

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	125.37	1000.00	7°11'00"	S 17°34'14" E	125.29
C2	88.81	1000.00	5°05'19"	S 12°29'40" E	88.78
C3	241.02	1000.00	13°48'34"	S 16°51'17" E	240.44
C4	114.51	1000.00	6°33'39"	S 20°28'44" E	114.45
C5	480.06	922.00	29°49'26"	N 03°12'28" W	474.65
C6	715.64	922.00	44°28'20"	S 10°41'14" E	697.81
C7	372.96	1000.00	2°21'49"	S 22°14'19" E	370.80
C8	30.00	50.00	34°22'24"	S 03°23'18" E	29.55
C9	157.08	100.00	90°00'00"	S 31°14'25" E	141.42
C10	78.54	50.00	90°00'00"	S 88°53'53" E	70.71
C11	29.98	50.00	34°21'14"	N 03°25'02" W	29.53
C12	29.99	50.00	34°21'45"	S 03°23'18" E	29.54
C13	132.33	1060.00	7°09'10"	S 17°33'09" E	132.24
C14	94.14	1060.00	5°05'19"	S 12°29'40" E	94.11
C15	236.50	940.00	11°44'34"	N 01°51'17" E	236.01
C16	121.38	1060.00	6°33'39"	S 20°28'44" E	121.31
C17	484.72	982.00	28°16'54"	N 02°32'56" W	479.82
C18	669.72	862.00	44°30'54"	S 10°39'57" E	653.00
C19	395.48	1060.00	21°22'37"	S 22°14'05" E	393.19
C20	350.44	940.00	21°21'37"	S 22°14'35" E	348.41
C21			NOT USED		
C22			NOT USED		
C23	107.64	940.00	6°33'39"	N 20°28'44" W	107.58
C24	255.48	1060.00	13°48'34"	N 16°51'17" W	254.86
C25	83.48	940.00	5°05'19"	N 12°29'40" W	83.46
C26	118.39	940.00	7°12'59"	N 17°33'14" W	118.32
C27	32.85	21.00	89°37'25"	N 24°19'48" E	29.60
C28	33.03	21.00	90°06'45"	S 65°32'17" E	29.73
C29	3.32	79.00	2°24'21"	S 70°36'31" W	3.32
C30	57.44	79.00	41°39'42"	S 83°21'27" W	56.19
C31	57.33	79.00	41°34'39"	N 45°44'16" W	56.08
C32	6.16	79.00	4°28'02"	N 22°42'56" W	6.16
C33	44.38	79.00	32°11'14"	N 64°23'18" W	43.80
C34	44.48	79.00	32°15'25"	N 27°50'01" E	43.89
C35	34.72	79.00	25°10'47"	N 69°33'07" E	34.44
C36	12.60	21.00	34°22'24"	S 03°25'38" E	12.41
C37	37.54	79.00	27°13'44"	S 06°59'57" E	37.19
C38	9.85	79.00	7°08'40"	S 10°11'15" W	9.84
C39	41.58	129.00	18°27'58"	S 04°31'36" W	41.40
C40	43.49	129.00	19°19'05"	S 10°47'56" W	43.29
C41	43.49	129.00	19°19'05"	S 33°47'07" E	43.29
C42	43.49	129.00	19°19'05"	S 53°00'07" E	43.29
C43	30.57	129.00	13°34'46"	S 69°27'02" E	30.50
C44	111.53	71.00	90°00'00"	S 51°14'25" E	100.41
C45	32.99	21.00	90°00'00"	N 58°45'55" E	29.70
C46	15.10	79.00	10°57'09"	S 81°43'00" E	15.08
C47	40.34	79.00	29°15'14"	N 78°10'49" E	39.90
C48	40.34	79.00	29°15'14"	N 48°55'53" E	39.90
C49	28.32	79.00	20°32'23"	N 24°01'46" E	28.17
C50	12.59	21.00	34°21'14"	N 03°25'02" W	12.40
C51	12.94	79.00	21°53'23"	N 01°48'53" E	12.70
C52	14.43	79.00	10°27'51"	N 15°21'44" W	14.41
C53	3.78	79.00	2°44'37"	S 19°13'52" E	3.78
C54	38.59	79.00	27°57'42"	S 03°52'42" E	38.17
C55	5.04	79.00	3°39'26"	S 11°55'52" W	5.04
C56	12.59	21.00	34°21'45"	S 03°23'18" E	12.41
C57	78.64	50.00	90°06'45"	N 65°32'17" W	70.78
C58	78.21	50.00	89°37'25"	N 24°19'48" E	70.48
C59			NOT USED		
C60	762.95	982.00	44°30'54"	S 10°39'57" E	743.90
C61	417.30	862.00	27°44'13"	N 02°18'36" W	413.23
C62	22.16	973.45	1°18'16"	N 17°52'00" W	22.16
C63	30.16	1002.00	1°43'28"	S 14°45'31" E	30.16
C64	9.16	992.00	0°31'45"	N 15°53'08" W	9.16
C65	29.86	992.00	1°43'28"	N 14°45'31" W	29.86

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 69°36'36" E	200.02
L2	N 69°24'21" E	56.44
L3	N 20°37'03" W	70.00
L4	S 87°49'15" E	62.90
L5	N 69°24'21" E	61.05
L6	S 09°57'00" E	56.78
L7	N 69°08'30" E	25.86
L8	N 09°57'00" W	15.68
L9	N 74°22'45" E	10.00
L10	S 76°06'13" W	10.00

KNOW ALL MEN BY THESE PRESENTS, that WBW Development Group, LLC - Series 016, whose address is 109 W 2nd St., Ste. 201, Georgetown, Texas, 78626, being sole owner of certain 67.38 acre tract of land in Bell County, Texas, which is more fully described in the dedication of **TURNBO RANCH PHASE I**, as shown by the plat hereof, attached hereto, and made a part hereof, and approved by the City of Killeen, Bell County, Texas, and WBW Development Group, LLC - Series 016, does hereby adopt said **TURNBO RANCH PHASE I**, as an addition to the extrajurisdiction of the City of Killeen, Bell County, Texas, and hereby dedicates to Bell County all streets, avenues, roads, drives, alleys shown on said plat, the same to be used as public thoroughfares and for the installation and maintenance of public utilities when and as authorized by Bell County. The utility and drainage easements shown on said plat are dedicated to Bell County Municipal Utility District Number 2 for the installation and maintenance of any and all public utilities and structures, which the District may install or permit to be installed or maintained.

WITNESS the execution hereof, on this 29 day of June, 2023

WBW DEVELOPMENT GROUP, LLC-SERIES 016,
A TEXAS SERIES LIMITED LIABILITY COMPANY

BY: Bruce Whittis
BRUCE WHITTIS, PRESIDENT

STATE OF TEXAS
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON June 29, 2023 BY BRUCE WHITTIS, IN HIS CAPACITY AS PRESIDENT OF WBW DEVELOPMENT GROUP, LLC-SERIES 016, A SEPARATE SERIES OF WBW DEVELOPMENT GROUP, LLC, A TEXAS SERIES LIMITED LIABILITY COMPANY, ON BEHALF OF SAID SERIES.

NOTARY PUBLIC, STATE OF TEXAS



APPROVED this 30 day of September, 2023 by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas.

CHAIRMAN, PLANNING COMMISSION

SECRETARY, PLANNING COMMISSION

FILED FOR RECORD this 07 day of September, 2023 in Plat Year 2023 Number 2023040301, Plat Records of Bell County, Texas, and Dedication Instrument No. 1 Official Records, Bell County, Texas.

By: K. Foster Deputy Clerk

GENERAL NOTES:

- 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 lot without impediment.
- Homes built on lots that front two streets shall be built with the front of the house facing the street upon which the lot has the smaller linear frontage.
- Appurtenances for dry utilities may be placed above ground in underground utility easements; in areas where the underground utility easement coincides with a drainage easement or access easements when in conflict with sidewalks, no above-ground appurtenances are allowed.
- The bearings recited herein are grid bearings derived from GPS observations based on the Texas State Plane Coordinate System, NAD1983 (2011) datum, Texas Central Zone No. 4203. All distances are horizontal ground distances. The average Combined Correction Factor (CCF) is 0.9998474733. Grid distance = Ground Distance * CCF. Reference tie from the P.O.B. to the benchmark set with a "X" marked in top of curb at the northeast intersection of Purple Martin Drive and Chaparral Road, bearing N 65°20'21" E, 1101.29 feet.
- Permanent iron rods set for corner are 1/2 inch iron rods with cap marked "YALGO", unless otherwise noted herein.
- Street name change from Ellenora Drive to Powder Drive occurs at the lot line between Lot 17 and Lot 18 of Block 6.
- Street name change from Hugh Drive to Powder Drive occurs at the lot line between Lot 30 and Lot 31 of Block 6.
- Tracts A, B, C, and D are for common space, open space, parkland, and multi-use trails/sidewalks, and shall be owned and maintained by the Home Owners Association.
- Drainage facilities are to be maintained by Bell County Municipal Utility District No. 2.
- The entry of tracts A, B, C, and D on this plat are considered drainage easements granted to Bell County Municipal Utility District No. 2.
- Whitis Parkway is dedicated as an arterial road. All other roads on this plat are local roads.
- Sidewalks are to be built, owned, and maintained by the HOA. Bell County is not responsible for any hiking/biking, walking, nature, maintenance, or utility trails.
- Sidewalks shall be constructed in accordance with Killeen Code of Ordinances Sec. 26-105.
- All public roadways and easements on this plat are free of liens.
- This plat shall conform with the Bell County Municipal Utility District No. 2 Consent and Development Agreement, as amended.
- Bell County is not responsible for the costs, installation, or maintenance of any proposed street lighting.
- No fences, buildings, or other structures are allowed to be constructed across or within drainage easements shown on the plat.
- Lot 18 of Block 6 shall be reserved as a temporary access road until a second point of entry to this subdivision can be implemented.
- Water and wastewater services shall be provided by the City of Killeen.
- The City of Killeen shall have access, through the northeast property line, to any above ground appurtenances associated with the Bell County Municipal Utility District No. 2 Force Main in the 10' utility easement on Lots 47-59, Block 6. A gate shall be provided at the time of home construction if fences block access to said appurtenances.
- A portion of tracts C and D are intended to be reserved for a future east-west right of way.

State of Texas
County of Williamson

I, Corey Shannon, 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: Corey Shannon
COREY SHANNON
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5967



FINAL PLAT OF
TURNBO RANCH PHASE I
TO THE CITY OF KILLEEN ETJ, BELL COUNTY, TEXAS
BEING PART OF THE HT&B RR CO. SURVEY, ABSTRACT #449

No portion of this tract is within a Special Flood Hazard Area per FEMA's Flood Insurance Rate Maps (FIRM) Panel for Bell County, Texas dated September 26, 2008, panel numbers 48027C0275 E and 48027C0260E. 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.

LEGEND

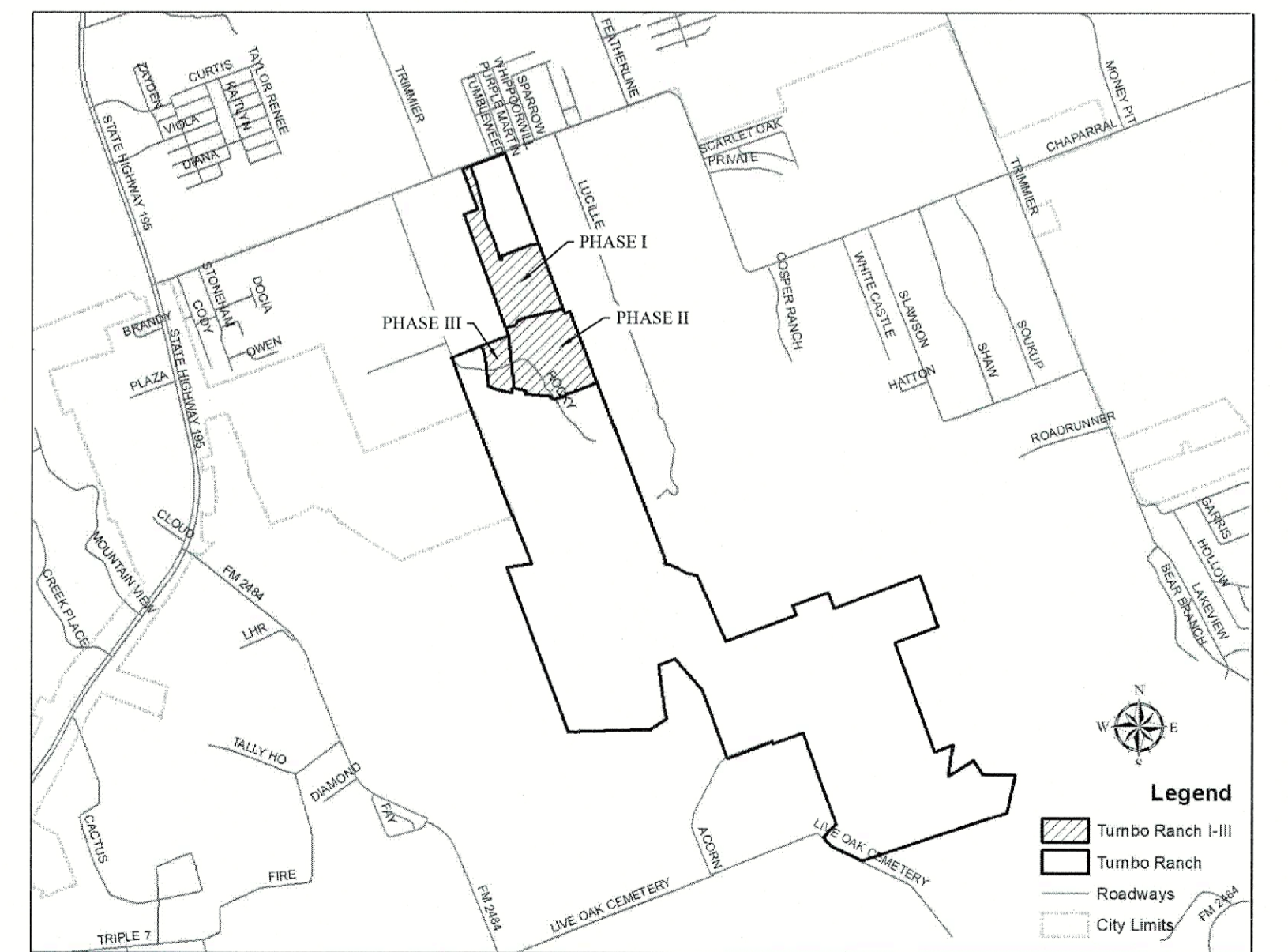
AE	ACCESS EASEMENT
NAE	NON-ACCESS EASEMENT
BM	BENCHMARK
DA	DRAINAGE AREA
DE	DRAINAGE EASEMENT
LE	LANDSCAPE EASEMENT
LMDE	LIMITED MAINTENANCE DRAINAGE EASEMENT
ELEV	ELEVATION
NTS	NOT TO SCALE
NO	NUMBER
POB	POINT OF BEGINNING
RE	REVISION
REV	REFERENCE
TBM	TEMPORARY BENCH MARK
TYP	TYPICAL
OHE	OVERHEAD EASEMENT
UUE	UNDERGROUND UTILITY EASEMENT
+	IRON ROD FOUND OR OTHERWISE NOTED
+	1/2" IRON ROD W/ CAP MARKED "YALGO" SET
+	CHANGE IN BEARING
+	SEE GENERAL NOTE 1
+	SEE POSITIVE OVERFLOW DETAIL

TAX CERTIFICATE

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.

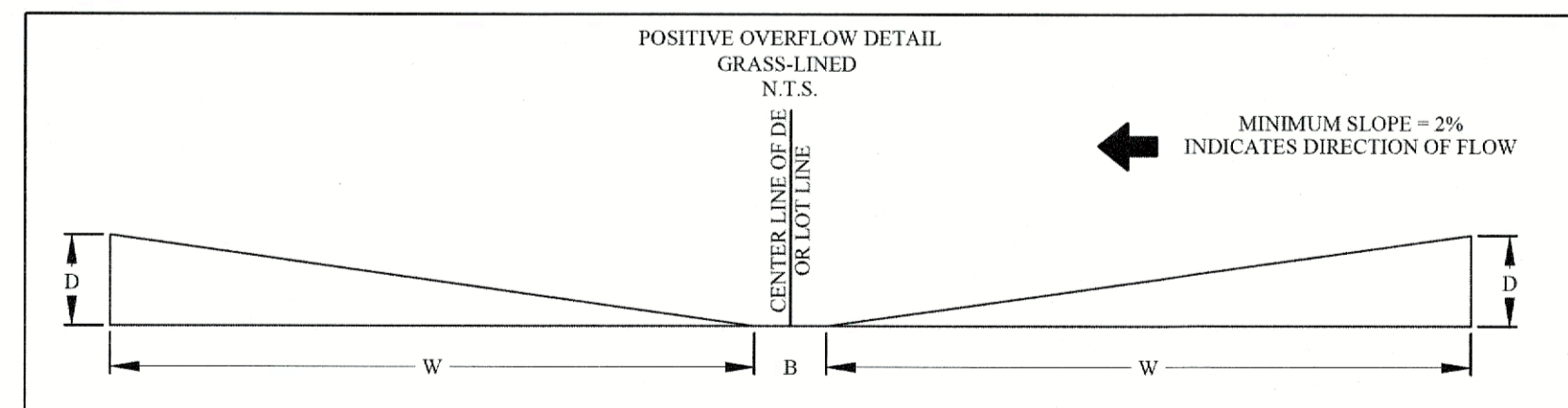
DATED THIS THE 27 DAY OF June, 2023.

BY: Corey Shannon
BELL COUNTY TAX APPRAISAL DISTRICT



LOCATION MAP

N.T.S.



Street Name	Linear Feet of Roadway	Area of Right of Way (acres)
Whitis Parkway	3878.96	10.69
Lone Loop	2253.12	3.04
Ellenora Drive	987.85	1.31
Arvil Drive	1177.14	1.56
Hugh Drive	1371.65	1.75
Powder Drive	572.22	0.76

Block #	Location	Horizontal Distance (W), ft	Bottom Width (B), ft	Swale Depth (D), ft	Typical Section Start	Flow Line Upstream Start
6	Lot 24 & 25	6.0	1.0	1.0	At Right of Way	Back of Inlet Box (at top of curb elevation)

REV.	DESCRIPTION	DATE	BY
7	UPDATED CURVE/LINE TABLE, REMOVED COUNTY JUDGE SIGNATURE BLOCK	6/08/2023	CDV
6	FIXED CURVE TABLE TRANSPOSITIONS	7/14/2021	TTW
5	UPDATED STREET TABLE AND CURVE / LINE TABLE	6/23/2021	TTW
4	NOTES EDITED TO REFLECT CITY CONCEPT PLAN	6/30/2020	JLM
3	ADDED BELL COUNTY JUDGE SIGNATURE LINE / STREET TABLE	9/14/2018	TTW
2	NOTES EDITED PER CITY, DISTRICT, AND COUNTY COMMENTS	9/05/2018	TTW
1	ORIGINAL RELEASE	8/01/2015	TTW

PROJECT INFORMATION
TOTAL SIZE: 67.38 ACRES
TOTAL BLOCKS: 8
TOTAL LOTS: 184
TOTAL TRACTS: 7

BENCHMARK
"X" marked in top of curb at the northeast intersection of Purple Martin Drive and Chaparral Road, bearing N 65°20'21" E, 1101.29 feet from the Point of Beginning. Observed coordinates derived from GPS observations based on the NAD1983 (2011) State Plane Texas Central Zone datum: N: 10348319.45 E: 3112298.21 Z: 892.74' (NAVD88-GEOD 10212B)

FINAL PLAT FOR
TURNBO RANCH PHASE I
CITY OF KILLEEN ETJ, BELL COUNTY, TEXAS

Yalgo Engineering, LLC
109 W 2nd Street Ste. 201
Georgetown, TX 78626
PH (254) 953-5353
FX (254) 953-5057
Texas Registered Engineering Firm F-24040
Texas Registered Surveying Firm # 10194797

SHEET
1
OF
2

Inst # 2023040301 A