

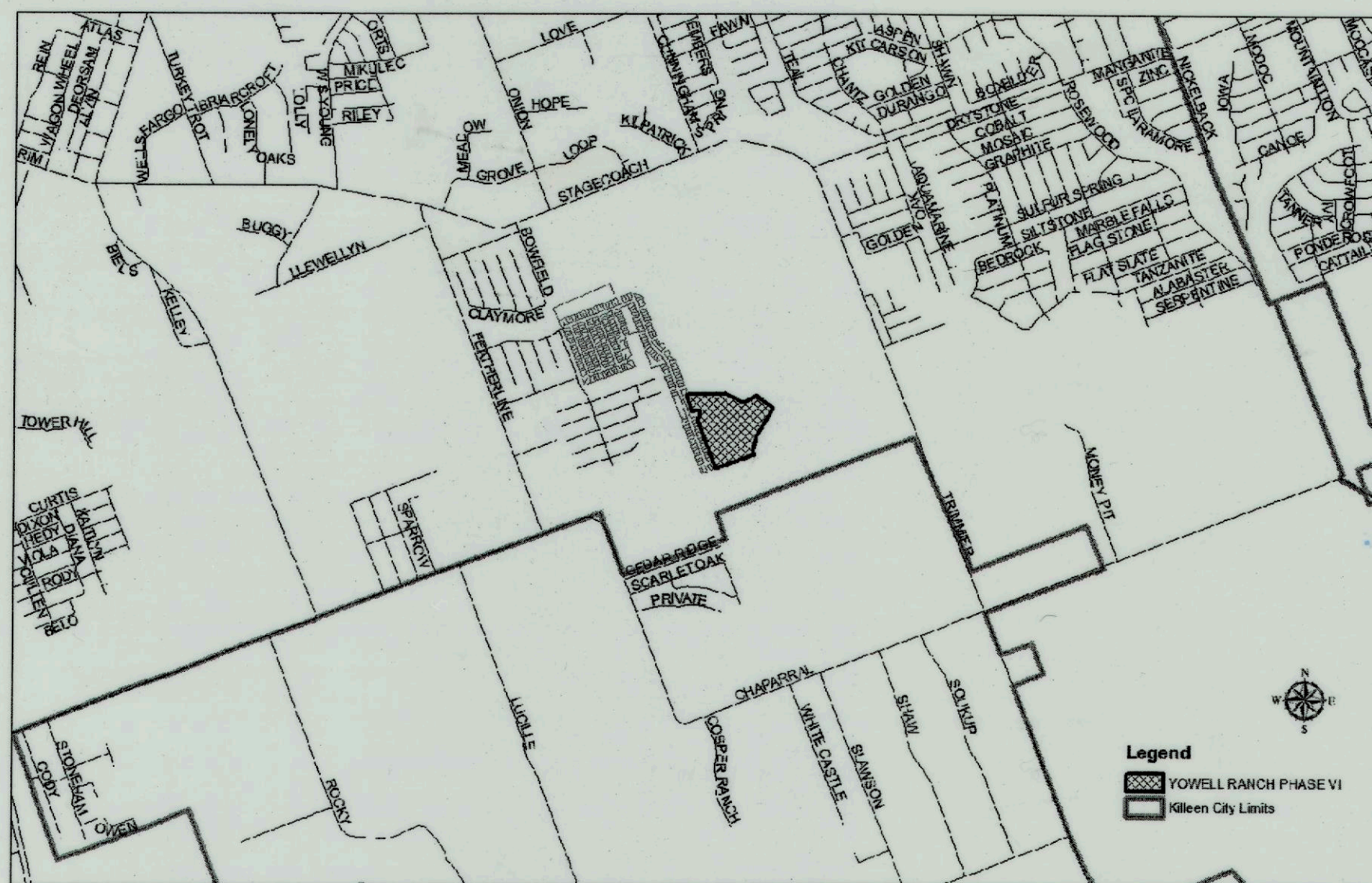
CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	300.00	41.17	41.14	S 89°20'41" E	7°51'45"
C2	330.00	25.22	25.22	S 87°30'11" E	4°23'05"
C3	270.00	58.00	57.95	N 88°25'24" E	12°19'16"
C4	50.00	22.35	22.16	S 08°13'08" E	2°53'40"
C5	80.00	20.03	19.97	S 02°35'05" E	14°20'35"
C6	80.00	15.73	15.71	N 15°23'25" W	11°16'05"
C7	20.00	8.84	8.87	N 08°13'08" W	2°53'40"
C8	50.00	56.19	53.28	S 53°13'08" E	64°23'20"
C9	80.00	33.15	32.92	S 73°32'28" E	23°44'39"
C10	80.00	47.93	47.22	S 44°30'14" E	34°19'49"
C11	80.00	8.82	8.81	S 24°10'54" E	6°18'51"
C12	20.00	22.48	21.51	S 53°13'08" E	64°23'20"
C13	50.00	13.24	13.20	S 24°31'15" W	15°10'10"
C14	50.00	50.91	48.74	S 12°13'59" E	58°20'20"
C15	50.00	32.72	32.14	S 60°09'07" E	37°29'55"
C16	50.00	32.72	32.14	N 82°20'58" E	37°29'55"
C17	50.00	32.72	32.14	S 44°51'03" W	37°29'55"
C18	50.00	32.72	32.14	N 07°21'08" E	37°29'55"
C19	50.00	44.08	42.60	S 36°39'04" E	50°30'28"
C20	50.00	10.69	10.67	S 68°01'47" E	12°14'58"
C21	50.00	14.87	14.82	N 65°37'57" W	17°02'38"
C22	50.00	42.29	41.01	N 52°54'02" W	48°25'13"
C23	50.00	35.94	35.17	N 11°54'01" E	41°11'05"
C24	50.00	32.72	32.14	S 51°14'25" W	37°29'55"
C25	50.00	33.11	32.50	N 88°57'27" E	37°56'09"
C26	50.00	33.11	32.50	S 53°06'24" E	37°56'09"
C27	50.00	42.94	41.63	S 09°32'19" E	49°17'02"
C28	50.00	14.87	14.82	S 23°53'01" W	17°02'38"
C29	180.00	243.94	225.70	N 59°50'58" W	77°39'00"
C30	80.00	15.04	15.02	S 56°17'00" E	10°46'18"
C31	180.00	10.35	10.35	N 22°40'17" W	3°17'38"
C32	180.00	40.00	39.98	N 30°41'41" W	12°45'10"
C33	180.00	193.53	184.34	N 67°52'22" W	61°36'12"

BFE* & LFE TABLE**

LOT #	BLOCK #	BFE (ft)	LFE (ft)
1	13	804.71	806.71
2	13	804.22	806.22
3	13	803.80	805.80
4	13	803.35	805.35
5	13	802.90	804.90
6	13	802.50	804.50
7	13	802.05	804.05
8	13	801.60	803.60
9	13	801.15	803.15
10	13	800.65	802.65

*BFE = BASE FLOOD ELEVATION
 **LFE = LOWEST FLOOR ELEVATION
 All permanent structures must be built with the LFE at or above the minimum LFE listed.



LOCATION MAP
N.T.S.

KNOW ALL MEN BY THESE PRESENTS, that WBW SINGLE DEVELOPMENT GROUP, LLC - SERIES 123 whose address is 109 W 2nd Street Ste. 201 Georgetown, TX 78626, being sole manager of certain 36.35 ACRES tract and being part the remainder of a called 78.08 acre tract of land as described by a deed to WBW SINGLE LAND INVESTMENT, LLC - SERIES 110, recorded in Document No. 20190055040, Real Property Records in Bell County, Texas, which is more fully described in the dedication of YOWELL RANCH PHASE VI, 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 VI, 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.

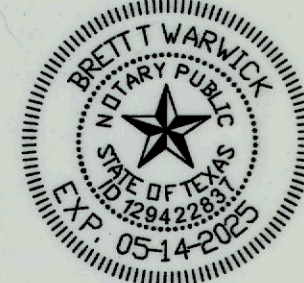
WITNESS the execution hereof, on this 15th day of June, 2022

WBW SINGLE DEVELOPMENT GROUP, LLC - SERIES 123,
A Texas Series Limited Liability Company

By: Bruce Whitis, President

STATE OF TEXAS
COUNTY OF WILLIAMSON

This instrument was acknowledged before me on June 15, 2022, by Bruce Whitis, in his capacity as President of WBW SINGLE DEVELOPMENT GROUP, LLC - SERIES 123, a separate series of WBW Development Group, LLC, a Texas series limited liability company, on behalf of said series.



Brett T. Warwick
Notary Public, State of Texas

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

Kirk Latta
CHAIRMAN, PLANNING AND ZONING COMMISSION

Adrian M. Mathis
SECRETARY, PLANNING AND ZONING COMMISSION

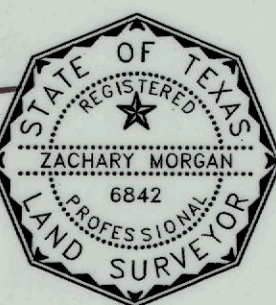
FILED FOR RECORD this 16th day of June, 2022 in Cabinet NA, Slides NA, Plat Records of Bell County, Texas, and Instrument No. 2023024673 Official Records, Bell County, Texas.

By: Christy Holland
Christy Holland

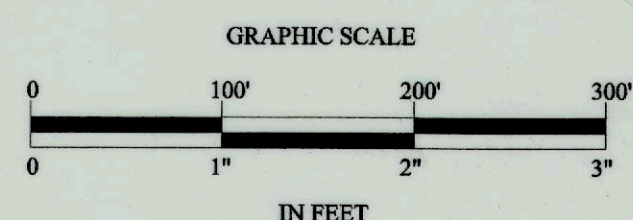
State of Texas
County of Williamson

I, Zachary Morgan, 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.

by: Zachary Morgan
ZACHARY MORGAN
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6842



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 22nd DAY OF June, 2022 A.D.
BY: Jenny King
BELL COUNTY TAX APPRAISAL DISTRICT



BENCHMARK
"X" SCRATCHED IN THE TOP OF CURB ON THE NORTH SIDE OF ADDISON STREET
Observed GPS coordinates based on Texas State Plane Coordinate System, NAD83 (2011) datum, Texas Central Zone No. 4203
N: 10350694.13
E: 311828.59
Z: 849.56 (NAVD88-Geoid12B)

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

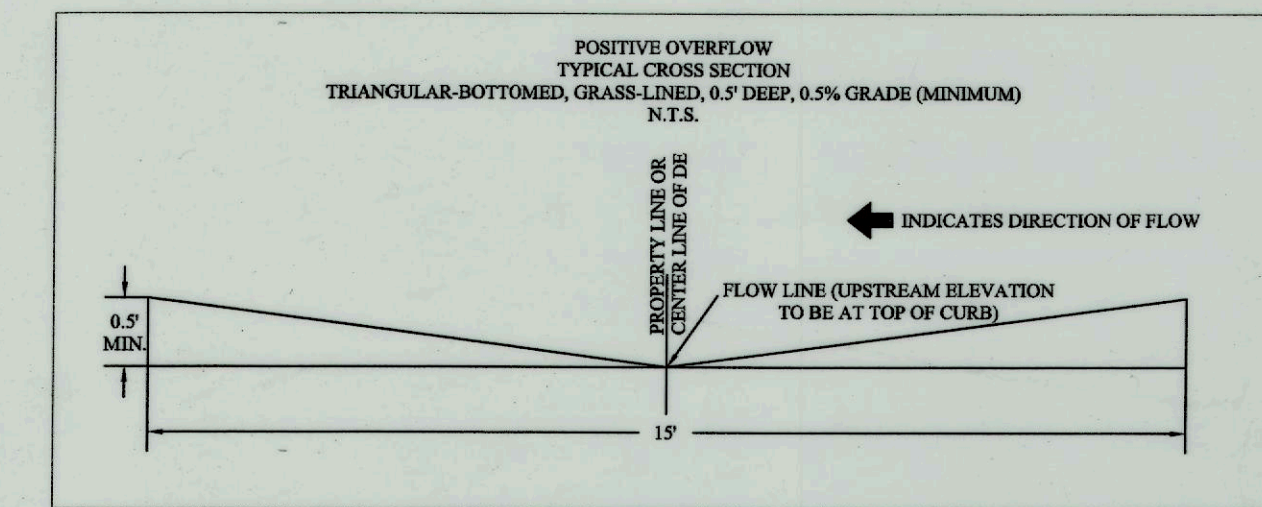
INST #2023024673-A

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 LLC", UNLESS OTHERWISE NOTED HEREIN.
- TRACTS I AND H 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, AS SHOWN IN CONSTRUCTION PLANS FOR YOWELL RANCH PHASE VI. DRAINAGE PLANS PRESENTED BY THE HOMEOWNER FOR EACH INDIVIDUAL LOT MUST ALLOW STORM WATER TO PASS FROM UPSTREAM LOTS TO THE DOWNSTREAM LOTS WITHOUT IMPEDIMENT.
- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE. DISTANCES SHOWN HEREON ARE GRID DISTANCES AND CAN BE CONVERTED TO SURFACE DISTANCES BY DIVIDING BY THE COMBINED SCALE FACTOR: 0.9998457.

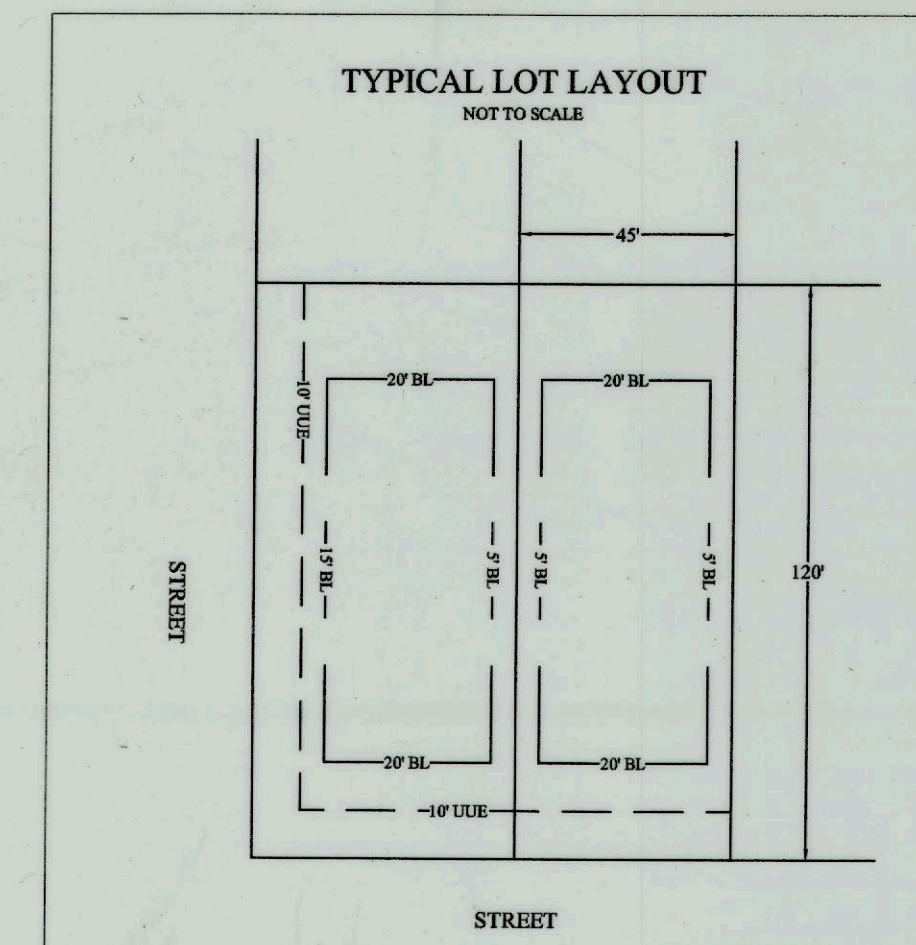
**FINAL PLAT OF
YOWELL RANCH PHASE VI
TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS
BEING OUT OF THE J.D. ALLCORN SURVEY, ABSTRACT NUMBER 25
BELL COUNTY, TEXAS**

Portions of this tract are within a Special Flood Hazard Area per FEMA's Flood Insurance Rate Map (FIRM) Panel for Bell County, Texas dated September 26, 2008, panel number 48027C0290E. The Surveyor does not certify as to the accuracy or inaccuracy of said information and does not warrant or imply that structures placed within any of the platted areas will be free from flooding or flood damage.



LEGEND

AE	ACCESS EASEMENT
NAE	NON-ACCESS EASEMENT
BM	BENCHMARK
DA	DRAINAGE AREA
DE	DRAINAGE EASEMENT
DRBC	DEED RECORDS OF BELL COUNTY
ELEV	ELEVATION
NTS	NOT TO SCALE
NO	NUMBER
OPRBC	OFFICIAL PUBLIC RECORDS OF BELL COUNTY
RE	REFERENCE
REV	REVISION
TBM	TEMPORARY BENCHMARK
TYP	TYPICAL
OHE	OVERHEAD EASEMENT
ULE	UNDERGROUND UTILITY EASEMENT
1/2"	1/2" IRON ROD FOUND (WITH CAP STAMPED "YALGO 6200")
1/2"	1/2" IRON ROD (WITH CAP STAMPED "YALGO LLC")
CH	CHANGE IN BEARING
SEE	SEE GENERAL NOTE 7
LOT	LOTS WITH MINIMUM LOWEST FLOOR ELEVATION (LFE) (SEE TABLE THIS SHEET)
CREEK	CREEK BUFFER ZONE
SW	OVERFLOW SWALE (SEE THIS SHEET)



PRINTED ON: October 15, 2021

REV.	DESCRIPTION	DATE	BY
1	ORIGINAL RELEASE	02/27/2020	TJJ

PROJECT NUMBER: YR06
 CLIENT NAME: WBW SINGLE DEVELOPMENT GROUP, LLC - SERIES 123
 CLIENT LOCATION: GEORGETOWN, TX

APPROVED BY: JCB
 AUTHORIZED BY: WBW

PROJECT INFORMATION
 TOTAL SIZE: 36.35 ACRES
 TOTAL BLOCKS: 3
 TOTAL LOTS: 112
 TOTAL TRACTS: 2

Yalgo, LLC
109 W 2nd Street Ste. 201
Georgetown, TX 78626
PH (254) 953-5353
FX (254) 953-5057
Texas Registered
Engineering Firm # 10264
Texas Registered
Surveying Firm # 10194095

SHEET
1
OF
2