

KNOW ALL MEN BY THESE PRESENTS, that WBW DEVELOPMENT MANAGEMENT III, LLC, whose address is 3000 Illinois Ave. Ste. 100, Killeen, Texas, 76543, and Continental Homes of Texas, L.P., whose address is 8515 SW HK Dodgen Loop Temple, Texas 76502, being owners of those certain eight tracts of land totaling 3.33 ACRES in Bell County, Texas, which is more fully described in the dedication of **YOWELL RANCH PHASE IV, SECOND AMENDMENT**, being an amendment to Lots 1-5, Block 1, Lot 32, 45, 62 and 63, Block 2, Lot 13, Block 5, Lots 22-29, Block 3 and Lots 1, 11-13, Block 6, Yowell Ranch Phase IV and Lot 13, Block 1, Yowell Ranch Phase IV First Amendment, 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 and Continental Homes of Texas, L.P., do hereby adopt said **YOWELL RANCH PHASE IV, SECOND AMENDMENT**, being an amendment to Lots 1-5, Block 1, Lot 32, 45, 62 and 63, Block 2, Lot 13, Block 5, Lots 22-29, Block 3 and Lots 1, 11-13, Block 6, Yowell Ranch Phase IV and Lot 13, Block 1, Yowell Ranch Phase IV First Amendment, 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 29 day of March, 2016

WBW DEVELOPMENT MANAGEMENT III, LLC

Bruce Whitis, President

This instrument was acknowledged before me on the 29 day of March, 2016, 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



Continental Homes of Texas, L.P.  
(A Texas Limited Partnership)


By: Chtex of Texas, Inc.  
(A Delaware Corporation)  
Its General Partner

By: *[Signature]*  
Terry Stanley Division President

Date: 3/29/2016

This instrument was acknowledged before me on the 29 day of March, 2016, by Terry Stanley, Division President of Continental Homes of Texas, L.P., a Texas Limited Partnership.

*[Signature]*  
Notary Public



APPROVED this the 31st day of March, 2016 by the City of Killeen, Bell County, Texas.

*[Signature]*  
EXECUTIVE DIRECTOR, PLANNING  
& DEVELOPMENT SERVICES DEPARTMENT

*[Signature]*  
SECRETARY, PLANNING & DEVELOPMENT  
SERVICES DEPARTMENT

FILED FOR RECORD this 1st day of April, 2016, in Plat Year 2016, Number 37 A-B, Plat Records of Bell County, Texas, and Instrument No. 2016-00011434  
Official Records, Bell County, Texas.

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

**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 31st day of March, 2016 A.D.  
By: *[Signature]*  
Tax Appraisal District  
Bell County

State of Texas  
County of Bell

I, Luther E. 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.

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



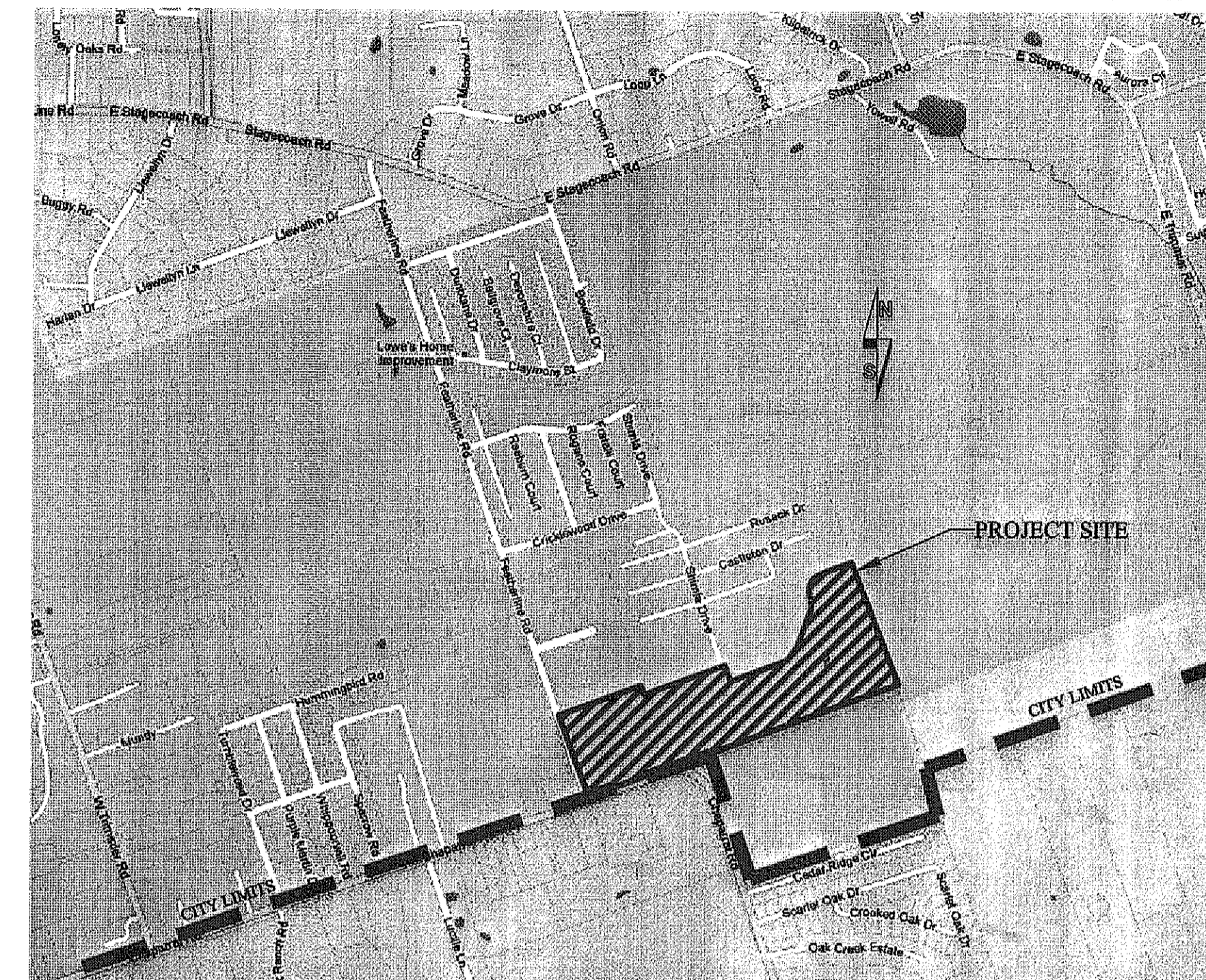
LEGEND			
A.E.	ACCESS EASEMENT	REV	REVISION
BM	BENCHMARK	TBM	TEMPORARY BENCH MARK
DA	DRAINAGE AREA	TYP.	TYPICAL
D.E.	DRAINAGE EASEMENT	U.U.E.	UNDERGROUND UTILITY EASEMENT
ELEV.	ELEVATION	U.W.E.	UNDERGROUND WATER SYSTEM EASEMENT
N.T.S.	NOT TO SCALE	O.U.E.	OVERHEAD UTILITY EASEMENT
NO.	NUMBER	IRF	1/2"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

**SURVEYORS NOTE**  
The bearings recited herein 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

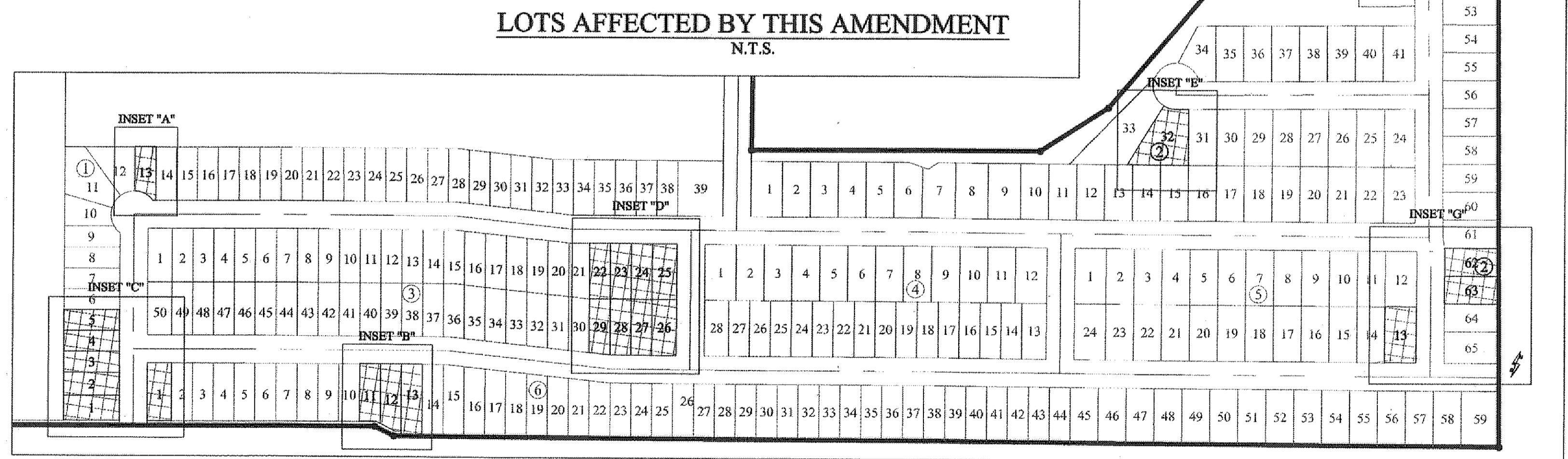
GENERAL NOTES:

- 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 lots 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. Lot removed from the SFHA (100-yr floodplain) by this LOMR-F, is Lot 13 Block 1.
- Appurtenances for dry utilities may be placed above ground in underground utility easements.
- No direct vehicular access to Chaparral Road shall be allowed for Lot 1, Block 1 and Lot 1, 11 and 12, Block 6.

**YOWELL RANCH PHASE IV,  
SECOND AMENDMENT**  
CITY OF KILLEEN, BELL COUNTY, TEXAS  
Lots 1-5, Block 1, Lot 32, 45, 62 and 63, Block 2, Lot 13, Block 5, Lots 22-29, Block 3 and Lots 1, 11-13, Block 6, Yowell Ranch Phase IV and Lot 13, Block 1,  
Yowell Ranch Phase IV First Amendment



LOCATION MAP  
N.T.S.



REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION	BENCHMARK
1	ORIGINAL RELEASE	03/29/2016	BTW	TOTAL SIZE: 3.33 ACRES TOTAL BLOCKS: 5 TOTAL LOTS: 23 TOTAL TRACTS: 0	Wallace Group Panel #20 PK/Shiner in Featherline Road ELEV: 864.68
PROJECT NUMBER: YR04		CLIENT NAME: W & B DEVELOPMENT GROUP LLC			
APPROVED BY: SAB		CLIENT LOCATION: KILLEEN, TX			
AUTHORIZED BY: WBW					

**YOWELL RANCH PHASE IV, SECOND AMENDMENT**  
(Lots 1-5, Block 1, Lot 32, 45, 62 and 63, Block 2, Lot 13, Block 5, Lots 22-29, Block 3 and Lots 1, 11-13, Block 6, Yowell Ranch Phase IV and Lot 13, Block 1, Yowell Ranch Phase IV First Amendment)  
CITY OF KILLEEN, BELL COUNTY, TEXAS

**Yalgo, LLC**  
3000 Illinois Ave., Suite 100  
Killeen, TX 76543  
PH (254) 953-5353  
FX (254) 953-5057  
Texas Registered  
Engineering Firm F-10264  
Texas Registered Surveying  
Firm 10194095

SHEET  
1  
OF  
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