

# 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, January 3, 2017, at 6:00PM in the City Council Room at Hewitt City Hall, 200 Patriot Court, 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 October 4, 2016, Planning and Zoning Commission regular meeting.
3. Discussion and possible action: The Preliminary Plat of Twynnbreaux Addition, Lots 1-10, Block 1, to the City of Hewitt, McLennan County, Texas, being all of that called 20.000 acre tract of land described in a deed to Strategic Development Texas, LLC 1<sup>st</sup> Series – Twynnbreaux as recorded in McLennan County Clerk's document 2016020902 of the Official Public Records of McLennan County, Texas.
4. Discussion and possible action: The Final Plat of Twynnbreaux Addition, Lots 1-10, Block 1, to the City of Hewitt, McLennan County, Texas, being all of that called 20.000 acre tract of land described in a deed to Strategic Development Texas, LLC 1<sup>st</sup> Series – Twynnbreaux as recorded in McLennan County Clerk's document 2016020902 of the Official Public Records of McLennan County, Texas.
5. 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 December 29, 2016.

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 having 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 COMMISSION

Charlie Turner – Chairman

Bobby Wolske

John J. Baker

Kurt Krakowian

Michael Lee Hix

Walter H. Peterson

Jonathan Denton Dulus

## CITY STAFF

Adam Miles, City Manager

Miles Whitney, City Engineer

Tracy Lankford, Community Development Director

Eva Marie Greenup, Zoning Secretary

# HEWITT TEXAS

## MINUTES OF THE PLANNING AND ZONING COMMISSION OCTOBER 4, 2016 – 6:00PM

**Members present:** Charlie Turner, Kurt Krakowian, Jonathan Dulus, John Baker, Bobby Wolske

**Members absent:** Walt Peterson, Michael Hix

**Staff present:** Miles Whitney, City Engineer, Eva Marie Greenup, Zoning Secretary

**Item #1.** Call Planning and Zoning Commission Meeting to order. *Charlie Turner called the meeting to order at 6:00PM.*

**Item #2.** Consider Approval of Minutes for the August 2, 2106, Planning and Zoning Commission regular meeting. *A motion was made by John Baker to accept but allow for corrections and seconded by Bobby Wolske. All five in favor, motion passed. Minutes dated August 2, 2016 stand approved.*

**Item #3.** Discussion and possible action: Change an ordinance of the City of Hewitt, Texas Amending Code of Ordinances Appendix A - Zoning by Amending Section 2.101.1 R-1-G, Garden Home District. Change to amend the land area from three acres to between three and seven acres. *Miles Whitney, City Engineer spoke on behalf of the city. A motion was made by John Baker to approve and seconded by Kurt Krakowian. All five in favor, motion passed. Recommendation will go before City Council Meeting on October 17, 2016.*

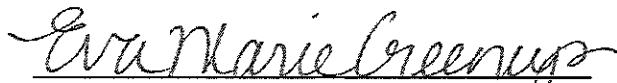
**PLANNING AND ZONING COMMISSION MINUTES**  
**OCTOBER 4, 2016**  
**PAGE TWO**

**Item #4. Discussion and possible action: Change the Zoning from R-1 Single Family District to R-1-G Garden Home District on property located in the Collier Addition, O'Campo C Abstract 32 Tract 1 +/- 2.27 Acres and Tract 18 +/- 2.39 Acres. Public hearing was opened up by Charlie Turner. Those who spoke in favor were: Tony Tomchesson, 981 FM 56, Valley Mills TX. Those who spoke against: None. Motion was made by John Baker to approve and seconded by Bobby Wolske. All five in favor, motion passed.**

**Item #5. Adjourn. A motion was made by John Baker and seconded by Kurt Krakowian to adjourn meeting at 6:09PM, all five in favor, motion passed.**

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Date Approved

  
\_\_\_\_\_  
Eva Marie Greenup, Zoning Secretary

# HEWITT TEXAS

City of Hewitt  
Plat Application

To the Planning & Zoning Commission and the City Council

Type of Plat: ☐ Preliminary ☒ Final ☐ Amended ☐ Administrative ☐ Re-plat  
☐ Final Plat & Re-plat w/infrastructure ☐ Platting or Re-platting w/variance request

Legal Description of Property:

20,000 ACRES TO STRATEGIC DEVELOPMENT TEXAS, LLC (SEE M.C. DOC.)

Describe the location of the property as submitted by this application. This may be in the form of a street address, general physical description, or nearest intersection.

ALONG THE SOUTH SIDE OF ALLIANCE PARKWAY APPROXIMATELY 1100'  
WEST OF THE INTERSECTION OF ALLIANCE PARKWAY AND FUGROE AVENUE.

Number of Lots 10 Number of Acres 20,000

Zoning Classification: BP Proposed Zoning Use: BUSINESS PARKS

Are variances being requested? If yes, please explain.

NO

Please provide the following recording information and a copy of the document (s) listed below with this application:

Ownership (deed): Doc. #/MCC No. 2016020902

Please provide the proposed meeting date for this application to be considered (See Meeting Schedule):

DECEMBER 6, 2016

The rezoning application must be completed along with the following required information:

1. A notarized letter from the property owner authorizing applicant/representative to present the request, if the property owner will not be presenting the request.
2. 1 PDF file, 1 hard copy, 1 CAD file of plat for review purposes – Must be in State Plane Coordinates using the Texas Central Zone NAD 83
  - a. After plat has been reviewed and comments have been received the following additional copies of the plat will also be required (See Deadline Schedule):
    - i. 13 copies – 18" x 24"
    - ii. 1 CAD & 1 PDF File
    - iii. 2 Mylar Copies (Final Plat Only)
3. Original Tax Certificate from the McLennan County Tax Office.
4. Non-refundable application fee (see Fee Schedule).
5. Application, fee, documents, etc., in completed form must be submitted to the Planning Department before or no later than 12:00 noon on the deadline date (See Meeting Schedule).

I attest that the above information is true and correct to the best of my knowledge that I am now or will be fully prepared to present the above proposal to the City of Hewitt. I understand that if any of the above information is found to be wrong or inaccurate that my application may be removed from consideration prior to the time the application is voted upon by the governing body of the City.

I understand that in the event the undersigned is not present or represented at the public hearing, the Zoning Commission shall have the power to dismiss this proposal either at the call of the case or after hearing and such dismissal shall constitute a denial by both the Planning & Zoning Commission and the City Council.

I reserve the right to withdraw this proposal. However, written withdrawals filed at any time after the giving of notice of the Planning and Zoning Commission hearing shall constitute a denial by the Commission and City Council. I understand that the filing fee is not refundable upon withdrawal of proposal.

Name of Property Owner: STRATEGIC DEVELOPMENT TEXAS, LLC  
1<sup>ST</sup> SERIES - FRANKLIN BREUX Phone No. 254-717-4143  
Mailing Address: P.O. Box 20545 City: WACO State: TX  
Email Address: CLINT@1519.UTL.COM  
Signature of Property Owner: [Signature] Date: 11/2/16

Name of Applicant/Representative 1519-Clint Lannen Phone No. 254-776-1519  
Mailing Address: 5054 Franklin Ave. City: Waco State: TX (See A)  
Email Address: clint.lannen@1519.UTL.COM  
Signature of Applicant/Representative: [Signature] Date: 11/2/16

(COH Office Use Only)

Case No. \_\_\_\_\_ Date Received: \_\_\_\_\_ Time Received: \_\_\_\_\_  
Type of Plat \_\_\_\_\_

DECEMBER 27, 2016

TO: TRACY LANKFORD / EVA MARIE GREENUP  
COMMUNITY DEVELOPMENT  
CITY OF HEWITT  
VIA: EMAIL

RE: CITY OF HEWITT  
RE-REVIEW OF PRELIMINARY PLAT FOR TWYNNBREUX ADDITION, LOTS 1-10,  
BLOCK 1, REVIEW DATE 11-27-16.

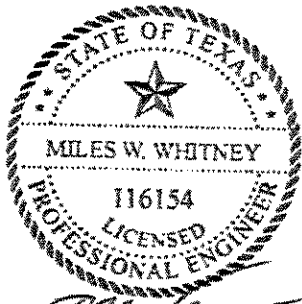
TRACY/EVA,

I HAVE REVIEWED THE PRELIMINARY PLAT FOR THE ABOVE-MENTIONED  
SUBDIVISION, AND FIND THAT ALL COMMENTS THAT HAVE BEEN REQUESTED OF THEM  
HAVE BEEN MADE.

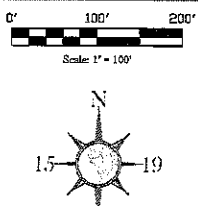
ADDITIONAL NOTES:

- DEVELOPER NEEDS TO PROVIDE SIGNED AND SEALED COPIES FOR THE BOARDS  
REVIEW.

SINCERELY,



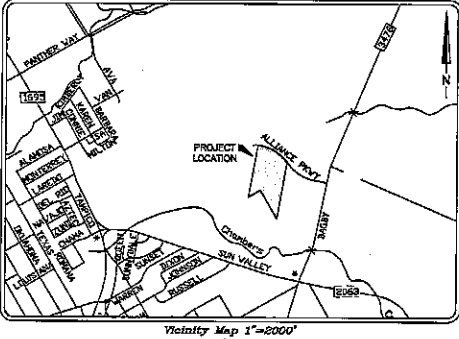
MILES WHITNEY, P.E.



**LEGEND**

- 1/2" STEEL ROD WITH CAP STAMPED "1519 SURVEYING" SET
- 1/2" STEEL ROD WITH CAP STAMPED "1519 SURVEYING" FOUND
- 1/2" STEEL ROD WITH CAP STAMPED "WALLACE GROUP" IN CONCRETE FOUND
- 1/2" STEEL ROD FOUND
- Water view
- Fire hydrant
- Sanitary sewer manhole
- Dead Records of McLennan County, Texas
- McLennan County Clerk's Document
- Official Public Records of McLennan County, Texas

REMAINDER OF WACO INDUSTRIAL FOUNDATION CALLED 173.240 ACRES VOLUME 736, PAGE 249 O.P.R.M.C.T.



STATE OF TEXAS  
COUNTY OF MCLENNAN

Strategic Development Texas, LLC 1st Series - Twynnbreux, wishing to subdivide same into lots and blocks do hereby adopt the plat attached hereto and filed PRELIMINARY PLAT OF TWYNNBREUX ADDITION, LOTS 1-10, BLOCK 1, TO THE CITY OF HEWITT, MCLENNAN COUNTY, TEXAS. Being all of that called 20,000 acre tract of land described in a deed to Strategic Development Texas, LLC 1st Series - Twynnbreux as recorded in McLennan County Clerk's Document 2016020902 of the Official Public Records of McLennan County, Texas, as to legal subdivisions of same and do hereby defend 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, Texas, 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.

Strategic Development Texas, LLC 1st Series - Twynnbreux

by: Curt Liles, Manager  
3500 Baylor Camp Road  
Crawford, Texas 76838

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, Curt Liles, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this ... day of ... 2016.

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

**KNOW ALL MEN BY THESE PRESENTS:**

That I, James David Dossey, 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.

James David Dossey  
R.P.L.S. No. 6119  
November ... 2016

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| 1    | N 89°42'38" E | 20.00    |
| 2    | S 89°42'38" W | 20.00    |
| 3    | N 10°07'17" W | 99.19    |
| 4    | N 10°07'17" W | 40.36    |
| 5    | N 10°07'17" W | 33.61    |
| 6    | N 59°12'11" E | 33.19    |
| 7    | S 59°48'32" W | 56.65    |
| 8    | S 39°32'18" E | 185.15   |

| CURVE | RADIUS  | ARC LENGTH | CHORD  | DELTA     | BEARING       | DELTA ANGLE |
|-------|---------|------------|--------|-----------|---------------|-------------|
| C1    | 1032.50 | 704.15     | 688.71 | 32°55'42" | S 39°32'18" E | 1°11'42"    |
| C2    | 587.50  | 348.69     | 337.39 | 16°27'59" | S 59°48'32" W | 1°11'42"    |
| C3    | 40.00   | 29.34      | 28.50  | 8°15'42"  | N 10°07'17" W | 1°11'42"    |
| C4    | 10.00   | 8.48       | 8.15   | 2°55'42"  | N 10°07'17" W | 1°11'42"    |
| C5    | 30.00   | 130.29     | 128.50 | 15°00'00" | N 10°07'17" W | 1°11'42"    |
| C6    | 10.00   | 12.82      | 12.50  | 3°59'42"  | N 10°07'17" W | 1°11'42"    |
| C7    | 10.00   | 12.82      | 12.50  | 3°59'42"  | N 10°07'17" W | 1°11'42"    |
| C8    | 25.00   | 38.03      | 37.39  | 8°15'42"  | N 10°07'17" W | 1°11'42"    |
| C9    | 475.00  | 339.18     | 332.02 | 15°00'00" | N 10°07'17" W | 1°11'42"    |
| C10   | 1032.50 | 704.15     | 688.71 | 32°55'42" | S 39°32'18" E | 1°11'42"    |
| C11   | 587.50  | 348.69     | 337.39 | 16°27'59" | S 59°48'32" W | 1°11'42"    |
| C12   | 40.00   | 29.34      | 28.50  | 8°15'42"  | N 10°07'17" W | 1°11'42"    |
| C13   | 10.00   | 8.48       | 8.15   | 2°55'42"  | N 10°07'17" W | 1°11'42"    |
| C14   | 30.00   | 130.29     | 128.50 | 15°00'00" | N 10°07'17" W | 1°11'42"    |
| C15   | 10.00   | 12.82      | 12.50  | 3°59'42"  | N 10°07'17" W | 1°11'42"    |
| C16   | 10.00   | 12.82      | 12.50  | 3°59'42"  | N 10°07'17" W | 1°11'42"    |
| C17   | 25.00   | 38.03      | 37.39  | 8°15'42"  | N 10°07'17" W | 1°11'42"    |
| C18   | 475.00  | 339.18     | 332.02 | 15°00'00" | N 10°07'17" W | 1°11'42"    |
| C19   | 1032.50 | 704.15     | 688.71 | 32°55'42" | S 39°32'18" E | 1°11'42"    |
| C20   | 587.50  | 348.69     | 337.39 | 16°27'59" | S 59°48'32" W | 1°11'42"    |
| C21   | 40.00   | 29.34      | 28.50  | 8°15'42"  | N 10°07'17" W | 1°11'42"    |
| C22   | 10.00   | 8.48       | 8.15   | 2°55'42"  | N 10°07'17" W | 1°11'42"    |
| C23   | 30.00   | 130.29     | 128.50 | 15°00'00" | N 10°07'17" W | 1°11'42"    |
| C24   | 10.00   | 12.82      | 12.50  | 3°59'42"  | N 10°07'17" W | 1°11'42"    |
| C25   | 10.00   | 12.82      | 12.50  | 3°59'42"  | N 10°07'17" W | 1°11'42"    |

**NOTES:**

- Electricity provided by ONCOR.
- By graphic plotting only, the subject property appears to be located in FEMA Other Areas Zone X areas determined to be outside the 0.2% annual chance floodplain according to the FEMA Flood Insurance Rate Map No. 48390C0283C, having an effective date of September 26, 2008. This surveyor makes no warranty to the accuracy of said Flood Insurance Rate Map.
- Proposed land use: Business Park.
- Current Zoning: B2, Business Park District.
- No structures located on subject property.
- No structures located on subject property.
- Nearest fire hydrant is located approximately 743.93 feet southeast from the northeast corner of the subject property. Unless otherwise shown, all utility easements are 10' wide above ground and 15' wide below ground, reference Hewitt City Ordinance No. 05-07-4.
- Town monuments defining part of the interior subdivision boundary shall be left as found. Monuments not as part of the exterior boundary, as well as interior block corners, shall be set in accordance with Appendix B, Part II, Section 11 of the Hewitt, Texas Code of Ordinances, and shall be 1/2 inch steel rods with cap stamped "1519 Surveying".
- Boundary shown hereon is referenced to the North American Vertical Datum of 1989 (NAVD83) and was calculated by applying vertical shifts derived from GPOID Model 2012A to ellipsoid heights calculated from GPS/GNSS observations referenced to the North American Datum of 1983, COBS Adjustment (NAD83 COBS11).
- 15' wide temporary construction easement dedicated by this plat. Easement will be abandoned upon completion of the military sewer line construction.
- PROJECT BENCHMARK: Square set in concrete room drain inlet. Northing: 10,311,744.88; Easting: 9,276,561.25; ELEV: 611.18.

**LEGAL DESCRIPTION**

**20,000 ACRES**

STATE OF TEXAS:  
COUNTY OF MCLENNAN:

Being that certain tract of land located in the City of Hewitt, Carlos O'Campo Survey, Abstract 32, McLennan County, Texas, being all of that called 20,000 acre tract of land described in a deed to Strategic Development Texas, LLC 1st Series - Twynnbreux as recorded in McLennan County Clerk's Document (M.C.C.D.) 2016020902 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.) and being further described as follows:

**BEGINNING** at a 1/2 inch steel rod for the southeast corner of said 20,000 acres, being in the northeast line of Lot 2, Block 1 of the Arm Addition as shown on the plat recorded in Volume 1604, Page 504 of the Deed Records of McLennan County, Texas;

**THENCE** North 10 degrees 07 minutes 17 seconds East, with the west line of said 20,000 acres, 1220.46 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" found in the south line of that called 30,000 acre tract of land described in a deed to the City of Hewitt as recorded in M.C.C.D. 2016020902 of the O.P.R.M.C.T., known as Alliance Parkway, for the northwest corner of said 20,000 acres and the beginning of a curve to the right;

**THENCE** with the common line of said 20,000 acres and Alliance Parkway the following bearings and distances:

with said curve to the right, having a radius of 400.00 feet and a chord of North 81 degrees 54 minutes 24 seconds East, 28.69 feet, as an arc length of 29.34 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" found in the beginning of a curve to the right;

South 77 degrees 04 minutes 43 seconds East, 75.95 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" found at the beginning of a curve to the right;

with said curve to the right, having a radius of 907.50 feet and a chord of South 56 degrees 13 minutes 43 seconds East, 688.71 feet, as an arc length of 704.15 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" found at the beginning of a curve to the left;

with said curve to the left, having a radius of 1032.50 feet and a chord of South 35 degrees 26 minutes 46 seconds East, 18.62 feet, as an arc length of 18.62 feet to a 1/2 inch steel rod with cap stamped "WALLACE GROUP" in concrete found for the northeast corner of Lot 1, Block 7 of the Texas Central South Addition as shown on the plat recorded in M.C.C.D. 2016034903 of the O.P.R.M.C.T.;

**THENCE** South 10 degrees 07 minutes 17 seconds West, with the common line of said 20,000 acres and Lot 1, Block 7, 1315.92 feet to a 1/2 inch steel rod with cap stamped "WALLACE GROUP" in concrete found for the southeast corner of said Lot 1, Block 7, being in the northeast line of that called 10,037 acre tract of land described as Tract Three in a deed to Armstrong Family Partnership as recorded in M.C.C.D. 2009060533 of the O.P.R.M.C.T. from which a 1/2 inch steel rod with cap stamped "WALLACE GROUP" in concrete found for a single point in the southeast line of said Lot 1, Block 7 and the east corner of said 10,037 acre tract South 20 degrees 06 minutes 17 seconds East, 321.32 feet;

**THENCE** North 29 degrees 54 minutes 48 seconds West with the common line of said 20,000 acres and Tract Three, 38.40 feet to a 1/2 inch steel rod found for the north corner of said Tract Three and the east corner of Lot 1, Block 1 of said Arm Addition;

**THENCE** North 30 degrees 29 minutes 18 seconds West, with the common line of said 20,000 acres and Lot 1, Block 1, 377.83 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" found for the north corner of said Lot 1, Block 1 and the east corner of Lot 2, Block 1 of said Arm Addition;

**THENCE** with the common lines of said 20,000 acres and Lot 2, Block 1 the following bearings and distances:

North 36 degrees 10 minutes 38 seconds West, 340.00 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" found for the north corner of said Lot 1, Block 1;

South 59 degrees 12 minutes 11 seconds West, 328.00 feet to the POINT OF BEGINNING and containing 20,000 acres of land.

Measure bearings based on grid North, State Plane Coordinate System, NAD 83, Texas Central Zone (4203).

STATE OF TEXAS  
COUNTY OF MCLENNAN

Approved this ... day of ... 20... by the Hewitt Planning and Zoning Commission of the City of Hewitt, Texas.

Chairman \_\_\_\_\_

Zoning Secretary \_\_\_\_\_

**PRELIMINARY PLAT OF TWYNNBREUX ADDITION, LOTS 1-10, BLOCK 1, TO THE CITY OF HEWITT, MCLENNAN COUNTY, TEXAS.**

Being all of that called 20,000 acre tract of land described in a deed to Strategic Development Texas, LLC 1st Series - Twynnbreux as recorded in McLennan County Clerk's Document 2016020902 of the Official Public Records of McLennan County, Texas.

**PRELIMINARY PLAT**  
LOTS 1-10, BLOCK 1  
TWYNNBREUX ADDITION,  
CITY OF HEWITT  
MCLENNAN COUNTY, TEXAS

1519 Job No: 57343  
Sheet 1 of 2  
Property Address:  
Alliance Parkway  
Hewitt, Texas

Drawn By: JEM  
Reviewed By: JDD  
Prepared For:  
Curt Liles

**1519 Surveying, LLC**  
3007 Franklin Avenue Suite A Waco, TX 76710 W: 242-726-1519 F: 242-726-1519  
www.1519surveying.com  
www.1519surveying.com

DECEMBER 27, 2016

TO: TRACY LANKFORD / EVA MARIE GREENUP  
COMMUNITY DEVELOPMENT  
CITY OF HEWITT  
VIA: EMAIL

RE: CITY OF HEWITT  
RE-REVIEW OF FINAL PLAT FOR TWYNNBREUX ADDITION, LOTS 1-10, BLOCK 1,  
REVIEW DATE 12-27-16.

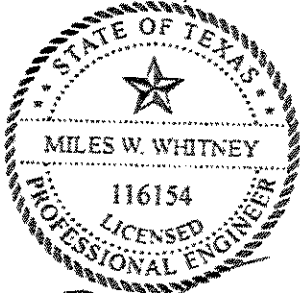
TRACY/EVA,

I HAVE REVIEWED THE FINAL PLAT FOR THE ABOVE-MENTIONED SUBDIVISION, AND  
FIND THAT ALL COMMENTS THAT HAVE BEEN REQUESTED OF THEM HAVE BEEN MADE.

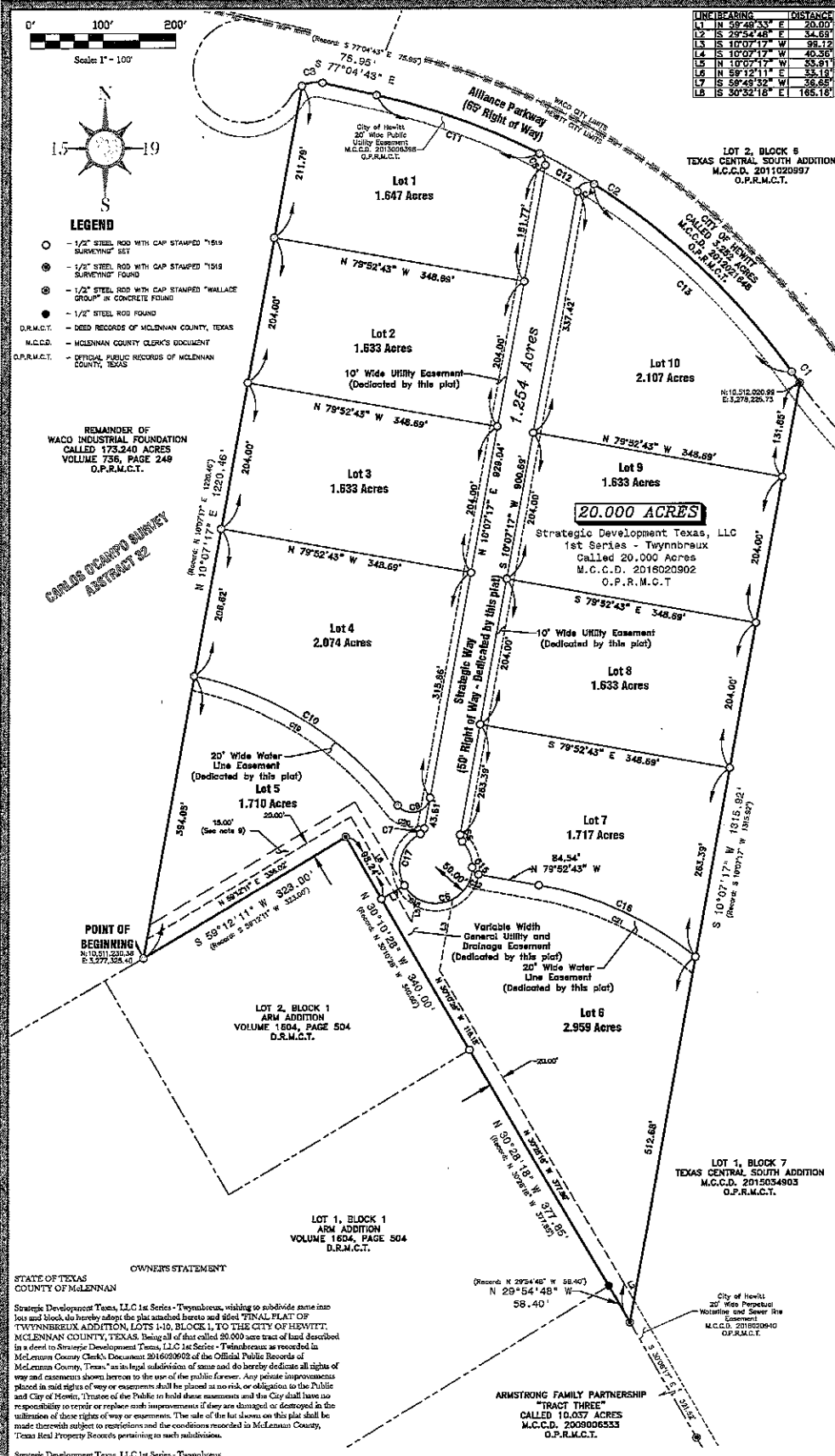
ADDITIONAL NOTES:

- DEVELOPER NEEDS TO PROVIDE SIGNED AND SEALED COPIES FOR THE BOARDS  
REVIEW.

SINCERELY,



*Miles Whitney*  
MILES WHITNEY, P.E.



| MEASURED CURVE TABLE |            |        |                           |
|----------------------|------------|--------|---------------------------|
| CURVE/RADIUS         | ARC LENGTH | CHORD  | BEARING/CHORD ANGLE       |
| C1 1032.50           | 18.65      | 18.65  | S 35°56'42" E 1°01'59"    |
| C2 1967.50           | 704.15     | 688.71 | S 55°13'43" E 4°12'42"    |
| C3 40.00             | 129.34     | 28.69  | N 81°54'24" E 4°20'19"    |
| C4 15.00             | 23.24      | 24.88  | S 59°09'17" W 1°12'04"01" |
| C5 10.00             | 9.48       | 9.15   | S 17°02'10" E 8°11'53"    |
| C6 50.00             | 150.29     | 96.43  | N 75°10'39" E 1°48'17"54" |
| C7 10.00             | 9.49       | 9.15   | N 57°43'45" E 6°11'53"    |
| C8 15.00             | 18.12      | 17.85  | N 26°23'56" W 7°20'22"    |
| C9 25.00             | 56.09      | 45.05  | N 79°27'29" E 1°35'00'18" |
| C10 475.00           | 338.16     | 338.02 | S 57°19'49" E 1°01'59"    |
| C11 867.50           | 1119.19    | 626.49 | N 69°21'30" W 5°06'28"    |
| C12 967.50           | 86.24      | 86.21  | N 48°35'43" W 12°40'39"   |
| C13 967.50           | 378.81     | 378.30 | N 48°35'43" W 12°40'39"   |
| C14 10.00            | 1.03       | 1.01   | N 81°54'24" E 4°20'19"    |
| C15 50.00            | 240.08     | 153.33 | N 75°10'39" E 1°48'17"54" |
| C16 50.00            | 82.58      | 75.50  | S 17°02'10" E 8°11'53"    |
| C17 50.00            | 324.17     | 323.17 | N 75°10'39" E 1°48'17"54" |
| C18 45.00            | 60.28      | 55.87  | N 75°10'39" E 1°48'17"54" |
| C19 458.00           | 241.12     | 238.51 | N 64°41'51" W 1°32'41"    |
| C20 50.00            | 12.65      | 12.65  | N 67°48'04" W 2°40'19"    |

| RECORD CURVE TABLE |            |        |                        |
|--------------------|------------|--------|------------------------|
| CURVE/RADIUS       | ARC LENGTH | CHORD  | BEARING/CHORD ANGLE    |
| C1 1032.50         | 18.65      | 18.65  | S 35°56'42" E 1°01'59" |
| C2 1967.50         | 704.15     | 688.71 | S 55°13'43" E 4°12'42" |
| C3 40.00           | 129.34     | 28.69  | N 81°54'24" E 4°20'19" |

- NOTES:
- Electricity provided by ONCOR.
  - By graphic plotting only, this subject property appears to be located in FEMA Other Areas Zone X (hazard determined to be outside the 1% annual flood hazard) according to the FEMA Flood Insurance Rate Map No. 48050C0355, having an effective date of September 26, 2009. This surveyor makes no warranty to the accuracy of said Flood Insurance Rate Map.
  - Proposed land use: Business Park.
  - Current Zoning: BP, Business Park District.
  - No structures located on subject property.
  - Nearest fire hydrant is located approximately 745.59' southeast from the northeast corner of the subject property. Utility easements are 10' wide easements are 15' above ground and 15' below ground and 15' wide from 15' upward, references Hewitt City Ordinance No. 02-07-4.
  - 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 Appendix B, Part II, Section 11 of the Texas Code of Ordinances, and shall be 1/2 inch steel rods set with plastic cap stamped "1519 Surveying".
  - 15' wide temporary construction easement delineated by this plat. Easement will be abandoned upon completion of the military sewer line construction.
  - EXISTING ENCLOSURE: Square set in concrete corner drain inlet. Northing: 10,111,744.98; Easting: 5,278,661.25; ELEV: 611.18.

LEGAL DESCRIPTION  
20,000 ACRES

STATE OF TEXAS  
COUNTY OF MCLENNAN

Being that certain tract of land located in the City of Hewitt, Carlos O'Campo Survey, Abstract 82, McLennan County, Texas, being all of that called 20,000 acre tract of land described in a deed to Strategic Development Texas, LLC 1st Series - Twynnbreux as recorded in McLennan County Clerk's Document (M.C.C.D.) 2016020902 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.) and being further described as follows:

BEGINNING as a 1/2 inch steel rod found for the southwest corner of said 20,000 acres, being in the northeast line of Lot 2, Block 1 of the Arm Addition as shown on the plat recorded in Volume 1804, Page 504 of the Deed Records of McLennan County, Texas;

THENCE North 10 degrees 07 minutes 17 seconds East, with the west line of said 20,000 acres, 1820.65 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" found in the north line of that called 3.322 acre tract of land described in a deed to the City of Hewitt as recorded in M.C.C.D. 2015054903 of the O.P.R.M.C.T., known as Alliance Parkway, for the northwest corner of said 20,000 acres and the beginning of a curve to the right;

THENCE with the common line of said 20,000 acres and Alliance Parkway the following 6 bearings and distances:

with said curve to the right, having a radius of 40.00 feet and a chord of North 81 degrees 54 minutes 26 seconds East, 28.69 feet, an arc length of 29.34 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" found;

South 77 degrees 04 minutes 45 seconds East, 75.95 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" found in the beginning of a curve to the right;

With said curve to the right, having a radius of 967.50 feet and a chord of South 56 degrees 18 minutes 43 seconds East, 688.71 feet, an arc length of 704.15 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" found in the beginning of a curve to the left;

with said curve to the left, having a radius of 1092.50 feet and a chord of South 55 degrees 56 minutes 46 seconds East, 18.62 feet, an arc length of 18.65 feet to a 1/2 inch steel rod with cap stamped "WALLACE GROUP" in concrete found for the northeast corner of Lot 1, Block 7 of the Texas Central South Addition as shown on the plat recorded in M.C.C.D. 2015054903 of the O.P.R.M.C.T.;

THENCE South 10 degrees 07 minutes 17 seconds West, with the common line of said 20,000 acres and Lot 1, Block 7, 1815.32 feet to a 1/2 inch steel rod with cap stamped "WALLACE GROUP" in concrete found for the southeast corner of said 20,000 acres and the southwest corner of Lot 1, Block 7, being in the northeast line of that called 10.037 acre tract of land described as Tract Three in a deed to Armstrong Family Partnership as recorded in M.C.C.D. 200906033 of the O.P.R.M.C.T., from which a 1/2 inch steel rod with cap stamped "WALLACE GROUP" in concrete found for an angle point in the southwest line of said Lot 1, Block 7 and the east corner of said 10.037 acres bears South 50 degrees 05 minutes 17 seconds East, 321.25 feet;

THENCE North 59 degrees 54 minutes 48 seconds West with the common line of said 20,000 acres and Tract Three, 38.40 feet to a 1/2 inch steel rod found for the north corner of said Tract Three and the east corner of Lot 1, Block 1 of said Arm Addition;

THENCE North 30 degrees 28 minutes 18 seconds West, with the common line of said 20,000 acres and Lot 1, Block 1, 87.25 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" found for the north corner of said Lot 1, Block 1 and the east corner of Lot 1, Block 1 of said Arm Addition;

THENCE with the common lines of said 20,000 acres and Lot 2, Block 1 the following 3 bearings and distances:

North 90 degrees 10 minutes 38 seconds West, 340.00 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" found for the north corner of said Lot 1, Block 1;

South 59 degrees 12 minutes 11 seconds West, 328.00 feet to the POINT OF BEGINNING and containing 20,000 acres of land.

Measures bearings based on grid North, State Plane Coordinate System, NAD 83, Texas Central Zone (4803).

STATE OF TEXAS  
COUNTY OF MCLENNAN

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the  
Hewitt Planning and Zoning Commission of the City of Hewitt,  
Texas.

Chairman  
Zoning Secretary

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

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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My Commission Expires \_\_\_\_\_