

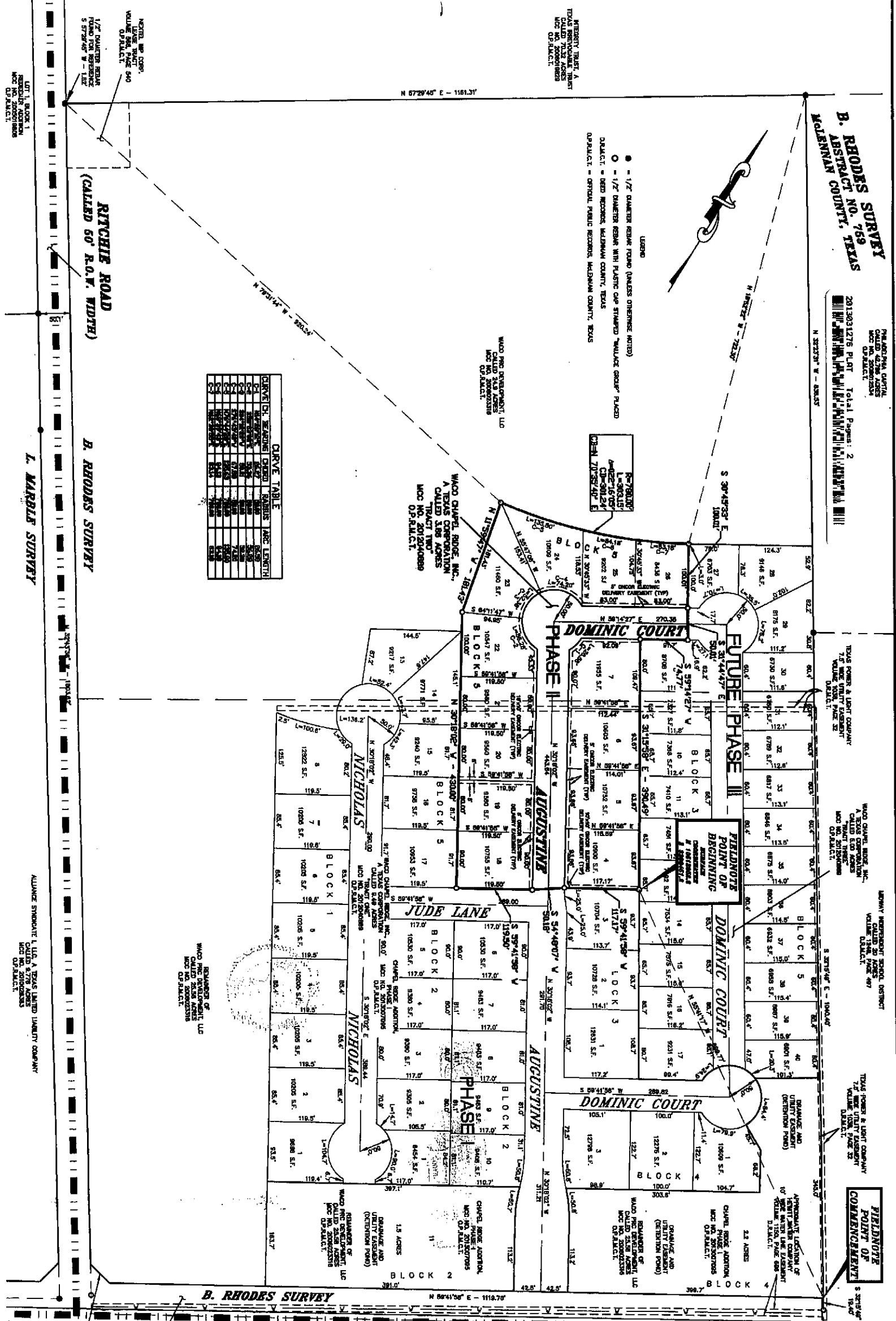
B. RHODES SURVEY
McLENNAN COUNTY, TEXAS

2012031276 PLAT Total Pages: 2
 2012031276 PLAT

PUBLIC RECORDS OFFICE
 2012031276 PLAT
 McLENNAN COUNTY, TEXAS

PROPERTY TRACT A
 TEXAS PERMISSIBLE TRACT
 CALLED 22.8 ACRES
 MCD NO. 2012000838
 OP. PLACT.

LEGEND
 ● - 1/2" DIAMETER REBAR FOUND (UNLESS OTHERWISE NOTED)
 ○ - 1/2" DIAMETER REBAR WITH PLASTIC CAP STAMPED "WALDO GROUP" PLACED
 ○ - 1/2" DIAMETER REBAR WITH PLASTIC CAP STAMPED "WALDO GROUP" PLACED
 ○ - 1/2" DIAMETER REBAR WITH PLASTIC CAP STAMPED "WALDO GROUP" PLACED
 ○ - 1/2" DIAMETER REBAR WITH PLASTIC CAP STAMPED "WALDO GROUP" PLACED
 ○ - 1/2" DIAMETER REBAR WITH PLASTIC CAP STAMPED "WALDO GROUP" PLACED



CURVE TABLE

STATION	CHORD BEARING	CHORD LENGTH	ARC LENGTH
1+00.00	S 89° 41' 33" E	100.00	100.00
1+50.00	S 89° 41' 33" E	100.00	100.00
2+00.00	S 89° 41' 33" E	100.00	100.00
2+50.00	S 89° 41' 33" E	100.00	100.00
3+00.00	S 89° 41' 33" E	100.00	100.00
3+50.00	S 89° 41' 33" E	100.00	100.00
4+00.00	S 89° 41' 33" E	100.00	100.00
4+50.00	S 89° 41' 33" E	100.00	100.00
5+00.00	S 89° 41' 33" E	100.00	100.00
5+50.00	S 89° 41' 33" E	100.00	100.00
6+00.00	S 89° 41' 33" E	100.00	100.00
6+50.00	S 89° 41' 33" E	100.00	100.00
7+00.00	S 89° 41' 33" E	100.00	100.00
7+50.00	S 89° 41' 33" E	100.00	100.00
8+00.00	S 89° 41' 33" E	100.00	100.00
8+50.00	S 89° 41' 33" E	100.00	100.00
9+00.00	S 89° 41' 33" E	100.00	100.00
9+50.00	S 89° 41' 33" E	100.00	100.00
10+00.00	S 89° 41' 33" E	100.00	100.00

FINAL PLAT
 OF LOTS 4-7, BLOCK 9; AND LOTS 18-26, BLOCK 6, CHAPEL RIDGE
 ADDITION, PHASE II TO THE CITY OF WACO, McLENNAN COUNTY, TEXAS,
 BRINGING ALL OF A CALLED 3.86 ACRE TRACT DESCRIBED AS "TRACT TWO" IN
 A DEED TO WACO CHAPEL RIDGE, INC., A TEXAS CORPORATION, RECORDED IN
 MCC NO. 2012040888 OF THE OFFICIAL PUBLIC RECORDS OF McLENNAN
 COUNTY, TEXAS

SHEET 1 OF 2

The Walcott Group, Inc.
 200 W 1st St., Suite 200, Waco, TX 76712
 Engineers & Architects & Planners & Surveyors
 Waco • Killeen • Dallas • Round Rock



PLAT NO. 2012031276
 SCALE: 1" = 40' PLAT NO. 2012031276
 DATE: 08-15-13
 DRAWN BY: SBL
 CHECKED BY: JTB
 FIELDBOOK/PG: 1183
 TAB # 0-1804
 DIGITAL FILE 22548963-TR-AT-PL-1
 V/N # 201409-TR-08

FIELD NOTES FOR A 3.86 ACRE TRACT OF LAND LOCATED IN THE S. PHOENIX SURVEY, ABSTRACT NO. 759, WILMANN COUNTY, TEXAS, AND BEING ALL OF A CALLED 3.86 ACRE TRACT DESCRIBED AS "TRACT TWO" IN A DEED TO WACO CHAPEL RIDGE, INC., A TEXAS CORPORATION, RECORDED IN MCC NO. 2012040889 OF THE OFFICIAL PUBLIC RECORDS OF WILMANN COUNTY, TEXAS (O.A.R. B.C.1.).

COMMENCING FROM A POINT ALONG THE SOUTHWEST CORNER OF A CALLED 20 ACRE TRACT DESCRIBED IN A DEED TO UNIVERSITY INDEPENDENT SCHOOL DISTRICT, RECORDED IN VOLUME 1248, PAGE 487 OF THE DEED RECORDS OF WILMANN COUNTY, TEXAS (O.A.R. B.C.1.), FOR THE NORTH CORNER OF A CALLED 1.318 ACRE TRACT DESCRIBED AS "TRACT 27" IN A DEED TO THE CITY OF WACO, TEXAS RECORDED IN MCC NO. 2010020237 OF SAID O.P.R.M.C.T., BEING THE EAST CORNER OF CHAPEL RIDGE ADDITION, PHASE I, RECORDED IN MCC NO. 2013007089 OF SAID O.P.R.M.C.T., FROM WHICH A 1/2" DIAMETER REBAR WITH PLASTIC CAP STAMPED "WALLACE GROUP" FOUND FOR REFERENCE BEARS S 32°54'49" E - 19.40 FEET;

THENCE N 89°41'17" W PARTWAY THROUGH THE INTERIOR OF SAID CHAPEL RIDGE ADDITION, PHASE I, AND PARTWAY THROUGH THE INTERIOR OF A CALLED 5.00 ACRE TRACT DESCRIBED AS "TRACT THREE" IN SAID WACO CHAPEL RIDGE, INC., DEED A DISTANCE OF 988.77 FEET TO A 1/2" DIAMETER REBAR WITH PLASTIC CAP STAMPED "WALLACE GROUP" PLACED FOR THE MOST EASTERLY NORTH CORNER OF SAID CHAPEL RIDGE ADDITION, PHASE I, FOR THE EAST CORNER AND POINT OF BEGINNING OF THE HEREN DESCRIBED TRACT;

THENCE ALONG THE COMMON LINES OF SAID CHAPEL RIDGE ADDITION, PHASE I AND SAID 3.86 ACRE TRACT, THE FOLLOWING THREE (3) COURSES:

- 1) S 69°41'59" W - 117.17 FEET TO A 1/2" DIAMETER REBAR WITH PLASTIC CAP STAMPED "WALLACE GROUP" PLACED FOR ANGLE.
- 2) S 64°40'07" W - 30.18 FEET TO A 1/2" DIAMETER REBAR WITH PLASTIC CAP STAMPED "WALLACE GROUP" PLACED FOR ANGLE.
- 3) S 64°41'59" W - 118.50 FEET TO A 1/2" DIAMETER REBAR WITH PLASTIC CAP STAMPED "WALLACE GROUP" PLACED FOR THE SOUTH CORNER OF THE HEREN DESCRIBED TRACT;

THENCE N 30°18'02" W WITH THE WEST LINE OF SAID 3.86 ACRE TRACT PARTWAY WITH A LINE OF SAID CHAPEL RIDGE ADDITION, PHASE I AND PARTWAY THROUGH THE INTERIOR OF THE REMAINDER OF A CALLED 24.9 ACRE TRACT, DESCRIBED IN A DEED TO WACO FINE DEVELOPMENT, LLC, RECORDED IN MCC NO. 2009023316 OF SAID O.P.R.M.C.T., A DISTANCE OF 430.00 FEET TO A 1/2" DIAMETER REBAR WITH PLASTIC CAP STAMPED "WALLACE GROUP" PLACED FOR ANGLE.

THENCE THROUGH THE INTERIOR OF THE REMAINDER OF SAID 24.9 ACRE TRACT, THE FOLLOWING TWO (2) COURSES:

- 1) N 11°59'47" W - 181.45 FEET TO A 1/2" DIAMETER REBAR WITH PLASTIC CAP STAMPED "WALLACE GROUP" PLACED FOR THE WEST CORNER OF THE HEREN DESCRIBED TRACT, AT THE BEGINNING OF A CURVE TO THE LEFT, FROM WHICH THE WEST CORNER OF THE REMAINDER OF SAID 24.9 ACRE TRACT BEARS N 79°31'44" W - 920.24 FEET FROM WHICH A 1/2" DIAMETER REBAR FOUND FOR REFERENCE BEARS S 57°29'45" W - 1.62 FEET;
- 2) ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 303.15 FEET HAVING A RADIUS OF 789.00 FEET AND A CHORD BEARING AND DISTANCE OF N 70°54'07" E - 301.24 FEET TO A 1/2" DIAMETER REBAR WITH PLASTIC CAP STAMPED "WALLACE GROUP" PLACED FOR THE NORTHWEST CORNER OF SAID 5.00 ACRE TRACT, BEING THE NORTH CORNER OF SAID 3.86 ACRE TRACT, AND THE NORTH CORNER OF THE HEREN DESCRIBED TRACT, AT THE END OF SAID CURVE, FROM WHICH A 1/2" DIAMETER REBAR FOUND FOR THE NORTH CORNER OF THE REMAINDER OF SAID 24.9 ACRE TRACT BEARS N 19°22'22" W - 722.30 FEET;

THENCE ALONG THE COMMON LINES OF SAID 5.00 ACRE TRACT AND SAID 3.86 ACRE TRACT, THE FOLLOWING FOUR (4) COURSES:

- 1) S 30°45'37" E - 100.01 FEET TO A 1/2" DIAMETER REBAR WITH PLASTIC CAP STAMPED "WALLACE GROUP" PLACED FOR ANGLE.
- 2) S 31°44'47" E - 50.01 FEET TO A 1/2" DIAMETER REBAR WITH PLASTIC CAP STAMPED "WALLACE GROUP" PLACED FOR ANGLE.
- 3) S 31°44'27" W - 74.77 FEET TO A 1/2" DIAMETER REBAR WITH PLASTIC CAP STAMPED "WALLACE GROUP" PLACED FOR ANGLE.
- 4) S 31°35'58" E - 380.49 FEET TO THE POINT OF BEGINNING.

THE BEARINGS SHOWN HEREON ARE GRID BEARINGS AND ARE BASED ON GPS OBSERVATIONS, AND THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983. AN AVERAGE CORNER SCALE FACTOR OF 0.9999986644715 WAS UTILIZED FOR THIS PROJECT OF LOCAL AREA. ALL DISTANCES AND AREAS SHOWN ARE BASED ON "SURFACE COORDINATES" TO OBTAIN GRID COORDINATES OR GRID DISTANCES, MULTIPLY BY THE ABOVE REFERENCED AVERAGE CORNER SCALE FACTOR.

STATE OF TEXAS
COUNTY OF WILMANN;
DEED OF TRUST HOLDER ACKNOWLEDGEMENT:
THE DEED OF TRUST HOLDER SIGNED BELOW HEREBY ACKNOWLEDGES THAT THEY HAVE RECEIVED THE SUBDIVISION OF THE PROPERTY DESCRIBED IN THE ABOVE DEDICATION AND ARE FULFILLING WITH THE DEEDY AND TRUST AGREEMENTS AND THE PROPERTY ON WHICH THEY HOLD A DEED OF TRUST. THOSE SIGNING BELOW HEREBY CONCUR IN AND CONSENT TO THE DEDICATION OF THE SUBDIVISION OF THE PROPERTY DESCRIBED IN THE ABOVE DEDICATION.

NAME OF DEED OF TRUST HOLDER:
INDEPENDENT BANK
800 WOODWAY DRIVE, SUITE 200
WOODWAY, TEXAS 78712

BY: *Robert C. Riskey*
ROBERT C. RISKEY
TITLE: PRESIDENT

PROPERTY UPON WHICH YOU HOLD A DEED OF TRUST:
3.86 ACRE TRACT DESCRIBED AS "TRACT TWO" IN A DEED TO WACO CHAPEL RIDGE, INC., A TEXAS CORPORATION, RECORDED IN MCC NO. 2012040889 OF THE OFFICIAL PUBLIC RECORDS OF WILMANN COUNTY, TEXAS

THE STATE OF TEXAS
COUNTY OF WILMANN;
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED ROBERT C. RISKEY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND HE HAS ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND IN THE CONSCIOUSNESS AND FREEDOM OF MIND AND MEMORY, AND THAT HE HAS NOT BEEN UNDER ANY UNLAWFUL INFLUENCE AT THE TIME HE SIGNED THE SAME.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
Juan Lopez

OF LOTS 4-7, BLOCK 3, AND LOTS 18-26, BLOCK 5, CHAPEL RIDGE ADDITION, PHASE II TO THE CITY OF WACO, WILMANN COUNTY, TEXAS, BEING ALL OF A CALLED 3.86 ACRE TRACT DESCRIBED AS "TRACT TWO" IN A DEED TO WACO CHAPEL RIDGE, INC., A TEXAS CORPORATION, RECORDED IN MCC NO. 2012040889 OF THE OFFICIAL PUBLIC RECORDS OF WILMANN COUNTY, TEXAS

FINAL PLAT

SHEET 2 OF 2

THE STATE OF TEXAS
COUNTY OF WILMANN;
WACO CHAPEL RIDGE, INC., A TEXAS CORPORATION, BEING THE OWNER OF THE PROPERTY DESCRIBED ABOVE AND WISHING TO SUBDIVIDE SAID LOT AND BLOCK DO HEREBY ADOPT THE PLAT ATTACHED HERETO AND TITLED "FINAL PLAT OF LOTS 4-7, BLOCK 3, AND LOTS 18-26, BLOCK 5, CHAPEL RIDGE ADDITION, PHASE II TO THE CITY OF WACO, WILMANN COUNTY, TEXAS, BEING ALL OF A CALLED 3.86 ACRE TRACT DESCRIBED AS "TRACT TWO" IN A DEED TO WACO CHAPEL RIDGE, INC., A TEXAS CORPORATION, RECORDED IN MCC NO. 2012040889 OF THE OFFICIAL PUBLIC RECORDS OF WILMANN COUNTY, TEXAS AS ONE LEGAL SUBDIVISION OF SAID WACO CHAPEL RIDGE ADDITION, PHASE II TO THE CITY OF WACO, WILMANN COUNTY, TEXAS. WE DO HEREBY DEDICATE ALL RIGHTS-OF-WAY OR EASEMENTS SHOWN THEREIN TO THE USE OF THE PUBLIC FOREVER, ANY PRIVATE IMPROVEMENTS PLACED IN ANY OF THESE RIGHTS-OF-WAY OR EASEMENTS SHALL BE PLACED HERE AT NO COST OR OBLIGATION TO THE PUBLIC OR THE CITY OF WACO. HEREBY, WE HEREBY AGREE TO WAIVE ALL RIGHTS OF REDEMPTION OR REVERSION TO ALL RIGHTS OF WAY OR EASEMENTS PLACED IN ANY OF THESE RIGHTS-OF-WAY OR EASEMENTS AND TO WAIVE ALL RIGHTS OF REDEMPTION OR REVERSION TO ALL RIGHTS OF WAY OR EASEMENTS PLACED IN ANY OF THESE RIGHTS-OF-WAY OR EASEMENTS IN ACCORDANCE WITH THE TERMS STATED TO ALL RESTRICTIONS AND CONDITIONS RECORDED IN THE WILMANN COUNTY, TEXAS OFFICIAL PUBLIC RECORDS, PERTAINING TO SAID SUBDIVISION.

WACO CHAPEL RIDGE, INC., A TEXAS CORPORATION
707 WILLOW CREEK
WOODWAY, TEXAS 78712

BY: *Brad Marshall*
BRAD MARSHALL, PRESIDENT

ATTN: *Robert Chalmers*
ROBERT CHALMERS, ATTORNEY

THE STATE OF TEXAS
COUNTY OF WILMANN;
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED BRAD MARSHALL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE HAS ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21 DAY OF August, 2013.

NOTARY PUBLIC IN WACO FOR THE STATE OF TEXAS
Patricia W. Erwin
PATRICIA W. ERWIN, CITY SECRETARY

THE STATE OF TEXAS
COUNTY OF WILMANN;
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT AND FIELD NOTES OF THE "FINAL PLAT OF LOTS 4-7, BLOCK 3, AND LOTS 18-26, BLOCK 5, CHAPEL RIDGE ADDITION, PHASE II TO THE CITY OF WACO, WILMANN COUNTY, TEXAS, BEING ALL OF A CALLED 3.86 ACRE TRACT DESCRIBED AS "TRACT TWO" IN A DEED TO WACO CHAPEL RIDGE, INC., A TEXAS CORPORATION, RECORDED IN MCC NO. 2012040889 OF THE OFFICIAL PUBLIC RECORDS OF WILMANN COUNTY, TEXAS WAS APPROVED ON THIS THE 22 DAY OF August, 2013.

Patricia W. Erwin
PATRICIA W. ERWIN, CITY SECRETARY

NOTES:
1. WATER TO BE SUPPLIED BY CITY OF WACO - CON #10039
2. ELECTRICITY TO BE SUPPLIED BY ONCOR
3. PROPOSED LAND USAGE TO BE RESIDENTIAL
4. THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT TRACT. EASEMENTS, RESTRICTIONS, AND OTHER RIGHTS MAY EXIST WHICH ARE NOT SHOWN HEREON.
5. 1/2" DIAMETER REBAR WITH PLASTIC CAP STAMPED "WALLACE GROUP" WILL BE PLACED AT ALL P.C.T'S, P.T'S, E.T'S AND LOT CORNERS, AT THE COMPLETION OF CONSTRUCTION.

FLOOD NOTE: BY GRAPHIC PLATTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48308 C GISS C WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2006 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
J. R. ...
J. R. ...
2013031276
Hill Country, Texas

The Wallace Group, Inc.
200 W Hwy 6, Suite 620, Waco, Texas 78712
Engineers • Architects • Planners • Surveyors
Waco • Killeen • Dallas • Round Rock
Surrey
PLAT NO. C-1804 DRAFT DATE 12-07-12 DRAWN BY: SBL
WORK ORDER NO. 228488R FIELDBOOK/FG. 1183 TAB # 1004-JB
DIGITAL FILE 228488R-FINAL PLAT PH I F/N # 228488R-FN-08

SCALE
0 100 200
© 2012 ALL RIGHTS RESERVED