

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

CURVE	RADIUS	ARC LENGTH	CURVE TABLE	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	392.07'	90.99'	13°17'48"	N 75°55'26" E	90.78'	
C2	462.10'	85.96'	10°39'28"	S 77°14'34" W	85.83'	
C3	657.74'	238.46'	20°46'22"	N 83°10'26" E	237.16'	
C4	1000.00'	630.39'	36°07'07"	N 76°29'13" E	620.00'	
C5	462.10'	79.39'	9°50'36"	S 87°29'36" W	79.29'	
C6	1119.99'	706.03'	36°07'07"	S 76°29'13" W	694.40'	
C7	392.07'	67.38'	9°50'47"	S 87°29'44" W	67.30'	
C8	1190.00'	216.77'	10°26'12"	S 89°19'40" W	216.47'	
C9	1190.00'	241.76'	11°38'25"	S 75°19'11" W	241.34'	
C10	1190.00'	169.94'	8°10'57"	S 62°31'07" W	169.80'	
C11	50.00'	249.81'	286°15'37"	N 69°16'10" E	60.00'	
C12	50.00'	249.81'	286°15'37"	N 69°16'10" E	60.00'	
C13	50.00'	249.81'	286°15'37"	N 69°16'10" E	60.00'	
C14	50.00'	249.81'	286°15'37"	N 69°16'10" E	60.00'	
C15	230.00'	163.36'	40°41'44"	N 36°28'05" W	159.95'	
C16	170.00'	120.28'	40°32'13"	N 36°32'50" W	117.78'	
C17	600.58'	65.31'	6°13'52"	S 75°37'55" W	65.28'	
C18	600.59'	58.00'	5°28'36"	N 81°00'09" E	57.98'	
C19	600.73'	54.45'	5°11'48"	N 85°54'01" E	54.44'	
C20	600.98'	51.64'	4°58'18"	S 89°28'45" E	51.62'	
C21	601.36'	9.07'	0°52'57"	N 86°50'07" W	9.07'	
C22	1000.86'	40.75'	2°19'57"	S 86°37'16" E	40.74'	
C23	1000.86'	43.91'	2°30'48"	N 89°02'46" W	43.90'	
C24	1000.86'	43.91'	2°30'48"	N 88°26'17" E	43.90'	
C25	1000.86'	43.91'	2°30'49"	N 85°55'21" E	43.90'	
C26	1000.86'	43.91'	2°30'48"	N 83°24'25" E	43.90'	
C27	1000.86'	43.91'	2°30'49"	N 80°53'28" E	43.90'	
C28	1000.85'	43.91'	2°30'48"	N 78°22'32" E	43.90'	
C29	1000.85'	43.91'	2°30'49"	N 75°51'36" E	43.90'	
C30	1000.85'	43.91'	2°30'49"	N 73°20'39" E	43.90'	
C31	1000.84'	43.91'	2°30'48"	N 70°49'43" E	43.90'	
C32	1000.84'	43.91'	2°30'49"	N 68°18'47" E	43.90'	
C33	1000.00'	43.91'	2°30'56"	N 65°47'50" E	43.90'	
C34	1000.00'	43.91'	2°30'56"	N 63°16'54" E	43.90'	
C35	1000.11'	43.91'	2°30'55"	N 60°45'58" E	43.90'	
C36	1000.11'	18.86'	1°04'50"	N 58°58'04" E	18.86'	
C37	462.10'	54.77'	6°47'27"	S 75°18'34" W	54.74'	
C38	658.77'	44.52'	4°05'13"	N 81°27'52" E	44.51'	
C39	462.10'	43.15'	5°21'00"	N 86°54'02" E	43.13'	
C40	462.10'	22.90'	2°50'22"	N 89°00'17" W	22.90'	
C41	1119.99'	45.63'	4°36'04"	N 86°37'16" E	45.63'	
C42	1119.99'	49.17'	2°30'56"	S 89°02'46" E	49.17'	
C43	1119.99'	49.17'	2°30'56"	N 88°26'18" E	49.17'	
C44	1119.99'	49.18'	2°30'57"	N 85°55'21" E	49.17'	
C45	1119.99'	49.17'	2°30'56"	N 83°24'25" E	49.17'	
C46	1119.99'	49.18'	2°30'57"	N 80°53'28" E	49.17'	
C47	1119.99'	49.17'	2°30'56"	N 78°22'32" E	49.17'	
C48	1119.99'	49.18'	2°30'57"	N 75°51'36" E	49.17'	
C49	1119.99'	49.18'	2°30'57"	N 73°20'39" E	49.17'	
C50	1119.99'	49.17'	2°30'56"	N 70°49'43" E	49.17'	
C51	1119.99'	49.17'	2°30'56"	N 68°18'46" E	49.17'	
C52	1119.99'	49.17'	2°30'56"	N 65°47'50" E	49.17'	
C53	1119.99'	49.17'	2°30'56"	N 63°16'54" E	49.17'	
C54	1119.99'	49.17'	2°30'56"	N 60°45'58" E	49.17'	
C55	1119.99'	21.12'	1°04'50"	N 58°58'04" E	21.12'	
C56	392.07'	78.57'	11°28'54"	N 75°00'59" E	78.44'	
C57	392.07'	79.80'	11°39'41"	N 86°35'17" E	79.66'	
C58	1190.00'	90.62'	4°21'47"	S 87°38'07" E	90.60'	
C59	1190.00'	126.15'	6°04'25"	S 87°08'46" W	126.09'	
C60	1190.00'	121.53'	5°51'05"	N 78°12'51" E	121.48'	
C61	1190.00'	120.23'	5°47'20"	N 72°23'39" E	120.18'	
C62	1190.00'	120.66'	5°48'34"	N 63°42'19" E	120.61'	
C63	1190.00'	49.28'	2°22'23"	N 59°36'50" E	49.28'	
C64	50.00'	4.22'	4°50'21"	S 29°58'48" W	4.22'	
C65	50.00'	49.32'	56°31'02"	S 00°41'53" E	47.35'	
C66	50.00'	35.30'	40°27'03"	S 49°10'56" E	34.57'	
C67	50.00'	35.30'	40°27'03"	S 89°37'59" E	35.30'	
C68	50.00'	35.30'	40°27'03"	N 49°54'58" E	34.57'	
C69	50.00'	35.30'	40°27'03"	N 09°27'55" E	34.57'	
C70	50.00'	46.88'	53°43'20"	N 37°37'16" W	45.18'	
C71	50.00'	8.18'	9°22'42"	N 69°10'17" W	8.18'	
C72	50.00'	43.31'	49°37'54"	N 07°35'02" E	41.97'	
C73	50.00'	33.61'	38°30'45"	N 36°29'18" W	32.98'	
C74	50.00'	33.61'	38°30'58"	N 75°00'09" W	32.98'	
C75	50.00'	33.61'	38°31'02"	N 66°28'50" E	32.98'	
C76	50.00'	33.61'	38°30'57"	N 27°57'51" E	32.98'	
C77	50.00'	33.61'	38°30'43"	N 10°32'59" W	32.98'	
C78	50.00'	38.45'	44°03'18"	N 51°49'59" W	37.51'	
C79	50.00'	3.10'	3°33'21"	N 30°37'18" E	3.10'	
C80	50.00'	47.12'	53°59'32"	N 01°50'51" E	45.39'	
C81	50.00'	38.54'	44°09'31"	S 47°13'40" E	37.59'	
C82	50.00'	38.54'	44°09'31"	N 88°36'50" E	37.59'	
C83	50.00'	38.54'	44°09'31"	N 44°27'19" E	37.59'	
C84	50.00'	38.54'	44°09'31"	N 00°17'49" E	37.59'	
C85	50.00'	45.45'	52°04'42"	N 47°49'17" E	43.90'	
C86	50.00'	0.17'	0°11'55"	N 32°18'01" E	0.17'	
C87	50.00'	48.62'	55°42'36"	N 04°20'46" E	46.72'	
C88	50.00'	38.31'	43°53'59"	S 45°27'31" E	37.38'	
C89	50.00'	38.31'	43°53'59"	S 89°21'30" E	37.38'	
C90	50.00'	38.31'	43°53'59"	N 46°44'32" E	37.38'	
C91	50.00'	38.31'	43°53'59"	N 02°50'33" E	37.38'	
C92	50.00'	47.78'	54°45'11"	N 46°29'02" W	45.98'	

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 61.65 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**, 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 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.

Grantor does hereby grant, convey and transfer to the Home Owner's Association, in fee simple, the area shown as Tracts 1 - 3 on the plat.

WITNESS the execution hereof, on this 19TH day of OCTOBER, 2010

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

Bruce Whitis, President

This instrument was acknowledged before me on the 19TH day of OCTOBER, 2010, 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.

Rabbi Elgaray
Notary Public's Signature



APPROVED this 14TH day of December, 2009 by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas.

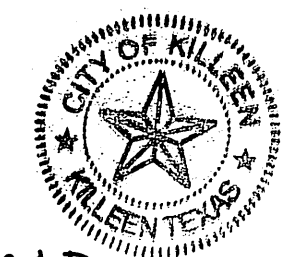
John P. Riddle
CHAIRMAN, PLANNING COMMISSION

F. J. Harker
SECRETARY, PLANNING COMMISSION

APPROVED this 15TH day of December, 2009 by the City Council of the City of Killeen, Bell County, Texas.

Sammie E. Hancock
MAYOR, CITY OF KILLEEN

Paula G. Meli
ATTEST: CITY SECRETARY



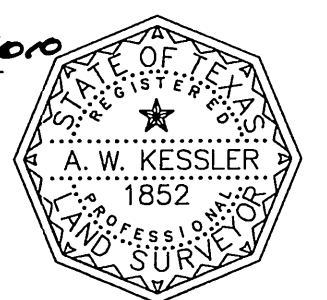
FILED FOR RECORD this 10TH day of November, 2010, in Cabinet D, Slides 306 C & D, Plat Records of Bell County, Texas, and Instrument No. 2010-0004044. Official Records, Bell County, Texas.

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
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1852



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 21ST Day of October, A.D. 2010

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).

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'
- Tracts 1 - 3 will be conveyed to the HOA and will be used for landscaping, walkways, parklands, and other amenities as deemed appropriate by the HOA.
- Paved 5' sidewalk access to Tract 1 will be provided between Lots 22 and 23 Block 1.
- No direct vehicular access to Featherline Road shall be allowed for Lots 1,95-113 Block 2, and Lot 1 Block 5.
- 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.

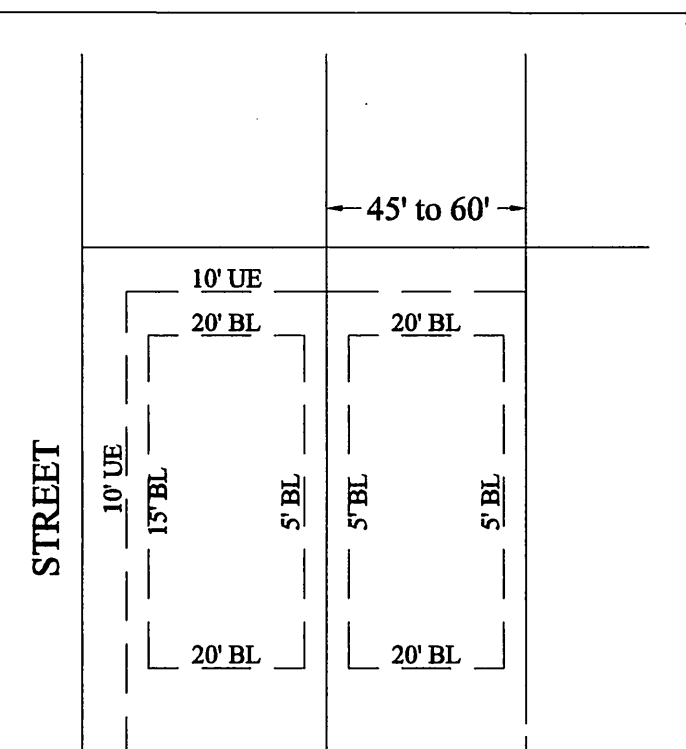
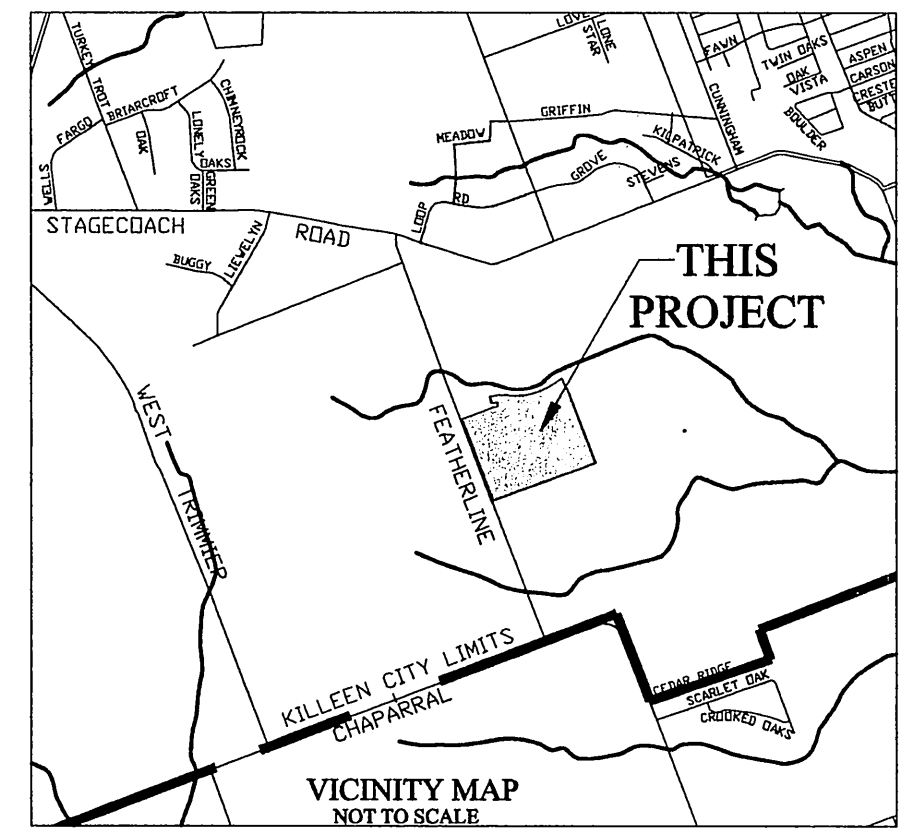
SPECIAL NOTE:

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).

FFE DATA TABLE			
Block	Lot	2008 FIS BFE	PROPOSED MIN FFE
1	1*	847.52	850.52
1	2*	846.39	849.39
1	3*	845.77	848.77
1	4	845.34	848.34
1	5*	844.72	849.90
1	6*	844.13	849.90
1	7*	844.00	849.90
1	8*	843.56	849.90
1	9	843.05	846.05
1	10	842.92	845.92
1	11	842.72	845.72
1	12	842.40	845.40
1	13	842.06	845.06
1	14	841.83	844.83
1	15	841.56	844.56
1	16	841.17	844.17
1	17*	840.87	849.25
1	18*	840.70	849.35
1	19*	840.34	849.35
1	20*	840.23	849.35
1	21+	840.07	849.35
1	22+	840.01	849.35
1	23	839.81	842.81
1	24	839.18	842.18
1	25	838.54	841.54
1	26	838.33	841.33
1	27	837.98	840.98
2	31+	---	848.50
2	32+	---	848.50
3	32+	---	847.50
3	63+	---	847.50
3	97+	---	847.50

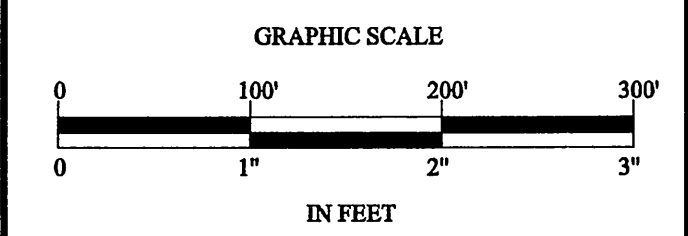
BFE & FFE TABLE NOTES:

- * - 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, dated Sept. 26, 2008.
 - 2008 FIS BFE - Indicates BFE determined from a review of Flood Profile Panels 501p-506p in FEMA FIS number 480706CV001A, dated September 26, 2008.
 - PROPOSED MIN. FFE - Indicates the Proposed Minimum Finished Floor Elevation for structures on lots affected by the flood plain limits shown hereon. Note that + indicates min FFE was determined using ponded water surface elevation at storm sewer inlets for the 100 year storm event.
- 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. 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.



STREET
TYPICAL LOT LAYOUT
NOT TO SCALE

REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION	BENCHMARK
2	ADDED FEMA FIRM DATE TO BFE & FFE TABLE NOTES AND REMOVED GENERAL INFORMATION ABOUT FLOODWAYS NOTES AND UPDATED FFE TABLE	12/02/09	BTW	TOTAL SIZE: 61.65 ACRES TOTAL BLOCKS: 5 TOTAL LOTS: 305 TOTAL TRACTS: 3	Wallace Group Panel #20 PK/Shiner in Featherline Road
1	ORIGINAL RELEASE	11/13/09	BTW		ELEV: 864.68



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

Yalgo, LLC
3000 Illinois Ave., Suite 100
Killeen, TX 76543
PH (254) 953-5353
FX (254) 953-0032
Texas Registered
Engineering Firm F-10264

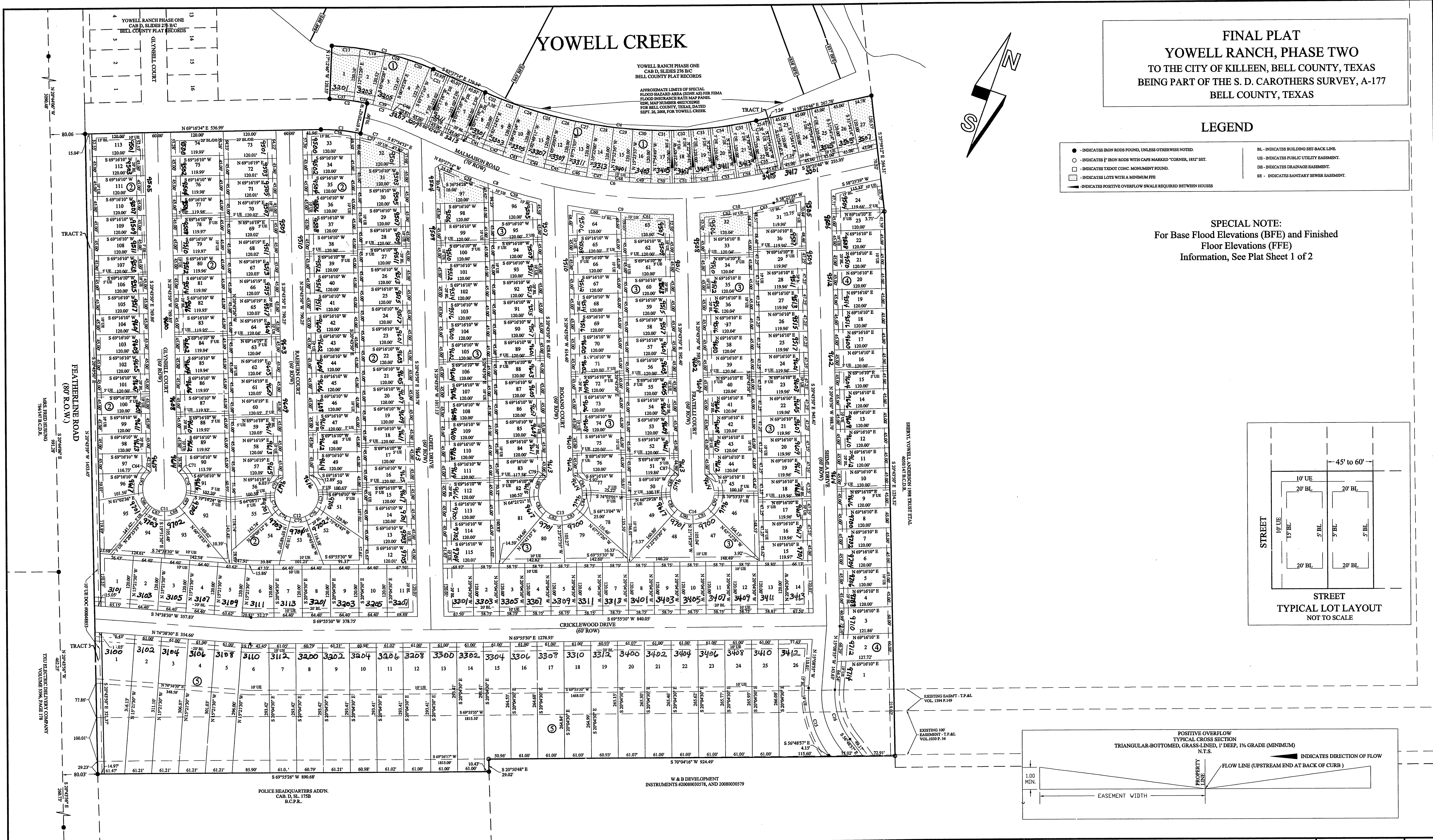
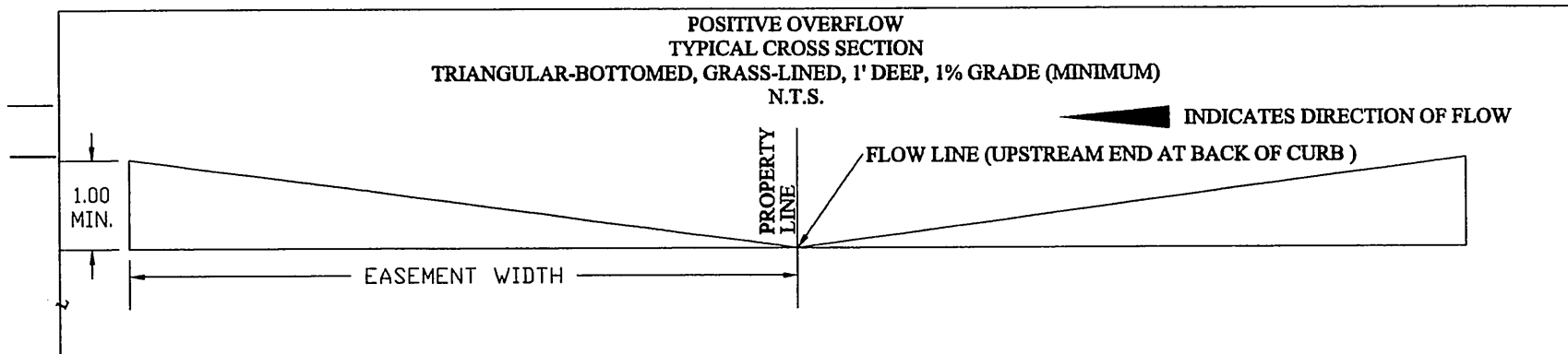
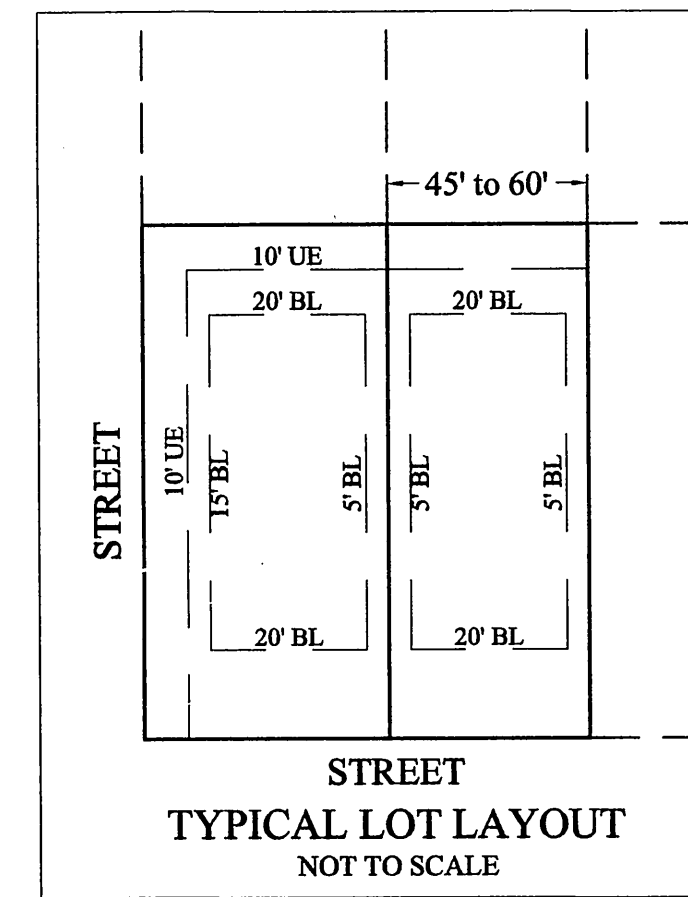
SHEET
1
OF
2

FINAL PLAT
YOWELL RANCH, PHASE TWO
 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 1" IRON RODS WITH CAPS MARKED "CORNER, 185" SET.
- - INDICATES TYPOT CONC. MONUMENT FOUND.
- ▣ - INDICATES LOTS WITH A MINIMUM FFE
- - INDICATES POSITIVE OVERFLOW SWALES REQUIRED BETWEEN HOUSES
- BL - INDICATES BUILDING SET-BACK LINE.
- UE - INDICATES PUBLIC UTILITY EASEMENT.
- DB - INDICATES DRAINAGE EASEMENT.
- SS - INDICATES SANITARY SEWER EASEMENT.

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



REV.	DESCRIPTION	DATE	BY	PROJECT INFO/ ACTION
3	ADD UTILITY EASMENTS PER ONCOR REQUEST AND ADDED EXISTING 10' ESMT AT WEST BOUNDARY LINE	10/14/10	BTW	TOTAL SIZE: 61.65 ACRES TOTAL BLOCKS: 5 TOTAL LOTS: 305 TOTAL TRACTS: 3
2	ADD DRAINAGE EASEMENTS AND FEMA CROSS SECTIONS AND ADD LOTS 31, 32 BLOCK 2 AND 32, 64, AND 99 BLOCK 3 TO THE BFE TABLE	12/2/09	BTW	
1	ORIGINAL RELEASE	11/13/09	BTW	

PROJECT NUMBER:	CLIENT NAME:
1167	W & B DEVELOPMENT
CHECKED BY: SAB	CLIENT LOCATION: KILLEEN, TX
APPROVED BY: SAB	
AUTHORIZED BY: WBW	

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

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

<p>Yalgo, LLC 3000 Illinois Ave., Suite 100 Killeen, TX 76543 PH (254) 953-5353 FX (254) 953-0032</p> <p align="right">Texas Registered Engineering Firm F-10264</p>	SHEET 2 OF 2
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PRINTED ON October 19, 2010