



*109 West 2nd Street, Suite 201
Georgetown, TX 78626
Office: 254-953-5353 Fax: 254-953-0032*

City of Killeen
ATTN: Laura Calcote, City Secretary
101 N College Street
Killeen, TX 76541

Petition for release from the City Limits of the
City of Killeen, Bell County, TX

The attached petition serves as the official request to remove the following parcels from the City Limits of the City of Killeen:

- 10.26-acre parcel, Bell CAD Property ID 448337, described in Document Number 2023056718, Official Public Records of Bell County
- 43.70-acre parcel, Bell CAD Property ID 170866, described in Document Number 2023056718, Official Public Records of Bell County
- 72.75-acre parcel, Bell CAD Property ID 364611, described in Document Number 2023056718, Official Public Records of Bell County

Property Owner	WBW Single Land Investment LLC – Series 138
Agent	Jane Seals as Authorized Agent of Owner
Property Address	Chaparral Road, Killeen, TX 76542
Owner Contact	Bruce Whitis 109 W 2nd St Ste 201 Georgetown, TX 78626

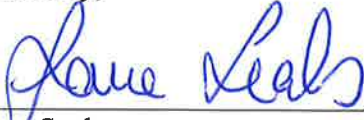
Jane Seals as Authorized Agent of Owner

The following documents are included with this petition.

1. Executed Petition for Disannexation
2. Property Deed demonstrating ownership
3. Description of the Subject Properties
4. WBW Land Investments Corporate Resolution
5. Annexation Ordinances
6. Newspaper posting & Affidavit

We appreciate your timely review and attention to this request.

Sincerely,



Jane Seals

Authorized Agent of Owner

WBW Single Land Investment LLC – Series 138



PETITION TO DISANNEX PROPERTY FROM THE CITY OF KILLEEN, TEXAS
PURSUANT TO TEXAS LOCAL GOVERNMENT CODE § 43.141

Petitioner, **WBW SINGLE LAND INVESTMENT LLC - SERIES 138** files this Petition for Release from the City of KILLEEN (the "Petition"), as authorized by Texas Local Government Code § 43.141 *et seq.*, and would show the following:

1. Petitioner owns and seeks release of the following portions of parcels (the "Property") from the municipal boundary of the City of Killeen, being identified on the map attached to this Petition as Exhibits A, B, and C and described by metes and bounds, pursuant to Texas Local Government Code § 43.141 *et seq.*
2. Petitioner, as sole property owner of the Property, satisfies the minimum requirements of Texas Local Government Code § 43.141(a).
3. The Property was annexed by Ordinance No. 07-112 and 19-02, which included a service plan for the Property (the "Service Plan"). The Service Plan, stated in both ordinances, obligated the City of Killeen to provide rate-based water and sanitary sewer services to the Property through the completion of several infrastructure projects in a three-year period, including but not limited to:
 - a. Completion of a wastewater lift station 12", 15", and 18" gravity main flowing south along Little Trimmier Creek to new lift station and then to Trimmier Creek wastewater treatment plant;
 - b. Completion of a wastewater 10" and a 12" gravity main flowing to new Onion Creek lift station then through 14" force main to Little Trimmier Creek lift station; and
 - c. Completion of a wastewater 12" collection main east to new SH 2484 lift station and then lifted through 8 force main to Little Trimmier Creek lift station (collectively, the "Service Plan Improvements").
4. The City has failed to complete the Service Plan Improvements to provide services to the Property.

THEREFORE, having satisfied all requirements of Texas Local Government Code § 43.141 *et seq.*, Petitioner seeks immediate release from the municipal boundaries of the City of KILLEEN, TX and requests that an agenda item be placed on the next regular meeting of the City Council of KILLEEN, TX to approve the Petition.

Submitted on September 29, 2025

Petitioner



Jane Seals
Authorized Agent of Owner
109 W 2nd St. Ste. 201
Georgetown, TX 78626

Acknowledged and Verified

City Secretary
City of Killeen, TX

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WARRANTY DEED

EFFECTIVE DATE: June 1, 2023

GRANTOR: WBW Land Investments, LP, a Texas limited partnership

GRANTOR'S MAILING ADDRESS: 109 W. 2nd Street, Suite 201, Georgetown, Texas 78626

GRANTEE: WBW Single Land Investment LLC – Series 138, a Texas series limited liability company

GRANTEE'S MAILING ADDRESS: 109 W. 2nd Street, Suite 201, Georgetown, Texas 78626

CONSIDERATION: TEN AND NO/100 (\$10.00) DOLLARS and other valuable consideration.

PROPERTY:

Tract 1: Being all that certain 10.26 acres described in a deed to WBW Land Investments, LP, recorded as Instrument No. 2013007082, Official Public Records of Bell County, Texas, and being further described by metes and bounds in Exhibit "A".

Tract 2: Being all that certain 43.70 acres described in a deed to WBW Land Investments, LP, recorded as Instrument No. 2012027082, Official Public Records of Bell County, Texas, and being further described by metes and bounds in Exhibit "B".

Tract 3: Being all that certain 72.75 acres described in a deed to WBW Land Investments, LP, recorded as Instrument No. 2012019263, Official Public Records of Bell County, Texas, and being further described by metes and bounds in Exhibit "C".

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

This conveyance is made and accepted subject to the following matters, to the extent same are in effect at this time: any and all reservations, restrictions, covenants, conditions and easements, if any, relating to the hereinafove described property, but only to the extent they are still in effect, shown of record in the hereinabove mentioned County and State, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the hereinabove described property.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, GRANTS, SELLS, AND CONVEYS to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, TO HAVE AND HOLD IT to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

SAVE AND EXCEPT all the undivided interest in the oil, gas, coal, lignite, iron, uranium, all other minerals, groundwater, and any other subsurface water by whatever method produced or extracted, in and under and that may be produced from the above property. Grantor waives and conveys to Grantee the right of ingress and egress to and from the surface of the Property relating to the portion of the mineral estate owned by Grantor. Nothing herein, however, restricts or prohibits the pooling or unitization of the portion of the mineral estate owned by Grantor with land other than the Property; on the exploration or production of the oil, gas, other minerals, and water by means of wells that are drilled or mines that open on land other than the Property but enter or bottom under the Property, provided that these operations in no manner interfere with the surface or subsurface or subsurface support of any improvements constructed or to be constructed on the Property.

When the context requires, singular nouns and pronouns include the plural.

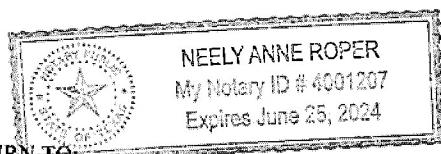
WBW Land Investments, LP, a Texas limited partnership,
By: WBW Land Investments GP, LLC, its general partner

By: _____
Bruce Whitis, President

CORPORATE ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on December 11, 2023, by Bruce Whitis, in his capacity as President of WBW Land Investments GP, LLC, the general partner of WBW Land Investments, LP, a Texas limited partnership,



Neely A. Roper
Notary Public for the State of Texas
My Commission Expires 6/25/2024

AFTER RECORDING RETURN TO:
WBW Single Land Investment, LLC – Series 138
Travis Parks
109 W. 2nd Street, Suite 201, Georgetown, Texas 78626

EXHIBIT "A"

**FIELD NOTES
10.26 ACRE TRACT
BELL COUNTY, TEXAS**

BEING all that certain tract or parcel of land situated in and being a part of the James H. Evetts Survey, A-600, Bell County, Texas, and being the a part of the called 163.25 acre tract described in Deed to Dock L. Curb, et al, Co-Trustee of the D. L. Curb, Jr. Trust, recorded in Volume 5982, Page 758, Official Public Records of Real Property of Bell County, Texas, and being more particularly described as follows:

BEGINNING at a PK nail found in the center of Chaparral Road, same being called the northeast corner of said 163.25 acre tract and the northwest corner of the called 43.70 acre tract described in deed to WBW Land Investments, LP, in Volume 8221, Page 604, Official Public Records of Real Property of Bell County, Texas, and being called the northeast corner of the herein described tract;

THENCE, S 10°57'51" E, 874.03 feet along the east line of said 163.25 acre tract and west line of said 43.70 acre tract to an iron pipe found at a fence corner post for an angle point of the herein described tract;

THENCE, S 34°20'08" E, 2016.84 feet, continuing along the east line of said 163.25 acre tract and west line of said 43.70 acre tract to an iron rod set, said iron rod set bearing N 34°20'08" W, 183.26 feet from an iron rod found at a cedar fence post corner found for a corner of said 163.25 acre tract said iron rod set being a corner of the herein described tract;

THENCE, in a northwesterly direction, across and upon said 163.25 acre tract with the following courses:

1. N 72°35'18" W, 293.81 feet, to a point for corner,
2. N 34°25'15" W, 396.59 feet, to a point for corner,
3. N 31°06'10" W, 345.56 feet, to a point for corner,
4. N 34°25'15" W, 1011.56 feet, to a point for corner,
5. N 10°57'51" W, 950.46 feet, to a PK nail set in the north line of said 163.25 acre tract and centerline of Chaparral Road, for the called northwest corner of the herein described tract;

THENCE, N 71°09'25"E, 139.26 feet, along the north line of said 163.25 acre tract, center of Chaparral Road, and north line of this to the **PLACE OF BEGINNING** and containing 10.26 of land, more or less.

SURVEYOR'S NOTES:

1. The bearings for this description is a west line of said 43.70 acre tract being S 34°20'08"E per deed of record.
2. 1/2" iron rods with caps marked " CORNER '1852' " will be placed at all corners noted as "points" herein. Placement of iron rods will occur after the date of conveyance of the tract described herein.

 12-26-12
A. W. Kessler, R.P.L.S.

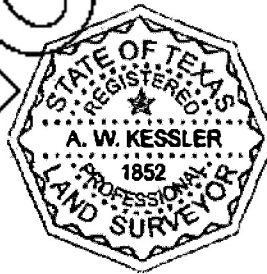


Exhibit "B"

FIELD NOTES
BELL COUNTY, TEXAS

Being all that certain tract or parcel of land situated in the James H. Evitts Survey, Abstract No. 287, and the land herein described being part of the called Tract One (50.0 Acres) and all of Tract Two (30' Easement) described in Deed to William D. Morris in Volume 5764, Page 467, and all of the tract 30' easement tract described in Deed to William D. Morris in Volume 5830, Page 442, Official Public Records of Real Property, Bell County, Texas, also being a part of a called 120.9 acre tract described in Deed to Edwin H. Vale and Marilyn Vale, in Volume 1200, Page 69, Deed Records of Real Property, Bell County, Texas, and being more particularly described as follows:

BEGINNING at a, a 8" cedar fence corner post marked with a 60D nail at the northeast corner of said Morris 50.0 acre tract, and being in the east line of said Vale 120.9 acre tract and west line of a called 152.523 acre tract described in deed to the Trudo Family Living Trust in Volume 5045, Page 590, official Records, bell County, Texas, and being a corner of the herein described tract

THENCE S 19° 23' 58" E, 668.72 feet, (Deed - S 19° 14' 40" E, 659.40 feet) along the east line of said Morris 50.0 acre tract, Vale 120.9 acre tract, and Trudo 152.523 acre tract, to a U.S. Government monument with brass disc Marked 4-33 for a corner of said Trudo 152.253 acre tract and being an angle corner of the herein described tract;

THENCE S 19° 11' 25" E, 499.29 feet , (Deed-S 19° 17' 10" E, 499.10 feet along the east line of said Morris 50.0 acre tract and Vale 120.9 acre tract, to a U.S. Government monument with brass disc Marked 4-34 for a corner of said Vale and Morris tracts and being called the southeast corner of the herein described tract;

THENCE S 55° 08' 58" W, 428.38 feet , (Deed-S 55° 05' 10" W, 428.50 feet) along the south line of said Morris 50.0 acre tract and Vale 120.9 acre tract, to a U.S. Government monument with brass disc Marked 4-35 for a corner of said Vale and Morris tracts and being an angle corner of the herein described tract;

THENCE S 71° 45' 33" W, 463.01 feet , (Deed-S 71° 42' 40" W) continuing along the south line of said Morris 50.0 acre tract and Vale 120.9 acre tract, to an iron rod with cap marked "Mitchell Associates, Killeen" same bears N 71° 45' 33" E, 311.79 feet from U.S. Government monument with brass disc Marked 4-36, said iron rod found being the southeast corner of a called 5.353 acre tract described in Deed to Deborah M. Dudley and Halford M. Dudley in Instrument # 2011-00001536, Official Records, Bell County, Texas, and being a corner of the herein described tract;

THENCE in a westerly direction across and upon said Morris 50.0 acre tract with the north said Dudley 5.353 acre tract and south line of this with the following courses:

1. N. 34° 25' 01" W., 1017.79 feet, to a "Mitchell Associates, Killeen" iron rod found for corner;
2. S. 50° 03' 23" W., 305.88 feet, to a "Mitchell Associates, Killeen" iron rod found at a at a pipe fence corner post, and being an angle corner;
3. S. 72° 38' 30" W., 231.28 feet, to a "Mitchell Associates, Killeen" iron rod found at a at a pipe fence corner post, and being an angle corner;
4. N. 70° 34' 09" W., 272.08 feet, to a "Mitchell Associates, Killeen" iron rod found at a at a pipe fence corner post, and being an angle corner;
5. S. 09° 35' 13" E., 209.88 feet, to a "Mitchell Associates, Killeen" iron rod found at a at a pipe fence corner post, same being in the north line of a called 10.75 acre tract described in Deed to Olive J. Chenowith in Volume 6189, page 418, Official Records, Bell County, Texas, and being a corner of the herein described tract;

THENCE S 77° 33' 49" W, along the south line of said Morris 50.0 acre tract, at 44.50 feet, a cedar fence corner post for the northwest corner of said Chenowith 10.75 acre tract , continuing for a total distance of 274.74 feet to a 1" pipe found at a cedar fence corner post, same being the southwest corner of said Morris 50.0 acre tract, said 1" pipe found being a corner in the east line of the called 163.25 acre tract described in Deed to Dock L. Curb in Volume 5982, Page 758, Official Records, Bell County, Texas, and being a corner of the herein described tract;

THENCE N 34° 20' 08" W, 2200.09 feet, along the east line of said Curb 163.25 acre tract, west line of said Morris 50.0 acre tract, and west line of said Morris 30' easement tracts to a 1" pipe found at a cedar fence corner post for an angle corner in the herein described tract;

THENCE N 10° 57' 51" W, 845.81 feet, continuing along the east line of said Curb 163.25 acre tract and west line of said Morris 30' easement tracts to a cedar fence corner post found in the south margin of Chapparral Rd. for corner of the herein described tract;

THENCE N 71° 32' 00" E, 29.98 feet, along the south margin of Chapparral Rd. to an iron rod found at a cedar fence corner post in the west line of a called 149.57 acre tract described in Deed to Earl W. and Terri L. Horn, being of record in Volume 5267, Page 434, Official Public Records of Real Property, Bell County, and being called the northwest corner of Lot 1, Block 1, Live Oak Acres, an addition to the City of Killeen, Texas, recorded in Cabinet D, Slide 33-B, Plat Records of Bell County, Texas, said iron rod found which bears S 10° 56' 27" E., 28.38 feet from a cotton spindle found near the center of Chapparral Road marking the northwest corner of said 149.57 acre tract, said iron rod found being the northeast corner of said Morris 30' easement tracts and corner of the herein described tract;

THENCE in a southerly direction with east line of said Morris 30' easement tracts and west line of said Horn 149.57 acre tract, with the following two (2) courses:

1. S 10° 56' 33" E., 844.97 feet, to a cedar fence corner post for an angle corner;
2. S 34° 20' 30" E., 1680.60 feet, to an 8" cedar fence corner post in the north line of said Morris 50.0 acre tract, same being the southwest corner of said Horn 149.57 acre tract and southeast corner of said Morris 30' easement tracts and being a corner of the herein described tract;

THENCE N 73° 22' 28" E., 2285.97 feet, with the south line of said Horn 149.57 acre tract, and the north line of a said Morris 50.0 acre tract to the POINT OF BEGINNING and containing 43.70 acres of land, more or less.

The 43.70 acre tract described herein encompasses 2.39 acres of either 40' wide or 30' wide passage easements yielding a calculated net acreage of 40.341 acres of land, more or less.

The bearings for the above description are based on the north line of said 149.57 acre tract as shown on Live Oak Acres, of record in Cabinet D, Slide 33-B, Plat Records, Bell County, Texas, and shown on the attached drawing.

-END-

A. W. Kessler 6-26-12
A. W. Kessler, R.P.L.S. 1852

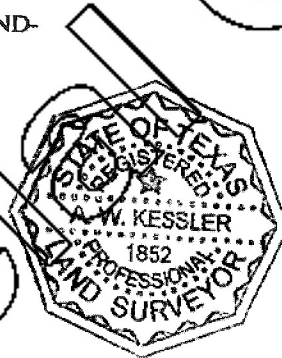


Exhibit "C"

FIELD NOTES
BELL COUNTY, TEXAS

Being all that certain tract or parcel of land situated in the James H. Everts Survey, Abstract No. 287, and the land herein described being all of the Tract One and Tract Two described in Correction Warranty Deed to Michael Aycock and Lou Aycock in Volume 6720, Page 673, and a called 11.35 acre tract described in Special Warranty Deed to Michael Aycock and Lou Aycock in Volume 5431, Page 649, Official Public Records of Real Property, Bell County, Texas, also being a part of a called 149.57 acre tract described in a Deed to Earl W. and Terri L. Horn, being of record in Volume 5267, Page 434, Official Public Records of Real Property, Bell County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron found at a cedar fence corner post in the west line of said 149.57 acres tract and south margin of Chapparral Road and being called the northwest corner of Lot 1, Block 1, Live Oak Acres, an addition to the City of Kilgus, Texas, recorded in Cabinet D, Slide 33-B, Plat Records of Bell County, Texas, said iron rod found which bears S 10° 56' 27" E., 28.38 feet from a cotton squidle found near the center of Chapparral Road marking the northwest corner of said 149.57 acre tract, for the northwest corner of the herein described tract;

THENCE N. 71° 02' 51" E., 609.40 feet, along the north line of said Block 1, south margin of Chapparral Road to a 1/2" iron set in the east line of said called 11.35 acre tract, and for corner of the herein described tract;

THENCE in a southerly direction with the east line of said 11.35 acre tract, the following three (3) courses:

1. S. 16° 16' 37" E., 581.81 feet, to a 1/2" iron pin found for an angle corner;
2. S. 17° 20' 54" E., 1030.66 feet (Deed S. 17° 22' 35" E., 1030.34 feet), an iron rod with yellow cap found for an angle corner;
3. S. 37° 20' 21" E., 438.10 feet (Deed- S. 37° 17' 33" E., 438.10 feet) feet, to a point at the southerly corner of said 11.35 acre tract, for an ell corner of the herein described tract;

THENCE N. 52° 39' 22" E., 920.06 feet, (Deed- N. 52° 42' 27" E., 920.00) feet with the a line of said 11.35 acre tract, to an iron rod with yellow cap found in a lake dam, same being the northeast corner of said 11.35 acre tract, and an angle point of the herein described tract;

THENCE N. 32° 58' 52" E. 1445.68 feet, over and across said 149.57 acre tract and north line of said Aycock Tract Two, to a 1/2" iron pin set on the east line of said 149.57 acre tract and the west line of a called 152.523 acre tract conveyed to Trudo Family Living Trust, being recorded in Volume 5045, Page 590, Official Public Records of Real Property, Bell County, Texas, for the easterly northeast corner of the herein described tract;

THENCE in a southerly direction with east line of said 149.57 acre tract, east line of said Aycock Tract Two, and the west line of said 152.523 acre tract, the following two (2) courses:

1. S. 06° 22' 14" E., 485.98 feet, to a 24" spanish oak and fence corner of said 149.57 acre tract, said 152.523 acre tract, and said Tract Two, for an angle corner;
2. S. 19° 30' 30" E., 1229.95 feet, to a 8" cedar fence corner post marked with a 60D nail at the southeast corner of said 149.57 acre tract, southeast corner of said Aycock Tract Two, and southeast corner of the herein described tract;

THENCE S. 73° 22' 28" W., 2285.97 feet, with the south line of said Aycock Tract Two, south line of said 149.57 acre tract, and the north line of a called 50 acre tract (Tract One) conveyed to William D. Morris recorded in Volume 5764, Page 467, Official Public Records of Real Property, Bell County, Texas, to a 8" cedar fence corner post found in the west line of a 30' Passage Easement described as "Tract Two" of said Morris Deed, same being at the southwest corner of said 149.57 acre tract and southwest corner of the herein described tract;

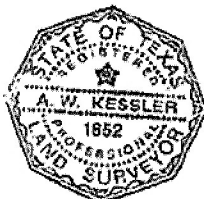
THENCE N. 34° 20' 30" W., 1640.60 feet, with the west line of said 149.57 acre tract, west line of said Aycock Tract Two, east line of said Morris Tract Two, and east line of a called tract conveyed to Donk L. Curb, Jr. recorded in Volume 5982, Page 758, Official Public Records of Real Property, Bell County, Texas, and west line of this tract, to a 8" cedar fence corner post found for an angle corner of said 149.57 acre tract, for an angle corner of this tract;

THENCE N. 10° 56' 33" W., 844.97 feet, with the west line of said 149.57 acre tract, west line of said Aycock tract, east line of said Curb Tract, East line of said 30' Passage Easement, to a POINT OF BEGINNING and containing 72.75 acres of land, more or less.

The bearings for the above description are based on the north line of said 149.57 acre tract as shown on Live Oak Acres, of record in Cabinet D, Slide 33-B, Plat Records, Bell County, Texas.

-END-

A. W. Kessler 5-10-12
A. W. Kessler, R.P.L.S. 1852





Bell County
Shelley Coston
County Clerk
Belton, Texas 76513

Instrument Number: 2023056718
As
DEED

Recorded On: December 29, 2023
Parties: WBW LAND INVESTMENTS LP
To WBW SINGLE LAND INVESTMENT LLC - SERIES 138
Comment:

Billable Pages: 5
Number of Pages: 6

(Parties listed above are for Clerks' reference only)

**** Examined and Charged as Follows ****

CLERKS RMF:	\$5.00
COURT HOUSE SECURITY:	\$1.00
RECORDING:	\$21.00
Total Fees:	\$27.00

***** DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information

Instrument Number: 2023056718
Receipt Number: 381494
Recorded Date/Time: 12/29/2023 10:24:56 AM
User / Station: zbranead - BCCCD0642

Record and Return To:

WBW Development Group
109 W 2ND ST STE 201
GEORGETOWN, TX 78626-2927



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Real Property Records in Bell County, Texas

Shelley Coston
Bell County Clerk

EXHIBIT "A"

**FIELD NOTES
10.26 ACRE TRACT
BELL COUNTY, TEXAS**

BEING all that certain tract or parcel of land situated in and being a part of the James H. Evetts Survey, A-600, Bell County, Texas, and being the a part of the called 163.25 acre tract described in Deed to Dock L. Curb, et al, Co-Trustee of the D. L. Curb, Jr. Trust, recorded in Volume 5982, Page 758, Official Public Records of Real Property of Bell County, Texas, and being more particularly described as follows:

BEGINNING at a PK nail found in the center of Chaparral Road, same being called the northeast corner of said 163.25 acre tract and the northwest corner of the called 43.70 acre tract described in deed to WBW Land Investments, LP, in Volume 8221, Page 604, Official Public Records of Real Property of Bell County, Texas, and being called the northeast corner of the herein described tract;

THENCE, S 10°57'51" E, 874.03 feet along the east line of said 163.25 acre tract and west line of said 43.70 acre tract to an iron pipe found at a fence corner post for an angle point of the herein described tract;

THENCE, S 34°20'08" E, 2016.84 feet, continuing along the east line of said 163.25 acre tract and west line of said 43.70 acre tract to an iron rod set, said iron rod set bearing N 34°20'08" W, 183.26 feet from an iron rod found at a cedar fence post corner found for a corner of said 163.25 acre tract said iron rod set being a corner of the herein described tract;

THENCE, in a northwesterly direction, across and upon said 163.25 acre tract with the following courses:

1. N 72°35'18" W, 293.81 feet, to a point for corner,
2. N 34°25'15" W, 396.59 feet, to a point for corner,
3. N 31°06'10" W, 345.56 feet, to a point for corner,
4. N 34°25'15" W, 1011.56 feet, to a point for corner,
5. N 10°57'51" W, 950.46 feet, to a PK nail set in the north line of said 163.25 acre tract and centerline of Chaparral Road, for the called northwest corner of the herein described tract;

THENCE, N 71°09'25"E, 139.26 feet, along the north line of said 163.25 acre tract, center of Chaparral Road, and north line of this to the **PLACE OF BEGINNING** and containing 10.26 of land, more or less.

SURVEYOR'S NOTES:

1. The bearings for this description is a west line of said 43.70 acre tract being S 34°20'08"E per deed of record.
2. 1/2" iron rods with caps marked " CORNER '1852' " will be placed at all corners noted as "points" herein. Placement of iron rods will occur after the date of conveyance of the tract described herein.

 12-26-12
A. W. Kessler, R.P.L.S.

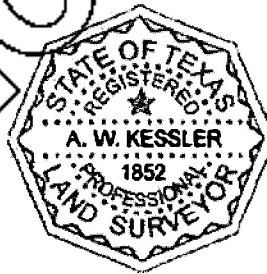


Exhibit "B"

FIELD NOTES
BELL COUNTY, TEXAS

Being all that certain tract or parcel of land situated in the James H. Evitts Survey, Abstract No. 287, and the land herein described being part of the called Tract One (50.0 Acres) and all of Tract Two (30' Easement) described in Deed to William D. Morris in Volume 5764, Page 467, and all of the tract 30' easement tract described in Deed to William D. Morris in Volume 5830, Page 442, Official Public Records of Real Property, Bell County, Texas, also being a part of a called 120.9 acre tract described in Deed to Edwin H. Vale and Marilyn Vale, in Volume 1200, Page 69, Deed Records of Real Property, Bell County, Texas, and being more particularly described as follows:

BEGINNING at a, a 8" cedar fence corner post marked with a 60D nail at the northeast corner of said Morris 50.0 acre tract, and being in the east line of said Vale 120.9 acre tract and west line of a called 152.523 acre tract described in deed to the Trudo Family Living Trust in Volume 5045, Page 590, official Records, bell County, Texas, and being a corner of the herein described tract

THENCE S 19° 23' 58" E, 668.72 feet, (Deed - S 19° 14' 40" E, 659.40 feet) along the east line of said Morris 50.0 acre tract, Vale 120.9 acre tract, and Trudo 152.523 acre tract, to a U.S. Government monument with brass disc Marked 4-33 for a corner of said Trudo 152.253 acre tract and being an angle corner of the herein described tract;

THENCE S 19° 11' 25" E, 499.29 feet , (Deed-S 19° 17' 10" E, 499.10 feet along the east line of said Morris 50.0 acre tract and Vale 120.9 acre tract, to a U.S. Government monument with brass disc Marked 4-34 for a corner of said Vale and Morris tracts and being called the southeast corner of the herein described tract;

THENCE S 55° 08' 58" W, 428.38 feet , (Deed-S 55° 05' 10" W, 428.50 feet) along the south line of said Morris 50.0 acre tract and Vale 120.9 acre tract, to a U.S. Government monument with brass disc Marked 4-35 for a corner of said Vale and Morris tracts and being an angle corner of the herein described tract;

THENCE S 71° 45' 33" W, 463.01 feet , (Deed-S 71° 42' 40" W) continuing along the south line of said Morris 50.0 acre tract and Vale 120.9 acre tract, to an iron rod with cap marked "Mitchell Associates, Killeen" same bears N 71° 45' 33" E, 311.79 feet from U.S. Government monument with brass disc Marked 4-36, said iron rod found being the southeast corner of a called 5.353 acre tract described in Deed to Deborah M. Dudley and Halford M. Dudley in Instrument # 2011-00001536, Official Records, Bell County, Texas, and being a corner of the herein described tract;

THENCE in a westerly direction across and upon said Morris 50.0 acre tract with the north said Dudley 5.353 acre tract and south line of this with the following courses:

1. N. 34° 25' 01" W., 1017.79 feet, to a "Mitchell Associates, Killeen" iron rod found for corner;
2. S. 50° 03' 23" W., 305.88 feet, to a "Mitchell Associates, Killeen" iron rod found at a at a pipe fence corner post, and being an angle corner;
3. S. 72° 38' 30" W., 231.28 feet, to a "Mitchell Associates, Killeen" iron rod found at a at a pipe fence corner post, and being an angle corner;
4. N. 70° 34' 09" W., 272.08 feet, to a "Mitchell Associates, Killeen" iron rod found at a at a pipe fence corner post, and being an angle corner;
5. S. 09° 35' 13" E., 209.88 feet, to a "Mitchell Associates, Killeen" iron rod found at a at a pipe fence corner post, same being in the north line of a called 10.75 acre tract described in Deed to Olive J. Chenowith in Volume 6189, page 418, Official Records, Bell County, Texas, and being a corner of the herein described tract;

THENCE S 77° 33' 49" W, along the south line of said Morris 50.0 acre tract, at 44.50 feet, a cedar fence corner post for the northwest corner of said Chenowith 10.75 acre tract , continuing for a total distance of 274.74 feet to a 1" pipe found at a cedar fence corner post, same being the southwest corner of said Morris 50.0 acre tract, said 1" pipe found being a corner in the east line of the called 163.25 acre tract described in Deed to Dock L. Curb in Volume 5982, Page 758, Official Records, Bell County, Texas, and being a corner of the herein described tract;

THENCE N 34° 20' 08" W, 2200.09 feet, along the east line of said Curb 163.25 acre tract, west line of said Morris 50.0 acre tract, and west line of said Morris 30' easement tracts to a 1" pipe found at a cedar fence corner post for an angle corner in the herein described tract;

THENCE N 10° 57' 51" W, 845.81 feet, continuing along the east line of said Curb 163.25 acre tract and west line of said Morris 30' easement tracts to a cedar fence corner post found in the south margin of Chapparral Rd. for corner of the herein described tract;

THENCE N 71° 32' 00" E, 29.98 feet, along the south margin of Chapparral Rd. to an iron rod found at a cedar fence corner post in the west line of a called 149.57 acre tract described in Deed to Earl W. and Terri L. Horn, being of record in Volume 5267, Page 434, Official Public Records of Real Property, Bell County, and being called the northwest corner of Lot 1, Block 1, Live Oak Acres, an addition to the City of Killeen, Texas, recorded in Cabinet D, Slide 33-B, Plat Records of Bell County, Texas, said iron rod found which bears S 10° 56' 27" E., 28.38 feet from a cotton spindle found near the center of Chapparral Road marking the northwest corner of said 149.57 acre tract, said iron rod found being the northeast corner of said Morris 30' easement tracts and corner of the herein described tract;

THENCE in a southerly direction with east line of said Morris 30' easement tracts and west line of said Horn 149.57 acre tract, with the following two (2) courses:

1. S 10° 56' 33" E., 844.97 feet, to a cedar fence corner post for an angle corner;
2. S 34° 20' 30" E., 1680.60 feet, to an 8" cedar fence corner post in the north line of said Morris 50.0 acre tract, same being the southwest corner of said Horn 149.57 acre tract and southeast corner of said Morris 30' easement tracts and being a corner of the herein described tract;

THENCE N 73° 22' 28" E., 2285.97 feet, with the south line of said Horn 149.57 acre tract, and the north line of a said Morris 50.0 acre tract to the POINT OF BEGINNING and containing 43.70 acres of land, more or less.

The 43.70 acre tract described herein encompasses 2.39 acres of either 40' wide or 30' wide passage easements yielding a calculated net acreage of 40.341 acres of land, more or less.

The bearings for the above description are based on the north line of said 149.57 acre tract as shown on Live Oak Acres, of record in Cabinet D, Slide 33-B, Plat Records, Bell County, Texas, and shown on the attached drawing.

-END-

A. W. Kessler 6-26-12
A. W. Kessler, R.P.L.S. 1852

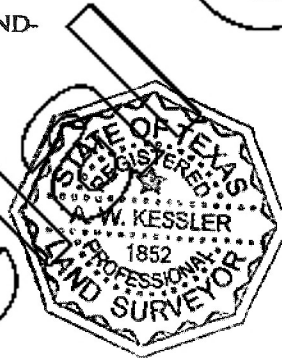


Exhibit "C"

FIELD NOTES
BELL COUNTY, TEXAS

Being all that certain tract or parcel of land situated in the James H. Everts Survey, Abstract No. 287, and the land herein described being all of the Tract One and Tract Two described in Correction Warranty Deed to Michael Aycock and Lou Aycock in Volume 6720, Page 673, and a called 11.35 acre tract described in Special Warranty Deed to Michael Aycock and Lou Aycock in Volume 5431, Page 649, Official Public Records of Real Property, Bell County, Texas, also being a part of a called 149.57 acre tract described in a Deed to Earl W. and Terri L. Horn, being of record in Volume 5267, Page 434, Official Public Records of Real Property, Bell County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron found at a cedar fence corner post in the west line of said 149.57 acres tract and south margin of Chapparral Road and being called the northwest corner of Lot 1, Block 1, Live Oak Acres, an addition to the City of Kilgus, Texas, recorded in Cabinet D, Slide 33-B, Plat Records of Bell County, Texas, said iron rod found which bears S 10° 56' 27" E., 28.38 feet from a cotton squidle found near the center of Chapparral Road marking the northwest corner of said 149.57 acre tract, for the northwest corner of the herein described tract;

THENCE N. 71° 02' 51" E., 609.40 feet, along the north line of said Block 1, south margin of Chapparral Road to a 1/2" iron set in the east line of said called 11.35 acre tract, and for corner of the herein described tract;

THENCE in a southerly direction with the east line of said 11.35 acre tract, the following three (3) courses:

1. S. 16° 16' 37" E., 581.81 feet, to a 1/2" iron pin found for an angle corner;
2. S. 17° 20' 54" E., 1030.66 feet (Deed S. 17° 22' 35" E., 1030.34 feet), an iron rod with yellow cap found for an angle corner;
3. S. 37° 20' 21" E., 438.10 feet (Deed- S. 37° 17' 33" E., 438.10 feet) feet, to a point at the southerly corner of said 11.35 acre tract, for an ell corner of the herein described tract;

THENCE N. 52° 39' 22" E., 920.06 feet, (Deed- N. 52° 42' 27" E., 920.00) feet with the a line of said 11.35 acre tract, to an iron rod with yellow cap found in a lake dam, same being the northeast corner of said 11.35 acre tract, and an angle point of the herein described tract;

THENCE N. 32° 58' 52" E. 1445.68 feet, over and across said 149.57 acre tract and north line of said Aycock Tract Two, to a 1/2" iron pin set on the east line of said 149.57 acre tract and the west line of a called 152.523 acre tract conveyed to Trudo Family Living Trust, being recorded in Volume 5045, Page 590, Official Public Records of Real Property, Bell County, Texas, for the easterly northeast corner of the herein described tract;

THENCE in a southerly direction with east line of said 149.57 acre tract, east line of said Aycock Tract Two, and the west line of said 152.523 acre tract, the following two (2) courses:

1. S. 06° 22' 14" E., 485.98 feet, to a 24" spanish oak and fence corner of said 149.57 acre tract, said 152.523 acre tract, and said Tract Two, for an angle corner;
2. S. 19° 30' 30" E., 1229.95 feet, to a 8" cedar fence corner post marked with a 60D nail at the southeast corner of said 149.57 acre tract, southeast corner of said Aycock Tract Two, and southeast corner of the herein described tract;

THENCE S. 73° 22' 28" W., 2285.97 feet, with the south line of said Aycock Tract Two, south line of said 149.57 acre tract, and the north line of a called 50 acre tract (Tract One) conveyed to William D. Morris recorded in Volume 5764, Page 467, Official Public Records of Real Property, Bell County, Texas, to a 8" cedar fence corner post found in the west line of a 30' Passage Easement described as "Tract Two" of said Morris Deed, same being at the southwest corner of said 149.57 acre tract and southwest corner of the herein described tract;

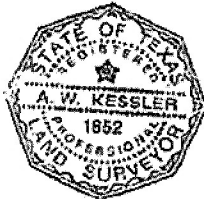
THENCE N. 34° 20' 30" W., 1640.60 feet, with the west line of said 149.57 acre tract, west line of said Aycock Tract Two, east line of said Morris Tract Two, and east line of a called tract conveyed to Donk L. Curb, Jr. recorded in Volume 5982, Page 758, Official Public Records of Real Property, Bell County, Texas, and west line of this tract, to a 8" cedar fence corner post found for an angle corner of said 149.57 acre tract, for an angle corner of this tract;

THENCE N. 10° 56' 33" W., 844.97 feet, with the west line of said 149.57 acre tract, west line of said Aycock tract, east line of said Curb Tract, East line of said 30' Passage Easement, to a POINT OF BEGINNING and containing 72.75 acres of land, more or less.

The bearings for the above description are based on the north line of said 149.57 acre tract as shown on Live Oak Acres, of record in Cabinet D, Slide 33-B, Plat Records, Bell County, Texas.

-END-

A. W. Kessler 5-10-12
A. W. Kessler, R.P.L.S. 1852



CONSENT TO ACTION

Bruce Whitis, being the President and sole manager of WBW Single Land Investment, LLC and each series thereof (the "**Company**") organized under the Texas Business Organizations Code, do by this writing give unanimous consent to take the following action and adopt the following resolutions :

RESOLVED, the Company is manager ruled.

RESOLVED, that Bruce Whitis, in his capacity as President of the Company, and Jane Seals, as Agent, on behalf of the Company, be and are each hereby authorized to act alone and without the joinder of each other, and with respect to each and every Series of the Company, to do the following upon such terms and conditions as they in the exercise of their judgment may deem necessary, advisable and appropriate:

DEVELOPMENT ACTIVITIES: Execute and deliver all documents necessary and appropriate for real estate development, including public dedications, easements, covenants, conditions and restrictions (CCRs), agreements to acquire or furnish bonds or letters of credit, surveys, plats, applications for annexation, zoning, platting, subdivisions or re-subdivisions, vacations, variances, conditional use permits, planned developments, concept plans, land disturbance permits, development agreements, POD/GDP applications, stormwater documents (including drainage agreements, liability waivers, Notices of Intent (NOI), Notices of Change (NOC), and Notices of Termination (NOT)), TCEQ Core Data forms, TDLR owner agent designations, TxDOT permits, FEMA documents and floodplain development approvals, general development plans (GDP) and applications, Municipal Utility District (MUD) documents, other governmental permits or approvals, and other relative papers pertaining to the development of real estate and construction of projects. In addition, each of them is hereby authorized and directed to obtain all bids and permits, and perform such other actions as they may deem necessary in connection with such matters.

RESOLVED, that all actions taken or performed by any person authorized herein to act, and taken or performed prior to the date hereof in respect to the matters referred to in these resolutions, be and hereby are approved, ratified and confirmed in all respects.

FURTHER RESOLVED that any person, corporation, partnership, limited partnership, association, joint venture or other business entity may presume upon the validity of the acts of any person authorized herein to act, without further recourse to the Certificate of Formation or the Company Agreement, or other proceedings of this Company, and without joinder of any other member, manager, officer, partner or employee of the Company.

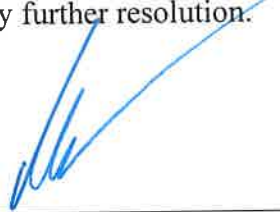
RESOLVED FURTHER, that the Company consents to the foregoing resolutions.

The undersigned direct that this consent be filed with the minutes of the proceedings of the Managers of the Company.

This consent is executed pursuant to the Texas Business Organizations Code, which authorizes the taking of action by the Managers by unanimous written consent without a meeting. This unanimous written consent may be executed in one or more counterparts, all of which together shall be one and the same instrument.

This consent is supplementary to and does not supersede any prior resolutions or consents that may bear on the same or a similar matter. This consent becomes effective upon execution and remains valid in perpetuity until revoked by further resolution.

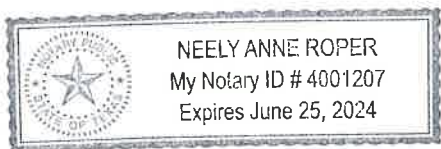
Effective July 30, 2020



Bruce Whitis, President
WBW Single Land Investment, LLC
a Texas series limited liability company

STATE OF TEXAS §
 §
BELL COUNTY §

This instrument was acknowledged before me on July 30, 2020, by Bruce Whitis, President of WBW Single Land Investment, LLC on behalf of said company and each series thereof.





Neely A. Roper
Notary Public for the State of Texas
My Commission Expires 06-25-2024



109 W 2nd St. Ste 201, Georgetown, TX 78626
Office: 254-953-5353 Fax: 254-953-0032

Annexation Ordinances

Annexation Ordinance 07-112

- 43.70-acre parcel, Bell CAD Property ID 170866, described in Document Number 2023056718, Official Public Records of Bell County

Annexation Ordinance 19-02

- 10.26-acre parcel, Bell CAD Property ID 448337, described in Document Number 2023056718, Official Public Records of Bell County
- 72.75-acre parcel, Bell CAD Property ID 364611, described in Document Number 2023056718, Official Public Records of Bell County

KILLEEN DAILY HERALD

Serving The Growing Central Texas Area

PUBLISHER'S AFFIDAVIT

THE STATE OF TEXAS

COUNTY OF BELL

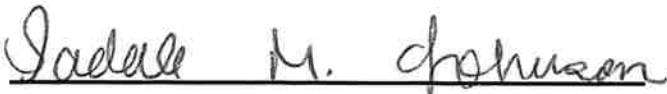
Personally appeared before the undersigned authority

GERTRUDE PEACOCK who being sworn says that
the attached ad for: **WBW SINGLE LEAD
INVESTMENT LLC** published in the **KILLEEN DAILY
HERALD** on the following dates to-wit: **SEPTEMBER 17,
2025** at a cost of **\$382.50**.



Advertising Representative

Subscribed and sworn before me on SEPTEMBER 17,
2025.



Notary Public, Bell, Texas



**PETITION TO DISANNEX PROPERTY FROM THE CITY
OF KILLEEN, TEXAS PURSUANT TO TEXAS LOCAL
GOVERNMENT CODE § 43.141**

Petitioner, WBW SINGLE LAND INVESTMENT LLC - SERIES 138 files this Petition for Release from the City of KILLEEN (the "Petition"), as authorized by Texas Local Government Code § 43.141 et seq., and would show the following:

1. Petitioner owns and seeks release of the following portions of parcels (the "Property") from the municipal boundary of the City of Killeen, being identified on the map attached to the Petition as Exhibits A, B, and C and described by metes and bounds, pursuant to Texas Local Government Code § 43.141 et seq.
2. Petitioner, as sole property owner of the Property, satisfies the minimum requirements of Texas Local Government Code § 43.141(a).
3. The Property was annexed by Ordinance No. 07-112 and 19-02, which included a service plan for the Property (the "Service Plan"). The Service Plan, stated in both ordinances, obligated the City of Killeen to provide rate-based water and sanitary sewer services to the Property through the completion of several infrastructure projects in a three-year period, including but not limited to:
 - a. Completion of a wastewater lift station 12", 15", and 18" gravity main flowing south along Little Trimmier Creek to new lift station and then to Trimmier Creek wastewater treatment plant;
 - b. Completion of a wastewater 10" and a 12" gravity main flowing to new Onion Creek lift station then through 14" force main to Little Trimmier Creek lift station; and
 - c. Completion of a wastewater 12" collection main east to new SH 2484 lift station and then lifted through 8 force main to Little Trimmier Creek lift station (collectively, the "Service Plan Improvements").
4. The City has failed to complete the Service Plan Improvements to provide services to the Property.

THEREFORE, having satisfied all requirements of Texas Local Government Code §43.141 et seq., Petitioner seeks immediate release from the municipal boundaries of the City of KILLEEN, TX and requests that an agenda item be placed on the next regular meeting of the City Council of KILLEEN, TX to approve the Petition. Additional information may be requested at info@wbdevelopment.com

(Legal Notice published in the Killeen Daily Herald on September 17, 2025.)