

**LEGAL DESCRIPTION**

BEING A 84.129 ACRE, TRACT OF LAND SITUATED IN THE TOMAS DE LA VEGA GRANT, ABSTRACT NO. 43, McLENNAN COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER OF THAT CALLED 1,064.016 ACRE TRACT LAND DESCRIBED IN DEED TO WACO INDUSTRIAL FOUNDATION, AS RECORDED IN VOLUME 1573, PAGE 793 OF THE DEED RECORDS OF McLENNAN COUNTY, TEXAS (O.P.R.M.C.T.) SAID 84.129 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 3/8 inch iron rod found lying in the north line of said 1064.016 acre tract and being the southerly common corner of the remainder of that called 164.0897 acre tract of land described in deed to Dead River Ranch, LP, as recorded in McLennan County Clerks File Number 2019029464 of the Official Public Records McLennan County, Texas (O.P.R.M.C.T.) and that called 100.071 acre tract of land described in deed to Dead River Ranch, LP, as recorded in McLennan County Clerks File Number 2015002454 of said O.P.R.M.C.T.;

THENCE N 59° 01' 33" E, along the common line of said 1064.016 and 100.071 acre tracts a distance of 157.69 feet, to a 1/2 inch capped iron rod set and stamped "CP&Y" for the north corner hereof also being the west corner of that called 378.00 acre tract of land described in deed to Henry F. Vogler and wife, Rosalie Vogler, as recorded in McLennan County Clerks File Number 2014008211 of said O.P.R.M.C.T.;

THENCE along the common line of said 84.129 and 378.00 acre tracts the following two (2) courses and distances:

1. S 29° 46' 14" E, a distance of 1,029.13 feet, to a 1/2 inch capped iron rod set and stamped "CP&Y" for the east corner hereof;
2. S 60° 13' 47" W, passing at a distance of 264.75 feet, a 1/2 inch iron rod found and stamped "Wallace group" being the northerly common corner of said 378.00 acre tract and Lot 1, Block 1 of the Sanderson Farms Addition according to the Final Plat thereof, as recorded in McLennan County Clerks File Number 2006-010231 of said O.P.R.M.C.T. and continuing along the north line of said Lot 1 a total distance of 3,589.42 feet, to a 1/2 inch iron rod found and stamped "Wallace group" being the south corner hereof and the west corner of said Lot 1 also lying in the east Right of Way (ROW) line of Aviation Parkway (variable width ROW)

THENCE leaving the north line of said Lot 1 and along said east ROW line being the west line hereof the following five (5) courses and distances:

1. N 29° 46' 23" W, a distance of 497.36 feet, to a 1/2 inch iron rod found and stamped "Wallace group" at the beginning of a curve to the right having a central angle of 5° 44' 23", a radius of 965.00 and a chord bearing N 26° 54' 12" W, a chord distance of 96.63 feet;
2. Along said curve to the right an arc distance of 96.67 feet, to a 1/2 inch iron rod found and stamped "Wallace group";
3. N 23° 57' 15" W, a distance of 311.68 feet, 1/2 inch iron rod set and stamped "CP&Y" at the beginning of a curve to the left having a central angle of 6° 58' 16", a radius of 893.00 feet and a chord bearing N 27° 19' 19" W, a chord distance of 108.58 feet;
4. Along said curve to the left an arc distance of 108.65 feet, to a 1/2 inch iron rod set and stamped "CP&Y";
5. N 30° 00' 01" W, a distance of 9.70 feet, to a 1/2 capped iron rod found and stamped "Half and Associates" being a point on the north line of said 1064.016 acre tract and the south corner of that called 42.0608 acre tract of land described in deed to DRR Lakecreek Land, LLC, as recorded in McLennan County Clerks File Number 2015037955 of said O.P.R.M.C.T.;

THENCE N 60° 10' 02" E, along the common line of said 1064.016 and 42.0608 acre tracts passing at a distance of 974.87 feet, the common southerly corner of said 164.0897 and 42.0608 acre tracts and continuing along the common line of said 1064.016 and 164.0897 acre tracts a total distance of 3,390.64 feet, to the POINT OF BEGINNING and containing 84.129 acres, more or less.

**"SCHEDULE B" ITEMS**

TITLE COMMITMENT FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY  
COMMITMENT NO. 206976, EFFECTIVE DATE: DECEMBER 8, 2020, ISSUE DATE: DECEMBER 16, 2020

**RESTRICTIONS**

1.) Recorded in Clerk's File Number 2017009902 of the Official Public Records of McLennan County, Texas (DOES NOT AFFECT);

**EASEMENTS**

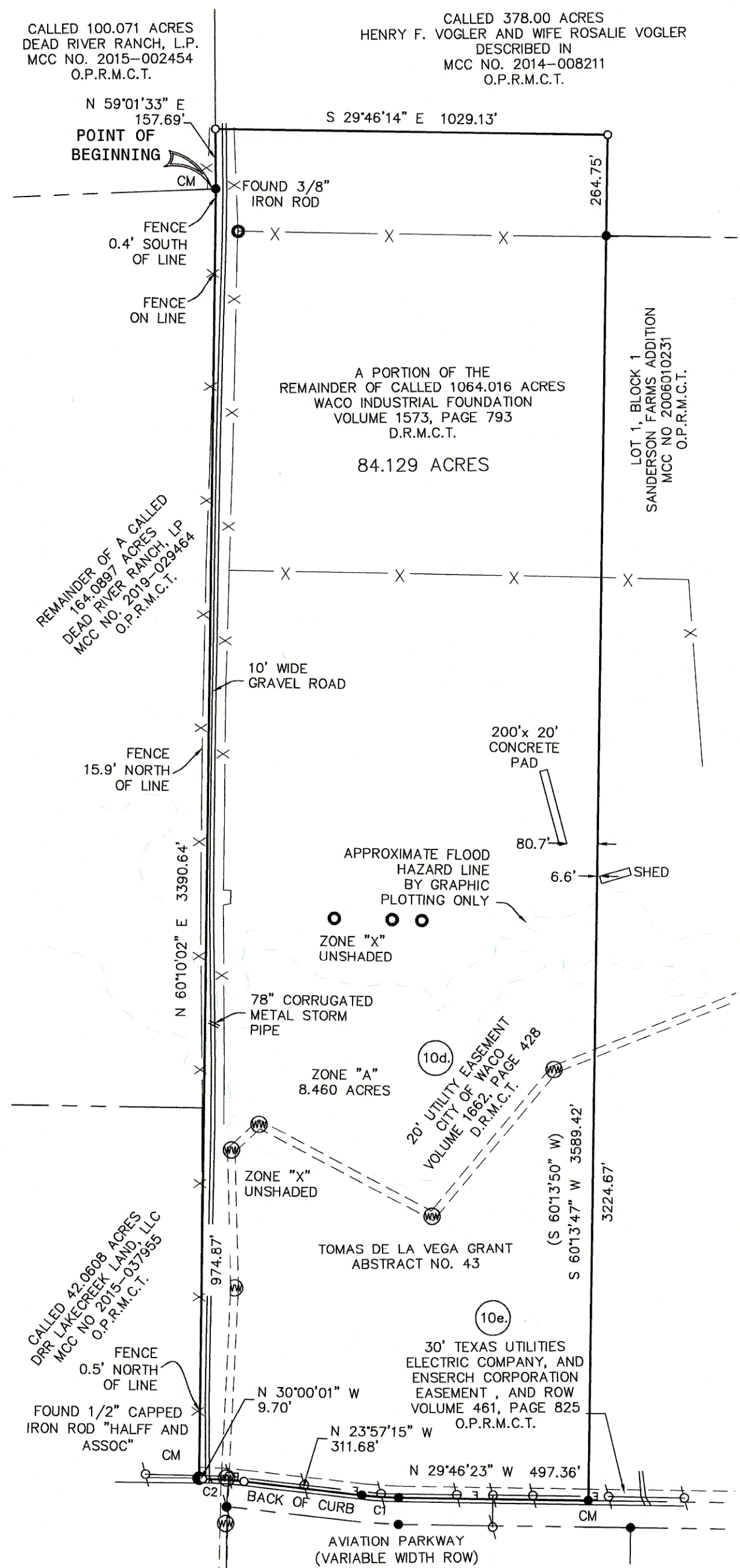
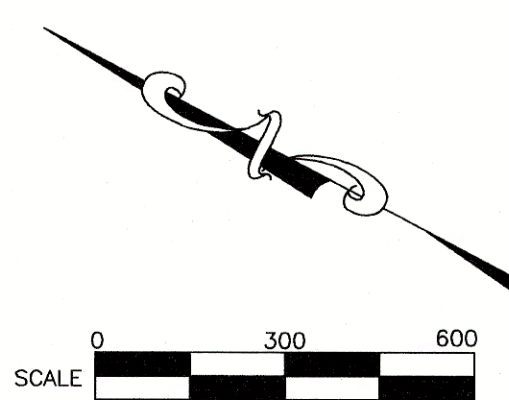
10a.) Any and all easements, building setback lines, conditions, covenants, and restrictions as set forth in the restrictions recorded in Clerk's File Number 2017009902 of the Official Public Records of McLennan County, Texas. (DOES NOT AFFECT);

10d.) Easement: in favor of the City of Waco, dated May 5, 1989, executed by the Waco Industrial Foundation, recorded in Volume 1662, Page 428 of the Deed Records of McLennan County, Texas. (DOES AFFECT, AS SHOWN);

10e.) Easement: in favor of Texas Utilities Electric Company and Enserch Corporation, dated April 22, 1999, executed by the Waco Industrial Foundation, recorded in Volume 461, Page 825 of the Official Public Records of McLennan County, Texas. (DOES AFFECT, AS SHOWN);

**SURVEYORS NOTES:**

1. The bearings shown hereon are grid bearings and are based on GPS observations, and the Texas State Plane Coordinate System, Central Zone (4203), North American Datum of 1983. Distances and areas are based on surface coordinates. To convert to grid divide by the project CSF of 1.00012
2. There are no visible and apparent encroachments of the subject tract, unless otherwise shown.
3. As shown on the survey, there is no observed evidence of current earth moving work, building construction or building additions on the subject tract.
4. Total number of parking spaces: 0  
Total number of handicap parking spaces: 0
5. FLOOD NOTE: A portion of said described property is located within an area having a zone designation of ZONE "A" by the Secretary of Housing and Urban Development, A portion of said described property is located within an area having a zone designation of ZONE "X" Unshaded by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map Number 48309C0225D, with a date of Identification of December 20, 2019, in City of Waco, McLennan County, State of Texas, which is the current Flood Insurance Rate Map for the community in which said property is situated. A portion of said property is in a special flood hazard area.
  - 5.1. 8.460 acres (368,518 sq. ft, more or less) of the subject property is in Zone "A".
  - 5.2. 75.669 acres (3,296,143 sq. ft, more or less) of the subject property is in Zone "X" unshaded.
  - 5.3. All flood zone lines and areas are determined by graphic plotting of FEMA GIS data and do not represent a survey performed on the ground.
6. The subject property is undeveloped and does not have an assigned address.
7. The Gross Land Area of the Subject Parcel is 84.129 acres (3,664,659 sq ft, more or less).
8. There are no structures on the subject property.
9. The subject property adjoins Aviation Parkway.
10. There are no proposed changes to the Street Right-of-Way lines Adjacent to the Subject Parcel.



CURVE TABLE					
CURVE	CH. BEARING	CHORD	RADIUS	ARC LENGTH	DELTA ANGLE
C1	N 26°54'12" W	96.63	965.00	96.67	5°44'23"
C2	N 27°15'19" W	108.58	893.00	108.65	6°58'16"

**ALTA / NSPS LAND TITLE SURVEY LEGEND**

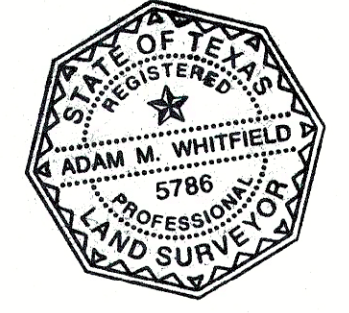
⊙ = POWER POLE	○ = 1/2" CAPPED IRON ROD SET STAMPED "CP&Y"
← = GUY WIRE	● = FOUND 1/2" IRON CAPPED ROD STAMPED "WALLACE GROUP", (UNLESS NOTED)
⊕ = SANITARY SEWER MANHOLE	D.R.M.C.T. = DEED RECORDS McLENNAN COUNTY
CM = Controlling Monument	O.P.R.M.C.T. = OFFICIAL PUBLIC RECORDS McLENNAN COUNTY
○ = FENCE POST	( ) = DEED CALL/PLATTED CALL
— E — = OVERHEAD ELECTRIC LINE	CM = CONTROLLING MONUMENT
— x — = BARBED WIRE FENCE	

To Waco Industrial Foundation, a Corporation and First American Title Guaranty Company, a Texas Corporation

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/ACSMNSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7a, 8, 9, 11, 13, 14, 16, and 17 of Table A thereof. The field work was completed on March 18, 2020

*Adam M. Whitfield*  
ADAM M. WHITFIELD, RPLS NO. 5786

DATE: 12-18-2020  
December 18, 2020



**ALTA/ACSM LAND TITLE SURVEY**  
**A 84.129 ACRE TRACT OF LAND,**  
**SITUATED IN THE**  
**TOMAS DE LA VEGA GRANT, ABSTRACT NO. 43**  
**CITY OF WACO, McLENNAN COUNTY, TEXAS**

**CP&Y** 200 W. Hwy 6, Suite 620, Waco, Texas 76712  
254.772.9272 TBPLS 10194124

WORK ORDER WF12000459 FIELDBOOK # 1322  
DIGITAL FILE WF12000459-ALTA DRAWN BY MDH