

HEWITT TEXAS

PLANNING AND ZONING COMMISSION

Walter H. Peterson - Chairman

Travis Bailey

Michael Lee Hix

Dustin Crawford

Paul Lasater

Bobby Drake

Vacant Seat

CITY STAFF

Bo Thomas – City Manager

Miles Whitney – City Engineer

Tracy Lankford – Community Development Director

Brittney Cantu – Zoning Secretary

Planning and Zoning meetings are held as needed on the first Tuesday of each month at 6PM in the City of Hewitt Council Chambers located at 200 Patriot Court, Hewitt, Texas 76643.



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, June 15, 2021 at 6:00PM in the City Council Chambers at Hewitt City Hall, located at 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 March 2, 2021 Planning and Zoning Commission regular meeting.
3. Discussion, consideration, action if any: The Final Plat of Moonlight Park Phase IV.
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 June 11, 2021.

Brittney Cantu, City of Hewitt 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.

HEWITT TEXAS

MINUTES OF THE PLANNING AND ZONING COMMISSION

March 2, 2021 – 6:00PM

Members Present: Chairman Walt Peterson, Travis Bailey, Bobby Drake, Paul Lasater

Members Absent: Mike Hix

Staff Present: Tracy Lankford, Community Development Director

Miles Whitney, City Engineer

Brittney Cantu, Zoning Secretary

1. **Call Planning and Zoning Commission Meeting to order.** *Chairman Walt Peterson called the meeting to order at 6:00PM.*
2. **Consider approval of minutes for the February 2, 2021 Planning and Zoning Commission regular meeting.** *A motion was made by Travis Bailey, seconded by Paul Lasater, to approve the minutes as submitted but allow for corrections. All four in favor, motion passed.*
3. **Discussion, consideration, action if any: The Final Plat of Moonlight Park Phase III.** *City Engineer Miles Whitney and Community Development Director Tracy Lankford stated the City has no objections to the final plat. A motion was made by Travis Bailey, seconded by Paul Lasater, to approve the Final Plat of Moonlight Park Phase III. All four in favor, final plat approved.*
4. **Adjourn.** *A motion was made by Travis Bailey, seconded by Paul Lasater, to adjourn meeting. All four in favor, meeting adjourned at 6:01PM.*

Chairman

Date Approved

Brittney Cantu, City of Hewitt Zoning Secretary

Job # Moonlight IV

Posting Date- 6-1-21

Cost Code 20-160

Type

HEWITT

TEXAS



PLANNING AND ZONING PLAT APPLICATION

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

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: 101 Number of Acres: 33.955 Flood Zone: X

Zoning Classification: R-1-G Proposed Zoning Use: Residential

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.: _____

Please provide the proposed meeting date for this application to be considered (See Meeting Schedule): June, 2021

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).

\$2,846.00

Check # 2

3 x 27 =

\$81.00

98 lots @

\$27.00

2,646.00

+ 200.00

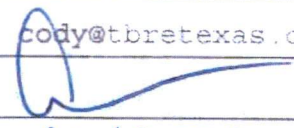
2,846.00

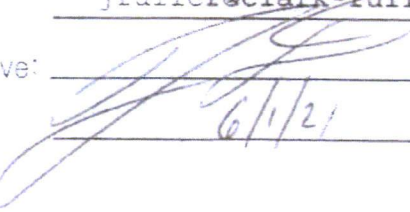
5. Application, fee, documents, etc., in completed form must be submitted to the Planning Department before or no later than 12:00 noon on the deadline date (see schedule).

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.

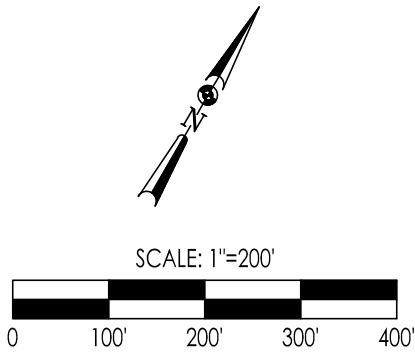
I reserve the right to withdraw this proposal. However, written withdrawals filed at any time after the giving of notice to the Planning and Zoning Commission shall constitute a denial by the Commission and City Council. I understand that the filing fee is not refundable upon withdrawal of proposal.

Name of Property Owner: Turner Behringer Development, LLC
Telephone Number: (254) 400-2572
Mailing Address: 1224 Austin Ave. Ste 330 Waco 76701
Email Address: cody@tbretexas.com
Signature of Property Owner: 
Date: 6/1/2021

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: 6/1/21

FINAL PLAT MOONLIGHT PARK, PHASE IV

BEING AN 33.955 ACRE TRACT OF LAND, LOCATED IN THE CARLOS OCAMPO SURVEY, ABSTRACT NO. 32, MCLENNAN COUNTY, TEXAS, SAID 33.955 ACRE TRACT, BEING A REMAINING PORTION OF THAT CALLED 106.408 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2017023208, OFFICIAL PUBLIC RECORDS, MCLENNAN COUNTY, TEXAS.



PROPERTY DETAILS
- 33.955 TOTAL ACRES
- 5.555 ACRES DEDICATED RIGHT-OF-WAY
- RESIDENTIAL: NINETY-EIGHT (98) LOTS, FIVE (5) BLOCKS
- COMMERCIAL: THREE (3) LOTS, THREE (3) BLOCKS
- DRAINAGE: ONE (1)
- LOT AVERAGE: 0.278 ACRES, 12128 SQFT

LEGEND
P.O.B. POINT OF BEGINNING
● FOUND PROPERTY CORNER
○ BLOCK AND PHASE CORNERS, 1/2" IRON ROD SET IN CONCRETE
⊙ 3" METAL PIPE FOUND
⊙ 3/8" IRON ROD FOUND
⊙ TXDOT TYPE 2 MONUMENT FOUND
D.E. DRAINAGE EASEMENT
P.U.E. PUBLIC UTILITY EASEMENT
B.S.L. BUILDING SETBACK LINE
S.S.E. SANITARY SEWER EASEMENT

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.

FIELD NOTES FOR A 9.240 ACRE TRACT OF LAND:

BEING A 33.955 ACRE TRACT OF LAND, LOCATED IN THE CARLOS OCAMPO SURVEY, ABSTRACT NO. 32, MCLENNAN COUNTY, TEXAS; SAID 33.955 ACRE TRACT, BEING A REMAINING PORTION OF THAT CALLED 106.408 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2017023208, OFFICIAL PUBLIC RECORDS, MCLENNAN COUNTY, TEXAS; SAID 33.955 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH A BLUE "QUICK INC RPLS 6447" PLASTIC CAP LOCATED IN THE NORTHEAST RIGHT-OF-WAY LINE OF F.M. HIGHWAY 1695, BEING THE SOUTHWEST CORNER OF THE REMAINDER OF SAID 106.408 ACRE TRACT, SAID POINT BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

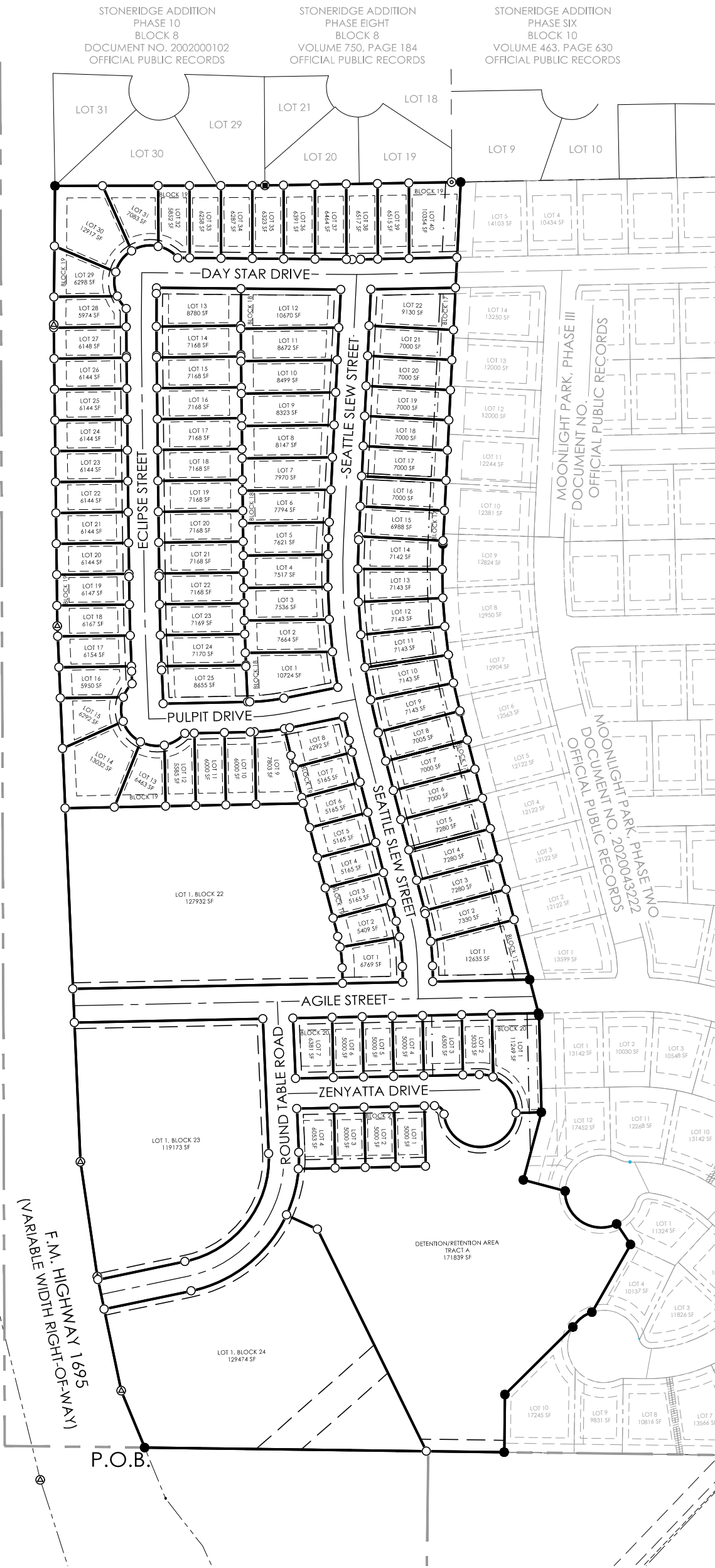
THENCE, WITH THE NORTHEAST RIGHT-OF-WAY LINE OF F.M. HIGHWAY 1695, THE SOUTHWEST LINES OF THE REMAINDER OF SAID 106.408 ACRE TRACT, THE FOLLOWING SIX (6) COURSES AND DISTANCES:

1. **N 52° 21' 23" W**, A DISTANCE OF **101.80'**, TO A TXDOT TYPE 2 CONCRETE MONUMENT LOCATED FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT OF LAND;
2. **N 41° 49' 50" W**, A DISTANCE OF **193.48'**, TO A TXDOT TYPE 2 CONCRETE MONUMENT LOCATED FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT OF LAND;
3. **N 38° 25' 49" W**, A DISTANCE OF **192.56'**, TO A TXDOT TYPE 2 CONCRETE MONUMENT LOCATED FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT OF LAND;
4. **N 32° 28' 10" W**, A DISTANCE OF **889.55'**, TO A TXDOT TYPE 2 CONCRETE MONUMENT LOCATED FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT OF LAND;
5. **N 30° 40' 09" W**, A DISTANCE OF **499.84'**, TO A TXDOT TYPE 2 CONCRETE MONUMENT LOCATED FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT OF LAND;
6. **N 29° 28' 38" W**, A DISTANCE OF **230.36'**, TO A 1/2" IRON ROD LOCATED IN THE NORTHEAST RIGHT-OF-WAY LINE OF F.M. HIGHWAY 1695, BEING THE NORTHWEST CORNER OF THE REMAINDER OF SAID 106.408 ACRE TRACT, THE SOUTHWEST CORNER OF THAT CALLED LOT 30, BLOCK 8, OF STONERIDGE ADDITION, PHASE 10, ACCORDING TO THE PLAT OF RECORD IN DOCUMENT NO. 200200102, OFFICIAL PUBLIC RECORDS, MCLENNAN COUNTY, TEXAS, SAID POINT BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;
7. **THENCE**, DEPARTING THE NORTHEAST RIGHT-OF-WAY LINE OF F.M. HIGHWAY 1695, WITH A NORTHWEST LINE OF THE REMAINDER OF SAID 106.408 ACRE TRACT, THE SOUTHEAST LINE OF BLOCK 8 OF STONERIDGE ADDITION, PHASE 10, **N 59° 54' 47" E**, A DISTANCE OF **348.52'**, TO A 5/8" IRON ROD LOCATED FOR AN ANGLE POINT OF THE REMAINDER OF SAID 106.408 ACRE TRACT, BEING THE SOUTHEAST CORNER OF THAT CALLED LOT 19, BLOCK 8, OF SAID STONERIDGE ADDITION, PHASE EIGHT, ACCORDING TO THE PLAT OF RECORD IN VOLUME 750, PAGE 184, OFFICIAL PUBLIC RECORDS, MCLENNAN COUNTY, TEXAS, SAID POINT BEING AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT OF LAND;
8. **THENCE**, WITH A NORTHWEST LINE OF THE REMAINDER OF SAID 106.408 ACRE TRACT, THE SOUTHEAST LINE OF BLOCK 8 OF STONERIDGE ADDITION, PHASE EIGHT, **N 58° 59' 34" E**, A DISTANCE OF **309.85'**, TO A 3/8" IRON ROD LOCATED FOR AN ANGLE POINT OF THE REMAINDER OF SAID 106.408 ACRE TRACT, BEING THE SOUTHEAST CORNER OF THAT CALLED LOT 19, BLOCK 8, OF SAID STONERIDGE ADDITION, PHASE EIGHT, THE SOUTHWEST CORNER OF THAT CALLED LOT 9, BLOCK 10, OF STONERIDGE ADDITION, PHASE SIX, ACCORDING TO THE PLAT OF RECORD IN VOLUME 463, PAGE 630, OFFICIAL PUBLIC RECORDS, MCLENNAN COUNTY, TEXAS, SAID POINT BEING AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT OF LAND;
9. **THENCE**, WITH A NORTHWEST LINE OF THE REMAINDER OF SAID 106.408 ACRE TRACT, THE SOUTHEAST LINE OF SAID LOT 9, BLOCK 10, **N 58° 54' 23" E**, A DISTANCE OF **14.82'**, TO A POINT IN A NORTHWEST LINE OF THE REMAINDER OF SAID 106.408 ACRE TRACT, THE SOUTHEAST LINE OF SAID LOT 9, BLOCK 10, SAID POINT BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;
10. **THENCE**, ACROSS THE REMAINDER OF SAID 106.408 ACRE TRACT, **S 27° 10' 45" E**, A DISTANCE OF **601.15'**, TO A 1/2" IRON ROD WITH A BLUE "QUICK INC RPLS 6447" PLASTIC CAP LOCATED IN A NORTHEAST LINE OF THE REMAINDER OF SAID 106.408 ACRE TRACT, BEING THE BEGINNING OF A CURVE OF BLOCK 16 OF MOONLIGHT PARK, PHASE TWO, ACCORDING TO THE PLAT OF RECORD IN DOCUMENT NO. 2020043222, OFFICIAL PUBLIC RECORDS, MCLENNAN COUNTY, TEXAS, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, WITH THE EXTERIOR BOUNDARY LINES OF SAID MOONLIGHT PARK, PHASE TWO, THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES:

11. WITH SAID CURVE TO THE LEFT CONTAINING A RADIUS OF 925.00', A CENTRAL ANGLE OF 017°22'36", A CHORD WHICH BEARS S 35° 52' 03" E, A CHORD DISTANCE OF 279.46', A TOTAL CURVE LENGTH OF 280.53', TO A 1/2" IRON ROD WITH A BLUE "QUICK INC RPLS 6447" PLASTIC CAP LOCATED FOR A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT OF LAND;
12. **S 44° 33' 21" E**, A DISTANCE OF **520.99'**, TO A 1/2" IRON ROD WITH A BLUE "QUICK INC RPLS 6447" PLASTIC CAP LOCATED FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT OF LAND;
13. **S 31° 22' 16" E**, A DISTANCE OF **160.22'**, TO A 1/2" IRON ROD WITH A BLUE "QUICK INC RPLS 6447" PLASTIC CAP LOCATED FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT OF LAND;
14. **S 15° 08' 55" E**, A DISTANCE OF **116.27'**, TO A 1/2" IRON ROD WITH A BLUE "QUICK INC RPLS 6447" PLASTIC CAP LOCATED FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;
15. **N 74° 51' 05" E**, A DISTANCE OF **71.71'**, TO A 1/2" IRON ROD WITH A BLUE "QUICK INC RPLS 6447" PLASTIC CAP LOCATED FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT OF LAND AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;
16. WITH SAID CURVE TO THE LEFT CONTAINING A RADIUS OF 40.00', A CENTRAL ANGLE OF 115°37'13", A CHORD WHICH BEARS S 87° 25' 57" E, A CHORD DISTANCE OF 101.55', A TOTAL CURVE LENGTH OF 121.08', TO A 1/2" IRON ROD WITH A BLUE "QUICK INC RPLS 6447" PLASTIC CAP LOCATED FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT OF LAND;
17. **S 63° 48' 38" E**, A DISTANCE OF **41.02'**, TO A 1/2" IRON ROD WITH A BLUE "QUICK INC RPLS 6447" PLASTIC CAP LOCATED FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT OF LAND;
18. **S 00° 17' 57" E**, A DISTANCE OF **129.14'**, TO A 1/2" IRON ROD WITH A BLUE "QUICK INC RPLS 6447" PLASTIC CAP LOCATED FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT OF LAND AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;
19. WITH SAID CURVE TO THE LEFT CONTAINING A RADIUS OF 60.00', A CENTRAL ANGLE OF 037°50'58", A CHORD WHICH BEARS S 22° 09' 46" W, A CHORD DISTANCE OF 38.92', A TOTAL CURVE LENGTH OF 39.64', TO A 1/2" IRON ROD WITH A BLUE "QUICK INC RPLS 6447" PLASTIC CAP LOCATED FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT OF LAND;
20. **S 15° 13' 11" W**, A DISTANCE OF **160.04'**, TO A 1/2" IRON ROD WITH A BLUE "QUICK INC RPLS 6447" PLASTIC CAP LOCATED FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT OF LAND;
21. **S 29° 15' 40" E**, A DISTANCE OF **95.68'**, TO A 1/2" IRON ROD LOCATED FOR AN EXTERIOR CORNER OF THE REMAINDER OF SAID 106.408 ACRE TRACT, BEING THE SOUTHERNMOST CORNER OF THAT CALLED LOT 10, BLOCK 13, OF SAID MOONLIGHT PARK, PHASE TWO, SAID POINT BEING AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;
22. **THENCE**, WITH A SOUTHEAST LINE OF THE REMAINDER OF SAID 106.408 ACRE TRACT, **S 60° 44' 20" W**, A DISTANCE OF **596.63'**, TO THE POINT OF BEGINNING CONTAINING 33.955 ACRES OF LAND.

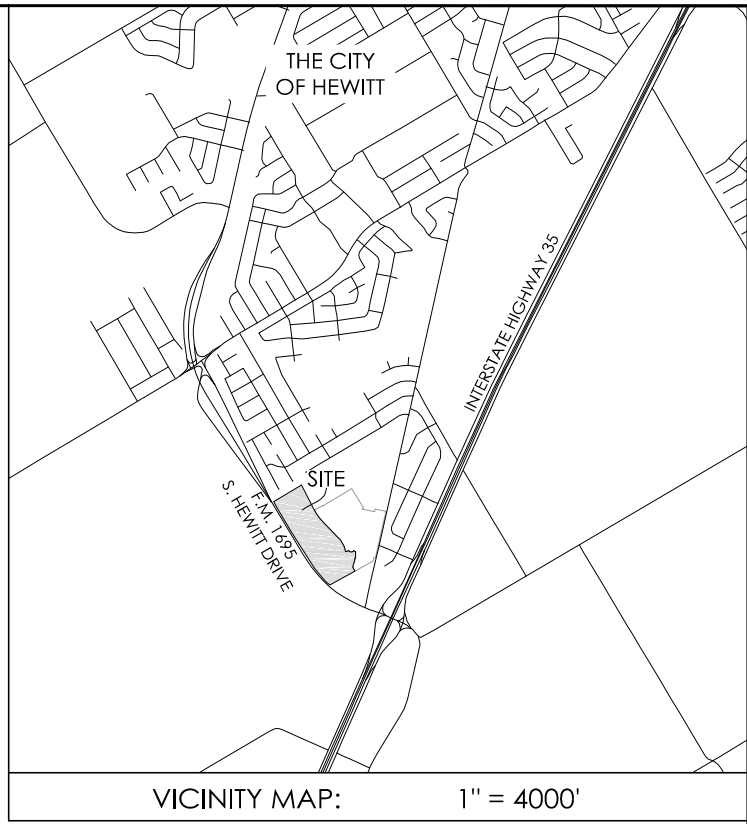
NOTE: THE BASIS OF BEARING WAS ESTABLISHED USING THE TRIMBLE VRS NETWORK, NAD (83), TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, 4203, US SURVEY FOOT, GRID. A SURVEY PLAT WAS PREPARED BY A SEPARATE DOCUMENT.



FEMA FLOOD NOTE:

ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR MCLENNAN COUNTY, TEXAS, MAP NUMBER 48309C0540D, EFFECTIVE DATE DECEMBER 20, 2019, THIS PROPERTY LIES IN ZONE "X", WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 100 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 PLANIMETRIC 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 WATERSHED 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



THE STATE OF TEXAS §

COUNTY OF MCLENNAN §

THAT I, _____, BEING THE OWNER(S) OF THE PROPERTY DESCRIBED BELOW AND WISHING TO SUBDIVIDE SAME INTO LOT(S) AND BLOCK(S), DO HEREBY ADOPT THIS PLAT ATTACHED HERETO AND TITLED "FINAL PLAT MOONLIGHT PARK, PHASE IV" TO THE CITY OF HEWITT, TEXAS AS MY (OUR) LEGAL SUBDIVISION OF SAME AND DO HEREBY DEDICATE ALL RIGHTS-OF-WAY AND/OR 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 LOT(S) 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
1224 AUSTIN AVENUE, SUITE 330
WACO, TEXAS 76701

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 THE ____ DAY OF _____, 20____.

NOTARY PUBLIC, STATE OF TEXAS

SURVEYOR'S CERTIFICATION

I, TRAVIS 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 #6447

CERTIFICATE OF APPROVAL BY PLANNING & ZONING COMMISSION

THE 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

COUNTY CLERK'S FILE NUMBER

Quick Inc.
Land Surveying, Land Planning, Consulting.
Firm: 10194104 512-915-4950
1430 N. Robertson Road, Salado, Texas 76571

DATE: APRIL 22, 2021

JOB NO. 17-2038.4

SHEET 1 OF 5

JUNE 2, 2021

TO: TRACY LANKFORD
COMMUNITY DEVELOPMENT
CITY OF HEWITT
VIA: EMAIL

RE: CITY OF HEWITT, TEXAS
RE-REVIEW OF FINAL PLAT FOR MOONLIGHT PARK PHASE IV; RECEIVED: DATE 6-2-21; REVIEW: DATE 6-2-21

TRACY,

I HAVE REVIEWED THE FINAL PLAT FOR THE ABOVE-MENTIONED SUBDIVISION AND FIND THAT ALL COMMENTS THAT WERE MADE IN OUR LAST REVIEW HAVE BEEN ADDRESSED.

I FIND THAT THE ABOVE-MENTIONED FINAL PLAT, FOR MOONLIGHT PARK PHASE IV, WILL MEET THE MINIMUM REQUIREMENTS AS SET FORTH BY THE CITY'S ORDINANCES. AS A POINT OF CLARIFICATION LOT 1 BLOCK 22, LOT 1 BLOCK 23, AND LOT 1 BLOCK 24 ARE GOING TO BE REQUESTED AT A FUTURE DATE TO BE REZONED TO COMMERCIAL, BUT AT THIS POINT ARE TO REMAIN R-1.

NOTE:

- PROVIDE THE .DWGS FILES FOR THE FINAL PLAT.
- DEVELOPMENT TO PROVIDE SIGNED AND SEALED PLATS FOR THE P&Z BOARDS USE.

SINCERELY,



MILES W. WHITNEY, P.E.