

This area reserved for county recordation information.

STATE OF TEXAS
COUNTY OF MCLENNAN

BEING all of that land in McLennan County, Texas, and being out of the G. W. Humphreys Survey, Abstract No. 410, being those called 10 acre and 90 acre tracts of land described in deeds to Woodco Investments No. 2, Ltd. (40% of a 1/20th Interest) recorded in McLennan County Clerk's Document (M.C.C.D.) 2003034099, Eight Oaks Ranch, LLC (60% of a 1/20th Interest) recorded in M.C.C.D. 2013042469, and Judith Ann Keith (19/20ths Interest) recorded in 2017009838 of the Official Public Records of McLennan County, Texas, being more particularly described as follows:

BEGINNING at a cotton spindle set with washer stamped "1519 SURVEYING" for a common corner between said 90 acre tract, and a called 257.57 acre tract of land described in a deed to Eight Oaks Ranch, LLC recorded in M.C.C.D. 2008041005 of said O.P.R.M.C.T., said point being located in the approximate center of Church Rd.;

THENCE North 57 degrees 24 minutes 46 seconds East, 1028.09 feet along the approximate center of Church Rd., and along the Northwest line of said 90 acre tract, and 10 acre tract to a cotton spindle set with washer stamped "1519 SURVEYING" for the North corner of said 10 acre tract; from which a 1/2 inch steel rod found for the West corner of a called 32.609 acre tract of land described in a deed to Viraj S. Gupta and wife, Shruti V. Gupta recorded in M.C.C.D. 2018008325 of said O.P.R.M.C.T. bears South 32 degrees 19 minutes 45 seconds East, 23.27 feet;

THENCE South 32 degrees 19 minutes 45 seconds East, 2298.81 feet along the common line between said 10 acre tract, and 32.609 acre tract to a 1/2 inch steel rod found for a common corner between said 10 acre tract, 32.609 acre tract, and a called 63.130 acre tract of land described in a deed to William E. Helton recorded in M.C.C.D. 9703390 of said O.P.R.M.C.T.;

THENCE South 32 degrees 23 minutes 54 seconds East, 2025.09 feet along the common line between said 10 acre tract, and 63.130 acre tract to a 1/2 inch steel rod found for a common corner between said 10 acre tract, and 63.130 acre tract;

THENCE South 57 degrees 00 minutes 43 seconds West, 1011.56 feet along the Southeast line of said 10 acre tract and 90 acre tract to an 8 inch cedar post found for a common corner between said 90 acre tract, and a called 128.1 acre tract of land described in a deed to Shirley Ann Trice Swank recorded in M.C.C.D. 2002002880 of said O.P.R.M.C.T., said point being located in the Northeast line of a called 1029.33 acre tract of land described in a deed to Larry Doshier and wife, Laura Doshier recorded in M.C.C.D. 2004014147 of said O.P.R.M.C.T.;

THENCE North 32 degrees 18 minutes 08 seconds West, 1144.43 feet along the common line between said 90 acre tract, and 1029.33 acre tract to a 1/2 inch steel rod found for a common corner between said 90 acre tract, 1029.33 acre tract, and a called 111.917 acre tract of land described in a deed to TOPH, Ltd. recorded in Volume 471, Page 463 of said O.P.R.M.C.T.;

THENCE North 32 degrees 18 minutes 56 seconds West, 2340.07 feet along the common line between said 90 acre tract, and 111.917 acre tract to a 1/2 inch steel rod set with cap stamped "1519 SURVEYING" for a common corner between said 90 acre tract, 111.917 acre tract, and 257.57 acre tract;

THENCE North 33 degrees 41 minutes 29 seconds West, 846.64 feet along the common line between said 90 acre tract, and 257.57 acre tract to the POINT OF BEGINNING and containing 100.424 acres of land.

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

OWNER'S STATEMENT

STATE OF TEXAS
COUNTY OF MCLENNAN

CJS Capital Investments, LLC-Series Church Road, owner of the tract of land shown hereon, wishing to subdivide same into lot and block do hereby adopt the plat attached hereto and titled "FINAL PLAT, LOTS 1-5, BLOCK 1, CHURCH ROAD ADDITION TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS. Being all of that called 90 acres and 10 acres described as Tract Four: 40% of a 1/20ths interest in a deed to Woodco Investments No. 2, Ltd. as recorded in M.C.C.D. 2003034099, 60% of a 1/20ths interest in a deed to Eight Oaks Ranch, LLC as recorded in M.C.C.D. 2013042469, and Tract 1: 19/20ths interest in a deed to Judith Ann Keith recorded in M.C.C.D. 2017009838 of the Official Public Records of McLennan County, Texas" as its legal subdivision of same and do hereby dedicate all rights of way and easements shown hereon to the use of the public forever. Any private improvements placed in said rights of way or easements shall be placed at no risk or obligation to the Public and City of Waco, Trustee of the Public to hold these easements and the City shall have no responsibility to repair or replace such improvements if they are damaged or destroyed in the utilization of these rights of way or easements. The sale of the lot(s) shown on this plat shall be made therewith subject to restrictions and the conditions recorded in McLennan County, Texas Real Property Records pertaining to such subdivision.

CJS Capital Investments, LLC-Series Church Road

By: _____
Marcus Shanks, Manager
P.O. Box 7214
Waco, Texas 76714

STATE OF TEXAS
COUNTY OF MCLENNAN

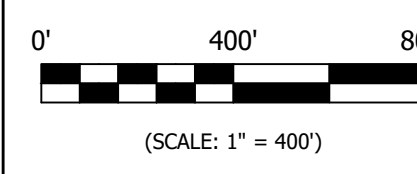
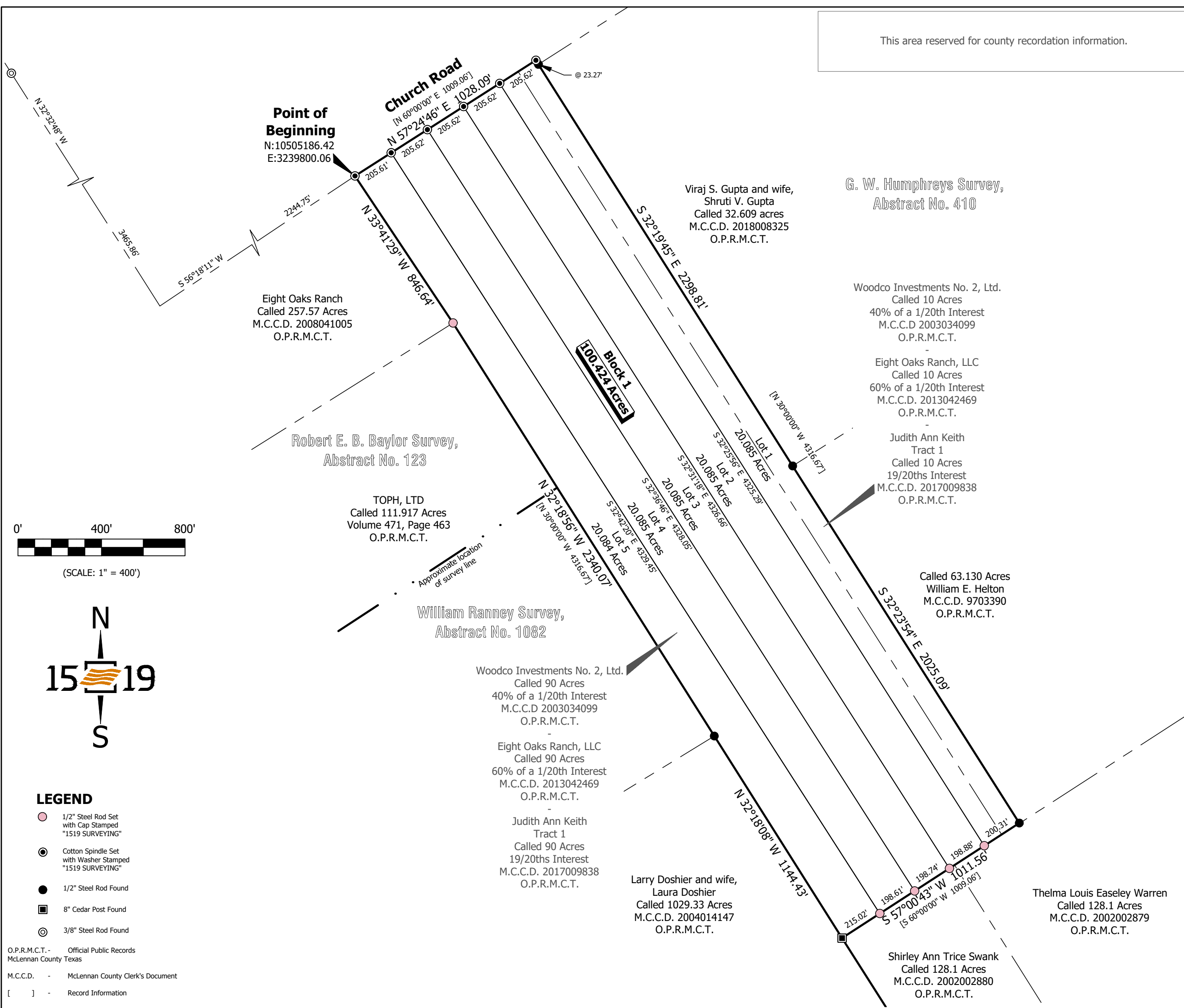
Before me, the undersigned authority, Notary Public in and for the State of Texas, on this day personally appeared, Marcus Shanks, known to me to be the person whose name is subscribed to the foregoing instrument and he acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacities therein stated.

Given under my hand and seal of office this the ___ day of _____, 20__.

Notary Public in and for the State of Texas

My Commission Expires _____

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- LEGEND**
- 1/2" Steel Rod Set with Cap Stamped "1519 SURVEYING"
 - Cotton Spindle Set with Washer Stamped "1519 SURVEYING"
 - 1/2" Steel Rod Found
 - 8" Cedar Post Found
 - 3/8" Steel Rod Found

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

STATE OF TEXAS
COUNTY OF MCLENNAN:

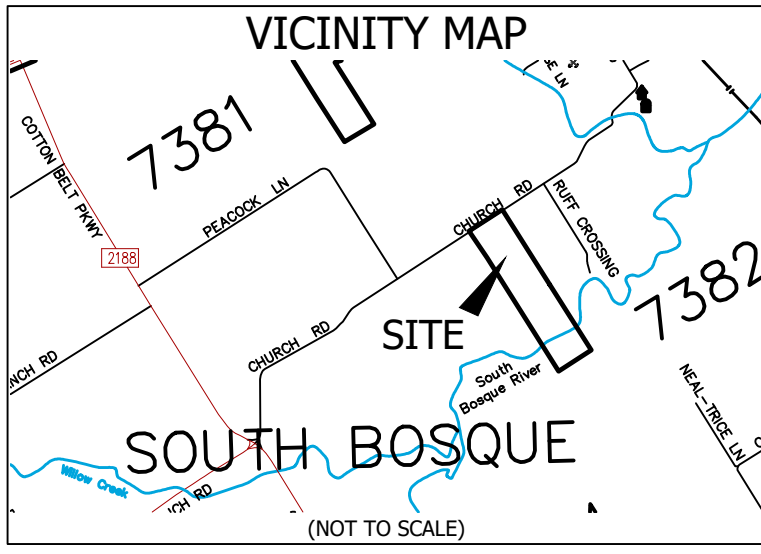
I hereby certify that the above and foregoing plat and field notes of the "FINAL PLAT, LOTS 1-5, BLOCK 1, CHURCH ROAD ADDITION TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS. Being all of that called 90 acres and 10 acres described as Tract Four: 40% of a 1/20ths interest in a deed to Woodco Investments No. 2, Ltd. as recorded in M.C.C.D. 2003034099, 60% of a 1/20ths interest in a deed to Eight Oaks Ranch, LLC as recorded in M.C.C.D. 2013042469, and Tract 1: 19/20ths interest in a deed to Judith Ann Keith recorded in M.C.C.D. 2017009838 of the Official Public Records of McLennan County, Texas." was approved on this the ___ day of _____, 20__.

Esmeralda Hudson
City Secretary

- NOTES:**
- Bearings, distances, and acreage are grid, NAD83 State Plane Coordinate System, Texas Central Zone 4203.
 - 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.
 - No flood zone determination was made as part of this survey.

STATE OF TEXAS
COUNTY OF MCLENNAN
This statement certifies that planning materials and a facility suitability report prepared by _____, on the ___ day of _____, 20__ has been submitted and accepted for this subdivision plat. Individual On-Site Sewage Facility designs must be submitted for approval for this lot, and built to Texas Commission on Environmental Quality (TCEQ) regulations prior to occupation of the residence. This subdivision plat approved and accepted by the Waco-McLennan County Public Health District on this the ___ day of _____, 20__.

David Litke, Environmental Health Manager



FINAL PLAT
LOTS 1-5, BLOCK 1, CHURCH ROAD ADDITION TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS

BEING ALL OF THAT CALLED 90 ACRES AND 10 ACRES DESCRIBED AS TRACT FOUR: 40% OF A 1/20THS INTEREST IN A DEED TO WOODCO INVESTMENTS NO. 2, LTD. AS RECORDED IN M.C.C.D. 2003034099, 60% OF A 1/20THS INTEREST IN A DEED TO EIGHT OAKS RANCH, LLC AS RECORDED IN M.C.C.D. 2013042469, AND TRACT 1: 19/20THS INTEREST IN A DEED TO JUDITH ANN KEITH RECORDED IN 2017009838 OF THE O.P.R.M.C.T.

1519 Job No.: 41782	Drawn By: RLS
Sheet 1 of 1	Reviewed By: JEM
Property Address: Church Rd. McGregor, TX 76657	Prepared For: Marcus Shanks

I, the undersigned, do hereby certify that the plat as shown hereon was prepared from an on-the-ground survey performed by me or under my supervision and completed on November 14, 2018; No warranty is made or intended for the location of any or all easements that may exist within the bounds of this survey.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Robbie Lee Shockey
R.P.L.S. 6332

Date: _____, 20__

Purpose: Client Review

Date of Release: December 14, 2018

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.

1519
SURVEYING & ENGINEERING
1519LLC.com

CENTRAL TEXAS
5054 Franklin Ave., Ste. A
Waco, TX 76710
254.776.1519
DALLAS / FT. WORTH
11498 Luna Road, Ste. 203
Farmers Branch, TX 75234
214.484.8586

TBPLS# 10193968 TBPE# F-17299 TBPLS# 10194351 TBPLS# 10194283