

FIELD NOTES FOR A 0.32 ACRE TRACT OF LAND LOCATED IN THE S. RHOSES SURVEY, ABSTRACT NO. 7169, MCKENNA COUNTY, TEXAS, AND BEING OUT OF THE RECORDS OF MCKENNA COUNTY, TEXAS, RECORDED IN A DEED TO WACO PRC DEVELOPMENT, LLC, AND BEING OUT OF THE RECORDS OF MCKENNA COUNTY, TEXAS, RECORDED IN A DEED TO WACO PRC DEVELOPMENT, LLC, BOTH RECORDED IN MCKENNA COUNTY, TEXAS, AS THE OFFICIAL PUBLIC RECORDS OF MCKENNA COUNTY, TEXAS (OP.R.F.), SAID 0.32 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEARING AT A 1/2" DIAMETER REAR WITH PLASTIC CAP STAMPED 'WALLACE GROUP' FOUND AT THE MOST NORTHERLY WEST CORNER OF CHAPEL RIDGE ADDITION, PHASE I, RECORDED IN MCC NO. 200802316 OF SAID 24.9 ACRE TRACT, BEING AN ANGLE POINT OF THE REMAINDER OF SAID 24.9 ACRE TRACT AND THE NORTHWEST CORNER OF THE HEREN DESCRIBED TRACT;

THENCE S 22°49'51" E ALONG THE COMMON SOUTHWEST LINE OF BLOCK 5 OF SAID CHAPEL RIDGE ADDITION, PHASE I AND THE NORTHEAST LINE OF THE REMAINDER OF SAID 24.9 ACRE TRACT, A DISTANCE OF 87.16 FEET TO A 1/2" DIAMETER REAR WITH PLASTIC CAP STAMPED 'WALLACE GROUP' FOUND ALONG THE RIGHT-OF-WAY (R.O.W.) LINE OF NICHOLAS (CALLED 60' R.O.W. WIDTH) FOR THE BEGINNING OF A CURVE TO THE LEFT OF THE HEREN DESCRIBED TRACT;

THENCE ALONG SAID CURVE TO THE LEFT, ALONG SAID CHAP. OF SAID PARTWAY ALONG THE REMAINDER OF SAID 24.9 ACRE TRACT AND PARTWAY WITH THE REMAINDER OF SAID 24.9 ACRE TRACT, AN ARC LENGTH OF 109.59 FEET, HAVING A RADIUS OF 400.00 FEET AND A CHORD BEARING AND DISTANCE OF S 73°18'48" W - 104.32 FEET TO A 1/2" DIAMETER REAR WITH PLASTIC CAP STAMPED 'WALLACE GROUP' FOUND AT THE END OF SAID CURVE;

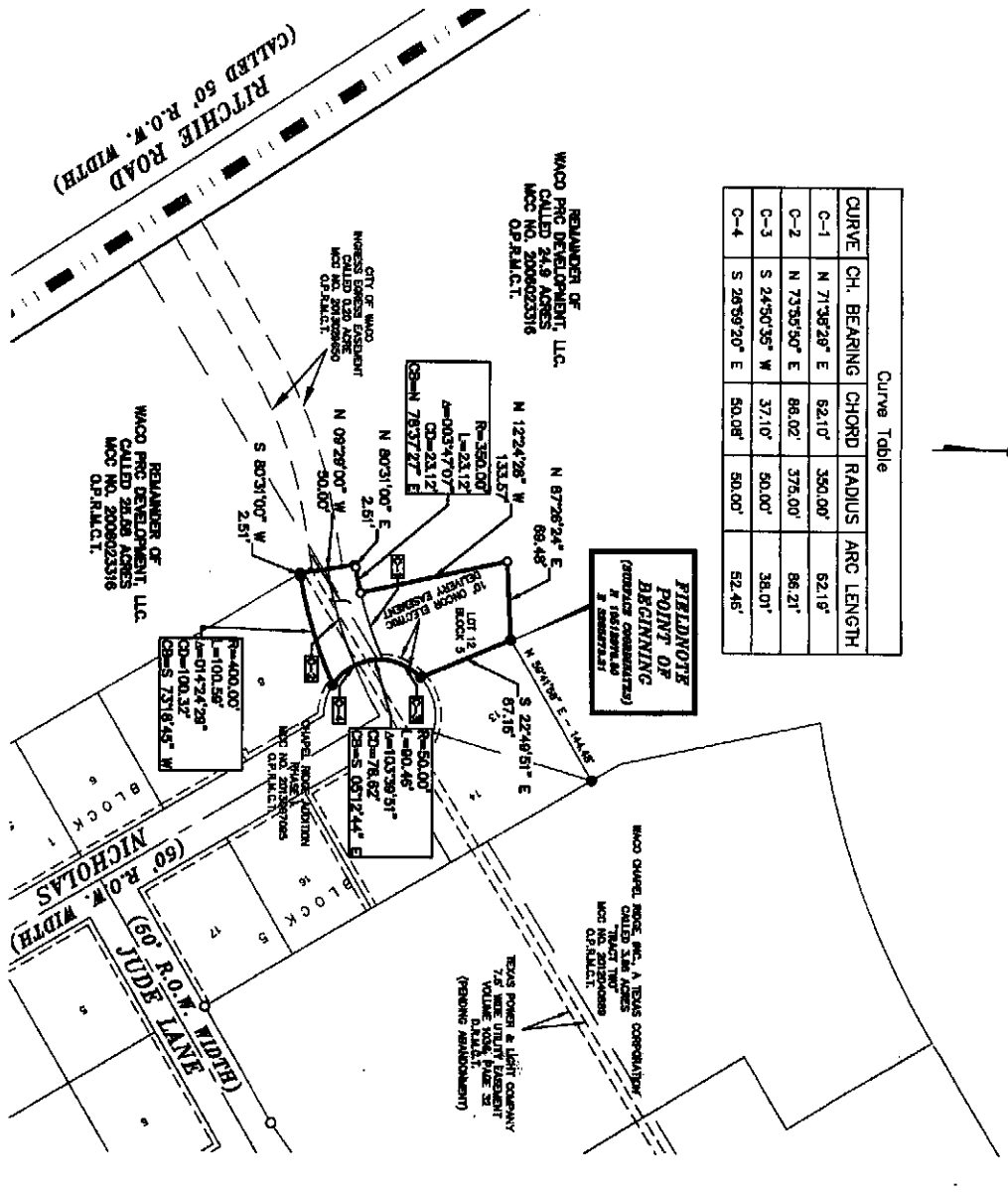
2) S 80°31'00" W - 2.61 FEET TO A 1/2" DIAMETER REAR WITH PLASTIC CAP STAMPED 'WALLACE GROUP' FOUND FOR THE WEST CORNER OF SAID LOT 12, BEING AN ANGLE POINT OF THE REMAINDER OF SAID 24.9 ACRE TRACT, AND THE SOUTHWEST CORNER OF THE HEREN DESCRIBED TRACT;

THENCE PARTWAY THROUGH THE INTERIOR OF THE REMAINDER OF SAID 24.9 ACRE TRACT AND PARTWAY THROUGH THE INTERIOR OF THE REMAINDER OF SAID 24.9 ACRE TRACT, THE FOLLOWING FIVE (5) COURSES:

- 1) N 09°28'00" W - 20.00 FEET TO A 1/2" DIAMETER REAR WITH PLASTIC CAP STAMPED 'WALLACE GROUP' PLACED FOR ANGLE;
- 2) S 80°31'00" E - 2.61 FEET TO A 1/2" DIAMETER REAR WITH PLASTIC CAP STAMPED 'WALLACE GROUP' PLACED AT THE BEGINNING OF A CURVE TO THE LEFT;
- 3) ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 23.19 FEET, HAVING A RADIUS OF 350.00 FEET AND A CHORD BEARING AND DISTANCE OF N 78°37'27" E - 23.12 FEET TO A 1/2" DIAMETER REAR WITH PLASTIC CAP STAMPED 'WALLACE GROUP' PLACED AT THE END OF SAID CURVE;
- 4) N 12°24'28" W - 133.57 FEET TO A 1/2" DIAMETER REAR WITH PLASTIC CAP STAMPED 'WALLACE GROUP' PLACED FOR THE NORTHWEST CORNER OF THE HEREN DESCRIBED TRACT;
- 5) N 87°28'24" E - 88.48 FEET TO THE POINT OF BEGINNING.

THE BEARINGS SHOWN HEREN ARE GRID BEARINGS AND ARE BASED ON GPS OBSERVATIONS AND THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, WITH AN AVERAGE CORNERED LOCAL ANGLE OF OMBEGRETS WAS UTILIZED FOR THIS PROJECT OR CORNERED TO OBTAIN GRID COORDINATES ON GRID DISTANCES. METERS BY THE ABOVE REFERENCED AVERAGE CORNERED SCALE FACTOR.

CURVE	CH.	BEARING	CHORD	RADIUS	ARC LENGTH
C-1	N	71°38'28" E	82.10'	350.00'	82.19'
C-2	N	73°55'30" E	88.02'	375.00'	86.21'
C-3	S	24°50'35" W	37.10'	50.00'	38.01'
C-4	S	26°59'20" E	50.00'	50.00'	52.46'



LEGEND

- 1/2" DIAMETER REAR WITH PLASTIC CAP STAMPED 'WALLACE GROUP' PLACED
- 1/2" DIAMETER REAR WITH PLASTIC CAP STAMPED 'WALLACE GROUP' FOUND
- ABSTRACT - OFFICIAL PUBLIC RECORDS MCKENNA COUNTY, TEXAS
- ABSTRACT - DEED RECORDS MCKENNA COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF MCKENNA  
DEED OF TRUST HOLDER ACKNOWLEDGMENT:

THE DEED OF TRUST HOLDER SIGNED BELOW HEREBY ACKNOWLEDGES THAT THEY HAVE RECEIVED THE SUBDIVISION OF THE PROPERTY DESCRIBED IN THE ABOVE RECORD AND THAT THEY ARE FULLY IN POSSESSION AND CONTROL OF SAID PROPERTY AND THAT THEY HAVE RECEIVED THE SUBDIVISION OF THE PROPERTY ON WHICH THEY HOLD A DEED OF TRUST AND THAT THEY HAVE RECEIVED THE SUBDIVISION OF THE PROPERTY ON WHICH THEY HOLD A DEED OF TRUST AND THAT THEY HAVE RECEIVED THE SUBDIVISION OF THE PROPERTY ON WHICH THEY HOLD A DEED OF TRUST.

NAME OF DEED OF TRUST HOLDER:  
WACO PRC DEVELOPMENT, LLC  
ROOM WOODWAY DRIVE, SUITE 200  
WOODWAY, TEXAS 78712

BY: *Robert C. Rigley*  
ROBERT C. RIGLEY  
TITLE: PRESIDENT

PROPERTY UPON WHICH YOU HOLD A DEED OF TRUST:  
THE REMAINDER OF A CALLED 24.9 ACRE TRACT AND THE REMAINDER OF A CALLED 24.9 ACRE TRACT, BOTH DESCRIBED IN A DEED TO WACO PRC DEVELOPMENT, LLC, RECORDED IN MCC NO. 200802316 OF THE OFFICIAL PUBLIC RECORDS OF MCKENNA COUNTY, TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED ROBERT C. RIGLEY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND HE DECLARED THAT HE HAS RECEIVED THE SUBDIVISION OF THE PROPERTY DESCRIBED IN THE INSTRUMENT AND IN THE CAPACITY HEREN STATED. GIVEN MY HAND AND SEAL OF OFFICE THIS 21 DAY OF MARCH 2013.

TRACY L. MOULTE  
Notary Public  
State of Texas  
Comm. Expires 08-23-2016

- NOTES:
1. WATER TO BE SUPPLIED BY CITY OF WACO - CON #10039
  2. ELECTRICITY TO BE SUPPLIED BY OWNER
  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 HERENON.
  5. 1/2" DIAMETER REAR WITH PLASTIC CAP STAMPED 'WALLACE GROUP' WILL BE PLACED AT ALL PCS, PTS, ETS AND LOT CORNERS, AT THE COMPLETION OF CONSTRUCTION.

FLOOD NOTE: BY GRAPHIC PLATTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD HAZARD STUDY OF MCKENNA COUNTY, TEXAS. THE FLOOD HAZARD STUDY MAP IS AVAILABLE FROM THE CITY OF MCKENNA, TEXAS, AND FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY. 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.

THE STATE OF TEXAS  
COUNTY OF MCKENNA  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED BRAD HARBELL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND HE DECLARED THAT HE HAS RECEIVED THE SUBDIVISION OF THE PROPERTY DESCRIBED IN THE INSTRUMENT AND IN THE CAPACITY HEREN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 21 DAY OF MARCH 2013.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
TRACY L. MOULTE  
Notary Public  
State of Texas  
Comm. Expires 08-23-2016

BRAD HARBELL, MANAGER  
WACO PRC DEVELOPMENT, LLC  
707 MELLOW CREEK  
WOODWAY, TEXAS 78712  
ATTN: ROBERT A. CHAMBERS, ATTORNEY

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT AND FIELD NOTES OF THE TRACT OF SAID BLOCK 5, CHAPEL RIDGE ADDITION, PHASE I, TO THE CITY OF MCKENNA COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 24.9 ACRE TRACT AND BEING A PORTION OF THE REMAINDER OF A CALLED 24.9 ACRE TRACT, BOTH DESCRIBED IN A DEED TO WACO PRC DEVELOPMENT, LLC, RECORDED IN MCC NO. 200802316 OF THE OFFICIAL PUBLIC RECORDS OF MCKENNA COUNTY, TEXAS, WAS APPROVED ON THIS THE 21 DAY OF MARCH 2013.

TRACY L. MOULTE  
Notary Public  
State of Texas  
Comm. Expires 08-23-2016

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS  
MCKENNA COUNTY, TEXAS

FINAL PLAT  
OF LOT 12, BLOCK 5, CHAPEL RIDGE ADDITION, PHASE I, TO THE CITY OF MCKENNA COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 24.9 ACRE TRACT, BOTH DESCRIBED IN A DEED TO WACO PRC DEVELOPMENT, LLC, RECORDED IN MCC NO. 200802316 OF THE OFFICIAL PUBLIC RECORDS OF MCKENNA COUNTY, TEXAS

THE WALCO GROUP, INC.  
200 W Hwy 6, Suite 600, Waco, Texas 76712 1-800-338-1883  
Engineers & Architects & Planners & Surveyors  
Waco • Killeen • Dallas • Round Rock

LONNY GLENN, R.T.S. NO. 5881  
PLAT NO. 2013-03274  
WORK ORDER NO. 22648R  
REDBOOK/PL 1/83  
DRAWN BY: SRI  
DIGITAL FILE 22648R-030-FINAL PLAT  
F/N # 22648-03-18

