FINAL PLAT
LOTS 1 & 2, BLOCK 1, CURETON ADDITION
to the City of Waco, McLennan County, Texas, and being the residue of that called 5.974 acres described in a deed to Mark Cureton of record as Instrument 2011001407 in the Official Public Records of McLennan County, Texas.

STATE OF TEXAS
COUNTY OF McLENNAN

Field notes for 3.93 acres of land in the Tomas de la Vega Grant, Abstract No. 43 in McLennan, County Texas and being the residue of that called 5.974 acres described in a deed to Mark Cureton of record as Instrument 2011001407 in the Official Public Records of McLennan County, Texas. Said 3.93 acres being shown on the attached plat and described as follows with bearings based on the Texas State Plane Coordinate System, Central Zone, NAD 83

Beginning at a ½ inch MAG Nail found in the intersection of the Old Mexia Road and Orchard Lane at the southwest corner of the above described 5.974 acres for the southwest corner of the herein described parcel of land,

Thence N 34degrees 07minutes 37seconds W 50.74 feet, Record N 27degrees 48minutes 34seconds W 50.76 feet, along a west line of the 5.974 acres, the east line of that called 5.085 acres described in a deed to Calvary Baptist Church of Bellmead of record as Instrument 2012022857 in the said Official Public Records to a 5/8 inch iron rod found in the west line of the said Old Mexia Road at the south corner of that called 0.91 acres described in a deed to Thomas D. Moore and Lori B. Moore of record as Instrument 2003012746 in the said Official Public Records,

Thence N 10degrees 20minutes 07seconds E 394.37 feet, Record N 14degrees 26minutes 37seconds E 394.37 feet, along the west line of the Old Mexia Road and east line of the Moore 0.91 acres to a 60d nail found for corner, from said nail a 3/8 inch iron rod found bears S 10degrees 20minutes 07seconds W 5.74 feet,

Thence N 64degrees 18minutes 54seconds E 60.11 feet, Record N 63degrees 56minutes 21seconds E 60.18 feet, crossing the Old Mexia Road to a ½ inch iron rod found in the east line of road at the northwest corner of that called 4.25 acres described in a deed to Beasley Y. Reece and Theresa Simms Reece of record in Volume 890, Page 629 of the McLennan County Texas Deed Records from where a 3/8 inch iron rod found bears N 10degrees 39minutes 27seconds E 2.55 feet,

Thence S 10degrees 39minutes 27seconds W 196.61 feet, Record S 15degrees 30minutes 58seconds W 196.60 feet, along the east line of the Old Mexia Road to a 60d Nail placed at the southwest corner of the Reece 4.25 acres for corner from where a ½ inch iron rod with cap stamped M&A placed bears N 58degrees 16minutes 13seconds E 16.95 feet,

Thence N 58degrees 16minutes 12seconds E 395.62 feet, Record N 62degrees 45minutes 11seconds E 395.62 feet, along the north line of the 5.974 acres and south line of the 4.25 acres to a ½ inch iron rod found at an angle point in the said lines,

Thence N 48degrees 02minutes 58seconds E 301.05 feet, Record N 52degrees 49minutes 43seconds E 301.31 feet, continuing with the line between the 4.25 acres and 5.974 acres to a Railroad Tie Post found for corner,

Thence S 31degrees 14minutes 55seconds E 72.54 feet, Record S 27degrees 06minutes 50seconds E 72.50 feet, continuing with said common line to a ½ inch iron rod with cap stamped M&A found for corner at an inside ell corner of the said 5.974 acres,

Thence N 57degrees 05minutes 28seconds E 68.12 feet, Record N 61degrees 13minutes 31seconds E, to a ½ inch iron rod with cap stamped M&A found at the northwest corner of that called 2.00 acres out of the said 5.574 acres as described in a deed to Nathan Fleming of record as Instrument 2017029239 in the said Official Public Records,

Thence S 34degrees 07minutes 32seconds E 134.54 feet along the west line of the said 2.00 acres to a ½ inch iron rod with cap stamped M&A found in the south line of the said 5.974 acres at the southwest corner of the said 2.00 for the southeast corner of the herein described parcel of land,

Thence S 55degrees 53minutes 00seconds W 955.17 feet, Record S 60degrees 00minutes 00seconds W, along the south line of the 5.974 acres partway within the occupied right of way of Orchard Lane to the Point of Beginning.

STATE OF TEXAS
COUNTY OF McLENNAN

That, Mark Cureton, being the owner of the property described above and wishing to subdivide same into lot and block, do hereby adopt the plat attached hereto and titled: FINAL PLAT LOTS 1 & 2, BLOCK 1, CURETON ADDITION to the City of Waco, McLennan County, Texas, and being the residue of that called 5.974 acres described in a deed to Mark Cureton of record as Instrument 2011001407 in the Official Public Records of McLennan County, Texas, to the City of Waco, McLennan County, Texas, as my legal subdivision of same. We do hereby dedicate all easements and right-of-way shown hereon for the use of the public and for the purposes herein stated. Any private improvements placed in any of those easements or right-of-way shall be placed there at no risk or obligation to the public or the City of Waco, trustee for the public, to hold those easements, and the City of Waco shall have no responsibility to repair or replace such improvements if they are damaged or destroyed in the utilization of these easements or right-of-way. The sale of the lots shown on this plat shall be made in accordance therewith, subject to all restrictions and conditions recorded in McLennan County, Texas Real Property Records pertaining to this subdivision.

By: _____
Mark Cureton
2537 Gary Lane
Waco, TX 76708

STATE OF TEXAS
COUNTY OF McLENNAN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mark Cureton, known to me to be the person whose name is subscribed to the foregoing instrument and that he acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 19th day of March 2020.

Kerby Lea Doughty
Notary Public in and for
the State of Texas

KERBY LEA DOUGHTY
Notary Public, State of Texas
Comm. Expires 04-19-2022
Notary ID 131535926

STATE OF TEXAS
COUNTY OF McLENNAN

I hereby certify that the attached and foregoing plat and field notes of the FINAL PLAT LOTS 1 & 2, BLOCK 1, CURETON ADDITION to the City of Waco, McLennan County, Texas, and being the residue of that called 5.974 acres described in a deed to Mark Cureton of record as Instrument 2011001407 in the Official Public Records of McLennan County, Texas, to the City of Waco, McLennan County, Texas, complies with Section 3.13, Approval of Minor and Amended Plats, Subsection (B) of the Waco Subdivision Ordinance and was approved on this the 24th day of March 2020.

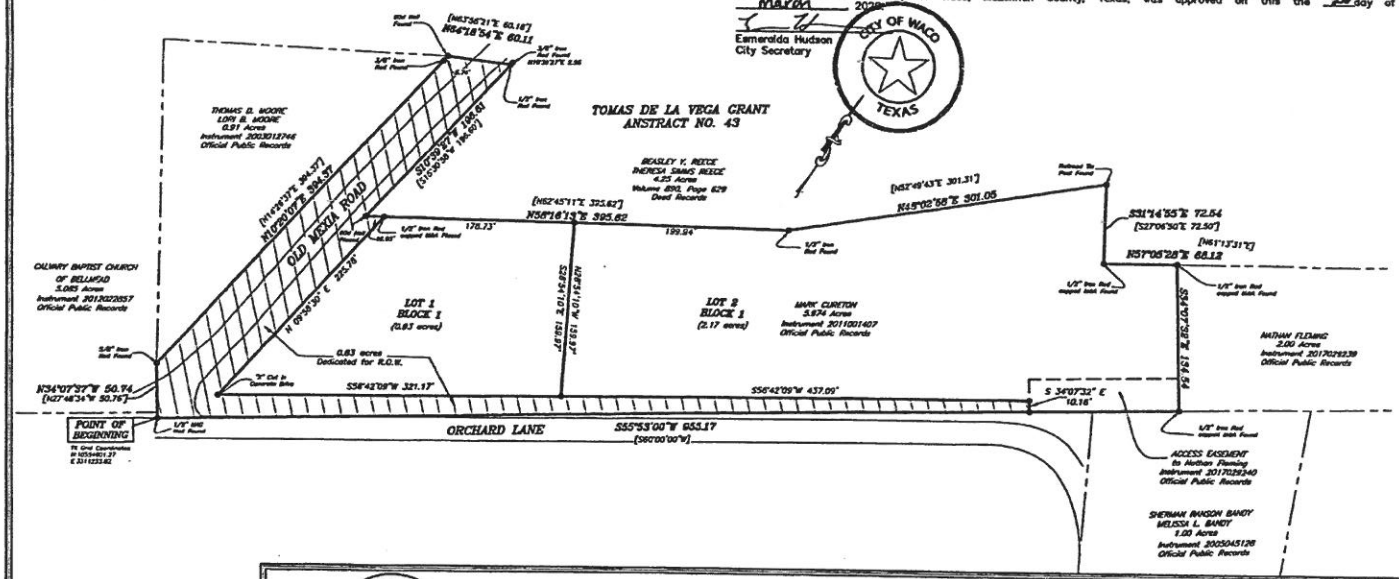
Alison Duncan
Planner

STATE OF TEXAS
COUNTY OF McLENNAN

I hereby certify that the attached and foregoing plat and field notes of the FINAL PLAT LOTS 1 & 2, BLOCK 1, CURETON ADDITION to the City of Waco, McLennan County, Texas, and being the residue of that called 5.974 acres described in a deed to Mark Cureton of record as Instrument 2011001407 in the Official Public Records of McLennan County, Texas, to the City of Waco, McLennan County, Texas, was approved on this the 24 day of March 2020.

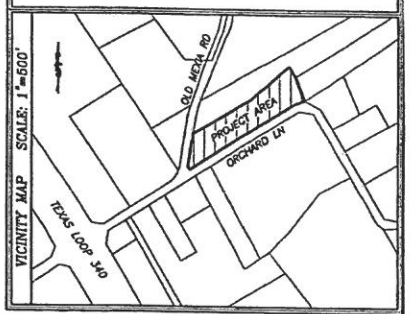
Esmeralda Hudson
City Secretary

CITY OF WACO TEXAS



COUNTY CLERK'S FILE NUMBER

2020010570 PLAT Total Pages: 1



Based upon what can be scaled from the graphics shown on Federal Insurance Rate Map (FIRM), Community Panel No.48309C0380D, Dated DECEMBER 20, 2018, the property shown on this plat appears to be situated in Zone "X". Under "OTHER AREAS" Zone "X" is defined as "Areas determined to be outside the 0.2% annual chance floodplain". This flood statement does not imply that this tract will never flood, nor does it create any liability in such event on the part of this surveyor or this company.

MITCHELL & ASSOCIATES, INC. DOES NOT MAKE OR WARRANT ANY FLOOD ZONE DETERMINATION.

Water provided by: The City of Waco CCN# 10039
Electric Service provided by: TXU
Sewer provided by: On-Site Septic
School District: WACO ISD

STATE OF TEXAS
COUNTY OF McLENNAN

This statement certifies that an individual On-Site Sewage Facility currently exists at the structures located on each lot shown on this plat. This subdivision plat approved and accepted by the Waco-McLennan County Public Health District on this the 25 day of March 2020.

By: _____
David Litka, Environmental Health Manager

STATE OF TEXAS
COUNTY OF McLENNAN

DEED OF TRUST HOLDER ACKNOWLEDGMENT

The deed of trust holder signed below hereby acknowledges that they have reviewed the subdivision of the property described in the above dedication and are familiar with the effect of that subdivision upon property on which they hold a deed of trust. Those below hereby concur in and join in the dedication of the subdivision of the property described in the dedication.

Name of Trust Holder:

Alliance Bank Central Texas
4721 Bosque Blvd
Waco, Texas-76710

By: _____
Philip Perkins, Senior Vice President and Loan Officer

Property on which you hold a Deed of Trust:

FINAL PLAT LOTS 1 & 2, BLOCK 1, CURETON ADDITION to the City of Waco, McLennan County, Texas, and being the residue of that called 5.974 acres described in a deed to Mark Cureton of record as Instrument 2011001407 in the Official Public Records of McLennan County, Texas, to the City of Waco, McLennan County, Texas.

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 Philip Perkins, known 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 capacity therein stated.

Given under my hand and seal of office this the 18th day of March 2020.

Notary Public in and for the State of Texas

DEBORAH MEADOR
Notary Public
STATE OF TEXAS
ID#1106429-7
My Comm. Exp. Dec. 21, 2021

Copyright: Mitchell & Associates, Inc., 2020.

MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
600 Austin Ave. Ste. 29, Waco Texas (254) 776-5151
T. B. P. L. S. FIRM REGISTRATION NO. 10194044

1 of 1

SCALE: 0 80 160

ADDRESS: Orchard Lane
WORK ORDER NO. 19-12-3278
DIGITAL FILE 19-12-3278.dwg
DATE February, 2019
DRAWN BY GA
FIELDBOOK/PG. TNRTS - 99/28

SURVEYORS RED SEAL

SURVEYED: 01/10/2020

SURVEYORS CERTIFICATION

The plat shown hereon was prepared from an on the ground survey performed by me in January, 2020 and corner monuments are as shown.

Robert E. Mitchell R.P.L.S. 5801

COUNTY CLERK'S FILE NUMBER

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

J. A. "Andy" Harwell, County Clerk
03/31/2020 11:38 AM
Fee: 132.00
2020010570 PLAT
McLennan County, Texas