

PHILADELPHIA CAPITAL
CALLED 42.796 ACRES
MCC NO. 2008012534
O.P.R.M.C.T.

MIDWAY INDEPENDENT SCHOOL DISTRICT
CALLED 20 ACRES
VOLUME 1249, PAGE 487
D.R.M.C.T.

**FIELDNOTE
POINT OF
BEGINNING**
SURFACE COORDINATES
N 10512748.9
E 3266846.1

TEXAS POWER & LIGHT COMPANY
7.5' WIDE UTILITY EASEMENT
VOLUME 1036, PAGE 32
D.R.M.C.T.

**FIELDNOTE
POINT OF
COMMENCEMENT**

S 32°15'49" E - 19.40'

TEXAS POWER & LIGHT COMPANY
7.5' WIDE UTILITY EASEMENT
VOLUME 1036, PAGE 32
D.R.M.C.T.

WACO CHAPEL RIDGE INC, A TEXAS CORPORATION
CALLED 5.00 ACRES
"TRACT THREE"
MCC NO. 2012040889
O.P.R.M.C.T.

R=780.00'
L=3.00'
Δ=000°13'14"
CD=3.00'
CB=N 59°21'01" E

R=50.00'
L=97.53'
Δ=111°45'29"
CB=82.79'
CB=S 53°34'42" W

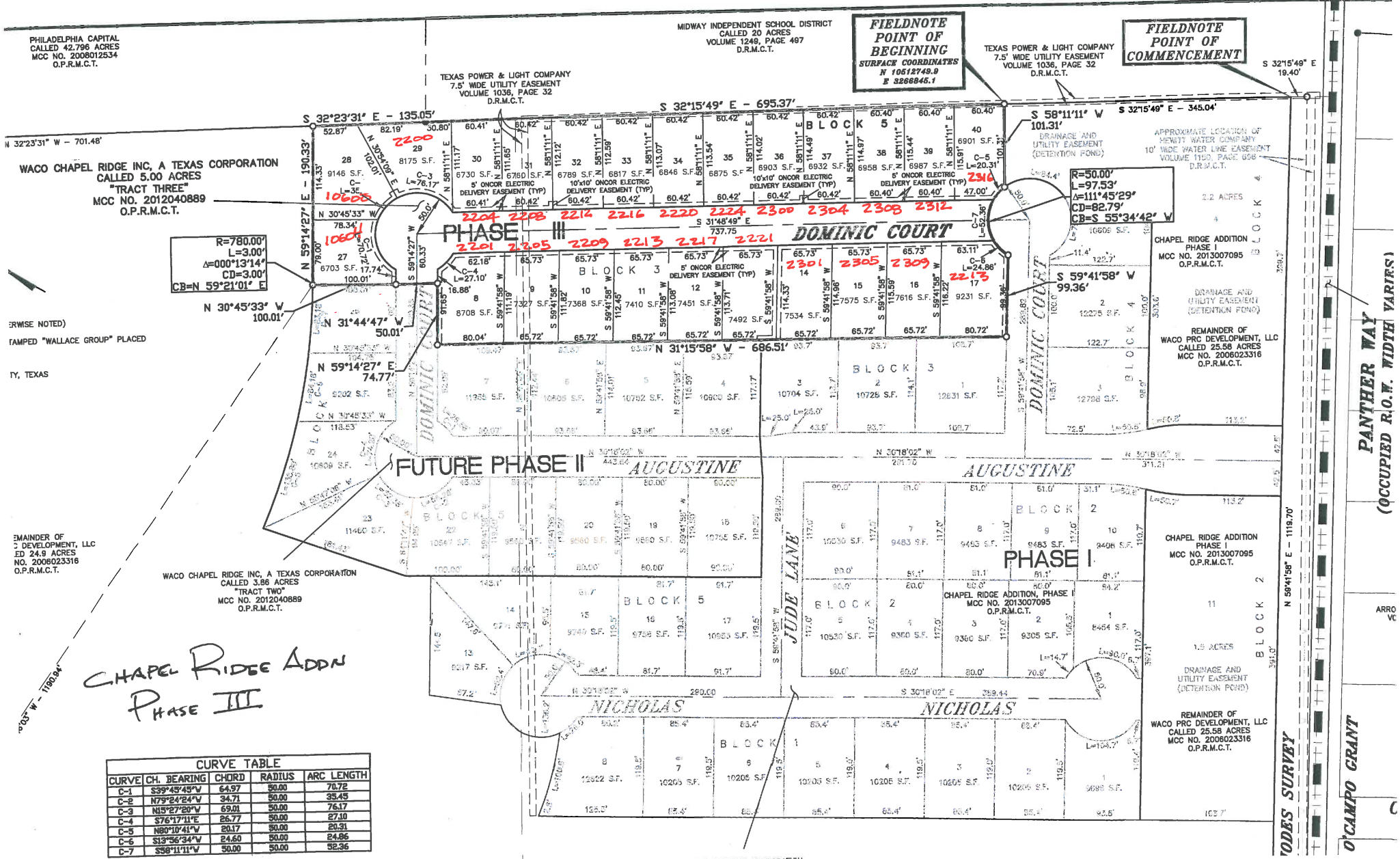
UNLESS NOTED)
TAMPED "WALLACE GROUP" PLACED
IN, TEXAS

REMAINDER OF
"DEVELOPMENT, LLC
CALLED 24.9 ACRES
NO. 2006023318
O.P.R.M.C.T.

WACO CHAPEL RIDGE INC, A TEXAS CORPORATION
CALLED 3.86 ACRES
"TRACT TWO"
MCC NO. 2012040889
O.P.R.M.C.T.

CHAPEL RIDGE ADDN
PHASE III

CURVE TABLE				
CURVE	CH. BEARING	CHORD	RADIUS	ARC LENGTH
C-1	S39°45'45"V	64.97	50.00	70.72
C-2	N79°24'24"V	34.71	50.00	35.45
C-3	N15°27'20"V	69.01	50.00	76.17
C-4	S76°17'11"E	26.77	50.00	27.10
C-5	N80°18'41"V	20.17	50.00	20.31
C-6	S13°36'34"V	24.60	50.00	24.86
C-7	S58°11'11"V	50.00	50.00	52.36



PANTHER WAY
(OCCUPIED R.O.W. WIDTH VARIES)

O'CAMPO GRANT

YODES SURVEY

ARRO VC

25.58 ACRE
 (BED TRACT;
 R OF SAID 25.58
 REMAINDER OF

R WITH PLASTIC

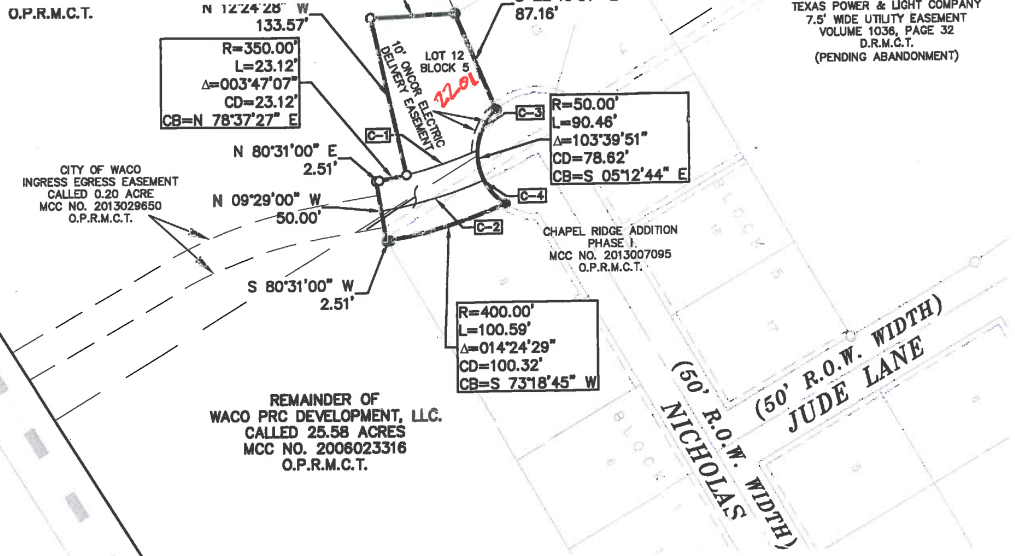
WITH PLASTIC
 OF A CURVE

3.12 FEET,
 ND DISTANCE
 WITH PLASTIC
 UD CURVE,
 R WITH PLASTIC
 ST CORNER OF

NG.

BASED ON GPS
 SYSTEM,
 (AGE COMBINED
 OBJECT OR
) ON "SURFACE
 ANCES,
 SCALE FACTOR.

(CALLED 50' R.O.W. WIDTH)
RITCHIE ROAD



TEXAS POWER & LIGHT COMPANY
 7.5' WIDE UTILITY EASEMENT
 VOLUME 1038, PAGE 32
 D.R.M.C.T.
 (PENDING ABANDONMENT)

O.P.R.M.C.T.

CITY OF WACO
 INGRESS EGRESS EASEMENT
 CALLED 0.20 ACRE
 MCC NO. 2013029650
 O.P.R.M.C.T.

REMAINDER OF
 WACO PRC DEVELOPMENT, LLC.
 CALLED 25.58 ACRES
 MCC NO. 2006023316
 O.P.R.M.C.T.

CHAPEL RIDGE ADDITION
 PHASE IV
 MCC NO. 2013007095
 O.P.R.M.C.T.

(50' R.O.W. WIDTH)
NICHOLAS ST
 (50' R.O.W. WIDTH)
JUDE LANE

THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING IN
 ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE
 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THE

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 21
11th DAY OF August 2013
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



THE STATE OF TEXAS
 COUNTY OF McLENNAN:

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT AND
 "FINAL PLAT OF LOT 12, BLOCK 5, CHAPEL RIDGE ADDITION, PHA
 WACO, McLENNAN COUNTY, TEXAS, BEING A PORTION OF THE RE
 25.58 ACRE TRACT AND BEING A PORTION OF THE REMAINDER C
 TRACT, BOTH DESCRIBED IN A DEED TO WACO PRC DEVELOPME
 MCC NO. 2006023316 OF THE OFFICIAL PUBLIC RECORDS OF McL
 TEXAS" WAS APPROVED ON THIS THE 26th DAY OF Aug

Patricia W. Ervin
 PATRICIA W. ERVIN, CITY SECRETARY



LEDGES THAT THEY HAVE REVIEWED THE SUBDIVISION OF THE
 MILIAR WITH THE EFFECT OF THAT SUBDIVISION UPON
 SIGNING BELOW HEREBY CONCUR IN AND JOIN IN THE
) IN THE ABOVE DEDICATION.

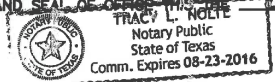
NOTES:

1. WATER TO BE SUPPLIED BY CITY OF WACO - CCN #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 PC'S, PT'S, ER'S AND LOT CORNERS, AT THE
 COMPLETION OF CONSTRUCTION.

REMAINDER OF A CALLED 24.9 ACRE TRACT, BOTH DESCRIBED
 MCC NO. 2006023316 OF THE OFFICIAL PUBLIC RECORDS OF

FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X"
 OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48309 C 0530
 C, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008 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.

IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY
 ION WHOSE NAME IS SUBSCRIBED TO THE FOREGOING
 D THE SAME FOR THE PURPOSES AND CONSIDERATIONS
 GIVEN MY HAND AND SEAL OF OFFICE THIS THE



Recorded in McLennan County
 Deed Records
 Date: 8/29/2013
 OPR# 2013031274

FINAL PLAT
OF LOT 12, BLOCK 5, CHAPEL RIDGE ADDITION, PHASE IV 1
WACO, McLENNAN COUNTY, TEXAS, BEING A PORTION OF THE
A CALLED 25.58 ACRE TRACT AND BEING A PORTION OF THE
A CALLED 24.9 ACRE TRACT, BOTH DESCRIBED IN A DEED
DEVELOPMENT, LLC., RECORDED IN MCC NO. 2006023316 OI
PUBLIC RECORDS OF McLENNAN COUNTY, TEX

The Wallace Group, Inc.
 200 W Hwy 6, Suite 620, Waco, Texas 76712 1-800-336-1683
 Engineers ■ Architects ■ Planners ■ Surveyors
 Waco ■ Killeen ■ Dallas ■ Round Rock

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THIS
 PLAT AND THE SURVEY UPON WHICH IT IS BASED MEETS THE REQUIREMENTS FOR LAND SURVEYS
 IN THE STATE OF TEXAS. SURVEYED THE 4TH DAY OF APRIL, 2013.

Lonny Gillespie
 LONNY GILLESPIE, RPLS. NO. 5281

SCALE DRAFT DATE 5-1
 PLAT NO. C-1812 FIELDBOOK/Pg. —
 WORK ORDER NO. 22946W DIGITAL FILE 22946W-C3D-FINPLAT IV F

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