

CERTAIN FENCE REQUIREMENT: Section 4.06
 This area reserved for county recordation information.

JOHN A. COBBS SURVEY
 ABSTRACT NUMBER 251

N 57°34'25" E 2643.91'

20' Waterline Easement M.C.C.D. 2011028462 O.P.R.M.C.T.

Lot 11
 Drainage Easement
 (Per this plat)

12' Utility Easement
 (Per this plat)

N 32°03'40" W
 50.00'

N 32°31'10" W
 140.00'

N 32°31'10" W
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N 32°31'10" W
 150.00'

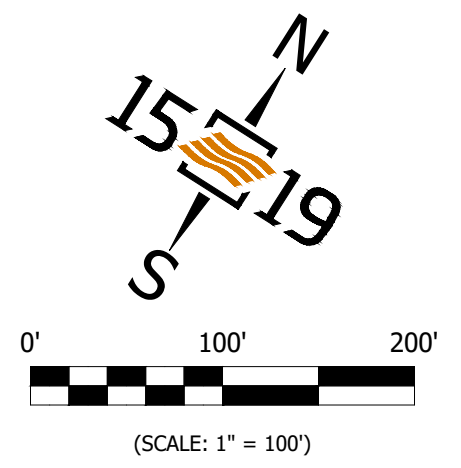
N 32°31'10" W
 150.00'

JAMES M. CONRAD SURVEY
 ABSTRACT NUMBER 224

This area reserved for county recordation information.

**For Construction Only,
 Not For Recordation.**

Phase 1A



OWNER'S DEDICATION

WDA Development, LLC, being the owner of proposed FINAL PLAT, TANGLEWOOD ESTATES ADDITION, PHASE 1A, LOTS 1-43, BLOCK A; LOTS 1-11, BLOCK B; LOTS 1-25, BLOCK C; LOTS 1 AND 11, BLOCK D; LOTS 3-10, BLOCK F, LOT 1, BLOCK H, BLOCK MD2; AND BLOCK RB2; THE CITY OF WOODWAY, MCLENNAN COUNTY, TEXAS shown hereon, does hereby dedicate to the public forever all streets, alleys, parks, easements and other land intended for public use.

by: David Mercer, President
 WDA Development, LLC
 1620 La Salle Avenue
 Waco, Texas 76706

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, David Mercer, known to me to be the person whose name is subscribed to the foregoing instrument and he acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacities therein stated.

Given under my hand and seal of office this the ____ day of _____, 2021.

Notary Public in and for the State of Texas

My Commission Expires _____

STATE OF TEXAS
 COUNTY OF MCLENNAN

The Lienholder signed below hereby acknowledges that they have reviewed the subdivision of the property described in the above dedication and are familiar with the effect of that subdivision on property on which they hold a deed of trust. Those signing below hereby concur in and join in the dedication of the subdivision of the property described in the above dedication.

By: Gail Bartay, Senior Vice President

NAME OF DEED OF TRUST HOLDER:
 Extraco Banks
 P.O. Box 7813
 Waco, Texas 76714

Property on which you hold a Deed of Trust: All that tract of land described in a deed of trust recorded in McLennan County Clerk's Document 202005121 of the Official Public Records of McLennan County, Texas.

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, Gail Bartay, known to me to be the person whose name is subscribed to the foregoing instrument and she acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacities therein stated.

Given under my hand and seal of office this the ____ day of _____, 2021.

Notary Public in and for the State of Texas

My Commission Expires _____

NOTE: Approval of this plat does not approve or disapprove any designated land use; nor guarantee availability or adequacy of water supply or sewage transportation, treatment or disposal; nor guarantee serviceability of streets, utilities or subdivision improvements; nor guarantee adequacy of soil or geological conditions for construction of improvements.

Approved for recordation, the ____ day of _____ A.D. 2021.
 City of Woodway

Mayor

City Secretary

LEGEND

- - 1/2 inch Steel Rod Found unless otherwise noted
- - 1/2 inch Steel Rod Capped "1519 SURVEYING" Set (Unless otherwise noted)
- ⊗ - Cut "X" set
- ⊙ - Cotton Spindle set

D.R.M.C.T. - Deed Records of McLennan County, Texas
 M.C.C.D. - McLennan County Clerk's Document
 O.P.R.M.C.T. - Official Public Records McLennan County, Texas

Setback lines shown hereon have the following dimensions:

Lots 1-8, Lots 10-28, Block A; Lots 1-11, Block B; Lots 1-21, Block C (Garden Lots):
 Front yard: 20'
 Rear yard: 25'
 Side yard: 5' (Unless otherwise noted)

Lot 29, Block A; Lots 2-25, Block C; Lot 1, Block D and Lots 3-10, Block F (Conventional Lots):
 Front yard: 25'
 Rear yard: 25'
 Side yard: 5' (Unless otherwise noted)

Lots 30-42, Block A (Estate Lots):
 Front yard: 25'
 Rear yard: 25'
 Side yard: 5' (Unless otherwise noted)

**FINAL PLAT
 TANGLEWOOD ESTATES ADDITION
 PHASE 1A
 LOTS 1-43, BLOCK A; LOTS 1-11, BLOCK B;
 LOTS 1-25, BLOCK C; LOTS 1 AND 11,
 BLOCK D; LOTS 3-10, BLOCK F, LOT 1,
 BLOCK H, BLOCK MD2; AND BLOCK RB2;
 THE CITY OF WOODWAY, MCLENNAN
 COUNTY, TEXAS**

BEING PART OF THOSE TRACTS OF LAND DESCRIBED AS TRACT 6 (79.150 ACRES) AND TRACT 7 (90.218 ACRES) IN A DEED TO WDA DEVELOPMENT, LLC AS RECORDED IN MCLENNAN COUNTY CLERK'S DOCUMENT 2018044087 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS.

1519 Job No.: 41900	Drawn By: JEM
Sheet 1 of 2	Reviewed By: JDD
Property Address: Old McGregor Road Woodway, TX 76712	Prepared For: David Mercer

I hereby certify that I have made an actual and accurate survey on the ground of the platted land and all monuments shown hereon noted as placed in connection with this subdivision were properly placed under my personal supervision, and pre-existing monuments and pins are noted in accordance with the subdivision regulations of the City of Woodway, Texas, and in accordance with all applicable rules, regulations and requirements of the Professional Land Surveying Practices Act and the general rules of procedure and practices promulgated by the Texas Board of Professional Land Surveying, and within the tolerances allowed therein and thereby.

Signed this ____ day of _____, 2021
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.
 James David Dossey
 R.P.L.S. 6112
Purpose: City Review

Date of Release: January 27, 2021

This survey may only be used for the original transaction for which it was created. Digital or photocopy reproductions of this survey may not be used for subsequent transactions. This survey is only valid with the presence of a raised impression seal.

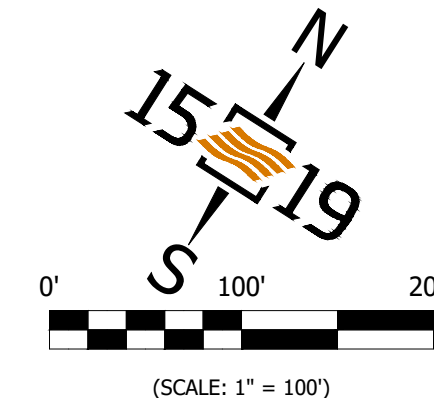
1519
 SURVEYING & ENGINEERING
 1519.LLC.com

CENTRAL TEXAS
 5054 Franklin Ave., Ste. A
 Waco, TX 76710
 254.776.1519
 DALLAS / FT. WORTH
 11498 Luna Road, Ste. 203
 Farmers Branch, TX 75234
 214.484.8586

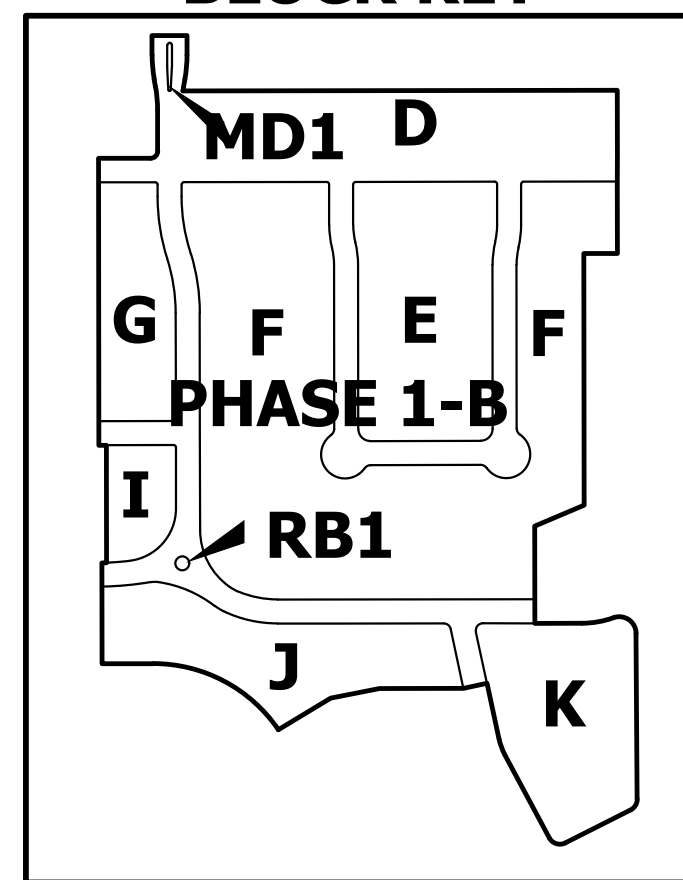
TBPLS# 10193968 TBPE# F-17299 TBPLS# 10194351 TBPLS# 10194283

CERTAIN FENCE REQUIREMENTS: Section 4.06

Phase 1B



BLOCK KEY



LINE	BEARING	DISTANCE
L1	S 57°28'50" W	69.99'
L2	N 57°28'50" E	98.09'
L3	N 44°36'29" W	118.87'
L4	S 45°23'31" W	50.00'
L5	S 57°28'50" W	174.85'
L6	S 46°17'52" W	103.89'
L7	S 26°29'17" W	127.43'
L8	S 57°28'50" W	106.06'
L9	N 56°08'14" E	9.64'
L10	S 57°28'50" W	15.39'
L11	N 32°25'35" W	85.73'
L12	N 42°27'34" W	16.85'
L13	N 32°25'35" W	40.42'
L14	N 57°34'25" E	73.00'
L15	S 32°25'35" E	40.42'
L16	S 22°23'36" E	16.85'
L17	S 32°25'35" E	25.13'
L18	N 32°25'35" W	25.23'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	195.00'	67.11'	19°43'04"	N 47°37'19" E	66.78'
C2	35.00'	66.86'	109°27'32"	S 87°30'27" E	57.15'
C3	25.00'	27.73'	63°33'09"	S 01°00'06" E	26.33'
C4	25.00'	38.68'	88°38'32"	S 75°05'44" W	34.93'
C5	125.00'	34.85'	15°58'30"	N 52°35'44" W	34.74'
C6	315.00'	306.97'	55°50'04"	S 85°23'53" W	294.96'
C7	15.00'	23.54'	89°54'26"	N 12°31'38" E	21.20'
C8	272.50'	47.72'	10°01'59"	N 37°26'35" W	47.66'
C9	287.50'	50.34'	10°01'59"	N 37°26'35" W	50.28'
C10	287.50'	50.34'	10°01'59"	S 27°24'36" E	50.28'
C11	272.50'	8.20'	1°43'23"	S 23°15'18" E	8.20'
C12	315.00'	98.04'	17°49'58"	N 75°36'04" W	97.65'
C13	315.00'	113.53'	20°39'03"	S 85°09'26" W	112.92'
C14	315.00'	95.39'	17°21'04"	S 66°09'22" W	95.03'
C15	660.00'	102.25'	8°52'35"	S 52°13'09" W	102.15'
C16	50.00'	15.70'	17°59'29"	S 56°46'35" W	15.64'
C17	250.00'	87.51'	20°03'20"	S 75°48'00" W	87.06'
C18	250.00'	41.66'	9°32'49"	N 89°23'56" W	41.61'
C19	100.00'	21.35'	12°14'05"	S 89°15'26" W	21.31'
C20	260.00'	50.17'	11°03'23"	S 77°36'42" W	50.09'
C21	260.00'	66.27'	14°36'10"	S 64°46'56" W	66.09'
C22	15.00'	20.40'	77°54'40"	N 83°33'49" W	18.86'
C23	15.00'	26.73'	102°05'20"	N 62°26'11" W	23.33'
C24	210.00'	82.27'	22°26'46"	S 68°42'13" W	81.74'
C25	100.00'	22.66'	12°59'08"	S 86°25'11" W	22.62'
C26	145.00'	69.03'	27°16'36"	N 73°26'57" W	68.38'
C27	145.00'	69.03'	27°16'36"	N 46°10'22" W	68.38'
C28	425.02'	32.20'	4°20'25"	N 34°45'09" W	32.19'
C29	425.02'	91.52'	12°20'17"	N 43°05'30" W	91.35'
C30	3687.15'	10.68'	0°09'58"	N 49°43'27" W	10.68'
C31	375.00'	111.39'	17°01'06"	N 40°56'08" W	110.98'
C32	5.00'	7.85'	89°54'26"	N 12°31'38" E	7.07'
C33	5.00'	7.85'	90°00'00"	S 77°31'10" E	7.07'
C34	200.00'	47.92'	13°43'45"	N 39°23'02" W	47.81'
C35	150.00'	2.56'	0°58'36"	N 45°45'37" W	2.56'
C36	150.00'	33.39'	12°45'09"	N 38°53'44" W	33.32'
C37	15.00'	14.49'	55°20'20"	N 04°51'00" W	13.93'
C38	50.00'	18.48'	21°10'31"	N 12°13'55" E	18.37'
C39	50.00'	88.92'	101°53'52"	N 49°18'17" W	77.66'
C40	50.00'	67.72'	77°36'17"	S 40°56'39" W	62.66'
C41	15.00'	14.49'	55°20'20"	S 29°48'41" W	13.93'
C42	15.00'	14.49'	55°20'20"	S 85°09'00" W	13.93'
C43	50.00'	113.71'	130°17'56"	S 47°40'12" W	90.74'
C44	50.00'	61.42'	70°22'43"	S 52°40'07" E	57.63'
C45	15.00'	14.49'	55°20'20"	S 60°11'19" E	13.93'
C46	142.05'	23.21'	9°21'42"	N 27°58'04" W	23.18'
C47	130.24'	12.73'	5°36'02"	N 21°26'17" W	12.73'
C48	200.00'	47.92'	13°43'45"	N 25°39'17" W	47.81'
C49	5.00'	7.85'	90°00'00"	N 12°28'50" E	7.07'
C50	5.00'	7.85'	90°05'34"	N 77°28'22" W	7.08'
C51	272.50'	39.52'	8°18'36"	N 28°16'17" W	39.49'
C52	5.00'	7.85'	90°00'00"	N 12°28'50" E	7.07'
C53	150.00'	35.94'	13°43'45"	S 39°23'02" E	35.86'
C54	200.00'	14.66'	4°11'54"	S 44°08'57" E	14.65'
C55	200.00'	33.27'	9°31'50"	S 37°17'05" E	33.23'
C56	25.00'	39.27'	90°00'00"	N 77°31'10" W	35.36'
C57	25.00'	39.27'	90°00'00"	S 12°28'50" W	35.36'
C58	194.13'	33.27'	9°49'14"	S 27°40'43" E	33.23'
C59	179.35'	14.65'	4°40'46"	S 21°03'27" E	14.64'
C60	150.00'	35.94'	13°43'45"	S 25°39'17" E	35.86'
C61	5.00'	7.85'	90°00'00"	S 77°31'10" E	7.07'
C62	5.00'	7.86'	90°05'34"	S 77°28'22" E	7.08'
C63	425.00'	68.78'	9°16'19"	S 37°03'45" E	68.70'
C64	425.00'	62.41'	8°24'50"	S 45°54'19" E	62.36'
C65	375.00'	39.37'	6°00'57"	S 47°06'16" E	39.35'
C66	375.00'	75.36'	11°30'49"	S 38°20'23" E	75.23'
C67	5.00'	7.86'	90°00'54"	S 12°28'23" W	7.07'
C68	5.00'	7.85'	89°59'14"	S 77°31'33" E	7.07'
C69	110.00'	160.89'	83°48'02"	S 09°22'05" W	146.92'
C70	610.00'	47.02'	4°24'59"	S 53°28'35" W	47.01'

30.627 Acres

WDA Development, LLC
Tract 6
Called 79.150 Acres
M.C.C.D. 2018044087
O.P.R.M.C.T.

WDA Development, LLC
Tract 7
Called 90.218 Acres
M.C.C.D. 2018044087
O.P.R.M.C.T.

For Construction Only,
Not For Recordation.

FINAL PLAT
TANGLEWOOD ESTATES ADDITION
PHASE 1B:
LOTS 2-10, BLOCK D; LOTS 1-11, BLOCK E; LOTS 1-2 AND 11-38, BLOCK F; LOTS 1-5, BLOCK G; LOTS 1-2, BLOCK I; LOTS 1-7, BLOCK J; BLOCK K; BLOCK MD1; BLOCK RB1; THE CITY OF WOODWAY, MCLENNAN COUNTY, TEXAS

BEING PART OF THOSE TRACTS OF LAND DESCRIBED AS TRACT 6 (79.150 ACRES) AND TRACT 7 (90.218 ACRES) IN A DEED TO WDA DEVELOPMENT, LLC AS RECORDED IN MCLENNAN COUNTY CLERK'S DOCUMENT 2018044087 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS.

1519 Job No.: 41900	Drawn By: JEM
Sheet 1 of 1	Reviewed By: JDD
Property Address: Old McGregor Road Woodway, TX 76712	Prepared For: David Mercer

I hereby certify that I have made an actual and accurate survey on the ground of the platted land and all monuments shown hereon noted as placed in connection with this subdivision were properly placed under my personal supervision and pre-existing monuments and pins are noted in accordance with the subdivision regulations of the City of Woodway, Texas, and in accordance with all applicable rules, regulations and requirements of the Professional Land Surveying Practices Act and the General Rules of Procedure and Practices promulgated by the Texas Board of Professional Land Surveying, and with the tolerances allowed therein and thereby. Permanent monuments will be set after construction is completed.

Signed this ____ day of _____, 2021
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.
James David Dossey
R.P.L.S. 6112
Purpose: City Review

Date of Release: February 8, 2021

This survey may only be used for the original transaction for which it was created. Digital or photocopy reproductions of this survey may not be used for subsequent transactions. This survey is only valid with the presence of a raised impression seal.

CENTRAL TEXAS
5054 Franklin Ave., Ste. A
Waco, TX 76710
254.776.1519
DALLAS / FT. WORTH
11498 Luna Road, Ste. 203
Farmers Branch, TX 75234
214.484.8586

TBPLS# 10193968 TBPE# F-17299 TBPLS# 10194351 TBPLS# 10194283

Owner shall provide a copy of the lease, occupancy or rental agreement to the Board for approval prior to the commencement of any such lease or rental agreement by a non-owner occupant. Owners are hereby expressly prohibited from entering into any lease, occupancy or rental agreement for temporary travel, vacation or room rental, including, through Airbnb, Home Away or similar peer-to-peer online rental market places which enable individuals or companies to rent short-term lodging in residential properties. No "For Rent" signs or similar displays may be placed on a lot with regard to the lease or rental of a living Unit. Without limiting the foregoing, no living Unit shall be used as a lodging house, hotel, bed and breakfast or similar arrangement.

4.04. Dwelling Height. No single-family dwelling greater than two (2) stories in height may be constructed on any Lot without the prior written approval of the Architectural Committee.

4.05. Fences: Sight-Line Obstruction. Unless otherwise approved by the Architectural Committee, fences on Lots must be six (6) feet in height and must be constructed with wooden pickets and with treated wooden railings and posts. The fence posts and bracing boards on such front, side and rear fences shall face the interior of the fenced yard. Fencing items and specifics are subject to the Architectural Committee review and approval. The Architectural Committee has the right to approve deviations from these requirements relating to the height, style and materials to be used based on the location of the Lot on the Property. It is the intent to maintain visual continuity, especially along streets. In no event will any fence or wall be erected, placed, or altered on a Lot nearer to the front street than the front wall of the living Unit that is located on the Lot, and no hedge may be installed or maintained more than three (3) feet in front of the wall of the living Unit that is located on the Lot and closest to the front property line of the Lot. No fence, wall, hedge, or shrub planting that obstructs sight lines will be placed or permitted to remain on any corner Lot within the triangular area formed by the street property lines and a line connecting them at points twenty-five (25) feet from the intersection of the street lines or in the case of a rounded property corner, from the intersection of the street line extended. The same sight-line limits will apply on any lot within ten (10) feet from the intersection of street property lines with the edge of a driveway or alley pavement. No tree will be permitted to remain within such distance of these intersections, unless the foliage is maintained at sufficient height to prevent obstruction of the sight lines.

4.06. Certain Fences - Special Requirements. Any fences facing Old McGregor Road, Ritchie Road, an adjoining street, any Common Area and Facilities, open space, park or other recreational area adjoining a lot must be constructed with 1" by 6" by 6' dog-eared, western red cedar wooden fence pickets stained with PPG Proluxe Cetol SRO color 009 Dark Oak and shall have a horizontal board on the top outer edge to give a flat top or capped appearance. The portion of all fences which face Old McGregor Road, Ritchie Road, an adjoining street, any Common Area and Facilities, open space, park or other recreational area adjoining a Lot shall have the smooth surface of the fence materials facing Old McGregor Road, Ritchie Road, the adjoining street, Common Area and Facilities, open space, park or other recreational area adjoining a lot.

4.07. Sidewalks. The Owner of each lot must construct, at its sole cost and expense and before occupying any improvement located on the lot, a sidewalk, located and designed in conformance with or as contemplated by the Plat, the requirements of the Architectural Committee or the requirements of the City. The Plans and Specifications for the living Unit and any other Improvements submitted to the Architectural Committee in accordance with Article 7 hereof shall include the plans for and layout of the sidewalks on such Lot to be constructed by Owner.

4.08. Dwelling Size. The living Unit on any Garden lot must contain at least 1,700 square feet