




Annexation Petition
ANX-22-04
5759 Bagby Avenue

-  Waco City Limits
-  ANX-22-04
-  200' Property Notice Buffer

Proposed M-2 Zoning



October 2022




0 150 300 600
Feet



Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



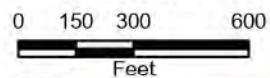
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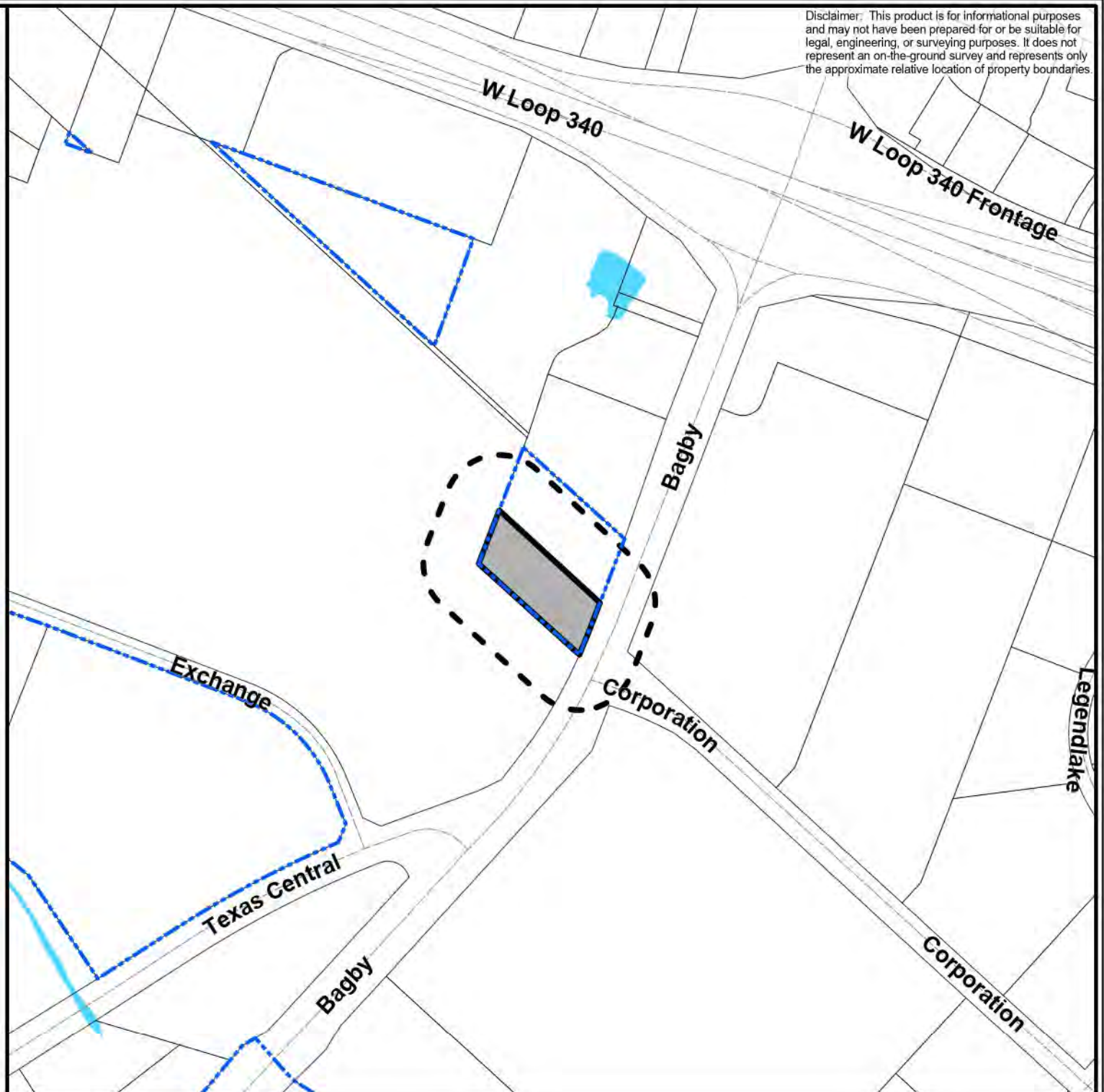
Proposed M-2 Zoning



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1"=60'

WACO INDUSTRIAL FOUNDATION
1338-485

LOT 12
BLOCK 1

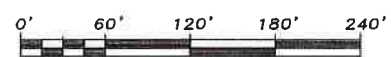
LOT 13
BLOCK 1

WACO INDUSTRIAL FOUNDATION
1338-485

LEGEND

- HYDRANT
- CLEAN OUT
- WATER METER
- TELEPHONE PEDESTAL
- GAS METER
- WATER VALVE
- SANITARY SEWER MANHOLE
- GASLINE MANHOLE

Contact all possible utilities and underground facility owners for exact locations of any underground utility lines prior to construction.



L=82.98'
R=1829.86'
Δ=2°35'53"
S23°56'33"W
82.97'

DESCRIPTION

STATE OF TEXAS
COUNTY OF McLENNAN

BEING Lot Twelve (12) and Lot Thirteen (13), in Block One, of the TEXAS CENTRAL SOUTH ADDITION, to the City of Waco, McLennan County, Texas, according to the plat thereof recorded under Clerk's File No. 2001035214 of the Official Public Records of McLennan County, Texas.

- NOTES CORRESPONDING TO SCHEDULE B:
- 10.c) Easement (MCC# 2001035214) is shown hereon.
 - 10.d) Easement (725-612) may affect subject lots, cannot plot due to vague description.
 - 10.e) Easement (756-230) may affect subject lots, cannot plot due to vague description.
 - 10.f) Easement (1610-148, MCC# 2001035214) is shown hereon.
 - 10.g) Easement (1170-734) may affect subject lots, cannot plot due to vague description.
 - 10.h) Easement (1595-168, 1612-174) is a blanket easement which contains no plottable elements.
 - 10.i) Easement (1834-882) does not appear to affect subject lots.
 - 10.j) Easement (1834-884) is shown hereon.
 - 10.k) Easement (1390-289) may affect subject lots, cannot plot due to vague description.
 - 10.l) Easement (1690-675) does not appear to affect subject lots.
 - 10.m) Easement (1272-182) does not appear to affect subject lots.
 - 10.n) Easement (MCC# 2003030889) does not appear to affect subject lots.
 - 10.o) Easement (1610-148) is shown hereon.
 - 10.p) Easement (910-533) may affect subject lots, cannot plot due to vague description.
 - 10.r) Easement (1172-287) does not appear to affect subject lots.
 - 10.s) Easement (1174-552) does not appear to affect subject lots.
 - 10.t) Easement (1172-275) does not appear to affect subject lots.
 - 10.u) Easement (756-230) is a blanket easement which contains no plottable elements.
 - 10.v) Easement (1172-293) does not appear to affect subject lots.
 - 10.w) Easement (1172-290) does not appear to affect subject lots.
 - 10.x) Easement (1172-279) does not appear to affect subject lots.
 - 10.y) Easement (1172-284) may affect subject lots, cannot plot due to vague description.
 - 10.z) Easement (1068-161) may affect subject lots, cannot plot due to vague description.
 - 10.aa) Easement (873-665) may affect subject lots, cannot plot due to vague description.

The plat as shown hereon was prepared from an on-the-ground survey performed under my supervision during the month of February, 2006; there are no visible easements, encroachments or protrusions except as shown hereon; no part of the subject tract lies within the 100 year flood plain as scaled from F.I.R.M. Panel 480456 0235 B, dated September 2, 1981.

March 6, 2006

Ray L. Vannoy
Ray L. Vannoy
R.P.L.S. No. 1988

BOUNDARY SURVEY

LOT 12 AND LOT 13, BLOCK 1
TEXAS CENTRAL SOUTH ADDITION
CITY OF WACO
McLENNAN COUNTY, TEXAS

PREPARED FOR:

Home Abstract and Title Company
1508 North Valley Mills Drive
Waco, TX 76710

G. F. No.: 20060368
Address: 5753 & 5759 Bagby Avenue

Drawn By: sww
Vannoy Job No.: 0602-149

Vannoy & Assoc., Inc.
Surveyors/Planners

105 Jordan Plaza Blvd., Suite 107
Tyrer, Texas 75704 (903)592-9920
500 N. Valley Mills Dr., Suite 213
Waco, Texas 76710 (254)751-1934

