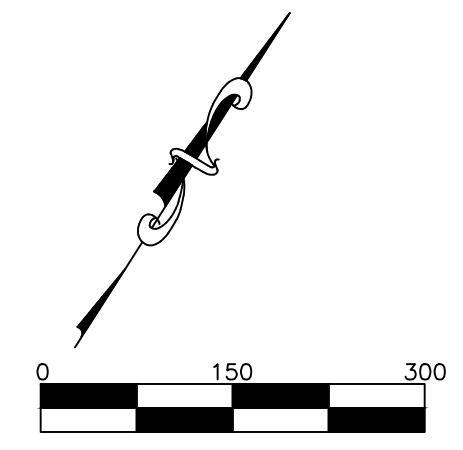


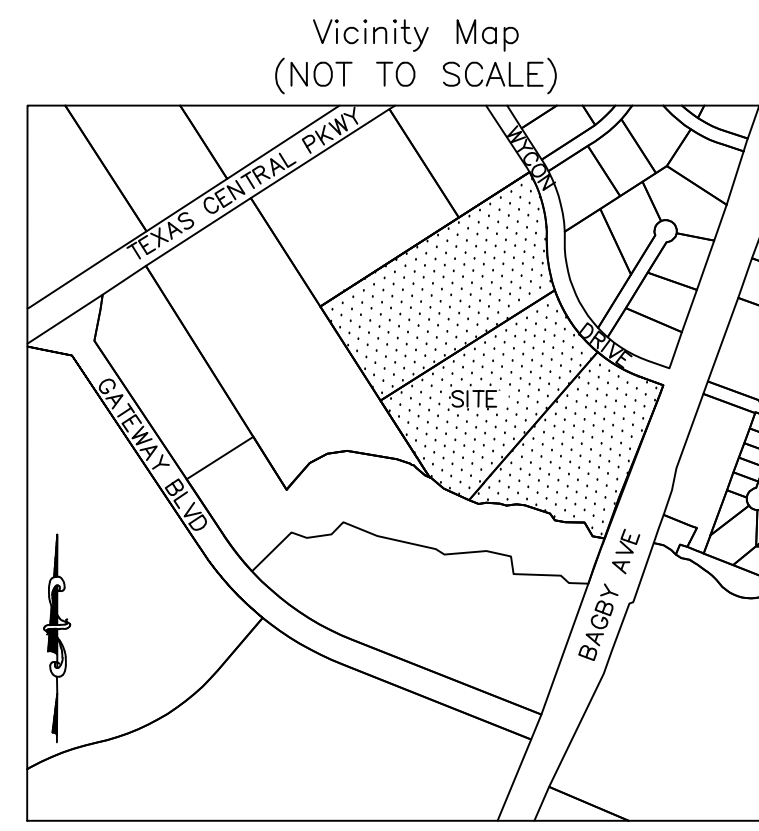
COUNTY CLERK'S FILE NUMBER:



- LEGEND**
- = 5/8 INCH CAPPED IRON ROD SET AND STAMPED "CP&Y"
 - = 1/2 INCH CAPPED IRON ROD FOUND STAMPED "WALLACE GROUP" (UNLESS NOTED)
 - ◆ = TEXAS DEPT. OF TRANSPORTATION TYPE II MONUMENT FOUND
 - △ = CALCULATED POINT
 - (O.P.R.M.C.T.) = OFFICIAL PUBLIC RECORDS OF McLENNAN COUNTY TEXAS
 - (D.R.M.C.T.) = DEED RECORDS OF McLENNAN COUNTY TEXAS
 - CM = CONTROLLING MONUMENT
 - IRF = IRON ROD FOUND
 - CIRF = CAPPED IRON ROD FOUND
 - (XX) = DEED / RECORD CALL
 - - - = ADJOINER LINES (APPROX.)
 - · - · - = ORIGINAL PLATTED LOT LINES (APPROX.)
 - - - - - = EXISTING OR PROPOSED EASEMENT LINES (APPROX.)
 - (Blue) — = CURRENT FEMA 100 YEAR FLOODPLAIN (BY GRAPHIC PLOTTING ONLY-- SEE NOTE)

- NOTES:**
- The bearings shown hereon are based on GPS observations, and the Texas State Plane Coordinate System, Central Zone (4203), North American Datum of 1983. An average combined scale factor of 1.00012 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, apply the above referenced average combined scale factor.
 - The Surveyor did not abstract the subject tract. The surveyor does not guarantee that all of the easements, restrictions or other rights (either of record or not of record) which may effect the subject tract are shown.
 - It is the sole responsibility of the owner to contact the City of Waco, Texas, for the City's interpretation of the zoning ordinances.
 - Sewer services to be provided by City of Waco.
 - Water to be supplied by City of Waco - CCN #10039.
 - Electricity to be supplied by Oncor.
 - A portion of the described property is located within an area having a designation of ZONE "X" (unshaded), described as "Areas of Minimal Flood Hazard" and a portion described as ZONE "A", described as "Without Base Flood Elevation". According to Flood Insurance Rate Map Number 48309C0535D, dated December 20, 2019 in McLennan County, State of Texas.
 - All Development within the 100-year floodplain shall comply with all applicable orders and regulations, including but not limited to McLennan County's "Flood Damage Prevention Order". A floodplain development permit shall be obtained from the County Engineer's Office prior to the construction/placement of any structure(s) within the floodplain.

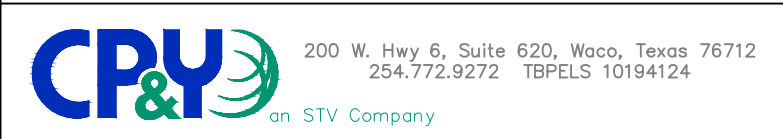
LINE	BEARING	LENGTH
L-1	S 70°38'20" E	100.00'
L-2	S 18°53'38" W	43.72'
L-3	S 19°22'10" W	231.91'
L-4	N 79°44'08" W	35.42'
L-5	N 29°43'25" W	71.00'
L-6	N 88°51'07" W	85.60'
L-7	N 80°14'12" W	49.25'
L-8	N 35°14'08" W	37.01'
L-9	N 71°02'37" W	119.16'
L-10	N 83°43'51" W	37.13'
L-11	S 82°56'06" W	44.88'
L-12	N 74°55'45" W	31.87'
L-13	N 85°25'00" W	59.78'
L-14	S 81°29'53" W	35.53'
L-15	N 67°21'55" W	56.90'
L-16	N 64°45'59" W	113.68'
L-17	N 49°55'56" W	58.21'



FINAL PLAT
30.501 ACRES
TEXAS CENTRAL SOUTH ADDITION
LOTS 7-9, BLOCK 5
BEING A RESUBDIVISION OF
LOTS 3-5, BLOCK 5,
TEXAS CENTRAL SOUTH ADDITION,
AS RECORDED IN MCC NO. 2007036280
OF THE OFFICIAL PUBLIC RECORDS OF McLENNAN COUNTY, TEXAS

SITUATED IN THE CARLOS O' CAMPO GRANT,
ABSTRACT NO. 32
CITY OF WACO,
McLENNAN COUNTY, TEXAS

Date: Nov 01, 2022, 3:29pm User: ID: ldy File: C:\Projects\WFI2300062-WF Replat TKCS LTB 3-5\Survey\CAD\CAD\DWG\WFI2300062-Replat.dwg



WORK ORDER WFI2300062 FIELDBOOK # 1372
DIGITAL FILE WFI2300062-Replat DRAWN BY T.Day

LEGAL DESCRIPTION
30.501 ACRES
LOTS 7-9, BLOCK 5

BEING A 30.501 ACRE TRACT OF LAND SITUATED IN THE CARLOS O' CAMPO SURVEY, ABSTRACT NO. 32, McLENNAN COUNTY, TEXAS, AND BEING ALL OF LOTS 3-5, BLOCK 5, TEXAS CENTRAL SOUTH ADDITION, ACCORDING TO THE FINAL PLAT THEREOF, AS RECORDED IN McLENNAN COUNTY CLERKS FILE NUMBER 2007036280 OF THE OFFICIAL PUBLIC RECORDS OF McLENNAN COUNTY, TEXAS (O.P.R.M.C.T.). SAID 30.501 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch capped iron rod found and stamped "CP&Y", being the northwest corner hereof, lying in the east line of a called 16.29 acre tract of land, described in deed to Glazer's Real Estate, LLC., as recorded in McLennan County Clerks File Number 2016001059 of said O.P.R.M.C.T., also being the west common corner of said Lot 3 and Lot 2, Block 5 according to said Final Plat, further described in deed to Corporate Properties 23, LLC as recorded in McLennan County Clerks File Number 2009012609 of said O.P.R.M.C.T. From which a 1/2 capped iron rod found and stamped "WALLACE GROUP" lying in the south Right of Way (ROW) of Texas Central Parkway (120 foot wide ROW), also being the north common corner of said 16.29 acres and Lot 2 bears N32° 40' 20" W, a distance of 577.73 feet;

THENCE N 57° 17' 41" E, along the common line said Lots 3 and 2, passing at an approximate distance of 739 feet, the south common corner of said Lot 2 and Lot 1, Block 5, Texas Central South Addition, according to the Final Plat thereof, as recorded in McLennan County Clerks File Number 2006033636 of said O.P.R.M.C.T., continuing along the common line of said Lots 3 and 1, for a total distance of 1,115.33 feet, to a 1/2 inch capped iron rod found and stamped "CP&Y" for the northeast corner hereof, being the east common corner of said Lots 3 and 1, lying in the west ROW line of Wycon Drive (80 foot ROW), at the beginning of a non-tangent curve to the right, with a central angle of 31° 45' 45" , a radius of 560.00 feet and a chord bearing S 14° 44' 40" E, a chord distance of 306.48 feet;

THENCE along the common line of said Block 5 and west ROW line, the following three (3) courses and distances:

Along said non-tangent curve to the right, in a southeasterly direction, an arc distance of 310.44 feet, to a 1/2 inch iron rod found in concrete, at the beginning of a reverse curve to the left, with a central angle of 71° 46' 33", a radius of 640.00 feet and a chord bearing S 34° 45' 04" E, a chord distance of 750.34 feet;

Along said non-tangent curve to the left, an arc distance of 801.74 feet, to a 1/2 inch iron rod found in concrete;

S 70° 38' 20" E, a distance of 100.00 feet, to a 1/2 inch iron rod found, being the most easterly southeast corner hereof, lying in the intersection of said west Row line of Wycon Drive and the north ROW line of Bagby Avenue (Variable Width ROW), also being the most easterly southeast corner of said Lot 5;

THENCE along the common line of said Block 5 and north ROW line the following three (3) courses and distance:

S 18° 53' 38" W, a distance of 43.72 feet, to a TXDOT Type II concrete monument found;

S 21° 36' 55" W, a distance of 500.55 feet, to a TXDOT Type II concrete monument found;

S 19° 22' 10" W, a distance of 231.91 feet, to a 1/2 inch capped iron rod found and stamped "1519" being the south corner hereof, also being the most southerly common corner of said Lot 5 and Lot 6, Block 5 Texas Central South Addition, according to the Final Plat thereof, as recorded in McLennan County Clerks File Number 2020019904 of said O.P.R.M.C.T., further described in deed to Waco Industrial Foundation, a Texas nonprofit corporation, as recorded in McLennan County Clerks File Number 2022035424 of said O.P.R.M.C.T. From which a 1/2 inch capped iron rod found and stamped "WALLACE GROUP" lying in the common line of said Lot 6 and ROW line of Bagby Avenue bears S 19° 41' 33" W, a distance of 103.47 feet;

THENCE N 79° 44' 08" W, along the common line of said Lots 5 and 6, a distance of 35.42 feet, to a 1/2 inch capped iron rod found and stamped "CP&Y" at the top bank of Flat Creek;

Thence continuing along the common line of said Lots 5 and 6, also being the approximate centerline of said Flat creek, the following twelve (12) courses and distances:

N 29° 43' 25" W, a distance of 71.00 feet, to a point for corner;

N 88° 51' 07" W, a distance of 85.60 feet, to a point for corner;

N 80° 14' 12" W, a distance of 49.25 feet, to a point for corner;

N 35° 14' 08" W, a distance of 37.01 feet, to a point for corner;

N 71° 02' 37" W, a distance of 119.16 feet, to a point for corner;

N 83° 43' 51" W, a distance of 37.13 feet, to a point for corner;

S 82° 56' 06" W, a distance of 44.88 feet, to a point for corner;

N 74° 55' 45" W, a distance of 31.87 feet, to a point for corner;

N 85° 25' 00" W, a distance of 59.78 feet, to a point for corner;

S 81° 29' 53" W, a distance of 35.53 feet, to a point for corner;

N 67° 21' 55" W, a distance of 56.90 feet, to a point for corner;

N 64° 45' 59" W, passing at an approximate distance of 22.4 feet, the west common corner of said Lots 4 and 5, continuing along the common line of said Lots 4 and 6, passing at an approximate distance of 52.5 feet, the east common corner of said Lot 6 and the remainder of a portion of a called 204.841 acre tract of land, described as "Tract one" in deed to Waco Industrial Foundation, as recorded in Volume 1841, Page 492 of the Deed Records of McLennan County, Texas (D.R.M.C.T.), continuing along the common line of said Lot 4, Tract One and Flat Creek, for a total distance of 113.68 feet, to a point for corner;

THENCE N 49° 55' 56" W, continuing along the common line of said Lot 4, Tract One and Flat Creek, a distance of 58.21 feet, to a point for corner, being the common east corner of said Tract One, 16.29 acre tract west the westerly line hereof;

THENCE N 32° 40' 20" W, along the common line said Block 5 and 16.29 acre tract, leaving said Flat Creek, passing a 1/2 inch capped iron rod found and stamped "CP&Y" for reference at the approximate top bank of said Flat Creek, at a distance of 30.00 feet, continuing along said common line for a total distance of 959.59 feet to the POINT OF BEGINNING and containing 30.501 acres of land more or less.

SURVEYOR'S CERTIFICATION

That I, Adam M. Whitfield, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown thereon are properly marked on the ground and that this plat correctly represents that survey made by me or under my direction and supervision and is in accordance with the platting rules and regulations of the City of Waco, Texas.

Preliminary

Adam M. Whitfield, RPLS. NO. 5786
Texas Registered Professional Land Surveyor

Date: November 1, 2022

This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. Texas Administrative Code, Title 22, Part 29 Subchapter 661.18".

THE STATE OF TEXAS
COUNTY OF McLENNAN:

Waco Industrial Foundation, being the owner of the property described above, and wishing to subdivide same into lot and block do hereby adopt the plat attached hereto and titled "FINAL PLAT LOTS 7-9, BLOCK 5, TEXAS CENTRAL SOUTH ADDITION TO THE CITY OF WACO, McLENNAN COUNTY, TEXAS" as its legal subdivision of same and does hereby dedicate all rights-of-way or easements shown thereon to the use of the public forever. any private improvements placed in any of these rights-of-way or easements shall be placed there at no risk or obligation to the public or the City of Waco, Trustee for the public to hold these easements and the city shall have no responsibility to repair or replace such improvements if they are damaged or destroyed in the utilization of these rights-of-way or easements. The sale of all lots shown on this plat shall be made in accordance therewith, subject to all restrictions and conditions recorded in the McLennan County, Texas Official Public Records, pertaining to said subdivision.

BY: _____

Matthew T. Meadors, President
101 S. Third Street
Waco, Texas 76701

ATTEST: _____

Seth Morris, Vice President
101 S. Third Street
Waco, Texas 76701

DATE _____

DATE _____

THE 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 Matthew T. Meadors, known to me to be the person whose name is subscribed to the foregoing instrument and he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this
THE ____ DAY OF _____ 2022.

Notary Public in and for the State of Texas

THE STATE OF TEXAS
COUNTY OF McLENNAN

I hereby certify that the attached and foregoing plat and field notes of the "Final Plat Texas Central South Addition, Lots 7-9, Block 5", to the City of Waco, McLennan County, Texas, being a resubdivision of Lots 3 through 5, Block 5, Texas Central South Addition" complies with Section 3.13, Minor and Amended Plats of the Waco Subdivision Ordinance and was approved on this

the ____day of _____, 2022.

Alason Duncan
Urban Planner

THE STATE OF TEXAS
COUNTY OF McLENNAN

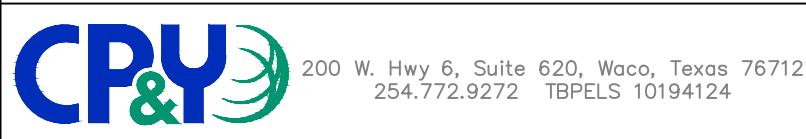
I hereby certify that the attached and foregoing plat and field notes of the "Final Plat Texas Central South Addition, Lots 7-9, Block 5", to the City of Waco, McLennan County, Texas, being a resubdivision of Lots 3 through 5, Block 5, Texas Central South Addition" was approved on this

the ____day of _____, 2022.

Michelle Hicks
City Secretary

FINAL PLAT
30.501 ACRES
TEXAS CENTRAL SOUTH ADDITION
LOTS 7-9, BLOCK 5
BEING A RESUBDIVISION OF
LOTS 3-5, BLOCK 5,
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COUNTY CLERK'S FILE NUMBER:



WORK ORDER WFI2300062 FIELDBOOK # 1372
DIGITAL FILE WFI2300062-Replat DRAWN BY T.Day

Date: Nov 01, 2022, 3:30pm User ID: tday File: C:\Projects\WFI2300062-WF Replat\TXCS LITS 3-5\SURVEY\CAD\CAD\3D\WFI2300062-Replat.dwg