

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	300.00	92.93	92.56	N 77°50'59" E	17°44'55"
C2	300.00	80.37	80.13	N 76°39'03" E	15°21'00"
C3	500.00	251.35	248.71	N 35°25'31" W	28°48'09"
C4	500.00	42.55	42.54	N 31°15'31" W	4°52'31"
C5	50.00	25.50	25.22	N 44°46'51" E	29°12'55"
C6	500.00	280.74	277.07	N 38°7'03" W	32°10'13"
C7	500.00	15.72	15.72	N 21°37'53" W	1°48'06"
C8	300.00	32.45	32.43	N 62°51'12" E	6°11'49"
C9	500.00	27.38	27.37	N 67°42'03" E	3°08'14"
C10	500.00	27.38	27.37	N 67°42'03" E	3°08'14"
C11	50.00	78.54	70.71	S 65°43'50" E	90°00'00"
C12	500.00	94.61	94.47	S 65°05'55" W	10°50'31"
C13	535.00	24.04	24.04	N 59°42'53" E	2°34'29"
C14	535.00	58.49	58.46	N 64°08'04" E	6°15'52"
C15	465.00	22.96	22.96	N 67°51'18" E	2°49'44"
C16	465.00	2.50	2.50	N 66°17'11" E	0°18'30"
C17	535.00	10.00	10.00	S 66°40'04" W	1°04'16"
C18	535.00	19.29	19.29	S 68°14'11" W	2°03'58"
C19	330.00	36.53	36.51	N 62°55'34" E	6°20'34"
C20	270.00	28.36	28.35	S 62°45'51" W	6°10'07"
C21	465.00	135.23	134.75	S 33°59'59" E	16°39'45"
C22	465.00	100.41	100.21	S 48°31'00" E	12°22'18"
C23	80.00	18.17	18.13	N 46°40'46" E	13°00'45"
C24	80.00	22.62	22.55	N 61°17'14" E	16°12'10"
C25	20.00	10.20	10.09	N 54°46'51" E	29°12'55"
C26	535.00	106.58	106.40	S 40°54'19" E	11°24'51"
C27	535.00	101.44	101.29	S 29°45'58" E	10°51'50"
C28	535.00	30.91	30.90	N 22°40'45" W	3°18'36"
C29	330.00	81.06	80.85	N 76°00'45" E	14°04'24"
C30	270.00	79.73	79.44	S 77°22'00" W	16°55'12"
C31	330.00	122.26	121.56	N 79°35'19" E	21°13'35"
C32	270.00	62.63	62.49	S 75°37'14" W	13°17'24"
C33	465.00	31.42	31.41	N 22°57'35" W	3°52'17"
C34	465.00	101.93	101.72	N 31°10'31" W	12°33'33"
C35	465.00	112.11	111.84	N 44°21'42" W	13°48'49"
C36	465.00	27.87	27.87	N 52°59'08" W	3°26'03"
C37	535.00	15.91	15.91	N 53°51'02" W	1°42'15"
C38	535.00	57.87	57.84	N 49°53'59" W	6°11'50"
C39	535.00	57.87	57.84	N 43°42'01" W	6°11'50"
C40	535.00	57.87	57.84	N 37°30'20" W	6°11'50"
C41	535.00	57.87	57.84	N 31°18'30" W	6°11'50"
C42	535.00	57.87	57.84	N 25°06'40" W	6°11'50"
C43	535.00	11.97	11.97	N 21°22'18" W	1°16'56"
C44	465.00	13.69	13.69	S 68°25'33" W	1°41'14"
C45	465.00	11.77	11.77	S 66°51'26" W	1°27'00"
C46	535.00	18.70	18.70	N 68°16'05" E	2°00'10"
C47	535.00	29.29	29.29	S 67°42'03" W	3°08'14"
C48	50.00	32.84	32.26	N 29°48'52" E	3°38'15"
C49	50.00	68.94	63.61	N 28°33'16" W	79°00'01"
C48	50.00	36.65	35.84	N 89°03'19" W	42°00'07"
C51	50.00	19.34	19.22	N 27°13'09" E	22°09'34"
C52	50.00	44.73	43.25	N 63°55'34" E	51°15'16"
C53	50.00	36.52	35.71	S 69°31'19" E	41°50'59"
C54	50.00	36.52	35.71	S 27°40'20" E	41°50'59"
C55	50.00	35.69	34.94	S 13°42'06" W	40°53'53"
C56	50.00	42.80	41.50	N 58°40'15" E	40°02'55"
C57	50.00	34.22	33.55	N 77°12'17" W	39°12'31"
C58	80.00	29.35	29.19	S 79°46'51" W	21°01'21"
C59	80.00	40.43	40.00	N 75°13'50" W	28°57'18"
C60	80.00	40.43	40.00	N 46°16'31" W	28°57'18"
C61	80.00	15.45	15.43	N 26°15'51" W	11°04'03"
C62	465.00	78.05	77.96	N 63°14'10" E	9°37'02"
C63	20.00	31.42	28.28	S 65°43'50" E	90°00'00"
C64	50.00	78.54	70.71	N 24°56'37" E	90°00'01"
C65	535.00	15.51	15.51	N 53°52'19" W	1°39'41"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 69°56'37" E	12.34
L2	N 21°20'32" W	1.83
L3	S 89°37'53" W	8.47
L4	N 69°23'19" E	43.50
L5	N 58°25'39" E	46.90
L6	S 69°16'10" W	20.06

KNOW ALL MEN BY THESE PRESENTS, that WBW SINGLE DEVELOPMENT GROUP, LLC - SERIES 112 whose address is 3000 Illinois Ave. Ste. 100, Killeen, Texas, 76543, being owner of a certain 77.50 ACRES tract and all of a called 77.50 acre tract of land as described by a deed to WBW SINGLE DEVELOPMENT GROUP, LLC - SERIES 112, recorded in Document No. 2020038785, Real Property Records in Bell County, Texas, which is more fully described in the dedication of YOWELL RANCH PHASE V, 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 V, 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 10th day of August, 2020

WBW SINGLE DEVELOPMENT GROUP, LLC - SERIES 112,
A Texas Series Limited Liability Company
By: Jane Seals
Jane Seals, Authorized Agent

STATE OF TEXAS
COUNTY OF BELL

This instrument was acknowledged before me on August 10, 2020 by Jane Seals, in her capacity as an Authorized Agent of WBW SINGLE DEVELOPMENT GROUP, LLC - SERIES 112, a separate series of WBW Development Group, LLC, a Texas series limited liability company, on behalf of said series.

Notary Public
Notary Public, State of Texas

APPROVED this 4th day of May, 2020 by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas.

Mark Patten
CHAIRMAN, PLANNING AND ZONING COMMISSION

Marie Jones
SECRETARY, PLANNING AND ZONING COMMISSION

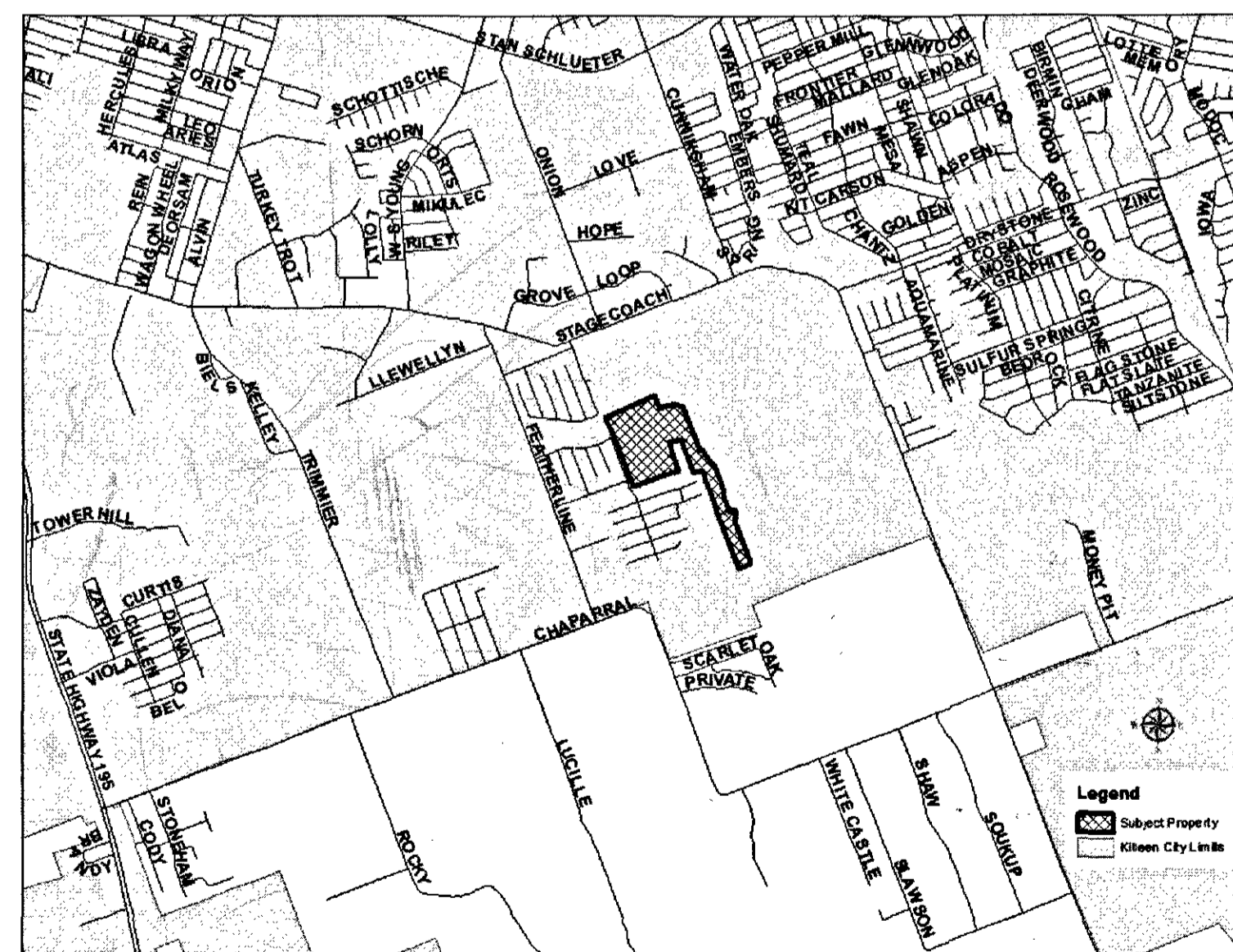
FILED FOR RECORD this 17th day of August, 2020 in Cabinet NA, Slides NA, Plat Records of Bell County, Texas, and Instrument No. 2020042876 Official Records, Bell County, Texas.

By: Maggie Egan

State of Texas
County of Bell

I, Luther E. Frobish, 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, Texas.

Luther E. Frobish
LUTHER E. FROBISH
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6200



LOCATION MAP
N.T.S.

TAX CERTIFICATE

THE TAX APPRAISAL DISTRICT OF BELL COUNTY DOES HEREBY CERTIFY THERE ARE CURRENTLY NO DELINQUENT TAXES DUE TO THE TAX APPRAISAL DISTRICT OF BELL COUNTY ON THE PROPERTY DESCRIBED BY THIS PLAT.

DATED THIS THE 10th DAY OF August, 2020 A.D.

BY: Maggie Egan
BELL COUNTY TAX APPRAISAL DISTRICT

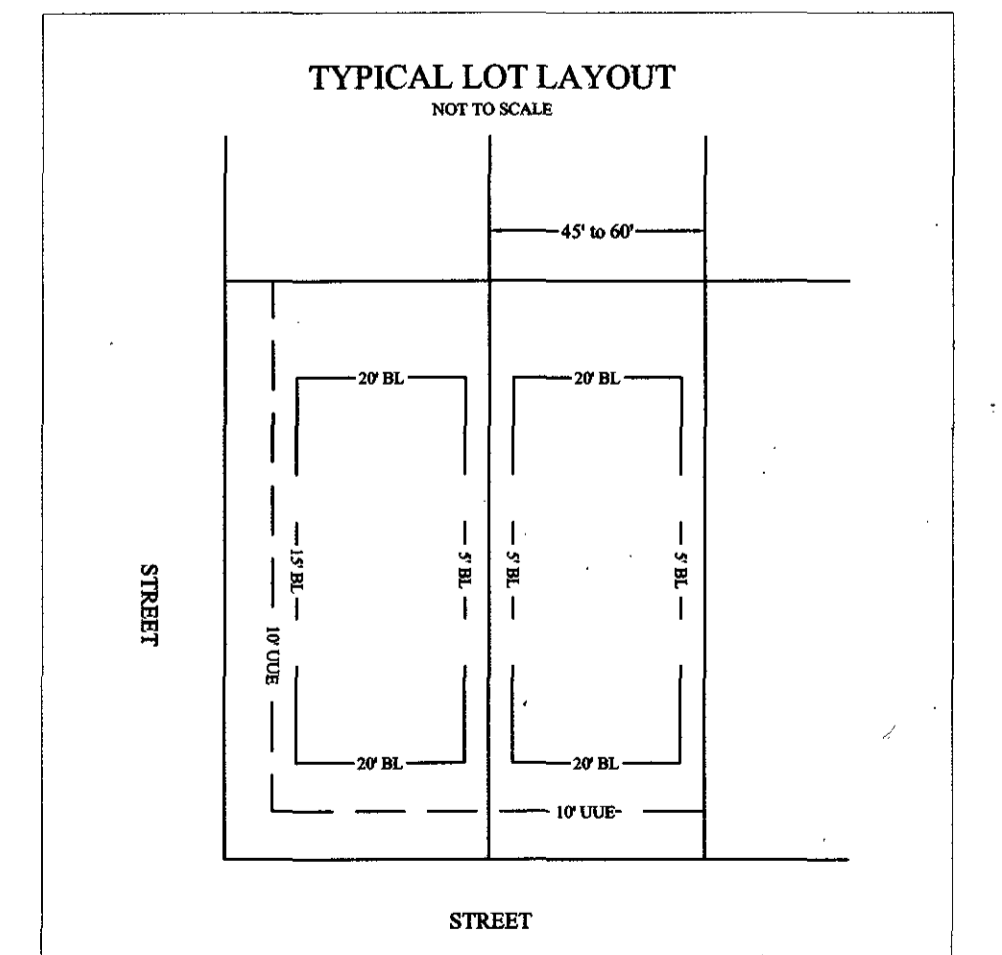
GENERAL NOTES:

- 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'
- PERMANENT IRON RODS SET FOR CORNER ARE 1/2 INCH IRON RODS WITH CAP MARKED "YALGO 6200", UNLESS OTHERWISE NOTED HEREIN.
- TRACTS A, B, C, D, J, K, L, AND M WILL BE USED FOR LANDSCAPING, WALKWAYS, PARKLANDS, AND OTHER AMENITIES AS PART OF THIS DEVELOPMENT.
- THE LIMITS OF THE 100-YEAR FLOOD AS SHOWN HEREON WERE TAKEN FROM CURRENT FLOOD INSURANCE RATE MAP PANEL 0290 MAP NUMBER 48027C0290E, DATED SEPTEMBER 26, 2008, FOR YOWELL CREEK AND YOWELL CREEK TRIBUTARY. SAID SPECIAL FLOOD HAZARD LIMITS, AND BASE FLOOD ELEVATIONS, SHOWN HEREON, WERE PREPARED BY OTHERS NOT ASSOCIATED WITH THE SURVEYOR.
- THIS PLAT LOT LAYOUT ANTICIPATES THAT NO RESIDENTIAL LOT WILL BE WITHIN THE CREEK BUFFER ZONE.
- ARROW () INDICATES THAT THE STORM WATER RUNOFF MUST FLOW DIRECTLY FROM ALL ADJACENT UPSTREAM LOTS TO THE DOWNSTREAM LOT, WITHOUT IMPEDIMENT OR DIVERSION TO OTHER LOTS. DRAINAGE PLANS PRESENTED BY THE HOMEBUILDER FOR EACH INDIVIDUAL LOT MUST ALLOW STORM WATER TO PASS FROM UPSTREAM LOTS TO THE DOWNSTREAM LOTS WITHOUT IMPEDIMENT.
- THE BEARINGS AND DISTANCES RECITED HEREON ARE GRID BEARINGS AND GRID DISTANCES DERIVED FROM GPS OBSERVATIONS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 1983 (2011) DATUM, TEXAS CENTRAL ZONE NO. 4203. THE COMBINED CORRECTION FACTOR (CCF) = 0.9998457. GROUND DISTANCE = GRID DISTANCE / CCF. THE REFERENCE TIE TO THE BENCHMARK FROM THE P.O.B. OF THIS TRACT BEARS N 25°42'26" W, 168.60 FEET.

BFE & LFE TABLE			
LOT #	BLOCK #	BFE (ft)	LFE (ft)
1	1	835.84	837.84
2	1	835.43	837.43
3	1	834.91	836.91
4	1	835.00	837.00
5	1	834.00	836.00
6	1	833.12	835.18
7	1	832.44	834.44
8	1	831.12	833.12
9	1	380.32	832.32
10	1	830.00	832.00
11	1	829.02	831.02
12	1	828.34	830.34
13	1	828.00	830.00
14	1	826.98	828.98
15	1	827.69	829.69
16	1	827.30	829.30
17	1	825.83	827.83
18	1	826.00	828.00
19	1	825.10	827.10
20	1	822.98	824.98
21	1	820.74	822.74
22	1	820.56	822.56
23	1	820.35	822.35
118	2	810.03	812.03
1	5	816.20	818.20
1	11	808.86	808.86
TRACK K		809.00	811.00
TRACK J		809.00	811.00

BFE = BASE FLOOD ELEVATION
LFE = LOWEST FLOOR ELEVATION
ALL PERMANENT STRUCTURES MUST BE BUILT WITH THE LFE AT OR ABOVE THE MINIMUM LFE LISTED.

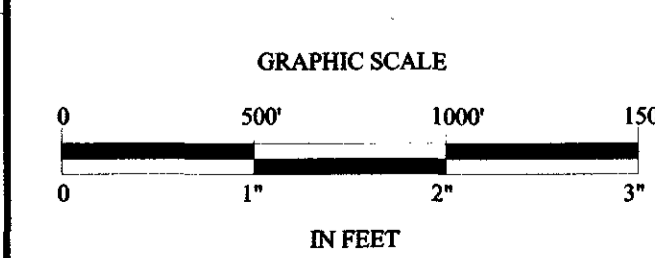
LEGEND	
AE	ACCESS EASEMENT
NAE	NON-ACCESS EASEMENT
BM	BENCHMARK
DA	DRAINAGE AREA
DE	DRAINAGE EASEMENT
ELEV	ELEVATION
NTS	NOT TO SCALE
NO	NUMBER
RE	REFERENCE
REV	REVISION
TBM	TEMPORARY BENCHMARK
TYP	TYPICAL
OHE	OVERHEAD EASEMENT
UUE	UNDERGROUND UTILITY EASEMENT
●	1/2" IRON ROD FOUND, UNLESS OTHERWISE NOTED
○	1/2" IRON ROD W/ CAP MARKED "YALGO 6200" SET
—	CHANGE IN BEARING
—	SEE GENERAL NOTE 7
—	LOTS WITH MINIMUM LOWEST FLOOR ELEVATION (LFE) (SEE TABLE THIS SHEET)
—	CREEK BUFFER ZONE



REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION
2	UPDATED ACREAGE AND NOTES	8/27/2019	TJJ	TOTAL SIZE: 77.50 ACRES TOTAL BLOCKS: 12 TOTAL LOTS: 284 TOTAL TRACTS: 8
1	ORIGINAL RELEASE	7/19/2019	BTW	

PROJECT NUMBER: YR05
CLIENT NAME: WBW SINGLE DEVELOPMENT GROUP, LLC - SERIES 112
CLIENT LOCATION: KILLEEN, TX

APPROVED BY: JCB
AUTHORIZED BY: WBW



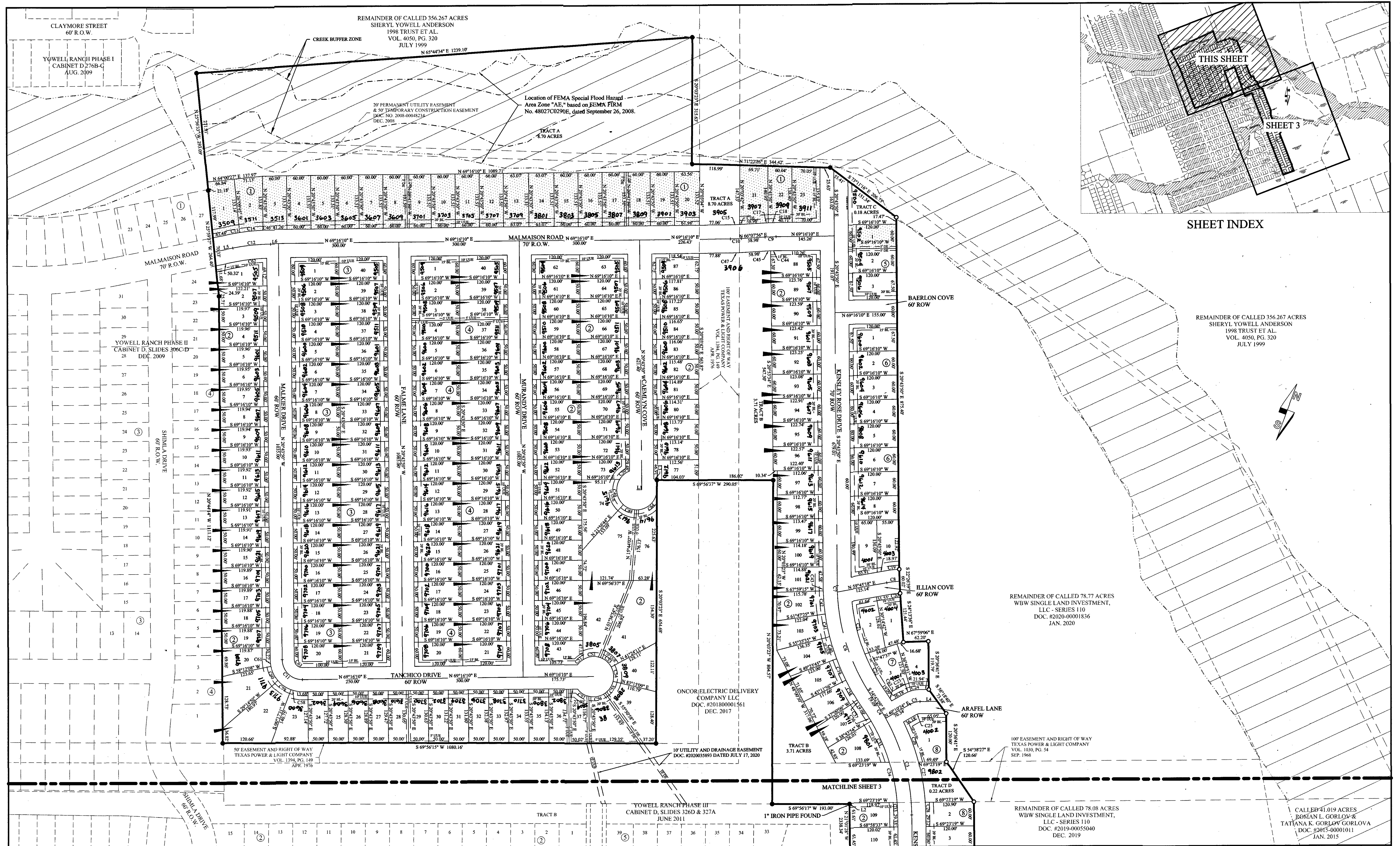
BENCHMARK
"X" SCRATCHED IN THE TOP OF CURB ON THE NORTH SIDE OF ADDISON STREET
Observed GPS coordinates based on State Plane Coordinate System, NAD83 (2011) datum, Texas Central Zone No. 4203 (units in feet)
N: 10350694.13
E: 3118228.59
Z: 849.50 (NAVD83-Geoid12B)

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

Yalgo, LLC
3000 Illinois Ave., Suite 100
Killeen, TX 76543
PH (254) 953-5353
FX (254) 953-5057
Texas Registered Engineering Firm F-10264
Texas Registered Surveying Firm 10194095

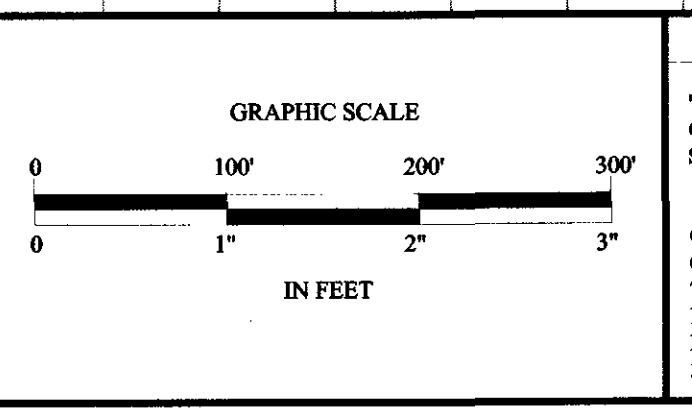
SHEET
1
OF
3

Inst# 2020042876 A



REV.	DESCRIPTION	DATE	BY
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PROJECT INFORMATION	
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 N: 1035694.13
 E: 3118228.59
 Z: 849.50 (NAVD88-GreW12B)

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

REMAINDER OF CALLED 356.267 ACRES
 SHERYL YOWELL ANDERSON
 1998 TRUST ET AL.
 VOL. 4050, PG. 320
 JULY 1999

REMAINDER OF CALLED 78.77 ACRES
 WBW SINGLE LAND INVESTMENT,
 LLC - SERIES 110
 DOC. #2020-0001836
 JAN. 2020

REMAINDER OF CALLED 78.08 ACRES
 WBW SINGLE LAND INVESTMENT,
 LLC - SERIES 110
 DOC. #2019-00055040
 DEC. 2019

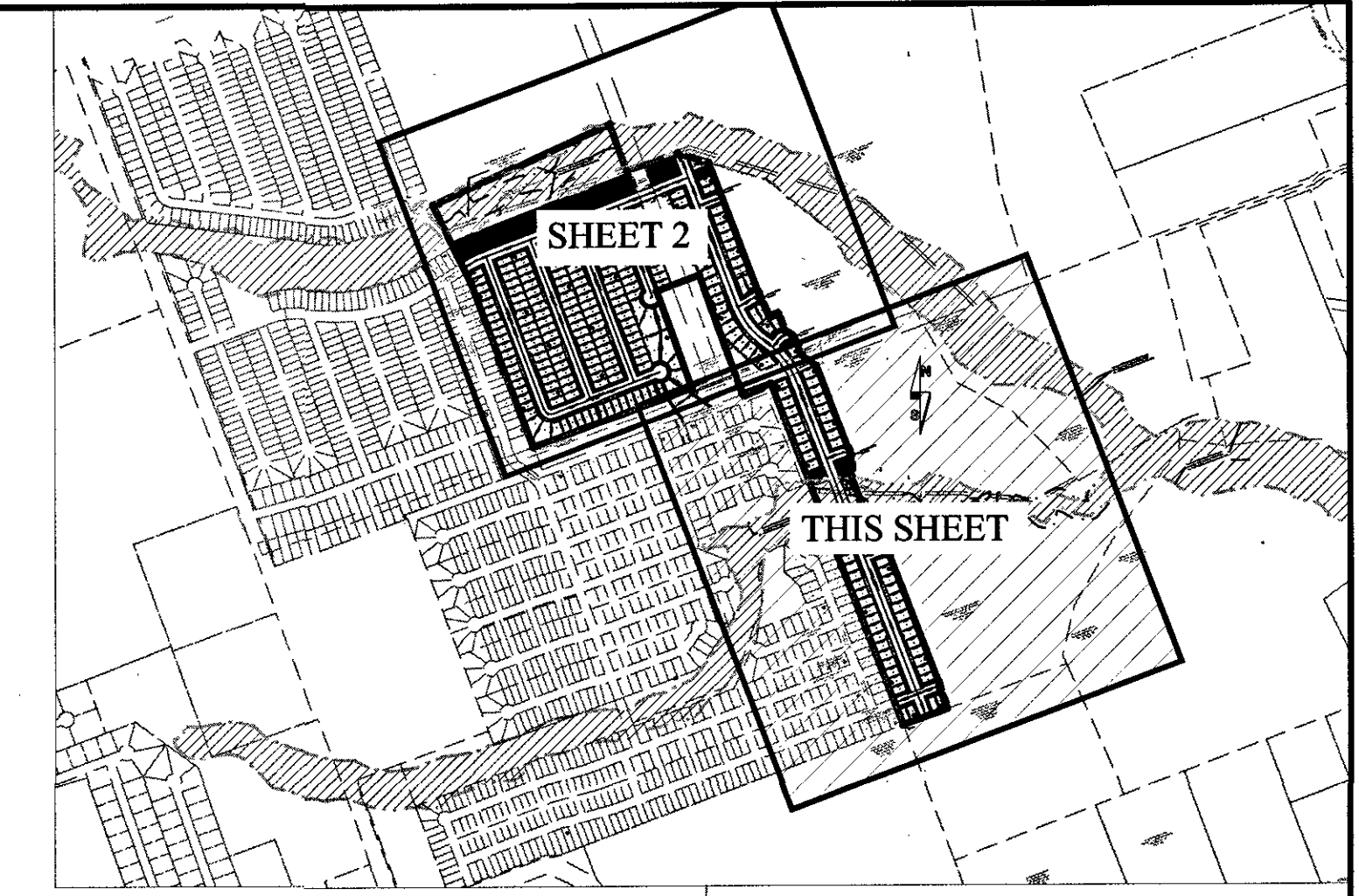
CALLER 41.019 ACRES
 ROMAN L. GORLOV &
 TATIANA K. GORLOV GORLOVA
 DOC. #2015-0000111
 JAN. 2015

Yalgo, LLC
 3000 Illinois Ave., Suite 100
 Killeen, TX 76543
 PH (254) 953-5353
 FX (254) 953-5057

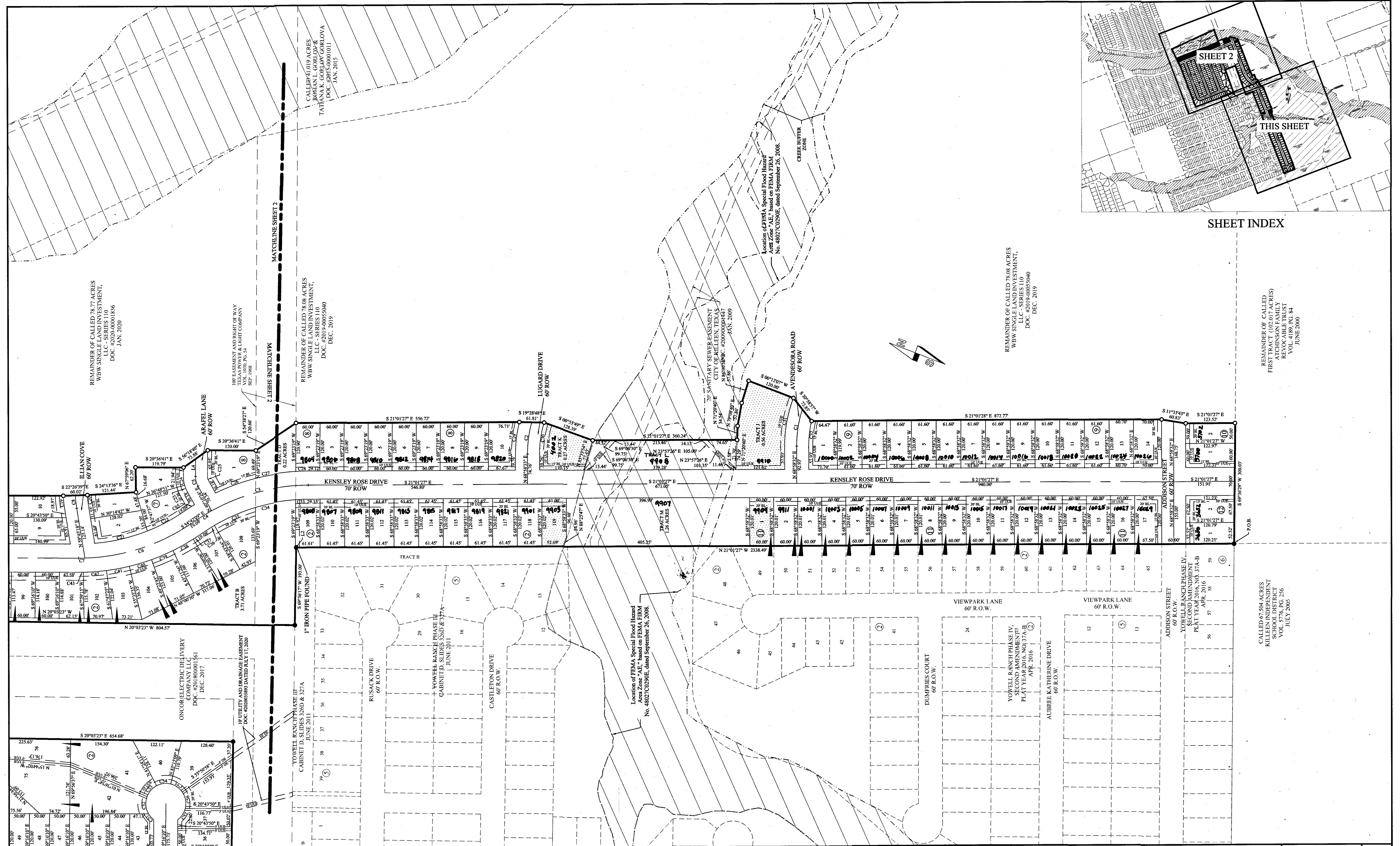
Texas Registered
 Engineering Firm F-10264

Texas Registered
 Surveying Firm 10194095

Inst# 2020042876 B

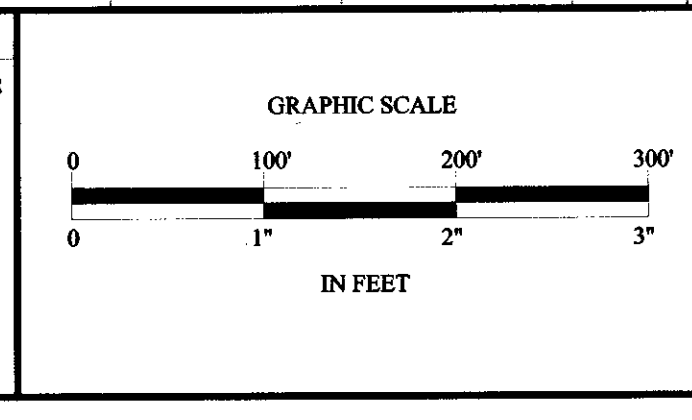


SHEET INDEX



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 Z: 848.50 (NAVD88-Geoid12B)

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

<p>Yalgo, LLC 3000 Illinois Ave., Suite 100 Killeen, TX 76543 PH (254) 953-5353 FX (254) 953-5057</p> <p>Texas Registered Engineering Firm F-10264</p> <p>Texas Registered Surveying Firm 10194095</p>	<p>SHEET 3 OF 3</p>
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Inst# 2020042876 C