



**ALTA / NSPS LAND TITLE SURVEY LEGEND**

- ⊙ = POWER POLE
- GUY WIRE
- ⊗ = WATER VALVE IN CONCRETE CASING
- ⊕ = FIRE HYDRANT
- ⊙ = SANITARY SEWER MANHOLE
- CM = Controlling Monument
- FO = BURIED FIBER OPTIC LINE
- E = OVERHEAD ELECTRIC LINE
- (R#) = REFERENCE
- △ = Calculated Point
- = 1/2" CAPPED IRON ROD SET AND STAMPED "CP&Y"
- = 1/2" IRON ROD FOUND, UNLESS NOTED
- = TXDOT TYPE 2 MONUMENT FOUND
- D.R.M.C.T. = DEED RECORDS McLENNAN COUNTY
- O.P.R.M.C.T. = OFFICIAL PUBLIC RECORDS McLENNAN COUNTY
- ( ) = DEED CALL/PLATTED CALL

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/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 April 7, 2020

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

DATE: 12/04/2020  
December 4, 2020



**ALTA/ACSM LAND TITLE SURVEY**  
**63.304 ACRE TRACT OF LAND,**  
**SITUATED IN THE THE T.J. CHAMBERS GRANT,**  
**ABSTRACT NO. 7**  
**CITY OF WACO, McLENNAN COUNTY, TEXAS**

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

WORK ORDER WFI2000457 FIELDBOOK # 1320  
DIGITAL FILE WFI2000457-ALTA DRAWN BY MDH

**LEGAL DESCRIPTION**

BEING A 63.304 ACRE, TRACT OF LAND SITUATED IN THE T.J. CHAMBERS GRANT, ABSTRACT NUMBER 7, McLENNAN COUNTY, TEXAS, AND BEING THE REMAINDER OF THAT CALLED 160.983 TRACT OF LAND DESCRIBED AS "TRACT TWO" IN DEED TO WACO INDUSTRIAL FOUNDATION, AS RECORDED IN VOLUME 1605, PAGE 245 OF THE DEED RECORDS OF McLENNAN COUNTY, TEXAS (D.R.M.C.T.) SAID 63.304 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found at an interior "ell" corner of said 63.304 acre tract being the east corner of Lot 2, Block 4 of the Schroeder Industrial Addition according to the Final Plat thereof, as recorded in Volume 1651, Page 705 of said D.R.M.C.T., also being a point lying in the north line of that called 0.517 acre tract of land dedicated to The City of Waco by Lot 3, Block 4 of the Schroeder Addition according to the Final Plat thereof, as recorded in McLennan County Clerks File Number 9633098 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.)

THENCE N 46° 43' 28" W, along the west line of said 160.983 acre tract being the east line of said Lot 2, Block 4, and the east line of Lot 5, Block 4 of the Schroeder Addition, according to the Final Plat thereof, as recorded in McLennan County Clerks File Number 2012001357 of said O.P.R.M.C.T., the east line of Lot 3, Block 4 of the Schroeder Addition according to the Final Plat thereof, as recorded in McLennan County Clerks File Number 9936796 of said O.P.R.M.C.T., a distance of 541.11 feet, to a 1/2 inch capped iron rod set and stamped "CP&Y" being the westerly common corner of said 160.983 acre tract and said Lot 3, Block 4 the same lying in the south Right of Way (ROW) line of the Saint Louis and Southwestern Railroad ROW (100 foot wide ROW);

THENCE N 63° 16' 17" E, along the north line of said 160.983 acre tract and said south railroad ROW line, a distance of 3,195.51 feet, to a 1/2 inch capped iron rod set and stamped "CP&Y" for the north corner hereof being the common northerly corner of said 160.983 acre tract and that called 2.06 acre tract of land described as "Parcel No. 3" in deed to McLennan County, as recorded in Volume 1316, Page 834 of said D.R.M.C.T.;

THENCE along the common line of said 160.983 and 2.06 acre tracts the following two (2) courses and distances:

1. S 47° 44' 43" E, passing at a distance of 0.73 feet, a 5/8 inch iron rod found, continuing for a total distance of 255.64 feet, to a 1/2 inch capped iron rod set and stamped "CP&Y";
2. N 42° 15' 17" E, a distance of 256.76 feet, to a 1/2 inch capped iron rod set and stamped "CP&Y" lying in the west ROW line of New Road (a variable width ROW);

THENCE S 57° 37' 34" E, along the east line of said 160.983 acre tract and said west ROW line a distance of 144.35 feet, to a point for the east corner hereof being the east corner of said 160.983 acre tract and lying in the north ROW line of the Missouri, Kansas and Texas Railroad (100 foot wide ROW);

THENCE along the south line of said 160.983 the north ROW line the following two (2) courses and distances:

1. S 51° 41' 46" W, passing at a distance of 45.00 feet, a 1/2 inch capped iron rod set and stamped "CP&Y" for reference at the west top of bank of Waco Creek and continuing for a total distance of 1,001.58 feet, to a 1/2 inch capped iron rod set and stamped "CP&Y" at the beginning of a non-tangent curve to the left having a central angle of 47° 51' 57", a radius of 2,927.76 and a chord bearing S 27° 56' 36" W, a chord distance of 2,375.39 feet;
2. Along said non-tangent curve to the left an arc distance of 2,445.90 feet, to a 1/2 inch capped iron rod set and stamped "CP&Y" for the south corner hereof being the east corner of Lot 5, Block 5 of the Schroeder Addition according to the Final Plat thereof, as recorded in McLennan County Clerks File Number 2002035904 of said O.P.R.M.C.T.

THENCE N 46° 40' 48" W, along the west line hereof, being the east line of said Block 5, passing at a distance of 782.27 feet a 1/2 inch iron rod found being the north corner of Lot 6 of said Block 5 and continuing along a southerly extension and the east line of said 0.517 acre tract a total distance of 1,426.03 feet, to a 1/2 inch iron rod found being the north corner of said 0.517 acre tract

THENCE S 42° 00' 52" W, along the west line hereof being the north line of said 0.517 acre tract, a distance of 10.94 feet, to the POINT OF BEGINNING and containing 63.304 acres, more or less.

**"SCHEDULE B" ITEMS**

TITLE COMMITMENT FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY  
COMMITMENT NO. 206934, EFFECTIVE DATE: JUNE 11, 2020, ISSUE DATE: JUNE 18, 2020

- 10a. Easement: in favor of the Missouri-Kansas Texas Railroad Company of Texas, dated March 23, 1931, executed by E. M. Linkenhoger and Lucy Lee Linkenhoger, recorded in Volume 417, Page 682 of the Deed Records of McLennan County, Texas. (DOES NOT AFFECT);
- 10b. Easement: in favor of Texas Power & Light Company, dated May 13, 1931, executed by E. M. Linkenhoger, recorded in Volume 423, Page 46 of the Deed Records of McLennan County, Texas. (DOES NOT AFFECT);
- 10c. Easement: in favor of Texas Power & Light Company, dated September 25, 1935, executed by Bankers Life Company, recorded in Volume 449, Page 171 of the Deed Records of McLennan County, Texas. (DOES NOT AFFECT);
- 10d. Easement: reserved in Warranty Deed to Texas Power & Light Company, dated December 15, 1959, executed by R. S. Gillam and Irene Beard Gillam, recorded in Volume 855, Page 303 of the Deed Records of McLennan County, Texas. (DOES NOT AFFECT);
- 10e. Easement: in favor of Texas Power & Light Company and Southwestern Bell Telephone Company, dated March 15, 1960, executed by R. S. Gillam, recorded in Volume 860, Page 461 of the Deed Records of McLennan County, Texas. (DOES NOT AFFECT);
- 10f. Easement: in favor of Texas Power & Light Company and Southwestern Bell Telephone Company, dated December 4, 1962, executed by Southern Medical Hospital Service, recorded in Volume 957, Page 113 of the Deed Records of McLennan County, Texas. (DOES AFFECT, AS SHOWN);
- 10g. Easement: in favor of Texas Power & Light Company and Southwestern Bell Telephone Company, dated March 15, 1963, executed by R. S. Gillam, recorded in Volume 957, Page 114 of the Deed Records of McLennan County, Texas. (DOES NOT AFFECT);

- 10h. Easement: in favor of Texas Power & Light Company and Southwestern Bell Telephone Company, dated February 2, 1966, executed by R. S. Gillam, recorded in Volume 985, Page 495 of the Deed Records of McLennan County, Texas. (DOES NOT AFFECT);
- 10i. Easement: in favor of Brazos River Authority, dated February 26, 1970, executed by R.S. Gillam and wife, Irene Beard Gillam, recorded in Volume 1068, Page 163 of the Deed Records of McLennan County, Texas. (DOES NOT AFFECT);
- 10j. Easement: in favor of Brazos River Authority, dated February 26, 1970, executed by R.S. Gillam and wife, Irene Beard Gillam, recorded in Volume 1068, Page 165 of the Deed Records of McLennan County, Texas. (DOES NOT AFFECT);
- 10k. Easement: in favor of Brazos River Authority, dated February 26, 1970, executed by R.S. Gillam and wife, Irene Beard Gillam, recorded in Volume 1068, Page 167 of the Deed Records of McLennan County, Texas. (DOES NOT AFFECT);
- 10l. Easement: in favor of Brazos River Authority, dated February 26, 1970, executed by R.S. Gillam and wife, Irene Beard Gillam, recorded in Volume 1068, Page 169 of the Deed Records of McLennan County, Texas. (DOES NOT AFFECT);
- 10m. Easement: in favor of Texas Power & Light Company, dated March 28, 1974, executed by R. S. Gillam, recorded in Volume 1171, Page 539 of the Deed Records of McLennan County, Texas. (DOES NOT AFFECT);
- 10n. Easement: in favor of Texas Power & Light Company and SWB Telephone Company, dated July 7, 1983, executed by American Solar King Corporation, recorded in Volume 1479, Page 799 of the Deed Records of McLennan County, Texas. (DOES NOT AFFECT);
- 10o. Easement: in favor of Texas Power & Light Company and SWB Telephone Company, dated July 7, 1983, executed by American Solar King Corporation, recorded in Volume 1479, Page 808 of the Deed Records of McLennan County, Texas. (DOES NOT AFFECT);
- 10p. Easement: in favor of Brazos River Authority, dated August 21, 1989, executed by Waco Industrial Foundation, recorded in Volume 1672, Page 500 of the Deed Records of McLennan County, Texas. (DOES NOT AFFECT);
- 10q. Supplemental Final Order and Judgment, dated September 18, 2007, in favor of AT&T Corp. and AT&T Communications - East, Inc. (formerly AT&T Communications, Inc.) recorded under Clerk's File Number 2007039914 of the Official Public Records of McLennan County, Texas. (DOES AFFECT);
- 10r. Easement: in favor of Oncor Electric Delivery Company LLC, dated September 25, 2015, executed by Waco Industrial Foundation, recorded under Clerk's File Number 2015032541 of the Official Public Records of McLennan County, Texas. (DOES AFFECT, AS SHOWN)
- 10s. Easement Deed by Court Order in Settlement of Landowner Action, dated February 12, 2015, recorded under Clerk's File Number 2015022953 of the Official Public Records of McLennan County, Texas. (DOES AFFECT);

**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.
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:  
By Graphic Plotting Only  
A portion of said described property is located within an area having a zone designation of ZONE "AE" described as "having a calculated BFE" by the Secretary of Housing and Urban Development, and a portion of said described property is located within an area having a zone designation of ZONE "X" (unshaded) described as "an area of minimal flood hazard" by the Secretary of Housing and Urban Development, on Flood insurance Rate Map Number 48309C0368D, 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. 22.410 acres (976,180 sq. ft, more or less) of the subject property is in Zone "AE".
  - 5.2. 40.894 acres (1,781,344 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 only 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 63.304 acres (2,757,522 sq ft, more or less).
8. There are no structures on the subject property.
9. The subject property adjoins New Road, and Industrial Drive.
10. There are no proposed changes to the Street Right-of-Way lines Adjacent to the Subject Parcel.
11. The utilities shown on this survey are based upon visible above ground utility improvements and available information provided by Lonestar 811 Utility Locate services. All underground utilities have not been field verified and there may be additional utilities that CP&Y has not been advised of. (Lonestar Ticket No. 2068117459)

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