

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	180.00'	284.08'	255.50'	N 24°07'28" E	90°25'29"
C2	50.00'	19.67'	19.55'	N 62°25'26" W	22°32'42"
C3	50.00'	40.84'	39.71'	N 27°55'13" W	46°47'45"
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°57'15"
C6	50.00'	45.01'	43.51'	S 83°16'45" E	51°34'51"
C7	50.00'	7.11'	7.10'	N 84°35'11" E	8°08'50"
C8	50.00'	66.90'	62.02'	S 53°00'30" E	76°39'48"
C9	50.00'	71.84'	65.67'	S 58°26'32" E	82°05'23"
C10	50.00'	44.29'	42.86'	S 07°58'47" W	50°45'14"
C11	50.00'	21.04'	20.89'	S 33°04'48" W	24°06'42"
C12	50.00'	24.19'	23.96'	N 82°50'18" E	27°43'31"
C13	50.00'	34.38'	33.71'	S 40°41'03" E	85°13'46"
C14	50.00'	62.18'	58.25'	S 37°33'30" W	71°15'20"
C15	50.00'	64.80'	60.36'	N 69°41'15" W	74°15'11"
C16	50.00'	2.53'	2.53'	S 71°44'03" W	2°54'13"
C17	50.00'	5.30'	5.30'	S 04°58'06" W	6°04'33"
C18	50.00'	15.06'	15.00'	S 16°38'00" W	17°15'14"
C19	50.00'	41.82'	40.61'	S 49°13'23" W	47°55'32"

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 68.25 ACRES tract of land in Bell County, Texas, which is more fully described in the dedication of YOWELL RANCH PHASE IV, as shown by the plat hereof, attached hereto, and made a part hereof, and approved by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas, and WBW Development Ltd., does hereby adopt said 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.

Grantor does hereby give, grant and convey to the Home Owner's Association, in fee simple, the area shown as Tracts A, B, and C on the plat. Grantor does hereby give, grant, and convey, to the City of Killeen, Texas, in fee simple, the future row shown as Tracts D and E. See note 13.

WITNESS the execution hereof, on this 21st day of July, 2015

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

This instrument was acknowledged before me on the 21st day of July, 2015, 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.

R. W. K.
Notary Public's Signature



APPROVED this 21st day of July, 2015 by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas.

John Frobish CHAIRMAN, PLANNING COMMISSION
Judith Rankin SECRETARY, PLANNING COMMISSION

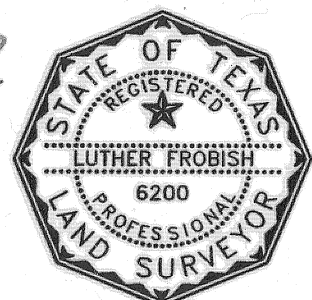
FILED FOR RECORD this 21st day of August, 2015, in Cabinet 2015, Slides 105 A/B/C, Plat Records of Bell County, Texas, and Instrument No. 145-00032029. Official Records, Bell County, Texas.

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.

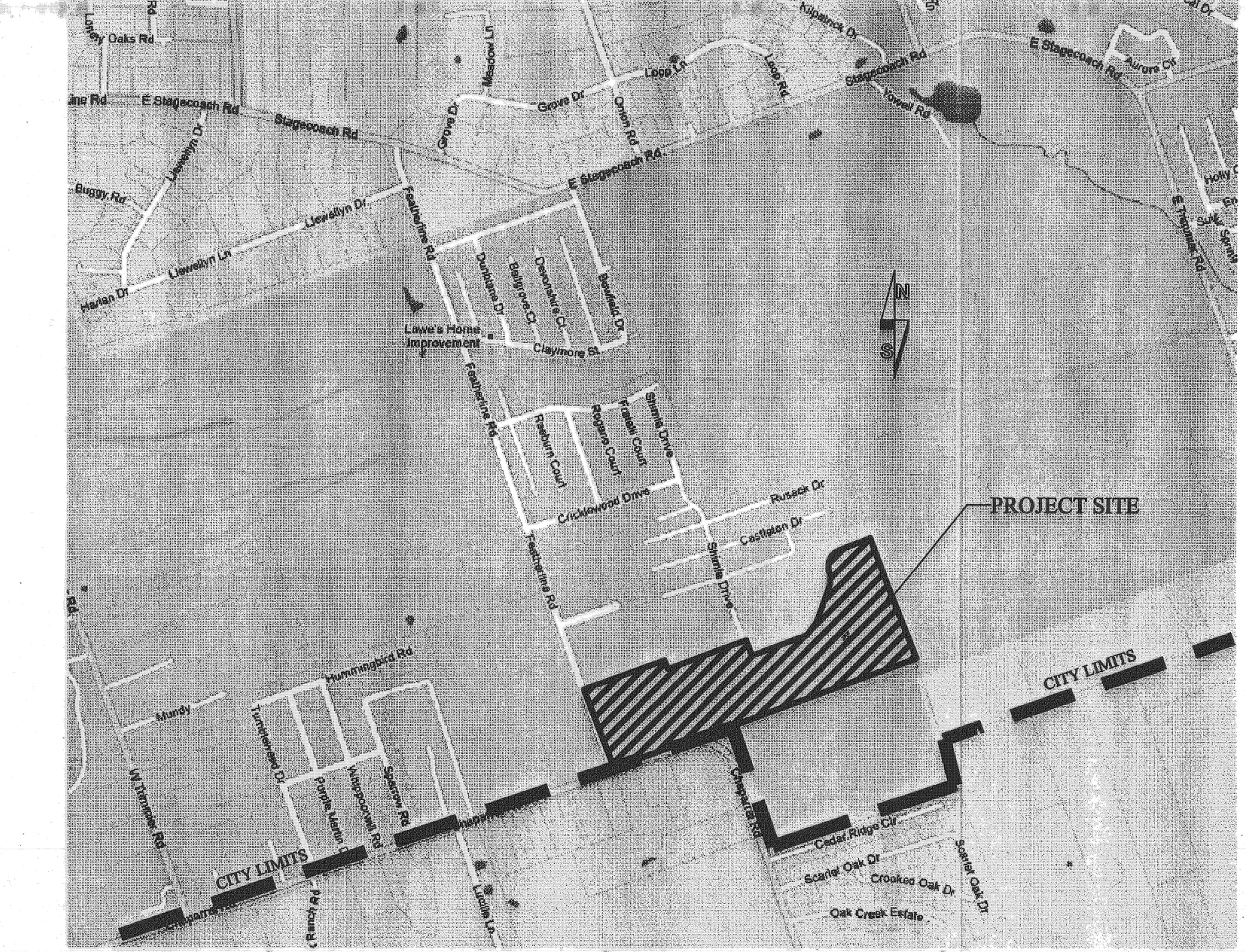
by: *Luther Frobish*
LUTHER FROBISH
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6200



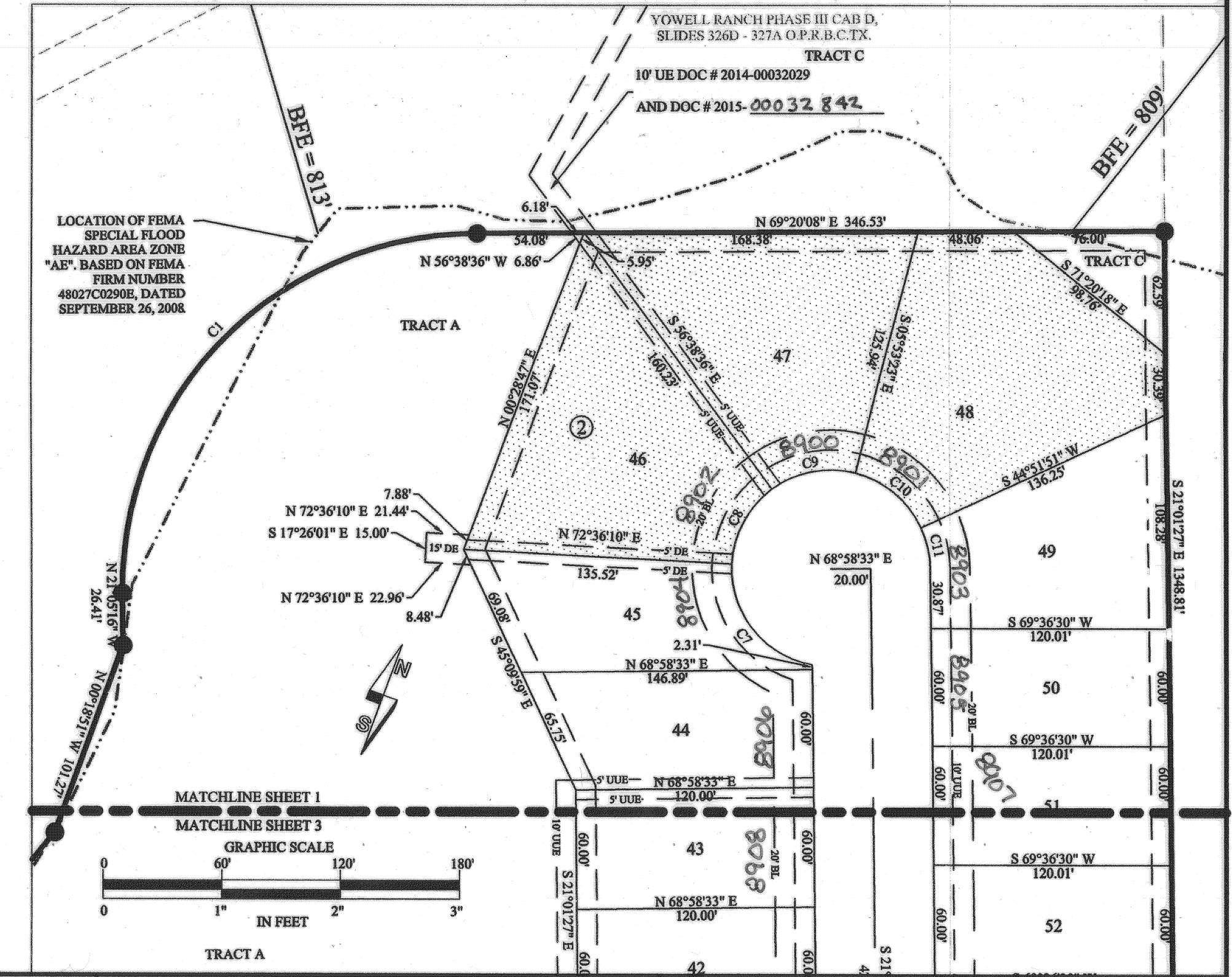
GENERAL NOTES:

- Streets terminating in a cul-de-sac shall have a minimum 50 ft. right-of-way radius and a pavement radius of 41 ft. to back of curb.
- 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.
- No direct vehicular access to Chaparral Road shall be allowed for Lot 1 Block 1, and Lots 1-12 Block 6.
- 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.
- Tracts A-C will be conveyed to the HOA and will be used for landscaping, walkways, parklands, and other amenities as deemed appropriate by the HOA. Tracts D and E will serve as landscape easements granted to the HOA and will be used until the City of Killeen begins construction of the adjacent road(s). Tract D will also be an access easement for Lot 1 Block 7.
- 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 provide 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 (lif).
- 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.
- On Lots 35-51, Block 6, cross fences in the rear drainage easement must allow water to pass through at a minimum depth of 9" above the swale flowline, and drainage swales along the south property lines must not be obstructed by fill or other improvements.
- No fences are to be built between the storm water grate inlets and the back property lines for Lots 41 and 42, Block 6 and an access gate must be provided.
- The developer shall be responsible for construction of public sidewalks across Tract A between Lots 41 and 42 Block 2 and across the Dumfrries Court cul-de-sac.

FINAL PLAT FOR
YOWELL RANCH PHASE IV
CITY OF KILLEEN, BELL COUNTY, TEXAS
BEING PART OF THE
WM Shelbourn Survey, A-774, and the James Allcorn Survey, A-25
BELL COUNTY, TEXAS



LOCATION MAP
N.T.S.



LOT	BLOCK	BFE	MIN FFE
11	1	845.91	848.91
12	1	845.78	848.78
13	1	844.20	846.20
14	1	843.77	845.77
15	1	843.49	845.49
16	1	843.17	845.17
17	1	842.81	844.81
18	1	842.19	844.19
19	1	841.88	843.88
20	1	841.76	843.76
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	838.80	840.80
29	1	838.35	840.35
30	1	837.13	839.13
31	1	836.40	838.40
32	1	835.82	837.82
33	1	835.05	837.05
34	1	834.23	836.23
35	1	834.31	836.31
36	1	833.67	835.67
37	1	832.33	834.33
38	1	830.95	832.95
39	1	830.44	832.44
40	1	829.94	831.94
1	2	828.02	830.02
2	2	828.88	830.88
3	2	828.58	830.58
4	2	827.75	829.75
5	2	827.11	829.11
6	2	826.79	828.79
7	2	826.42	828.42
8	2	824.34	826.34
9	2	823.90	825.90
10	2	825.89	827.89
11	2	825.53	827.53
12	2	825.04	827.04
13	2	818.27	818.27
14	2	810.81	812.81
15	2	809.13	811.13

*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 23rd Day of July, A.D. 2015
BELL COUNTY TAX OFFICE
By: *Roy Adams*

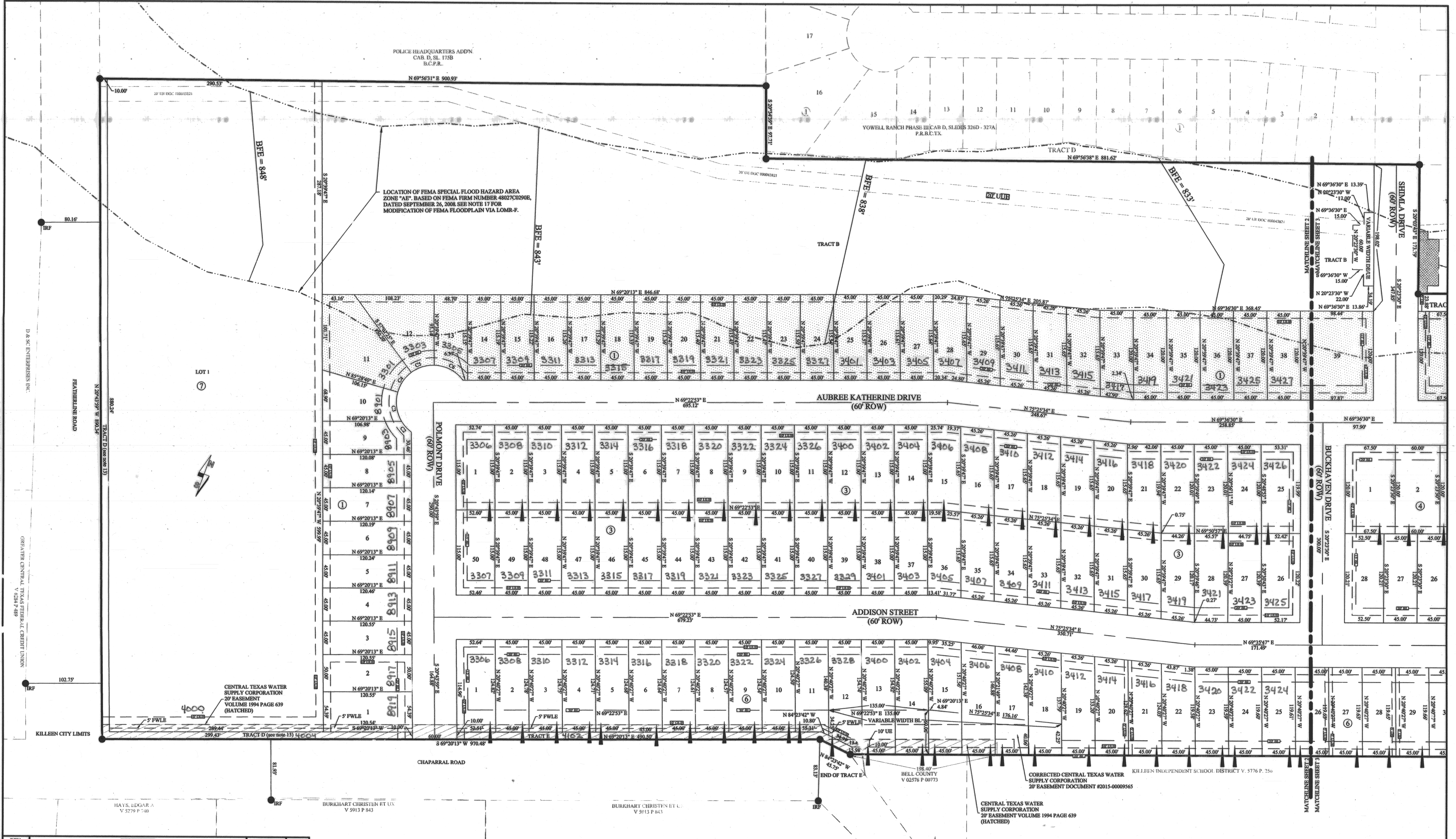
REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION
6	REVISED EASEMENT OFF VIEWPARK LANE	11/3/2014	TWF	TOTAL SIZE: 68.25 ACRES
5	REVISED GENERAL NOTE #17	17/17/2014	TWF	TOTAL BLOCKS: 6
4	REVISED WORDING IN SECOND PARAGRAPH AND GENERAL NOTES #13	6/11/2014	TTW	TOTAL LOTS: 266
3	ADDED INSET AND LEGEND TO THIS SHEET REVISED NOTE 13, ADDED NOTE 21 AND REVISED DEDICATION WORDING.	5/22/ 014	BTW	TOTAL TRACTS: 5
2	REVISED LOTS 12 & 13, BLOCK 1	4/30/2014	TWF	
1	ORIGINAL RELEASE	7/24/2012	BTW	

PROJ. T. NUMBER: YR04	CLIENT NAME: W & B DEVELOPMENT
APPROVED BY: SAB	CLIENT LOCATION: KILLEEN, TX
AUTHORIZED BY: WBW	

BENCHMARK
Wallace Group Panel #20
PK/Shiner in Featherline Road
ELEV: 864.68

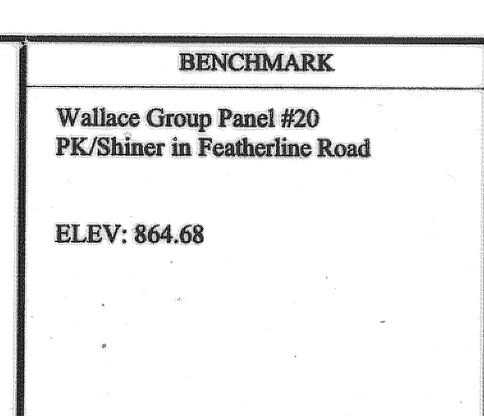
FINAL PLAT FOR
YOWELL RANCH PHASE IV
CITY OF KILLEEN, BELL COUNTY, TEXAS

VERA & ASSOCIATES, L.C. 3707 SIERRA DR GEORGETOWN, TX 78628 PH (512) 864-9804 FX (512) 864-4650 TEXAS REGISTERED SURVEYING FIRM #10137400	Yalgo, LLC 3000 Illinois Ave., Suite 100 Killeen, TX 76543 PH (254) 953-5353 FX (254) 953-0032 Texas Registered Engineering Firm F-10264	SHEET 1 OF 3
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REV.	DESCRIPTION	DATE	BY
5	REVISED EASEMENT NEAR SHMLA DRIVE.	12/11/2014	TWF
4	REVISED EASEMENTS ON LOTS 11-17 BLOCK 6, ADDED BUILDING ON LOT 1 BLOCK 7 REVISED TRACT E AND FIXED DRAINAGE EASEMENT LABEL	1/2014	BTW
3	REVISED TRACT D AND LOT 1 BLOCK 7 AND UPDATED NEIGHBOR INFORMATION.	8/2014	BTW
2	REVISED LOTS 12 & 13, BLOCK 1	4/10/2014	TWF
1	ORIGINAL RELEASE	7/24/2012	BTW

PROJECT INFORMATION	BENCHMARK
TOTAL SIZE: 68.25 ACRES	Wallace Group Panel #20 PK/Shiner in Featherline Road
TOTAL BLOCKS: 6	ELEV: 864.68
TOTAL LOTS: 266	
TOTAL TRACTS: 5	



FINAL PLAT FOR YOWELL RANCH PHASE IV CITY OF KILLEEN, BELL COUNTY, TEXAS

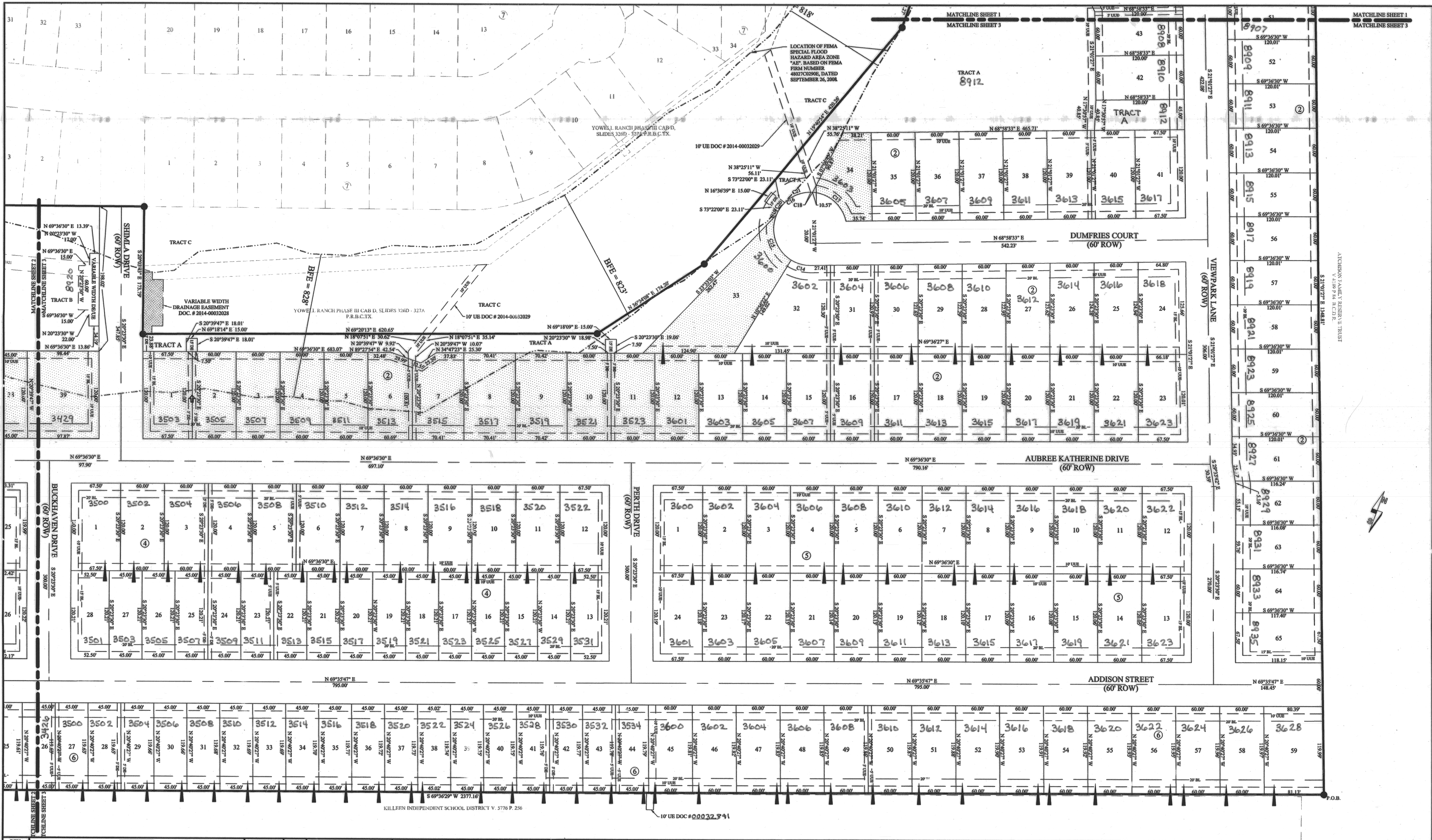
CORRECTED CENTRAL TEXAS WATER SUPPLY CORPORATION 20' EASEMENT DOCUMENT #2015-0009565

KILLEEN INDEPENDENT SCHOOL DISTRICT V. 5776 P. 256

BELL COUNTY V. 02576 P. 00773

CENTRAL TEXAS WATER SUPPLY CORPORATION 20' EASEMENT VOLUME 1994 PAGE 639 (HATCHED)

VERA & ASSOCIATES, L.C. 3707 SIERRA DR GEORGETOWN, TX 78628 PH (512) 864-9804 FX (512) 864-4650 <small>TEXAS REGISTERED SURVEYING FIRM #10137400</small>	Yalgo, LLC 3000 Illinois Ave., Suite 100 Killeen, TX 76543 PH (254) 953-5353 FX (254) 953-0032 <small>Texas Registered Engineering Firm F-10264</small>	SHEET 2 OF 3
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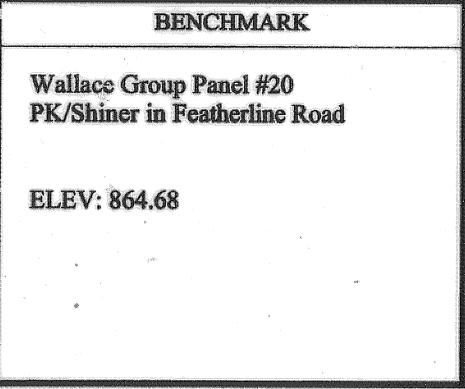


REV.	DESCRIPTION	DATE	BY
3	REMOVED LOT AND LEGEND FROM THIS SHEET.	5/22/2014	BTW
2	REVISED LOTS 5 & 7, BLOCK 2	5/8/2014	BTW
1	ORIGINAL RELEASE	7/24/2012	BTW

PROD. CT NUMBER: YR04	CLIENT NAME: W & B DEVELOPMENT
APPROVED BY: SAB	CLIENT LOCATION: KILLEEN, TX
AUTHORIZED BY: WBW	

PROJECT INFORMATION	
TOTAL SIZE:	68.25 ACRES
TOTAL BLOCKS:	6
TOTAL LOTS:	266
TOTAL TRACTS:	5

BENCHMARK	
Wallace Group Panel #20 PK/Shiner in Featherline Road	
ELEV: 864.68	



FINAL PLAT FOR
YOWELL RANCH PHASE IV
CITY OF KILLEEN, BELL COUNTY, TEXAS

VERA & ASSOCIATES, LC. 3707 SIERRA DR GEORGETOWN, TX 78628 PH (512) 864-9804 FX (512) 864-4650	Yalgo, LLC 3000 Illinois Ave., Suite 100 Killeen, TX 76543 PH (254) 953-5353 FX (254) 953-0332	SHEET 3 OF 3
TEXAS REGISTERED SURVEYING FIRM #10137400	Texas Registered Engineering Firm F-10264	