

HEWITT TEXAS

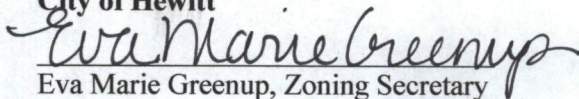
NOTICE OF MEETING OF THE PLANNING AND ZONING COMMISSION

Notice is given that a **Public** meeting will be held before the Planning and Zoning Commission of the City of Hewitt, on **Tuesday, December 1, 2015, at 7:00 PM 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 the November 3, 2015, for the Planning and Zoning Commission regular meeting.
3. Consider and take appropriate action concerning the preliminary plat for Sunflower Ridge Addition, on 24.439 acres of land described in a deed to the Big Creek Construction, LTD., recorded under McLennan County Clerk's document 2015014878 of the official public records of McLennan County, Texas.
4. Consider and take appropriate action concerning the final plat for Sunflower Ridge Addition, on 24.439 acres of land described in a deed to the Big Creek Construction, LTD., recorded under McLennan County Clerk's document 2015014878 of the official public records of McLennan County, Texas.
5. Consider and take appropriate action concerning the request for a rezoning change on 3.627 acres of land, legally known as the Carlos O'Campo Grant described in a deed to Charles Farrar, recorded in MCC No. 2006020953, of the records of McLennan County, Texas, from R-2 (Duplex District) to C-2 (General Commercial District). 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, December 7, 2015 at 7:00 PM at Hewitt City Hall.
6. Consider and take appropriate action concerning the final plat for Lots 9 through 12, Block 3, Collier Addition, Part Three to the City of Hewitt McLennan County, Texas, being a subdivision of part of that called 6.012 acres of land described in a deed to Robnett Enterprises, Inc. as recorded in County Clerk's File Number 2015026778 of the official public records of McLennan County, Texas.
7. 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 November 25, 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.

HEWITT TEXAS

**PLANNING AND ZONING MEETING AGENDA
DECEMBER 1, 2015
7:00 PM
CITY HALL, 105 TAMPICO DRIVE
HEWITT, TX 76643**

PLANNING AND ZONING COMMISSION

Charlie Turner, Chairman

John J. Baker

Bobby Wolske

Kurt Krakowian

Walter H. Peterson

Michael Lee Hix

Jonathan Denton Dulus

CITY STAFF

Adam Miles, City Manager

Miles Whitney, City Engineer

Eva Marie Greenup, Zoning Secretary

HEWITT TEXAS

PLANNING AND ZONING AGENDA FORM

MEETING DATE: December 1, 2015

AGENDA ITEM: #2

SUBMITTED BY: Eva Marie Greenup, Zoning Secretary

ITEM DESCRIPTION: Consider approval of minutes for the November 3, 2015, for the Planning and Zoning Commission regular meeting.

HEWITT TEXAS

Minutes of the Planning and Zoning Commission November 3, 2015 – 7:00 PM

Members present: Charlie Turner, John Baker, Bobby Wolske, Walter Peterson, Michael Hix, Kurt Krakowian, Jonathan Dulus

Members absent: All present

Staff present: Adam Miles, City Manager and Eva Marie Greenup, Zoning Secretary

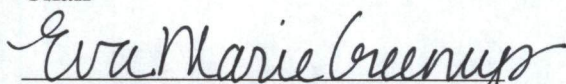
Item #1. Call Planning and Zoning Meeting to order. *Charlie Turner called the meeting to order at 7:00 PM.*

Item #2. Minutes. *A motion was made by John Baker to accept but allow for corrections and seconded by Bobby Wolske. No corrections noted; all seven in favor, motion passed. Minutes dated October 6, 2015 stand approved.*

Item #3. Consider and take appropriate action concerning the request for a rezoning change on 9.36 acres of land from the 21.408 acres, legally known as the Carlos O'Campo Grant described in a deed to Ray E. and Cynthia D. McCune Jr., recorded in MCC No. 2015029248, of the records of McLennan County, Texas, from R-1 (Residential) to CO (Commercial Outdoor). 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, November 16, 2015 at 7:00 PM at Hewitt City Hall. Brad Harrell, 2200 Augustine, Waco TX, represented Ray E. and Cynthia D. McCune, Jr. A motion was made by Walter Peterson to accept and seconded by Kurt Krakowian. All seven in favor, motion passed.

Item #4. Ajourn. *Motion was made by John Baker and seconded by Walter Peterson to adjourn meeting at 7:04 PM, all seven in favor, motion passed.*

Chair


Eva Marie Greenup, Zoning Secretary

Approved

HEWITT

TEXAS

PLANNING AND ZONING AGENDA FORM

MEETING DATE: December 1, 2015

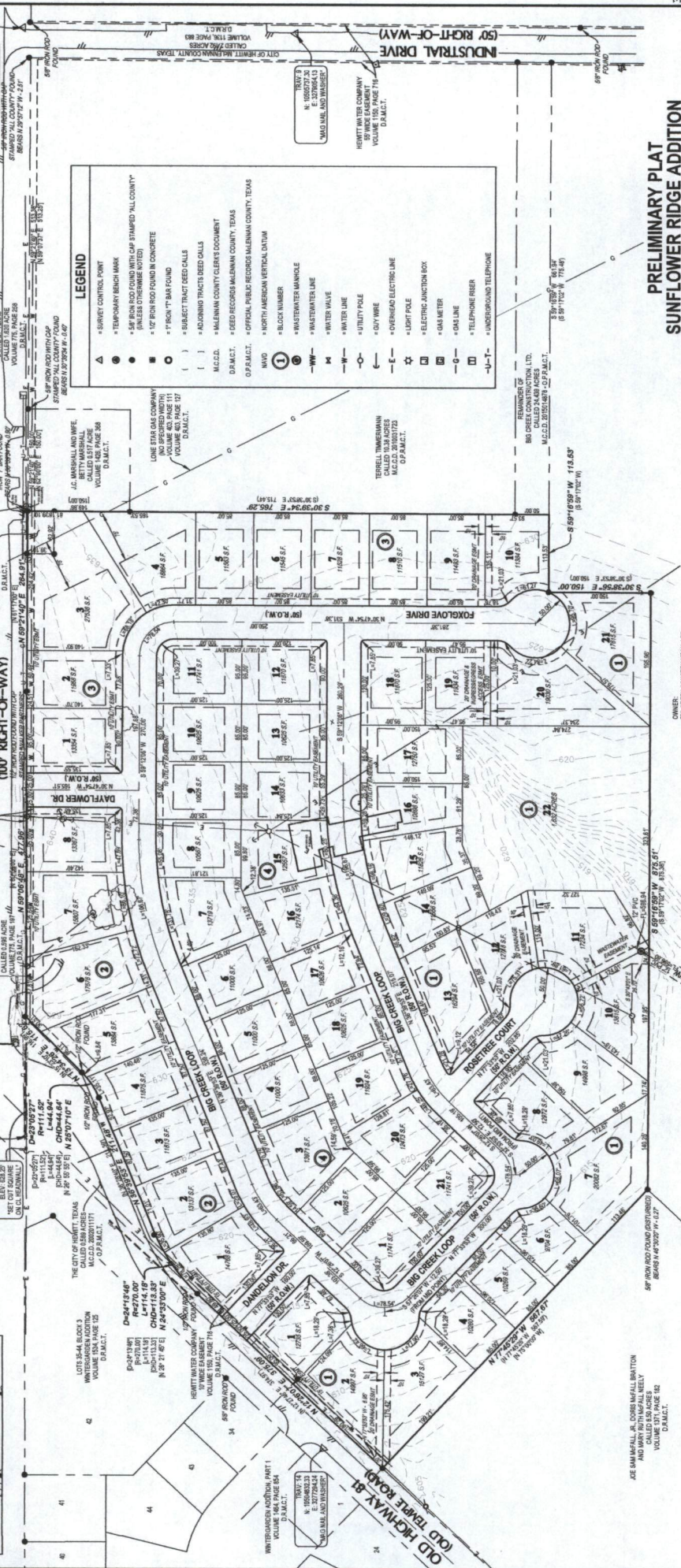
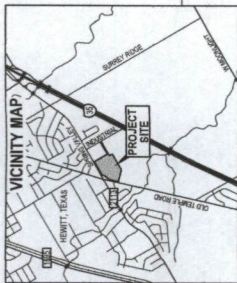
AGENDA ITEM: #3

SUBMITTED BY: Eva Marie Greenup, Zoning Secretary

ITEM DESCRIPTION: Consider and take appropriate action concerning the preliminary plat for Sunflower Ridge Addition, on 24.439 acres of land described in a deed to the Big Creek Construction, LTD., recorded under McLennan County Clerk's document 2015014878 of the official public records of McLennan County, Texas.

"PRELIMINARY PLAT FOR INSPECTION PURPOSES ONLY."

840000 000000 000000
BUTY OF HEWITT, MCKENNA COUNTY, TEXAS



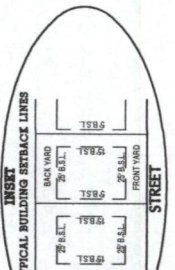
PRELIMINARY PLAT
SUNFLOWER RIDGE ADDITION
TO THE CITY OF HEWITT, MCKENNA COUNTY, TEXAS
BEING A PORTION OF A CALLED 24.439 ACRES TRACT OF LAND DESCRIBED
IN A DEED TO THE BIG CREEK CONSTRUCTION, LTD. RECORDED UNDER
MCKENNA COUNTY CLERK'S DOCUMENT 2015014878 OF THE OFFICIAL
PUBLIC RECORDS OF MCKENNA COUNTY, TEXAS



Walker Partners
ENGINEERS • SURVEYORS
400 ANTON AVENUE, SUITE 200 • WACO, TEXAS 76708
PHONE: 767.671.2300 • FAX: 767.671.2301
WWW.WALKERPARTNERS.COM

KNOW ALL MEN BY THESE PRESENTS
THAT I, MARTY PAUL POLK, DO HEREBY CERTIFY THAT I MADE AN ACTUAL AND ACCURATE SURVEY OF
THE LAND SHOWN ON THE CONVERSE MONUMENTS SHOWN ON THE FOREGOING PLAT, AND
THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY, IN ACCORDANCE WITH THE REGULATION
REGULATIONS OF THE CITY OF HEWITT, TEXAS.
PRELIMINARY; THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.
RELEASE DATE: MARTY PAUL POLK, P.L.L.C. NO. 001

- OWNER: BIG CREEK CONSTRUCTION, LTD.
P.O. BOX 248
HEWITT, TEXAS 76643
- DEVELOPER:
BIG CREEK CONSTRUCTION, LTD.
HEWITT, TEXAS 76643
12.67 ACRES
- TERRELL TIMMERMAN
P.L.L.C. NO. 001
M.C.D. 2015012723
O.P.A.C.T.
1. WATER TO BE PROVIDED BY THE CITY OF HEWITT
2. ELECTRIC SERVICE TO BE PROVIDED BY ONCOR
3. WASTEWATER TO BE PROVIDED BY THE CITY OF HEWITT
4. LOT 1 & 2 BLOCK 1 SHALL NOT PLACE A FENCE WITHIN TWENTY-FOUR FEET (24') OF THE GAS PIPELINE
5. LOT 1 & 2 BLOCK 1 SHALL NOT PLACE A FENCE WITHIN TWENTY-FOUR FEET (24') OF THE GAS PIPELINE
6. LOT 1 & 2 BLOCK 1 SHALL NOT PLACE A FENCE WITHIN TWENTY-FOUR FEET (24') OF THE GAS PIPELINE
7. LOT 1 & 2 BLOCK 1 SHALL NOT PLACE A FENCE WITHIN TWENTY-FOUR FEET (24') OF THE GAS PIPELINE
8. LOT 1 & 2 BLOCK 1 SHALL NOT PLACE A FENCE WITHIN TWENTY-FOUR FEET (24') OF THE GAS PIPELINE
9. LOT 1 & 2 BLOCK 1 SHALL NOT PLACE A FENCE WITHIN TWENTY-FOUR FEET (24') OF THE GAS PIPELINE
10. LOT 1 & 2 BLOCK 1 SHALL NOT PLACE A FENCE WITHIN TWENTY-FOUR FEET (24') OF THE GAS PIPELINE
11. LOT 1 & 2 BLOCK 1 SHALL NOT PLACE A FENCE WITHIN TWENTY-FOUR FEET (24') OF THE GAS PIPELINE
12. LOT 1 & 2 BLOCK 1 SHALL NOT PLACE A FENCE WITHIN TWENTY-FOUR FEET (24') OF THE GAS PIPELINE
13. LOT 1 & 2 BLOCK 1 SHALL NOT PLACE A FENCE WITHIN TWENTY-FOUR FEET (24') OF THE GAS PIPELINE
14. LOT 1 & 2 BLOCK 1 SHALL NOT PLACE A FENCE WITHIN TWENTY-FOUR FEET (24') OF THE GAS PIPELINE
15. LOT 1 & 2 BLOCK 1 SHALL NOT PLACE A FENCE WITHIN TWENTY-FOUR FEET (24') OF THE GAS PIPELINE
16. LOT 1 & 2 BLOCK 1 SHALL NOT PLACE A FENCE WITHIN TWENTY-FOUR FEET (24') OF THE GAS PIPELINE
17. LOT 1 & 2 BLOCK 1 SHALL NOT PLACE A FENCE WITHIN TWENTY-FOUR FEET (24') OF THE GAS PIPELINE
18. LOT 1 & 2 BLOCK 1 SHALL NOT PLACE A FENCE WITHIN TWENTY-FOUR FEET (24') OF THE GAS PIPELINE
19. LOT 1 & 2 BLOCK 1 SHALL NOT PLACE A FENCE WITHIN TWENTY-FOUR FEET (24') OF THE GAS PIPELINE
20. LOT 1 & 2 BLOCK 1 SHALL NOT PLACE A FENCE WITHIN TWENTY-FOUR FEET (24') OF THE GAS PIPELINE
21. LOT 1 & 2 BLOCK 1 SHALL NOT PLACE A FENCE WITHIN TWENTY-FOUR FEET (24') OF THE GAS PIPELINE



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Call before you dig.

HEWITT TEXAS

PLANNING AND ZONING AGENDA FORM

MEETING DATE: December 1, 2015

AGENDA ITEM: #4

SUBMITTED BY: Eva Marie Greenup, Zoning Secretary

ITEM DESCRIPTION: Consider and take appropriate action concerning the final plat for Sunflower Ridge Addition, on 24.439 acres of land described in a deed to the Big Creek Construction, LTD., recorded under McLennan County Clerk's document 2015014878 of the official public records of McLennan County, Texas.



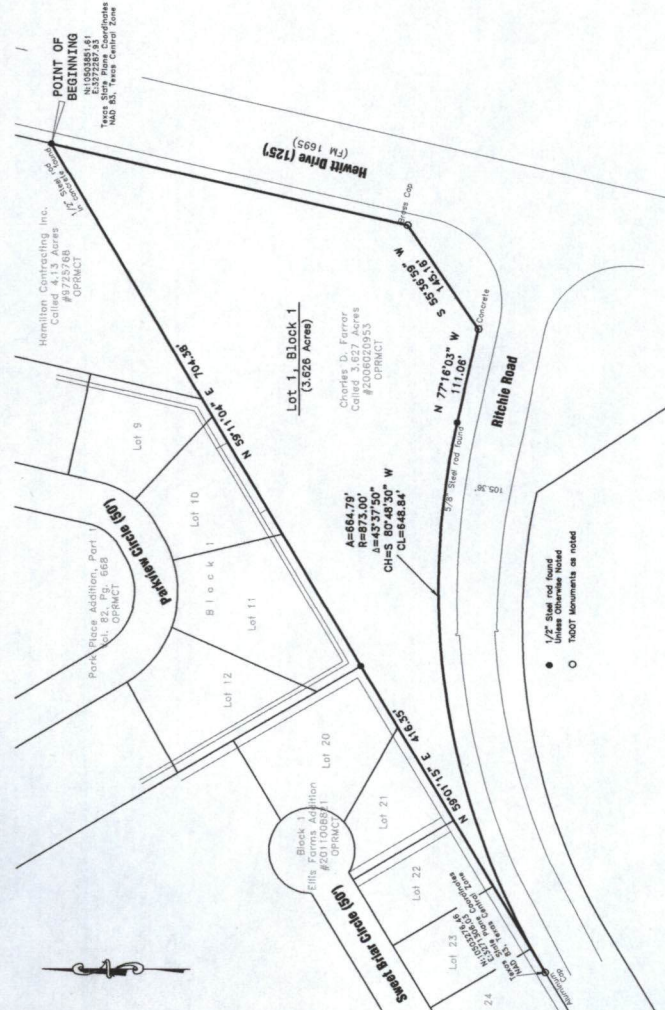
PLANNING AND ZONING AGENDA FORM

MEETING DATE: December 1, 2015

AGENDA ITEM: #5

SUBMITTED BY: Eva Marie Greenup, Zoning Secretary

ITEM DESCRIPTION: Consider and take appropriate action concerning the request for a rezoning change on 3.627 acres of land, legally known as the Carlos O'Campo Grant described in a deed to Charles Farrar, recorded in MCC No. 2006020953, of the records of McLennan County, Texas, from R-2 (Duplex District) to C-2 (General Commercial District). 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, December 7, 2015 at 7:00 PM at Hewitt City Hall.



OWNERS STATEMENT

STATE OF TEXAS
COUNTY OF MCLENNAN

Charles D. Farrar, wishing to subdivide same into lots and block do hereby adopt the plat attached hereto and titled "FINAL PLAT FARRAR ADDITION, LOT 1, BLOCK 1, to the City of Woodway, McLennan County, Texas, (being a subdivision of all of that called 3.627 acres of land, part of the Carlos O'Campo Grant, A-32, McLennan County, Texas, described in a deed to Charles D. Farrar, recorded as Document No. 2006020953 of the Official Public Records of McLennan County, Texas, as our 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.

Charles D. Farrar
PO Box 789
Elm Mott, Texas 76640

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, Charles D. Farrar, 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
My Commission Expires, _____

- NOTES:
- Electricity provided by ONCOR.
 - Water supplied by City of Hewitt, CCN# 10038.
 - Sewage disposal provided by the City of Hewitt.
 - No part of the subject tract lies within the special flood hazard area (SFHA) as scaled from F.I.R.M. Panel 48309C0390C, dated September 26, 2008.
 - Current Zoning: R-2, Duplex District
 - Proposed Land Use: C-2, General Commercial District
 - No structures located on subject property.
 - Fire hydrant is located on subject property.

KNOW ALL MEN BY THESE PRESENTS:

That I, Julianne Henson, 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.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Julianne Henson
R.P.L.S. No. 6566
November 9, 2015

STATE OF TEXAS
COUNTY OF MCLENNAN

BEING all that tract of land in the City of Woodway, McLennan County, Texas, part of the Carlos O'Campo Grant, Abstract No. 32, and being all of that called 3.627 acres of land described in a deed to Charles D. Farrar, recorded as Instrument No. 2006020953 of the Official Public Records of McLennan County, Texas, and being further described as follows:

BEGINNING at a 1/2 inch steel rod in concrete found for the most Northerly corner of said 3.627 acre tract, and for the Southeast corner of that called 4.13 acre tract of land described in a deed to Hamilton Contracting Inc., recorded as Instrument No. 9725768 of said Official Public Records, on the West line of Hewitt Drive (FM 1695);

THENCE South 12 degrees 41 minutes 40 seconds West, 494.38 feet to a brass cap TxDOT monument found for the most Easterly Southeast corner of said 3.627 acre tract, at a cutback line at the intersection of Hewitt Drive and Ritchie Road;

THENCE South 55 degrees 36 minutes 59 seconds West, 145.16 feet along said cutback line to a concrete TxDOT monument found for the most Southerly Southeast corner of said 3.627 acre tract, on the North line of Ritchie Road;

THENCE North 77 degrees 16 minutes 03 seconds West, 111.06 feet along the South line of said 3.627 acre tract and the North line of said Ritchie Road to a 5/8 inch steel rod found at the beginning of a curve to the left;

THENCE Southwesterly, 664.79 feet along said curve to the left having a radius of 873.00 feet and a central angle of 43 degrees 37 minutes 50 seconds (Chord bears South 80 degrees 48 minutes 30 seconds West, 648.84 feet) to a TxDOT monument with an aluminum cap found for the West corner of said 3.627 acre tract, on the North line of said Ritchie Road, and on the Southeast line of Lot 24, Block 1 of the Ellis Farms Addition to the City of Hewitt, Texas, according to the plat of said addition recorded as Instrument No. 2011008831 of said Official Public Records;

THENCE North 59 degrees 01 minutes 13 seconds East, 416.35 feet along the Northwest line of said 3.627 acres and the Southeast line of said Block 1 of the Ellis Farms, Addition to a 1/2 inch steel rod found for the East corner of said Block 1, and the South corner of Lot 11, Block 1 of the Park Place Addition Part 1 to the City of Hewitt, Texas according to the plat of said addition recorded in Vol. 82, Page 668 of said Official Public Records;

THENCE North 59 degrees 11 minutes 04 seconds East, 704.38 feet along the Northwest line of said 3.627 acre tract to the Point of Beginning, containing 3.626 acres of land.

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

STATE OF TEXAS
COUNTY OF MCLENNAN

Approved this _____ day of _____, 2015, by the city manager of the City of Hewitt, Texas.

City Manager

Zoning Secretary

FINAL PLAT
FARRAR ADDITION
LOT 1, BLOCK 1

to the City of Woodway, McLennan County, Texas
(Being a subdivision of all of that called 3.627 acres of land, part of the Carlos O'Campo Grant, A-32, McLennan County, Texas, described in a deed to Charles D. Farrar, recorded as Document No. 2006020953 of the Official Public Records of McLennan County, Texas.)

FINAL PLAT
FARRAR ADDITION
LOT 1, BLOCK 1
CITY OF HEWITT, TEXAS
MCLENNAN COUNTY, TEXAS

1119 Job No. 8208
Drawn By: J. Henson
Checked By: J. Henson
Property Address: Ritchie Road @ Hewitt Dr.
Hewitt, Texas
The Rest Company



HEWITT TEXAS

PLANNING AND ZONING AGENDA FORM

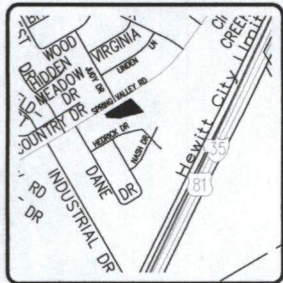
MEETING DATE: December 1, 2015

AGENDA ITEM: #6

SUBMITTED BY: Eva Marie Greenup, Zoning Secretary

ITEM DESCRIPTION: Consider and take appropriate action concerning the final plat for Lots 9 through 12, Block 3, Collier Addition, Part Three to the City of Hewitt McLennan County, Texas, being a subdivision of part of that called 6.012 acres of land described in a deed to Robnett Enterprises, Inc. as recorded in County Clerk's File Number 2015026778 of the official public records of McLennan County, Texas.

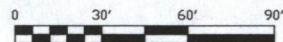
VICINITY MAP (Not to Scale)



LINE	BEARING	DISTANCE
L1	S 77°25'57" W	202.39'
L2	S 73°23'23" W	19.51'
L3	S 57°40'06" W	24.48'
L4	S 46°35'22" W	20.74'
L5	S 58°11'23" W	14.03'
L6	S 84°17'13" W	19.84'
L7	N 64°45'49" W	16.20'
L8	N 78°27'49" W	12.81'
L9	S 86°53'20" W	16.07'
L10	N 74°26'37" W	14.85'

LEGEND

- 1/2" Steel Rod Set Marked "1519 Surveying"
 - △ Calculated Point
 - 1/2" Steel Rod Found
 - [] Record Information
- O.P.R.M.C.T.
Official Public Records McLennan County Texas
- D.R.M.C.T.
Dead Records McLennan County Texas

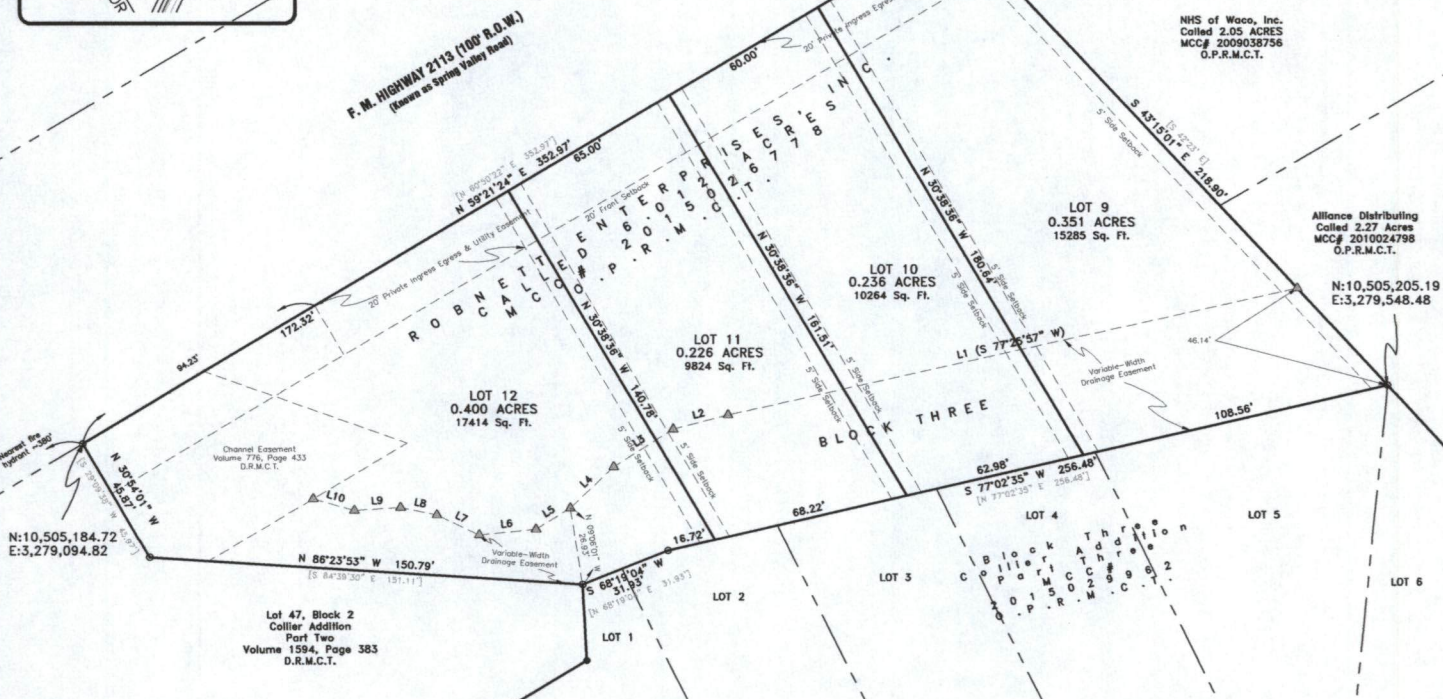


POINT OF BEGINNING
N:10,505,364.63
E:3,279,398.50
US Survey Feet, Grid Coordinates
Texas Central Zone 4203
TX State Plane Coordinate System, NAD 83

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

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

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



STATE OF TEXAS COUNTY OF MCLENNAN

Robnett Enterprises, Inc., wishing to subdivide same into lots and block do hereby adopt the plat attached hereto and titled "FINAL PLAT LOTS 9 THROUGH 12, BLOCK THREE COLLIER ADDITION, PART THREE TO THE CITY OF HEWITT MCLENNAN COUNTY, TEXAS (BEING a subdivision of part of that called 6.012 acres of land described in a deed to Robnett Enterprises, Inc., as recorded in County Clerk's File Number 2015026778 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 solid 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.

Robnett Enterprises, Inc.

by: Thomas E. Robnett, II, President
302 Ferguson
Waco, Texas 76712

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, Thomas E. Robnett, 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
My Commission Expires _____

NOTES:

- Electricity provided by ONCOR.
- No part of the subject tract lies within the special flood hazard area (SFHA) as scaled from F.R.M. Panel 48309C05350, dated September 26, 2008.
- Proposed land use: Residential.
- Current Zoning: R-1-G, Garden Home District
- No structures located on subject property.
- Nearst fire hydrant is located at the Southwest corner of the intersection of Spring Valley Road and Dane Drive, approximately 380' Southwest of subject property.
- 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.
- 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".

STATE OF TEXAS COUNTY OF MCLENNAN

Approved this ___ day of _____, 2015, by the Hewitt Planning and Zoning Commission of the City of Hewitt, Texas.

Chairman _____

Zoning Secretary _____

DESCRIPTION

STATE OF TEXAS 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 Robnett Enterprises, Inc., as recorded in County Clerk's File Number 2015026778 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 South line of Spring Valley Road, at the North corner of said 6.012 acres, at the Northwest corner of that called 2.05 acres of land described in a deed to NHS of Waco, Inc., as recorded in County Clerk's File Number 2009038756 of the Official Public Records of McLennan County, Texas;

THENCE South 43 degrees 15 minutes 01 seconds East, 218.90 feet to a 1/2 inch steel rod set with plastic cap marked "1519 Surveying" in the East line of said 6.012 acres, at the Northeast corner of Lot 5, Block Three of the Collier Addition, Part Three, to the City of Hewitt, McLennan County, Texas, as per plat recorded in County Clerk's File Number 2015029962 of the Official Public Records of McLennan County, Texas;

THENCE South 77 degrees 02 minutes 35 seconds West, 256.48 feet to a 1/2 inch steel rod set with plastic cap marked "1519 Surveying" at a bend in the North line of Lot 2 in said Block Three;

THENCE South 68 degrees 19 minutes 04 seconds West, 31.93 feet to a 1/2 inch steel rod set with plastic cap marked "1519 Surveying" at an inside corner of said 6.012 acres, at the most Northerly East corner of Lot 47, 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 Dead Records of McLennan County, Texas;

THENCE North 86 degrees 23 minutes 53 seconds West, 150.79 feet to a 1/2 inch steel rod set at an inside corner of said Lot 47, at an outside corner of said 6.012 acres;

THENCE North 30 degrees 54 minutes 01 seconds West, 45.87 feet to a 1/2 inch steel rod set in the South line of F.M. Highway 2113, known as Spring Valley Road, at the North corner of said Lot 47, at the West corner of said 6.012 acres;

THENCE North 59 degrees 21 minutes 24 seconds East, 352.97 feet to the Point of Beginning, containing 1.212 acres of land.

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

KNOW ALL MEN BY THESE PRESENTS:

That I, Harold Alexander Taylor, do hereby certify that I made an actual and accurate survey of the plotted 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.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Harold Alexander Taylor
R.P.L.S. No. 6176
November 4, 2015

FINAL PLAT

LOTS 9 THROUGH 12, BLOCK THREE COLLIER ADDITION, PART THREE TO THE CITY OF HEWITT MCLENNAN COUNTY, TEXAS

(BEING a subdivision of part of that called 6.012 acres of land described in a deed to Robnett Enterprises, Inc., as recorded in County Clerk's File Number 2015026778 of the Official Public Records of McLennan County, Texas)

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1519 Surveying, LLC

5054 Franklin Ave., Suite A Waco, TX 76710 (P: 254-776-1519 T: 254-776-1519 F: 254-776-1519)

1519 Job: 7984	Drawn by: BAT
Sheet 1 of 1	
Property Address:	
Spring Valley Road	
Hewitt, Texas	

FINAL PLAT
LOTS 9 THROUGH 12, BLOCK THREE
COLLIER ADDITION, PART THREE
CITY OF HEWITT
MCLENNAN COUNTY, TEXAS

Rev.	Date	Description	By

1519

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



PLANNING AND ZONING AGENDA FORM

MEETING DATE: December 1, 2015

AGENDA ITEM: #7

SUBMITTED BY: Eva Marie Greenup, Zoning Secretary

ITEM DESCRIPTION: Adjourn.