



FIELD NOTES FOR A 12.888 ACRE TRACT OF LAND LOCATED IN THE B. RHODES SURVEY, ABSTRACT NO. 709, MCKENNA COUNTY, TEXAS, BEING ALL OF A CALLED 8.49 ACRE TRACT DESCRIBED AS TRACT ONE IN A DEED TO WACO CHAPEL RIDGE, INC., A TEXAS CORPORATION, RECORDED IN MCC NO. 2012040889 OF THE OFFICIAL PUBLIC RECORDS OF MCKENNA COUNTY, TEXAS (O.P.R.A.C.T.), AND BEING A PORTION OF THE REMAINDER OF A CALLED 25.58 ACRE TRACT DESCRIBED IN A DEED TO WACO PRC DEVELOPMENT, LLC, RECORDED IN MCC NO. 2006023316 OF SAID O.P.R.A.C.T. SAID 12.888 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2" DIAMETER REBAR PLACED ALONG THE NORTHEAST CORNER OF A CALLED 5.00 ACRE TRACT DESCRIBED AS TRACT THREE IN A DEED TO WACO CHAPEL RIDGE, INC., A TEXAS CORPORATION, RECORDED IN MCC NO. 2012040889 OF SAID O.P.R.A.C.T., ON THE WEST CORNER OF SAID 5.00 ACRE TRACT, BEING THE SOUTH CORNER OF A CALLED 42.796 ACRE TRACT DESCRIBED IN A DEED TO PHILADELPHIA CAPITAL, RECORDED IN MCC NO. 2006023316 OF SAID O.P.R.A.C.T.;

THENCE S 29°15'49" E ALONG THE COMMON SOUTHWEST LINE OF SAID 20 ACRE TRACT AND THE NORTHEAST LINE OF SAID 5.00 ACRE TRACT, A DISTANCE OF 696.37 FEET TO A 1/2" DIAMETER REBAR WITH PLASTIC CAP STAMPED "WALLACE GROUP" PLACED AT THE NORTH CORNER OF SAID 5.00 ACRE TRACT, BEING THE NORTH CORNER OF SAID 25.58 ACRE TRACT, ALSO BEING THE POINT OF BEGINNING AND THE MOST NORTHERLY EAST CORNER OF THE HEREN DESCRIBED TRACT;

THENCE S 29°15'49" E ALONG THE COMMON SOUTHWEST LINE OF SAID 20 ACRE TRACT AND THE NORTHEAST LINE OF SAID 5.00 ACRE TRACT, A DISTANCE OF 345.04 FEET TO A 1/2" DIAMETER REBAR WITH PLASTIC CAP STAMPED "WALLACE GROUP" PLACED ALONG THE NORTHWEST CORNER OF SAID 5.00 ACRE TRACT, BEING THE NORTH CORNER OF SAID 25.58 ACRE TRACT, ALSO BEING THE POINT OF BEGINNING AND THE MOST NORTHERLY EAST CORNER OF THE HEREN DESCRIBED TRACT;

THENCE S 89°41'56" W ALONG THE COMMON NORTHWEST R.O.W. LINE OF SAID 20 ACRE TRACT AND THE SOUTHWEST LINE OF THE REMAINDER OF SAID 25.58 ACRE TRACT, A DISTANCE OF 875.69 FEET TO A 1/2" DIAMETER REBAR WITH PLASTIC CAP STAMPED "WALLACE GROUP" PLACED FOR THE SOUTH CORNER OF THE HEREN DESCRIBED TRACT;

THENCE ALONG THE COMMON LINES OF THE REMAINDER OF SAID 25.58 ACRE TRACT AND SAID 8.49 ACRE TRACT, THE FOLLOWING THREE (3) COURSES:

- 1) N 22°49'07" W - 894.60 FEET TO A 1/2" DIAMETER REBAR WITH PLASTIC CAP STAMPED "WALLACE GROUP" PLACED FOR THE WEST CORNER OF THE HEREN DESCRIBED TRACT,
- 2) N 89°31'07" E - 2.81 FEET TO A 1/2" DIAMETER REBAR 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 100.59 FEET, HAVING A RADIUS OF 400.00 FEET AND A CHORD BEARING AND DISTANCE OF N 75°18'45" E - 100.32 FEET TO A 1/2" DIAMETER REBAR WITH PLASTIC CAP STAMPED "WALLACE GROUP" PLACED AT THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE PARTIALLY ALONG THE COMMON LINE OF SAID 8.49 ACRE TRACT, PARTIALLY ALONG THE LINE OF THE REMAINDER OF SAID 25.58 ACRE TRACT AND PARTIALLY ALONG THE REMAINDER OF A CALLED 24.9 ACRE TRACT, DESCRIBED IN A DEED TO WACO PRC DEVELOPMENT, LLC, RECORDED IN MCC NO. 2012040889 OF SAID O.P.R.A.C.T., HAVING AN ARC LENGTH OF 90.49 FEET, HAVING A RADIUS OF 50.00 FEET AND A CHORD BEARING AND DISTANCE OF S 08°12'44" E - 79.92 FEET TO A 1/2" DIAMETER REBAR WITH PLASTIC CAP STAMPED "WALLACE GROUP" PLACED AT THE END OF SAID CURVE.

THENCE ALONG THE COMMON LINES OF THE REMAINDER OF SAID 24.9 ACRE TRACT AND SAID 8.49 ACRE TRACT, THE FOLLOWING TWO (2) COURSES:

- 1) N 22°49'07" W - 87.18 FEET TO A 1/2" DIAMETER REBAR WITH PLASTIC CAP STAMPED "WALLACE GROUP" PLACED FOR ANGLE,
- 2) N 89°41'56" E - 144.48 FEET TO A 1/2" DIAMETER REBAR WITH PLASTIC CAP STAMPED "WALLACE GROUP" PLACED ALONG THE SOUTHWEST LINE OF A CALLED 3.88 ACRE TRACT DESCRIBED AS TRACT TWO IN A DEED TO WACO CHAPEL RIDGE, INC., A TEXAS CORPORATION, RECORDED IN MCC NO. 2012040889 OF SAID O.P.R.A.C.T., FOR THE NORTH CORNER OF THE HEREN DESCRIBED TRACT;

THENCE ALONG THE COMMON LINES OF SAID 3.88 ACRE TRACT AND SAID 8.49 ACRE TRACT, THE FOLLOWING FOUR (4) COURSES:

  - 1) S 29°15'49" E - 403.32 FEET TO A 1/2" DIAMETER REBAR WITH PLASTIC CAP STAMPED "WALLACE GROUP" PLACED FOR AN INTERIOR EL CORNER,
  - 2) N 89°41'56" E - 118.50 FEET TO A 1/2" DIAMETER REBAR WITH PLASTIC CAP STAMPED "WALLACE GROUP" PLACED FOR ANGLE,
  - 3) N 89°41'56" E - 50.18 FEET TO A 1/2" DIAMETER REBAR WITH PLASTIC CAP STAMPED "WALLACE GROUP" PLACED FOR ANGLE,
  - 4) N 89°41'56" E - 177.17 FEET TO A 1/2" DIAMETER REBAR WITH PLASTIC CAP STAMPED "WALLACE GROUP" PLACED ALONG THE SOUTHWEST LINE OF SAID 8.00 ACRE TRACT, FOR AN EXTERIOR EL CORNER OF THE HEREN DESCRIBED TRACT;

THENCE ALONG THE COMMON LINES OF SAID 5.00 ACRE TRACT AND SAID 8.49 ACRE TRACT, THE FOLLOWING FOUR (4) COURSES:

    - 1) S 29°15'49" E - 286.02 FEET TO A 1/2" DIAMETER REBAR WITH PLASTIC CAP STAMPED "WALLACE GROUP" PLACED FOR AN INTERIOR EL CORNER,
    - 2) N 89°41'56" E - 98.36 FEET TO A 1/2" DIAMETER REBAR WITH PLASTIC CAP STAMPED "WALLACE GROUP" PLACED AT THE BEGINNING OF A CURVE TO THE RIGHT,
    - 3) ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 87.53 FEET, HAVING A RADIUS OF 50.00 FEET AND A CHORD BEARING AND DISTANCE OF N 55°34'42" E - 82.79 FEET TO A 1/2" DIAMETER REBAR WITH PLASTIC CAP STAMPED "WALLACE GROUP" PLACED AT THE END OF SAID CURVE,
    - 4) N 89°11'11" W - 101.51 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 COMBINED SCALE FACTOR OF 0.999999994715 WAS UTILIZED FOR THIS PROJECT OR 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 COMBINED SCALE FACTOR.

THE STATE OF TEXAS  
COUNTY OF MCKENNA

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAN AND FIELD NOTES OF THE FINAL PLAT OF LOTS 1-4, BLOCK 1, LOTS 1-4, BLOCK 2, LOTS 1-4, BLOCK 3, LOTS 1-4, BLOCK 4, AND LOTS 1-4, BLOCK 5, CHAPEL RIDGE ADDITION, PHASE I TO THE CITY OF WACO, MCKENNA COUNTY, TEXAS, BEING ALL OF A CALLED 9.49 ACRES TRACT DESCRIBED IN A DEED TO WACO CHAPEL RIDGE, INC., A TEXAS CORPORATION, RECORDED IN MCC NO. 2012040889 OF THE OFFICIAL PUBLIC RECORDS OF MCKENNA COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER OF A CALLED 25.58 ACRE TRACT, DESCRIBED IN A DEED TO PHILADELPHIA CAPITAL, RECORDED IN MCC NO. 2006023316 OF SAID O.P.R.A.C.T., WAS APPROVED ON THIS 18th DAY OF March, 2013.

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Notary Public in and for the State of Texas

NOTES

1. WATER TO BE SUPPLIED BY CITY OF WACO - COA #10039
2. ELECTRICITY TO BE SUPPLIED BY ONCOR
3. PROPOSED LAND USAGE TO BE RESIDENTIAL
4. THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT TRACT, ESSENTIAL 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.S., P.T.S, E.T.S AND LOT CORNERS, AT THE COMPLETION OF CONSTRUCTION.

FINAL PLAT  
OF LOTS 1-4, BLOCK 1; LOTS 1-4, BLOCK 2; LOTS 1-4, BLOCK 3; LOTS 1-4, BLOCK 4; AND LOTS 1-4, BLOCK 5, CHAPEL RIDGE ADDITION, PHASE I TO THE CITY OF WACO, MCKENNA COUNTY, TEXAS, BEING ALL OF A CALLED 9.49 ACRES TRACT DESCRIBED IN A DEED TO WACO CHAPEL RIDGE, INC., A TEXAS CORPORATION, RECORDED IN MCC NO. 2012040889 OF THE OFFICIAL PUBLIC RECORDS OF MCKENNA COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER OF A CALLED 25.58 ACRE TRACT, DESCRIBED IN A DEED TO PHILADELPHIA CAPITAL, RECORDED IN MCC NO. 2006023316 OF THE OFFICIAL PUBLIC RECORDS OF MCKENNA COUNTY, TEXAS

SHEET 2 OF 2



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March 05, 2013 03:15:08 PM  
J. R. "Reddy" Harwell County Clerk  
McKenNA County TEXAS

THE STATE OF TEXAS  
COUNTY OF MCKENNA

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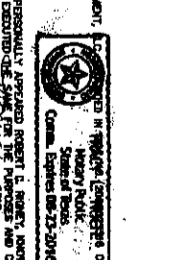
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March 05, 2013 03:15:08 PM  
J. R. "Reddy" Harwell County Clerk  
McKenNA County TEXAS

THE WACO GROUP, INC.  
200 W. Hwy 6, Suite 600, Waco, Texas 76712 1-800-338-1855  
Engineers & Architects & Planners & Surveyors  
Waco • Killeen • Dallas • Round Rock

SCALE 1" = 100'  
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