINAL RELEASE	4/23/2015	EU	TOTAL SIZE: 7.15 ACRES TOTAL BLOCKS: 4 TOTAL LOTS: 30 TOTAL TRACTS: 0
PROJECT NUMBER: TL04		CLIENT NAME: WBW DEVELOPMENT GROUP, LLC - SERIES 018		
APPROVED BY: SAB		CLIENT LOCATION: KILLEEN, TX		
AUTHORIZED BY: WBW				

BENCHMARK
 7" CHEMURED IN CONCRETE DRAINAGE STRUCTURE - BEARS N 15°38'54" E, 866.44 FEET FROM P.O.B.
 TEXAS STATE PLANE COORDINATE SYSTEM, NAD1983(2011) DATUM, TEXAS CENTRAL ZONE, NO. 4203, N: 10364119.174 E: 3087968.489 Z: 987.29 (NAD83-GRID12A)

FINAL PLAT OF
 THE LANDING AT CLEAR CREEK PHASE IV
 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
 Texas Registered Surveying
 Firm 10194095