

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 St., Ste. 201 Georgetown, Texas, 78626, being sole manager of certain 17.70 acre tract of land situated in the James D. Allcorn Survey, Abstract No. 25, Simeon D. Carothers Survey, Abstract No. 177, and M. J. Pleasant Survey, Abstract No. 652 in Bell County, Texas, being described in a deed to WBW Single Development Group, LLC - Series 123 and recorded in Document No. 2024028427 of the Official Public Records of Bell County (OPRBC), which is more fully described in the dedication of YOWELL RANCH PHASE VIII, as shown by the plat herof, 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 VIII 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 13th day of August, 2024.
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 Aug 13, 2024 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.

By: Bruce Whitis
Notary Public, State of Texas



APPROVED this the 19 day of September, 2024 by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas.

CHAIRMAN, PLANNING AND ZONING COMMISSION

Deanne
SECRETARY, PLANNING AND ZONING COMMISSION

FILED FOR RECORD this 05 day of September, 2024 in Cabinet N/A, Slides N/A, Plat Records of Bell County, Texas, and Instrument No. 2024038536 Official records of Bell County, Texas.

By: Kristen Deputy

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 STAMPED "YALGO", UNLESS OTHERWISE NOTED HEREIN.
- TRACTS E AND F WILL BE USED FOR LANDSCAPING, WALKWAYS, PARKLANDS, AND OTHER AMENITIES AS PART OF THIS DEVELOPMENT. THESE TRACTS WILL BE OWNED AND MAINTAINED BY THE YOWELL RANCH HOME OWNER ASSOCIATION (HOA).
- THIS PLAT LOT LAYOUT ANTICIPATES THAT NO RESIDENTIAL LOT WILL BE WITHIN THE CREEK BUFFER ZONE.
- 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.
- ARROW \nearrow 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 VIII. 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 STATE PLANE 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: 0.9994457.
- WATER IMPACT FEES ARE HEREBY ASSESSED AND ESTABLISHED IN ACCORDANCE WITH CITY OF KILLEEN ORDINANCE NO. 21-015 AT A RATE OF \$1.16 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.
- ARAFEL LANE AND TARARON DRIVE CHANGE BETWEEN LOTS 60 AND 61.

FINAL PLAT OF
YOWELL RANCH PHASE VIII
TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS
BEING OUT OF THE
JAMES D. ALLCORN SURVEY, ABSTRACT NO. 25
M.J. PLEASANT SURVEY, ABSTRACT NO. 652
AND SIMEON D. CAROTHERS SURVEY, ABSTRACT NO. 177
BELL COUNTY, TEXAS

Portions of this tract are within Special Flood Hazard Area zone AE 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.

LOT SIZE TABLE

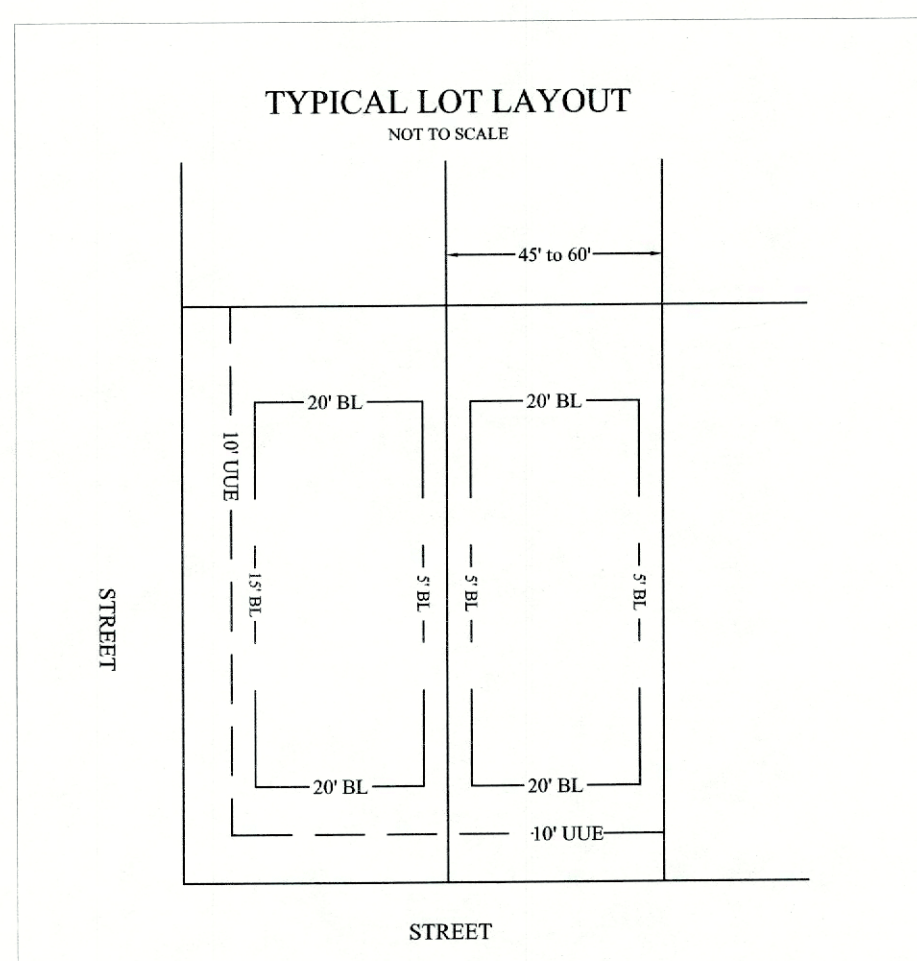
LOT #	BLOCK #	BFE (ft)	LFE (ft)
57	14	804.63	806.63
58	14	804.96	806.96
59	14	805.26	807.26
60	14	805.88	807.88
61	14	805.55	808.55
62	14	806.81	808.81
63	14	808.75	810.75
64	14	808.97	810.97
65	14	809.79	811.79
66	14	810.56	812.56
67	14	812.17	814.17
68	14	812.33	814.33
69	14	812.88	814.88
70	14	813.30	815.30
71	14	813.72	815.72
72	14	814.14	816.14
73	14	814.55	816.55
74	14	814.97	816.97
75	14	815.39	817.39
76	14	815.86	817.86
77	14	816.75	818.75
78	14	817.48	819.48

LOT #	BLOCK #	AREA (sq. ft.)
93	14	5429
94	14	5400
95	14	6880
96	14	7303
97	14	7755
98	14	7146
99	14	5400
100	14	5400
101	14	5400
102	14	5400
103	14	5400
104	14	5400
105	14	5400
106	14	5400
107	14	5400
108	14	5400
109	14	5437
110	14	5499
111	14	5411
112	14	5400
113	14	5401
114	14	6158
115	14	6358
116	14	6257
117	14	6250
118	14	6557
119	14	6723
120	14	8233
121	14	8611
122	14	10125
123	14	10976
124	14	8623
125	14	6765
126	14	7035
127	14	7486
128	14	7736

*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
POB	POINT OF BEGINNING
RE	REFERENCE
REV	REVISION
TBM	TEMPORARY BENCHMARK
TYP	TYPICAL
OHE	OVERHEAD EASEMENT
UUE	UNDERGROUND UTILITY EASEMENT
1"	1" IRON ROD FOUND (WITH CAP STAMPED "M&A") UNLESS OTHERWISE NOTED
1/2"	1/2" IRON ROD SET (WITH CAP STAMPED "YALGO")
CH	CHANGE IN BEARING
GN	SEE GENERAL NOTE 6
LF	LOTS WITH MINIMUM LOWEST FLOOR ELEVATION (LFE) (SEE TABLE THIS SHEET)
CZ	CREEK BUFFER ZONE
OW	OVERFLOW SWALE (SEE THIS SHEET)



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: Corey Shannon
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5967

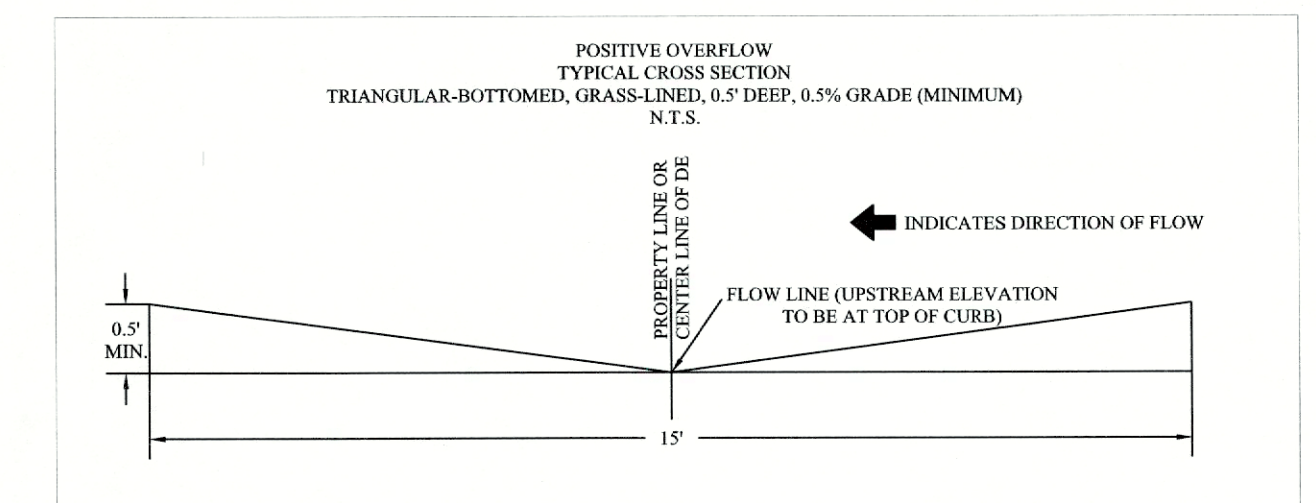


TAX CERTIFICATE

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 19 DAY OF AUG, 2024. D.

BY: M. Weber
BELL COUNTY TAX APPRAISAL DISTRICT



PRINTED ON August 12, 2024

REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION	BENCHMARK
3	UPDATED DEDICATION AND LFE TABLE	08/31/2023	JCL	TOTAL SIZE: 17.70 ACRES	"X" SCRATCHED IN THE TOP OF CURB ON THE NORTH SIDE OF ADDISON STREET
2	RESPONSE TO COMMENTS	09/21/2021	ACM	TOTAL BLOCKS: 2	Observed GPS coordinates based on Texas State Plane Coordinate System, NAD83 (2011) datum, Texas Central Zone No. 4203
1	ORIGINAL RELEASE	11/01/2021	BTW	TOTAL LOTS: 70	N: 10350604.13
	PROJECT NUMBER: YR08			TOTAL TRACTS: 2	E: 3118228.59
	CLIENT NAME: WBW SINGLE DEVELOPMENT GROUP, LLC - SERIES 123				Z: 849.56 (NAVD83-Geoid12B)
	CLIENT LOCATION: 109 W. 2ND ST., STE. 201, GEORGETOWN, TX 78626				
	APPROVED BY: JCB				
	AUTHORIZED BY: WBW				

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

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

Inst # 2024038536 - A