

FINAL PLAT
GRADY CALVERY ESTATES
 to the City of West, McLennan County, Texas
 being 16.795 acres of land in the T.H. Franklin Survey, Abstract No. 1152 in
 McLennan County, Texas

COUNTY CLERK'S FILE NUMBER

STATE OF TEXAS
 COUNTY OF McLENNAN

Field notes for 16.795 Acres of land in the T.H. Franklin Survey, Abstract No. 1152 in McLennan County, Texas and being that 16.795 acres described in a deed to TEXCORP DEVELOPMENT, LLC by deed of record as Instrument 2021007405 in the Official Public Records of McLennan County, Texas, said 16.795 acres described as follows with bearings based on the Texas State Plane Coordinate System, Central Zone, NAD 83.

Beginning at a 1/2 inch iron rod found on the west line of Grady Calvery Drive in the north line of the said Franklin Survey at the northeast corner of the above referenced 24.084 acres for the northeast corner of the herein described parcel of land.

Thence S 30degrees 53minutes 45seconds E 809.21 feet, along the west line of the said road and east line of the 24.084 acres to a 1/2 inch iron rod found in concrete at the northeast corner of Lot 1, Block B of the Highland Meadows Addition, Part 1 to the City of West, McLennan County, Texas according to the plat of record in Volume 1656, Page 797 of the said McLennan County Deed Records.

Thence along the north line the said Highland Meadows Addition and through the said 24.084 acres the following five (5) courses and distances:

- 1) S 51degrees 44minutes 17seconds W 293.45 feet, to a 1/2 inch iron rod capped M&A found at the northwest corner of Lot 3, Block B of the said addition.
- 2) 37.93 feet along a curve to the left having a Radius of 95.11 feet and Chord Bearing S 19degrees 27minutes 05seconds E 37.68 feet to a 1/2 inch iron rod found in concrete at the end the curve and in the east line of Pareya Drive.
- 3) S 59degrees 11minutes 46seconds W 50.00 feet, crossing Pareya Drive to a 1/2 inch iron rod found in its west line, the east line of Lot 14, Block A of the said addition and being at the beginning of a curve to the right,
- 4) 30.66 feet along the curve to the right having a Radius of 145.71 feet and Chord Bearing N 24degrees 46minutes 35seconds W 30.60 feet to a 1/2 inch iron rod capped M&A found at the northeast corner of the said Lot 14, Block A, and
- 5) S 58degrees 24minutes 35seconds W 544.62 feet, to a 1/2 inch iron rod found in concrete at the northwest corner of Lot 10, Block A of the said addition in the west line of the said 24.084 acres and the east line of the Roberto Guerrero 38.688 acres described in Instrument 2010022267 of the said Official Public Records for the southwest corner of the herein described parcel of land.

Thence N 29degrees 43minutes 35seconds W 823.10 feet, along the west line of the 24.084 acres and east line of the 38.688 acres to a 7 inch Steel Pipe at the northwest corner of the 24.084 acres and northeast corner of the 38.688 acres in the north line of the said T.H. Franklin Survey and south line of 33.226 acres conveyed to Helen S. Hruska in Instrument 2006022375 of the said Official Public Records.

Thence N 56degrees 40minutes 55seconds E 873.80 feet, along the north line of the 24.084 acres to the Point of Beginning.

STATE OF TEXAS
 COUNTY OF McLENNAN

That, TEXCORP DEVELOPMENT, LLC, being the owner of the property described above and wishing to subdivide same into lot and block, do hereby adopt the plat attached hereto and titled: "Final Plat of the Grady Calvery Estates Addition, to the City of West, McLennan County, Texas", being 16.795 acre of land in the T.H. Franklin Survey, Abstract No. 1152 in McLennan County, Texas as our legal subdivision of same. We do hereby dedicate all easements and right-of-way shown hereon for the use of the public and for the purposes herein stated. Any private improvements placed in any of those easements or right-of-way shall be placed there at no risk or obligation to the public or the City of Waco, trustee for the public, to hold those easements, and the City of West shall have no responsibility to repair or replace such improvements if they are damaged or destroyed in the utilization of these easements or right-of-way. The sale of the lot(s) shown on this plat shall be made in accordance therewith, subject to all restrictions and conditions recorded in McLennan County, Texas Real Property Records pertaining to this subdivision.

TEXCORP DEVELOPMENT, LLC
 367 Springs Court
 West, Texas 76691-2265

By: William Leslie Long Managing Member
 367 Bold Spring Court
 West, Texas 76691-2265

Affest: Com Baudin Managing Member

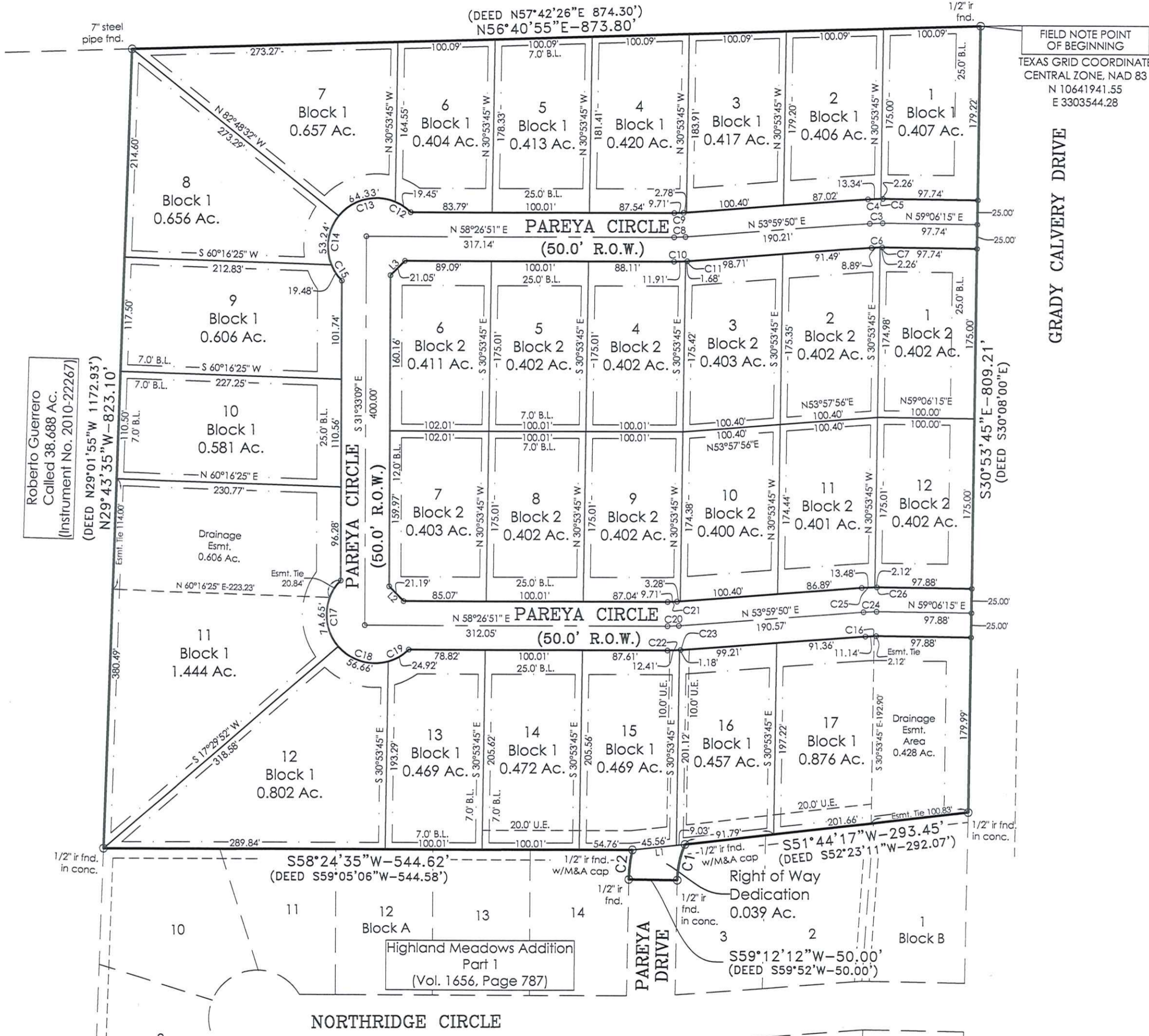
STATE OF TEXAS
 COUNTY OF McLENNAN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared William Leslie Long, known to me to be the person whose name is subscribed to the foregoing instrument and that he acknowledged to me that he executed the same for the purposes and consideration therein expressed.

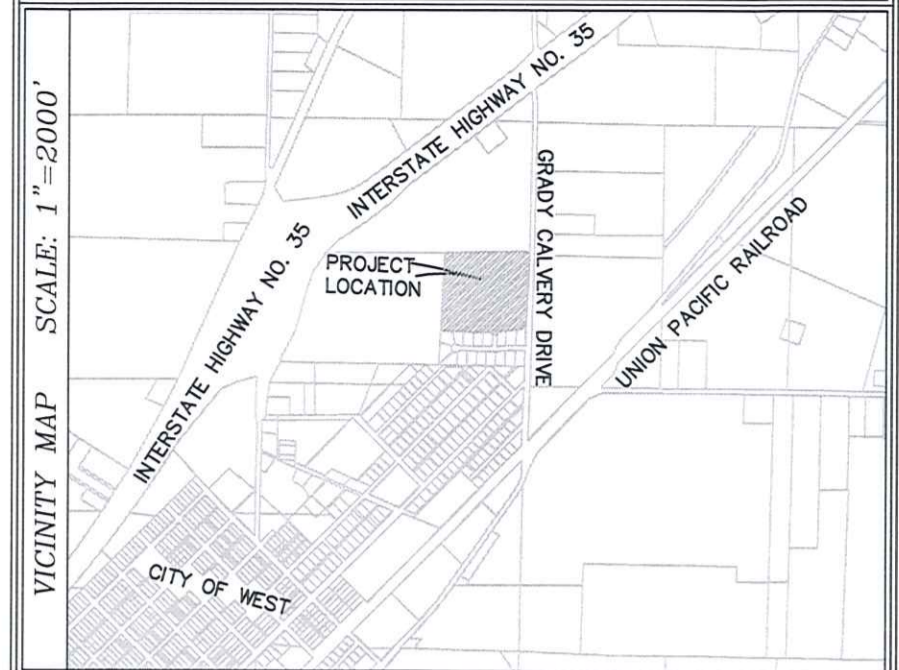
GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2021.

Notary Public in and for
 the State of Texas

Helen S. Hruska
 Called 33.226 Ac.
 (Instrument No. 2006-22375)



FIELD NOTE POINT
 OF BEGINNING
 TEXAS GRID COORDINATE
 CENTRAL ZONE, NAD 83
 N 10641941.55
 E 3303544.28



Based upon what can be scaled from the graphics shown on Federal Insurance Rate Map (FIRM), Community Panel No. 48309C0055D, Dated DECEMBER 20, 2019, the property shown on this plat appears to be situated in Zone "X". Under "OTHER AREAS" Zone "X" is defined as "Areas determined to be outside the 0.2% annual chance floodplain". This flood statement does not imply that this tract will never flood, nor does it create any liability in such event on the part of this surveyor or this company.

MITCHELL & ASSOCIATES, INC. DOES NOT MAKE OR WARRANT ANY FLOOD ZONE DETERMINATION.

Water provided by: CITY OF WEST
 Electric Service provided by: Oncor
 Sewer provided by: CITY OF WEST
 School District: WEST ISD

NOTE:
 ALL LOT CORNERS, AND POINTS OF CURVATURE AND POINTS OF TANGENT WILL BE MARKED BY 3/8 INCH IRON RODS CAPPED M&A AFTER COMPLETION OF STREET AND UTILITY CONSTRUCTION

DEVELOPER:
 W. LESLIE LONG
 600 LAKE AIR DRIVE, SUITE 1A
 WAC TEXAS 76710

STATE OF TEXAS
 COUNTY OF McLENNAN
 Approved this ____ day of _____, 2021 by
 the City Council of the City of West, McLennan County, Texas

COUNTY CLERK'S FILE NUMBER

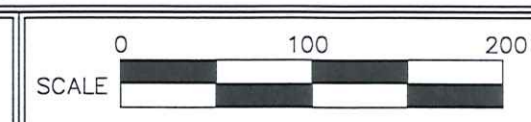


MITCHELL & ASSOCIATES, INC.
 ENGINEERING & SURVEYING
 600 Austin Ave. Ste. 29, Waco Texas (254) 776-5151
 T. B. P. L. S. FIRM REGISTRATION NO. 10194044

SURVEYORS RED SEAL



Sheet:
 1 of 2



ADDRESS: GRADY CALVERY DR DATE June 2021
 WORK ORDER NO. 20-08-4077
 DIGITAL FILE 20-08-4077 Grady Calvery Plat.dwg

SURVEYED: September, 2020

REVISED 6/22/2021 Revised Drainage Tracts

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