

BEING A REPEAT OF LOT 1, BLOCK 1 OF THE KEY ADDITION, A SUBDIVISION OF LAND RECORDED IN DDC, NO. 2013016274, DPR AND A TRACT OF LAND DESCRIBED IN A DEED TO BAXTER HOLDINGS, LLC, OF RECORD IN DDC, NO. 2021028220, DPR.

1. Bearings, distance and coordinates are grid and are based on the Texas Coordinate System, Central Zone.
2. THIS SURVEY WAS CONDUCTED WITHOUT BENEFIT OF A TITLE COMMITMENT.
3. A 3/4" iron rod with a red plastic cap marked "RPLS 4540" is set of all lot corners.

**FINAL PLAT OF LOTS 2 & 3, BLOCK 1  
OF THE KEY ADDITION  
CITY OF MCGREGOR  
COUNTY OF MCLENNAN**

**STANDARD NOTES:**

Selling off a portion of this addition by metes and bounds description without a repeat being approved by the City of McGregor is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.

On the \_\_\_\_\_ day of \_\_\_\_\_, 2023, this plat considered by the Development Services Department of the City of McGregor, Texas as delegated by the City Council, and is hereby administratively approved by the City Manager, the Director of Development Services, or other City Manager Designee.

Signed: \_\_\_\_\_  
Title: \_\_\_\_\_  
Attest: \_\_\_\_\_  
City Secretary

- Legend**
- Iron Rod Found unless otherwise noted
  - Cap 1/2" Iron Rod Frd.
  - 1/2" Iron Rod Set
  - DR RPLS 4540 Red Cap
  - DR Deed Records of McLennan Co., Texas
  - DPR Official Public Records McLennan Co., Texas
  - ( ) Record Information



ARNDT A. BAXTER  
To the best of my knowledge, there are no liens against this property.

11503 EASTWOOD ST  
MANSFIELD, TEXAS 77354

NOTARY CERTIFICATE  
State of Texas  
County of McLennan

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this \_\_\_\_\_ day of December, 2023.  
Notary's Signature \_\_\_\_\_  
Notary Stamp \_\_\_\_\_

**EASEMENTS**

**A** 10' UTILITY EASEMENT

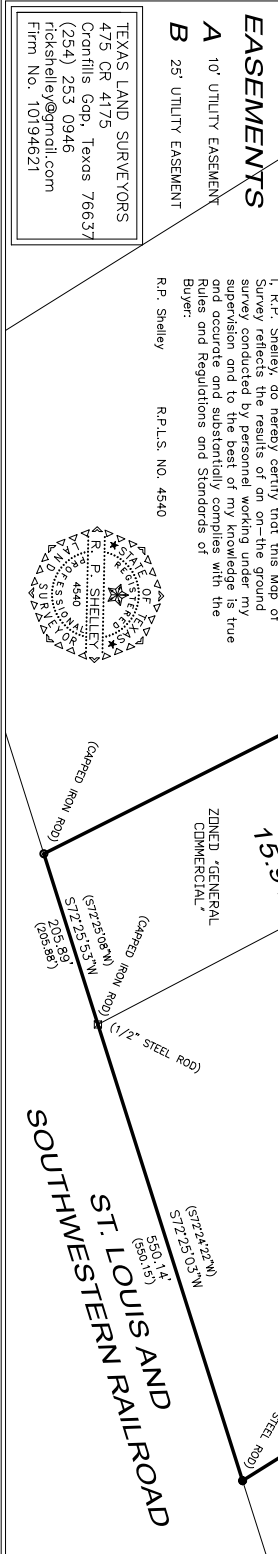
**B** 25' UTILITY EASEMENT

TEXAS LAND SURVEYORS  
475 CR 4175  
Cronfills Gap, Texas 76637  
(254) 253 0946  
rickshelley@gmail.com  
Firm No. 10194821

**SURVEYOR'S CERTIFICATE**

I, R.P. Shelley, do hereby certify that this Map of Survey reflects the results of an on-the-ground survey conducted by personal working under my supervision and to the best of my knowledge is true and accurate and substantially complies with the Rules and Regulations and Standards of Buyer:

R.P. Shelley R.P.L.S. NO. 4540



Buyer	Seller

REVIEW COPY - NOT FOR CONVEYANCE OF REAL PROPERTY - SUBJECT TO CHANGE