

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	330.00	34.66	34.64	S 86°03'50" W	6°01'04"
C2	270.00	14.95	14.94	S 87°28'53" W	3°10'17"
C3	70.00	16.40	16.36	N 14°18'46" W	13°25'21"
C4	130.00	37.45	37.32	S 12°46'16" E	16°30'22"
C5	70.00	21.27	21.19	S 12°19'02" E	17°24'49"
C6	130.00	42.32	42.13	S 11°41'57" E	18°38'59"
C7	270.00	87.93	87.54	N 81°20'29" W	18°39'36"
C8	330.00	46.08	46.04	S 86°55'58" E	7°59'59"
C9	330.00	46.75	46.71	N 78°52'28" W	8°07'01"
C10	330.00	40.65	40.63	N 71°19'11" W	7°03'35"
C11	270.00	20.65	20.65	N 69°53'02" W	4°15'18"
C12	50.00	38.81	37.84	N 81°20'54" E	44°28'11"
C13	50.00	38.65	37.70	S 54°16'14" E	44°17'33"
C14	50.00	36.52	35.71	N 11°11'59" W	41°50'59"
C15	50.00	36.52	35.71	N 30°39'00" E	41°50'59"
C16	49.82	43.18	41.84	S 76°21'54" W	49°32'26"
C17	49.69	38.76	37.78	N 56°47'11" W	44°41'07"
C18	50.00	17.37	17.28	S 24°34'33" E	19°53'56"
C19	300.00	121.35	120.53	N 79°20'41" W	23°10'35"
C20	100.00	35.07	34.89	N 10°38'42" W	20°05'29"
C21	100.00	35.07	34.89	N 10°38'42" W	20°05'29"
C22	50.00	25.73	25.44	S 59°24'52" E	29°28'46"
C23	50.00	40.31	39.23	N 21°34'45" W	46°11'30"
C24	50.00	32.72	32.14	N 20°15'38" E	37°29'55"
C25	50.00	32.72	32.14	S 84°41'21" E	37°29'55"
C26	50.00	32.72	32.14	S 84°41'21" E	37°29'55"
C27	50.00	29.94	29.49	N 48°50'02" W	34°18'23"
C28	50.00	48.13	46.29	N 04°06'18" W	55°09'02"
C29	50.00	7.54	7.53	N 27°47'17" E	8°38'09"
C30	270.00	1.23	1.23	S 89°11'52" W	0°15'41"
C31	300.00	24.83	24.82	S 86°41'48" W	4°44'29"

LINE	BEARING	DISTANCE
L1	NOT USED	
L2	S 67°45'23" E	17.53
L3	N 00°55'58" W	26.73
L4	N 21°01'27" W	19.12
L5	S 00°55'58" E	21.87
L6	S 21°01'27" E	25.06
L7	N 67°45'23" W	19.60
L8	N 55°52'04" W	13.54
L9	N 67°45'23" W	9.38
L10	N 89°04'02" E	1.17
L11	N 21°01'27" W	6.97
L12	N 21°01'27" W	15.60
L13	N 89°04'02" E	10.00
L14	S 89°04'02" W	10.00
L15	S 00°55'58" E	57.30

KNOW ALL MEN BY THESE PRESENTS, that WBW SINGLE DEVELOPMENT GROUP, LLC - SERIES 123 whose address is 109 W. 2nd St., Ste. 201, Georgetown, Texas, 78626, being sole manager of certain 21.52 acre tract of land situated in the James D. Alcorn Survey, Abstract No. 25, in Bell County, Texas, conveyed by Warranty Deed to WBW Single Development Group, LLC - Series 123 recorded in Instrument No. 2023052062 of the Official Public Records of Bell County (OPRBC), which is more fully described in the dedication of YOWELL RANCH PHASE VII, as shown by the plat hereto, 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 VII, 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 and drainage 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 29th day of August, 2023  
 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 September 20, 2023, 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.

[Signature]  
 Notary Public, State of Texas



APPROVED this 16 day of September, 2023 by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas.

[Signature] CHAIRMAN, PLANNING AND ZONING COMMISSION  
[Signature] SECRETARY, PLANNING AND ZONING COMMISSION

FILED FOR RECORD this 22 day of November, 2023 in Cabinet N11K, Slides N11K, Plat Records of Bell County, Texas, and Instrument No. 2023052062 Official Records, Bell County, Texas.

By: [Signature] Deputy

State of Texas  
 County of Williamson

I, Corey Shannon, 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: [Signature] 9/20/23  
 COREY SHANNON  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 5967



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 3rd DAY OF October, 2023 D.

BY: Renee Hickman  
 BELL COUNTY TAX APPRAISAL DISTRICT

GENERAL NOTES:

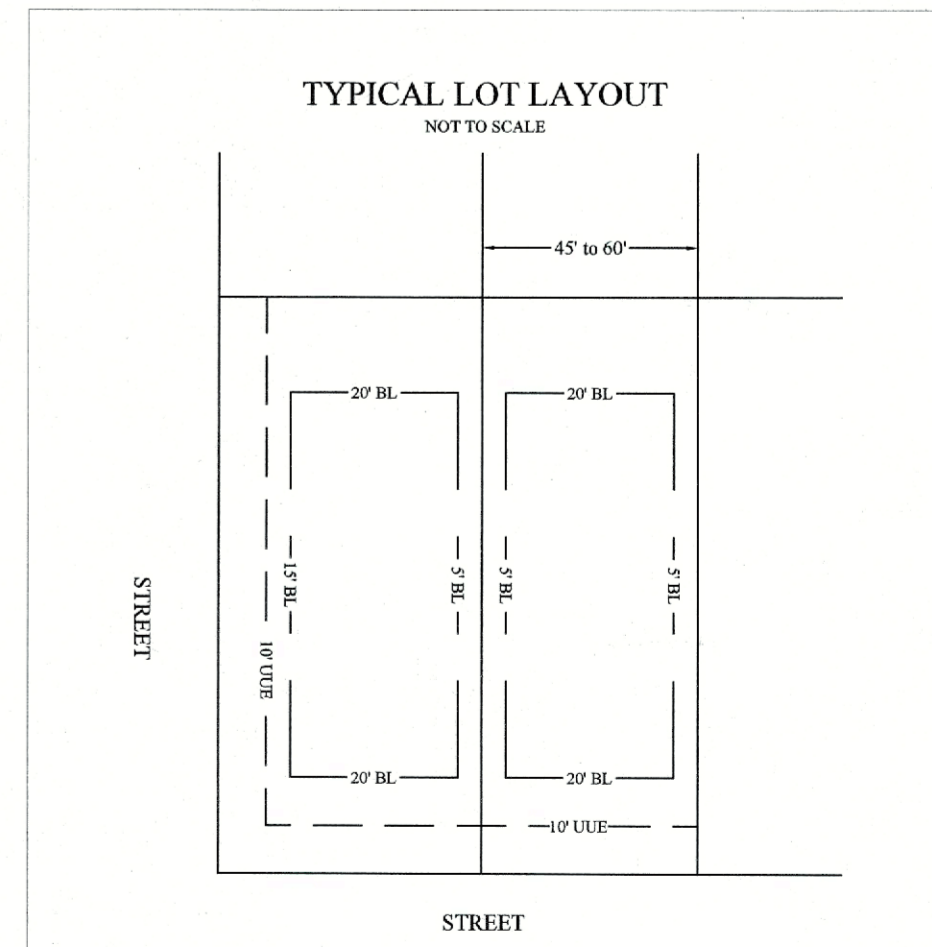
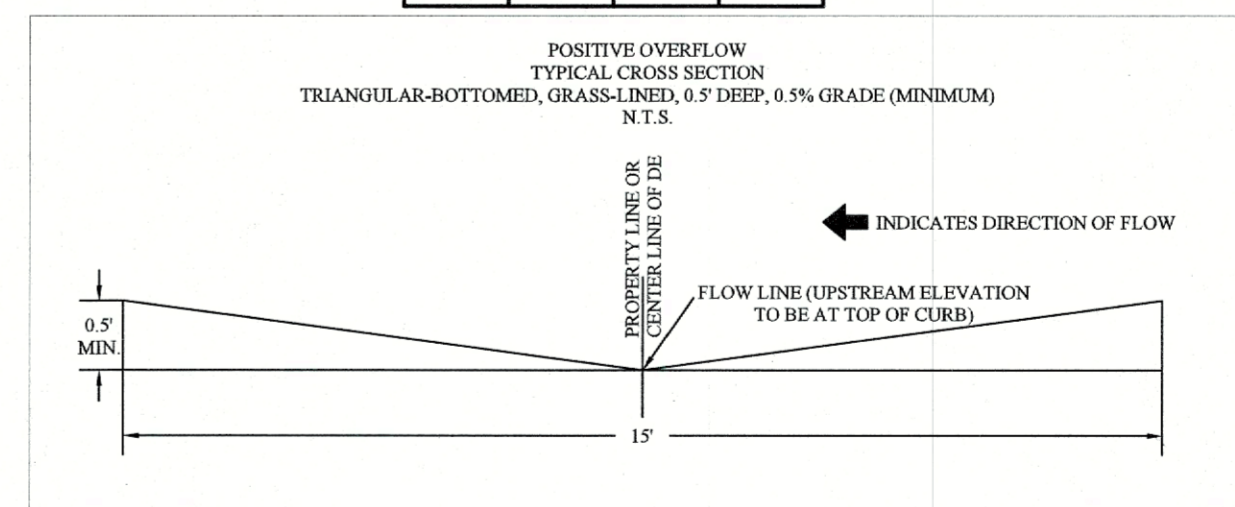
- STREETS TERMINATING IN A CUL-DE-SAC SHALL HAVE A MINIMUM 50 FT. RIGHT-OF-WAY RADIUS AND A PAVEMENT RADIUS OF 41 FT. TO BACK-OF-CURB.
- BUILDING SETBACKS SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED OR SHOWN HEREOF.  
 FRONT - 20'  
 REAR - 20'  
 INTERIOR SIDE - 5'  
 STREET SIDE - 15'
- PERMANENT IRON RODS SET FOR CORNER ARE 1/2 INCH IRON RODS (WITH CAP MARKED "YALGO"), UNLESS OTHERWISE NOTED HEREOF.
- TRACTS O AND N WILL BE USED FOR LANDSCAPING, WALKWAYS, PARKLANDS, AND OTHER AMENITIES AS PART OF THIS DEVELOPMENT. THESE TRACTS TO BE OWNED AND MAINTAINED BY THE YOWELL RANCH HOME OWNERS ASSOCIATION (HOA).
- THE LIMITS OF THE 100-YEAR FLOOD AS SHOWN HEREOF 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 HEREOF, 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 VII. DRAINAGE PLANS PRESENTED BY THE HOME BUILDER FOR EACH INDIVIDUAL LOT MUST ALLOW STORM WATER TO PASS FROM UPSTREAM LOTS TO THE DOWNSTREAM LOTS WITHOUT IMPEDIMENT.
- BEARINGS SHOWN HEREOF ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE. DISTANCES SHOWN HEREOF ARE GRID DISTANCES AND CAN BE CONVERTED TO SURFACE DISTANCES BY DIVIDING BY THE COMBINED SCALE FACTOR: 0.9998457.
- WATER IMPACT FEES ARE HEREBY ASSESSED AND ESTABLISHED IN ACCORDANCE WITH CITY OF KILLEEN ORDINANCE NO. 21-015 AT A RATE OF \$1161 PER SERVICE UNIT. WASTEWATER IMPACT FEES ARE HEREBY ASSESSED AND ESTABLISHED IN ACCORDANCE WITH CITY OF KILLEEN ORDINANCE NO. 21-015 AT A RATE OF \$418 PER SERVICE UNIT. IMPACT FEES SHALL BE PAID AT THE TIME OF BUILDING PERMITS.
- TRACT N CONTAINS A BLANKET DRAINAGE EASEMENT MAINTAINED BY THE YOWELL RANCH HOME OWNERS ASSOCIATION (HOA).

BFE & LFE TABLE			
LOT #	BLOCK #	BFE (ft)	LFE (ft)
1	14	808.63	810.63
2	14	808.32	810.32
3	14	808.02	810.02
4	14	807.71	809.71
5	14	806.55	808.55
6	14	805.08	807.08
7	14	804.54	806.54
8	14	804.31	806.31
9	14	804.31	806.31
10	14	804.31	806.31
11	14	804.15	806.15
12	14	803.76	805.76
13	14	803.45	805.45
14	14	802.71	804.71
15	14	801.95	803.95
16	14	799.97	801.97
17	14	799.25	801.25
18	14	798.94	800.94
19	14	798.45	800.45
20	14	798.41	800.41
21	14	798.06	800.06
22	14	797.89	799.89
23	14	797.42	799.42
24	14	796.55	798.55
25	14	796.20	798.20
26	14	794.70	796.70
27	14	793.40	795.40

\*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
- 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
- UUE UNDERGROUND UTILITY EASEMENT
- 1" IRON ROD FOUND (WITH CAP STAMPED "YALGO 6200")
- 1/2" IRON ROD SET (WITH CAP STAMPED "YALGO")
- CHANGE IN BEARING
- SEE GENERAL NOTE 7
- LOTS WITH MINIMUM LOWEST FLOOR ELEVATION (LFE) (SEE TABLE THIS SHEET)
- CREEK BUFFER ZONE
- OVERFLOW SWALE (SEE THIS SHEET)



PRINTED ON August 30, 2023

REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION
2	RESPONSE TO COMMENTS	09/21/2021	ACM	TOTAL SIZE: 21.52 ACRES TOTAL BLOCKS: 2 TOTAL LOTS: 93 TOTAL TRACTS: 2
1	ORIGINAL RELEASE	11/01/2021	BTW	
PROJECT NUMBER: YR07				BENCHMARK
CLIENT NAME: WBW SINGLE DEVELOPMENT GROUP, LLC - SERIES 123				"C" SCRATCHED IN THE TOP OF CURB ON THE NORTH SIDE OF ADJACENT STREET
CLIENT LOCATION: 109 W. 2ND ST., STE. 201, GEORGETOWN, TX 78626				Observed GPS coordinates based on Texas State Plane Coordinate System, NAD83 (2011) datum, Texas Central Zone No. 4203 N: 1035694.13 E: 3118228.59 Z: 849.56 (NAVD88-Geoid12B)
APPROVED BY: JCB				
AUTHORIZED BY: WBW				

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

Yalگو Engineering, LLC  
 109 W 2nd Street Ste. 201  
 Georgetown, TX 78626  
 PH (254) 953-5353  
 FX (254) 953-5057  
 Texas Registered Engineering Firm E-24040  
 Texas Registered Surveying Firm # 10194797

SHEET  
 1  
 OF  
 2

Inst # 2023052062 A