

HEWITT TEXAS

PLANNING AND ZONING COMMISSION

Charlie Turner – Chairman

Bobby Wolske

Jim Pless

Walter H. Peterson

Michael Lee Hix

John J. Baker

Jonathan Denton Dulus

CITY STAFF

Bo Thomas, City Manager

Miles Whitney, City Engineer

Tracy Lankford, Community Development Director

Brittney Cantu, Zoning Secretary



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, March 5, 2019 at 6:00PM in the City Council Chambers 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 February 5, 2019 Planning and Zoning Commission regular meeting.
3. Discussion, consideration, action if any: The Final Plat of Moonlight Park Phase Two with 82 residential lots and 31.2 acres.
4. Adjourn.

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Planning and Zoning Commission of the City of Hewitt, Texas was posted on a Public Notice Board located in front of City Hall before 5:00PM on March 1, 2019.

City of Hewitt

A handwritten signature in cursive script that reads "Brittney Cantu".

Brittney Cantu, 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 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.



MINUTES OF THE PLANNING AND ZONING COMMISSION

February 5th, 2019 – 6:00PM

Members Present: Chairman Charlie Turner, John Baker, Jim Pless, Walter Peterson, Jonathan Dulus, Michael Lee Hix

Members Absent: Bobby Wolske

Staff Present: Tracy Lankford, Community Development Director
Brittney Cantu, Zoning Secretary

1. **Call of Planning & Zoning Commission Meeting to Order.** *Chairman Charlie Turner Called the meeting to order at 6:00pm.*
2. **Consider Approval for Minutes of past 2 P&Z meetings: September 4th, 2018 and October 2, 2018.** *A motion was made by John Baker to approve meeting minutes, but needing to correct the minutes of October 2, 2018, #5 Adjourn. John Baker stated he did not make the motion to adjourn this meeting, and it was agreed that Jim Pless motioned and Walter Peterson seconded the motion for meeting adjournment. Pending these changes, motion was made by John Baker and seconded by Jonathan Dulus to approve the minutes as submitted but allow for corrections. All five in favor, motion passed.*
3. **Public Hearing: Change the Comprehensive Plan Future Land Use Map & possible zoning designations of Lot 1A, Block 4 Four Seasons Addition from Office Area to High Density Residential, and Lot 2, Block 1 Four Seasons Addition from Low Density Residential to High Density Residential. Both lots are located on Panther Way.** *Speaking in favor: Anthony Tomchesson, engineer for the project, residing at 981 FM 56, Valley Mills, Texas. Mr. Tomchesson states that this project will tie in with the previous project that was passed by P&Z and council in 2016. Russ Davis, owner of RG Plus LLC, general contractor on project and owner of property, residing at 367*

Broughton Dr, Woodway, Texas. Mr. Davis re-iterated what Mr. Tomchesson stated before him. Chairman Charlie Turner called for all of those against the project to come speak, no one came forward. Public hearing closed at 6:08 pm.

4. **Discussion and possible action: Change the Comprehensive Plan Future Land Use Map and possible zoning designations on Lot 1A, Block 1 Four Seasons Addition from Office Area to High Density Residential, and Lot 2, Block 1 Four Seasons Addition from Low Density Residential to High Density Residential. Both lots are located on Panther Way.** *Chairman Charlie Turner asked for the City's recommendation on this project. Tracy Lankford, Director of Community Development, stated that back in June of 2016, the first request by the developer was recommended to Council for approval from Planning & Zoning, council approved request. This second request is for the remaining adjacent tracts that the developer now owns. The City originally had concerns about these landlocked tracts due to traffic, water, and safety concerns. These additional lots addressed concerns those concerns. Jim Pless asked a question regarding the floodplain map that was shown, Tony Tomchesson explained that the previous floodplain map from 2016 showed that property would be in a floodplain, but newer map only shows a tiny sliver of a drive in the floodplain, and Mr. Tomchesson has no issues foreseen with this. A motion was by John Baker to recommend approval, seconded by Jim Pless. All six in favor, motion carries. Recommendation will go before City Council on February 18, 2019.*
5. **Discussion and possible action: Change the Zoning on Lot 1A, Block 1 Four Seasons Addition from R-1 Single-Family Residential to R-4 Multi-Family Residential, and Lot 2, Block 1 Four Seasons Addition from C-2 General Commercial to R-4 Multi-Family Residential. Both Lots are located on Panther Way.** *A motion was made by John Baker to recommend approval, seconded by Jonathan Dulus. All six in favor, motion carries. Recommendation will go before City Council of February 18, 2019.*
6. **Adjourn.** *A motion was made by John Baker and seconded by Jonathan Pless to adjourn the meeting at 6:14 pm. All six in favor, motion passed.*

Chairman

Date Approved

A handwritten signature in black ink, reading "Brittney Cantu". The signature is written in a cursive style with a large, stylized 'B' and a long, sweeping underline that extends to the right.

Brittney Cantu, Zoning Secretary

HEWITT TEXAS

PLANNING AND ZONING PLAT APPLICATION

Type of Plat: (circle one) Moonlight Park, Phase II

Preliminary Final Amended Administrative Re-plat

Final Plat & Re-plat w/infrastructure Platting or Re-platting w/variance request

Legal Description of Property: 106.408 Ac. Carlos Campos Survey, Abs. 32

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

Northwest Corner of the intersection of FM 1695 (S. Hewitt Dr.)
and Old Temple Highway

Number of Lots: 82 Number of Acres: 31.2 Flood Zone: X

Zoning Classification: R-1 Proposed Zoning Use: Residential

Are variances being requested? If yes, please explain.

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

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

Please provide the proposed meeting date for this application to be considered (See Meeting Schedule): March 5, 2019

The Plat application must be completed along with the following information:

1. A notarized letter from the property owner authorizing applicant to present the request, if the property owner will not be presenting the request and stating reasons for request.
2. Submit one (1) PDF file, one (1) hardcopy, one (1) CAD file of plat for review purposes – Must be in State Plane Coordinates using the Texas Central Zone NAD 83.
3. Original Tax Certificate for the McLennan Count 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 schedule).

I attest that the above information is true and correct to the best of my knowledge and I am now or will be fully prepared to present the above proposal at the Planning and Zoning Commission hearing. 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 Planning and 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 and 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 to the Planning and Zoning Commission 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: Turner Behringer Development, LLC
Telephone Number: (254) 732-5288
Mailing Address: 8416 Old McGregor Rd. Waco 76712
Email Address: cody@kunkelcustomhome.com
Signature of Property Owner: 
Date: 2/5/19

Name of Applicant/Representative: Clark & Fuller, PLLC
Telephone Number: (254) 899-0899
Mailing Address: 215 N. Main St. Temple 76501
Email Address: jfuller@clark-fuller.com
Signature of Applicant/Representative: 
Date: 2-5-19

FINAL PLAT MOONLIGHT PARK, PHASE TWO

THE STATE OF TEXAS §
COUNTY OF MCLENNAN §

THAT I, _____, BEING THE OWNER(S) OF THE PROPERTY DESCRIBED BELOW AND WISHING TO SUBDIVIDE SAME INTO LOTS AND BLOCKS, DO HEREBY ADOPT THIS PLAT ATTACHED HERETO AND TITLED FINAL PLAT OF MOONLIGHT PARK PHASE TWO TO THE CITY OF HEWITT, TEXAS AS MY (OUR) LEGAL SUBDIVISION OF SAME AND DO HEREBY DEDICATE ALL RIGHTS-OF-WAY AND EASEMENTS SHOWN HEREON TO THE USE OF THE PUBLIC. FURTHER, ANY PRIVATE IMPROVEMENTS PLACED IN SAID RIGHTS-OF-WAY AND/OR EASEMENTS SHALL BE PLACED AT NO RISK OR OBLIGATION TO THE PUBLIC AND MCLENNAN COUNTY AND THE COUNTY SHALL HAVE NO RESPONSIBILITY TO REPAIR OR REPLACE SUCH IMPROVEMENTS IF THEY ARE DAMAGED OR DESTROYED IN THE UTILIZATION OF THESE RIGHTS-OF-WAY AND/OR EASEMENTS. THE SALE OF THE LOTS SHOWN ON THIS PLAT SHALL BE MADE THEREWITH SUBJECT TO THE RESTRICTIONS AND CONDITIONS RECORDED IN THE TEXAS REAL PROPERTY RECORDS OF MCLENNAN COUNTY PERTAINING TO SAID SUBDIVISION.

CODY TURNER
TURNER BEHRINGER DEVELOPMENT LLC
8410 OLD MCCOY ROAD
WACO, TEXAS 76712

STATE OF TEXAS

COUNTY OF MCLENNAN

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ 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 CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2018.

NOTARY PUBLIC, STATE OF TEXAS



SURVEYOR'S CERTIFICATION

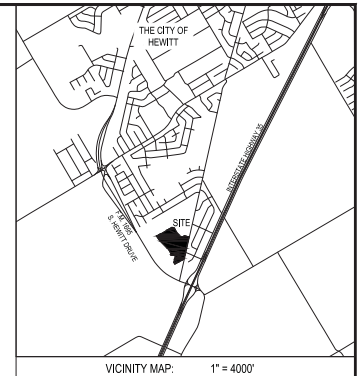
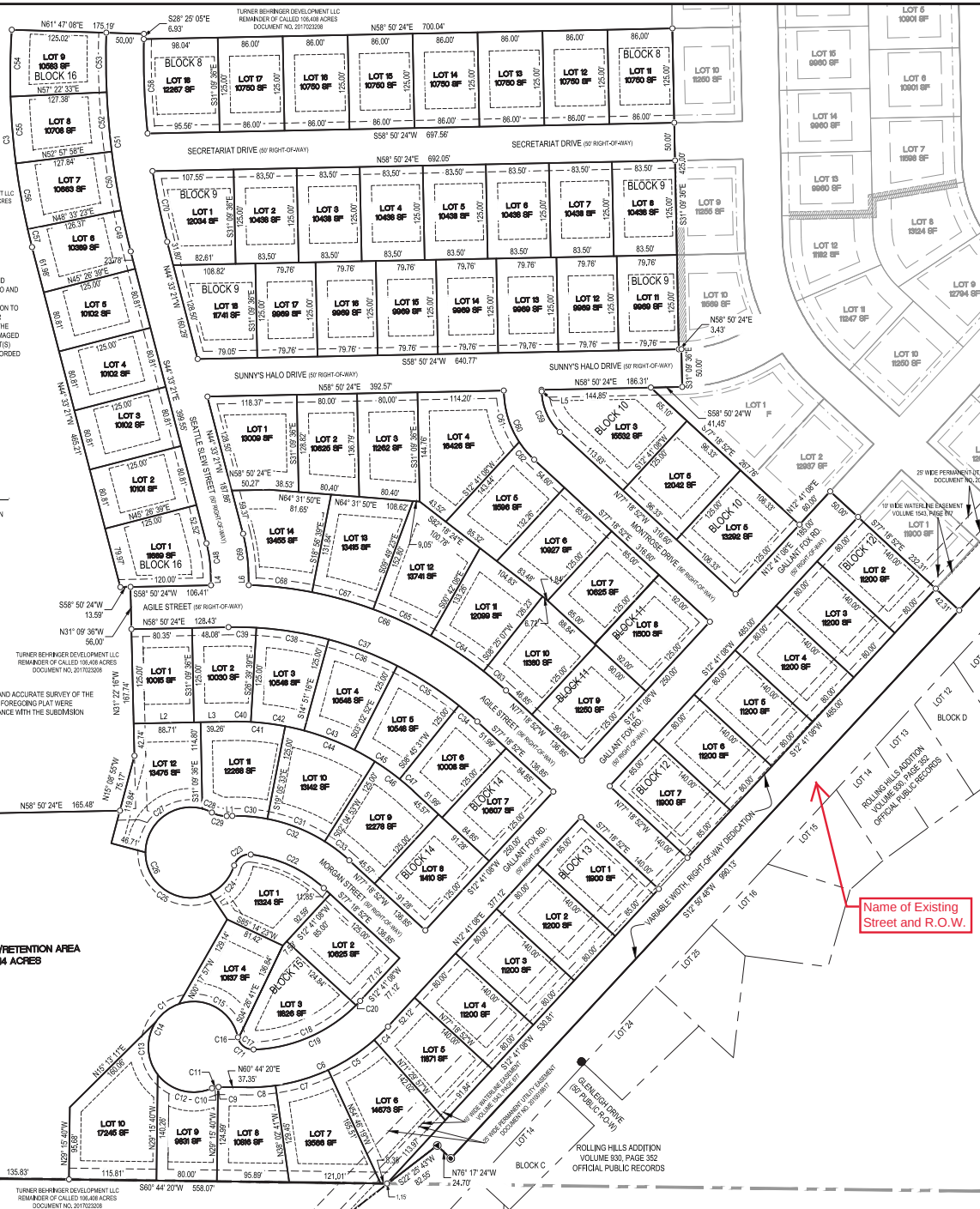
I, TRAVIS L. QUICKSALL, DO HEREBY CERTIFY THAT I MADE AN ACTUAL AND ACCURATE SURVEY OF THE PLATTED LAND AND THAT THE CORNER MONUMENTS SHOWN ON THE FOREGOING PLAT WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF HEWITT, TEXAS.

BY: TRAVIS L. QUICKSALL
RPLS 64427

FEMA FLOOD NOTE:

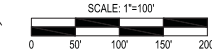
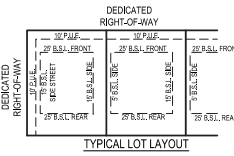
ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR MCLENNAN COUNTY, TEXAS, MAP NUMBER 48060C02, EFFECTIVE DATE: SEPTEMBER 26, 2005, THE PROPERTY LIES IN ZONE X, WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 50-YEAR FLOOD PLAIN. THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM. IT DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING. PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE, OR ALL PLANNING FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES LOCATED THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THE FLOOD HAZARD AREA IS SUBJECT TO CHANGE AS DETAILED STUDIES OCCUR AND/OR WATERBODIES OR CHANNEL CONDITIONS CHANGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

QUICKSALL'S SURVEYING DOES NOT MAKE OR WARRANT ANY FLOOD ZONE DETERMINATION.



- LEGEND
- P.O.B. POINT OF BEGINNING
 - FOUND PROPERTY CORNER
 - BLOCK AND PHASE CORNERS, 1/2" IRON ROD SET IN CONCRETE
 - D.E. DRAINAGE EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - E.E. ELECTRIC EASEMENT
 - B.S.L. BUILDING SETBACK LINE
- PROPERTY DETAILS
- 315.18 ACRES
 - 88 LOTS, 10 BLOCK
 - LOT AVERAGE: 3.707 ACRES
- BENCHMARK
- CONTROL POINT 5000
 - NORTHING: 10456150.74
 - EASTING: 3274945.801
 - ELEV: 803.73'

NOTE: ALL PROPERTY CORNERS WILL BE SET WITH A 1/2" IRON ROD PRIOR TO RECORDING THE FINAL PLAT. MONUMENTS WILL MEET THE MINIMUM STANDARDS SET FORTH BY THE CITY OF HEWITT.



CERTIFICATE OF APPROVAL BY PLANNING & ZONING COMMISSION

THE STATE OF TEXAS §
COUNTY OF MCLENNAN §
APPROVED THIS ____ DAY OF _____, 2019,
BY THE HEWITT PLANNING AND ZONING COMMISSION OF THE CITY OF HEWITT, TEXAS

CHAIRMAN _____
ZONING SECRETARY _____

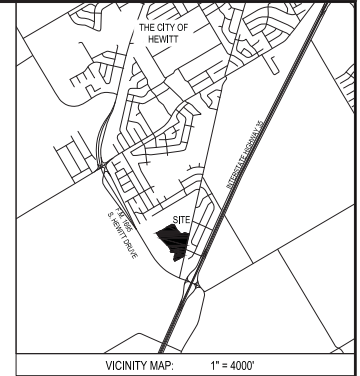
COUNTY CLERK'S FILE NUMBER

Miles Whitney Note 2/24:
Is there a second bench mark,
ordinance requires 2? I may
have just missed it.



DATE: FEBRUARY 4, 2019
JOB NO. 17-2038.2
SHEET 1 OF 2

FINAL PLAT MOON LIGHT PARK, PHASE TWO



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S88°50'24"W	7.31'
L2	N88°50'24"E	79.89'
L3	N88°50'24"E	40.89'
L4	S31°09'38"E	15.12'
L5	N31°09'38"W	2.22'
L6	N31°09'38"W	15.98'
L7	N87°48'38"W	41.02'

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING
C1	80.00'	38.67'	37°49'57"	N22°19'18"E
C2	80.00'	86.98'	83°03'42"	N47°58'22"E
C3	808.19'	260.38'	18°21'38"	N35°23'49"W
C4	250.00'	25.37'	9°48'55"	N15°35'38"E
C5	250.00'	72.98'	18°43'38"	N26°51'52"E
C6	250.00'	206.67'	48°03'12"	N26°42'44"E
C7	250.00'	72.98'	18°43'38"	N43°38'30"E
C8	250.00'	38.33'	8°47'02"	S86°23'50"W
C9	20.50'	8.84'	24°42'30"	N48°23'58"E
C10	20.50'	8.25'	22°54'10"	N47°23'58"E
C11	20.50'	8.84'	24°42'30"	N48°23'58"E
C12	80.00'	79.77'	78°19'48"	N14°07'13"E
C13	80.00'	74.60'	71°02'48"	S32°16'01"E
C14	80.00'	265.07'	281°48'10"	S32°05'04"E
C15	80.00'	101.28'	96°43'04"	N89°28'29"E
C16	20.50'	1.88'	9°32'04"	S44°58'01"E
C17	20.50'	26.44'	73°54'22"	S84°41'13"E
C18	200.00'	151.59'	43°25'01"	N26°39'03"E
C19	200.00'	189.43'	45°42'57"	S33°31'21"W
C20	200.00'	7.88'	2°15'24"	N13°48'50"E
C22	172.00'	108.00'	35°59'51"	N84°41'13"E
C23	20.50'	28.87'	80°07'56"	N26°37'18"E
C24	80.00'	50.48'	48°12'05"	S10°39'24"W
C25	80.00'	121.08'	118°37'13"	N87°25'57"W

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING
C26	80.00'	294.53'	281°15'22"	S32°48'58"E
C27	80.00'	108.80'	164°39'25"	S22°42'27"W
C28	80.00'	13.95'	12°46'25"	S81°23'29"W
C29	40.50'	25.48'	28°56'20"	S73°19'25"W
C30	222.00'	46.76'	12°54'03"	S84°52'25"W
C31	222.00'	82.04'	21°10'27"	S81°29'40"W
C32	222.00'	188.89'	43°30'45"	S80°49'48"W
C33	222.00'	41.09'	10°56'15"	N82°38'58"W
C34	472.00'	32.35'	3°55'37"	N79°18'40"W
C35	472.00'	87.26'	11°48'23"	N87°08'40"W
C36	472.00'	87.26'	11°48'23"	S81°02'58"W
C37	472.00'	381.20'	43°50'45"	N80°45'48"E
C38	472.00'	87.26'	11°48'23"	S89°14'35"W
C39	472.00'	37.96'	4°29'57"	S81°03'22"E
C40	347.00'	27.25'	4°29'57"	N81°03'22"E
C41	347.00'	73.09'	12°54'03"	N84°52'25"E
C42	347.00'	71.50'	11°48'23"	N89°14'35"E
C43	347.00'	71.50'	11°48'23"	N81°02'58"E
C44	347.00'	128.24'	21°10'27"	N81°29'40"E
C45	347.00'	71.50'	11°48'23"	S87°08'40"E
C46	347.00'	64.22'	10°56'15"	S82°38'58"E
C47	347.00'	23.78'	3°55'37"	S79°18'40"E
C48	175.00'	40.91'	13°22'45"	S37°51'29"E
C49	1025.00'	55.68'	3°06'44"	N42°59'59"W

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING
C50	1025.00'	78.89'	4°24'35"	S38°14'20"E
C51	1025.00'	262.24'	18°22'29"	S38°23'08"E
C52	1025.00'	78.89'	4°24'35"	N34°49'44"W
C53	1025.00'	78.89'	4°24'35"	S38°29'08"E
C54	900.00'	88.65'	9°38'37"	N28°52'28"W
C55	900.00'	88.73'	9°38'55"	S34°32'19"E
C56	900.00'	88.70'	9°38'48"	N40°11'06"W
C57	900.00'	24.31'	1°32'51"	N40°48'56"W
C58	975.00'	125.11'	7°21'08"	S32°17'52"E
C59	75.00'	65.42'	48°08'15"	S34°14'14"E
C60	125.00'	102.83'	47°10'40"	S33°43'32"E
C61	125.00'	72.22'	33°08'05"	N48°41'14"W
C62	125.00'	35.71'	14°54'35"	N78°18'34"W
C63	528.00'	35.32'	4°18'51"	N78°28'52"W
C64	528.00'	84.05'	9°10'15"	N86°48'37"W
C65	528.00'	84.05'	9°10'15"	S84°44'14"W
C66	528.00'	376.08'	40°48'28"	S82°18'54"W
C67	528.00'	84.05'	9°10'15"	S78°58'58"W
C68	528.00'	84.08'	9°10'42"	S88°28'07"W
C69	225.00'	52.80'	13°22'45"	N37°51'28"W
C70	975.00'	95.73'	5°13'52"	N41°44'38"W
C71	20.50'	28.42'	79°28'27"	N81°58'13"W



DATE: FEBRUARY 4, 2019
JOB NO. 17-2038.2
SHEET 2 OF 2

Miles Whitney Note 2/24:
Lot widths do not meet R-1
Zoning; 80' width minimum.

FINAL PLAT MOONLIGHT PARK, PHASE TWO

TURNER BEHINGER DEVELOPMENT LLC
REMANINDER OF CALLED 10.468 ACRES
DOCUMENT NO. 2017020208

THE STATE OF TEXAS §
COUNTY OF MCLENNAN §

THAT I, _____, BEING THE OWNER(S) OF THE PROPERTY DESCRIBED BELOW AND WISHING TO SUBDIVIDE SAME INTO LOTS AND BLOCKS, DO HEREBY ADOPT THIS PLAT ATTACHED HERETO AND TITLED FINAL PLAT OF MOONLIGHT PARK PHASE TWO TO THE CITY OF HEWITT, TEXAS AS MY (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 AND/OR EASEMENTS SHALL BE PLACED AT NO RISK OR OBLIGATION TO THE PUBLIC AND MCLENNAN COUNTY AND THE COUNTY SHALL HAVE NO RESPONSIBILITY TO REPAIR OR REPLACE SUCH IMPROVEMENTS IF THEY ARE DAMAGED OR DESTROYED IN THE UTILIZATION OF THESE RIGHTS-OF-WAY AND/OR EASEMENTS. THE SALE OF THE LOTS SHOWN ON THIS PLAT SHALL BE MADE THEREWITH SUBJECT TO THE RESTRICTIONS AND CONDITIONS RECORDED IN THE TEXAS REAL PROPERTY RECORDS OF MCLENNAN COUNTY PERTAINING TO SAID SUBDIVISION.

CODY TURNER
TURNER BEHINGER DEVELOPMENT LLC
8410 OLD MCCOY ROAD
WACO, TEXAS 76712

STATE OF TEXAS

COUNTY OF MCLENNAN

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ 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 CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2018.

NOTARY PUBLIC, STATE OF TEXAS



SURVEYOR'S CERTIFICATION

I, TRAVIS L. QUICKSALL, A LICENSED SURVEYOR, 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.

BY: TRAVIS L. QUICKSALL
RPLS 64427

DETENTION/RETENTION AREA
3.814 ACRES

FEMA FLOOD NOTE:

ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR MCLENNAN COUNTY, TEXAS, MAP NUMBER 13060C0201, EFFECTIVE DATE: SEPTEMBER 26, 2005, THIS PROPERTY IS IN ZONE X, WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 50 YEAR FLOOD PLAIN. THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM. IT DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING. PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE, OR ALL PLANNING FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES LOCATED THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THE FLOOD HAZARD AREA IS SUBJECT TO CHANGE AS DETAILED STUDIES OCCUR AND/OR WATERBODIES OR CHANNEL CONDITIONS CHANGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

QUICK INC. LAND SURVEYING DOES NOT MAKE OR WARRANT ANY FLOOD ZONE DETERMINATION.

TURNER BEHINGER DEVELOPMENT LLC
REMANINDER OF CALLED 10.468 ACRES
DOCUMENT NO. 2017020208

TURNER BEHINGER DEVELOPMENT LLC
REMANINDER OF CALLED 10.468 ACRES
DOCUMENT NO. 2017020208

SECRETARIAT DRIVE (30' RIGHT-OF-WAY)

SECRETARIAT DRIVE (30' RIGHT-OF-WAY)

SUNNY HALL DRIVE (30' RIGHT-OF-WAY)

SUNNY HALL DRIVE (30' RIGHT-OF-WAY)

AGILE STREET (30' RIGHT-OF-WAY)

AGILE STREET (30' RIGHT-OF-WAY)

TURNER BEHINGER DEVELOPMENT LLC
REMANINDER OF CALLED 10.468 ACRES
DOCUMENT NO. 2017020208

TURNER BEHINGER DEVELOPMENT LLC
REMANINDER OF CALLED 10.468 ACRES
DOCUMENT NO. 2017020208

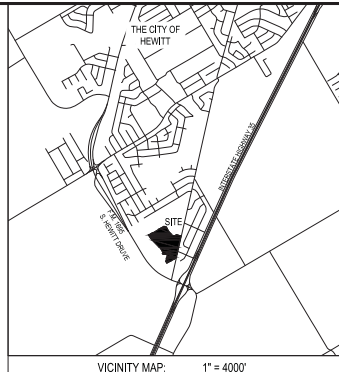
MORAN STREET (30' RIGHT-OF-WAY)

MORAN STREET (30' RIGHT-OF-WAY)

TURNER BEHINGER DEVELOPMENT LLC
REMANINDER OF CALLED 10.468 ACRES
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TURNER BEHINGER DEVELOPMENT LLC
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DOCUMENT NO. 2017020208

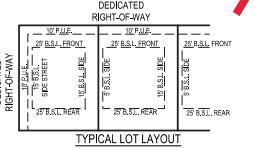
ROLLING HILLS ADDITION
VOLUME 80, PAGE 332
OFFICIAL PUBLIC RECORDS



LEGEND
P.O.B. POINT OF BEGINNING
● FOUND PROPERTY CORNER
○ BLOCK AND PHASE CORNERS
1/2" IRON ROD SET IN CONCRETE
D.E. DRAINAGE EASEMENT
P.U.E. PUBLIC UTILITY EASEMENT
E.E. ELECTRIC EASEMENT
B.S.L. BUILDING SETBACK LINE

PROPERTY DETAILS
- 31.518 ACRES
- 88 LOTS, 10 BLOCKS
- LOT AVERAGE: 3,707 ACRES
BENCHMARK
CONTROL POINT 5000
NORTHING: 10465152.74
EASTING: 3274945.801
ELEV: 803.73'

NOTE: ALL PROPERTY CORNERS WILL BE SET WITH A 1/2" IRON ROD PRIOR TO RECORDING THE FINAL PLAT. MONUMENTS WILL MEET THE MINIMUM STANDARDS SET FORTH BY THE CITY OF HEWITT.



SCALE: 1"=100'
0 50' 100' 150' 200'

CERTIFICATE OF APPROVAL BY PLANNING & ZONING COMMISSION
THE STATE OF TEXAS §
COUNTY OF MCLENNAN §
APPROVED THIS ____ DAY OF _____, 2018,
BY THE HEWITT PLANNING AND ZONING COMMISSION OF THE CITY OF HEWITT, TEXAS

CHAIRMAN _____
ZONING SECRETARY _____

COUNTY CLERK'S FILE NUMBER

Miles Whitney Note 2/24:
Is there a second bench mark,
ordinance requires 2? I may
have just missed it.

QUICK INC.
LAND SURVEYING
REMANINDER OF CALLED 10.468 ACRES
OFFICE: 2003 SHELL ROAD, SUITE 4, GEORGETOWN, TX 78626 PHONE: 512-645-4546

DATE: FEBRUARY 4, 2019
JOB NO. 17-2038.2
SHEET 1 OF 2