



FILED FOR RECORD THIS THE 13th DAY OF September, 2021.
INSTRUMENT # 2021067427, OFFICIAL RECORDS OF REAL
PROPERTY, BELL COUNTY, TEXAS.

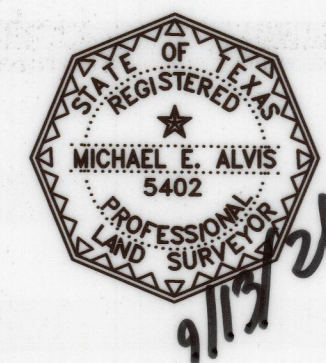
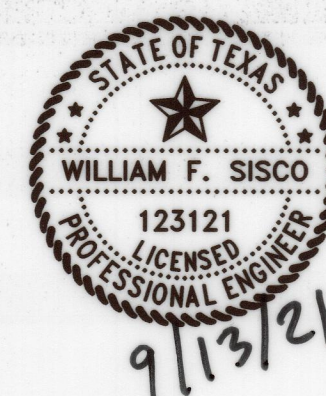
27.731 ACRES MORE FULLY DESCRIBED BY METES & BOUNDS BY SEPARATE
FIELD NOTES PREPARED AND ATTACHED TO DEDICATION INSTRUMENT

Line Table		
Line #	Direction	Length
L1	N73°19'34"W	40.00'
L2	N16°40'26"E	110.00'
L3	N16°40'26"E	110.00'
L4	N17°08'49"E	50.00'
L5	S16°44'29"W	5.00'
L6	S73°19'29"E	145.22'
L7	S16°45'05"W	10.00'
L8	S73°19'29"E	186.56'
L9	N16°40'26"E	7.00'
L10	N73°19'34"W	50.00'
L11	S16°40'26"W	7.00'
L12	N69°23'06"W	59.34'
L13	S73°19'34"E	110.00'
L14	S73°19'34"E	110.00'
L15	S73°19'34"E	25.00'
L16	N61°40'26"E	35.36'

LOTS 10-25, BLOCK 6 AND LOT 24, BLOCK 2 SHALL HAVE NO ACCESS OFF OF HOGAN ROAD.

- 1) ALL FINISHED FLOOR ELEVATIONS (FFE) SHALL BE A MINIMUM OF 1' ABOVE THE BACK OF CURB ELEVATION EXCEPT FOR THE FOLLOWING WHICH SHALL BE A MINIMUM OF 1.5' ABOVE THE BACK OF CURB ELEVATION: LOTS 3, 4, 5, 6, 7, 8, 9, 10, 20 AND 21, BLOCK 2.
- 2) ALL DRAINAGE EASEMENTS SHALL BE PROPERLY GRADED, MAINTAINED AND CLEAR OF OBSTRUCTIONS TO ALLOW FOR PROPER DRAINAGE CONDITIONS.
- 3) THE CITY OF TEMPE 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. HOMEBUILDERS AND HOMEOWNERS ARE CAUTIONED TO CONSIDER THIS WHEN PREPARING SITE GRADING PLANS AND ESTABLISHED FFE'S.
- 4) ARROW () DEPICTS STORM WATER RUNOFF FROM ADJACENT LOTS WHICH SHALL NOT BE IMPEDED. HOMEOWNER SHALL ALLOW STORM WATER TO DRAINAGE FLOW AND ALLOW STORM WATER TO FLOW FROM UPSTREAM LOTS TO THE DOWNSTREAM LOTS UNIMPEDED.

Inst# 2021067427



FINAL PLAN of:
**HILLS OF WESTWOOD,
PHASE XIV**
PART OF THE NANCY CHANCE SURVEY, ABSTRACT #5
A SUBDIVISION IN THE CITY OF TEMPLE, BELL COUNTY, TEXAS

PREPARED FOR:
KIELLA DEVELOPMENT, INC.

	REVISIONS	
07/09/21	COMMENTS	MEA
07/15/21	COMMENTS	JFBII

DATE: 03/30/21
DRN. BY: MEA
REF.:
FB/LB
JOB NO.: 21-451
SHEET 1 OF 1
COMPUTER DWG. NO. 21-451
21451-D
FILE NO.