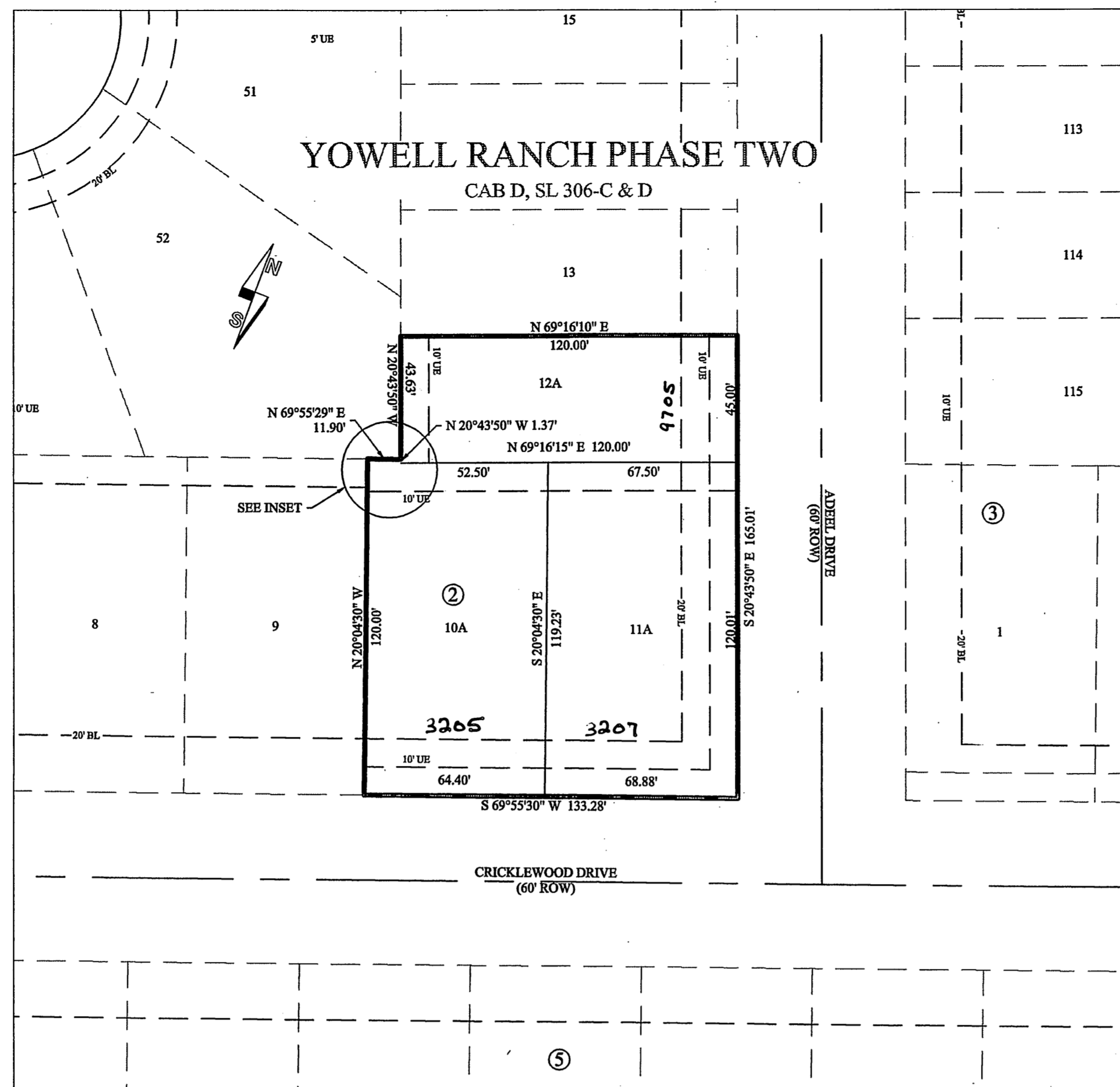


**GENERAL NOTES:**

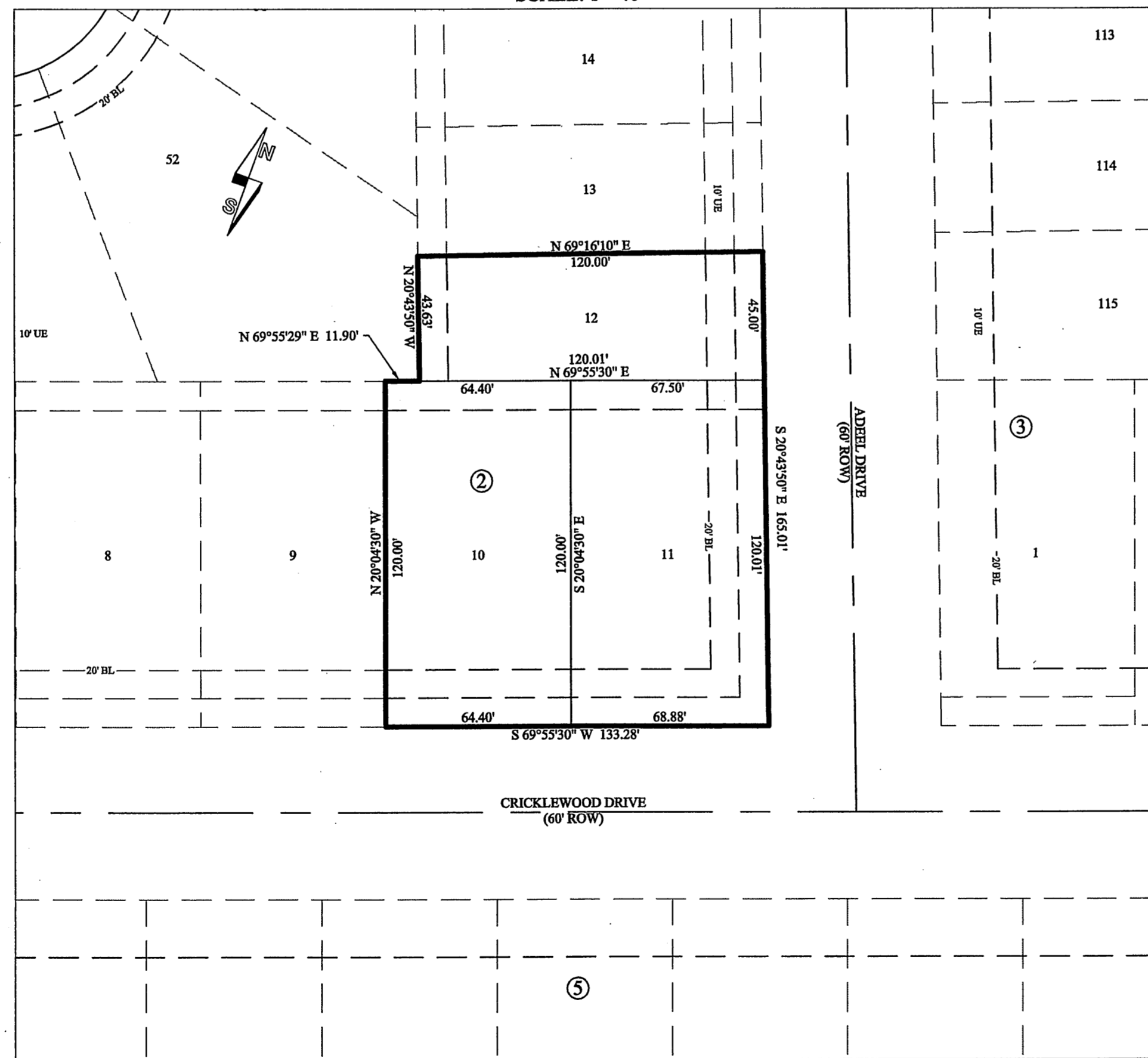
1. Building setbacks shall be as follows unless otherwise noted or shown hereon.  
Front - 20'  
Rear - 20'  
Interior side - 5'  
Street side - 15'
2. All residences shall contain not less than 1,200 square feet of enclosed living space, exclusive of porches (open or covered), decks, and garages.
3. 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.
4. 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.
5. 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.
6. 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.
7. There shall be no repeat or duplicate elevation within a group of five homes.

**DRAINAGE EASEMENT NOTE:**

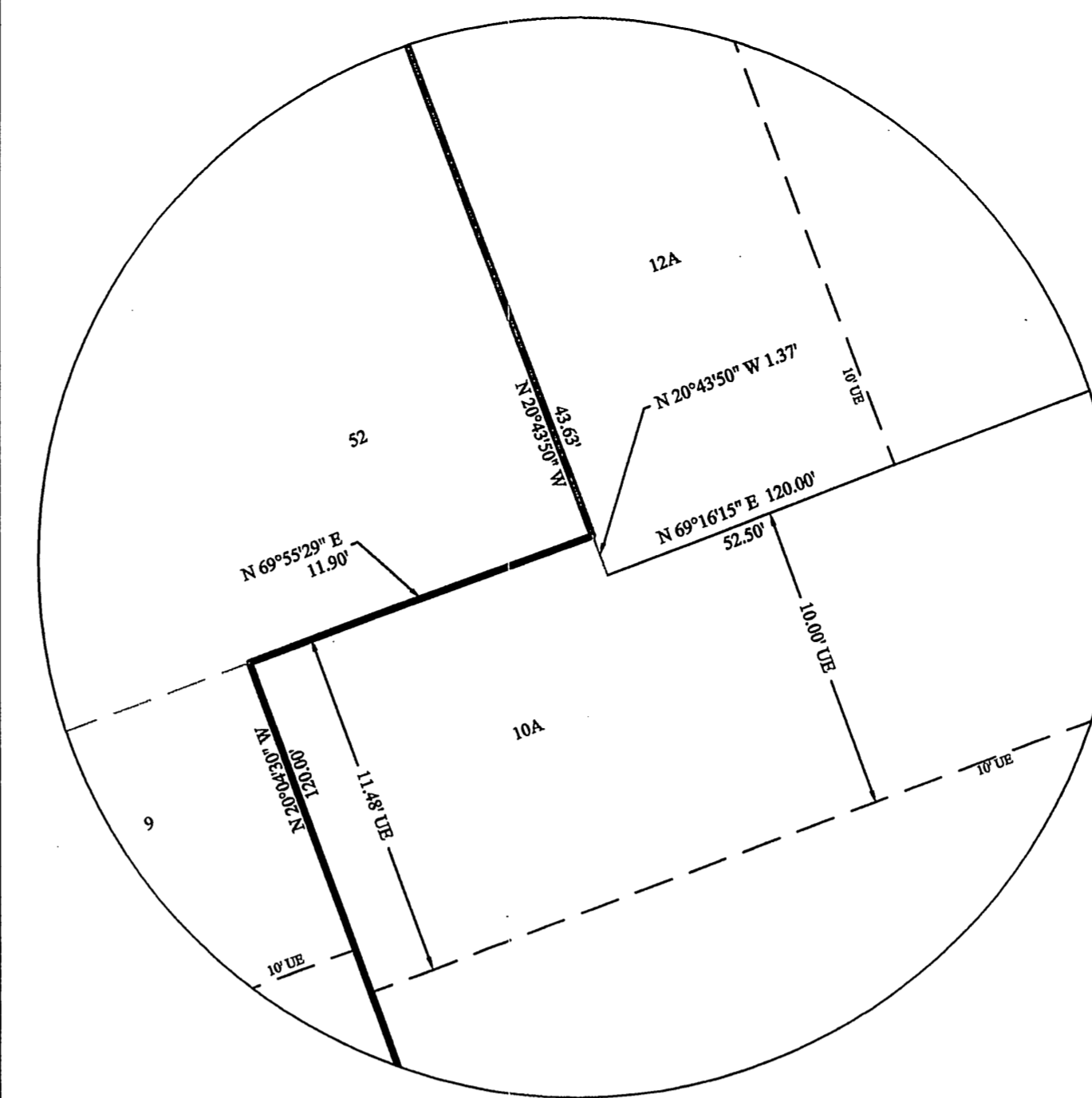
To allow for proper drainage conditions, all drainage easements shall be properly graded, maintained free and clear of obstructions, and special positive overflow sections (swales) shall be provided between lots in the drainage easement. Positive overflow sections (swales) shall be sloped to provide stormwater flow (i.e., drainage) from the front to rear of all lots affected hereon and will be maintained by the lot owner(s).



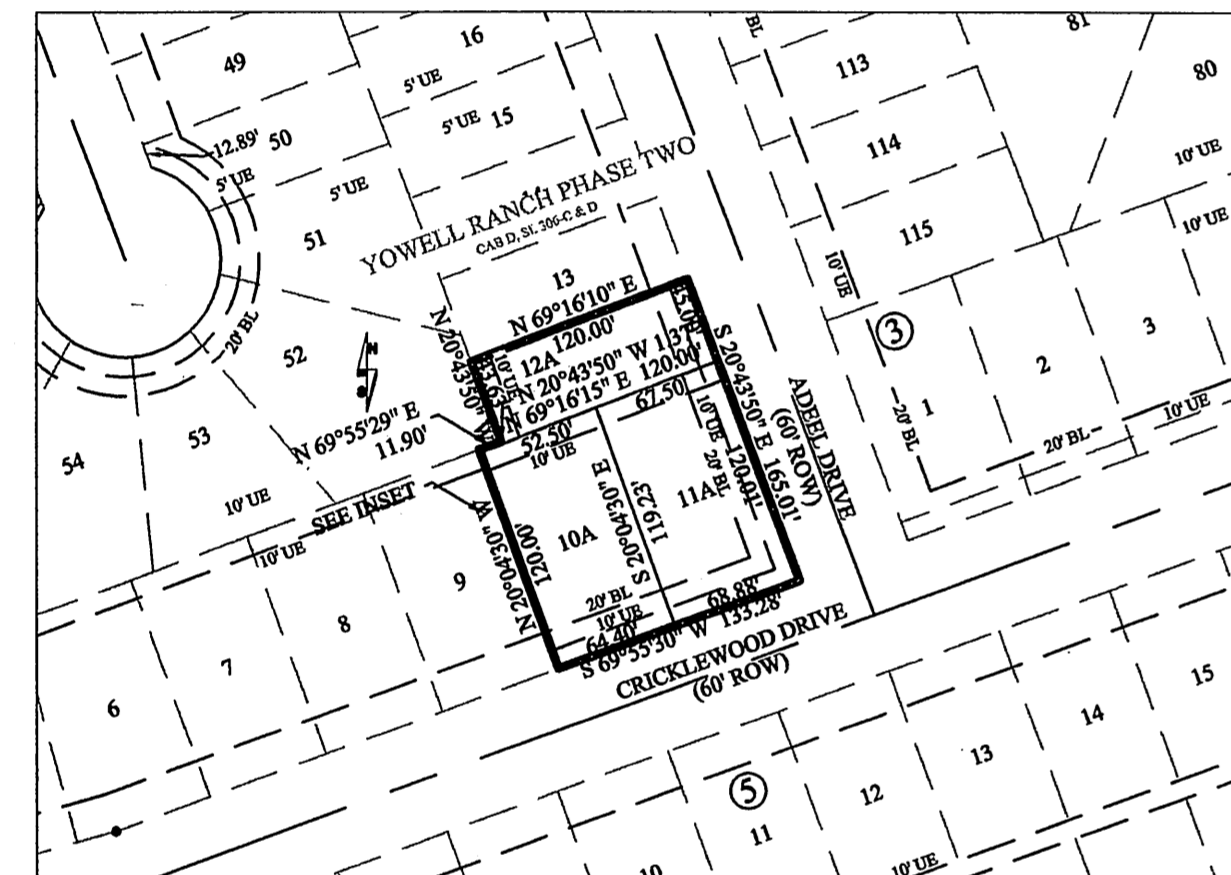
**AMENDED PLAT  
YOWELL RANCH PHASE TWO AMENDMENT 3**  
SCALE: 1"=40'



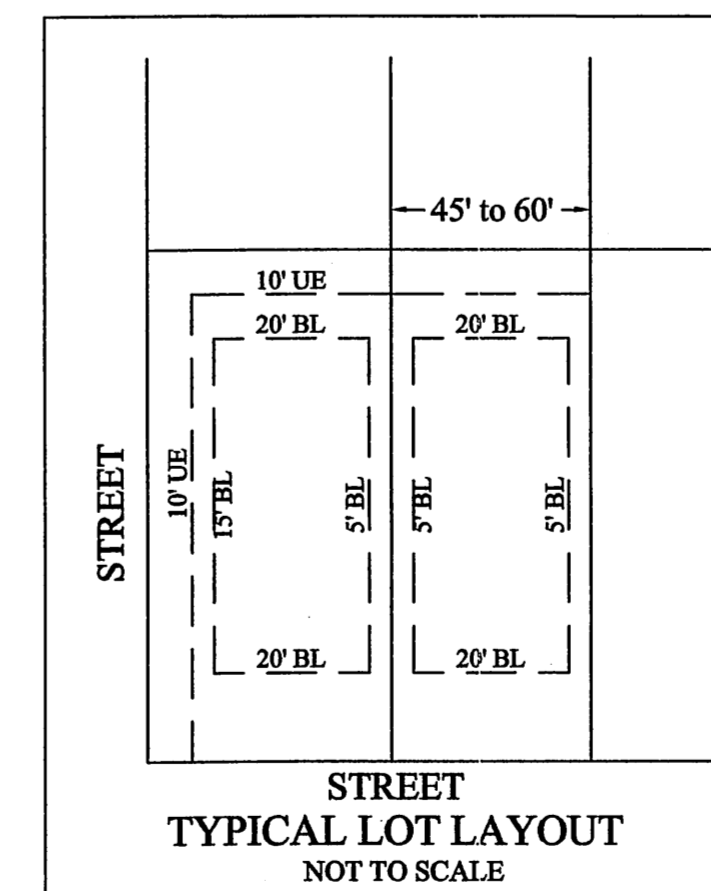
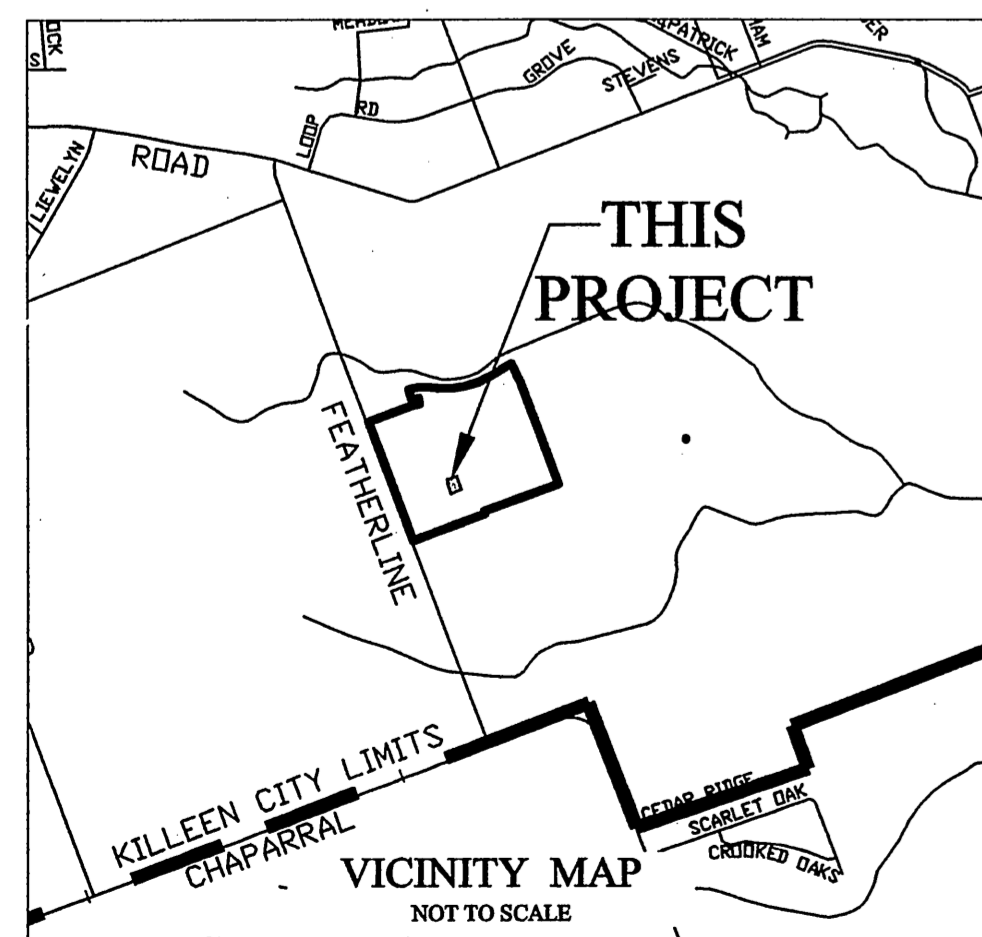
**ORIGINAL LAYOUT  
YOWELL RANCH PHASE TWO**  
SCALE: 1"=40'



**INSET  
SCALE: 1"=5'**



**AMENDED PLAT  
YOWELL RANCH PHASE TWO AMENDMENT 3**  
SCALE: 1"=100'



KNOW ALL MEN BY THESE PRESENTS, that WBW Development Management III, LLC, whose address is 3000 Illinois Ave. Ste. 100, Killeen, Texas, 76543, being sole owner of certain 0.49 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 TWO AMENDMENT 3 (AN AMENDMENT OF LOTS 10-12 BLOCK 2 YOWELL RANCH PHASE TWO), as shown by the plat hereof, attached hereto, and made a part hereof, and approved by the City of Killeen, Bell County, Texas, and W&B Development, Ltd, does hereby adopt YOWELL RANCH PHASE TWO AMENDMENT 3 (AN AMENDMENT OF LOTS 10-12 BLOCK 2 YOWELL RANCH PHASE TWO), 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 23 day of June, 2011

For: WBW Development Management III, LLC,  
By WBW Development Management III, 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.

*Edith Shanna*  
NOTARY PUBLIC STATE OF TEXAS  
My Commission Expires: 07-31-2012



APPROVED this 23 day of June, 2011 by the executive director of planning and development services of the city planner of the City of Killeen, Bell County, Texas.

*Ray Shanna*  
EXECUTIVE DIRECTOR OF PLANNING AND DEVELOPMENT  
SERVICES OF THE CITY PLANNER  
*Fishi Parker*  
PLANNING SECRETARY

FILED FOR RECORD this 6<sup>th</sup> day of July, 2011, in Cabinet D, Slides 328-c, Plat Records of Bell County, Texas, and Instrument No. 2011-00022805 Official Records, Bell County, Texas.

State of Texas  
County of Bell

I, A. W. Kessler, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision and Property Development Regulations of the City of Killeen, Bell County, Texas.

by: *A. W. Kessler 6-23-11*  
A. W. Kessler  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 1852



No portion of this tract is within a Special Flood Hazard Area per FEMA's Flood Insurance Rate Map Panel 0290, Map Number 48027C0290E, dated Sept. 26, 2008, for Yowell Creek. Special Flood Hazard Limits. The Surveyor does not certify as the accuracy of 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.

**LEGEND**

- - INDICATES IRON RODS FOUND, UNLESS OTHERWISE NOTED.
- - INDICATES 1" IRON RODS WITH CAPS MARKED "CORNER, 1852" SET.
- - INDICATES TxDOT CONC. MONUMENT FOUND.
- - PLAT BOUNDARY
- - INDICATES BUILDING SET-BACK LINE.
- U.E. - INDICATES PUBLIC UTILITY EASEMENT.
- D.E. - INDICATES DRAINAGE EASEMENT.
- S.E. - INDICATES SANITARY SEWER EASEMENT.

**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 24<sup>th</sup> Day of June, A.D. 2011

BELL COUNTY TAX OFFICE

By: *Jennifer King*

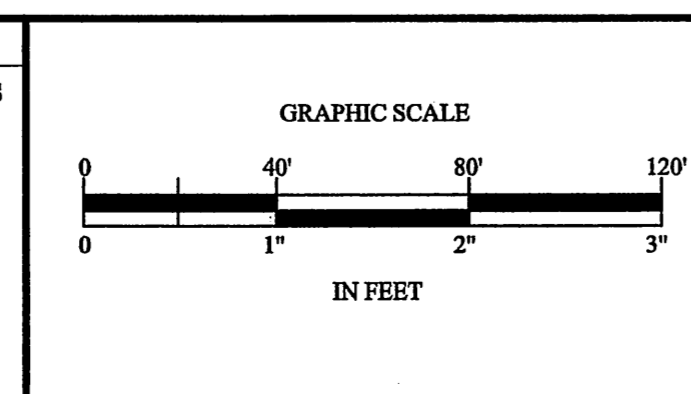
REV.	DESCRIPTION	DATE	BY
1	ORIGINAL RELEASE	06/01/2011	BTW

PROJECT NUMBER: YR02  
CLIENT NAME: W & B DEVELOPMENT  
CLIENT LOCATION: KILLEEN, TX

APPROVED BY: SAB  
AUTHORIZED BY: WBW

**PROJECT INFORMATION**

TOTAL SIZE: 0.49 ACRES  
TOTAL BLOCKS: 1  
TOTAL LOTS: 3  
TOTAL TRACTS: 0



**PROJECT BENCHMARK**

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

**YOWELL RANCH PHASE TWO AMENDMENT 3**  
**(AN AMENDMENT OF LOTS 10-12 BLOCK 2 YOWELL RANCH PHASE TWO)**  
TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS  
BEING PART OF THE R. S. D. CAROTHERS SURVEY, A-177  
BELL COUNTY, TEXAS

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

SHEET  
1  
OF  
1