



REV.	DESCRIPTION	DATE	BY
6	REMOVED LFE SHADING FROM LOTS 3, 4 AND 14 BLOCK 5	5/24/11	BTW
5	ADDED EASEMENTS FOR ELECTRIC UTILITIES	5/24/11	BTW
4	ADDED INSET DETAIL FOR TRACT D	5/11/11	BTW
3	REMOVED LOTS 6-16 BLOCK 1 FROM FLOOD PLAIN	4/21/11	BTW
2	CHANGES MADE PER CITY OF KILLEEN STAFF REQUESTS	10/19/10	BTW
1	ORIGINAL RELEASE	10/08/10	BTW

PROJECT INFORMATION	
TOTAL SIZE:	84.25 ACRES
TOTAL BLOCKS:	7
TOTAL LOTS:	336
TOTAL TRACTS:	4

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

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

Yalگو, LLC
3000 Illinois Ave., Suite 100
Killeen, TX 76543
PH (254) 953-5353
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SHEET
2
OF
2

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

LEGEND

- - INDICATES IRON RODS FOUND, UNLESS OTHERWISE NOTED.
- - INDICATES 1" IRON RODS WITH CAPS MARKED "CORNER, 1852" SET.
- - INDICATES LOTS WITH A MINIMUM FFE
- - INDICATES POSITIVE OVERFLOW SWALE REQUIRED BETWEEN HOUSES
- - INDICATES BUILDING SET-BACK LINE.
- - INDICATES PUBLIC UTILITY EASEMENT.
- D.E. - INDICATES DRAINAGE EASEMENT.
- S.E. - INDICATES SANITARY SEWER EASEMENT.

POSITIVE OVERFLOW TYPICAL CROSS SECTION TRIANGULAR-BOTTOMED, GRASS-LINED, 1' DEEP, 1% GRADE (MINIMUM) N.T.S.

INDICATES DIRECTION OF FLOW

FLOW LINE (SEE NOTE 0, SHEET 1)

PROPERTY LINE

EASEMENT WIDTH

1.00 MIN.

W & B DEVELOPMENT INSTRUMENTS #20080030578, AND 20080030579

APPROXIMATE LIMITS OF SPECIAL FLOOD HAZARD AREA (ZONE A) PER FEMA FLOOD INSURANCE RATE MAP PANEL 48027C0208E FOR BELL COUNTY, TEXAS, DATED SEP. 24, 2004, FOR YOWELL CREEK TRIBUTARY

ATCHISON FAMILY RESERVE TRUST
4189/84 B.C.D.R.
N 21°02'27" W 898.88'
S 21°20'00" E 676.41'

PROJECT NUMBER: 1171
CLIENT NAME: W & B DEVELOPMENT
CLIENT LOCATION: KILLEEN, TX
CHECKED BY: WSC
APPROVED BY: SAB
AUTHORIZED BY: BWB

