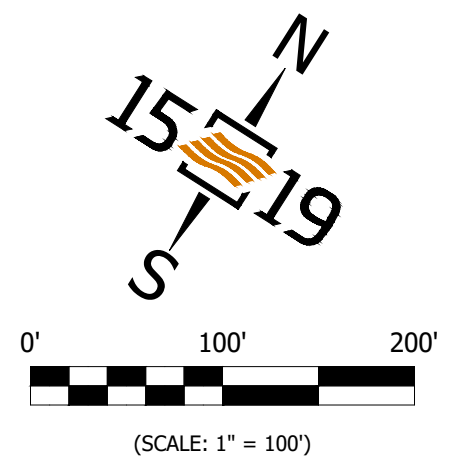


JOHN A. COBBS SURVEY
ABSTRACT NUMBER 251

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: 15'
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
1519LLC.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
TBP/LS# 10193968 TBP/E# F-17299 TBP/LS# 10194351 TBP/LS# 10194283

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

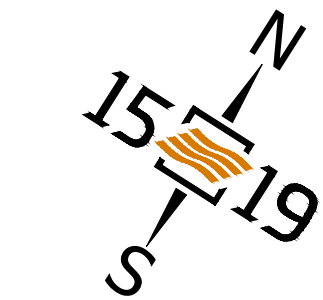
Sheet 2
Matchline
Sheet 1

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

This area reserved for county recordation information.

Old McGregor Road

This area reserved for county recordation information.



(SCALE: 1" = 100')

LEGAL DESCRIPTION

STATE OF TEXAS
COUNTY OF MCLENNAN

BEING all of that tract of land in the City of Woodway, McLennan County, Texas, out of the James M. Conrad Survey, Abstract Number 224, being part of those tracts of land described as Tract 6 (Called 79.150 Acres) and Tract 7 (Called 90.218 Acres) in a deed to WDA Development, LLC as recorded in McLennan County Clerk's Document (M.C.C.D.) 2018044087 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.) and being further described as follows:

BEGINNING at a 1/2 inch steel rod with cap stamped "1519 SURVEYING" found for the north corner of said Tract 7 being in the southeast line of Old McGregor Road from which a 1/2 inch steel rod found for the west corner of Lot 3, Block C of the Hunter's Run Addition as shown on the plat recorded in Volume 426, Page 728 of the O.P.R.M.C.T. bears South 32 degrees 31 minutes 10 seconds East, 1230.56 feet;

THENCE South 32 degrees 31 minutes 10 seconds East, 1230.56 feet with the northeast line of said Tract 7, partway with the southwest line of said Block C to a 1 inch bolt found for an angle point in said Tract 7;

THENCE South 32 degrees 46 minutes 41 seconds East, 106.59 feet with the common line of said Tract 7 and Block C to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set for the east corner of the herein described tract from which a 1/2 inch steel rod with cap stamped "1519 SURVEYING" found for the east corner of said Tract 7 bears South 32 degrees 46 minutes 41 seconds East, 839.63 feet;

THENCE crossing said Tract 7 and Tract 6 the following 28 bearings and distances:

South 57 degrees 13 minutes 19 seconds West, 936.11 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set;

South 32 degrees 46 minutes 41 seconds East, 106.59 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set for the beginning of a curve to the left;

With said curve to the left having a Radius of 35.00 feet and a chord of North 87 degrees 30 minutes 27 seconds West, 57.15 feet, an arc distance of 66.86 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set for the beginning of a curve to the right;

With said curve to the right having a Radius of 195.00 feet and a chord of South 47 degrees 37 minutes 19 seconds West, 66.78 feet, an arc distance of 67.11 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set;

South 57 degrees 28 minutes 50 seconds West, 98.09 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set;

North 32 degrees 31 minutes 10 seconds West, 202.69 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set;

North 34 degrees 42 minutes 38 seconds East, 111.81 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set;

North 32 degrees 31 minutes 10 seconds West, 524.08 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set;

North 57 degrees 28 minutes 50 seconds East, 69.99 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set;

THENCE North 32 degrees 31 minutes 10 seconds West, 150.00 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set;

THENCE North 32 degrees 03 minutes 40 seconds West, 50.00 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set;

THENCE North 32 degrees 31 minutes 10 seconds West, 140.00 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set;

South 57 degrees 28 minutes 50 seconds West, 904.71 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set for the beginning of a curve to the left;

With said curve to the left, having a Radius of 272.50 feet and a chord of North 23 degrees 15 minutes 18 seconds, 8.20 feet, an arc distance of 8.20 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set;

North 22 degrees 23 minutes 36 seconds West, 16.85 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set for the beginning of a curve to the left;

With said curve to the left, having a Radius of 287.50 feet and a chord of North 27 degrees 24 minutes 36 seconds West, 50.28 feet, an arc distance of 50.34 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set;

North 32 degrees 25 minutes 35 seconds West, 40.42 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set;

South 57 degrees 34 minutes 25 seconds West, 73.00 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set;

South 32 degrees 25 minutes 35 seconds East, 40.42 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set for the beginning of a curve to the left;

With said curve to the left, having a radius of 287.50 feet and a chord of South 37 degrees 26 minutes 35 seconds East, 47.66 feet, an arc distance of 47.72 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set;

South 32 degrees 25 minutes 35 seconds East, 85.73 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set for the beginning of a curve to the right;

With said curve to the right, having a radius of 15.00 feet and a chord of South 12 degrees 31 minutes 38 seconds West, 21.20 feet, an arc distance of 23.54 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set;

South 57 degrees 28 minutes 50 seconds West, 81.10 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set;

North 32 degrees 31 minutes 10 seconds West, 110.00 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set;

South 57 degrees 28 minutes 50 seconds West, 390.00 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set;

North 32 degrees 31 minutes 10 seconds West, 111.07 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set;

South 57 degrees 34 minutes 25 seconds West, 225.95 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set;

North 33 degrees 32 minutes 07 seconds West, 50.01 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set for the west corner of said Tract 6, being in the southeast line of Old McGregor Road;

THENCE North 57 degrees 34 minutes 25 seconds East, 2643.91 feet with the southeast line of Old McGregor Road to the POINT OF BEGINNING and containing 36.574 Acres of land.

Bearings, distances, and acreage are grid, NAD83 State Plane Coordinate System, Texas Central Zone 4203

NOTES:

- 1. Bearings, distances, and acreage are grid, NAD83 State Plane Coordinate System, Texas Central Zone 4203.
2. No flood zone determination was made as part of this survey.
3. Proposed land use is Residential.
4. Lots 9 and 43, Block A; Lot 11, Block D; Lot 1, Block H; Block K; Block RO1; Block RO2; Block MD1; and Block MD2 are considered common areas and shall be maintained by the HOA.
5. The maximum daily water use per residential connection is estimated at 300 gallons per day per residence. This number was acquired from a study done by the TWDB in conjunction with TCEQ in 2015. This number is listed as an average, so a maximum would have to be calculated from some factor.
6. The Tanglewood subdivision HOA shall have the right and responsibility to locate and maintain 5' wide sidewalks, per the subdivision construction documents, within the Tanglewood subdivision street ROWs, and immediately adjacent to the ROW line. Reconstruction of sidewalks for any reason, including public infrastructure maintenance or repair shall be at the liability of the HOA. In the event of dissolution of the HOA, all maintenance and liability related to said sidewalks shall become the responsibility of each Tanglewood subdivision lot owner, for sections of sidewalk immediately adjacent to each lot.
7. The home builder/lot owner will be responsible for the construction of each sidewalk, adjacent to and/or on said lot, at the time the lot is built on.
8. All interior and rear lot lines shown hereon have a 5' drainage easement dedicated by this plat, unless otherwise noted.

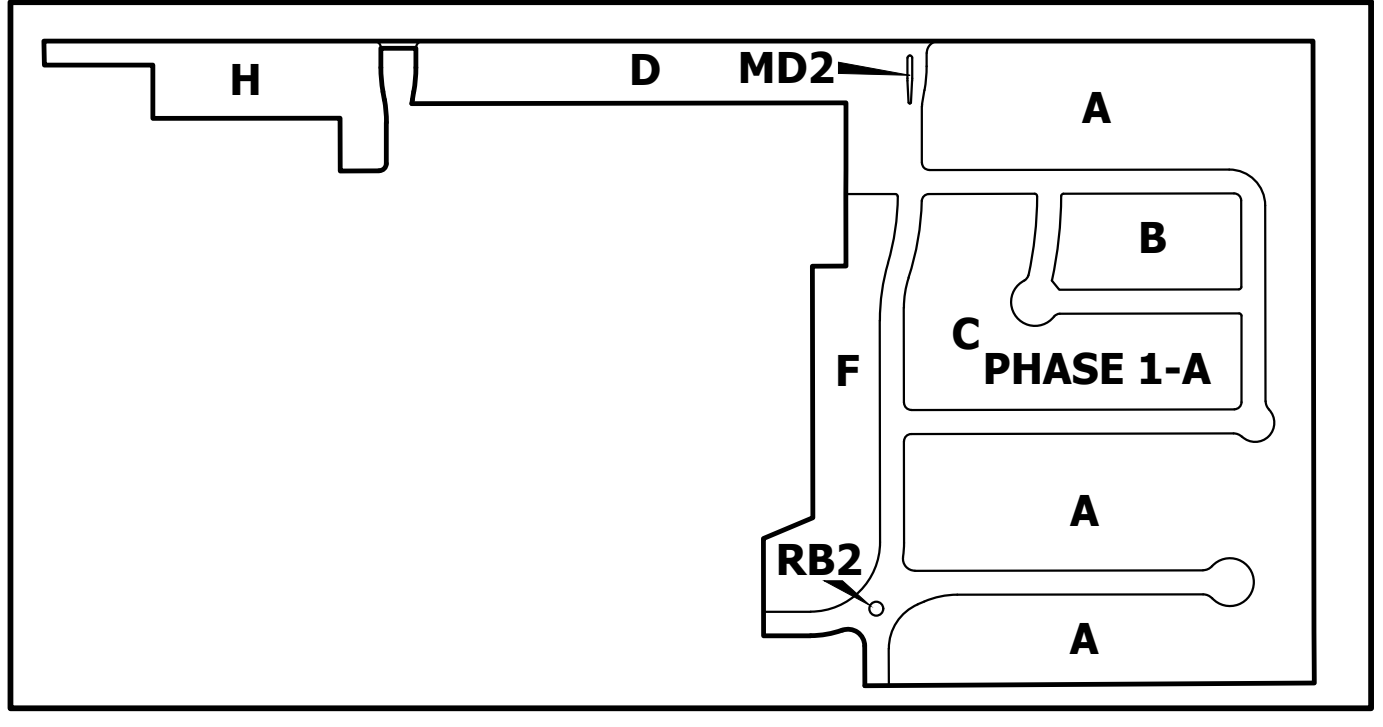
36.574 Acres

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

Table with 5 columns: CURVE, RADIUS, ARC LENGTH, DELTA ANGLE, CHORD BEARING, CHORD LENGTH. It lists 74 curves (C1-C74) with their respective measurements.

Table with 3 columns: LINE, BEARING, DISTANCE. It lists 21 lines (L1-L21) with their respective bearings and distances.

BLOCK KEY



This area reserved for county recordation information.

For Construction Only,
Not For Recordation.

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: 15' Side yard: 5' (Unless otherwise noted)
Lot 29, Block A; Lots 22-25, 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.

Table with 2 columns: Property information and drawing details. Includes Job No., Drawn By, Sheet number, Reviewed By, Property Address, and Prepared For.

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 hereby.

Signed this 11th day of December, 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 15, 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.

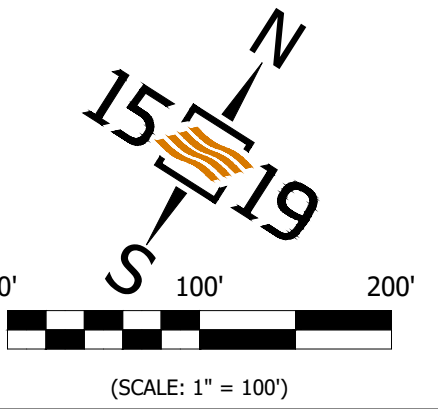
1519 SURVEYING & ENGINEERING 1519LLC.com. Address: 5054 Franklin Ave., Ste. A, Waco, TX. 76710. Phone: 254.776.1519. Website: 214.484.8586.

Remainder of
Lehigh Portland Cement Company
Called 150 Acres
Volume 1388, Page 117 D.R.M.C.T.

Old McGregor Road

This area reserved for county recordation information.

Phase 1B



LEGEND

- 1/2 inch Steel Rod Found unless otherwise noted
1/2 inch Steel Rod Capped "1519 SURVEYING" Set unless otherwise noted
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

- NOTES:
1. Bearings, distances, and acreage are grid, NAD83 State Plane Coordinate System, Texas Central Zone 4203.
2. No flood zone determination was made as part of this survey.
3. Proposed land use is Residential.
4. Lots 9 and 43, Block A; Lot 11, Block D; Lot 1, Block H; Block K; Block RO1; Block RO2; Block MD1; and Block MD2 are considered common areas and shall be maintained by the HOA.
5. Setback lines shown hereon have dimensions as follows:
Road / front yard = 25' (Unless otherwise noted)
Rear yard = 25' (Unless otherwise noted)
Side yard = 5' (Unless otherwise noted)
6. The maximum daily water use per residential connection is estimated at 300 gallons per day per residence. This number was acquired from a study done by the TWDB in conjunction with TCEQ in 2015. This number is listed as an average, so a maximum would have to be calculated from some factor.
7. The Tanglewood subdivision HOA shall have the right and responsibility to locate and maintain 5' wide sidewalks, per the subdivision construction documents, within the Tanglewood subdivision street ROWs, and immediately adjacent to the ROW line. Reconstruction of sidewalks for any reason, including public infrastructure maintenance or repair shall be at the liability of the HOA. In the event of dissolution of the HOA, all maintenance and liability related to said sidewalks shall become the responsibility of each Tanglewood subdivision lot owner, for sections of sidewalk immediately adjacent to each lot.
8. The home builder/lot owner will be responsible for the construction of each sidewalk, adjacent to and/or on said lot, at the time the lot is built on.
9. All interior and rear lot lines shown hereon have a 5' drainage easement dedicated by this plat, unless otherwise noted.

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.

Table with 2 columns: Information (Job No., Sheet, Property Address) and Action (Drawn By, Reviewed By, Prepared For)

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.

1519 SURVEYING & ENGINEERING 1519LLC.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

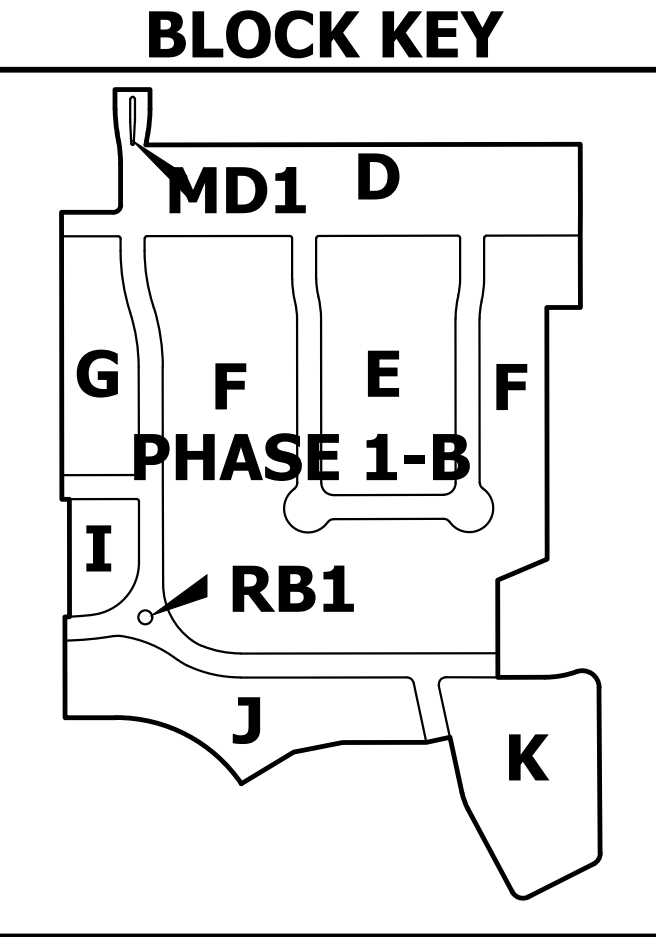


Table with 3 columns: LINE, BEARING, DISTANCE. Lists boundary lines L1 through L18 with their respective bearings and distances.

Table with 6 columns: CURVE, RADIUS, ARC LENGTH, DELTA ANGLE, CHORD BEARING, CHORD LENGTH. Lists curves C1 through C70 with their geometric data.

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.

This area reserved for county recordation information.

LEGAL DESCRIPTION

This area reserved for county recordation information.

STATE OF TEXAS
COUNTY OF McLENNAN

BEING all of that tract of land in the City of Woodway, McLennan County, Texas, out of the James M. Conrad Survey, Abstract Number 224, being part of those tracts of land described as Tract 6 (Called 79.150 Acres) and Tract 7 (Called 90.218 Acres) in a deed to WDA Development, LLC as recorded in McLennan County Clerk's Document (M.C.C.D.) 2018044087 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.) and being further described as follows:

BEGINNING at a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set for the north corner of the herein described tract from which a 1/2 inch steel rod with cap stamped "1519 SURVEYING" found for the north corner of said Tract 7 bears North 50 degrees 02 minutes 13 seconds East, 981.47 feet;

THENCE crossing said Tract 7 and Tract 6 the following 41 bearings and distances:

South 32 degrees 31 minutes 10 seconds East, 140.00 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set;

South 32 degrees 03 minutes 40 seconds East, 50.00 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set;

South 32 degrees 31 minutes 10 seconds East, 150.00 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set;

South 57 degrees 28 minutes 50 seconds West, 69.99 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set;

South 32 degrees 31 minutes 10 seconds East, 524.08 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set;

South 34 degrees 42 minutes 38 seconds West, 111.81 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set;

South 32 degrees 31 minutes 10 seconds East, 202.69 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set;

North 57 degrees 28 minutes 50 seconds East, 98.09 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set for the beginning of a curve to the left;

With said curve to the left, having a **radius of 195.00 feet** and a **chord of North 47 degrees 37 minutes 19 seconds East, 66.78 feet**, an arc distance of **67.11 feet** to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set for the beginning of a curve to the right;

With said curve to the right, having a **radius of 35.00 feet** and a **chord of South 87 degrees 30 minutes 27 seconds East, 57.15 feet**, an arc distance of **66.86 feet** to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set;

South 32 degrees 46 minutes 41 seconds East, 262.26 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set for the beginning of a curve to the right;

With said curve to the right, having a **radius of 25.00 feet** and a **chord of South 01 degrees 00 minutes 06 seconds East, 26.33 feet**, an arc distance of **27.73 feet** to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set;

South 30 degrees 46 minutes 28 seconds West, 152.15 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set for the beginning of a curve to the right;

With said curve to the right, having a **radius of 25.00 feet** and a **chord of South 75 degrees 05 minutes 44 seconds West, 34.93 feet**, an arc distance of **38.68 feet** to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set;

North 60 degrees 34 minutes 59 seconds West, 196.40 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set for the beginning of a curve to the right;

With said curve to the right, having a **radius of 125.00 feet** and a **chord of North 52 degrees 35 minutes 44 seconds West, 34.74 feet**, an arc distance of **34.85 feet** to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set;

North 44 degrees 36 minutes 29 seconds West, 118.87 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set;

South 45 degrees 23 minutes 31 seconds West, 50.00 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set;

South 57 degrees 28 minutes 50 seconds West, 174.85 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set;

South 46 degrees 17 minutes 52 seconds West, 103.89 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set;

South 26 degrees 29 minutes 17 seconds West, 127.43 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set for the beginning of a curve to the left;

With said curve to the left, having a **radius of 315.00 feet** and a **chord of South 85 degrees 23 minutes 53 seconds West, 294.96 feet**, an arc distance of **306.97 feet** to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set;

South 57 degrees 28 minutes 50 seconds West, 106.06 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set;

North 32 degrees 31 minutes 10 seconds West, 210.07 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set;

North 56 degrees 08 minutes 14 seconds East, 9.64 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set;

North 32 degrees 31 minutes 10 seconds West, 244.70 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set;

South 57 degrees 28 minutes 50 seconds West, 15.39 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set;

North 32 degrees 31 minutes 10 seconds West, 597.71 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set;

North 57 degrees 28 minutes 50 seconds West, 81.10 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set for the beginning of a curve to the left;

With said curve to the left, having a **radius of 15.00 feet** and a **chord of North 12 degrees 31 minutes 38 seconds East, 21.20 feet**, an arc distance of **23.54 feet** to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set;

North 32 degrees 25 minutes 35 seconds West, 85.73 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set for the beginning of a curve to the left;

With said curve to the left, having a **radius of 272.50 feet** and a **chord of North 37 degrees 26 minutes 35 seconds West, 47.66 feet**, an arc distance of **47.72 feet** to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set;

North 42 degrees 27 minutes 34 seconds West, 16.85 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set for the beginning of a curve to the right;

With said curve to the right, having a **radius of 287.50 feet** and a **chord of North 37 degrees 26 minutes 35 seconds West, 50.28 feet**, an arc distance of **50.34 feet** to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set;

North 32 degrees 25 minutes 35 seconds West, 40.42 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set;

North 57 degrees 34 minutes 25 seconds East, 73.00 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set from which a 1/2 inch steel rod with cap stamped "1519 SURVEYING" found for the common northwesterly corner of said Tract 6 and Tract 7 bears North 54 degrees 49 minutes 10 seconds East, 312.16 feet;

South 32 degrees 25 minutes 35 seconds East, 40.42 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set for the beginning of a curve to the right;

With said curve to the right, having a **radius of 287.50 feet** and a **chord of South 27 degrees 24 minutes 36 seconds East, 50.28 feet**, an arc distance of **50.34 feet** to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set;

South 22 degrees 23 minutes 36 seconds East, 16.85 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set for the beginning of a curve to the left;

With said curve to the left, having a **radius of 272.50 feet** and a **chord of South 23 degrees 15 minutes 18 seconds East, 8.20 feet**, an arc distance of **8.20 feet** to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set;

North 57 degrees 28 minutes 50 seconds East, 904.71 feet to the **POINT OF BEGINNING** and containing **30.627 Acres** of land.

Bearings, distances, and acreage are grid, NAD83 State Plane Coordinate System, Texas Central Zone 4203

OWNER'S DEDICATION

WDA Development, LLC, being the owner of proposed 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 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 2020005121 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

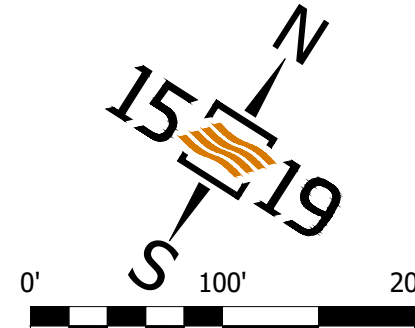
My Commission Expires _____

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



(SCALE: 1" = 100')

LEGEND

- - 1/2 inch Steel Rod Found unless otherwise noted
- - 1/2 inch Steel Rod Capped "1519 SURVEYING" Set unless otherwise noted
- 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

NOTES:

1. Bearings, distances, and acreage are grid, NAD83 State Plane Coordinate System, Texas Central Zone 4203.
2. No flood zone determination was made as part of this survey.
3. Proposed land use is Residential.
4. Lots 9 and 43, Block A; Lot 11, Block D; Lot 1, Block H; Block K; Block RO1; Block RO2; Block MD1; and Block MD2 are considered common areas and shall be maintained by the HOA.
5. Setback lines shown hereon have dimensions as follows:
Road / front yard = 25' (Unless otherwise noted)
Rear yard = 25' (Unless otherwise noted)
Side yard = 5' (Unless otherwise noted)
6. The maximum daily water use per residential connection is estimated at 300 gallons per day per residence. This number was acquired from a study done by the TWDB in conjunction with TCEQ in 2015. This number is listed as an average, so a maximum would have to be calculated from some factor.
7. The Tanglewood subdivision HOA shall have the right and responsibility to locate and maintain 5' wide sidewalks, per the subdivision construction documents, within the Tanglewood subdivision street ROWs, and immediately adjacent to the ROW line. Reconstruction of sidewalks for any reason, including public infrastructure maintenance or repair shall be at the liability of the HOA. In the event of dissolution of the HOA, all maintenance and liability related to said sidewalks shall become the responsibility of each Tanglewood subdivision lot owner, for sections of sidewalk immediately adjacent to each lot.
8. The home builder/lot owner will be responsible for the construction of each sidewalk, adjacent to and/or on said lot, at the time the lot is built on.
9. All interior and rear lot lines shown hereon have a 5' drainage easement dedicated by this plat, unless otherwise noted.

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 2 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 with in 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

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

This area reserved for county recordation information.