

Curve #	Length	Radius	Delta	Chord
C1	132.79	415.00	18°19'57"	N45°26'57"E 132.22
C2	312.14	485.00	36°52'30"	N36°10'42"E 306.78
C3	580.62	2070.00	16°04'16"	S64°13'26"E 578.72
C4	8.93	800.00	0°38'21"	N27°39'16"E 8.93
C5	75.02	850.00	5°03'26"	S30°30'11"W 75.00
C6	75.02	850.00	5°03'26"	S35°33'36"W 75.00
C7	20.00	850.00	1°20'54"	S38°45'46"W 20.00
C8	75.02	850.00	5°03'26"	S41°57'56"W 75.00
C9	75.02	850.00	5°03'26"	S47°01'22"W 75.00
C10	75.02	850.00	5°03'26"	S52°04'47"W 75.00
C11	0.73	850.00	0°02'58"	S54°37'59"W 0.73
C12	9.30	800.00	0°39'57"	S54°19'28"W 9.30
C13	25.17	2070.00	0°41'48"	N65°07'18"W 25.17
C14	82.71	800.00	5°55'26"	S51°01'46"W 82.68
C15	104.07	800.00	7°27'12"	S44°20'27"W 103.99
C16	126.39	800.00	9°03'07"	S32°30'00"W 126.26
C17	196.08	800.00	14°02'35"	S47°38'09"W 195.59
C18	154.58	825.00	10°44'09"	S33°20'32"W 154.36
C19	229.63	825.00	15°56'51"	S46°41'03"W 228.89
C20	34.85	825.00	2°25'12"	S60°48'10"E 34.84
C21	95.05	825.00	6°36'05"	S65°18'49"E 95.00
C22	63.29	825.00	4°23'43"	S70°48'42"E 63.27
C23	61.76	775.00	4°33'57"	S61°52'32"E 61.74
C24	119.72	775.00	8°51'03"	S68°35'02"E 119.60
C25	58.67	425.00	7°54'36"	S42°17'52"E 58.63
C26	76.16	425.00	10°16'04"	S51°23'12"E 76.06
C27	43.68	425.00	5°53'19"	S59°27'54"E 43.66
C28	96.40	375.00	14°43'41"	S45°42'24"E 96.13
C29	61.12	375.00	9°20'19"	S57°44'24"E 61.05
C30	87.27	1000.00	5°00'00"	N52°09'26"E 87.24
C31	89.45	1025.00	5°00'00"	N52°09'26"E 89.42

Curve #	Length	Radius	Delta	Chord
C32	85.08	975.00	5°00'00"	N52°09'26"E 85.06
C33	81.10	167.50	27°44'29"	S63°31'41"W 80.31
C34	56.84	975.00	3°20'25"	N52°59'14"E 56.83
C35	81.10	167.50	27°44'29"	N35°47'12"E 80.31
C36	28.24	975.00	1°39'35"	N50°29'14"E 28.24
C37	23.67	1025.00	1°19'23"	N53°59'45"E 23.67
C38	205.50	50.00	235°28'58"	N40°20'34"W 88.51
C39	65.78	1025.00	3°40'37"	N51°29'45"E 65.77
C40	77.45	167.50	26°29'40"	N36°24'36"E 76.77
C41	3.65	167.50	1°14'49"	N22°32'22"E 3.65
C42	25.90	50.00	29°40'25"	N45°55'28"W 25.61
C43	31.69	50.00	36°18'32"	N59°14'39"E 31.16
C44	31.65	50.00	36°16'06"	N22°57'20"E 31.12
C45	157.52	375.00	24°04'00"	S50°22'34"E 156.36
C46	168.02	400.00	24°04'00"	S50°22'34"E 166.78
C47	178.52	425.00	24°04'00"	S50°22'34"E 177.21
C48	31.34	50.00	35°54'33"	N13°07'59"W 30.83
C49	37.59	50.00	43°04'19"	N82°17'50"W 36.71
C50	47.34	50.00	54°15'03"	S49°02'29"W 45.59
C51	45.62	167.50	15°36'18"	S69°35'46"W 45.48
C52	35.48	167.50	12°08'11"	S55°43'32"W 35.41
C53	97.44	660.00	8°27'31"	S66°38'19"E 97.35
C54	92.37	635.00	8°20'06"	S66°34'37"E 92.29
C55	102.50	685.00	8°34'25"	S66°41'46"E 102.40
C56	42.18	500.00	4°50'00"	S57°10'34"E 42.17
C57	40.07	475.00	4°50'00"	S57°10'34"E 40.06
C58	44.29	525.00	4°50'00"	S57°10'34"E 44.27
C59	135.31	800.00	9°41'28"	S32°10'49"W 135.15
C60	187.33	800.00	13°25'00"	S66°18'04"E 186.90
C61	181.48	775.00	13°25'00"	S66°18'04"E 181.06
C62	193.19	825.00	13°25'00"	S66°18'04"E 192.75

Curve #	Length	Radius	Delta	Chord
C63	31.72	415.00	4°22'45"	S38°28'21"W 31.71
C64	87.87	415.00	12°07'53"	S46°43'40"W 87.71
C65	13.20	415.00	1°49'19"	S53°42'16"W 13.20
C66	3.40	485.00	0°24'06"	N54°24'54"E 3.40
C67	75.35	485.00	8°54'06"	N49°45'48"E 75.27
C68	77.35	485.00	9°08'16"	N40°44'38"E 77.27
C69	81.76	485.00	9°39'33"	N31°20'43"E 81.67
C70	74.28	485.00	8°46'29"	N22°07'42"E 74.20
C71	93.70	2070.00	2°35'37"	N70°57'45"W 93.70
C72	151.59	2070.00	4°11'45"	N67°34'04"W 151.55
C73	310.16	2070.00	8°35'05"	N60°28'51"W 309.87
C74	395.86	850.00	26°41'00"	S41°18'58"W 392.29
C75	384.21	825.00	26°41'00"	S41°18'58"W 380.75

Line #	Direction	Length
L1	N17°44'26"E	69.81'
L2	S72°15'34"E	17.10'
L3	S17°49'44"W	60.82'
L4	S16°59'26"W	11.66'
L5	S48°14'09"W	36.68'
L6	N35°16'46"W	96.68'
L7	N56°46'34"W	176.54'
L8	N57°02'38"W	79.69'
L9	N64°24'56"W	159.75'
L10	N62°19'34"W	166.75'
L11	N62°01'34"W	195.22'
L12	N38°38'57"W	56.21'
L13	S54°45'34"E	45.68'
L14	S54°45'34"E	18.68'
L15	S54°45'34"E	21.81'
L16	S73°00'34"E	42.97'
L17	S73°00'34"E	47.93'
L18	S73°00'34"E	38.01'

Line #	Direction	Length
L19	S62°24'34"E	37.34'
L20	S62°24'34"E	37.34'
L21	N38°20'34"W	59.27'
L22	N38°20'34"W	85.61'
L23	N28°12'42"E	25.49'
L24	N28°12'42"E	25.49'
L25	N15°59'26"E	25.04'
L26	N15°59'26"E	25.04'

RESIDENTIAL LOTS SHALL HAVE A 20 FEET FRONT BUILDING SETBACK LINE UNLESS OTHERWISE SHOWN HEREON AND A 10 FEET REAR BUILDING SETBACK LINE. SIDE BUILDING SETBACK LINES SHALL BE 5 FEET. THERE SHALL BE A 10 FEET SIDE BUILDING SETBACK LINE ADJACENT TO STREET RIGHTS-OF-WAY.

TRACTS A & B SHALL BE UTILIZED AS DRAINAGE EASEMENTS AND COMMON AREAS AND SHALL BE OWNED AND MAINTAINED BY THE HILLS OF WESTWOOD HOMEOWNERS ASSOCIATION.

TRACT C SHALL BE UTILIZED AS A UTILITY EASEMENT AND FOR EMERGENCY ACCESS AND SHALL BE OWNED AND MAINTAINED BY THE CITY OF TEMPLE.

TRACT D SHALL BE UTILIZED AS TRAIL/OPEN SPACE AND SHALL BE OWNED AND MAINTAINED BY THE HILLS OF WESTWOOD HOMEOWNERS ASSOCIATION.

LOTS 2, 3, 7 AND 8, BLOCK 1 SHALL HAVE A MINIMUM FINISHED FLOOR ELEVATION OF 1.5' ABOVE TOP OF CURB.

LOTS 1, 4, 6 AND 9, BLOCK 1 SHALL HAVE A MINIMUM FINISHED FLOOR ELEVATION OF 0.5' ABOVE TOP OF CURB.

A SIX FEET WIDE SIDEWALK SHALL BE CONSTRUCTED ALONG ONE SIDE OF TARTER DRIVE AS A PART OF THIS DEVELOPMENT.

ALL BOUNDARY CORNERS ARE 1/2" IRON ROD WITH CAP MARKED "RPLS 2475" SET UNLESS NOTED OTHERWISE.

THIS PROJECT IS REFERENCED IN NAD 1983 CENTRAL TEXAS STATE PLANE.

ALL DISTANCES ARE HORIZONTAL SURFACE DISTANCES UNLESS NOTED AND ALL BEARINGS ARE GRID BEARINGS.

ALL COORDINATE VALUES ARE REFERENCED TO CITY MONUMENT NUMBER 504 THE THETA ANGLE AT SAID CITY MONUMENT IS 01°29'25" THE COINTEGRATED CORRECTION FACTOR (CCF) IS 0.9999856 PUBLISHED CITY COORDINATES ARE X=3,202,019.50 Y=10,378,796.21 THE TIE FROM THE ABOVE CITY MONUMENT TO THE POINT OF BEGINNING IS N88°35'00"E, 2133.93 FEET.

NOTES:

BL- Building Line
UE- Utility Easement
DE- Drainage Easement
POB- Point of Beginning
①- Block Designation
= Drainage Flow Arrow
FFE = Minimum Finished Floor Elevation
XXXX SF = Lot Square Footages

Owners: Kiella Development, Inc.
John Kiella, President
Total=15.619 Acres

This property is not within the Special Flood Hazard Area as per the Federal Emergency Management Agency Federal Insurance Administration Map No. 48027C0335E, dated September 26th 2008.



All lots are to be constructed per City of Temple, Bell County, Texas Subdivision Ordinance and Drainage Criteria and Design Manual.

1) ALL DRAINAGE EASEMENTS SHALL BE PROPERLY GRADED, MAINTAINED AND CLEAR OF OBSTRUCTIONS TO ALLOW FOR PROPER DRAINAGE CONDITIONS.

2) THE CITY OF TEMPLE DRAINAGE CRITERIA AND DESIGN MANUAL ALLOWS FOR THE MAJOR STORM WATER RUNOFF (100 YEAR) TO ACCUMULATE WITHIN THE STREET TO LEVELS ABOVE THE BACK OF CURB. HOMEOWNERS AND HOMEOWNERS ARE CAUTIONED TO CONSIDER THIS WHEN PREPARING SITE GRADING PLANS AND ESTABLISHED FFE'S.

3) ARROW () DEPICTS STORM WATER RUNOFF FROM ADJACENT LOTS WHICH SHALL NOT BE IMPEDED. HOMEOWNER SHALL ACCOMMODATE THIS DRAINAGE FLOW AND ALLOW STORM WATER TO FLOW FROM UPSTREAM LOTS TO THE DOWNSTREAM LOTS UNIMPEDED.

SCALE: 1"=100'

STATE OF TEXAS
COUNTY OF BELL

KIELLA DEVELOPMENT, INC., A TEXAS CORPORATION, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS HILLS OF WESTWOOD PHASE IV, A SUBDIVISION IN THE CITY OF TEMPLE, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, AND WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES AS SHOWN HEREON.

KIELLA DEVELOPMENT, INC., A TEXAS CORPORATION
7462 WEST ADAMS AVENUE, TEMPLE, TEXAS 76502
254-778-0085

JOHN KIELLA, PRESIDENT

STATE OF TEXAS
COUNTY OF BELL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 24 DAY OF June, 2021 BY JOHN KIELLA, PRESIDENT OF KIELLA DEVELOPMENT, INC., A TEXAS CORPORATION, ON BEHALF OF SAID CORPORATION.

NOTARY PUBLIC



THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF TEMPLE, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 30th DAY OF June, 2021.

SECRETARY TO PLANNING & ZONING COMMISSION:

THIS FINAL PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF TEMPLE, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 6th DAY OF July, 2021

CHAIRPERSON:

STATE OF TEXAS
COUNTY OF BELL

I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY, THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT:

WILLIAM F. SISCO, P.E.
NO. 123121

STATE OF TEXAS
COUNTY OF BELL

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS PLAT IS TRUE AND CORRECT, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT ALL NECESSARY SURVEY MONUMENTS ARE CORRECTLY SHOWN THEREON.

MICHAEL E. ALVIS, R.P.L.S.
NO. 5402

AFFIDAVIT:
THE TAX APPRAISAL DISTRICT OF BELL COUNTY, TEXAS DOES HEREBY CERTIFY THERE ARE CURRENTLY NO DELINQUENT TAXES DUE TO THE TAX APPRAISAL DISTRICT OF BELL COUNTY, TEXAS ON THE PROPERTY DESCRIBED BY THIS PLAT.

DATED THIS 29 DAY OF June, 2021. BELL COUNTY TAX APPRAISAL DISTRICT

BY: BELL COUNTY TAX APPRAISAL DISTRICT

RECORDATION

FILED FOR RECORD THIS THE 15th DAY OF July, 2021.

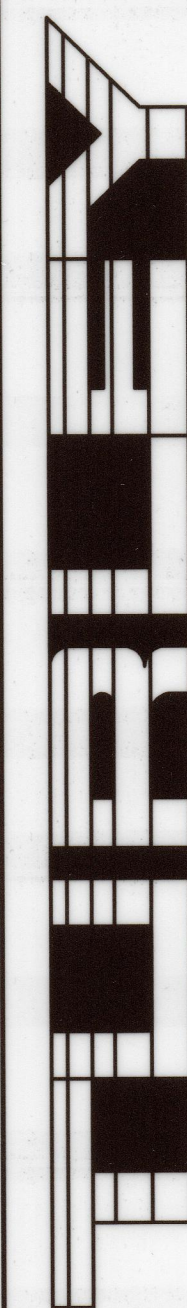
INSTRUMENT # 2021-44446, OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

FINAL PLAT of:
**HILLS OF WESTWOOD
PHASE IV**
3 BLOCKS, 42 LOTS

4 TRACTS
LOTS 1 thru 22, BLOCK 1
LOTS 1 thru 12, BLOCK 2
LOTS 1 thru 8, BLOCK 3
TRACT A = 0.062 ACRES
TRACT B = 0.065 ACRES
TRACT C = 0.073 ACRES
TRACT D = 0.070 ACRES

15.619 ACRES
OUT OF AND A PART OF THE BALDWIN ROBERTSON LEAGUE SURVEY, ABST.#17
A SUBDIVISION IN THE CITY OF TEMPLE, BELL COUNTY, TEXAS

15.619 ACRES MORE FULLY DESCRIBED BY METES & BOUNDS BY SEPARATE FIELD NOTES
TRACT SURVEYED FEBRUARY 10, 2021



TURLEY ASSOCIATES, INC.
301 N. 3rd ST.
E-MAIL: MAIL@TURLEY-INC.COM
(254) 773-2400
TEMPLE, TEXAS 76501

SURVEY FIRM # 10056000
ENGINEER FIRM # F-1658

FINAL PLAT of:
**HILLS OF WESTWOOD
PHASE IV**
BALDWIN ROBERTSON LEAGUE SURVEY, ABST.#17
BELL COUNTY TEXAS

ORDERED BY:
KIELLA DEVELOPMENT, INC.
7462 WEST ADAMS AVENUE
TEMPLE, TEXAS 76502

REVISIONS		
4/23/21	COMMENTS	MEA

DATE: MARCH 31, 2021
DRN. BY: MEA
REF.:

FB/LB: DATA COL.
JOB NO.: 21-453
SHEET 1 OF 1
COMPUTER DWG. NO. 21-453 FP

21453-D
FILE NO.

INSTR # 2021 - 44446