



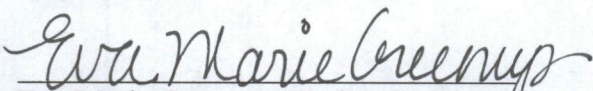
## NOTICE OF MEETING OF THE PLANNING AND ZONING COMMISSION

Notice is given that a **Public** meeting will be held before the Planning and Zoning Commission of the City of Hewitt, on **Tuesday, September 1, 2015, at 7:00p.m. in the City Council Room at Hewitt City Hall, 105 Tampico Drive**, Hewitt, Texas at which time the following subjects will be discussed:

1. Call Planning and Zoning Commission Meeting to order.
2. Consider approval of minutes for July 7, 2015, for the Planning and Zoning Commission regular meeting.
3. Introduce and welcome Jonathan Dulus, newly appointed by City Council on June 20, 2015, to the Planning and Zoning Commission.
4. Consider and take appropriate action concerning the request for a rezoning change on 13.000 acres of the 18.614 acres of land, legally known as the Carlos O' Campo Grant, Ellis Farms East Addition, Lot 3, Block 1 to the City of Hewitt, McLennan County, Texas being a subdivision of part of that called 63.210 acres of land, from C-2 (General Commercial District) to R-4 (Multiple Family Residential High Density District), as requested by James Vidrine, JEV Properties, L.P. Scott Case, Case & Associates Properties Inc., will present a site plan and renditions of the proposed project for the R-4 use.
5. Consider and take appropriate action concerning the Final Plat submitted for the 13.000 acres of the 18.614 acres, legally known as the Carlos O'Campo Grant, Ellis Farms East Addition, Lot 3, Block 1.
6. Consider and take appropriate action concerning the request for a rezoning change on 1.480 acres of land, legally known as the Carlos O'Campo Grant, North Old Temple Road, A-32 Tract 14A, 14B, from R1 (Single Family District) to R-1-G (Garden Home District), as requested by Luke Morton, Morton Construction Holding LLC. Luke Morton will present a site plan and renditions of the proposed project for the R-1-G use.
7. Consider and take appropriate action concerning the Final Plat submitted for the Collier Addition Part III, Lots 1- 8 in Block 1; Lots 1-5 in Block 2 and Lots 1-8 in Block 3.
8. Consider and take appropriate action concerning the Final Plat submitted for Park Place II Phase Five being a subdivision of 5.09 Acres out of the Carlos O'Campo Grant.
9. Adjourn.

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Planning and Zoning Commission of the above named City of Hewitt, Texas was posted on the Public Notice Board located in front of the City Hall before 5pm on August 28, 2015.

**City of Hewitt**

  
Eva Marie Greenup, Zoning Secretary

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, large print or Braille, are requested to contact the Zoning Secretary at (254) 666-6173 at least 24 hours prior to the meeting, so that appropriate arrangements can be made.

## **Planning and Zoning Commission – Agenda Item**

### **Agenda Item #2**

#### **Item Description**

Consider approval of minutes for July 7, 2015, for the Planning and Zoning Commission regular meeting.

# HEWITT TEXAS

## Minutes of the Planning & Zoning Commission July 7, 2015 – 7:00PM

**Members present:** Charlie Turner, John Baker, Kurt Krakowian, Bobby Wolske, Walter Peterson, Michael Hix. Quorum was present.

**Members absent:** None

**Staff present:** Eva Marie Greenup, Zoning Secretary

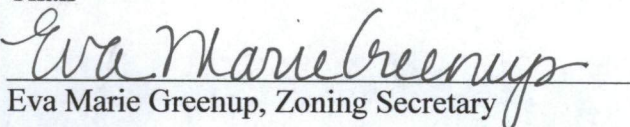
**Item #1. Call Planning and Zoning Meeting to order.** *Charlie Turner called the meeting to order at 7:00PM.*

**Item #2. Minutes.** *A motion was made by John Baker to accept but to allow for corrections and seconded by Walter Peterson to approve the minutes as submitted. No Corrections noted, all six in favor, motion passed. Minutes dated June 2, 2015 stand approved.*

**Item #3. Consider the rezoning of O'Campo C A-32 Tract 4, Acres 1.0 and O'Campo C A-32 Tract 14A 14B Acres 1.48, of the City of Hewitt, McLennan County, Texas, also known as 521 N. Old Temple Road, Hewitt Texas and adjoining vacant lot, from R2 (Duplex) to R1 (Single Family) as requested by W. Eugene Kent, 521 Old Temple Road, Hewitt, Texas 76643. The Planning and Zoning Commission recommendation will be forwarded to the Hewitt City Council for final consideration and action at their regular meeting scheduled for Monday, July 20, 2105 at 7:00PM at Hewitt City Hall. Jim Winton opened the public hearing for those wishing to speak in favor. Those appearing in favor: W. Eugene Kent, 521 Old Temple Road, Hewitt, TX., Antonio Garcia Jr. 525 N. Old Temple Road, Hewitt TX. Those speaking against: None. Public Hearing closed at 7:09PM. A motion was made by Walt Peterson and seconded by Kurt Krakowian to approve, all six in favor, no opposition, motion passed to change the zoning from R2 to R1. A recommendation will be forwarded to Hewitt City Council to make a final decision.**

**Item #4. Adjourn.** *John Baker motioned for adjournment and Michael Hix seconded to adjourn the meeting at 7:10PM., all six in favor, motion passed.*

Chair

  
Eva Marie Greenup, Zoning Secretary

Approved

## **Planning and Zoning Commission – Agenda Item**

### **Agenda Item #3**

#### **Item Description**

Introduce and welcome Jonathan Dulus, newly appointed by City Council on June 20, 2015, to the Planning and Zoning Commission

# *City of Hewitt, Texas*

*This is to certify that*

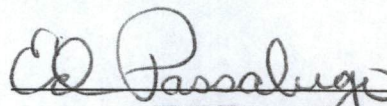
*Jonathan Denton Dulus*

*has been appointed by the Hewitt City Council for the  
prescribed term, as a member of the*

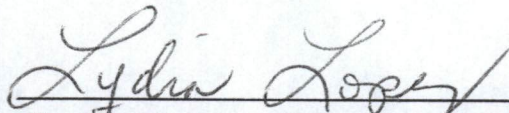
## **Planning & Zoning Commission**

*a group of outstanding citizens voluntarily dedicated to  
the task of assisting the Hewitt City Council in providing  
the best possible government for the City of Hewitt.*

*Dated this 20th day of July, 2015.*

  
Ed Passalugo, Mayor

**Attest:**

  
Lydia Lopez, City Secretary



# APPLICATION FOR BOARDS & COMMISSION TO THE CITY OF HEWITT

The City of Hewitt appreciates your interest in serving the community. A listing of the boards and commissions is found behind your application. Appointments are made during the year as vacancies occur. This is great opportunity for to play a vital role in shaping your community.

NAME OF APPLICANT: JONATHAN DENTON DULUS

HOME ADDRESS: 332 ROWIE LN HEWITT TX

DAYTIME TELEPHONE NUMBER: 254-855-4013 E-MAIL ADDRESS: jdulus-jon@yahoo.com

PLEASE CHECK APPROPRIATE STATEMENTS: ☒ I reside within the city limits of Hewitt, Texas.\*  
☒ I do ☐ I do not ... own property located in Hewitt, Texas.

\* **IMPORTANT** -- By checking this box and signing this form, you are indicating that your legal residence or domicile - your home and fixed place of habitation to which you intend to return after any temporary absence - is located within the city limits of Hewitt, Texas.

LENGTH OF TIME APPLICANT HAS RESIDED IN THE HEWITT CITY LIMITS: 7 years

PLEASE INDICATE BELOW HOW YOU WOULD LIKE TO SERVE THE CITY OF HEWITT. (**IMPORTANT**: IF MORE THAN ONE AREA IS INDICATED, **NUMBER YOUR PREFERENCES** WITH "1" BEING YOUR FIRST CHOICE, "2" BEING YOUR SECOND CHOICE, ETC.). PLEASE SEE REVERSE SIDE FOR DESCRIPTIVE INFORMATION.

- ☐ Board of Adjustment (must be resident and owner of property in Hewitt)
- ☐ Civil Service Commission (must be resident of Hewitt)
- ☐ Library Board (must be resident of Hewitt)
- ☐ Parks and Beautification Committee (must be resident of Hewitt)
- ☒ Planning and Zoning Commission (must be resident and owner of property in Hewitt)

OTHER WAYS YOU SERVE YOUR COMMUNITY: Emergency Management Contact for Waco Water Utilities

SPECIAL INTERESTS/SKILLS/EXPERIENCE/EDUCATION YOU FEEL MAY BE HELPFUL: \_\_\_\_\_

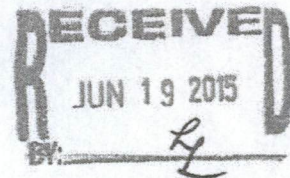
9 years experience with LAN Management / Parcel Info through GIS - Water/Wastewater Infrastructure Mapping

OCCUPATION/EMPLOYER: ENVIRONMENTAL ADMINISTRATOR - City of Waco Utilities

REFERENCES (MUST BE HEWITT RESIDENTS): TRACI WARDSCHMIDT TELEPHONE #: 254-722-1083  
KEVIN CHOLSON TELEPHONE #: 254-379-4649

SIGNATURE OF APPLICANT: [Signature] DATE: 6/16/15

Return Application to:  
Lydia Lopez, City Secretary  
P.O. Box 610  
105 Tampico Dr.  
Hewitt, Texas 76643  
(Fax # 666-6014)



## OFFICE USE ONLY

Date attended board meeting: \_\_\_\_\_  
Date Interviewed by Council: \_\_\_\_\_  
Date appointed by Council: \_\_\_\_\_  
Date sworn in by Council: \_\_\_\_\_  
Reappointed: \_\_\_\_\_

Term to expire: \_\_\_\_\_  
Term to expire: \_\_\_\_\_

Revised: December 2010

## **Planning and Zoning Commission – Agenda Item**

### **Agenda Item #4**

#### **Item Description**

Consider and take appropriate action concerning the request for a rezoning change on 13.000 acres of the 18.614 acres of land, legally known as the Carlos O' Campo Grant, Ellis Farms East Addition, Lot 3, Block 1 to the City of Hewitt, McLennan County, Texas being a subdivision of part of that called 63.210 acres of land, from C-2 (General Commercial District) to R-4 (Multiple Family Residential High Density District), as requested by James Vidrine, JEV Properties, L.P. Scott Case, Case & Associates Properties Inc., will present a site plan and renditions of the proposed project for the R-4 use.



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EXTERIOR VIEW  
 NO SCALE

# THE ICON AT HEWITT

Case & Associates Hewitt, Texas



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EXTERIOR VIEW  
 NO SCALE

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Case & Associates Hewitt, Texas





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EXTERIOR VIEW  
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THE ICON AT HEWITT  
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EXTERIOR VIEW  
 NO SCALE

THE ICON AT HEWITT  
 Case & Associates Hewitt, Texas





EXTERIOR VIEW  
NO SCALE

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# THE ICON AT HEWITT

Case & Associates Hewitt, Texas



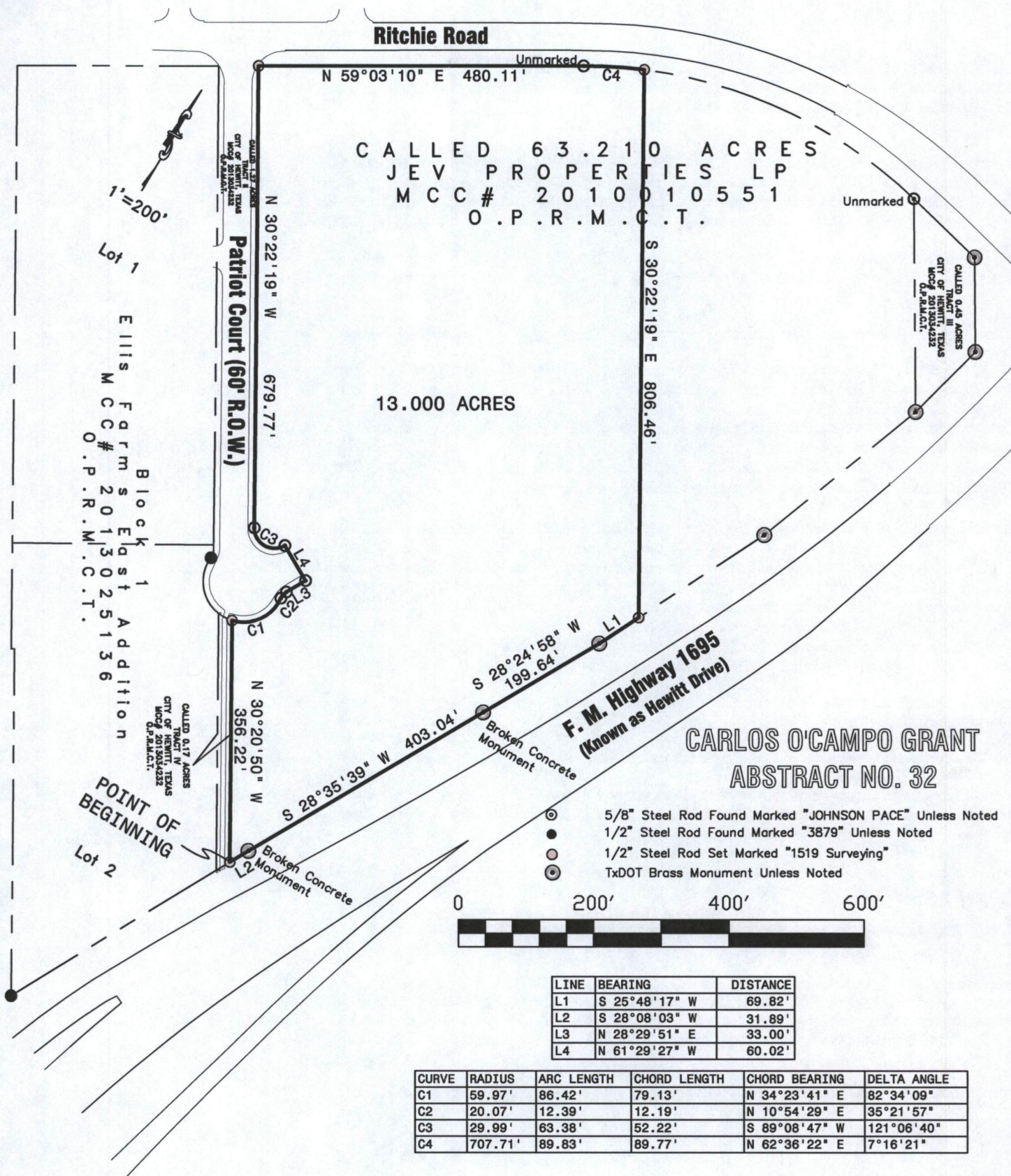
PLAN VIEW  
NO SCALE

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# ICON at HEWITT APARTMENTS

Case & Associates Hewitt, Texas





**CARLOS O'CAMPO GRANT**  
**ABSTRACT NO. 32**

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 25°48'17" W | 69.82'   |
| L2   | S 28°08'03" W | 31.89'   |
| L3   | N 28°29'51" E | 33.00'   |
| L4   | N 61°29'27" W | 60.02'   |

| CURVE | RADIUS  | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|---------|------------|--------------|---------------|-------------|
| C1    | 59.97'  | 86.42'     | 79.13'       | N 34°23'41" E | 82°34'09"   |
| C2    | 20.07'  | 12.39'     | 12.19'       | N 10°54'29" E | 35°21'57"   |
| C3    | 29.99'  | 63.38'     | 52.22'       | S 89°08'47" W | 121°06'40"  |
| C4    | 707.71' | 89.83'     | 89.77'       | N 62°36'22" E | 7°16'21"    |

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**1519 Surveying, LLC**

7111 Bosque Blvd. Suite 101 Waco, TX 76710 Ph: 254-776-1519 TBPLS Firm# 10193968

1519 Job: 8281

Drawn By: hat

Sheet 3 of 3

Property Address:

Ritchie Road

Hewitt, TX 76643

**1519**  
 www.1519surveying.com  
 www.1519gis.com

# DESCRIPTION

STATE OF TEXAS  
COUNTY OF MCLENNAN

BEING all that tract of land in the City of Hewitt, McLennan County, Texas, out of the Carlos O' Campo Grant, Abstract Number 32, and being part of that called 63.210 acres of land described in a deed to JEV Properties, LP, recorded in County Clerk's File Number 2010010551 of the Official Public Records of McLennan County, Texas, and being further described as follows:

BEGINNING at a 1/2 inch steel rod set with plastic cap marked "1519 Surveying" in the West line of Hewitt Drive, in the East line of said 63.210 acres, at the most Easterly corner of that called 0.17 acres of land described as Tract IV, in a deed to The City of Hewitt, recorded in County Clerk's File Number 2013034232 of the Official Public Records of McLennan County, Texas

THENCE North 30 degrees 20 minutes 50 seconds West, 356.22 feet to a 1/2 inch steel rod set with plastic cap marked "1519 Surveying" in the South line of Patriot Court, at the most Easterly North corner of said 0.17 acres;

THENCE with the Easterly line of Patriot Court, the following courses and distances:

Northeasterly 86.42 feet along a curve to the left having a radius of 59.97 feet and a central angle of 82 degrees 34 minutes 09 seconds (Chord bears North 34 degrees 23 minutes 41 seconds East, 79.13 feet), to a 5/8 inch steel rod found marked "JOHNSON PACE";

Northeasterly 12.39 feet along a curve to the right having a radius of 20.07 feet and a central angle of 35 degrees 21 minutes 57 seconds (Chord bears North 10 degrees 54 minutes 29 seconds East, 12.19 feet), to a 5/8 inch steel rod found marked "JOHNSON PACE";

North 28 degrees 29 minutes 51 seconds East, 33.00 feet to a 5/8 inch steel rod found marked "JOHNSON PACE";

North 61 degrees 29 minutes 27 seconds West, 60.02 feet to a 5/8 inch steel rod found marked "JOHNSON PACE";

Southwesterly 63.38 feet along a curve to the right having a radius of 29.99 feet and a central angle of 121 degrees 06 minutes 40 seconds (Chord bears South 89 degrees 08 minutes 47 seconds West, 52.22 feet), to a 5/8 inch steel rod found marked "JOHNSON PACE";

North 30 degrees 22 minutes 19 seconds West, 679.77 feet to a 1/2 inch steel rod set with plastic cap marked "1519 Surveying" at the intersection of the East line of Patriot Court, and the South line of Ritchie Road, in the North line of said 63.210 acres;

THENCE with the South line of Ritchie Road, and the North line of said 63.210 acres, the following courses and distances:

North 59 degrees 03 minutes 10 seconds East, 480.11 feet to an unmarked 1/2 inch steel rod found;

Northeasterly 89.83 feet along a curve to the right having a radius of 707.71 feet and a central angle of 07 degrees 16 minutes 21 seconds (Chord bears North 62 degrees 36 minutes 22 seconds East, 89.77 feet), to a 1/2 inch steel rod set with plastic cap marked "1519 Surveying";

THENCE South 30 degrees 22 minutes 19 seconds East, 806.46 feet to a 1/2 inch steel rod set with plastic cap marked "1519 Surveying" in the East line of said 63.210 acres, and the West line of Hewitt Drive;

THENCE with the East line of said 63.210 acres, and the West line of Hewitt Drive, the following courses and distances:

South 25 degrees 48 minutes 17 seconds West, 69.82 feet to a brass highway monument found;

South 28 degrees 24 minutes 58 seconds West, 199.64 feet to a broken concrete highway monument found;

South 28 degrees 35 minutes 39 seconds West, 403.04 feet to a broken concrete highway monument found;

South 28 degrees 08 minutes 03 seconds West, 31.89 feet to the Point of Beginning, containing 13.000 acres of land.

Bearings based upon Grid North, State Plane Coordinate System, NAD83, Texas Central Zone, 4203.

- CONTINUED -

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# 1519 Surveying, LLC

7111 Bosque Blvd. Suite 101 Waco, TX 76710 Ph: 254-776-1519 TBPLS Firm# 10193968

1519 Job: 8281

Drawn By: hat

Sheet 1 of 3

Property Address:

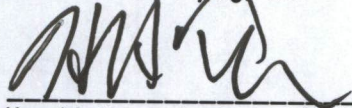
Ritchie Road  
Hewitt, TX 76643

# 1519

www.1519surveying.com  
www.1519gis.com

The plat as shown hereon was prepared from an on-the-ground survey performed under my supervision on July 23, 2015; there are no visible easements, encroachments or protrusions except as shown hereon.

For 1519 Surveying, LLC



Harold Alexander Taylor  
Registered Professional Land Surveyor  
Texas Registration No. 6176  
Date: August 5, 2015



- CONTINUED -

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1519 Job: 8281

Drawn By: hat

Sheet 2 of 3

Property Address:

Ritchie Road

Hewitt, TX 76643

**1519**   
www.1519surveying.com  
www.1519gis.com

200708112 AGT

CORRECTION

WARRANTY DEED**Date:** September 6, 2007**Grantor:** DAWMAR PARTNERS, LTD., a Texas limited partnership, undivided 1/2 interest;  
HOWARD WAYNE GRUETZNER and BEVERLY G. SHAW, undivided 1/2 interest;  
each owning, occupying and claiming other property as homestead**Grantor's Mailing Address (including county):**  
519 South 1st Street, Hewitt, McLennan County, Texas 76643**Grantee:** JEV PROPERTIES, ~~LPA~~ LP**Grantee's Mailing Address (including county):**  
P. O. Box 1241, Hewitt, McLennan County, Texas 76643**Consideration:** TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration.**Property (including any improvements):**

All of our undivided interest in and to the following property:  
Being 63.210 acres, more or less, out of the Carlos O'Campo Grant, in McLennan County, Texas,  
and being more particularly described by metes and bounds on Exhibit "A" attached hereto and  
made a part hereof for all purposes.

**Reservations from and Exceptions to Conveyance and Warranty:**

THIS CONVEYANCE IS MADE AND ACCEPTED SUBJECT TO ALL RESERVATIONS, RESTRICTIONS,  
EASEMENTS AND MINERAL INTERESTS OF RECORD IN MCLENNAN COUNTY, TEXAS, AFFECTING THE  
SUBJECT 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 to hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, successors, and assigns 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.

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

\*\*\*Correction Warranty Deed being filed to correct Grantee's Entity name which was incorrect on the original filing.

CORREDEED  
5 PGS  
2010010551

DAWMAR PARTNERS, LTD.

By: [Signature] ✓  
DAWSON ATTAWAY, General Partner

By: [Signature]  
MARGARET WEST ATTAWAY,  
General Partner

[Signature]  
HOWARD WAYNE GRUETZNER

[Signature]  
BEVERLY G. SHAW

THE STATE OF TEXAS

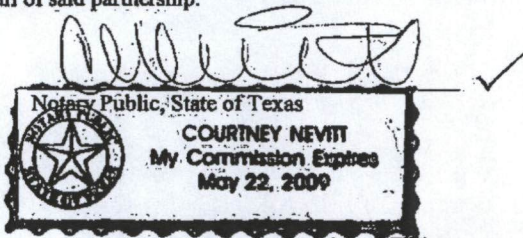
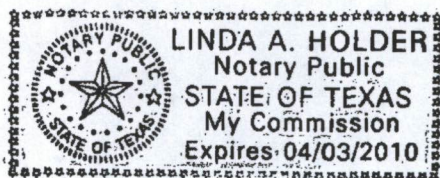
COUNTY OF Harris

This instrument was acknowledged before me on the 6 day of September, 2007, by L. DAWSON ATTAWAY AND MARGARET WEST ATTAWAY, as General Partners of DAWMAR PARTNERS, LTD., a Texas limited partnership, on behalf of said partnership.

THE STATE OF TEXAS

COUNTY OF Mclennan

This instrument was acknowledged before me on the 7th day of September, 2007, by HOWARD WAYNE GRUETZNER.



[Signature]  
Notary Public, State of Texas

THE STATE OF TEXAS

COUNTY OF HUNT

§  
§  
§

This instrument was acknowledged before me on the 7th day of September, 2007, by BEVERLY G. SHAW.



Linda A. Holder  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

After Recording Return To:  
**AMERICAN GUARANTY TITLE, LLC**  
331 West Highway 6, Suite A  
Waco, Texas 76710

PREPARED IN THE LAW OFFICE OF:  
SHERRY, LOVELACE & MAYFIELD, P.C.  
510 N. Valley Mills Drive, Suite 500  
Waco, Texas 76710

JEV PROPERTIES, LP  
PO Box 1241  
Hewitt, TX 76643

## **Planning and Zoning Commission – Agenda Item**

### **Agenda Item #5**

#### **Item Description**

Consider and take appropriate action concerning the Final Plat submitted for the 13.000 acres of the 18.614 acres, legally known as the Carols O'Campo Grant, Ellis Farms East Addition, Lot 3, Block 1.

AUGUST 7, 2015

TO: EVA MARIE GREENUP  
COMMUNITY DEVELOPMENT OFFICE ADMINISTRATOR  
CITY OF HEWITT  
VIA: EMAIL

RE: CITY OF HEWITT, TEXAS  
***REVIEW OF PRELIMINARY AND FINAL PLAT FOR THE ELLIS FARMS EAST  
ADDITION, LOT 3, BLOCK 1; REVIEW: DATE 8-7-15***

EVA,

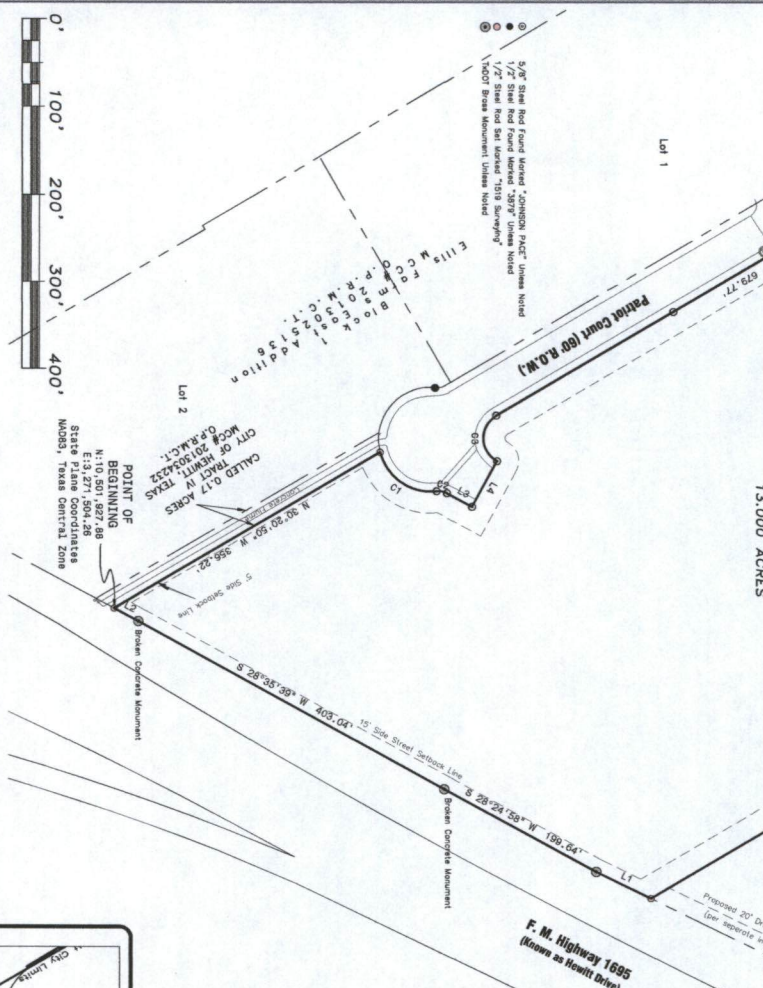
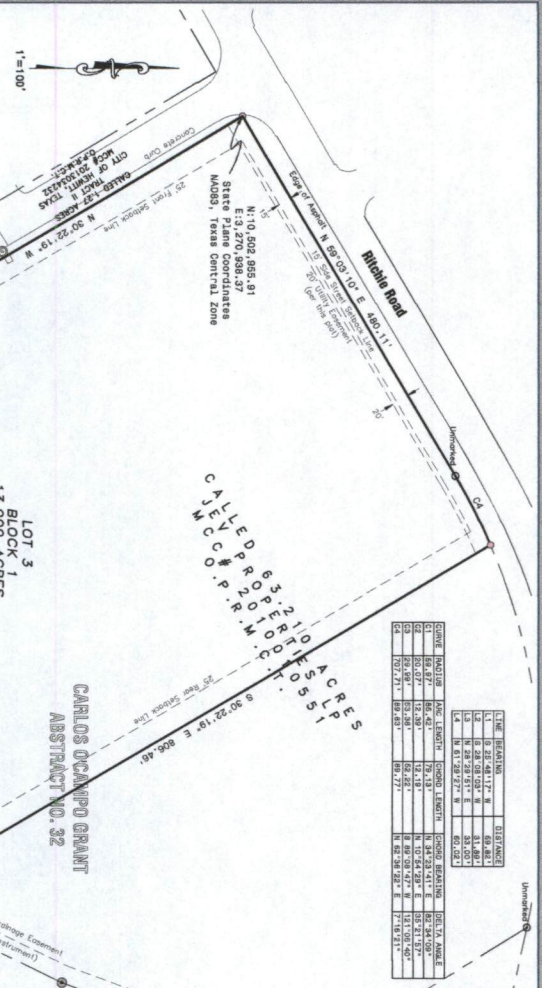
I HAVE REVIEWED THE PRELIMINARY AND FINAL PLAT FOR THE ABOVE MENTIONED  
SUBDIVISION AND FIND THAT IT MEETS THE MINIMUM REQUIREMENTS AS SET FORTH BY  
THE CITY'S ORDINANCES, ONCE IT IS SIGNED AND SEALED BY A LICENSED SURVEYOR.

SINCERELY,



MILES W. WHITNEY, P.E.

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| 1    | N 31.48117° E | 89.481   |
| 2    | N 28.28117° E | 89.481   |
| 3    | N 28.28117° E | 89.481   |
| 4    | N 28.28117° E | 89.481   |
| 5    | N 28.28117° E | 89.481   |
| 6    | N 28.28117° E | 89.481   |
| 7    | N 28.28117° E | 89.481   |
| 8    | N 28.28117° E | 89.481   |
| 9    | N 28.28117° E | 89.481   |
| 10   | N 28.28117° E | 89.481   |
| 11   | N 28.28117° E | 89.481   |
| 12   | N 28.28117° E | 89.481   |
| 13   | N 28.28117° E | 89.481   |
| 14   | N 28.28117° E | 89.481   |
| 15   | N 28.28117° E | 89.481   |
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| 89   | N 28.28117° E | 89.481   |
| 90   | N 28.28117° E | 89.481   |
| 91   | N 28.28117° E | 89.481   |
| 92   | N 28.28117° E | 89.481   |
| 93   | N 28.28117° E | 89.481   |
| 94   | N 28.28117° E | 89.481   |
| 95   | N 28.28117° E | 89.481   |
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| 98   | N 28.28117° E | 89.481   |
| 99   | N 28.28117° E | 89.481   |
| 100  | N 28.28117° E | 89.481   |



STATE OF TEXAS  
COUNTY OF MCLENNAN  
Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2015, by the City Manager \_\_\_\_\_  
Zoning Secretary \_\_\_\_\_

- NOTES:
1. No part of the subject tract lies within the 100 year flood plain of the Brazos River, as shown on the Flood Insurance Rate Map (FIRM) of the City of Hewitt, Texas, effective date September 28, 2008.
  2. The subject tract is zoned \_\_\_\_\_ by the City of Hewitt.
  3. Planned Land Use: R-2 Residential Multi-Family.
  4. Current Zoning: C-2 General Commercial.
  5. The subject tract is shown on the City of Hewitt's aerial photograph and is 15' wide from 13' upward, reference Hewitt City Ordinance No. 05-07-4.



# DESCRIPTION

STATE OF TEXAS  
COUNTY OF MCLENNAN

BEING all that tract of land in the City of Hewitt, McLennan County, Texas, out of the Carlos O' Campo Grant, Abstract Number 32, and being part of that called 63,210 acres of land described in a deed to JEV Properties, LP, recorded in County Clerk's File Number 2010010551 of the Official Public Records of McLennan County, Texas, and being further described as follows:

BEGINNING at a 1/2 inch steel rod set with plastic cap marked "1519 Surveying" in the West line of Hewitt Drive, in the east line of said 63,210 acres, at the most Easterly corner of that called 0.17 acres of land described as Tract IV, in a deed to The City of Hewitt, recorded in County Clerk's File Number 2013034322 of the Official Public Records of McLennan County, Texas

THENCE North 30 degrees 20 minutes 50 seconds West, 356.22 feet to a 1/2 inch steel rod set with plastic cap marked "1519 Surveying" in the South line of Patriot Court, at the most Easterly North corner of said 0.17 acres;

THENCE with the Easterly line of Patriot Court, the following courses and distances:

Northeasterly 86.42 feet along a curve to the left having a radius of 59.97 feet and a central angle of 82 degrees 34 minutes 09 seconds (Chord bears North 34 degrees 23 minutes 41 seconds East, 79.13 feet), to a 5/8 inch steel rod found marked "JOHNSON PACE";

Northerly 57 seconds (Chord bears North 10 degrees 54 minutes 28 seconds East, 12.19 feet), to a 5/8 inch steel rod found marked "JOHNSON PACE";

North 28 degrees 29 minutes 51 seconds East, 33.00 feet to a 5/8 inch steel rod found marked "JOHNSON PACE";

North 61 degrees 29 minutes 27 seconds West, 60.02 feet to a 5/8 inch steel rod found marked "JOHNSON PACE";

Southeasterly 63.38 feet along a curve to the right having a radius of 29.99 feet and a central angle of 121 degrees 06 minutes 40 seconds (Chord bears South 89 degrees 08 minutes 47 seconds West, 52.42 feet), to a 5/8 inch steel rod found marked "JOHNSON PACE";

North 30 degrees 22 minutes 19 seconds West, 679.77 feet to a 1/2 inch steel rod set with plastic cap marked "1519 Surveying" of the intersection of the East line of Patriot Court, and the South line of said 63,210 acres;

THENCE with the South line of Rhinella Road, and the North line of said 63,210 acres, the following courses and distances:

North 59 degrees 03 minutes 10 seconds East, 480.11 feet to an unmarked 1/2 inch steel rod found;

Northeasterly 89.63 feet along a curve to the right having a radius of 707.71 feet and a central angle of 07 degrees 16 minutes 21 seconds (Chord bears North 62 degrees 58 minutes 22 seconds East, 68.77 feet), to a 1/2 inch steel rod set with plastic cap marked "1519 Surveying";

THENCE South 30 degrees 22 minutes 19 seconds East, 806.46 feet to a 1/2 inch steel rod set with plastic cap marked "1519 Surveying" in the East line of said 63,210 acres, and the West line of Hewitt Drive;

THENCE with the East line of said 63,210 acres, and the West line of Hewitt Drive, the following courses and distances:

South 25 degrees 48 minutes 17 seconds West, 69.82 feet to a brass highway monument found;

South 28 degrees 24 minutes 58 seconds West, 195.84 feet to a broken concrete highway monument found;

South 28 degrees 35 minutes 39 seconds West, 403.04 feet to a broken concrete highway monument found;

South 28 degrees 08 minutes 03 seconds West, 31.89 feet to the Point of Beginning, containing 13,000 acres of land.

Bearings based upon Grid North, State Plane Coordinate System, NAD83, Texas Central Zone, 4203.

STATE OF TEXAS  
COUNTY OF MCLENNAN

BEFORE me, the undersigned authority, Notary Public in and for the State of Texas, on this day personally appeared, James Virginia, known to me to be the acknowledged signatory of the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacities therein stated.

Given under my hand and seal of Office this the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Notary Public in and for the State of Texas  
My Commission Expires \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF MCLENNAN

BEFORE me, the undersigned authority, Notary Public in and for the State of Texas, on this day personally appeared, James Virginia, known to me to be the acknowledged signatory of the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacities therein stated.

Given under my hand and seal of Office this the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Notary Public in and for the State of Texas  
My Commission Expires \_\_\_\_\_

NOTES:

1. No part of the subject tract lies within the 100 year flood plain of the Brazos River, as shown on the Flood Insurance Rate Map (FIRM) of the City of Hewitt, Texas, effective date September 28, 2008.
2. The subject tract is zoned \_\_\_\_\_ by the City of Hewitt.
3. Planned Land Use: R-2 Residential Multi-Family.
4. Current Zoning: C-2 General Commercial.
5. The subject tract is shown on the City of Hewitt's aerial photograph and is 15' wide from 13' upward, reference Hewitt City Ordinance No. 05-07-4.

KNOW ALL MEN BY THESE PRESENTS:

That I, Harold Alexander Taylor, do hereby certify that I made an actual and accurate survey of the above described land, and that the corner monuments shown on the foregoing plat were properly placed, or set as found, under my personal supervision, in accordance with the Subdivision Regulations of the City of Hewitt, Texas.

Harold Alexander Taylor  
R.L.S. No. 8178  
July 30, 2015

ELLIS FARMS EAST ADDITION, LOT 3, BLOCK 1  
to the City of Hewitt, McLennan County, Texas  
(BEING a subdivision of part of that called part of that called 63,210 acres of land described in a deed to JEV Properties, LP, recorded in County Clerk's File Number 2010010551 of the Official Public Records of McLennan County, Texas)

FINAL PLAT  
LOT 3, BLOCK 1  
ELLIS FARMS EAST ADDITION  
CITY OF HEWITT  
MCLENNAN COUNTY, TEXAS

# 1519 Surveying, LLC

7111 Bosque Blvd, Suite 101 Waco, TX 76710 Ph: 254-776-1519 TBPLS Firm# 10193968

# 1519

www.1519surveying.com  
www.1519gis.com

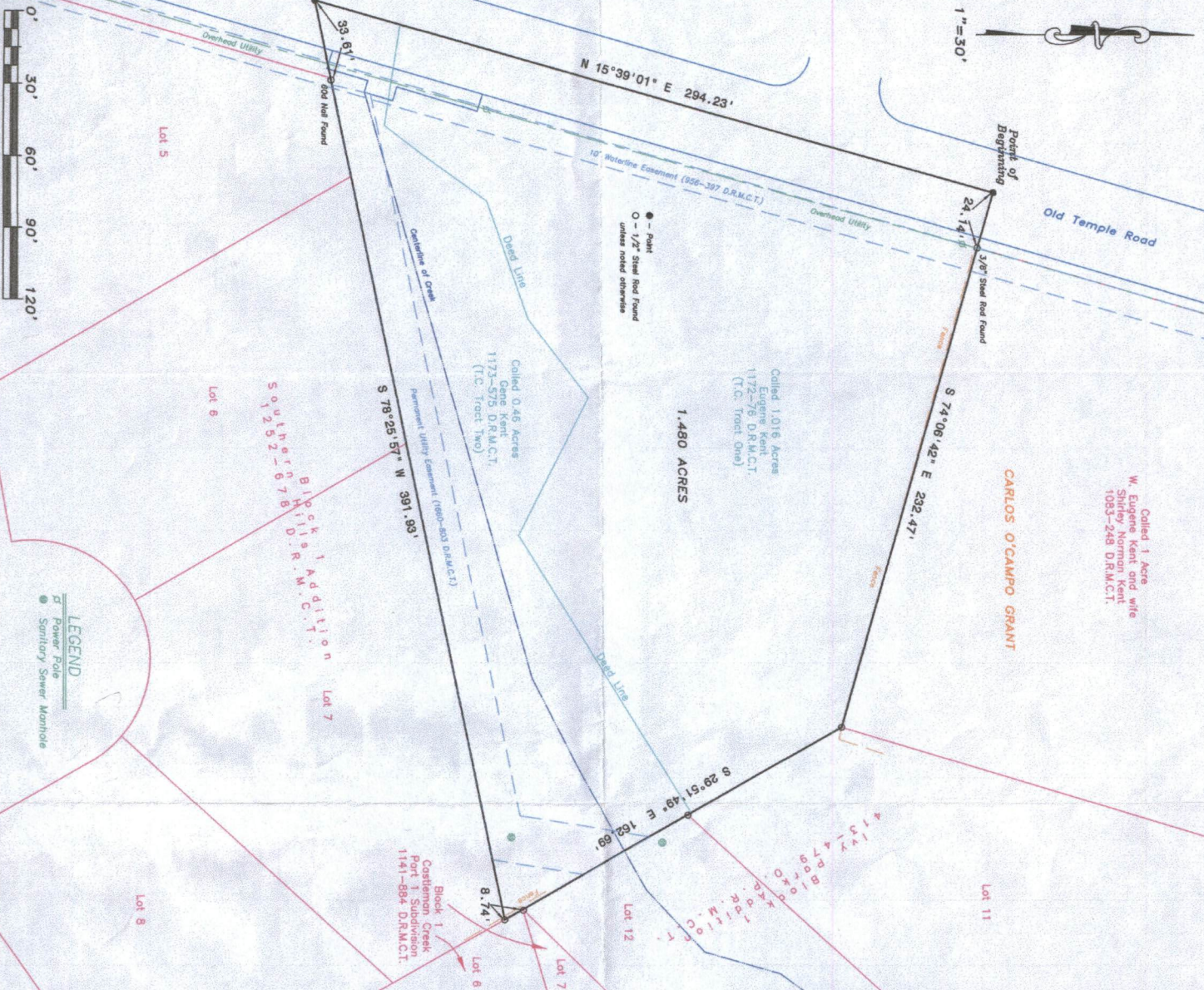
Copyright 2015 1519 Surveying, LLC. The content, color, and style of this plat protected by Copyright and all rights are reserved.

## **Planning and Zoning Commission – Agenda Item**

### **Agenda Item #6**

#### **Item Description**

Consider and take appropriate action concerning the request for a rezoning change on 1.480 acres of land, legally known as the Carlos O'Campo Grant, North Old Temple Road, A-32 Tract 14A, 14B, from R1 (Single Family District) to R-1-G (Garden Home District), as requested by Luke Morton, Morton Construction Holding LLC. Luke Morton will present a site plan and renditions of the proposed project for the R-1-G use.



STATE OF TEXAS  
COUNTY OF MCLENNAN

DESCRIPTION  
BEING all that tract of land in the City of Henrieville, McLennan County, Texas, out of the Carlos O'Campo Grant, and being all of that called 1.016 acres of land described in a deed to Eugene Kent, recorded in Volume 1172, Page 76 of the Deed Records of McLennan County, Texas, and all of that called 0.46 acres of land described in a deed to Eugene Kent, recorded in Volume 1173, Page 575 of the Deed Records of McLennan County, Texas, and being further described as follows:

BEGINNING at a point in Old Temple Road at the Northwest corner of said 1.016 acres, a 3/8 inch steel rod found at the Southwest corner of that called 1 acre of land described in a deed to W. Eugene Kent and wife, Shirley Norman Kent, recorded in Volume 1086, Page 248 of the Deed Records of McLennan County, Texas, bears South 74 degrees 06 minutes 42 seconds East, 241.4 feet for reference;

THENCE South 74 degrees 06 minutes 42 seconds East, 232.47 feet to a 1/2 inch steel rod found at the Northeast corner of said 1.016 acres and the Southeast corner of said 1 acre;

THENCE South 29 degrees 51 minutes 49 seconds East, 162.69 feet to a 1/2 inch steel rod found at the Southeast corner of said 0.46 acres, the Northeast corner of that called Lot 7, Block 1 of the Southern Hills Addition to the City of Henrieville, McLennan County, Texas, as per plat recorded in Volume 1292, Page 678 of the Deed Records of McLennan County, Texas, a 1/2 inch steel rod found at the West corner of that called Lot 7 and the Northwest corner of that called Lot 6, Block 1 of the Castleman Creek Part 1 Subdivision to the City of Henrieville, McLennan County, Texas, as per plat recorded in Volume 1141, Page 884 of the Deed Records of McLennan County, Texas, bears North 29 degrees 51 minutes 49 seconds West, 87.4 feet for reference;

THENCE South 78 degrees 25 minutes 57 seconds West, 380.30 feet to a point in Old Temple Road at the Southwest corner of said 0.46 acres, a 600 inch steel rod found at the South line of said 0.46 acres and the Southwest corner of that called Lot 5 of said addition bears North 78 degrees 25 minutes 57 seconds East, 350.1 feet for reference;

THENCE North 15 degrees 39 minutes 01 seconds East, 294.23 feet to the Point of Beginning, containing 1.480 acres of land.

Beating based on Grid North, State Plane Coordinate System, NAD83, Texas Central Zone.

NOTES:

1. Zone X - Other Areas: areas determined to be outside the 0.2% annual chance floodplain.
2. In accordance with Chapters 312 and 383 of the Texas Local Government Code, "The owner of a tract of land ... who divides the tract in two or more parts ... must have a plat of the subdivision prepared." Subdividing property by notes and bounds may be in violation of state, city, or county planning ordinances.

NOTES CORRESPONDING TO SCHEDULE B:  
10d) 10' Waterline Easement (856-397 D.R.M.C.T.) is shown hereon.  
10d) Permanent Utility Easement (1660-308 D.R.M.C.T.) is shown hereon.

The plat as shown hereon was prepared from an on-the-ground survey performed under my supervision on June 24, 2015; there are no visible easements, encroachments or protrusions except as shown hereon. Subject property shown hereon appears to be located in flood zone "X", Other Areas, per F.I.A.M. panel number 48090C0353C, effective September 26, 2008. This surveyor makes no guarantee as to the accuracy of the above flood zone information. The local F.E.M.A. agent should be contacted for verification.

July 15, 2015

*Deanne Mc*  
Deanne McHenry  
Professional Land Surveyor  
R.P.L.S. No. 6565



**BOUNDARY SURVEY**  
1.480 ACRES  
CARLOS O'CAMPO GRANT, A-39  
MCLENNAN COUNTY, TEXAS

|                                                         |                               |
|---------------------------------------------------------|-------------------------------|
| 1519 Job No.: 8018                                      | Dwain Br. Jr.                 |
| C.E. No.: 150509                                        | Sheet 1 of 1                  |
| Property Address:<br>Old Temple Road<br>Henrieville, TX | Prepared For:<br>Title Motion |

**1519 Surveying, LLC**  
7111 Bosque Blvd. Suite 101 Waco, TX 76710 Ph: 254-776-1519 TBPLS Firm# 10193868

**1519**  
www.1519surveying.com  
www.1519gis.com

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

## **WARRANTY DEED**

**DATE:** July 21, 2015

**GRANTOR:** EUGENE KENT, aka GENE KENT aka W. EUGENE KENT, owning, claiming and occupying other property as homestead

**GRANTOR'S MAILING ADDRESS:** 521 Old Temple Road, Hewitt, Texas 76643

**GRANTEE:** MORTON CONSTRUCTION HOLDINGS, LLC

**GRANTEE'S MAILING ADDRESS:**

**CONSIDERATION:** Ten and no/100 Dollars (\$10.00) and other good and valuable cash consideration

**PROPERTY (Including any improvements):** Being the property more particularly described on the attached Exhibit "A", incorporated herein by reference for all legal purposes.

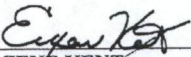
### **RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:**

Subject however, to any and all restrictions, covenants, easements and outstanding mineral interests, if any, of record in the County Clerk's Office of said county and now in effect.

Property subject to the following restriction: The Property conveyed herein shall never be changed from a R1 (single family) restriction on the property of O'Campo C A -32 TRACT 14A 14B Acres 1.48 of the City of Hewitt, McLennan County, Texas. This Property lies next to 521 Old Temple Road, Hewitt, Texas 76643. This Private Deed Restriction is being placed by W. Eugene Kent to keep it as a R1 Single Family Only Dwelling.

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, 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.

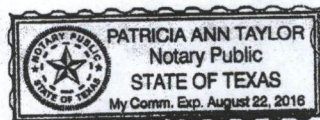
When the context requires, singular nouns and pronouns include the plural.

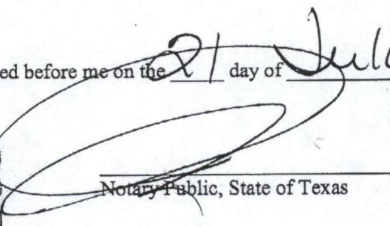
  
EUGENE KENT

STATE OF TEXAS

COUNTY OF MCLENNAN

This instrument was acknowledged before me on the 21 day of July, 2015, by EUGENE KENT.



  
Notary Public, State of Texas

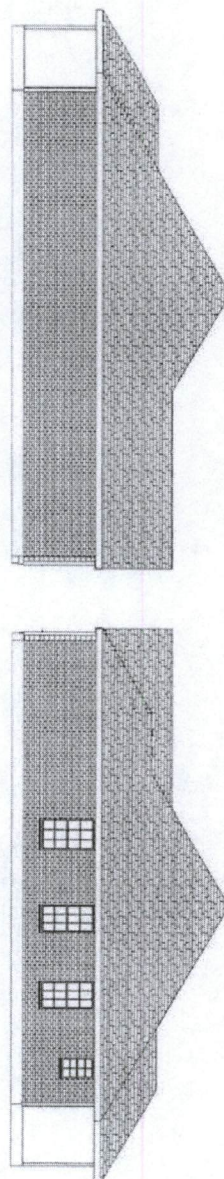
**AFTER RECORDING RETURN TO:**

**PREPARED IN THE LAW OFFICE OF:**  
GARY D. TULLY, P.C.  
8300 Old McGregor Road, Ste. 1A  
Woodway, Texas 76712

OLD TEMPLE ROAD  
HEWITT, TEXAS

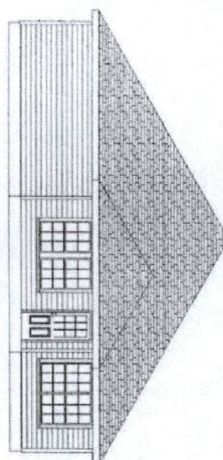
NEW HOMES BUILT BY  
MORTON CONSTRUCTION HOLDINGS LLC.

DATE : 08-06-2015  
SCALE = 1/4" = 1'-0"  
DRAWN BY : LNS

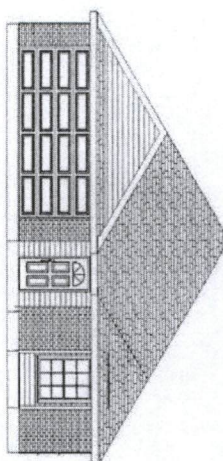


LEFT VIEW

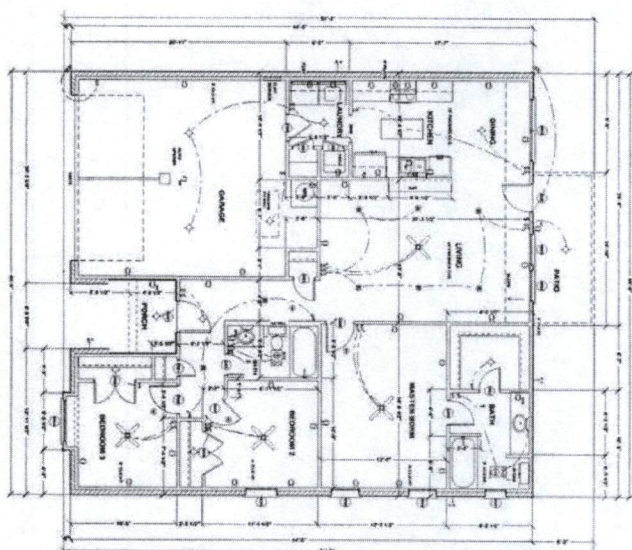
RIGHT VIEW



REAR VIEW



FRONT VIEW



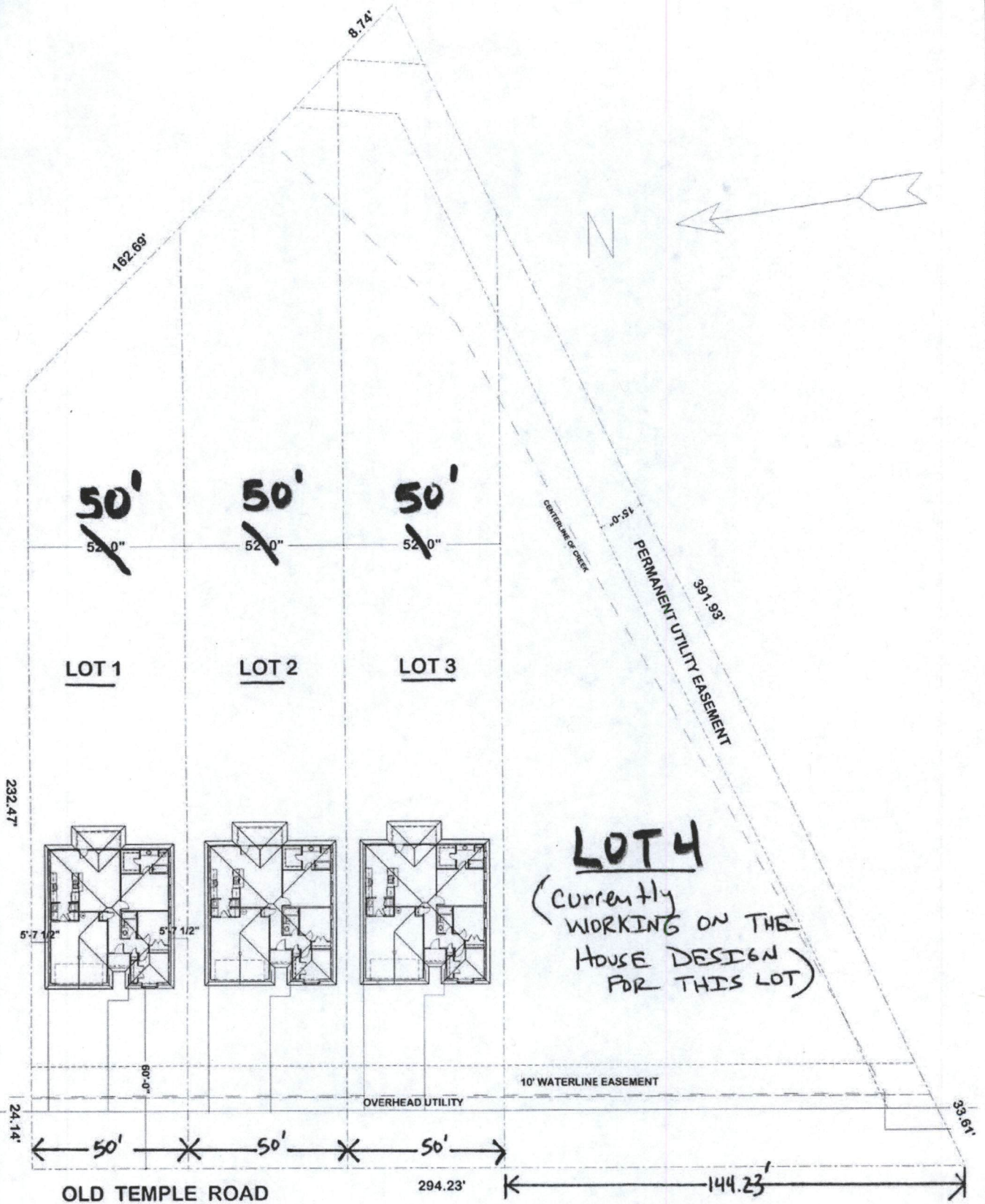
| DOOR SCHEDULE |     |      |                    |
|---------------|-----|------|--------------------|
| NUMBER        | QTY | SIZE | DESCRIPTION        |
| D01           | 1   | 1668 | 4-PANEL            |
| D02           | 1   | 2052 | 4-PANEL            |
| D03           | 4   | 2052 | 4-PANEL            |
| D04           | 2   | 2052 | 4-PANEL            |
| D05           | 1   | 2052 | 4-PANEL            |
| D06           | 2   | 2052 | 4-PANEL            |
| D07           | 1   | 3088 | EXT. SUNRISE PANEL |
| D08           | 2   | 4088 | 4-PANEL            |
| D09           | 1   | 2888 | EXT. 4-PANEL       |

| WINDOW SCHEDULE |     |      |                       |
|-----------------|-----|------|-----------------------|
| NUMBER          | QTY | SIZE | DESCRIPTION           |
| W01             | 1   | 2052 | 24" x 36" SINGLE HUNG |
| W02             | 2   | 2888 | 36" x 60" SINGLE HUNG |
| W03             | 3   | 3088 | 36" x 60" SINGLE HUNG |
| W04             | 1   | 4088 | 36" x 60" SINGLE HUNG |
| W05             | 1   | 6088 | 12" x 60" MULLED UNIT |

1305 SQ FT LIVING  
443 SQ FT GARAGE  
30 SQ FT PORCH  
88 SQ FT PATIO  
1687 SQ FT TOTAL SLAB

FLOOR PLAN

SITE PLAN



DATE : 08-06-2015

SCALE = 1"=10'-0"

DRAWN BY : LNS

NEW HOMES BUILT BY  
MORTON CONSTRUCTION HOLDINGS LLC.

OLD TEMPLE ROAD  
HEWITT, TEXAS

PAGE 1

## **Planning and Zoning Commission – Agenda Item**

### **Agenda Item #7**

#### **Item Description**

Consider and take appropriate action concerning the Final Plat submitted for the Collier Addition Part III, Lots 1- 8 in Block 1; Lots 1-5 in Block 2 and Lots 1-8 in Block 3.

AUGUST 25, 2015

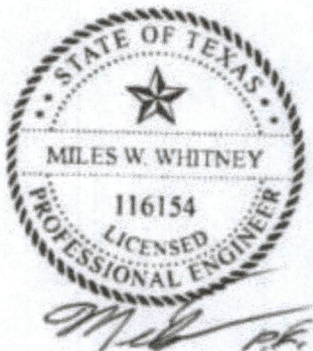
TO: EVA MARIE GREENUP  
COMMUNITY DEVELOPMENT OFFICE ADMINISTRATOR  
CITY OF HEWITT  
VIA: EMAIL

RE: CITY OF HEWITT  
REVIEW OF FINAL PLAT FOR COLLIER ADDITION PART III, LOTS 1 THROUGH 8 IN  
BLOCK 1; LOTS 1 THROUGH 5 IN BLOCK 2; AND LOTS 1 THROUGH 8 IN BLOCK  
3, REVIEW DATE 8-19-15.

EVA,

I HAVE REVIEWED THE FINAL PLAT FOR THE ABOVE MENTIONED SUBDIVISION AND  
FIND THAT IT MEETS THE MINIMUM REQUIREMENTS AS SET FORTH BY THE CITY'S  
ORDINANCES.

SINCERELY,



MILES WHITNEY, P.E.

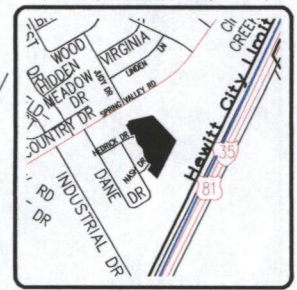
**F.M. HIGHWAY 2113 (100' R.O.W.)**  
(Known as Spring Valley Road)

NHS of Waco, Inc.  
Called 2.05 ACRES  
MCC# 2009038756  
O.P.R.M.C.T.

## LEGEND

|   |                           |
|---|---------------------------|
| ● | 1/2" Steel Rod Found      |
| ○ | 1/2" Capped Steel Rod Set |
| ⊗ | Fire Hydrant              |

**VICINITY MAP**  
(Not to Scale)



WALNUT STREET MISSIONARY  
BAPTIST CHURCH  
CALLED 6.012 ACRES  
MCC# 2012009662  
O.P.R.M.C.T.

N:10,505,205.19  
E:3,279,548.48

Alliance Distributing  
Called 2.27 Acres  
MCC# 2010024798  
O.P.R.M.C.T.

Alliance Distributing, Inc.  
Called 2.39 Acres  
MCC# 2008019175  
O.P.R.M.C.T.

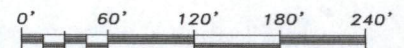
Lot 1, Block 1  
Collier Addition  
Volume 1266, Page 196  
D.R.M.C.T.

Lot 6, Block 1  
Collier Addition  
MCC# 2004045522  
O.P.R.M.C.T.

Block 1  
Collier Addition  
MCC# 2007025693  
O.P.R.M.C.T.

POINT OF BEGINNING  
N:10,504,483.20  
E:3,279,601.66

US Survey Feet, Grid Coordinates  
Texas Central Zone 4203  
TX State Plane Coordinate System, NAD 83



LOT 47

LOT 39

LOT 1

LOT 2

LOT 3

LOT 4

LOT 20

LOT 19

LOT 18

LOT 9

LOT 8

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

Collier Addition  
Part Two  
Volume 1594, Page 383  
D.R.M.C.T.

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 46°57'17" W | 145.87'  |
| L2   | N 63°39'54" W | 49.22'   |
| L3   | N 30°37'40" W | 80.16'   |
| L4   | N 09°52'43" W | 85.89'   |
| L5   | N 44°28'16" W | 82.90'   |
| L6   | N 20°22'42" W | 68.91'   |
| L7   | N 17°10'49" W | 50.15'   |
| L8   | N 26°29'23" W | 130.08'  |
| L9   | N 59°05'59" E | 29.94'   |
| L10  | N 03°10'14" W | 26.41'   |
| L11  | N 68°19'04" E | 31.93'   |
| L12  | N 08°51'29" W | 24.86'   |
| L13  | S 70°17'27" W | 44.33'   |

| CURVE | RADIUS   | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|----------|------------|--------------|---------------|-------------|
| C1    | 272.32'  | 74.49'     | 74.25'       | N 34°49'59" E | 15°40'19"   |
| C2    | 655.98'  | 40.43'     | 40.42'       | S 71°04'26" W | 3°31'52"    |
| C3    | 1122.27' | 15.11'     | 15.11'       | S 72°29'29" W | 0°46'18"    |
| C4    | 1122.27' | 56.00'     | 55.99'       | N 74°18'24" E | 2°51'32"    |
| C5    | 1122.27' | 55.88'     | 55.87'       | S 77°09'45" W | 2°51'10"    |
| C6    | 50.00'   | 2.31'      | 2.31'        | S 08°39'00" E | 2°39'01"    |
| C7    | 50.00'   | 69.19'     | 68.80'       | N 32°19'06" E | 79°17'13"   |
| C8    | 50.00'   | 39.04'     | 38.05'       | S 85°40'18" E | 44°43'57"   |
| C9    | 50.00'   | 43.02'     | 41.70'       | N 38°39'30" W | 49°17'40"   |
| C10   | 50.00'   | 27.03'     | 26.70'       | N 01°28'32" E | 30°58'23"   |
| C11   | 1072.27' | 64.55'     | 64.54'       | S 73°49'49" W | 3°26'58"    |
| C12   | 1072.27' | 55.47'     | 55.46'       | S 77°02'13" W | 2°57'50"    |
| C13   | 1072.27' | 52.73'     | 52.72'       | S 79°55'40" W | 2°49'03"    |
| C14   | 272.72'  | 64.48'     | 64.33'       | N 35°53'07" E | 13°32'50"   |
| C15   | 272.32'  | 10.00'     | 10.00'       | N 28°02'57" E | 2°06'16"    |
| C16   | 1097.27' | 190.28'    | 190.04'      | N 77°03'26" E | 9°56'08"    |
| C17   | 1097.27' | 16.91'     | 16.91'       | N 81°35'00" E | 0°52'59"    |

COLLIER ADDITION, PART THREE, LOTS 1 THROUGH 8 IN BLOCK ONE, LOTS 1 THROUGH 5 IN BLOCK TWO, AND LOTS 1 THROUGH 8 IN BLOCK THREE, to the City of Hewitt, McLennan County, Texas (BEING all that tract of land in the City of Hewitt, McLennan County, Texas, and being part of that called 6.012 acres of land described in a deed to Walnut Street Missionary Baptist Church, as recorded in County Clerk's File Number 2012009662 of the Official Public Records of McLennan County, Texas)

**1519 Surveying, LLC**

7111 Boogie Blvd. Suite 101 Waco, TX 76710 Ph: 254-776-1519 TBPIS Firm# 10193968

1519 Job: 7984 Drawn By: HAT  
Sheet 1 of 2  
Property Address:  
Spring Valley Road  
Hewitt, Texas

FINAL PLAT  
LOTS 1 THROUGH 8 IN BLOCK ONE,  
LOTS 1 THROUGH 5 IN BLOCK TWO,  
AND LOTS 1 THROUGH 8 IN BLOCK THREE  
COLLIER ADDITION, PART THREE  
CITY OF HEWITT  
MCLENNAN COUNTY, TEXAS

| Rev. | Date | Description | By |
|------|------|-------------|----|
|      |      |             |    |

**1519**  
www.1519surveying.com  
www.1519gis.com

| DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  | OWNERS STATEMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| STATE OF TEXAS<br>COUNTY OF MCLENNAN                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  | STATE OF TEXAS<br>COUNTY OF MCLENNAN                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |
| BEING all that tract of land in the City of Hewitt, McLennan County, Texas, and being part of that called 6.012 acres of land described in a deed to Walnut Street Missionary Baptist Church, as recorded in County Clerk's File Number 2012009662 of the Official Public Records of McLennan County, Texas, and being further described as follows:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  | Walnut Street Missionary Baptist Church, wishing to subdivide same into lots and block do hereby adopt the plat attached hereto and titled "FINAL PLAT COLLIER ADDITION, PART THREE, LOTS 1 THROUGH 8 IN BLOCK ONE, LOTS 1 THROUGH 5 IN BLOCK TWO, AND LOTS 1 THROUGH 8 IN BLOCK THREE, to the City of Hewitt, McLennan County, Texas (BEING all that tract of land in the City of Hewitt, McLennan County, Texas, and being part of that called 6.012 acres of land described in a deed to Walnut Street Missionary Baptist Church, as recorded in County Clerk's File Number 2012009662 of the Official Public Records of McLennan County, Texas )" as its legal subdivision of same and do hereby dedicate all rights of way and easements shown hereon to the use of the public forever. Any private improvements placed in said rights of way or easements shall be placed at no risk or obligation to the Public and City of Hewitt, Trustee of the Public to hold these easements and the City shall have no responsibility to repair or replace such improvements if they are damaged or destroyed in the utilization of these rights of way or easements. The sale of the lot shown on this plat shall be made therewith subject to restrictions and the conditions recorded in McLennan County, Texas Real Property Records pertaining to such subdivision. |  |
| BEGINNING at a 1/2 inch steel rod found at the South corner of said 6.012 acres, at the East corner of Lot 20, Block Two of the Collier Addition, Part Two, to the City of Hewitt, McLennan County, Texas, as per plat recorded in Volume 1594, Page 383 of the Deed Records of McLennan County, Texas;                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  | Walnut Street Missionary Baptist Church                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |
| THENCE with the West line of said 6.012 acres, and the East line of said Collier Addition, the following courses and distances:<br><br>North 46 degrees 57 minutes 17 seconds West, 145.87 feet to a 1/2 inch steel rod set with plastic cap stamped "1519 Surveying" in the Southeast line of Nash Drive, at the North corner of Lot 20, Block Two of said Collier Addition;<br>Northeasterly 74.49 feet along a curve to the left having a radius of 272.32 feet and a central angle of 15 degrees 40 minutes 19 seconds (Chord bears North 34 degrees 49 minutes 59 seconds East, 74.25 feet), to a 1/2 inch steel rod found;<br>North 63 degrees 39 minutes 54 seconds West, 49.22 feet to a 1/2 inch steel rod found at the East corner of Lot 4, Block Four of said Collier Addition;<br>North 30 degrees 37 minutes 40 seconds West, 80.16 feet to a 1/2 inch steel rod found at the North corner of said Lot 4;<br>North 09 degrees 52 minutes 43 seconds West, 85.89 feet to a 1/2 inch steel rod set with plastic cap stamped "1519 Surveying" at the North corner of Lot 3 in said Block Four;<br>North 44 degrees 28 minutes 16 seconds West, 82.90 feet to a 1/2 inch steel rod found at the North corner of Lot 2 in said Block Four;<br>North 20 degrees 22 minutes 42 seconds West, 68.91 feet to a 1/2 inch steel rod found in the South line of Hedrick Drive, at the North corner of Lot 1 in said Block Four;<br>North 17 degrees 10 minutes 49 seconds West, 50.15 feet to a 1/2 inch steel rod found in the North line of Hedrick Drive;<br>Southwesterly 40.43 feet along a curve to the left having a radius of 655.98 feet and a central angle of 03 degrees 31 minutes 52 seconds (Chord bears South 71 degrees 04 minutes 26 seconds West, 40.42 feet), to a 1/2 inch steel rod found in the North line of Hedrick Drive, at the East corner of Lot 39 in said Block Two;<br>North 26 degrees 29 minutes 23 seconds West, 130.08 feet to a 1/2 inch steel rod set with plastic cap stamped "1519 Surveying" at the North corner of said Lot 39, in the Southeast line of Lot 47 in said Block Two;<br>North 59 degrees 05 minutes 59 seconds East, 29.94 feet to a 1/2 inch steel rod found at the most Southerly East corner of said Lot 47;<br>North 03 degrees 10 minutes 14 seconds West, 26.41 feet to a 1/2 inch steel rod set with plastic cap stamped "1519 Surveying" at the most Northerly East corner of said Lot 47; |  | by: Charles Pekell, Trustee<br>P. O. Box 1144<br>Hillsboro, Texas 76645                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |
| THENCE across the interior of said 6.012 acres, the following courses and distances:<br><br>North 68 degrees 19 minutes 04 seconds East, 31.93 feet to a 1/2 inch steel rod set with plastic cap stamped "1519 Surveying";<br>North 77 degrees 02 minutes 35 seconds East, 256.48 feet to a 1/2 inch steel rod set with plastic cap stamped "1519 Surveying" in the Northeast line of said 6.012 acres;                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  | by: Kent Head, Trustee<br>P. O. Box 1144<br>Hillsboro, Texas 76645                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |
| THENCE South 43 degrees 15 minutes 01 seconds East, 397.74 feet to a 1/2 inch steel rod set at the East corner of said 6.012 acres, in the Northwest line of Lot 1, Block 1 of the Collier Addition to the City of Hewitt, McLennan County, Texas, as per plat recorded in Volume 1266, Page 196 of the Deed Records of McLennan County, Texas;                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  | STATE OF TEXAS<br>COUNTY OF MCLENNAN                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |
| THENCE South 26 degrees 54 minutes 15 seconds West, 484.75 feet to the Point of Beginning, containing 4.754 acres of land.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  | Before me, the undersigned authority, Notary Public in and for the State of Texas, on this day personally appeared, Charles Pekell, known to me to be the person whose name is subscribed to the foregoing instrument and he acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacities therein stated.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |
| Bearings based on Grid North, State Plane Coordinate System, NAD83, Texas Central Zone.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  | Given under my hand and seal of office this the ____ day of _____, 2015.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |
| NOTES:<br>1. Electricity provided by ONCOR.<br>2. No part of the subject tract lies within the special flood hazard area (SFHA) as scaled from F.I.R.M. Panel 48309C0535C, dated September 26, 2008.<br>3. Proposed land use: Residential.<br>4. Current Zoning: R-1-G, Garden Home District<br>5. No structures located on subject property.<br>6. Nearest fire hydrant is located in the North line of Nash Drive, approximately 110' Southwest of subject property.<br>7. Unless Otherwise shown, all utility easements are 10' wide at ground elevation to 13' above ground and 15' wide from 13' upward, reference Hewitt City Ordinance No. 05-07-4.<br>8. Found monuments delineating part of the exterior subdivision boundary shall be left as found. Monuments set as part of the exterior boundary, as well as interior block corners, shall be set in accordance with Texas Railroad Commission standards, and Appendix B, Part II, Section 1.1 of the Hewitt, Texas Code of Ordinances. Interior angle points, curves, and interior lot corners shall be set in accordance with Appendix B, Part II, Section 1.5 of said Code. All interior monumentation, regardless of type, shall be set after completion of street and utility construction, in accordance with Appendix B, Part II, Section 1.4 of said Code, and shall be 1/2 inch steel rods set with plastic cap stamped "1519 Surveying"<br>9. Proposed R.O.W. width of Hedrick Drive and Nash Drive is 50'.<br>10. Temporary benchmark is a chiseled box cut in the top of a concrete curb located on the Southeast side of Nash Drive, approximately 11' West of the Southwest corner of proposed Lot 2, Block 1, and has an elevation of 600.26'                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  | Notary Public in and for the State of Texas<br>My Commission Expires _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  | STATE OF TEXAS<br>COUNTY OF MCLENNAN                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  | Before me, the undersigned authority, Notary Public in and for the State of Texas, on this day personally appeared, Kent Head, known to me to be the person whose name is subscribed to the foregoing instrument and he acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacities therein stated.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  | Given under my hand and seal of office this the ____ day of _____, 2015.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  | Notary Public in and for the State of Texas<br>My Commission Expires _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  | STATE OF TEXAS<br>COUNTY OF MCLENNAN                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  | Approved this ____ day of _____, 2015, by the Hewitt Planning and Zoning Commission of the City of Hewitt, Texas.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  | Chairman                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  | Zoning Secretary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |
| KNOW ALL MEN BY THESE PRESENTS:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |
| That I, Harold Alexander Taylor, do hereby certify that I made an actual and accurate survey of the platted land and that the corner monuments shown on the foregoing plat were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Hewitt, Texas.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |
| Harold Alexander Taylor<br>R.P.L.S. No. 6176<br>August 6, 2015                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |
| COLLIER ADDITION, PART THREE, LOTS 1 THROUGH 8 IN BLOCK ONE, LOTS 1 THROUGH 5 IN BLOCK TWO, AND LOTS 1 THROUGH 8 IN BLOCK THREE, to the City of Hewitt, McLennan County, Texas (BEING all that tract of land in the City of Hewitt, McLennan County, Texas, and being part of that called 6.012 acres of land described in a deed to Walnut Street Missionary Baptist Church, as recorded in County Clerk's File Number 2012009662 of the Official Public Records of McLennan County, Texas)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |
| © Copyright 2015 1519 Surveying, LLC. The content, color, and style of this plat protected by Copyright and all rights are reserved.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |
| 1519 Surveying, LLC<br>7111 Bouque Blvd. Suite 101 Waco, TX 76710 Ph: 254-776-1519 TBPLS Firm# 10193908                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  | 1519 Job# 7984 Drawn By: HAT<br>Sheet 2 of 2<br>Property Address:<br>Spring Valley Road<br>Hewitt, Texas                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |
| FINAL PLAT<br>LOTS 1 THROUGH 8 IN BLOCK ONE,<br>LOTS 1 THROUGH 5 IN BLOCK TWO,<br>AND LOTS 1 THROUGH 8 IN BLOCK THREE<br>COLLIER ADDITION, PART THREE<br>CITY OF HEWITT<br>MCLENNAN COUNTY, TEXAS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  | Rev. Date Description By                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  | 1519<br>www.1519surveying.com<br>www.1519gis.com                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |



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

**General Warranty Deed**

**Date:** March 29, 2012

**Grantor:** Rickey Garrison and Bobby D. Wofford, trustees for Faith Missionary Baptist Church, an unincorporated association

**Grantor's Mailing Address:**

P.O. Box 1237  
Hewitt, TX 76643  
McLennan County

**Grantee:** Walnut Street Missionary Baptist Church

**Grantee's Mailing Address:**

P.O. Box 1144  
Hillsboro, TX 76645  
Hill County

**Consideration:**

Good and valuable consideration.

**Property (including any improvements):**

Being 6.012 acres out of the Carlos O'Campo Grant in McLennan County, Texas, as described in Exhibit A, attached hereto and incorporated herein by reference

**Reservations from Conveyance:** None

**Exceptions to Conveyance and Warranty:**

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2012, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the 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 way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

This instrument was prepared based on information furnished by the parties, and no independent title search has been made.

Faith Missionary Baptist Church

Rickey Garrison  
Rickey Garrison, Trustee

Bobby D. Wofford  
Bobby D. Wofford, Trustee

STATE OF TEXAS )

COUNTY OF MCLENNAN )

Before me, on this day personally appeared Rickey Garrison, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act of Faith Missionary Baptist Church, an association, as its trustee, for the purposes and consideration therein expressed.

Given under my hand and seal of office this 28<sup>th</sup> day of March, 2012.



Jeanette Luning  
Notary Public, State of Texas

STATE OF TEXAS )

COUNTY OF MCLENNAN )

Before me, on this day personally appeared Bobby D. Wofford, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act of Faith Missionary Baptist Church, an association, as its trustee, for the purposes and consideration therein expressed.

Given under my hand and seal of office this 29<sup>th</sup> day of March, 2012.



Jim C. Gailey  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Jim C. Gailey  
406 S. Main  
McGregor, TX 76657

**Planning and Zoning Commission – Agenda Item**

**Agenda Item #8**

**Item Description**

Consider and take appropriate action concerning the Final Plat submitted for Park Place II Phase Five being a subdivision of 5.09 Acres out of the Carlos O'Campo Grant.

**Note:**

Final Plat to be presented at meeting and is not in agenda packet.

**Planning and Zoning Commission – Agenda Item**

**Agenda Item #9**

**Item Description**

Adjourn.