

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" and a portion of the Lot lies within Zone "A". Under "SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD", the 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of the Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V AND VE. The Base Flood Elevation is the water-surface elevation of the 1% chance flood. Zone "A" is defined as NO Base Flood Elevations determined. 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.

Water provided by: City of West, CCN# 10026
 Electric Service provided by: Oncor
 Sewer provided by: On-Site Septic
 School District: West ISD

"All development within the 100-year floodplain shall comply with all applicable orders and regulations, including but not limited to McLennan County's "Flood Damage Prevention Order." A floodplain development permit shall be obtained from the County Engineer's Office prior to the construction/placement of any structure(s) within the floodplain."

NOTES:
 Bearings are based on the State Plane Coordinate System, Texas Central Zone, NAD 83.
 D.R.— Deed Records of McLennan County, Texas.
 O.P.R.— Official Public Records of McLennan County, Texas.

Typical Lot Setback Line & Utility Easement — Unless Otherwise Noted
 Front: 25 feet
 Side: 10 feet
 Rear: 40 feet

Easements and Setback Lines shown hereon are dedicated per this plat unless otherwise noted.

That I, Jacob R. Waters, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of West, 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.

JACOB R. WATERS, RPLS, No. 6849

RED SEAL

ALL RIGHTS RESERVED BY:
 BLACKLAND SURVEYING LLC 2022

PAGE 1 OF 2

SURVEYED: 1/17/2022

FINAL PLAT
LOTS 1-6, BLOCK 1, GRADY CALVERY NORTH ADDITION
 to the City of West, McLennan County, Texas, being a part of the remainder of that called 77.61 acre tract described in a deed to Long & Bock INC., recorded under Instrument Number 2022006351 of the Official Public Records of McLennan County, Texas.

Called 7.58 acres
 David P. Devers and wife, Tracy L. Devers
 Vol. 231, Pg. 423
 O.P.R.

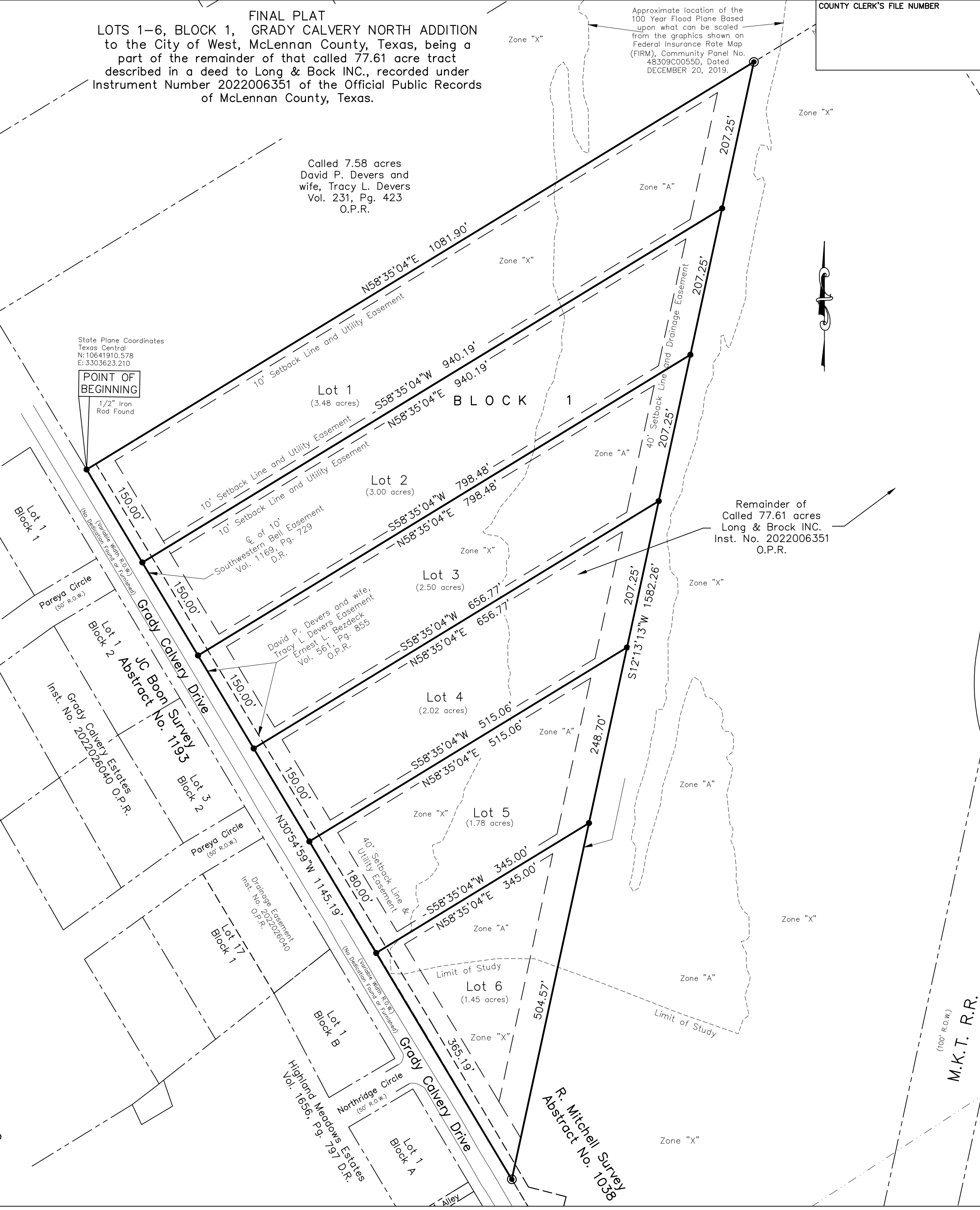
State Plane Coordinates
 Texas Central
 N: 10641910.578
 E: 3303623.210

POINT OF BEGINNING
 1/2" Iron Rod Found

Approximate location of the 100 Year Flood Plane Based upon what can be scaled from the graphics shown on Federal Insurance Rate Map (FIRM), Community Panel No. 48309C0055D, Dated DECEMBER 20, 2019.

COUNTY CLERK'S FILE NUMBER

COUNTY CLERK'S USE ONLY



P.O. Box 367 West, Texas 76691
 (254) 457-1442
 T.B.P.E.L.S. Firm Registration No. 10194650

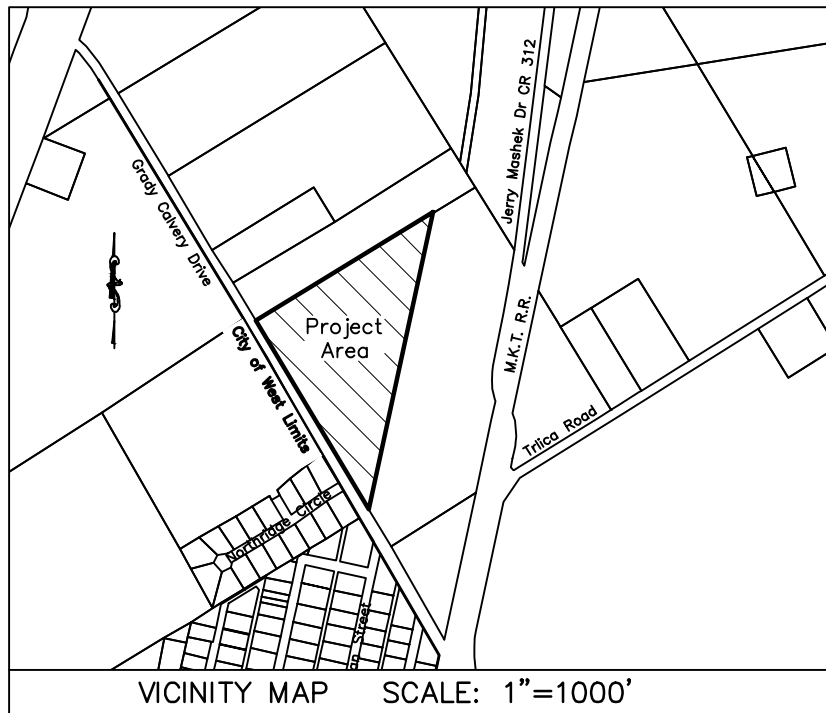
E. Westmoreland Survey
 Abstract No. 1046
 R. Mitchell Survey
 Abstract No. 1038

Legend
 ● - 1/2" Iron Rod Set "Blackland" in Conc.
 ● - 1/2" Iron Rod Set "Blackland"
 (Unless Otherwise Noted)

R. Mitchell Survey
 Abstract No. 1038
 J. Patterson Survey
 Abstract No. 731

ORDERED BY: Long & Bock, INC.

Job Number: 22-01-0025



VICINITY MAP SCALE: 1"=1000'

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NOTES:

Bearings are based on the State Plane Coordinate System, Texas Central Zone, NAD 83.

D.R. - Deed Records of McLennan County, Texas.
 O.P.R. - Official Public Records of McLennan County, Texas.

Typical Lot Setback Line & Utility Easement - Unless Otherwise Noted
 Front: 25 feet
 Side: 10 feet
 Rear: 40 feet

Easements and Setback Lines shown hereon are dedicated per this plat unless otherwise noted.

That I, Jacob R. Waters, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of West, 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.

JACOB R. WATERS, RPLS, No. 6849

RED SEAL

ALL RIGHTS RESERVED BY:
 BLACKLAND SURVEYING LLC 2022

FINAL PLAT
 LOTS 1-6, BLOCK 1, GRADY CALVERY NORTH ADDITION
 to the City of West, McLennan County, Texas, being a part of
 the remainder of that called 77.61 acre tract described in a deed
 to Long & Bock INC., recorded under Instrument Number
 2022006351 of the Official Public Records of McLennan County,
 Texas.

STATE OF TEXAS
 COUNTY OF McLENNAN

Field Notes for 14.22 acres of land out of the R. Mitchell Survey, Abstract Number 1038, in McLennan County, Texas, being a part of the remainder of that called 77.61 acre tract described in a deed to Long & Bock INC., recorded under Instrument Number 2022006351 of the Official Public Records of McLennan County, Texas. Described as follows with bearings based on the State Plane Coordinate System, Texas Central, NAD 83.

Beginning at a 1/2-inch iron rod found in the East line of Grady Calvery Road, at the Northwest corner of said 77.61 acre remainder tract, at the Southwest corner of that called 7.58 acre tract described in a deed to David P. Devers and wife, Tracy L. Devers, recorded in Volume 231, Page 423 of the Official Public Records of McLennan County, Texas, for the Northwest corner of this tract;

THENCE N 58degrees 35minutes 04seconds E 1081.90 feet to a 1/2-inch iron rod set capped 'Blackland' in concrete in the South line of said 7.58 acre tract, for the North corner of this tract, from which a 3/8inc iron rod found for the Northeast corner of said 77.61 acre remainder tract bears N 58degrees 35minutes 04seconds E 241.08 feet;

THENCE S 12degrees 13minutes 13seconds W 1582.26 feet to a 1/2-inch iron rod set capped 'Blackland' in concrete in the in the East line of Grady Calvery Road, the West line of said 77.61 acre remainder tract, for the South corner of this tract;

THENCE N 30degrees 54minutes 59seconds W 1145.19 feet along the East line of Grady Calvery Road to the POINT OF BEGINNING, containing 14.22 acres of land.

STATE OF TEXAS
 COUNTY OF McLENNAN

That Long & Bock, INC., 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 LOTS 1-6, BLOCK 1, GRADY CALVERY NORTH ADDITION to the City of West, McLennan County, Texas, being a part of the remainder of that called 77.61 acre tract described in a deed to Long & Bock, INC., recorded under Instrument Number 2022006351 of the Official Public Records of McLennan County, Texas, as 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 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 or easements. The sale of the lot 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 such subdivision.

Long & Bock, INC.

By: _____
 Leslie Long
 367 Bold Springs Court
 West, Texas 76691

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

Given under my hand and seal of office this the _____ day of _____, 2023.

 Notary Public in and for the State of Texas

STATE OF TEXAS
 COUNTY OF McLENNAN

Approved this _____ day of _____, 2023 by the City Council of the City of West, Texas.

By: _____
 Tommy Muska - Mayor

By: _____
 Shelly Nors - City Secretary

STATE OF TEXAS
 COUNTY OF McLENNAN

This statement certifies that planning materials and a facility suitability report prepared by Tomchesson Professional Services - Anthony Tomchesson #85608, on the _____ day of _____, 2022 has been submitted and accepted for this subdivision plat. Individual On-Site Sewage Facility designs must be submitted for approval for this lot, and built to Texas Commission on Environmental Quality (TCEQ) regulations prior to occupation of the residence. This subdivision plat approved and accepted by the Waco-McLennan County Public Health District on this the _____ day of _____, 2023.

By: _____
 David Litke, Environmental Health Manager

COUNTY CLERK'S FILE NUMBER

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.

COUNTY CLERK'S USE ONLY



P.O. Box 367, West, Texas 76691
 (254) 457-1442
 T.B.P.E.L.S. Firm Registration No. 10194650

DRAWN BY: JRW

FIELD SERVICES: TG 7-17

ORDERED BY: Long & Bock, INC.

Job Number: 22-01-0025