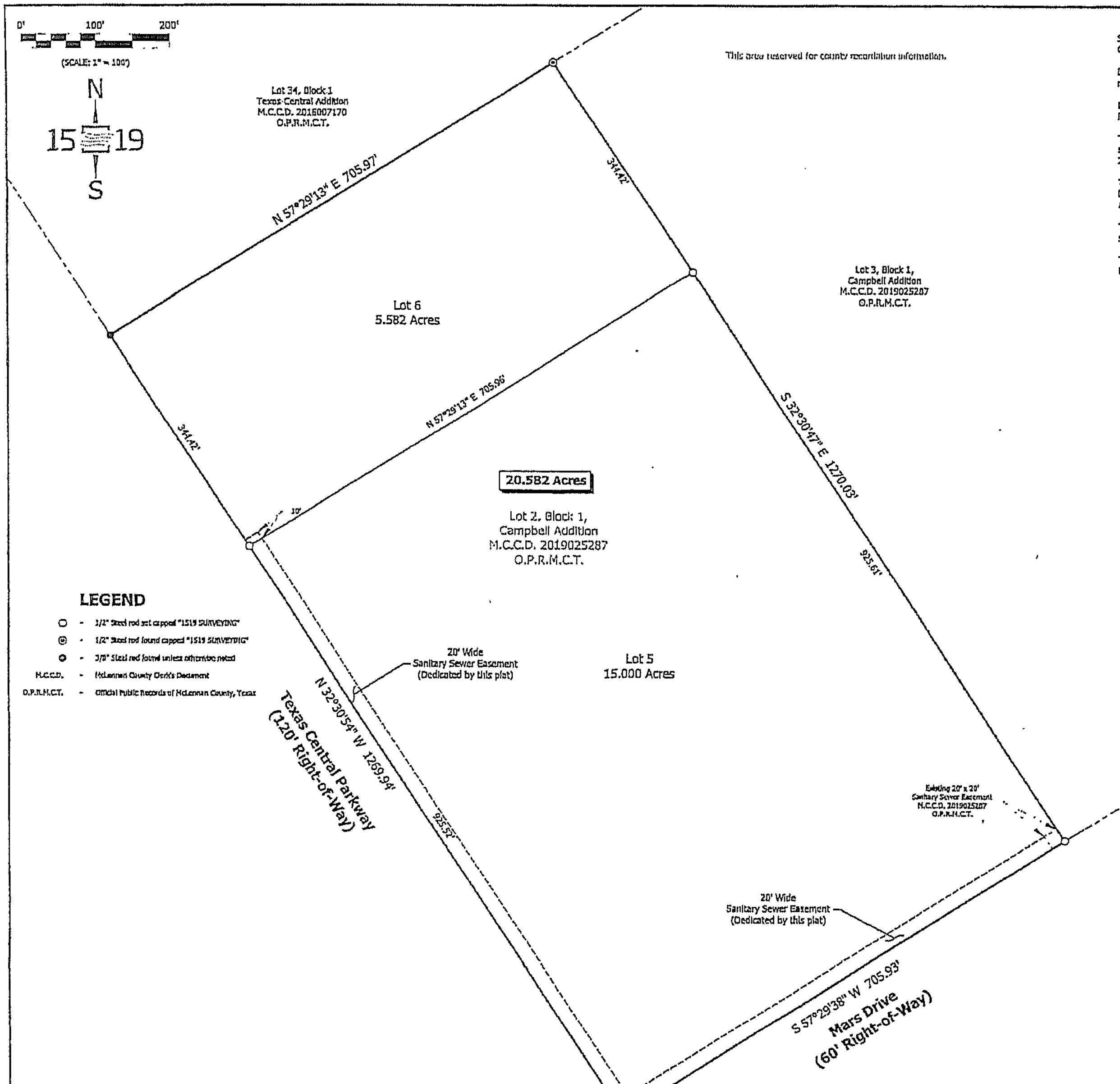


Point of Beginning
3/8" Iron rod found
with yellow cap
N:10,519,090.56
E:3,275,061.08

STATE OF TEXAS:
COUNTY OF McLENNAN:

I hereby certify that the above and foregoing plat and field notes of the "FINAL PLAT, LOTS 5 AND LOT 6, BLOCK 1, CAMPBELL ADDITION, TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS" (Being all of Lot 2, Block 1 of the Campbell Addition to the city of Waco as per plat recorded in McLennan County Clerk's Document 2019025287 of the Official Public Records McLennan County, Texas) was approved on this the ____ day of ______________, 2020.

____
Esmeralda Hudson
City Secretary

This area reserved for county recordation information.

DESCRIPTION

STATE OF TEXAS
COUNTY OF McLENNAN

BEING all that tract of land in the City of Waco, McLennan County, Texas being all of Lot 2, Block 1 of the Campbell Addition to the city of Waco as per plat recorded in McLennan County Clerk's Document 2019025287 of the Official Public Records McLennan County, Texas and being further described as follows:

BEGINNING at a 3/8 inch steel rod with yellow cap found for the South corner of said Lot 2, being in the northeast right of way line of Texas Central Parkway at its intersection with the northwest right of way line of Mars Drive;

THENCE North 32 degrees 30 minutes 54 seconds West, 1269.94 feet with the common line of said Lot 2 and Texas Central Parkway to a 3/8 inch steel rod found for the common west corner of said Lot 2 and Lot 34, Block 1 of the Texas Central Addition as shown on the plat recorded under M.C.C.D. 2016007170 of the O.P.R.M.C.T.;

THENCE North 57 degrees 29 minutes 13 seconds East, 705.97 feet with the northwest line of said Lot 2, partway with the southeast line of said Lot 34 to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" found for the common north corner of said Lot 2 and Lot 3, Block 1 in said Campbell Addition, being in the southeast line of said Lot 34;

THENCE South 32 degrees 30 minutes 47 seconds East, 1270.03 feet with the common line of said Lot 2 and Lot 3 to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set for the common south corner of said Lot 2 and Lot 3, being in the northwest right of way line of Mars Drive;

THENCE South 57 degrees 29 minutes 38 seconds West, 705.93 feet with the common line of said Lot 2 and Mars Drive to the **POINT OF BEGINNING** and containing **20.582 acres** of land.

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF MCLENNAN

That, Campbell Girls Partnership, Ltd., 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 5 AND LOT 6, BLOCK 1, CAMPBELL ADDITION, TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS" (Being all of Lot 2, Block 1 of the Campbell Addition to the city of Waco as per plat recorded in McLennan County Clerk's Document 2019025287 of the Official Public Records McLennan County, Texas), as our legal subdivision of same. We do hereby dedicate all easements and right-of-way shown hereon for the use of the public and for the purposes herein stated. Any private improvements placed in any of those easements or right-of-way shall be placed there at no risk or obligation to the public or the City of Waco, trustee for the public, to hold those easements, and the City of Waco shall have no responsibility to repair or replace such improvements if they are damaged or destroyed in the utilization of these easements or right-of-way. The sale of the lot(s) shown on this plat shall be made in accordance therewith, subject to all restrictions and conditions recorded in McLennan County, Texas Real Property Records pertaining to this subdivision.

Campbell Girls Partnership, Ltd.

By: Robert M Campbell
Robert M. Campbell, General Partner
1034 Foggy Valley Road
Moody, Texas 76657

Attest: ________________
Brad Davis, Owners Agent
500 N. Valley Mills Drive
Waco, Texas 76710

STATE OF TEXAS
COUNTY OF McLENNAN

Before me, the undersigned authority, Notary Public in and for the State of Texas, on this day personally appeared, Robert M. Campbell, known to me to be the person whose name is subscribed to the foregoing instrument and he acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacities therein stated.

Given under my hand and seal of office this the 2nd day of December, 2020.

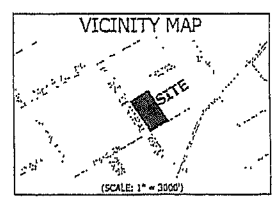
____
Notary Public in and for the State of Texas

My Commission Expires May 6, 2021

WENDY E MURPHY
Notary ID #12323014
My Commission Expires
May 6, 2021

SURVEY NOTES:

1. Measured bearings, distances, and acreage are grid, NAD83 State Plane Coordinate System, Texas Central Zone 4203.
2. This survey was prepared without the benefit of a current title report/commitment. There may be easements, restrictions, and/or covenants affecting this property, not shown hereon.
3. No flood zone determination was made in part of this survey.
4. Electricity provided by Oncor.
5. Water service provided by City of Waco WSC, CCN #10039.
6. Sewer service provided by City of Waco.
7. Measured bearings and distances shown hereon match record bearings and distances.



FINAL PLAT
CAMPBELL ADDITION
LOTS 5 AND LOT 6, BLOCK 1
TO THE CITY OF WACO,
MCLENNAN COUNTY, TEXAS

Being all of Lot 2, Block 1 of the Campbell Addition to the city of Waco as per plat recorded in McLennan County Clerk's Document 2019025287 of the Official Public Records McLennan County, Texas

1519 Job No.: 9465	Drawn By: TAD
Sheet 1 of 1	Reviewed By: JDD
Property Address: 7601 Mars Drive Woodway, Texas 76712	Prepared For: Uzin Utz North America

I, the undersigned, do hereby certify that the plat as shown hereon was prepared from an on-the-ground survey performed by me or under my supervision and completed on July 30, 2010; No warranty is made or intended for the location of any or all easements that may exist within the bounds of this survey.

______________________ Date: November 30, 2020
James David Dossey
R.P.L.S. 6112

STATE OF TEXAS
REGISTERED
JAMES DAVID DOSSEY
6112
PROFESSIONAL
LAND SURVEYOR

This survey may only be used for the original transaction for which it was created. Digital or photocopy reproductions of this survey may not be used for subsequent transactions. This survey is only valid with the presence of a raised impression seal.

1519
SURVEYING & ENGINEERING
1519LLC.com

CENTRAL TEXAS
5054 Franklin Ave., Ste. A
Waco, TX 76710
254.776.1519
DALLAS / FT. WORTH
1200 W. Magnolia, Suite 203
Ft. Worth, TX 76104
214.404.8556

TBPLS# 10193368 TBPE# F-17299 TBPLS# 10194151 TBPLS# 10194763