

FINAL PLAT OF WESTLAKE SUBDIVISION

THE STATE OF TEXAS
 COUNTY OF MCLENNAN
 BEING THE OWNERS OF THE PROPERTY DESCRIBED BELOW AND WISHING TO SUBDIVIDE SAID INTO LOTS AND BLOCKS, DO HEREBY ADOPT THIS PLAT ATTACHED HERETO AND THE FINAL PLAT OF WESTLAKE SUBDIVISION TO MCLENNAN COUNTY, TEXAS AS MY (OUR) LEGAL SUBDIVISION OF SAID AND DO HEREBY DEMONSTRATE 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 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.
 DML PARTNERS LLC
 712 E. PANTHER WAY ROAD
 HEWITT, TX 76643

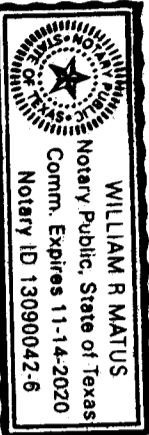
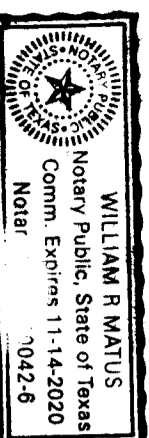
STATE OF TEXAS

COUNTY OF MCLENNAN

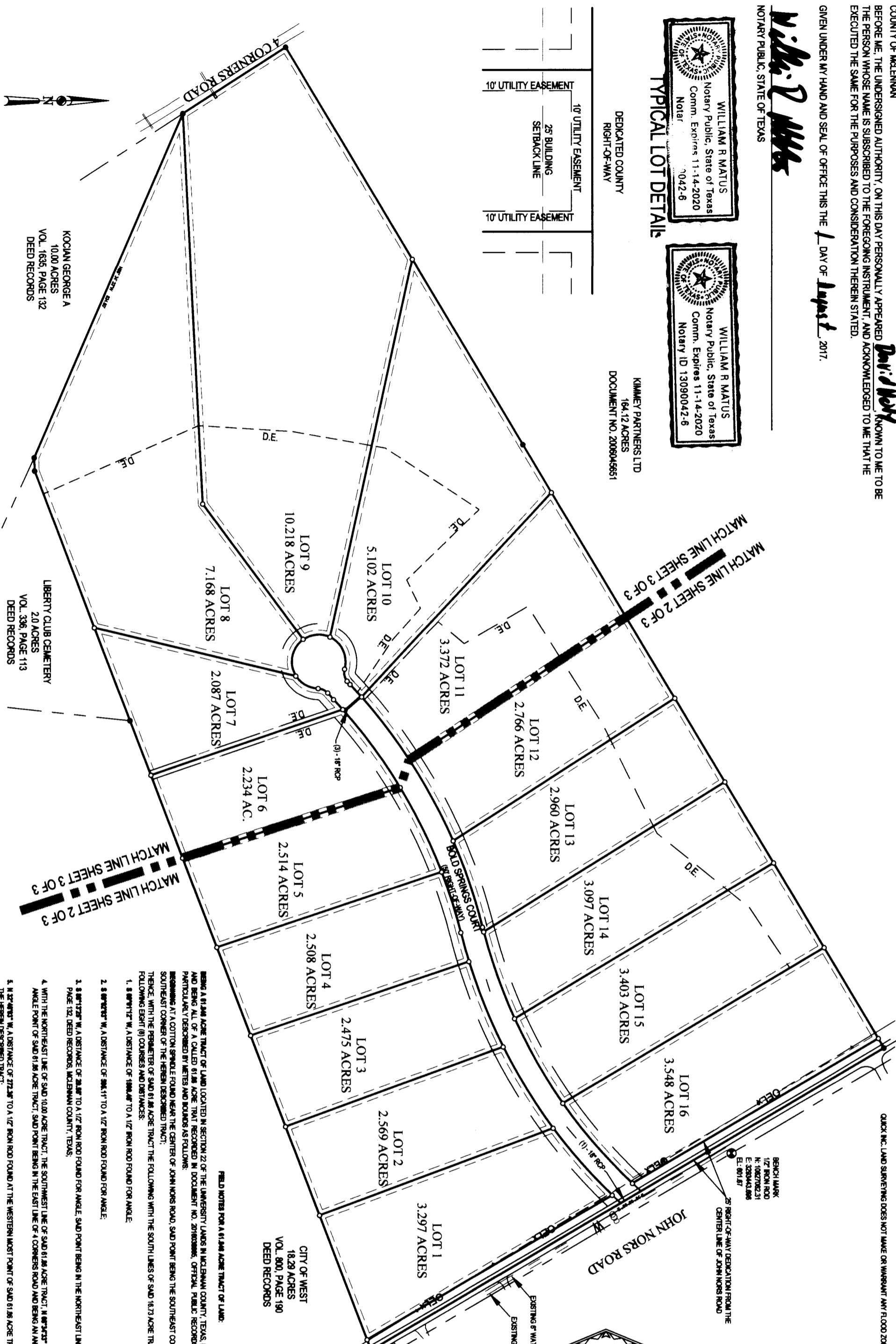
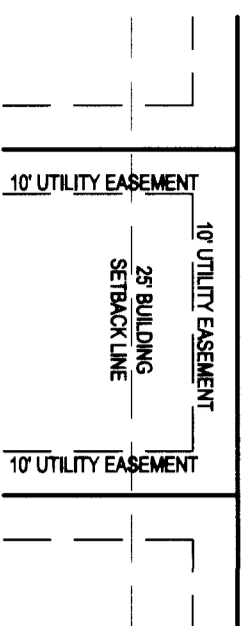
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **David West** KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 1 DAY OF August, 2017.

NOTARY PUBLIC, STATE OF TEXAS



KIMMEY PARTNERS LTD
 164.12 ACRES
 DOCUMENT NO. 2006046651



OWNER
 DML PARTNERS LLC
 DAVID HOLLY
 712 E. PANTHER WAY ROAD
 HEWITT, TX 76643

- 61.848 ACRES
- 16 LOTS, 1 BLOCK
- LOT AVERAGE: 3.907 ACRES
- LOT MINIMUM: 2.087 ACRES
- LOT MAXIMUM: 10.218 ACRES
- WATER PROVIDED BY THE ROAD SPRINGS WATER SUPPLY CORPORATION.
- ELECTRIC SERVICE PROVIDED BY HILLCO
- LOCATED WITH THE CITY OF WEST.

PLAT NOTE:
 1. ALL SITE SERVICE SYSTEMS ARE TO COMPLY WITH THE REQUIREMENTS OF THE COUNTY'S RULES FOR ON-SITE SEWAGE FACILITIES AND STRUCTURE OF THE DISPERSED TREATMENT PLANT.

- LEGEND
- POINT OF BEGINNING
 - FOUND PROPERTY CORNER
 - EASEMENT LIMIT
 - SET 1/2" IRON ROD WITH A BLUE CHOCK INC. PINS BATT PLASTIC CAP
 - DE DRAINAGE EASEMENT
 - UE UTILITY EASEMENT
 - B.S.L. BUILDING SETBACK LINE

FEMA FLOOD NOTE:
 ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR MCLENNAN COUNTY, TEXAS, THE FLOOD HAZARD AREA IS SHOWN ON THE PLAT. THE FLOOD HAZARD AREA IS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM. FLOOD INSURANCE RATES VARY BY AREA SUBJECT TO FLOODING. PARTICULARLY, FLOODING OF THE FLOOD HAZARD AREA IS LIKELY TO OCCUR. 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.



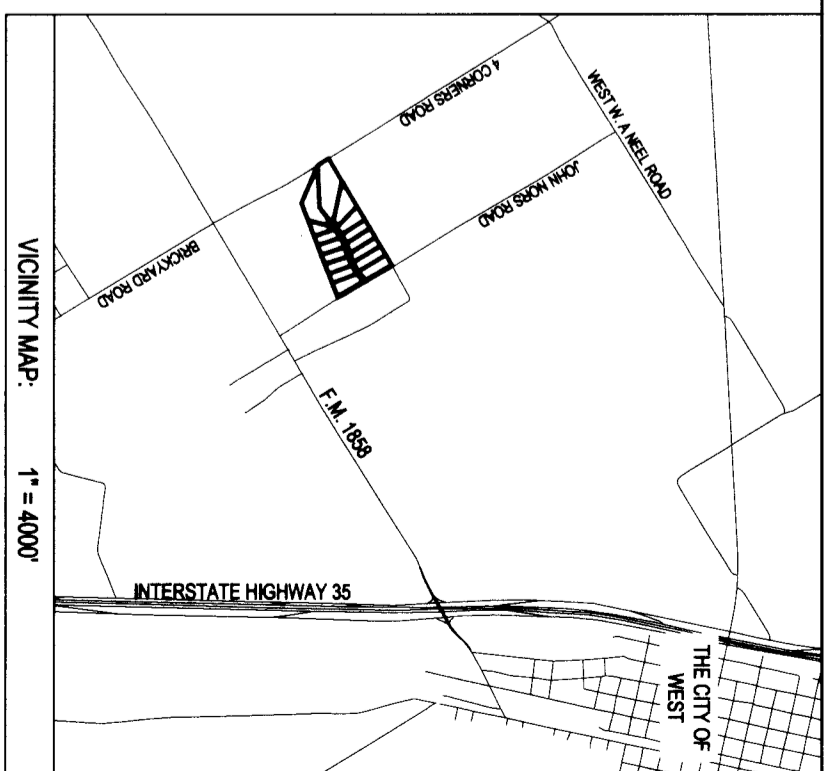
SURVEYOR'S CERTIFICATION:
 I DO HEREBY CERTIFY THAT I MADE AN ACTUAL AND ACCURATE SURVEY OF THE PROPERTY ON THE GROUND BY ME OR UNDER MY SUPERVISION DURING THE MONTH OF AUGUST, 2017, AND THAT ALL MEASUREMENTS AND CORRECTIONS SHOWN IN THIS PLAT ARE CORRECTLY SHOWN.
 NAME OF SURVEYING COMPANY OR SURVEYOR
 TRAVIS L. QUICKSALL
 P.R.S. #4417

BY: *Scott Felton*
 SCOTT FELTON
 MCLENNAN COUNTY JUDGE

ON-SITE SEWAGE FACILITIES CERTIFICATION:
 THE FOLLOWING STATEMENT CERTIFIES THAT A PLANNING MATERIALS REPORT PREPARED BY ELLY HANSEN, P.E. ON 7/20/17 HAS BEEN SUBMITTED AND ACCEPTED FOR THIS SUBDIVISION PLAT. INDIVIDUAL ON-SITE SEWAGE FACILITY DESIGNS MUST BE SUBMITTED FOR APPROVAL FOR EACH LOT AND BUILT TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) REGULATIONS PRIOR TO OCCUPATION OF THE RESIDENCE. THIS SUBDIVISION PLAT APPROVED AND ACCEPTED ON THIS 3 DAY OF AUGUST, 2017.

BY: *David Little*
 DAVID LITTLE
 ENVIRONMENTAL HEALTH MANAGER
 WACO/MCLENNAN COUNTY PUBLIC HEALTH DISTRICT

- BEING A 61.848 ACRE TRACT OF LAND LOCATED IN SECTION 22 OF THE UNIVERSITY LANDS IN MCLENNAN COUNTY, TEXAS, BEING THE NORTH PART OF QUARTER SECTION NUMBERS 2 AND 3, TOWNSHIP 12N, RANGE 12E, COUNTY OF MCLENNAN COUNTY, TEXAS. SAID 61.848 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEING THE CENTER OF JOHN NOBS ROAD, SAID POINT BEING THE SOUTHWEST CORNER OF SAID 61.848 ACRE TRACT AND BEING THE SOUTHWEST CORNER OF THE HERSEN DESCRIBED TRACT.
1. A 1/2" IRON ROD FOUND TO A 1/2" IRON ROD FOUND FOR ANGLE.
 2. A 1/2" IRON ROD FOUND FOR ANGLE.
 3. A 1/2" IRON ROD FOUND FOR ANGLE. SAID POINT BEING IN THE NORTHEAST LINE OF A 10.00 ACRE TRACT RECORDED IN VOLUME 1635, PAGE 132, DEED RECORDS, MCLENNAN COUNTY, TEXAS.
 4. WITH THE NORTHEAST LINE OF SAID 10.00 ACRE TRACT, THE SOUTHWEST LINE OF SAID 61.848 ACRE TRACT, A DISTANCE OF 164.12' TO A 1/2" IRON ROD LOCATED IN AN ANGLE POINT OF SAID 61.848 ACRE TRACT BEING IN THE EAST LINE OF 1-CORPERS ROAD AND BEING AN ANGLE POINT OF THE HERSEN DESCRIBED TRACT.
 5. A 1/2" IRON ROD FOUND TO A 1/2" IRON ROD FOUND AT THE WESTERN MOST POINT OF SAID 61.848 ACRE TRACT, SAID POINT BEING THE WESTERN MOST CORNER OF THE HERSEN DESCRIBED TRACT.
 6. A 1/2" IRON ROD FOUND TO A 1/2" IRON ROD FOUND AT AN ANGLE POINT OF SAID 61.848 ACRE TRACT, SAID POINT BEING AN ANGLE POINT OF THE HERSEN DESCRIBED TRACT.
 7. A 1/2" IRON ROD FOUND TO A 1/2" IRON ROD FOUND NEAR THE CENTER OF JOHN NOBS ROAD, SAID POINT BEING THE NORTHEAST CORNER OF SAID 61.848 ACRE TRACT, AND BEING THE NORTHEAST CORNER OF THE HERSEN DESCRIBED TRACT.
 8. WITH THE CENTER OF JOHN NOBS ROAD, A 1/2" IRON ROD FOUND TO THE POINT OF BEGINNING CONTAINING STATION 164.12 ACRES OF LAND.



COUNTY CLERK'S FILE NUMBER

2017026878 PLAT Total Pages: 3

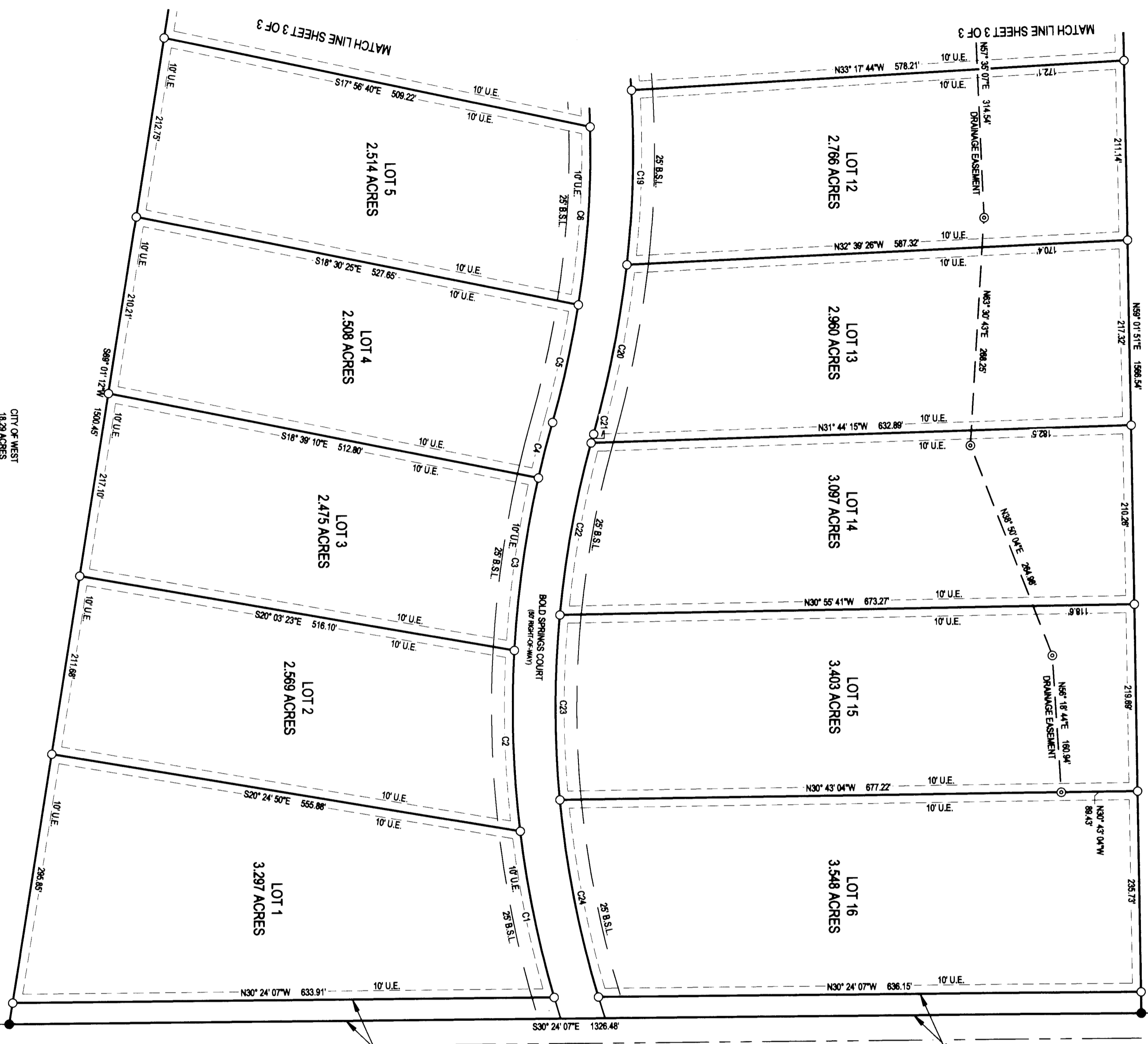
DUICK INC. LAND SURVEYING

DATE: JULY 24, 2017

JOB NO. 17-2090

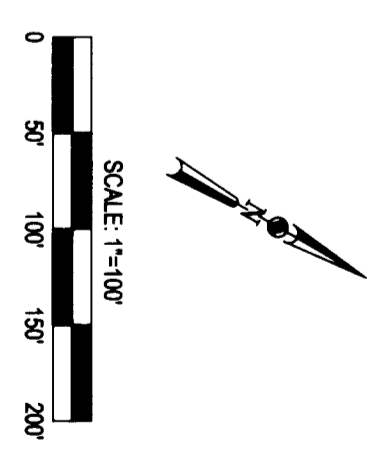
SHEET 1 OF 3

KIMMEY PARTNERS, LTD
184.12 ACRES
DOCUMENT NO. 200845851



CITY OF WEST
18.29 ACRES
VOL. 900, PAGE 190
DEED RECORDS

JOHN NORRS ROAD



- LEGEND**
- FOUND PROPERTY CORNER
 - LIMITS OF DRAINAGE EASEMENT
 - SET 1/2" FROM ROD WITH A BLUE "QUICK INC BPL'S 5447" PLASTIC CAP
 - D.E. DRAINAGE EASEMENT
 - U.E. UTILITY EASEMENT
 - B.S.L. BUILDING SETBACK LINE

LINE TABLE

LINE	BEARING	DISTANCE
L1	N44° 00' 30"E	70.25
L2	S48° 28' 51"E	82.12
L3	S89° 47' 20"E	82.73
L4	S88° 00' 00"E	78.30
L5	N44° 31' 11"W	228.62
L6	N48° 39' 35"E	78.04

CURVE TABLE

CHORD	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	1226.00	198.33	9° 12' 23"	S44° 35' 11"W	198.11
C2	1226.00	212.88	9° 57' 28"	S48° 13' 35"W	212.82
C3	1226.00	204.87	8° 34' 50"	S47° 39' 46"W	204.82
C4	1226.00	61.19	3° 08' 33"	S14° 21' 39"W	61.18
C5	1174.82	141.72	6° 54' 40"	S72° 28' 31"W	141.82
C6	1174.82	208.88	10° 13' 27"	S63° 34' 28"W	208.38
C7	1174.82	218.88	10° 51' 15"	S53° 31' 46"W	218.88
C8	1174.82	28.82	1° 27' 33"	S47° 32' 01"W	28.82
C9	326.00	20.02	3° 31' 40"	S44° 34' 06"W	20.02
C10	26.00	24.19	49° 23' 35"	S25° 31' 15"W	22.41
C11	60.00	58.21	59° 32' 19"	S27° 10' 38"W	56.83
C12	60.00	91.74	87° 38' 17"	N17° 45' 03"W	83.06
C13	60.00	62.83	60° 00' 00"	N44° 36' 39"W	60.00
C14	60.00	68.42	61° 34' 07"	N47° 50' 07"E	78.39
C15	26.00	26.22	67° 45' 42"	N17° 44' 21"E	27.02
C16	275.00	9.86	2° 03' 14"	N47° 49' 33"E	9.86
C17	1226.00	38.18	1° 47' 08"	N47° 41' 51"E	38.18
C18	1226.00	178.27	8° 14' 01"	N62° 42' 41"E	178.08
C19	1226.00	206.43	8° 36' 30"	N47° 38' 11"E	206.19
C20	1226.00	202.88	8° 29' 07"	N17° 11' 09"E	202.82
C21	1175.00	10.88	0° 31' 46"	N13° 38' 44"E	10.88
C22	1175.00	206.57	10° 01' 07"	N10° 22' 14"E	206.51
C23	1175.00	217.52	10° 38' 30"	N46° 04' 19"E	217.24
C24	1175.00	228.41	11° 51' 49"	N44° 00' 14"E	228.01
C25	60.00	298.20	28° 42' 44"	N32° 14' 10"W	277.46

QUICK INC.
LAND SURVEYING

DATE: JULY 24, 2017
JOB NO. 17-2060
SHEET 2 OF 3

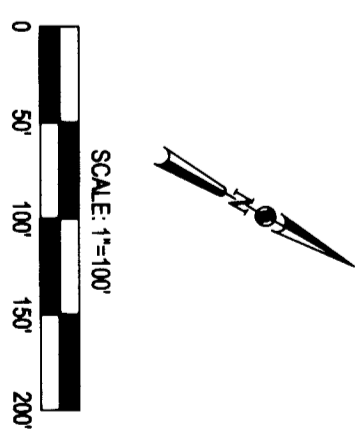
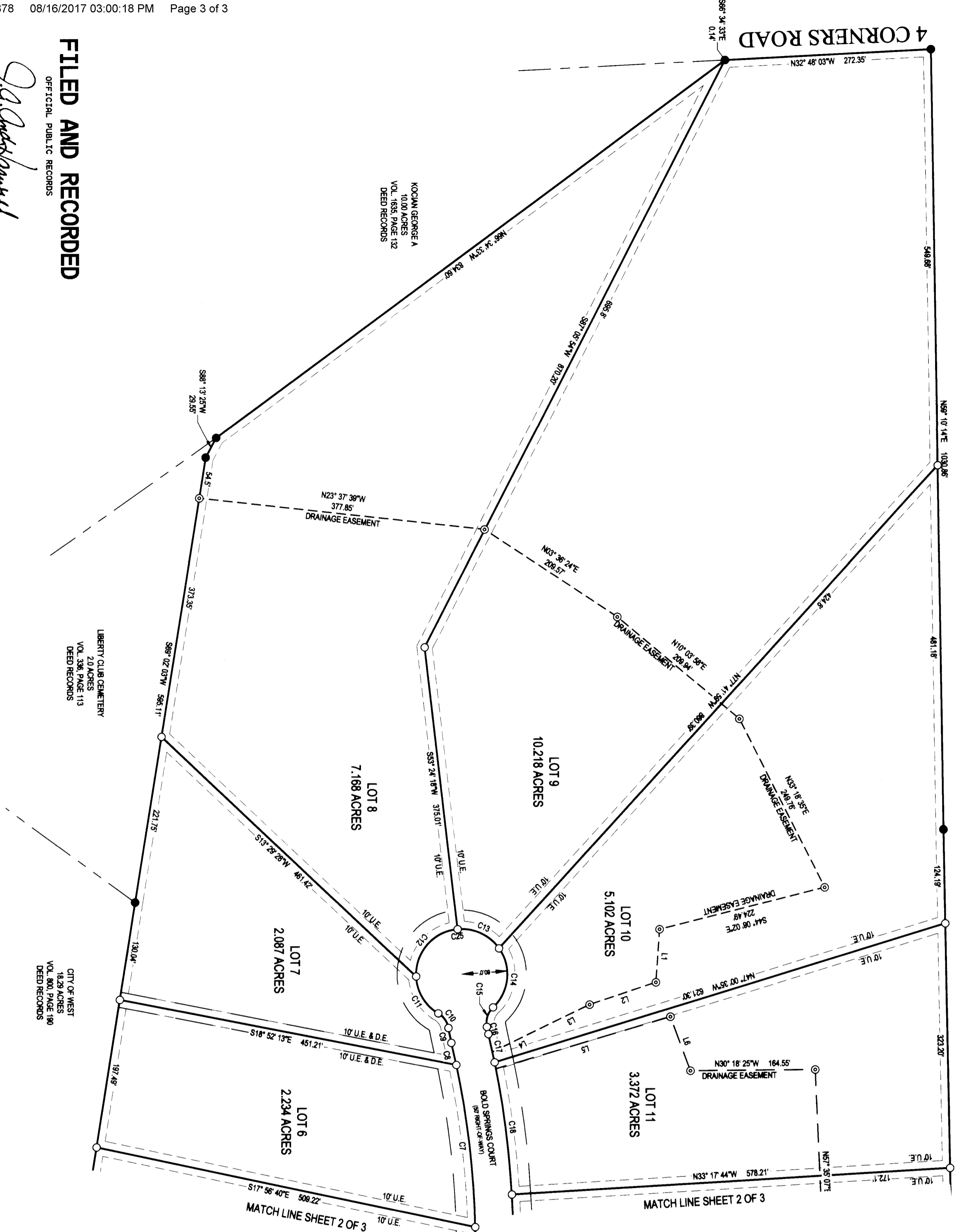
QUICK INC. IS AN EQUAL OPPORTUNITY AND AFFIRMATIVE ACTION EMPLOYER. WE DO NOT DISCRIMINATE ON THE BASIS OF RACE, GENDER, RELIGION, NATIONAL ORIGIN, ANCESTRY, COLOR, SEX, OR AGE. WE ARE AN EQUAL OPPORTUNITY AND AFFIRMATIVE ACTION EMPLOYER. WE DO NOT DISCRIMINATE ON THE BASIS OF RACE, GENDER, RELIGION, NATIONAL ORIGIN, ANCESTRY, COLOR, SEX, OR AGE.

KIMMEY PARTNERS LTD
164.12 ACRES
DOCUMENT NO. 2008046651

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

J. R. "Andy" Harwell

J. R. "Andy" Harwell, County Clerk
08/16/2017, 03:00 PM
2017026878 PLAT
McLennan County, Texas



- LEGEND**
- FOUND PROPERTY CORNER
 - CALCULATED POINT FOR EASEMENT
 - SET 1/2" IRON ROD WITH A BLUE CAP
 - QUICK INC P.R.S. 6447" PLASTIC CAP
 - - - DRAINAGE EASEMENT
 - - - UTILITY EASEMENT
 - - - BUILDING SETBACK LINE

LINE TABLE

LINE	BEARING	DISTANCE
L1	S44° 08' 02"E	70.25'
L2	S44° 08' 02"E	82.12'
L3	S44° 08' 02"E	82.12'
L4	S44° 08' 02"E	78.30'
L5	N47° 31' 31"W	288.45'
L6	N47° 31' 31"W	78.04'

CURVE TABLE

CURVE	PIRADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	1225.00'	198.33'	87° 02' 37"	S48° 38' 11"W	198.31'
C2	1225.00'	212.86'	87° 57' 26"	S58° 13' 33"W	212.82'
C3	1225.00'	204.87'	87° 34' 52"	S67° 08' 48"W	204.83'
C4	1225.00'	61.19'	3° 08' 53"	S14° 21' 30"W	61.18'
C5	1114.82'	141.17'	8° 54' 47"	S72° 28' 31"W	141.83'
C6	1114.82'	208.86'	10° 13' 27"	S65° 54' 28"W	208.38'
C8	1114.82'	208.82'	1° 27' 53"	S47° 32' 01"W	208.82'
C9	325.00'	20.02'	3° 31' 46"	S48° 34' 08"W	20.02'
C10	26.00'	24.15'	48° 25' 52"	S25° 31' 15"W	23.41'
C11	60.00'	92.31'	58° 32' 16"	S38° 10' 38"W	86.83'
C12	60.00'	81.34'	87° 36' 17"	N18° 42' 02"W	81.86'
C13	60.00'	62.83'	60° 00' 00"	N44° 38' 55"W	60.00'
C14	60.00'	65.42'	81° 34' 07"	N65° 20' 08"E	78.39'
C15	26.00'	26.23'	50° 16' 42"	N77° 44' 21"E	27.05'
C16	215.00'	5.86'	2° 03' 14"	N47° 48' 53"E	5.86'
C17	1225.00'	38.18'	1° 47' 06"	N47° 41' 51"E	38.18'
C18	1225.00'	178.21'	8° 14' 31"	N62° 42' 41"E	178.08'
C19	1225.00'	205.43'	8° 39' 30"	N47° 38' 11"E	205.19'
C20	1225.00'	202.86'	8° 39' 30"	N71° 11' 08"E	202.85'
C21	1115.00'	10.86'	0° 31' 46"	N75° 38' 54"E	10.86'
C22	1115.00'	205.57'	10° 17' 27"	N10° 22' 18"E	205.31'
C23	1115.00'	217.85'	10° 38' 30"	N40° 04' 19"E	217.24'
C24	1115.00'	288.41'	11° 31' 02"	N48° 09' 44"E	288.01'
C25	60.00'	296.20'	288° 42' 44"	N48° 14' 10"W	72.46'

QUICK INC.
LAND SURVEYING

DATE: JULY 24, 2017
JOB NO. 17-2060
SHEET 3 OF 3

PREPARED BY: JAMES L. GIBSON, LICENSED SURVEYOR, LICENSE NO. 12345
CHECKED BY: JAMES L. GIBSON, LICENSED SURVEYOR, LICENSE NO. 12345
DRAWN BY: JAMES L. GIBSON, LICENSED SURVEYOR, LICENSE NO. 12345