

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C4	50.00'	32.72'	32.14'	N 14°13'37" E	37°29'55"
C5	50.00'	33.12'	32.52'	N 51°57'12" E	37°37'16"
C6	50.00'	45.01'	43.51'	S 83°16'45" E	51°34'51"
C8	50.00'	44.29'	42.86'	S 07°58'47" W	50°45'14"
C9	50.00'	44.29'	42.86'	S 58°44'01" W	50°45'14"
C10	50.00'	44.29'	42.86'	N 70°30'46" W	50°45'14"
C15	50.00'	70.68'	64.94'	S 38°33'54" E	80°59'88"
C17	50.00'	64.80'	60.36'	N 69°41'15" W	74°15'11"
C22	50.00'	132.87'	97.08'	S 58°44'01" W	152°15'42"
C23	50.00'	110.86'	89.51'	S 58°59'40" W	127°02'01"

**BFE & FFE TABLE**

LOT	BLOCK	BFE	MIN FFE
11	1	847.31	848.31
12	1	845.95	848.95
13	1	844.32	846.32
14	1	843.82	845.82
15	1	843.50	845.50
16	1	843.17	845.17
17	1	842.81	844.81
18	1	842.19	844.19
19	1	841.86	843.86
20	1	841.75	843.75
21	1	840.79	842.79
22	1	840.57	842.57
23	1	840.15	842.15
24	1	839.89	841.89
25	1	839.42	841.42
26	1	839.14	841.14
27	1	838.88	840.88
28	1	838.69	840.69
29	1	838.26	840.26
30	1	837.13	839.13
31	1	836.40	838.40
32	1	835.42	837.42
33	1	835.17	837.17
34	1	834.57	836.57
35	1	834.06	836.06
36	1	833.67	835.67
37	1	832.36	834.36
38	1	831.92	833.92
39	1	831.20	833.20
1	2	829.51	831.51
2	2	829.14	831.14
3	2	828.56	830.56
4	2	827.95	829.95
5	2	827.34	829.34
6	2	826.79	828.79
7	2	825.42	828.42
8	2	825.86	827.89
9	2	825.32	827.32
10	2	823.52	825.52
11	2	823.23	825.23
12	2	823.06	825.06
33	2	823.06	825.06
34	2	822.11	822.11
46	2	816.06	818.06
47	2	811.52	813.52
48	2	811.33	813.33

\*BFE = Base Flood Elevation  
\*FFE = Finished Floor Elevation

All permanent structures must be built with the FFE at or above the minimum FFE listed.

**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 22nd Day of October, A.D. 2015

By: [Signature]  
BELL COUNTY TAX OFFICE

**LEGEND**

Symbol	Description	Symbol	Description
A.E.	ACCESS EASEMENT	REV	REVISION
BM	BENCHMARK	TBM	TEMPORARY BENCH MARK
DA	DRAINAGE AREA	TYP.	TYPICAL
D.E.	DRAINAGE EASEMENT	U.U.E.	UNDERGROUND UTILITY EASEMENT
ELEV.	ELEVATION	U.W.E.	UNDERGROUND WATER SYSTEM EASEMENT
N.T.S.	NOT TO SCALE	O.U.E.	OVERHEAD UTILITY EASEMENT
NO.	NUMBER	○	IRON ROD FOUND
RE	REFERENCE	⊙	1/2" IRON ROD SET
—838—	FEMA BFE CONTOUR	— —	CHANGE IN BEARING
FWLE	FENCE WALL AND LANDSCAPE EASEMENT	— —	SEE NOTE 9
		①②③	BLOCK NUMBERS
		■	LOTS WITH MIN FFE (SEE BFE AND FFE TABLE SHEET 1 AND NOTE 13)

KNOW ALL MEN BY THESE PRESENTS, that WBW DEVELOPMENT MANAGEMENT III, LLC, whose address is 3000 Illinois Ave. Ste. 100, Killeen, Texas, 76543, being sole owner of those certain three tracts of land totaling 7.50 ACRES in Bell County, Texas, which is more fully described in the dedication of **YOWELL RANCH PHASE IV, FIRST AMENDMENT**, being an amendment of Lots 11-39, Block 1 & Lots 1-12, 33, 34, 46-48, Block 2, Yowell Ranch Phase IV, 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 Management III, LLC, does hereby adopt said **YOWELL RANCH PHASE IV, FIRST AMENDMENT**, being an amendment of Lots 11-39, Block 1 & Lots 1-12, 33, 34, 46-48, Block 2, Yowell Ranch Phase IV, 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.

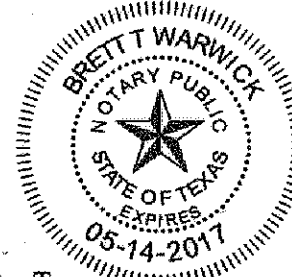
WITNESS the execution hereof, on this 23 day of October, 2015

WBW DEVELOPMENT MANAGEMENT III, LLC

[Signature]  
Bruce Whitis, President

This instrument was acknowledged before me on the 23 day of October, 2015, by Bruce Whitis, President of WBW Development Management III, a Texas limited liability company, on behalf of said limited liability company and as the act and deed thereof.

[Signature]  
Notary Public's Signature



APPROVED this the 26th day of October, 2015 by the City of Killeen, Bell County, Texas.

[Signature]  
Ray Shanaa  
EXECUTIVE DIRECTOR, PLANNING & DEVELOPMENT SERVICES DEPARTMENT

[Signature]  
Maria Lopez  
SECRETARY, PLANNING & DEVELOPMENT SERVICES DEPARTMENT

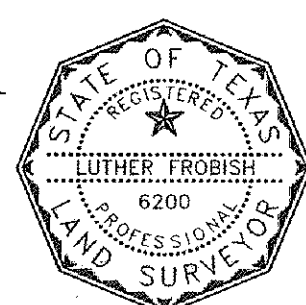
FILED FOR RECORD this 27th day of October, 2015, in Plat Year 2015, Number 122A18, Plat Records of Bell County, Texas, and Instrument No. 2015-0004141 Official Records, Bell County, Texas.

By: \_\_\_\_\_

State of Texas  
County of Bell

I, Luther Frobish, 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]  
LUTHER FROBISH  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6200



**SURVEYORS NOTE**

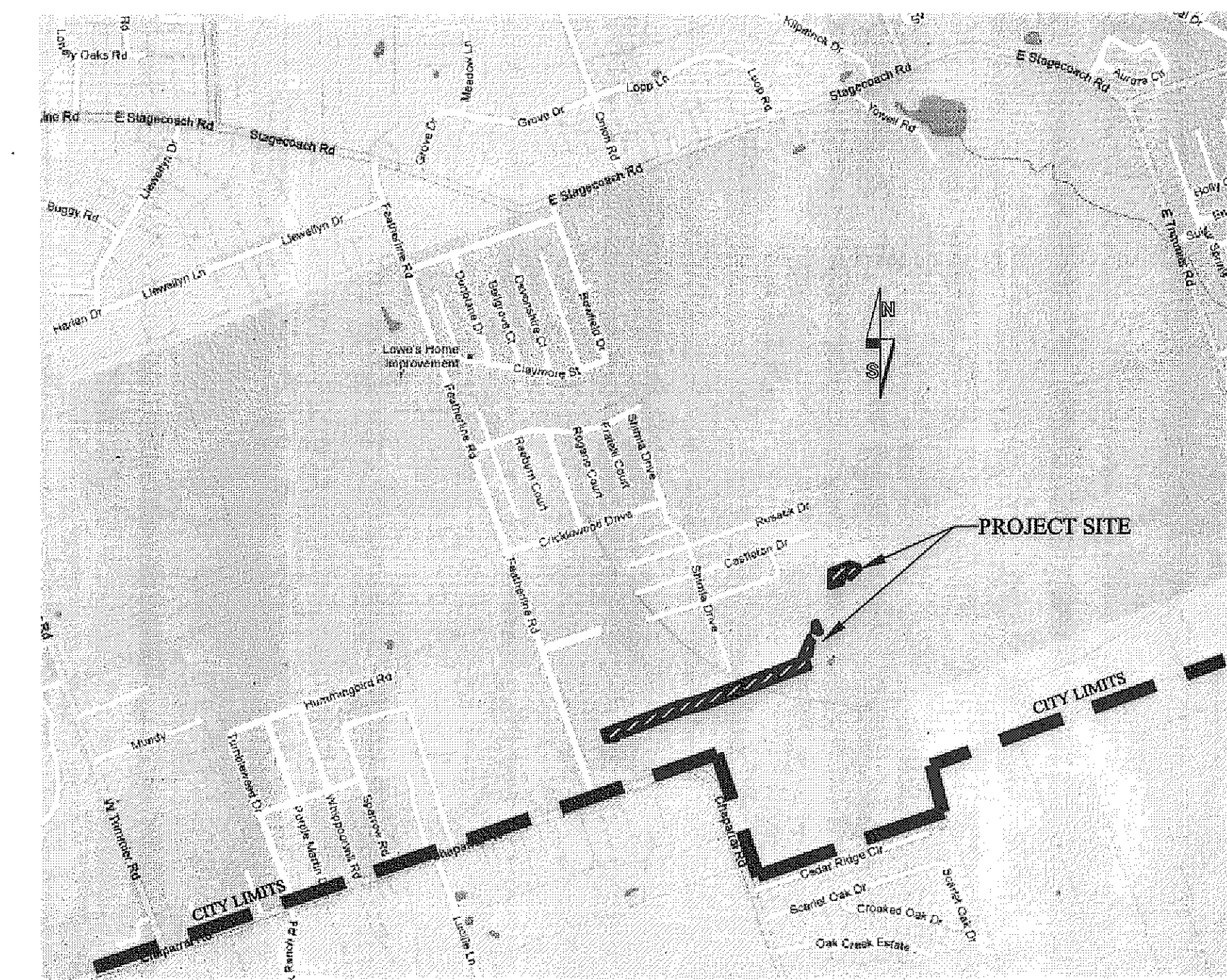
The bearings recited hereon are grid based on The Texas State Plane Coordinate System, NAD83 (2011) datum, Texas Central Zone No. 4203, as derived from GPS observations.

Combined Scale Factor (CSF) = 0.99984725605. Grid Distance = Surface Distance x CSF

**GENERAL NOTES:**

- Building setbacks shall be as follows unless otherwise noted or shown hereon.  
Front - 20'  
Rear - 20'  
Interior side - 5'  
Street side - 15'
- 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.
- All residences shall contain not less than 1,200 square feet of enclosed living space, exclusive of porches (open or covered), decks, and garages.
- The exterior walls of all one-story single family dwellings shall be constructed of a combination of native stone, brick and/or cementitious siding products which collectively comprise a 90% masonry veneer, exclusive of roofs, eaves, soffits, windows, doors, gables, garage doors, trim and decorative work.
- The front exterior wall of all two-story single family dwellings shall be constructed of a combination of native stone, brick and/or cementitious siding products which, collectively, comprise a 90% masonry veneer, exclusive of roofs, eaves, soffits, windows, doors, gables, garage doors, trim and decorative work.
- The side exterior walls of the first floor of all two-story single family dwellings shall be constructed of a combination of native stone, brick and/or cementitious siding products which, collectively, comprise a 90% masonry veneer, exclusive of roofs, eaves, soffits, windows, doors, gables, garage doors, trim and decorative work.
- The front yards of all lots, from the front property line to the front wall of the house, shall be fully sodded, and at least one tree and five bushes shall be planted in the front yard prior to occupancy of the residence located on the lot.
- There shall be no repeat or duplicate elevation within a group of five homes.
- 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.
- To allow for proper drainage conditions, all drainage easements shall be properly graded, maintained free and clear of obstructions, and special positive overflow sections shall be provided and maintained by the lot owner where indicated.
- Portions of this tract are shown to be within a Special Flood Hazard Area Zone AE, per FEMA's Flood Insurance Rate Map (FIRM) Panel for Bell County, Texas Dated September 26, 2008, panel number 48027C0290E. The Surveyor does not certify as to the accuracy or inaccuracy of said information and does not warrant, or imply, that structures placed within the Special Flood Hazard Areas shown hereon, or any of the platted areas, will be free from flooding or flood damage.
- The developer, through the engineer or authorized representative, will provide hydraulic and hydrologic data, which using NFIP criteria, will demonstrate that the proposed site improvements, as designed, will produce a "no-rise condition" in the base flood elevations established in the flood insurance study dated Sep. 26, 2008, and subsequent letter of final determination (lfd).
- A LOMR-F, case #14-06-3483A, has been accepted by FEMA for the land within this project. Lots removed from the SFHA (100-yr floodplain) by this LOMR-F, are Lots 11-39 Block 1 and Lots 1-10 Block 2.
- Appurtenances for dry utilities may be placed above ground in underground utility easements.

**YOWELL RANCH PHASE IV,  
FIRST AMENDMENT**  
CITY OF KILLEEN, BELL COUNTY, TEXAS  
Being an amendment of Lots 11-39, Block 1 & Lots 1-12, 33, 34, 46-48,  
Block 2, Yowell Ranch Phase IV



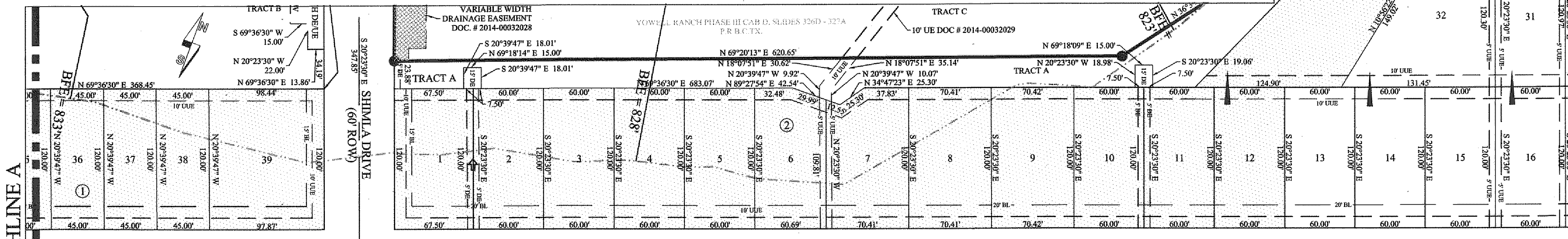
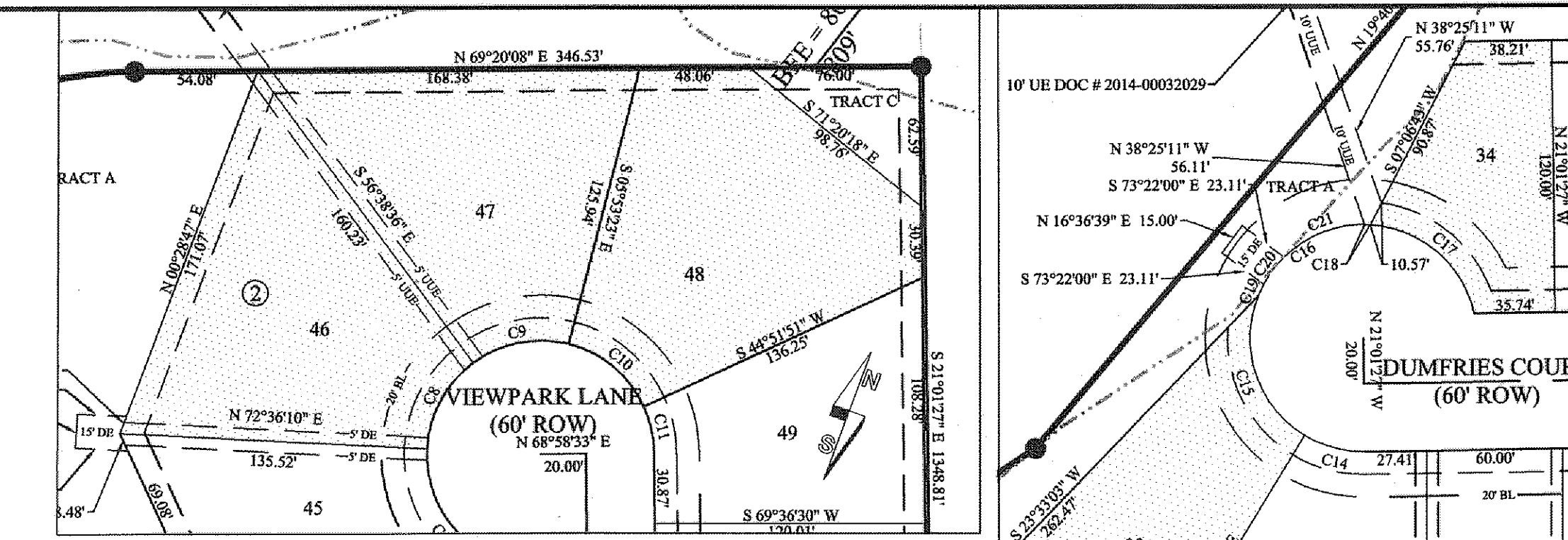
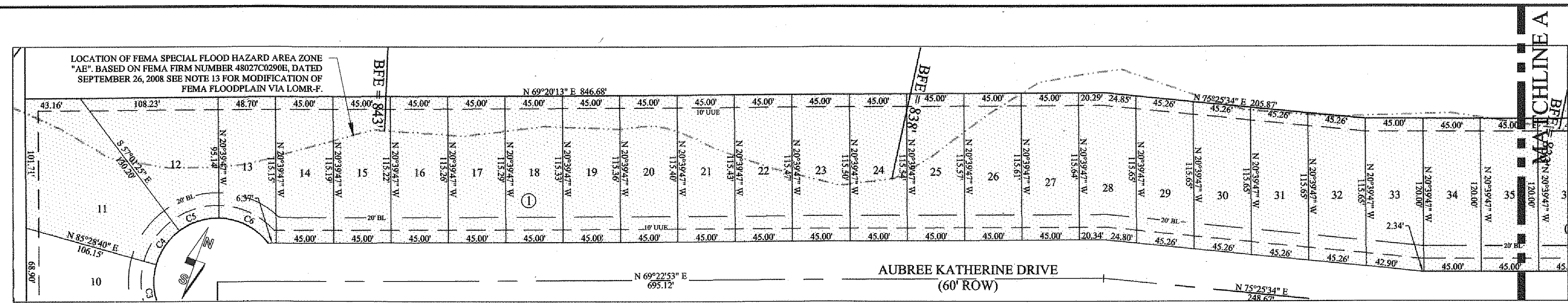
**LOCATION MAP**  
N.T.S.

REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION	BENCHMARK
1	ORIGINAL RELEASE	10/20/2015	TWF	TOTAL SIZE: 7.50 ACRES TOTAL BLOCKS: 2 TOTAL LOTS: 46 TOTAL TRACTS: 0	Wallace Group Panel #20 PK/Shiner in Featherline Road  ELEV: 864.68
PROJECT NUMBER: YR04		CLIENT NAME: W & B DEVELOPMENT		CLIENT LOCATION: KILLEEN, TX	
APPROVED BY: SAB					
AUTHORIZED BY: WBW					

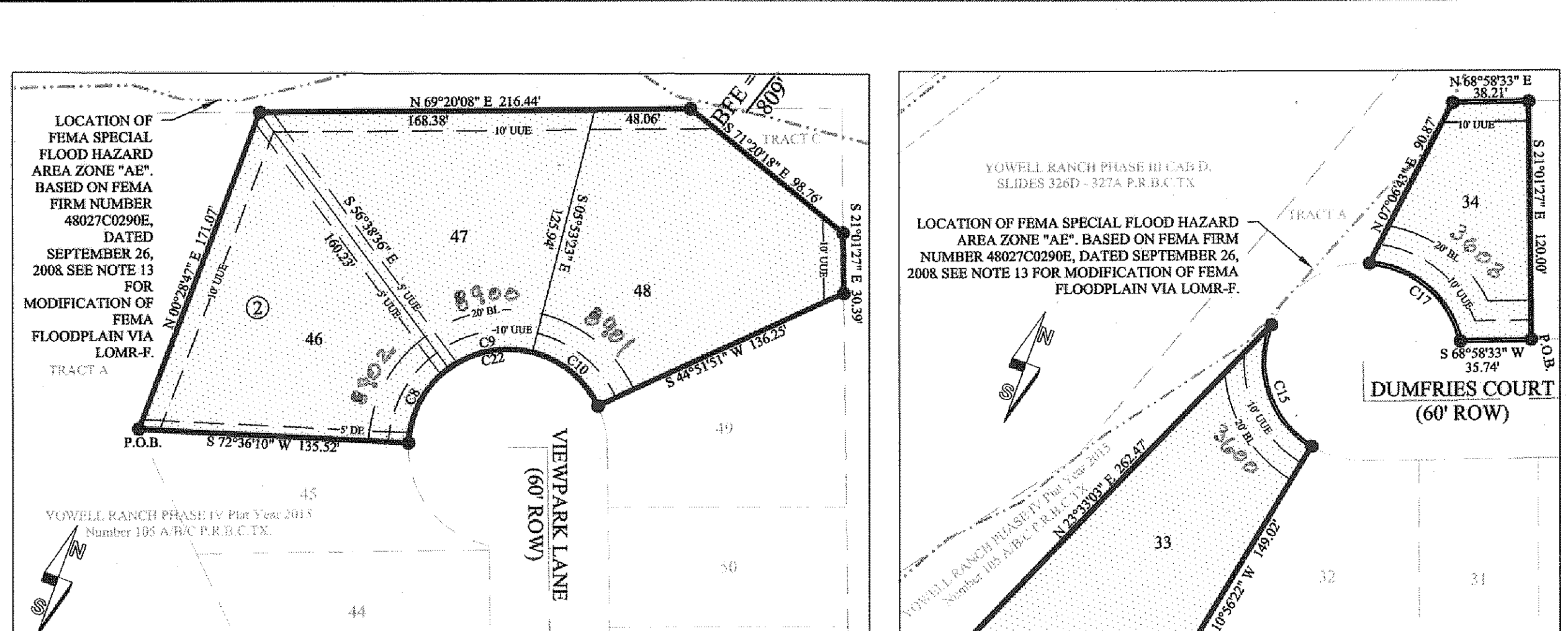
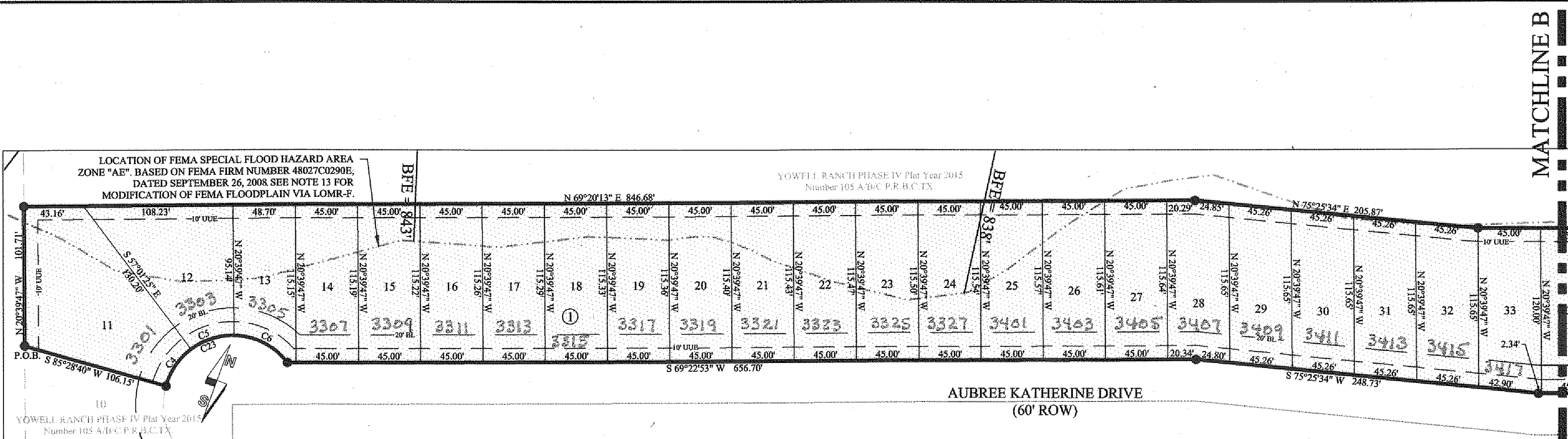
**YOWELL RANCH PHASE IV, FIRST AMENDMENT**  
(being an amendment to Lots 11-39, Block 1 and Lots 1-12, 33, 34, 46-48, Block 2)  
CITY OF KILLEEN, BELL COUNTY, TEXAS

**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

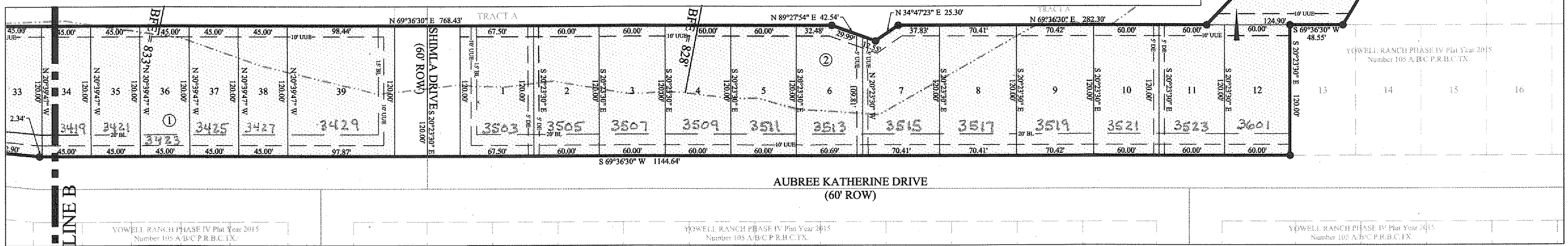




**YOWELL RANCH PHASE IV, ORIGINAL LAYOUT**



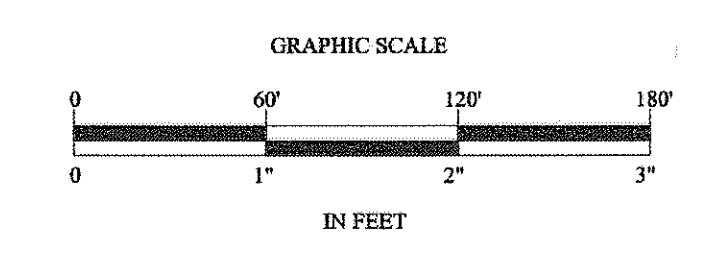
**NOTE:**  
 BFE LINES SHOWN HEREON ARE BASED ON FEMA INFORMATION. THESE BFE LINES HAVE BEEN REVISED WITH A LOMR-F, CASE #14-06-3483A, ACCEPTED BY FEMA. FOR CURRENT BFE AND FFE VALUES, SEE TABLE ON SHEET 1.



**YOWELL RANCH PHASE IV, FIRST AMENDMENT**

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APPROVED BY: SAB		CLIENT LOCATION: KILLEEN, TX			
AUTHORIZED BY: WBW					

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 (being an amendment to Lots 11-39, Block 1 and Lots 1-12, 33, 34, 46-48, Block 2)  
 CITY OF KILLEEN, BELL COUNTY, TEXAS



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 FX (254) 953-0032  
 Texas Registered  
 Engineering Firm F-10264  
 Texas Registered Surveying  
 Firm 10194095

SHEET  
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