

## FINAL PLAT OF YOWELL RANCH, PHASE ONE TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS BEING PART OF THE S. D. CAROTHERS SURVEY, A-177 BELL COUNTY, TEXAS

CURVE	CURVE TABLE			
	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING
C1	1000.00'	630.39'	36°07'07"	S 76°29'13" W
C2	557.74'	238.48'	20°46'22"	S 83°10'25" W
C3	462.10'	285.95'	10°39'28"	N 77°14'34" E
C4	392.07'	90.99'	13°17'48"	S 75°55'26" W
C5	60.00'	94.25'	90°00'00"	N 24°16'10" E
C6	430.00'	205.53'	27°23'08"	N 82°57'44" E
C7	130.00'	142.00'	62°35'08"	N 92°01'23" E
C8	50.00'	249.81'	286°15'37"	S 69°16'10" W
C9	70.00'	76.50'	62°36'52"	N 52°02'16" W
C10	120.00'	57.36'	27°23'08"	N 07°02'16" W
C11	180.00'	86.03'	27°23'08"	N 07°02'16" W
C12	120.00'	57.36'	27°23'08"	S 07°02'16" E
C13	50.00'	249.81'	286°15'37"	S 69°16'10" W
C14	180.00'	86.03'	27°23'08"	N 07°02'16" W
C15	120.00'	57.36'	27°23'08"	S 07°02'16" E
C16	50.00'	249.81'	286°15'37"	S 69°16'10" W
C17	180.00'	86.03'	27°23'08"	N 07°02'16" W
C18	370.00'	176.85'	27°23'08"	S 82°57'44" W
C19	50.00'	249.81'	286°15'37"	S 69°16'10" W
C20	50.00'	249.81'	286°15'37"	S 69°16'10" W
C21	545.00'	260.49'	27°23'08"	N 82°57'44" E
C22	60.00'	39.19'	37°25'32"	S 02°01'04" E
C23	60.00'	24.59'	23°29'10"	N 28°26'17" E
C24	60.00'	30.48'	29°05'18"	N 54°43'51" E
C25	430.00'	30.52'	4°03'58"	S 71°18'09" W
C26	430.00'	43.00'	5°43'46"	N 76°12'02" E
C27	430.00'	43.00'	5°43'46"	N 81°55'48" E
C28	430.00'	43.00'	5°43'46"	N 87°39'35" E
C29	430.00'	43.00'	5°43'46"	S 88°36'39" E
C30	430.00'	3.01'	0°24'04"	S 83°32'44" E
C31	130.00'	52.01'	22°55'26"	S 71°51'13" E
C32	130.00'	51.96'	22°55'26"	S 48°56'31" E
C33	130.00'	49.03'	18°45'43"	S 29°08'41" E
C34	50.00'	7.40'	8°28'42"	N 69°37'17" W
C35	50.00'	65.28'	74°48'26"	S 27°58'43" E
C36	50.00'	52.22'	59°50'40"	S 39°20'50" W
C37	50.00'	52.22'	59°50'40"	N 80°48'30" W
C38	50.00'	61.87'	70°39'54"	N 19°33'13" W
C39	50.00'	11.01'	12°37'14"	N 26°05'21" E
C40	179.91'	50.81'	16°10'48"	N 12°08'27" W
C41	179.91'	33.63'	10°42'40"	N 01°18'17" E
C42	50.00'	28.34'	32°31'14"	S 72°38'01" E
C43	50.00'	37.48'	42°57'01"	S 19°49'54" E
C44	50.00'	36.12'	41°23'14"	S 22°20'13" W
C45	50.00'	38.84'	44°30'33"	S 65°17'06" W
C46	50.00'	36.12'	41°23'14"	S 71°46'01" E
C47	50.00'	38.87'	44°32'25"	N 28°48'17" W
C48	50.00'	33.98'	38°55'58"	N 12°56'00" E
C49	180.00'	31.76'	10°06'33"	N 15°40'33" W
C50	180.00'	35.20'	11°12'20"	N 09°01'07" W
C51	180.00'	19.07'	8°04'15"	N 03°37'11" E
C52	50.00'	10.66'	12°13'13"	S 67°45'02" E
C53	50.00'	43.37'	49°41'59"	S 36°47'25" E
C54	50.00'	42.10'	48°14'50"	S 12°10'59" W
C55	50.00'	48.01'	55°01'05"	S 63°48'56" W
C56	50.00'	42.10'	48°14'50"	N 64°33'07" W
C57	50.00'	46.30'	53°03'14"	N 13°54'05" W
C58	50.00'	17.26'	19°48'26"	N 22°30'45" E
C59	180.00'	31.76'	10°06'33"	N 15°40'33" W
C60	180.00'	35.20'	11°12'20"	N 09°01'07" W
C61	180.00'	17.77'	5°39'28"	N 03°49'34" E
C62	370.00'	103.82'	16°04'39"	N 88°36'59" E
C63	370.00'	73.02'	11°18'29"	S 74°55'25" W
C64	50.05'	17.34'	19°50'48"	N 63°58'33" E
C65	50.05'	46.31'	53°01'12"	S 27°32'33" E
C66	50.05'	42.14'	48°14'50"	S 23°05'27" W
C67	50.05'	48.06'	55°01'05"	S 74°43'24" W
C68	50.05'	36.14'	48°14'50"	N 53°38'39" W
C69	50.05'	39.65'	45°23'22"	N 06°49'33" W
C70	50.05'	14.47'	16°34'10"	N 24°09'13" E
C71	545.00'	38.68'	4°03'58"	N 71°18'09" E
C72	545.00'	54.50'	5°43'46"	N 76°12'02" E
C73	545.00'	54.50'	5°43'46"	N 81°55'48" E
C74	545.00'	54.50'	5°43'46"	N 87°39'35" E
C75	545.00'	54.50'	5°43'46"	S 88°36'39" E
C76	545.00'	3.82'	0°24'04"	S 83°32'44" E
C77	50.00'	45.74'	52°25'04"	S 47°41'19" E
C78	50.00'	39.92'	45°44'57"	S 01°23'42" W
C79	50.00'	39.27'	44°59'59"	S 46°46'11" W
C80	50.00'	39.60'	45°22'48"	N 88°02'26" W
C81	50.00'	39.60'	45°22'48"	N 42°39'42" W
C82	59.00'	46.67'	52°20'08"	N 06°11'42" E
C83	462.10'	21.27'	2°38'16"	S 70°35'42" W

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 87.12 acres tract of land in Bell County, Texas, part of the S. D. Carothers Survey, A-177, Bell County, Texas, which is more fully described in the dedication of YOWELL RANCH, PHASE ONE, as shown by the plat hereof, attached hereto, and made a part hereof, and approved by the City Council of the City of Killeen, Bell County, Texas, and WBW Development Ltd., does hereby adopt said YOWELL RANCH, PHASE ONE, 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 1-6 on the plat.

WITNESS the execution hereof, on this 14 day of August, 2009

WBW Development Ltd.  
by WBW DEVELOPMENT  
MANAGEMENT, LLC, General partner

Bruce Whitis, President

Before me, the undersigned authority, on this day personally appeared Bruce Whitis known to me to be the person whose name is subscribed to the foregoing instrument. It has been acknowledged to me that he executed the foregoing instrument as the owner of the property described hereon.

Robin Elarray  
NOTARY PUBLIC STATE OF TEXAS  
My Commission Expires: 07-31-2012

APPROVED this the 22nd day of Dec, 2009 by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas.

John Fambell  
CHAIRMAN, PLANNING COMMISSION

Piichi Mankie  
SECRETARY, PLANNING COMMISSION

APPROVED this the 13th day of January, 2009 by the City Council of the City of Killeen, Bell County, Texas.

Smithy L Hancock  
MAYOR, CITY OF KILLEEN

Attest: City Secretary

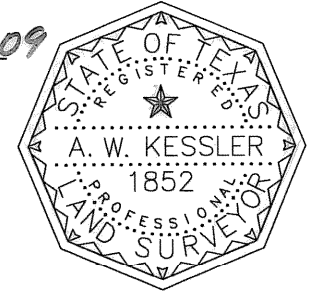
FILED FOR RECORD this 20th day of August, 2009, in Cabinet D, Slides 27U-B/C, Plat Records of Bell County, Texas, and Instrument No. 2009-082800 Official Records, Bell County, Texas.

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

State of Texas  
County of Bell

I, A. W. Kessler, 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: A. W. Kessler 8-14-09  
A. W. Kessler  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 1852



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.
- All lots shall have a 10' utility easement adjacent to right-of-ways
- Building setbacks shall be as follows unless otherwise noted or shown hereon.  
Front - 20'  
Rear - 20'  
Interior side - 5'  
Street side - 15'
- The developer shall construct the sidewalks within the right-of-way in the portion of Tract 1 abutting the intersection of Bowfield Drive and Claymore Street.
- Tracts 1-6 will be conveyed to the HOA and will be used for landscaping, walkways, parklands, and other amenities as deemed appropriate by the HOA.
- Lot 70 Block 3 will have 10' side yard setback to coincide with the 10' Access and DE. Therefore, lot 70 is an exception to the typical lot layout
- Paved 5' sidewalk access to Tract 1 will be provided between Lots 55 and 56 Block 3, Lots 69 and 70 Block 3, and Lots 84 and 85 Block 3
- No direct vehicular access to Stagecoach Road shall be allowed for Lot 1, Block 1, and Lots 25-29, Block 3. No direct vehicular access to Featherline Road shall be allowed for Lots 1-5, Block 3, Lots 1-14, block 12, lots 1-10, block 15.
- Tract 1 extends to Claymore Street between Lots 55 and 56 Block 3 with a width of 10'
- 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.
- All subdivision entrance streets shall begin with one-hundred linear feet of pavement measuring forty-two feet between the backs of curb.
- There shall be no repeat or duplicate elevation within a group of five homes.

FFE DATA TABLE				
Block	Lot	2008 FIS BFE	PROPOSED MIN FFE	
3	*51	858.09	860.09	
3	*52	856.48	858.48	
3	*53	855.37	857.37	
3	*54	854.70	856.70	
3	*55	854.10	856.10	
3	*56	852.88	854.88	
3	*57	852.01	854.01	
3	*58	851.49	853.49	
3	*59	850.60	852.60	
3	*60	849.83	851.83	
3	61	849.48	851.48	
3	62	849.14	851.14	
3	63	848.63	850.63	
3	64	848.04	850.04	
3	65	847.14	849.14	
3	*66	846.67	848.67	
3	*67	846.01	848.01	
3	*68	845.33	847.33	
3	*69	844.79	846.79	
3	*70	844.39	846.39	
3	*71	844.13	846.13	
3	*72	843.88	845.88	
3	*73	843.32	845.32	
3	*74	842.88	844.88	
3	*75	842.37	844.37	
3	*76	841.68	843.68	
3	77	840.86	842.86	
3	78	840.50	842.50	
3	79	840.27	842.27	
3	80	839.65	841.65	
3	81	838.94	840.94	
3	82	838.59	840.59	
3	83	838.29	840.29	
3	84	837.63	839.63	
5	8	857.71	859.71	
5	*9	854.75	856.75	
5	*10	854.08	856.08	

BFE & FFE TABLE NOTES:

- \* - Indicates lot is affected by ZONE AE, areas of 100-year flood, the base flood elevations and flood hazard factors were determined, and noted, on the FIRM Map Panel 48027C0290E.
- 2008 FIS BFE- Indicates BFE determined from a review of Flood Profile Panels 501p-506p in FEMA FIS number 480706CV001A, dated September 26, 2008, as compared to 2002 topographic contours provided by the city of Killeen
- PROPOSED MIN. FFE- Indicates the Proposed Minimum Finished Floor Elevation for structures on lots affected by the flood plain limits shown hereon..

The limits of the 100-year flood (i.e., Special Flood Hazard Area) as shown hereon were taken from current Flood Insurance Rate Map Panel 0290, Map Number 48027C0290E, dated Sept. 26, 2008, for Yowell Creek. Said Special Flood Hazard Limits, Base Flood Elevations, and Finished Floor Elevations, shown hereon, were prepared by others not associated with the Surveyor.

The Surveyor would advise property owners having property adjacent to, or within, Special Flood Hazard Areas to contact the appropriate local Floodplain Administrator with regards to any floodplain related questions.

**GENERAL INFORMATION ABOUT FLOODWAYS**

Located within areas of special flood hazard established in section 12-7 are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of floodwaters which carry debris, potential projectiles and erosion potential, the following provisions shall apply:

- Encroachments are prohibited, including fill, new construction, substantial improvements and other development, unless certification by a Texas registered professional engineer is provided demonstrating (through hydrologic and hydraulic analyses) that encroachments shall not result in any increase in flood levels within the community during the occurrence of the base flood discharge.
- If (1) above is satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of this article.
- Under provisions of 44 CFR, chapter 1, section 65.12 of the National Flood Insurance Program regulations, a community may permit encroachments within the adopted regulatory floodway that would result in an increase in base flood elevations, provided that the community first applies for and obtains a conditional FIRM and floodway revision through the federal emergency management agency. Permittee shall incur all expenses associated with the preparation, design, application, and obtaining of the conditional FIRM and floodway revision.

**SPECIAL NOTE:**

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).

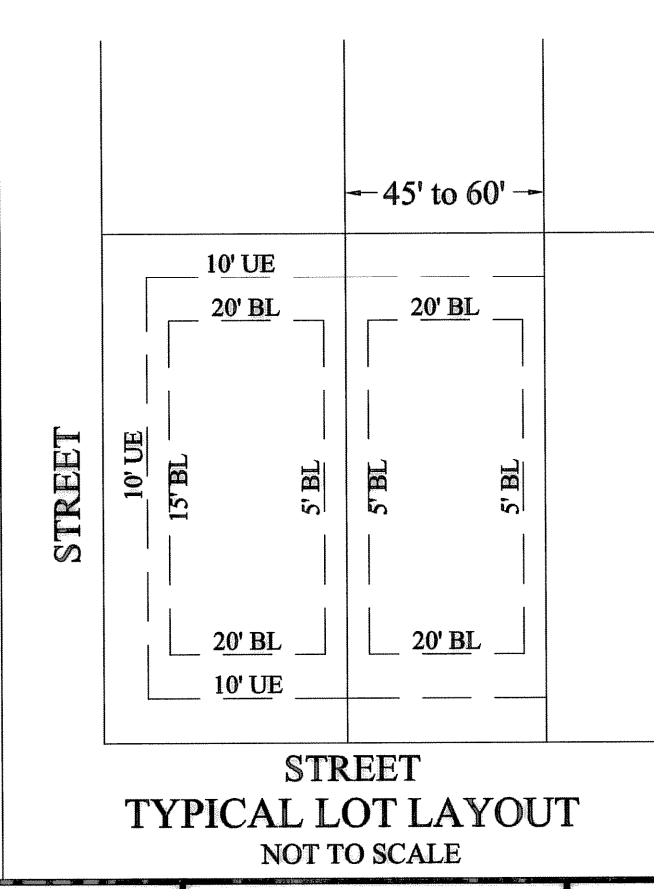
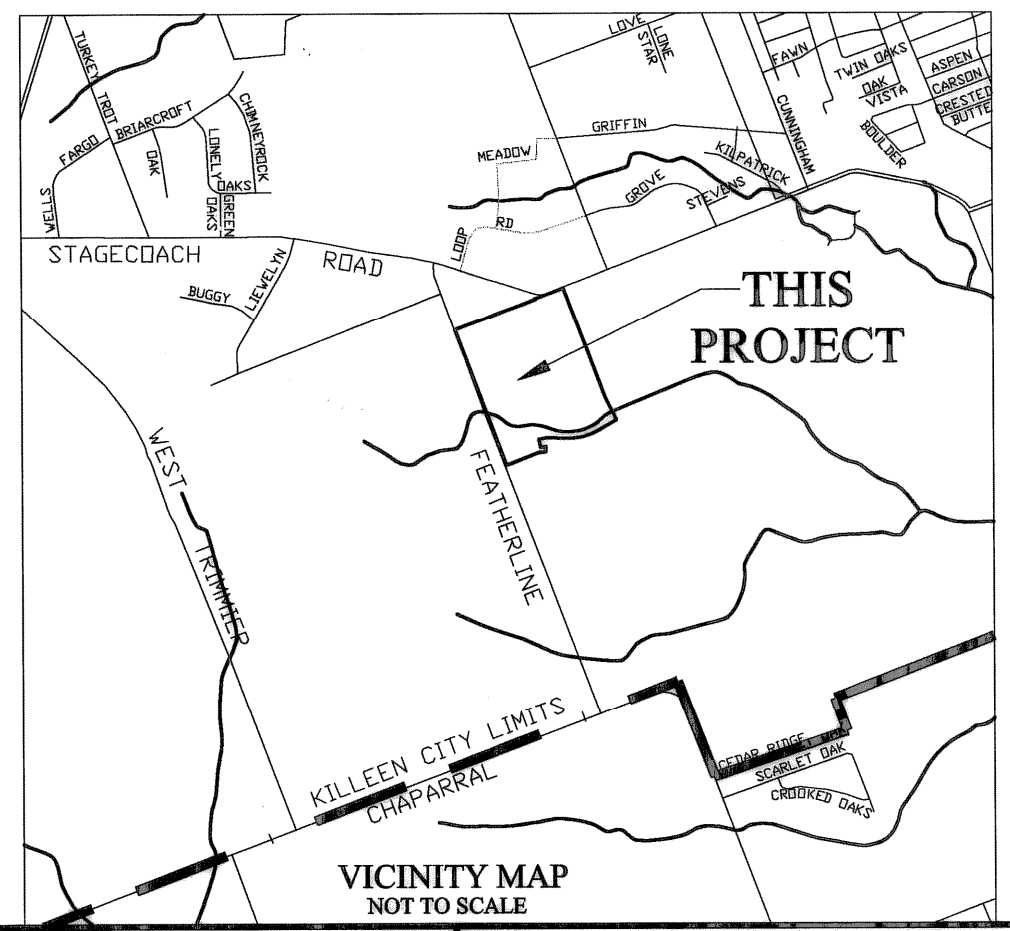
**TAX CERTIFICATE**

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 14th Day of August, A.D. 2009

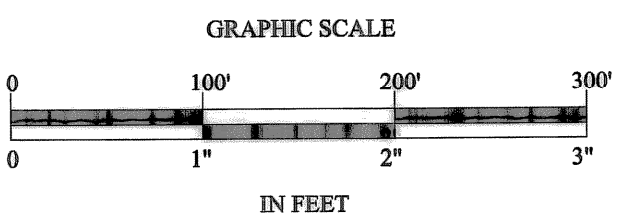
BELL COUNTY TAX OFFICE  
By: \_\_\_\_\_

**DRAINAGE EASEMENT NOTE:**  
To allow for proper drainage conditions, all drainage easements shall be properly graded, maintained free and clear of obstructions, and special positive overflow sections (swales) shall be provided between lots which have an established FFE and shown hereon. Positive overflow sections (swales) shall be sloped to provide stormwater flow (i.e., drainage) from the front to rear of all lots affected hereon and will be maintained by the lot owner(s).



REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION
3	ADD NOTES 8 AND 9 TO NOTES SECTION	2-11-2009	BTW	TOTAL SIZE: 87.12 acres TOTAL BLOCKS: 5 TOTAL LOTS: 381 TOTAL TRACTS: 7
2	REVISED NOTES AND FFE TABLE PER CITY REQUEST	10-17-2008	WSC	
1	ORIGINAL RELEASE	09-26-2008	SAB	

PROJECT NUMBER: 1058  
CLIENT NAME: W & B DEVELOPMENT  
CLIENT LOCATION: KILLEEN, TX  
CHECKED BY: WSC  
APPROVED BY: SAB  
AUTHORIZED BY: WBW



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

## FINAL PLAT OF YOWELL RANCH, PHASE ONE CITY OF KILLEEN, BELL COUNTY, TEXAS

**Yalgo, LLC**  
3000 Illinois Ave., Suite 100  
Killeen, TX 76543  
PH (254) 953-5353  
FX (254) 953-0032

SHEET  
1  
OF  
2



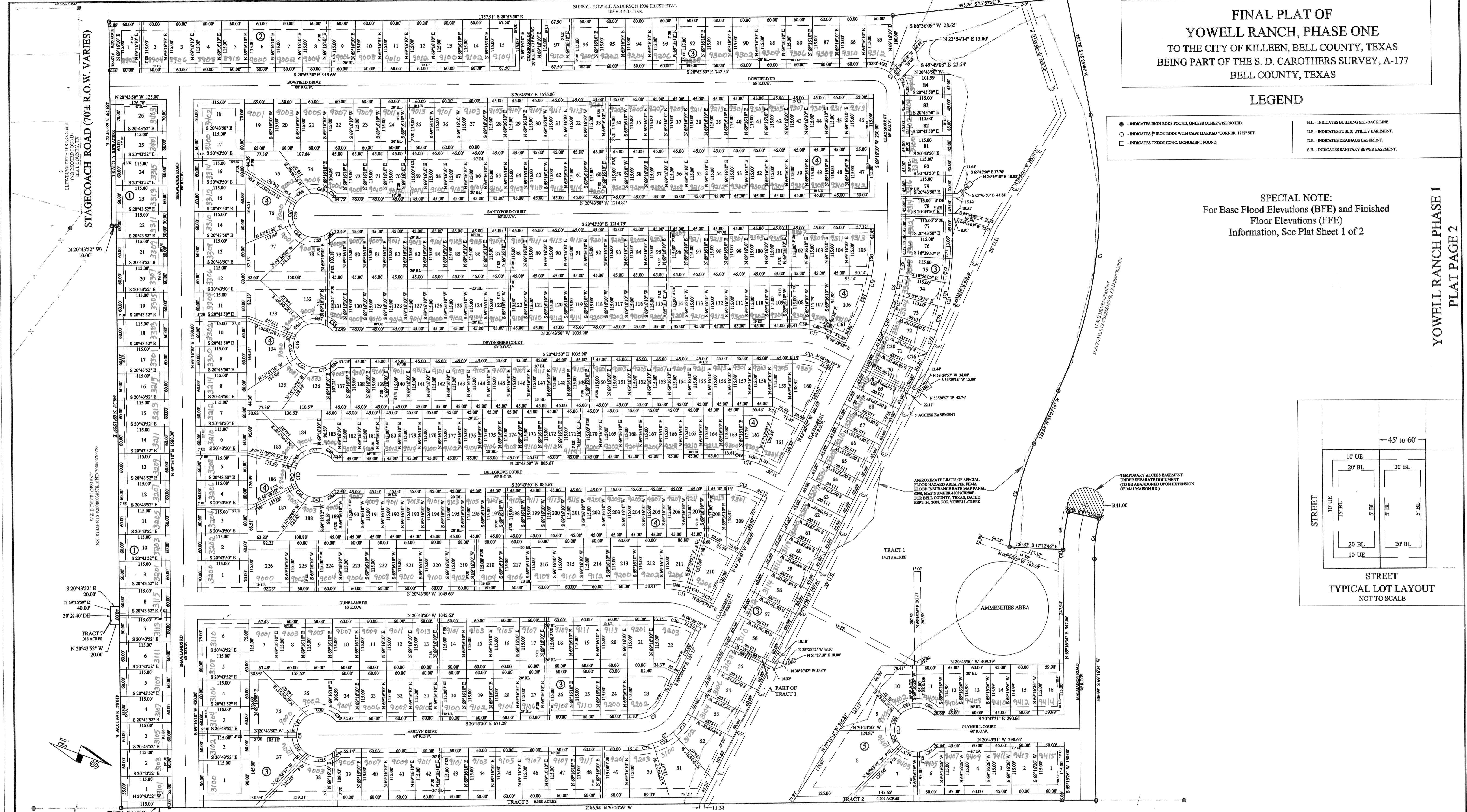
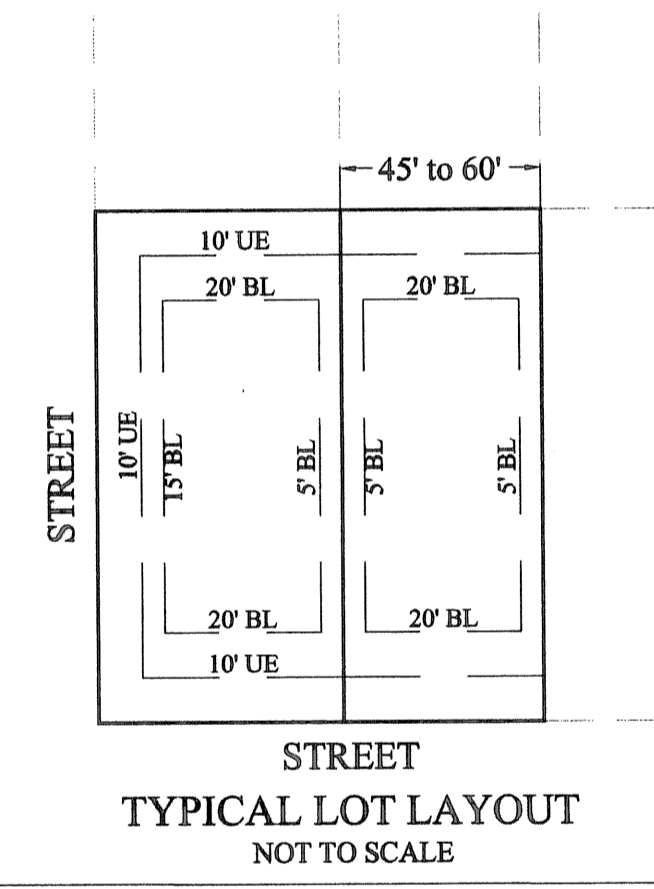
**FINAL PLAT OF  
YOWELL RANCH, PHASE ONE**  
TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS  
BEING PART OF THE S. D. CAROTHERS SURVEY, A-177  
BELL COUNTY, TEXAS

**LEGEND**

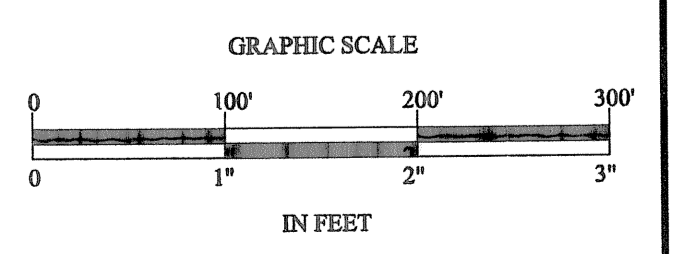
- INDICATES IRON RODS FOUND, UNLESS OTHERWISE NOTED.
- INDICATES "I" IRON RODS WITH CAPS MARKED "CORNER, 1152" SET.
- INDICATES TxDOT CONC. MONUMENT FOUND.
- B.L. - INDICATES BUILDING SET-BACK LINE.
- U.E. - INDICATES PUBLIC UTILITY EASEMENT.
- D.E. - INDICATES DRAINAGE EASEMENT.
- S.E. - INDICATES SANITARY SEWER EASEMENT.

**SPECIAL NOTE:**  
For Base Flood Elevations (BFE) and Finished  
Floor Elevations (FFE)  
Information, See Plat Sheet 1 of 2

YOWELL RANCH PHASE 1  
PLAT PAGE 2



REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION	BENCHMARK
5	MOVED DE ON MALMAISON	7-21-2009	BTW	TOTAL SIZE: 87.12 ACRES TOTAL BLOCKS: 5 TOTAL LOTS: 381 TOTAL TRACTS: 7	Wallace Group Panel #20 PK/Shiner in Featherline Road  ELEV: 864.68
4	MOVED LOCATION OF DE ON MALMAISON ROAD	4-17-2009	BTW		
3	ADDED EASEMENT FOR SEWER LINE NEAR END OF DEVONSHIRE	2-19-2009	BTW		
2	REVISED CRAIGPARK ROW, UE, DE, & ACCESS EASEMENTS PER CITY REQUEST	10-17-2009	WSC		
1	ORIGINAL RELEASE	09-26-2009	SAB		
PROJECT NUMBER: 1058		CLIENT NAME: W & B DEVELOPMENT			
CHECKED BY: WSC		CLIENT LOCATION: KILLEEN, TX			
APPROVED BY: SAB					
AUTHORIZED BY: WBW					



**FINAL PLAT OF  
YOWELL RANCH, PHASE ONE  
CITY OF KILLEEN, BELL COUNTY, TEXAS**

**Yalgo, LLC**  
3000 Illinois Ave., Suite 100  
Killeen, TX 76543  
PH (254) 953-5353  
FX (254) 953-0032

SHEET  
2  
OF  
2

PLOTTED ON: 8/14/2009 BY Beth Warwick