

DESCRIPTION

STATE OF TEXAS
COUNTY OF McLENNAN

43.699 ACRES

BEING all of that tract of land in McLennan County, Texas, out of the J. Moreno Survey, A-26, and being all of that Tract One of called 10.0 acres and all of that Tract Two of called 2.84 acres described in a deed to George Kocian as recorded in Volume 1635, Page 132 of the Deed Records of McLennan County, Texas, and all of that called 5.07 acres described in a deed to George Kocian as recorded in Volume 1598, Page 251 of the Deed Records of McLennan County, Texas, and all of that called 14.30 acres described in a deed to George Kocian as recorded in Volume 1658, Page 417 of the Deed Records of McLennan County, Texas, and all of that called 1.37 acres described in a deed to George Kocian as recorded in Volume 1573, Page 642 of the Deed Records of McLennan County, Texas, and all of that called 2 acres described in a deed to George Kocian as recorded in Volume 1573, Page 621 of the Deed Records of McLennan County, Texas, and all of that called 1.66 acres described in a deed to George Kocian as recorded in Volume 1635, Page 129 of the Deed Records of McLennan County, Texas, and being all of Lot 2, Block 1 of the Hand-Kocian Addition as recorded under Clerks File Number 2014031845 of the Official Records of McLennan County, Texas and being further described as follows:

BEGINNING at a RR Spike found at the intersection of the center of Four Corners Road with the Northwest line of F.M. Highway No. 1858, at the Southwest corner of said 1.66 acres;

THENCE North 29 degrees 14 minutes 50 seconds West, 690.67 feet to a point in Four Corners Road at the South corner of said 5.07 acres, same being the West corner of said 1.37 acres;

THENCE North 26 degrees 34 minutes 20 seconds West, 756.97 feet to a 3/8 inch steel rod found in Four Corners Road at the West corner of said 5.07 acres, same being the South corner of said 10.0 acres;

THENCE North 26 degrees 57 minutes 12 seconds West, 109.40 feet to a point in said Four Corners Road;

THENCE North 31 degrees 26 minutes 45 seconds West, 889.52 feet to a point in said Four Corners Road at the North corner of said 10.0 acres, a 3/8 inch steel rod found (Capped Roden) bears South 66 degrees 34 minutes 40 seconds East, 45.91 feet for reference;

THENCE South 66 degrees 34 minutes 40 seconds East, 880.42 feet to a 3/8 inch steel rod found (Capped Roden) at the interior corner of said 10.0 acres, same being the Southwest corner of Lot 8, Block 1 of the Westlake Addition as recorded under Clerks File Number 2017026878 of the Official Records of McLennan County, Texas, and at the West corner of that called 2 acres described in a deed to Liberty Hill Cemetery Association as recorded in Volume 336, Page 113 of the Deed Records of McLennan County, Texas;

THENCE South 79 degrees 02 minutes 14 seconds East, 680.67 feet to a 3/8 inch steel rod found at the East corner of said 10.0 acres, and at the North corner of said 14.30 acres;

THENCE South 10 degrees 35 minutes 14 seconds West, 239.61 feet to a 1/2 inch steel rod found at a interior corner of said 14.30 acres;

THENCE South 74 degrees 45 minutes 33 seconds East, 357.38 feet to a 1/2 inch steel rod set;

THENCE South 53 degrees 20 minutes 25 seconds East, 166.09 feet to a 1/2 inch steel rod found;

THENCE South 30 degrees 05 minutes 48 seconds East, 152.57 feet to a 3/8 inch steel rod found at the East corner of said 14.30 acres, same being the North corner of said Lot 2, Block 1 of the Hand-Kocian Addition, and in the Southwest line of that called 1/3 acres described in a deed to Bald Springs Country Club as recorded in Volume 373, Page 539 of the Deed Records of McLennan County, Texas;

THENCE South 30 degrees 34 minutes 28 seconds East, 296.61 feet to a 1/2 inch steel rod found (Capped MA) at the East corner of said Lot 2, same being the North corner of Lot 1, Block 1 of said Hand-Kocian Addition;

THENCE South 60 degrees 32 minutes 26 seconds West, 511.86 feet to a 1/2 inch steel rod found (Capped MA) at a interior corner of said Lot 2;

THENCE South 29 degrees 35 minutes 55 seconds East, 301.34 feet to a 1/2 inch steel rod found (Capped MA) in the Northwest line of said F.M. Highway No. 1858 at the Southeast corner of said Lot 2;

THENCE South 59 degrees 28 minutes 14 seconds West, 662.81 feet to a TX DOT Concrete Monument found at a cutback in the North line of said Highway;

THENCE North 73 degrees 39 minutes 28 seconds West, 67.29 feet to a TX DOT Concrete Monument found in the North line of said Highway;

THENCE South 59 degrees 35 minutes 35 seconds West, 17.95 feet to the Point of Beginning, containing 43.699 acres of land.

Note: Bearings Based on the State Plane Coordinate System NAD83, Texas Central Zone 4203.

THE STATE OF TEXAS
COUNTY OF McLENNAN

That I, Kyle Wollard of K2 Investment Properties, LLC, acting herein by and through its duly authorized officers and being the owner of the property described above and wishing to subdivide same into lots and block, do hereby adopt this plat attached hereto and titled "to McLennan County, Texas" as our legal subdivision of same and do hereby dedicate all rights-of-way and/or easements shown hereon to the use of the public forever. Any private improvements placed in said rights-of-way and/or 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 and/or easements. The sale of the lot(s) shown on this plat shall be made therewith subject to the restrictions and conditions recorded in the Texas Real Property Records of McLennan County pertaining to said subdivision.

K2 Investment Properties, LLC

Kyle Wollard
Manager
505 Keys Creek Drive
Waco, TX 76708

STATE OF TEXAS
COUNTY OF McLENNAN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Kyle Wollard, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, in his capacity as Manager of K2 Investment Properties, LLC, a Texas limited liability company, on behalf of said corporation.

Given under my hand and seal of office this the ____ day of _____, 2024.

Notary Public in and for
the State of Texas
My Commission Expires_____

Notes:

- Bearings described are related to the Texas Coordinate System of 1983, Central Zone.
- Electricity Provided By Hilco Cooperative.
- Water Provided By Bald Springs Water Supply (CCN# 10006)
- On-site Septic.
- Property located in West ISD.
- Subject property shown hereon appears to be located in "Zone X, Other Areas" defined as areas determined to be outside the 0.2% annual chance floodplain, as scaled from F.I.R.M. panel number 48309C0050C, effective date December 20, 2019.

DEED OF TRUST (LIEN) HOLDER ACKNOWLEDGEMENT

The Deed of Trust (Lien) Holder signed below hereby acknowledges that they have reviewed the subdivision of the property described in the above dedication and is familiar with the effect if that subdivision on property on which they hold a Deed of Trust (Lien). Those signing below hereby concur in and join in the dedication of the resubdivision of the property described in the above dedication.

NAME OF DEED OF TRUST HOLDER

Central National Bank
8320 W. Hwy. 84
Waco, TX 76712

By: _____
Darrell Rollins

Property on which you hold a Deed of Trust:

Tract 1:

Lot 2, Block 1 of the Hand-Kocian Addition as recorded under Clerks File Number 2014031845 of the Official Records of McLennan County, Texas.

Tract 2:

37.202 Acres as described in the Deed of Trust as recorded under Clerks File Number 2023033524 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, Darrell Rollins, 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 the capacity therein stated.

Given under my hand and seal of office this the ____ day of _____, 2024.

Notary Public in and for
the State of Texas
My Commission Expires_____

The following statement certifies that an engineering suitability report prepared by _____, on the ____ day of _____, 2024, has been submitted and accepted for this subdivision plat. Individual on-site sewage facility designs must be submitted for approval for each lot and built to Texas Commission on Environmental Quality (TCEQ) regulations prior to occupation of the residence. This subdivision plat approved and accepted on this the ____ day of _____, 2024.

By: _____
Designated Representative for and on behalf
Of McLennan County

I hereby certify that the attached and foregoing plat and field notes of "RANCHO WEST ESTATES, LOTS 1-7, BLOCK 1, to McLennan County, Texas" was approved by the McLennan County Commissioners Court on this the ____ day of _____, 2024, such approval not to be construed as an obligation on the part of the County for the construction and/or maintenance of any road or other improvements shown thereon.

McLennan County Commissioners' Court

By: _____
Scott M. Felton
McLennan County Judge

I do hereby certify that I made an actual and accurate survey of the property on the ground by men working under my supervision during the month of October, 2023, and that all markers or monuments are correctly shown.

Piney Woods Surveying

By: _____
Landon Smith
R.P.L.S. # 5969

FINAL PLAT OF

RANCHO WEST ESTATES
LOTS 1-7, BLOCK 1

to McLennan County, Texas, being a subdivision of 43.699 Acres of land out of the J. Moreno Survey, A-26, and being all of that 37.202 acres described in a deed to K2 Investment Properties, LLC as recorded under Clerks File Number 2023033523 of the Official Records of McLennan County, Texas, and all of Lot 2 in Block 1 of the Hand-Kocian Addition as recorded under Clerks File Number 2014031845 of the Official Records of McLennan County, Texas.

PREPARED FOR:	Piney Woods Surveying 10027 Rock Creek Road Waco, Texas 76708	(936) 225-0667
K2 Investments	Drawn By: lbs	Firm No.: 100460-00
	Job No.: 2310-007 A	File No.: Mc-A26-14