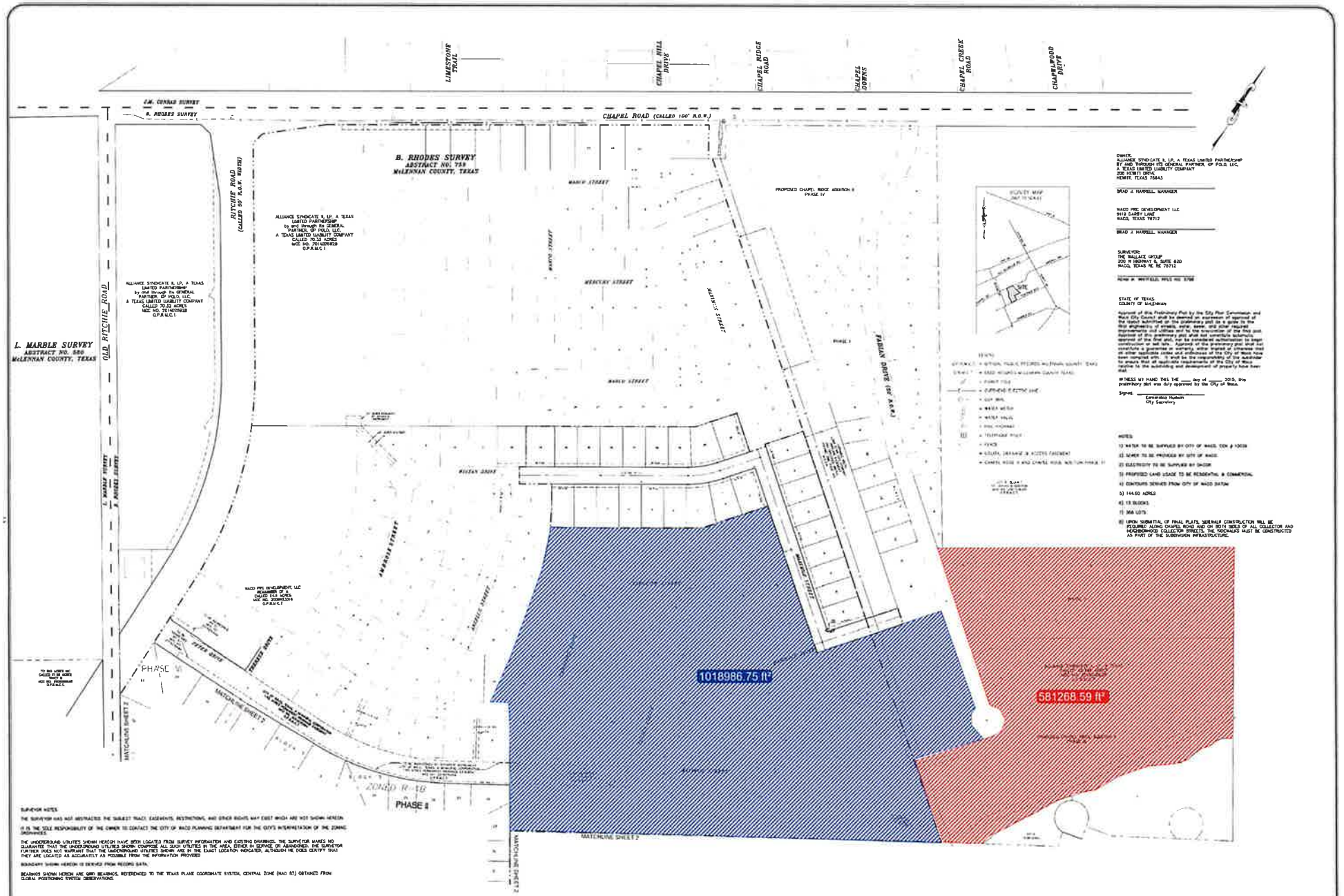

SURVEYOR NOTES:

THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT TRACT. EASEMENTS, RESTRICTIONS, AND OTHER RIGHTS MAY EXIST WHICH ARE NOT SHOWN HEREON.

IT IS THE SOLE RESPONSIBILITY OF THE OWNER TO CONTACT THE CITY OF WACO PLANNING DEPARTMENT FOR THE CITY'S INTERPRETATION OF THE ZONING ORDINANCES.

THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM SURVEY INFORMATION AND EXISTING DRAINAGE. 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 WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION PROVIDED

BOUNDARY SHOWN HEREON IS DERIVED FROM RECORD DATA.

BEARINGS SHOWN HEREON ARE GRID BEARINGS, REFERENCED TO THE TEXAS PLANE COORDINATE SYSTEM, CENTRAL ZONE (NAD 83) OBTAINED FROM GLOBAL POSITIONING SYSTEM OBSERVATIONS.

FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, (COMMUNITY PANEL NO. 48309C0330C WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

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JOB NO.	SURVEY DATE	FIELDBOOK NO.	FILE NAME	DRAWN BY	DRAFT DATE	CHECKED BY	PLAT #
23627W	6-1-17	N/A	23627 MASTER PRELIM	MP	6-1-17	AWW/MP	XXX

THE WALLACE GROUP

PRELIMINARY PLAT

LOTS 1, BLOCK 1; LOTS 1-23, BLOCK 2; LOTS 1-22, BLOCK 3; LOTS 1-13, BLOCK 4; LOTS 1-26, BLOCK 5; LOTS 1-17, BLOCK 6; LOTS 1-14, BLOCK 7; LOTS 1-45, BLOCK 8; LOTS 1-8, BLOCK 9; LOTS 1-18, BLOCK 10; LOT 1, BLOCK 19; LOTS 1, BLOCK 20, LOT 1, BLOCK 21; CHAPEL RIDGE ADDITION, TO THE CITY OF WACO, McLENNAN COUNTY, TEXAS