

LEGEND

- = 1/2" IRON ROD WITH CAP STAMPED "WALKER PARTNERS" SET (UNLESS NOTED OTHERWISE)
- = DEED RECORDS MCLENNAN COUNTY, TEXAS
- = MCLENNAN COUNTY CLERK'S DOCUMENT
- = OFFICIAL PUBLIC RECORDS MCLENNAN COUNTY, TEXAS
- = SUBJECT TRACT DEED CALLS
- = ADJOINING DEED CALLS
- = FENCE
- = WATER VALVE
- = WATER LINE
- = WASTEWATER LINE
- = UTILITY POLE
- = GUY WIRE
- = ELECTRIC METER
- = ELECTRIC JUNCTION BOX
- = OVERHEAD ELECTRIC LINE

SURVEYOR'S NOTES

SURVEYED: APRIL 25, 2022

FIELD NOTES ATTACHED HERETO, MADE A PART HEREOF AND TITLED: 89.32 ACRES LOCATED IN THE ARCHIBALD WILLINGHAM SURVEY, ABSTRACT 898, IN THE CITY OF MCGREGOR, MCLENNAN COUNTY, TEXAS

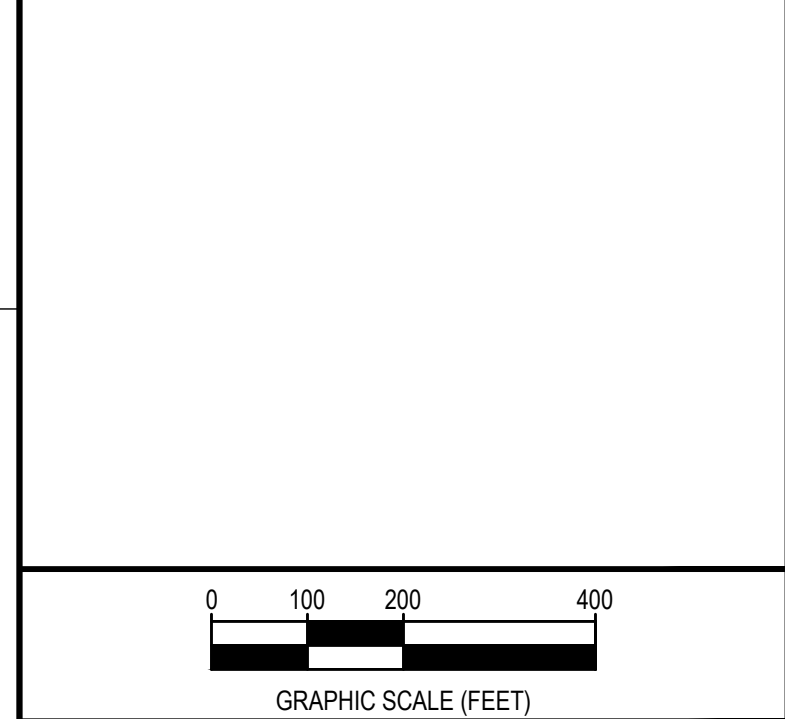
THE APPROXIMATE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON FIELD SURVEY INFORMATION, UTILITY LOCATOR WARNINGS AND EXISTING UTILITY AS-BUILT DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED. ALL UTILITIES MUST BE FIELD VERIFIED BEFORE PERFORMING ANY WORK.

THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE REPORT ISSUED BY FIRST AMERICAN TITLE GUARANTY COMPANY, OF NO. 221235, WHICH BEARS AN EFFECTIVE DATE OF MARCH 23, 2022. THE SURVEYOR CERTIFIES THAT ITEMS a-g LISTED IN SCHEDULE "B" OF THE TITLE COMMITMENT AND ANY ADDITIONAL EASEMENTS THAT HE HAS BEEN ADVISED OF HAVE BEEN ADDRESSED HEREON. HOWEVER, THE SURVEYOR DOES NOT GUARANTEE THAT THE SCHEDULE "B" LISTS ALL EASEMENTS, RESTRICTIONS OR ENCUMBRANCES (EITHER OF RECORD OR NOT OF RECORD) WHICH MAY AFFECT THE SUBJECT TRACT.

FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NOTE: BY GRAPHIC PLOTTING ONLY THIS PROPERTY IS IN FEMA "OTHER AREAS" ZONE X AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 48362J0210C, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 30, 2019. THIS FLOOD STATEMENT DOES NOT MEAN THAT THIS TRACT WILL, OR WILL NOT FLOOD, NOR DOES IT CREATE ANY LIABILITY IN SUCH EVENT ON THE PART OF THIS SURVEYOR OR COMPANY.

EXPLANATION OF FEMA ZONES:
FEMA "OTHER AREAS" ZONE X - AREA OF MINIMAL FLOOD HAZARD

THE BEARINGS AND GRID COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE ACQUIRED FROM GLOBAL POSITIONING SYSTEM OBSERVATIONS. ALL DISTANCES AND AREAS SHOWN HEREON ARE BASED ON SURFACE CONDITIONS.



TITLE COMMITMENT
ISSUED BY FIRST AMERICAN TITLE GUARANTY COMPANY

OF NO. 221235
EFFECTIVE DATE: MARCH 23, 2022
ISSUE DATE: MARCH 31, 2022

"SURVEYOR'S OPINION OF EASEMENTS REFERENCED IN SCHEDULE B"

- 10A. TERMS, CONDITIONS, STIPULATIONS AND EASEMENTS AS RESERVED IN THAT WARRANTY DEED, DATED MAY 18, 2005, FROM THE CITY OF MCGREGOR, TEXAS, A MUNICIPAL CORPORATION, TO DWYER INVESTMENTS, LTD., A TEXAS LIMITED PARTNERSHIP, RECORDED UNDER CLERK'S FILE NUMBER 2005019334 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS. **AFFECTS SUBJECT TRACT. SUBJECT TRACT SUBJECT TO AIRSPACE EASEMENT, DRAINAGE EASEMENT SHOWN HEREON.**
- 10B. EASEMENT, IN FAVOR OF HUMBLE PIPE LINE COMPANY, DATED JULY 11, 1919, EXECUTED BY RICHARD ROEDER RECORDED IN VOLUME 310, PAGE 676 OF THE DEED RECORDS OF MCLENNAN COUNTY, TEXAS. AMENDMENT TO PRELIMINARY EASEMENTS, DATED APRIL 1, 1975, EXECUTED BY EXXON PIPELINE COMPANY, FORMERLY HUMBLE PIPE LINE COMPANY, RECORDED IN VOLUME 1196, PAGE 284 OF THE SAID DEED RECORDS. AMENDMENT TO PIPELINE EASEMENTS, DATED APRIL 1, 1975, EXECUTED BY EXXON PIPELINE COMPANY, FORMERLY HUMBLE PIPE LINE COMPANY, RECORDED IN VOLUME 1196, PAGE 287 OF THE SAID DEED RECORDS. **AFFECTS AS SHOWN HEREON.**
- 10C. EASEMENT, IN FAVOR OF SOUTHWESTERN BELL TELEPHONE COMPANY, DATED JUNE 30, 1952, EXECUTED BY THE CITY OF MCGREGOR, RECORDED IN VOLUME 711, PAGE 621 OF THE DEED RECORDS OF MCLENNAN COUNTY, TEXAS. **DOES NOT AFFECT SUBJECT TRACT.**
- 10D. EASEMENT, IN FAVOR OF SOUTHWESTERN BELL TELEPHONE COMPANY, DATED JULY 8, 1964, EXECUTED BY THE CITY OF MCGREGOR, RECORDED IN VOLUME 961, PAGE 340 OF THE DEED RECORDS OF MCLENNAN COUNTY, TEXAS. **AFFECTS AS SHOWN HEREON.**
- 10E. OIL, GAS AND MINERAL LEASE, AND ALL TERMS, CONDITIONS AND STIPULATIONS CONTAINED THEREIN LESSOR: CITY OF MCGREGOR, LESSEE: ATLANTIC RICHFIELD COMPANY, RECORDED: JULY 27, 1966, IN VOLUME 992, PAGE 276 OF THE DEED RECORDS OF MCLENNAN COUNTY, TEXAS. TITLE TO SAID INTEREST HAS NOT BEEN INVESTIGATED SUBSEQUENT TO THE DATE OF THE AFORESAID INSTRUMENT. **AFFECTS SUBJECT TRACT. SURVEYOR HAS NO OPINION.**
- 10F. EASEMENT, IN FAVOR OF SOUTHWESTERN BELL TELEPHONE COMPANY, DATED JUNE 8, 1968, EXECUTED BY THE CITY OF MCGREGOR, RECORDED IN VOLUME 1029, PAGE 415 OF THE DEED RECORDS OF MCLENNAN COUNTY, TEXAS. **DOES NOT AFFECT SUBJECT TRACT.**
- 10G. OIL, GAS AND MINERAL LEASE, AND ALL TERMS, CONDITIONS AND STIPULATIONS CONTAINED THEREIN LESSOR: CITY OF MCGREGOR, LESSEE: CHALFANT, MAGEE & HENSEN, INC., RECORDED: NOVEMBER 9, 1973, IN VOLUME 1161, PAGE 24 OF THE DEED RECORDS OF MCLENNAN COUNTY, TEXAS. TITLE TO SAID INTEREST HAS NOT BEEN INVESTIGATED SUBSEQUENT TO THE DATE OF THE AFORESAID INSTRUMENT. **AFFECTS SUBJECT TRACT. SURVEYOR HAS NO OPINION.**
- 10H. TERMS, CONDITIONS AND STIPULATIONS IN THAT ORDINANCE NO. 1, CREATING AN AIRPORT ZONING ORDINANCE FOR GENERAL LAW CITIES, DATED JULY 8, 1977, EXECUTED BY THE JOINT AIRPORT ZONING BOARD OF THE CITY OF MCGREGOR, RECORDED IN VOLUME 1261, PAGE 39 OF THE DEED RECORDS OF MCLENNAN COUNTY, TEXAS. **SURVEYOR UNABLE TO DETERMINE IF ORDINANCE AFFECTS SUBJECT TRACT.**
- 10I. OIL, GAS AND MINERAL LEASE, AND ALL TERMS, CONDITIONS AND STIPULATIONS CONTAINED THEREIN LESSOR: CITY OF MCGREGOR, LESSEE: ALTEX PETROLEUM, INC., RECORDED: OCTOBER 12, 1978, IN VOLUME 1300, PAGE 84 OF THE DEED RECORDS OF MCLENNAN COUNTY, TEXAS. TITLE TO SAID INTEREST HAS NOT BEEN INVESTIGATED SUBSEQUENT TO THE DATE OF THE AFORESAID INSTRUMENT. **AFFECTS SUBJECT TRACT. SURVEYOR HAS NO OPINION.**
- 10J. EASEMENT, IN FAVOR OF SIBB TELEPHONE COMPANY AND TEXAS POWER LIGHT COMPANY, DATED JULY 15, 1981, EXECUTED BY THE CITY OF MCGREGOR, RECORDED IN VOLUME 1408, PAGE 122 OF THE DEED RECORDS OF MCLENNAN COUNTY, TEXAS. **BLANKET EASEMENT (NO DESCRIPTION), AFFECTS SUBJECT TRACT. POWER LINE RUNNING PARALLEL WITH BOSQUE LANE MAY BE SUBJECT TO THIS EASEMENT.**
- 10K. EASEMENT, IN FAVOR OF TEXAS POWER & LIGHT COMPANY, A DIVISION OF TEXAS UTILITIES ELECTRIC COMPANY, AND SIBB TELEPHONE COMPANY, DATED AUGUST 3, 1989, EXECUTED BY THE CITY OF MCGREGOR, RECORDED IN VOLUME 1690, PAGE 597 OF THE DEED RECORDS OF MCLENNAN COUNTY, TEXAS. **TOO VAGUE TO ACCURATELY PLOT.**
- 10L. EASEMENT, IN FAVOR OF TEXAS UTILITIES ELECTRIC COMPANY, DATED FEBRUARY 11, 1999, EXECUTED BY THE CITY OF MCGREGOR, RECORDED IN VOLUME 423, PAGE 87 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS. **DOES NOT AFFECT SUBJECT TRACT.**
- 10M. TERMS, CONDITIONS AND STIPULATIONS IN THAT SURPLUS PROPERTY RELEASE MCGREGOR EXECUTIVE AIRPORT, DATED JUNE 27, 2002, EXECUTED BY THE UNITED STATES OF AMERICA IN FAVOR OF THE CITY OF MCGREGOR, RECORDED UNDER CLERK'S FILE NUMBER 2002023094 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS. **AFFECTS SUBJECT TRACT. SURVEYOR HAS NO OPINION.**
- 10N. TERMS, CONDITIONS AND STIPULATIONS IN THE AIRPORT LEASE AGREEMENT BY AND BETWEEN: PARTIES: CITY OF MCGREGOR AND E.A.A. CHAPTER 59, WACO, TEXAS RECORDED: AUGUST 2, 2002 IN CLERK'S FILE NUMBER 2002026347 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS. **DOES NOT AFFECT SUBJECT TRACT.**
- 10O. TERMS, CONDITIONS AND STIPULATIONS IN THE INTERLOCAL COOPERATION AND RULE 11 AGREEMENT BY AND BETWEEN: PARTIES: CITY OF WACO AND CITY OF MCGREGOR RECORDED: FEBRUARY 25, 2004 IN CLERK'S FILE NUMBER 2004007661 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS. **AFFECTS SUBJECT TRACT. SURVEYOR HAS NO OPINION.**
- 10P. EASEMENT, IN FAVOR OF MCLENNAN COUNTY ELECTRIC COOPERATIVE, INC., DATED NOVEMBER 7, 2005, EXECUTED BY DWYER INVESTMENTS, LTD., RECORDED UNDER CLERK'S FILE NUMBER 2006001877 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS. **AFFECTS SUBJECT TRACT. TOO VAGUE TO ACCURATELY PLOT (NO DESCRIPTION).**
- 10Q. TERMS, CONDITIONS AND STIPULATIONS IN THE EASEMENT AGREEMENT FOR SANITARY SEWER AND WATERLINE, BY AND BETWEEN: PARTIES: DWYER INVESTMENTS, LTD. AND CITY OF WACO AND CITY OF MCGREGOR RECORDED: JULY 11, 2013 IN CLERK'S FILE NUMBER 2013023859 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS. **AFFECTS AS SHOWN HEREON.**

REV.	DESCRIPTION	DATE

Walker Partners

engineers • surveyors

823 Washington Ave. • Waco, Texas 76701
Phone: 1-254-714-1402 • T.B.P.E. Registration No. 8053
T.B.P.S. Registration No. 10032509

LAND TITLE SURVEY OF 89.32 ACRES

LOCATED IN THE ARCHIBALD WILLINGHAM SURVEY, ABSTRACT 898

BEING ALL OF THE OF A CALLED 88.744 ACRE TRACT DESCRIBED IN A DEED TO TD7 REAL ESTATE HOLDINGS, LLC, ACCORDING TO THE DEED RECORDED UNDER MCLENNAN COUNTY CLERK'S DOCUMENT 2021042510 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS

PLAT NUMBER	D1-0573
PROJECT NUMBER	1-03684-00
DRAWN BY/CHECKED BY	KLS/KRH
FIELD NOTE NO.	F1-01 (89.32 Ac)
DRAWING NAME	1-03684TITLE.DWG
DRAFT DATE	04/25/2022
SHEET NUMBER	1 OF 1

Kory Lee Smith
KORY LEE SMITH P.L.S. 6645
ksmith@walkerpartners.com

C:\PROJECTS\1-03684\1 SURVEY\110 CAD\1-03684TITLE.DWG: 2/23/24 NO CERT. 4/25/2022 5:04:53 PM, KSmith, 1:1