

DESCRIPTION

BEING 19.557 acres of land situated within the Isaac K. Hawkins Survey, Abstract No. 397, McLennan County, Texas, being out of and part of a called 11.551 acre tract of land, and all of a called 7.86 acre tract of land described as Tract 1 and Tract 3 in a deed to Terry Don Phillips recorded in McLennan County Clerk's Document (M.C.C.D.) 2002036170 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.), being more particularly described as follows:

BEGINNING at a 1/2" rebar rod (control monument) found for a common corner between said 11.551 acre tract and a called 48.994 acre tract of land described in a deed to Tom E. McNamara recorded in M.C.C.D. 2015006649 of said O.P.R.M.C.T., said point being located in the North line of Lindsey Lane;

THENCE North 53°51'39" East, 90.76' [Record: N 56°42'10" E, 90.76'] along the North line of said 11.551 acre tract and Lindsey Lane to a 1/2" rebar rod set with cap stamped "STATE 28" for a common corner between said 11.551 acre tract, a tract of land described in a deed to Mark Evans McNamara recorded in M.C.C.D. 2015002324 of said O.P.R.M.C.T., and the remaining portion of a called 73.86 acre tract of land described in a deed to Tom E. McNamara recorded in M.C.C.D. 2014038120 of said O.P.R.M.C.T.;

THENCE North 57°03'27" East, 539.26' [Record: N 60°05'16" E, 539.24'] along the North line of said Lindsey Lane and along the common line between said 11.551 acre tract and 73.86 acre tract to a 1/2" rebar rod set with cap stamped "STATE 28" for a common corner between said 11.551 acre tract, 73.86 acre tract and 7.86 acre tract;

THENCE North 56°55'13" East [Record: N 59°46'00" E, 365.39'] continuing along the North line of Lindsey Lane and along the common line between said 7.86 acre tract and 73.86 acre tract, at 66.59' passing a 1/2" rebar rod with illegible green cap (control monument) found for a common corner between said 73.86 acre tract and a called 5.34 acre tract of land described in a deed to David Z. McNamara, et ux recorded in M.C.C.D. 2014028308 of said O.P.R.M.C.T.; thence continuing along the same course and along the common line between said 7.86 acre tract and 5.34 acre tract a **total distance of 366.52'** to a 4" steel post (control monument) found for a common corner between said 7.86 acre tract, 5.34 acre tract, a called 40.858 acre tract of land described as Tract 2 in a deed to Terry Don Phillips recorded in M.C.C.D. 2002036170 of said O.P.R.M.C.T., and a called 20.0 acre tract of land described in a deed to Joe B. Lindsey, et ux recorded in Volume 470, Page 126 of said O.P.R.M.C.T.;

THENCE South 33°04'47" East, 846.67' [Record: S 30°14'00" E, 790.95'] over and across Lindsey Lane and along the common line between said 7.86 acre tract and 20.0 acre tract to a point for the Southeast corner of said Phillips tract, said point being located in the North line of a called 35.00 acre tract of land described as Tract 8: River Place in a deed to Tom E. McNamara Family Partnership, LP recorded in M.C.C.D. 2013023035 of said O.P.R.M.C.T.; from which a 1/2" rebar rod set with cap stamped "STATE 28" for reference bears N 33°04'47" E, 69.21' and a 4" pipe post with pinched top (control monument) found for reference bears S 57°14'10" W, 243.03';

THENCE South 57°14'10" West, 440.31' [Record: S 60°07'00" W, 207.20'] along the common line between said 7.86 acre tract and 35.00 acre tract to a 6" wood post (control monument) found for a common corner between said 7.86 acre tract, 35.00 acre tract and 11.551 acre tract;

THENCE South 56°58'04" West, 561.36' [Record: S 59°56'56" W, 560.06'] continuing with a fence and along the common line between said 11.551 acre tract and 35.00 acre tract to a 1/2" rebar rod set with cap stamped "STATE 28" for the South corner of said 11.551 acre tract;

THENCE generally along a fence and along the Southwest line of said 11.551 acre the following courses and distances:

North 32°56'18" West, 130.46' [Record: N 30°33'31" W, 130.43'] to a railroad cross-tie post (control monument) for corner;

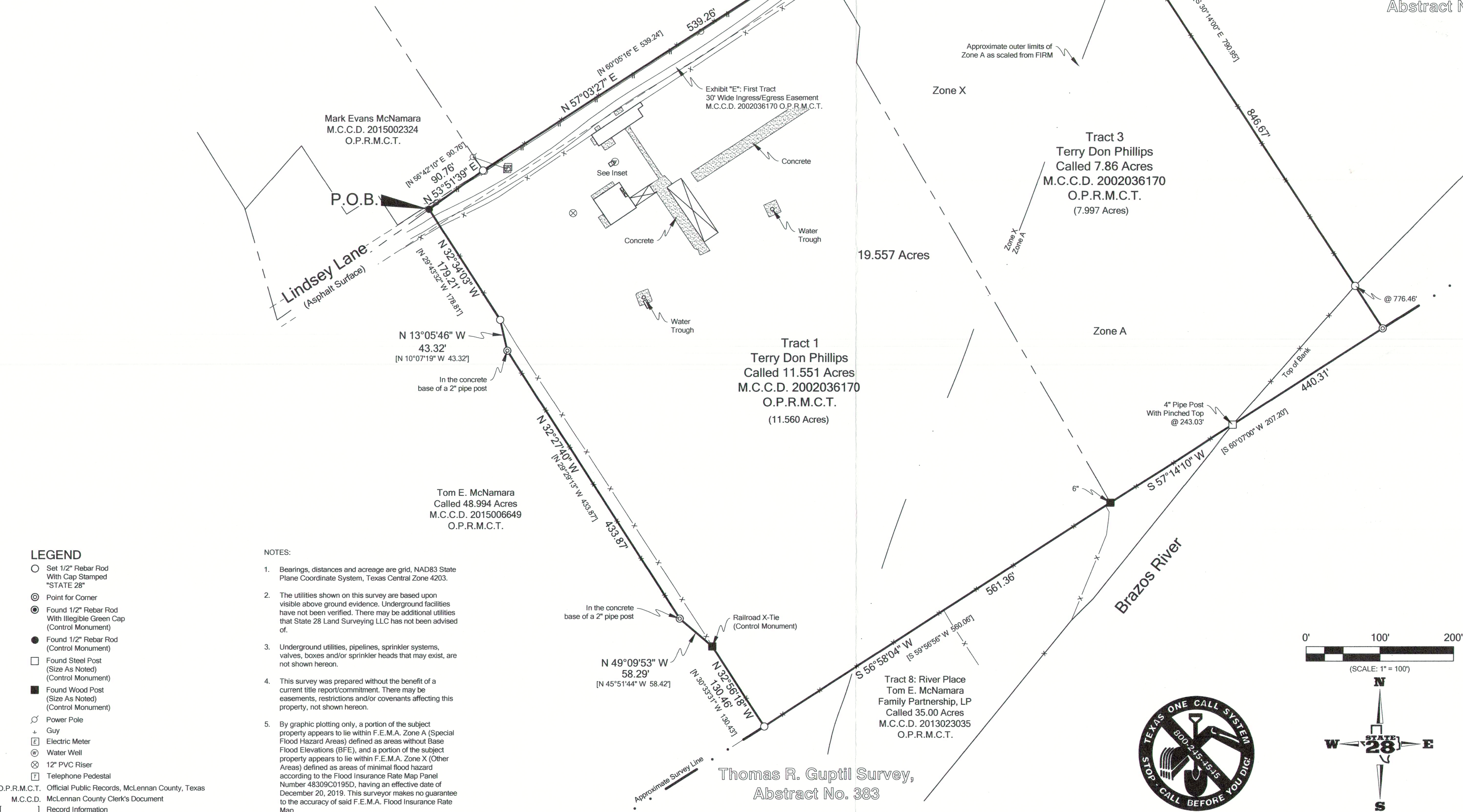
North 49°09'53" West, 58.29' [Record: N 45°51'44" W, 58.42'] to a point in the concrete base of a 2" pipe post for corner;

North 32°27'40" West, 433.87' [Record: N 29°29'13" W, 433.87'] to a point in the concrete base of a 2" pipe post for corner;

North 13°05'46" West, 43.32' [Record: N 10°07'19" W, 43.32'] to a 1/2" rebar rod set with cap stamped "STATE 28" for corner;

North 32°34'03" West, 179.21' [Record: N 29°43'32" W, 178.81'] to the PLACE OF BEGINNING and containing 19.557 acres of land.

Bearings, distances and acreage are grid, NAD83 State Plane Coordinate System, Texas Central Zone 4203.



McLennan County, Texas

Isaac K. Hawkins Survey,
Abstract No. 397

BOUNDARY SURVEY

BEING 19.557 ACRES OF LAND SITUATED WITHIN THE ISAAC K. HAWKINS SURVEY, ABSTRACT NO. 397, MCLENNAN COUNTY, TEXAS, BEING OUT OF AND PART OF A CALLED 11.551 ACRE TRACT OF LAND, AND ALL OF A CALLED 7.86 ACRE TRACT OF LAND DESCRIBED AS TRACT 1 AND TRACT 3 IN A DEED TO TERRY DON PHILLIPS RECORDED IN MCLENNAN COUNTY CLERK'S DOCUMENT 2002036170 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS.

State 28 Job No.: 2021-082	Drawn By: RLS
Sheet 1 of 1	Reviewed By: RLS
Property Address: Lindsey Lane Waco, TX 76708	Prepared For: Terry Phillips

SURVEYOR'S CERTIFICATION

I, Robbie Lee Shockey, Texas R.P.L.S. No. 6332, do hereby certify that this sketch accurately represents an on the ground survey done under my supervision and completed on May 18, 2021 and conforms in all ways to the Texas Board of Professional Land Surveying Minimum Standards, and there are no visible easements, overlaps or encroachments, except as shown.

Robbie Lee Shockey
Robbie Lee Shockey
R.P.L.S. 6332
Date: May 18, 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.

STATE LAND SURVEYING LLC
P.O. BOX 897
STEPHENVILLE, TX 76401
(833)STATE28 (782-8328)
INFO@STATE28LS.COM
TBPLS FIRM NO. 10194515

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LEGEND

- Set 1/2" Rebar Rod With Cap Stamped "STATE 28"
- Point for Corner
- ⊙ Found 1/2" Rebar Rod With Illegible Green Cap (Control Monument)
- Found 1/2" Rebar Rod (Control Monument)
- Found Steel Post (Size As Noted) (Control Monument)
- Found Wood Post (Size As Noted) (Control Monument)
- ⊕ Power Pole
- + Guy
- ⊞ Electric Meter
- ⊙ Water Well
- ⊗ 12" PVC Riser
- ⊞ Telephone Pedestal

O.P.R.M.C.T. Official Public Records, McLennan County, Texas
M.C.C.D. McLennan County Clerk's Document
[] Record Information

NOTES:

- Bearings, distances and acreage are grid, NAD83 State Plane Coordinate System, Texas Central Zone 4203.
- The utilities shown on this survey are based upon visible above ground evidence. Underground facilities have not been verified. There may be additional utilities that State 28 Land Surveying LLC has not been advised of.
- Underground utilities, pipelines, sprinkler systems, valves, boxes and/or sprinkler heads that may exist, are not shown hereon.
- 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.
- By graphic plotting only, a portion of the subject property appears to lie within F.E.M.A. Zone A (Special Flood Hazard Areas) defined as areas without Base Flood Elevations (BFE), and a portion of the subject property appears to lie within F.E.M.A. Zone X (Other Areas) defined as areas of minimal flood hazard according to the Flood Insurance Rate Map Panel Number 48309C01950, having an effective date of December 20, 2019. This surveyor makes no guarantee to the accuracy of said F.E.M.A. Flood Insurance Rate Map.