

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	180.00	284.08	255.50	N 247° 22' E	80° 25' 29"
C2	50.00	41.72	40.82	N 80° 50' 18" E	47° 48' 48"
C3	50.00	38.16	38.37	S 54° 32' 20" W	41° 25' 56"
C4	50.00	38.16	38.37	S 130° 22' W	41° 25' 56"
C5	50.00	38.16	38.37	S 28° 19' E	41° 25' 56"
C6	50.00	38.16	38.37	S 67° 45' 57" E	41° 24' 05"
C7	50.00	38.16	38.37	N 85° 26' 54" E	41° 22' 14"
C8	50.00	37.58	37.85	N 270° 54" E	31° 23' 19"
C9	280.00	23.59	23.58	N 72° 21' 06" E	4° 49' 38"
C10	220.00	18.53	18.53	S 72° 21' 06" W	4° 49' 38"
C11	280.00	23.59	23.58	N 72° 21' 06" E	4° 49' 38"
C12	220.00	18.53	18.53	S 72° 21' 06" W	4° 49' 38"
C13	50.00	31.04	30.54	N 74° 42' 59" W	35° 34' 09"
C14	50.00	37.53	36.85	S 69° 59' 51" W	43° 00' 11"
C15	50.00	37.58	36.88	S 270° 54" W	43° 02' 06"
C16	50.00	37.58	36.88	S 270° 54" W	43° 02' 06"
C17	50.00	37.58	36.88	S 63° 00' 06" E	43° 02' 06"
C18	50.00	37.53	36.85	N 73° 52' 43" E	43° 00' 11"
C19	50.00	31.04	30.54	N 74° 42' 59" W	35° 34' 09"
C20	50.00	19.88	19.55	N 68° 14' 42" W	22° 32' 55"
C21	50.00	34.92	34.22	S 80° 28' 14" W	40° 01' 12"
C22	50.00	35.08	34.37	S 40° 21' 38" W	40° 12' 00"
C23	50.00	35.18	34.47	S 70° 03' 54" W	40° 17' 29"
C24	50.00	35.17	34.45	S 40° 15' 47" W	40° 17' 29"
C25	50.00	35.10	34.38	S 80° 28' 22" E	40° 13' 16"
C26	50.00	34.95	34.25	N 58° 23' 22" E	40° 03' 16"
C27	50.00	19.78	19.82	N 28° 04' 67" E	22° 37' 36"
C28	280.00	23.59	23.58	N 72° 21' 06" E	4° 49' 38"
C29	220.00	18.53	18.53	N 72° 21' 06" E	4° 49' 38"
C30	280.00	23.59	23.58	N 72° 21' 06" E	4° 49' 38"
C31	220.00	18.53	18.53	S 72° 21' 06" W	4° 49' 38"
C32	50.00	23.66	23.46	N 70° 28' 54" W	27° 07' 58"
C33	50.00	40.42	39.33	S 72° 46' 31" W	46° 19' 13"
C34	50.00	40.53	39.42	S 28° 24' 49" W	46° 26' 18"
C35	50.00	40.58	39.46	S 20° 03' 43" E	46° 28' 38"
C36	50.00	40.53	39.42	S 66° 31' 11" E	46° 28' 18"
C37	50.00	40.42	39.33	S 70° 03' 54" W	46° 19' 13"
C38	50.00	40.58	39.46	S 20° 03' 43" E	46° 28' 38"
C39	50.00	27.43	27.09	N 72° 39' 02" W	31° 26' 18"
C40	50.00	38.95	37.97	S 69° 18' 46" W	44° 38' 04"
C41	50.00	39.01	38.03	S 24° 38' 49" W	44° 41' 54"
C42	50.00	39.03	38.04	S 20° 03' 43" E	44° 43' 10"
C43	50.00	39.01	38.03	S 64° 48' 18" E	44° 41' 54"
C44	50.00	38.95	37.97	N 70° 34' 46" E	44° 38' 04"
C45	50.00	27.43	27.09	N 72° 39' 02" W	31° 26' 18"
C46	280.00	23.59	23.58	N 72° 21' 06" E	4° 49' 38"
C47	220.00	18.53	18.53	N 72° 21' 06" E	4° 49' 38"
C48	130.03	41.32	41.14	N 61° 10' 30" E	18° 12' 20"
C49	130.03	43.87	43.67	N 42° 24' 22" E	19° 19' 55"
C50	50.00	44.38	42.92	N 60° 27' 12" E	50° 49' 39"
C51	50.00	57.77	56.81	N 01° 56' 25" E	68° 11' 58"
C52	50.00	47.80	47.42	N 70° 07' 09" W	77° 41' 32"
C53	50.00	1.08	1.08	S 70° 33' 38" E	11° 23' 37"
C54	50.00	78.83	70.91	S 24° 48' 21" W	80° 19' 53"
C55	70.03	48.03	48.21	N 51° 34' 10" E	37° 39' 32"
C56	50.00	31.99	31.41	S 78° 14' 21" E	36° 36' 56"
C57	50.00	138.99	98.3	N 08° 48' 10" E	158° 18' 01"
C58	50.00	48.92	48.21	S 80° 18' 17" W	53° 48' 48"
C59	50.00	31.93	31.41	S 39° 05' 56" W	36° 38' 54"
C60	50.00	38.30	38.74	N 52° 21' 16" E	39° 07' 18"
C61	50.00	57.49	58.28	N 07° 00' 08" E	55° 36' 58"
C62	30.00	47.12	42.43	N 24° 58' 18" E	90° 00' 00"
C63	50.00	18.94	18.89	S 41° 18' 17" E	19° 24' 43"
C64	50.00	68.28	61.53	S 58° 59' 04" E	78° 56' 56"
C65	50.00	42.38	41.11	N 28° 46' 04" E	48° 32' 43"
C66	50.00	44.47	43.02	N 20° 59' 09" W	50° 57' 42"
C67	50.00	48.48	44.80	N 73° 04' 45" W	53° 13' 30"
C68	50.00	6.08	6.04	S 78° 07' 24" W	10° 22' 13"
C69	50.00	11.34	11.32	S 60° 08' 14" E	12° 59' 40"
C70	50.00	57.00	53.98	S 69° 17' 33" E	68° 18' 59"
C71	50.00	44.29	42.88	N 32° 40' 20" E	50° 45' 14"
C72	50.00	44.29	42.88	N 18° 04' 54" W	50° 45' 14"
C73	50.00	44.29	42.88	N 68° 09' 08" W	50° 45' 14"
C74	50.00	48.01	44.40	S 89° 29' 41" W	52° 43' 09"
C75	250.00	21.06	21.06	N 72° 21' 06" E	4° 49' 38"
C76	250.00	21.06	21.06	N 72° 21' 06" E	4° 49' 38"
C77	250.00	21.06	21.06	N 72° 21' 06" E	4° 49' 38"
C78	250.00	21.06	21.06	N 72° 21' 06" E	4° 49' 38"
C79	250.00	21.06	21.06	N 72° 21' 06" E	4° 49' 38"
C80	100.00	84.93	83.79	N 51° 20' 15" E	37° 12' 05"
C81	250.03	78.04	78.71	S 61° 07' 42" W	18° 08' 48"
C82	250.03	84.38	83.98	S 42° 24' 22" W	19° 19' 55"
C83	178.14	30.98	30.94	S 58° 09' 08" E	9° 54' 33"
C84	178.47	104.70	103.22	N 34° 28' 58" W	33° 28' 33"
C85	238.14	88.59	88.09	S 28° 00' 51" E	21° 13' 35"
C86	238.14	87.24	86.79	S 60° 04' 42" E	20° 54' 09"
C87	208.14	185.14	181.61	S 38° 32' 11" E	42° 30' 06"
C88	50.00	43.34	41.99	N 47° 58' 58" W	46° 39' 45"
C89	50.00	85.53	75.54	N 37° 23' 23" E	88° 07' 35"
C90	90.53	124.32	114.78	S 18° 58' 47" W	78° 40' 48"

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 84.25 acres tract of land in Bell County, Texas, part of the S. D. Carothers Survey, A-177, WM Shelbourn Survey, A-774, and the James Allcorn Survey, A-25, Bell County, Texas, which is more fully described in the dedication of YOWELL RANCH, PHASE THREE, as shown by the plat hereof, attached hereto, and made a part hereon, 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 THREE, 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 areas shown as Tract C and D on the plat.

The 5' landscape easements on all side lot lines adjacent to Shimla Drive are hereby dedicated to the Home Owners Association.

Grantor does hereby give, grant and convey to the City of Killeen, in fee simple, the areas shown as Tracts A and B on the plat.

WITNESS the execution hereof, on this 8 day of June, 2011

For: WBW DEVELOPMENT, LTD.,  
By: WBW DEVELOPMENT MANAGEMENT, LLC,  
General Partner  
*[Signature]*  
Bruce Whitis, President

This instrument was acknowledged before me on the 8 day of June, 2011, 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.

*[Signature]*  
Notary Public's Signature

APPROVED this 8th day of November 2010 by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas.

*[Signature]* CHAIRMAN, PLANNING COMMISSION  
*[Signature]* SECRETARY, PLANNING COMMISSION

APPROVED this 23rd day of November 2010 by the City Council of the City of Killeen, Bell County, Texas.

*[Signature]* MAYOR, CITY OF KILLEEN  
*[Signature]* CITY SECRETARY

FILED FOR RECORD this 29th day of June, 2011, in Cabinet D, Slides 324-D, 327-A, Plat Records of Bell County, Texas, and Instrument No. 2011-00021137 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: *[Signature]*  
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.
  - Building setbacks shall be as follows unless otherwise noted or shown hereon.  
Front - 20'  
Rear - 20'  
Interior side - 5'  
Street side - 15'
  - Tract C and D will be conveyed to the HOA and will be used for drainage, landscaping, walkways, parklands, and other amenities as deemed appropriate by the HOA. Tract D is a utility easement in gross.
  - 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.
  - Positive overflow between lots 10 and 11 block 7 must have the upstream flowline at top of curb. Positive overflow between lots 8 and 9, 9 and 10, 10 and 11 block 5 must have the upstream flowline at 6" above top of curb.

BFE & LFE 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, dated Sept. 26, 2008.
- 2008 FIS BFE - Indicates BFE determined from a review of Flood Profile Panels 507P-510P in FEMA FIS number 48027CV007A, dated September 26, 2008.
- MINIMUM LFE - Indicates the Minimum Lowest Floor Elevation for structures on lots included in the table. 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 Tributary, 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.

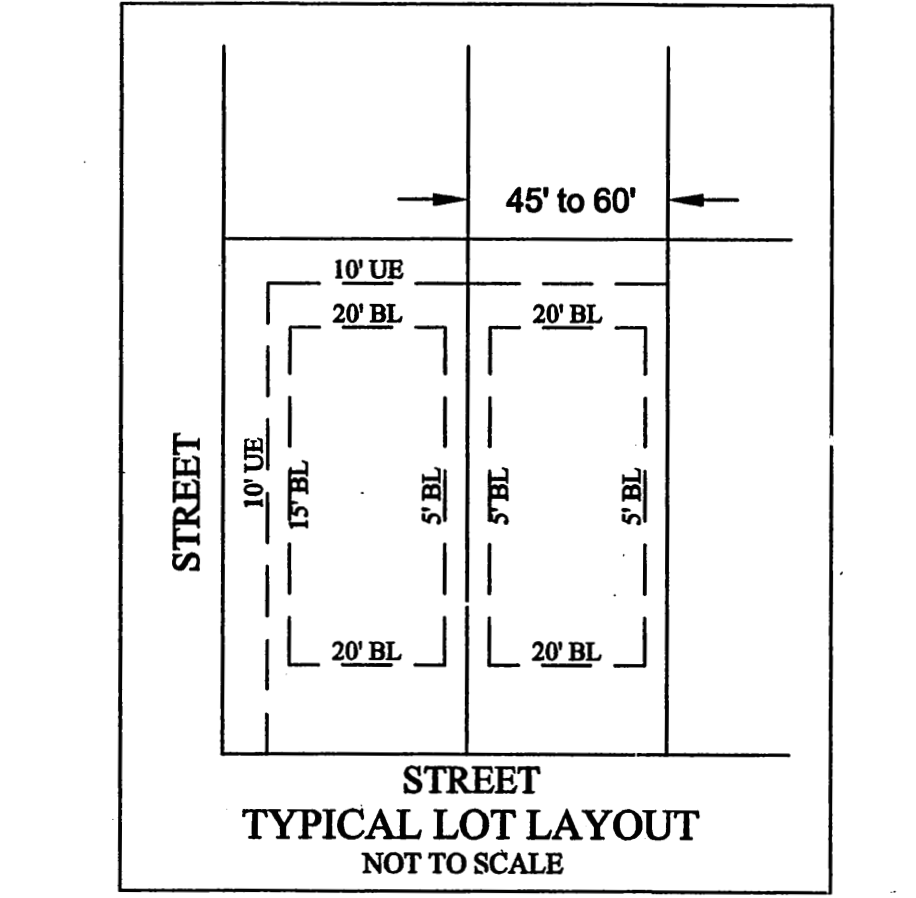
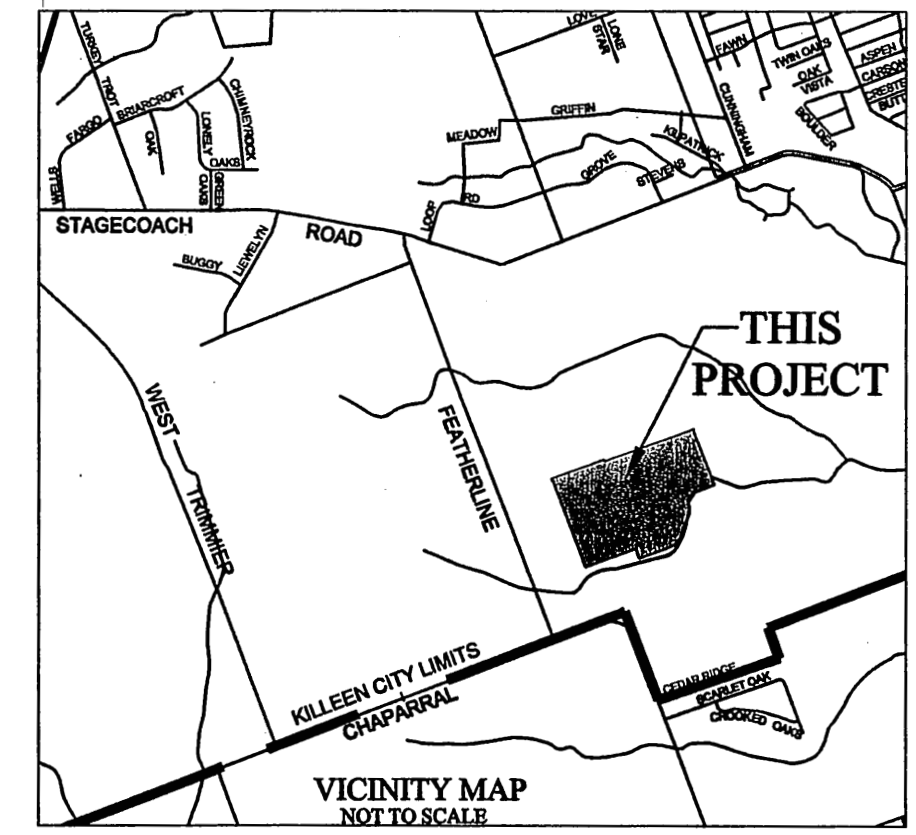
TAX CERTIFICATE

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 8th Day of June, A.D. 2011

BELL COUNTY TAX OFFICE  
By: *[Signature]*

FINAL PLAT OF  
YOWELL RANCH, PHASE THREE  
TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS  
BEING PART OF THE S. D. CAROTHERS SURVEY, A-177,  
WM Shelbourn Survey, A-774, and the James Allcorn Survey, A-25  
BELL COUNTY, TEXAS

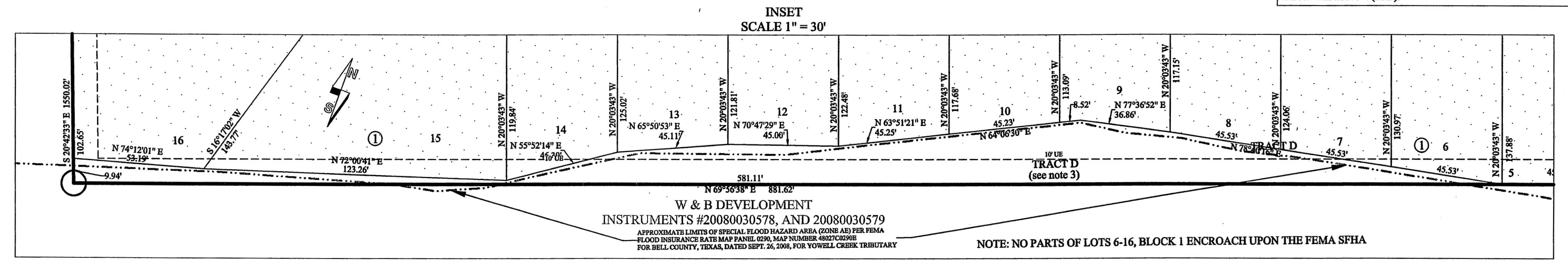


DRAINAGE EASEMENT NOTE:  
To allow for proper drainage conditions, all drainage easements shall be properly graded, maintained free and clear of obstructions, and special positive overflow sections (swales) shall be provided between lots which have an established FFE and shown hereon. Positive overflow 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).

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 RISE NOT TO BE EXCEEDED BY 1 FOOT IN THE BASE FLOOD ELEVATIONS ESTABLISHED IN THE FLOOD INSURANCE STUDY DATED SEP. 26, 2008, AND SUBSEQUENT LETTER OF FINAL DETERMINATION (LFD).

Block	Lot	FEMA BFE (ft)	MINIMUM LFE (ft)
1	17	840.84	842.84
1	16	840.78	842.78
1	15	839.73	841.73
1	14	839.20	841.20
1	13	838.97	840.97
1	12	838.70	840.70
1	11	837.16	839.16
1	10	836.72	838.72
1	9	836.33	838.33
1	8	835.85	837.85
1	7	835.65	837.65
1	6	834.44	836.44
1	5	834.12	836.12
1	4	833.35	835.35
1	3	833.10	835.10
1	2	832.85	834.85
1	1	832.44	834.44
7	1	831.49	833.49
7	2	831.27	833.27
7	3	830.23	832.23
7	4	829.21	831.21
7	5	289.95	830.95
7	6	828.48	830.48
7	7	826.60	828.60
7	8	826.21	828.21
7	9	822.96	825.20
7	10	821.45	823.81
7	11	821.19	823.72
7	12	820.95	823.41
7	33	820.21	822.33
7	34	819.77	821.77
6	1	818.24	820.24
6	2	816.03	819.67
6	28	815.64	817.99
5	1	813.18	816.23
5	2	812.98	815.93
5	5	812.78	815.50
5	6	812.71	815.39
5	7	812.63	815.29
5	8	812.57	815.15
5	9	812.47	814.89
5	10	812.39	814.94
5	11	812.30	814.98
5	12*	812.25	814.87
5	13*	812.18	814.61

LINE	BEARING	DISTANCE
L1	N 69° 58' 18" E	1.73
L2	N 69° 58' 18" E	1.73
L3	N 69° 58' 18" E	1.73
L4	N 69° 58' 18" E	1.73
L5	N 69° 58' 18" E	1.73
L6	S 56° 48' 57" E	2.44
L7	S 56° 48' 57" E	25.98
L8	S 17° 11' 09" W	38.04
L9	N 69° 58' 18" E	18.20



REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION	BENCHMARK	FINAL PLAT OF YOWELL RANCH, PHASE THREE CITY OF KILLEEN, BELL COUNTY, TEXAS	Yalgo, LLC	SHEET