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BEING all that tract of land located in the Carlos O'Camp Grant, Abstract No. 32 in the City of Hewitt, McLennan County, Texas, Being all of that called 2.39 acres of land and called 2.27 acres of land as described in a deed to Neighborhood Housing Services, Inc as recorded in McLennan County Clerk's Document (M.C.C.D.) 2017038749 of the Official Public records McLennan County Texas (O.P.R.M.C.T.) and being all of that called 2.05 acres of land as described in a deed to NHS of Waco, Inc as recorded in M.C.C.D. 2009038756 of the O.P.R.M.C.T., and being also being all of that called 1.258 acres of land as described in a deed to Neighborhood Housing Services, Inc as recorded in M.C.C.D. 2018014847 of the O.P.R.M.C.T., and further described as follows;

Beginning at a 1/2 steel rod found at the intersection formed by the northeast line of said 2.05 acres and the southwest line of called Lot 1, Block 1 of the Athey Acres Addition, Volume 1471, Page 647 of the Deed Records McLennan County Texas (D.R.M.C.T.) with the southeast line of F.M. Highway 2113 (Spring Valley Road)

THENCE South 55 degrees 44 minutes 26 seconds East, 266.29 feet with the common line of said 2.05 acres, 2.39 acres passing the southeast line of Lot 1, Block 1 of the Athey Acres Addition, Volume 1471, Page 647, and with Lot 2, Block 1 Athey Addition, M.C.C.D. 2016002878 of the O.P.R.M.C.T. and called 2.0 acres of land as described in a deed to Walter L. and Flora L. Athey Volume 1097, Volume 655 of the D.R.M.C.T. to a 1/2 steel rod found at the southeast corner of said 2.39 and the north corner of Lot 4, Block 1 of the Collier Addition, Volume 1353, Page 382;

THENCE South 26 degrees 53 minutes 52 seconds West, 764.60 feet with the common line of said 2.39 acres, and with Lot 4, and with Lot B4, Block 1 of the Collier Addition, recorded in Volume 1366, Page 625 of the D.R.M.C.T., Lot 2, Block 1 of the Collier Addition, recorded in Volume 1297, Page 134 and Lot 1, Block 1 of the Collier Addition, recorded in Volume 1266, Page 196 to a 1/2 steel rod, capped 1519 SURVEYING" found at a southeast corner of said 2.39 acres, being also the east corner of Lot 8, Block 1 of the Collier Addition, Phase 3, recorded in M.C.C.D. 2015029962 of the O.P.R.M.C.T.;

THENCE North 43 degrees 15 minutes 01 seconds West, 397.74 feet with the common line of said 2.39 acres, 2.27 acres and with Lot 8, passing the northwest line of Lot 8 and with the northeast right of way of Nash Drive and with Lots 8, 7, 6, 5 Block 3 of the Collier Addition Phase 3, recorded in M.C.C.D. 2016024679 of the O.P.R.M.C.T. to a 1/2 steel rod, capped 1519 SURVEYING" found and being in southwest line of said 2.27 acres, and being the east corner of said 1.258 acres being also the north corner of Lot 5;

THENCE South 77 degrees 02 minutes 35 seconds West, 256.48 feet with the common line of said 1.258 acres and Lots 5, 4, 3, 2, Block 3 to a 1/2 steel rod, capped 1519 SURVEYING" set at a southeast corner of said 1.258 acres, being also the northwest corner of Lot 2;

THENCE South 68 degrees 19 minutes 04 seconds West, 31.93 feet with the common line of said 1.258 acres and Lot 2 passing the southwest line of Lot 2 and with Lot 1 to a 1/2 steel rod, capped 1519 SURVEYING" found at a south corner of said 1.258 acres, and being the west corner of Lot 1, being also the east corner of Lot 47, Block 2 ;

THENCE North 86 degrees 23 minutes 53 seconds West, 150.79 feet with the common line of said 1.258 acres and Lot 47 to a 1/2 steel rod, capped 1519 SURVEYING" found at the southwest corner of said 1.258 acres and being the northeast corner of Lot 47;

THENCE North 30 degrees 54 minutes 01 seconds West, 45.87 feet continuing with the same to a 1/2 steel rod found at the southwest corner of said 1.258 acres, and being the northwest corner of Lot 47 in the southeast line of F.M. Highway 2113 (Spring Valley Road);

THENCE North 59 degrees 21 minutes 24 seconds East, 352.97 feet with the common line of 1.258 acres and F.M. Highway 2113 (Spring Valley Road) to a 1/2 inch steel rod found at the north corner of said 1.258 acres and being the southwest corner of said 2.05 acres;

THENCE North 59 degrees 12 minutes 01 seconds East, 325.46 feet with the common line of 2.05 acres and F.M. Highway 2113 (Spring Valley Road) to a 1/2 inch steel rod found; **THENCE** northeast 346.01 feet with a **curve to the left** having a **radius of 1195.93 feet** and a **central corner of 16 degrees 34 minutes 37 seconds (chord bears North 51 degrees 12 minutes 48 seconds East, 344.81)**, continuing with the same to the **POINT OF BEGINNING, CONTAINING 7.97 ACRES**

Stewart Title Guaranty Company
Effective Date: October 26, 2021
Issued Date: November 15, 2021
G.F. NO. 20212871

- 10b. Easement filed 07/02/1999 from FARM EQUIPMENT DISTRIBUTING INC to HEWITT CITY OF recorded as Instrument # 9923094 in Volume 492, Page 217 of the Official Public Records of McLennan County, Texas. (Tract One)
(DOES NOT TOUCH SUBJECT PROPERTY)
- 10f. Easement filed 03/25/1991 from CENTRAL TEXAS SAVINGS AND LOAN ASSOCIATION to TEXAS UTILITIES ELECTRIC COMPANY recorded in Volume 1714, Page 605 , McLennan County Deed Records.
(DOES NOT TOUCH SUBJECT PROPERTY)
- 10g. Easement filed 07/30/2018 from NEIGHBORHOOD HOUSING SERVICES OF WACO, INC to CITY OF HEWITT, TEXAS recorded as Instrument #2018026664 of the Official Public Records of McLennan County, Texas. (Tracts One & Two)
(THIS ITEM IS PLOTTED AND SHOWN ON THE SURVEY)

F. M. HIGHWAY 2113 (100' R.O.W.)
(Known as Spring Valley Road)

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	LINE	BEARING	DISTANCE
C1	1195.93'	346.01'	16°34'37"	344.81'	N 51°12'48" E	L1	N 68°19'04" E	31.93'
		[325.81']			[325.61']			
						[N52°58'00"E]		



POINT OF BEGINNING

Lot 1, Block 1
Athey Acres
Addition
Volume 1471
Page 647
D.R.M.C.T.

Lot 2, Block 1
Athey Addition
M.C.C.D 2016002878
O.P.R.M.C.T.

capped " 1519 SURVEYING"
11.62'

Walter L. Athey and wife
Flora L. Athey
Called 2.0 Acres
Volume 1097
Page 655 D.R.M.C.T.

Lot 4, Block 1
Collier Addition
Volume 1353 Page 382
D.R.M.C.T.

NOTES:

- Bearings, distances, and acreage are grid, NAD83 State Plane Coordinate System, Texas Central Zone 4203.
- Underground utilities, pipelines, sprinkler systems, valves, boxes, and/or sprinkler heads that may exist, are not shown hereon.
- Record easements, restrictions, and/or covenants are addressed/shown hereon as per items listed in title commitment provided by title company named hereon. Additional recorded and/or unrecorded easements, restrictions, and/or covenants that may exist, are not shown hereon.
- No flood zone determination was made as part of this survey.

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 November 22, 2021; No warranty is made or intended for the location of any or all easements that may exist within the bounds of this survey.

James David Dossey
R.P.L.S. 6112
Date: November 30, 2021

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

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Ft. Worth, TX. 76104
214.484.8586
TBPLS# 10193968 TBPE# F-17299 TBPLS# 10194351 TBPLS# 10194283

BOUNDARY TITLE SURVEY

7.97 ACRES OUT OF THE CARLOS O'CAMP GRANT, ABSTRACT NO. 32 IN THE CITY OF HEWITT, MCLENNAN COUNTY, TEXAS, BEING ALL OF THAT CALLED 2.39 ACRES OF LAND AND CALLED 2.27 ACRES OF LAND AS DESCRIBED IN A DEED TO NEIGHBORHOOD HOUSING SERVICES, INC AS RECORDED IN MCLENNAN COUNTY CLERK'S DOCUMENT 2017038749 OF THE OFFICIAL PUBLIC RECORDS MCLENNAN COUNTY TEXAS AND BEING CALLED 2.05 ACRES OF LAND AS DESCRIBED IN A DEED TO NHS OF WACO, INC AS RECORDED IN MCLENNAN COUNTY CLERK'S DOCUMENT 2009038756 OF THE OFFICIAL PUBLIC RECORDS MCLENNAN COUNTY TEXAS, AND BEING ALSO CALLED 1.258 ACRES OF LAND AS DESCRIBED IN A DEED TO NEIGHBORHOOD HOUSING SERVICES, INC AS RECORDED IN MCLENNAN COUNTY CLERK'S DOCUMENT 2018014847 OF THE OFFICIAL PUBLIC RECORDS MCLENNAN COUNTY TEXAS

1519 Job No.: 10109

Drawn By: REP









Sheet 1 of 1

Reviewed By: JDD

Property Address:
Spring Valley Road
Hewitt, Texas 76643

Prepared For:
Osiel Estrada

LEGEND

-  1/2 Inch Steel Rod Capped "1519 SURVEYING" Set
-  1/2 Inch Steel Rod found unless otherwise stated
-  Telephone Pedestal
-  Manhole
-  Water Valve
-  Guy Wire
-  Power Pole
-  Power Line
- M.C.C.D. - McLennan County Clerk's Document
- O.P.R.M.C.T. - Official Public Records of McLennan County, Texas
- D.R.M.C.T. - Deed Records McLennan County Texas
- [] - Record