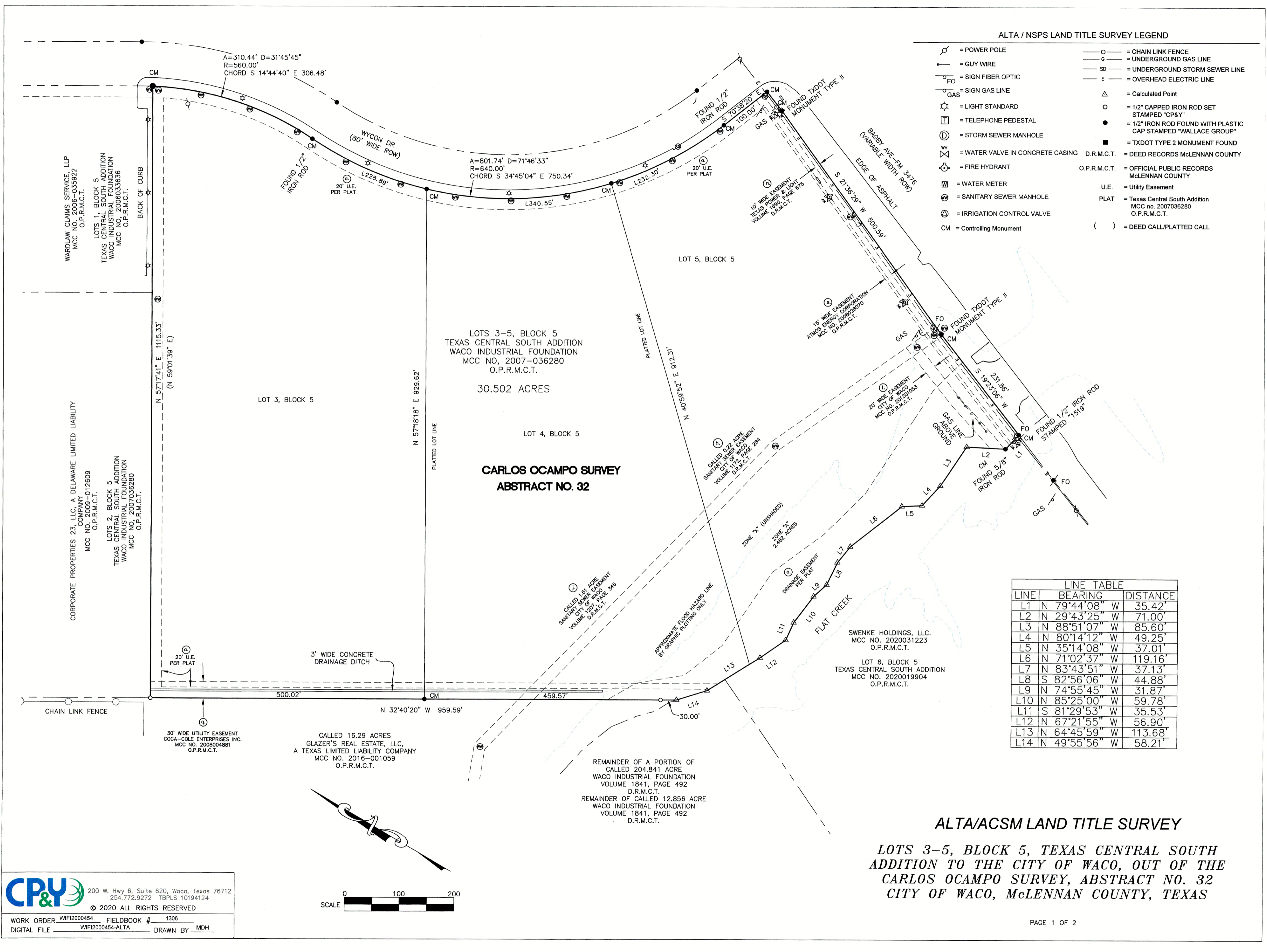


ALTA / NSPS LAND TITLE SURVEY LEGEND

- = POWER POLE
- = GUY WIRE
- = SIGN FIBER OPTIC
- = SIGN GAS LINE
- = LIGHT STANDARD
- = TELEPHONE PEDESTAL
- = STORM SEWER MANHOLE
- = WATER VALVE IN CONCRETE CASING
- = FIRE HYDRANT
- = WATER METER
- = SANITARY SEWER MANHOLE
- = IRRIGATION CONTROL VALVE
- = Controlling Monument
- = CHAIN LINK FENCE
- = UNDERGROUND GAS LINE
- = UNDERGROUND STORM SEWER LINE
- = OVERHEAD ELECTRIC LINE
- = Calculated Point
- 
- 
- = TXDOT TYPE 2 MONUMENT FOUND
- = DEED RECORDS McLENNAN COUNTY
- = OFFICIAL PUBLIC RECORDS McLENNAN COUNTY
- = Utility Easement
- = Texas Central South Addition MCC no. 2007036280 O.P.R.M.C.T.
- = DEED CALL/PLATTED CALL

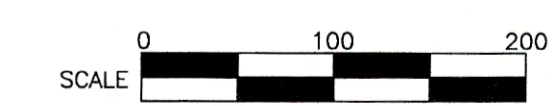


LINE	BEARING	DISTANCE
L1	N 79°44'08" W	35.42'
L2	N 29°43'25" W	71.00'
L3	N 88°51'07" W	85.60'
L4	N 80°14'12" W	49.25'
L5	N 35°14'08" W	37.01'
L6	N 71°02'37" W	119.16'
L7	N 83°43'51" W	37.13'
L8	S 82°56'06" W	44.88'
L9	N 74°55'45" W	31.87'
L10	N 85°25'00" W	59.78'
L11	S 81°29'53" W	35.53'
L12	N 67°21'55" W	56.90'
L13	N 64°45'59" W	113.68'
L14	N 49°55'56" W	58.21'

ALTA/ACSM LAND TITLE SURVEY

LOTS 3-5, BLOCK 5, TEXAS CENTRAL SOUTH ADDITION TO THE CITY OF WACO, OUT OF THE CARLOS OCAMPO SURVEY, ABSTRACT NO. 32 CITY OF WACO, McLENNAN COUNTY, TEXAS

**CP&Y** 200 W. Hwy 6, Suite 620, Waco, Texas 76712  
 254.772.9272 TBPLS 10194124  
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 WORK ORDER WFI2000454 FIELDBOOK # 1306  
 DIGITAL FILE WFI2000454-ALTA DRAWN BY MDH



**LEGAL DESCRIPTION**

BEING ALL OF LOTS 3 THROUGH 5, BLOCK 5 OF THE 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:

**"SCHEDULE B" ITEMS**

TITLE COMMITMENT FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY  
COMMITMENT NO. 206940, EFFECTIVE DATE: NOVEMBER 13, 2020, ISSUE DATE: NOVEMBER 22, 2020

- 1.) The following restrictive covenants Recorded in Volume 1560, Page 222 (DOES AFFECT) and Volume 1564, Page 58 (DOES AFFECT), both of the Deed Records of McLennan County, Texas, and under Clerk's File Numbers 2008011081 (DOES AFFECT) and 2008011082 (DOES NOT AFFECT), both of the Official Public Records of McLennan County, Texas (DOES AFFECT);
- 10a.) Any and all easements, building setback lines, conditions, covenants, and restrictions as set forth in the plat recorded under Clerk's File Numbers 2007036280, of the Official Public Records of McLennan County, Texas. (DOES AFFECT);
- 10b.) Any and all easements, building setback lines, conditions, covenants, and restrictions as set forth in the restrictions recorded in Volume 1560, Page 222 and Volume 1564, Page 58, both of the Deed Records of McLennan County, Texas, and under Clerk's File Numbers 2008011081 and 2008011082, both of the Official Public Records of McLennan County, Texas. (DOES AFFECT);
- 10c.) Easement: in favor of Texas Power & Light Company, dated March 27, 1947, executed by the Estate of Edna E. Robinson, recorded in Volume 592, Page 461 of the Deed Records of McLennan County, Texas. (DOES NOT AFFECT)
- 10d.) Easement: in favor of Texas Power & Light Company, dated January 16, 1951, executed by Frank E. Woods, recorded in Volume 683, Page 579 of the Deed Records of McLennan County, Texas. (DOES NOT AFFECT);
- 10e.) Easement: in favor of Texas Power & Light Company, dated April 9, 1955, executed by Maurice C. Barnes, recorded in Volume 697, Page 145 of the Deed Records of McLennan County, Texas. (DOES NOT AFFECT);
- 10f.) Easement: in favor of Lone Star Gas Company, dated December 23, 1954, executed by Maurice C. Barnes, and wife, Lavonia J. Barnes, recorded in Volume 756, Page 230 of the Deed Records of McLennan County, Texas. (DOES NOT AFFECT);
- 10g.) Easement: in favor of Texas Power & Light Company and Southwestern Bell Telephone Company, dated October 24, 1969, executed by E. S. Thompson, recorded in Volume 1072, Page 593 of the Deed Records of McLennan County, Texas. (DOES NOT AFFECT);
- 10h.) Easement: in favor of the City of Waco, dated April 11, 1974, executed by T.G. Solomon, recorded in Volume 1172, Page 284 of the Deed Records of McLennan County, Texas. (DOES AFFECT, AS SHOWN);
- 10i.) Easement: in favor of Texas Power & Light Company, dated April 25, 1974, executed by Jerry D. Holley, recorded in Volume 1174, Page 597 of the Deed Records of McLennan County, Texas. (DOES NOT AFFECT);
- 10j.) Agreed Judgment, dated September 26, 1975, by and between the City of Waco, and Jerry D. Holley, etal, recorded in Volume 1207, Page 346 of the Deed Records of McLennan County, Texas. (DOES AFFECT, AS SHOWN);
- 10k.) Easement: in favor of Texas Power & Light Company, dated April 27, 1981, executed by Waco Industrial Foundation, recorded in Volume 1379, Page 894 of the Deed Records of McLennan County, Texas. (DOES NOT AFFECT);
- 10l.) Easement: in favor of Texas Power & Light Company, dated August 17, 1981, executed by Waco Industrial Foundation, recorded in Volume 1390, Page 289 of the Deed Records of McLennan County, Texas. (DOES NOT AFFECT);
- 10m.) Easement: in favor of Texas Power & Light Company and SWB Telephone Company, dated December 1, 1987, executed by Waco Industrial Foundation, recorded in Volume 1631, Page 753 of the Deed Records of McLennan County, Texas. Exclusion from Easement, dated October 22, 207, recorded under Clerk's File Number 2007044493 of the Official Public Records of McLennan County, Texas. (DOES NOT AFFECT);
- 10n.) Easement: in favor of Texas Power & Light Company, a division of Texas Utilities Electric Company, dated February 28, 1990, executed by Waco Industrial Foundation, recorded in Volume 1690, Page 675 of the Deed Records of McLennan County, Texas. (DOES AFFECT, AS SHOWN);
- 10o.) Easement: in favor of Southwestern Bell Telephone Company, dated March 27, 1990, executed by Waco Industrial Foundation, recorded in Volume 1688, Page 575 of the Deed Records of McLennan County, Texas. (DOES NOT AFFECT);
- 10p.) Easement: in favor of Texas Power & Light Company, a division of Texas Utilities Electric Company, dated March 16, 1990, executed by Waco Industrial Foundation, recorded in Volume 1690, Page 688 of the Deed Records of McLennan County, Texas. (DOES NOT AFFECT);
- 10q.) Easement: in favor of Coca-Cola Enterprises Inc., dated December 20, 2007, executed by Waco Industrial Foundation, recorded under Clerk's File Number 2008004881 of the Official Public Records of McLennan County, Texas. (DOES AFFECT, AS SHOWN);
- 10r.) Ordinance No. 2008-338 for the extension of certain boundary limits and annexation, with second reading dated July 1, 2008, executed by the City of Waco, recorded under Clerk's File Number 2008023403 of the Official Public Records of McLennan County, Texas. (DOES NOT AFFECT);
- 10s.) Easement: in favor of Atmos Energy Corporation, dated August 26, 2008, executed by Waco Industrial Foundation, recorded under Clerk's File Number 2008028070 of the Official Public Records of McLennan County, Texas. (DOES AFFECT, AS SHOWN);
- 10t.) Terms, Conditions and Stipulations in the Agreement for Permanent Utility Easement by and between: Parties: Waco Industrial Foundation and City of Waco Recorded: April 9, 2012 in Clerk's File Number 2012010253 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. The areas and distances shown are in surface. To convert to grid divide the by the combine scale factor 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" by the Secretary of Housing and Urban Development, on Flood insurance Rate Map Number 48309C0535d, with a date of Identification of December 20, 2019, in 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. 2.482 acres (108,116 sq. ft, more or less) of the subject property is in Zone "A".
  - 5.2. 28.020 acres (1,220,551 sq. ft, more of 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 preformed 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 30.502 acres (1,328,667 sq ft, more of less).
- 8. There are no structures on the subject property.
- 9. The subject property adjoins FM 3476 (Bagby Ave), and Wycon Drive.
- 10. There are no proposed changes to the Street Right-of-Way lines Adjacent to the Subject Parcel.

To Waco Industrial Foundation 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/ACSMNPS 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 April 6, 2020

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

DATE: 12/03/2020  
December 3, 2020



**ALTA/ACSM LAND TITLE SURVEY**

**LOTS 3-5, BLOCK 5, TEXAS CENTRAL SOUTH  
ADDITION TO THE CITY OF WACO, OUT OF THE  
CARLOS OCAMPO SURVEY, ABSTRACT NO. 32  
CITY OF WACO, McLENNAN COUNTY, TEXAS**