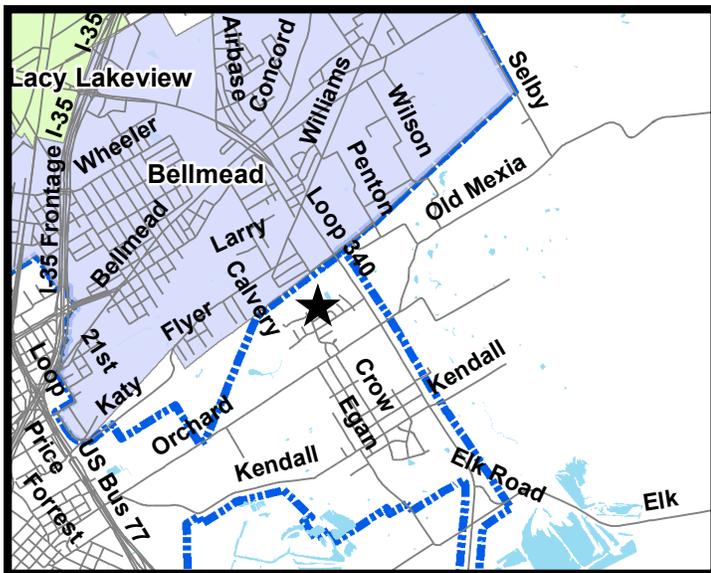
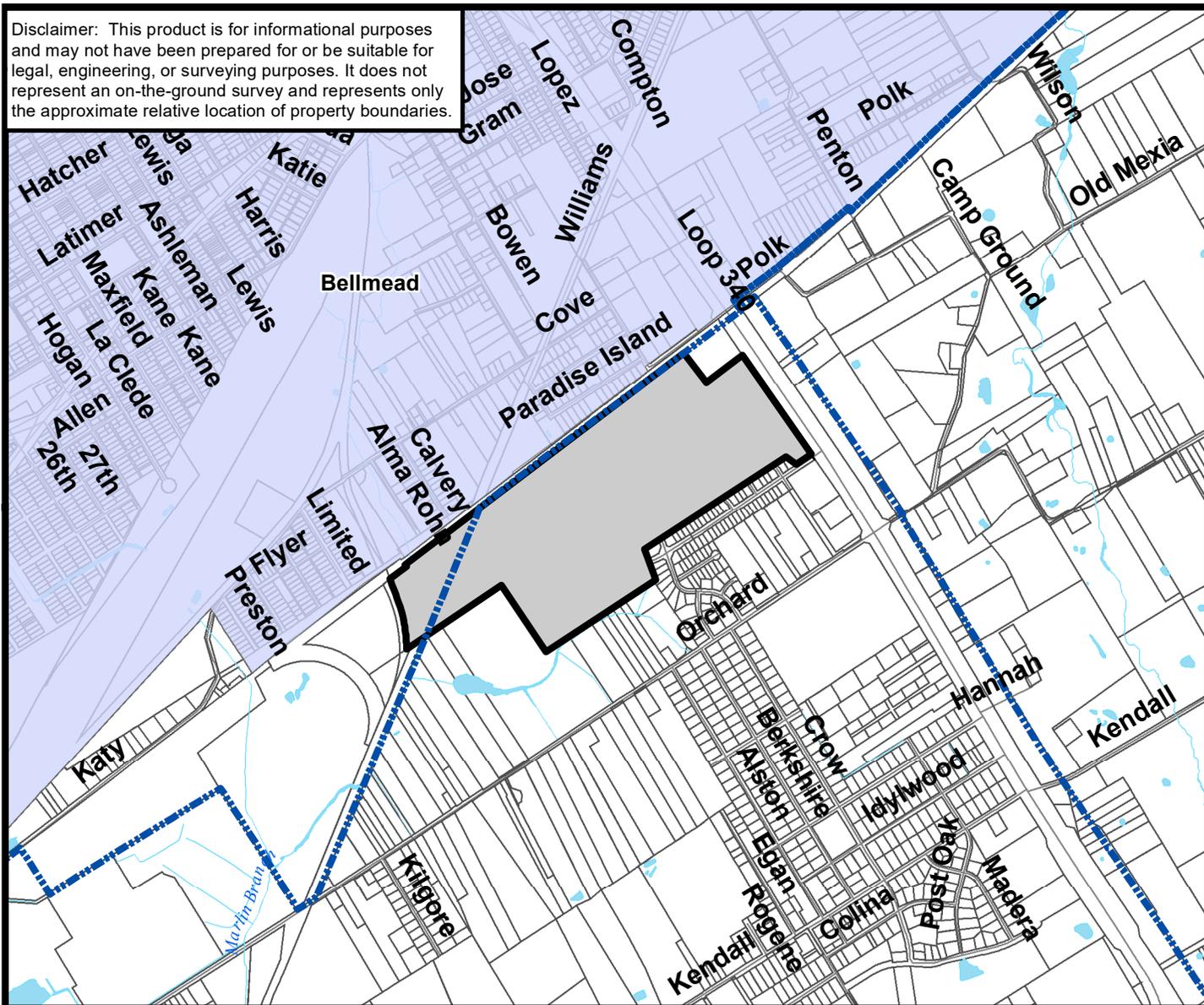


# FINAL PLAT SOUTH FORK ADDITION, PHASES 7, 8, 12-19, 21-23

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.



 Waco City Limits  
 SOUTH FORK ADDITION, PHASES  
 7, 8, 12-19, 21-23

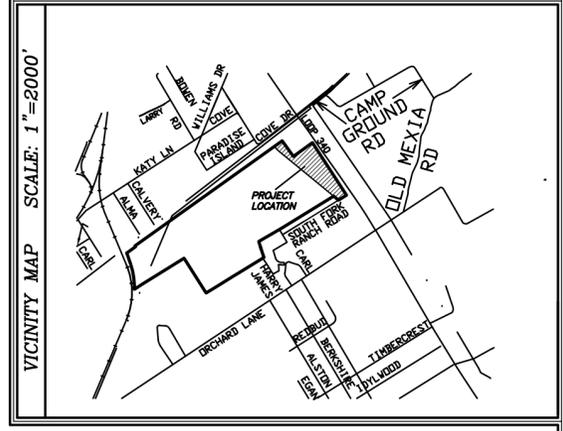


August 2020



**FINAL PLAT**  
**LOTS 1 & 3, BLOCK 19, SOUTH FORK ADDITION, PHASE XXIII**  
**TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS. BEING 12.35**  
**ACRES OF LAND OUT OF THE TOMAS DE LA VEGA GRANT,**  
**ABSTRACT NUMBER 43, IN MCLENNAN COUNTY, TEXAS.**

COUNTY CLERK'S FILE NUMBER  
 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.

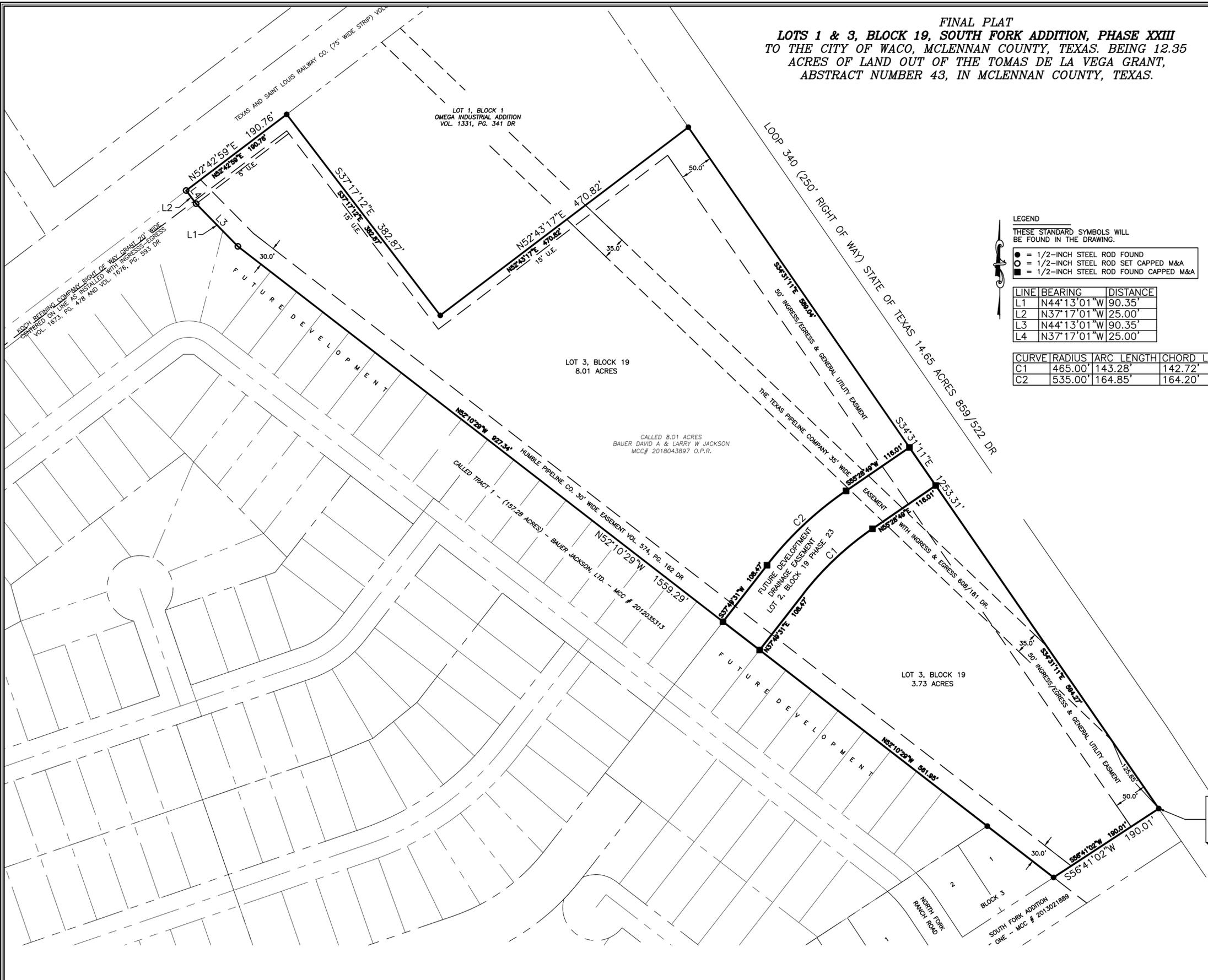


**LEGEND**  
 THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.

- = 1/2-INCH STEEL ROD FOUND
- = 1/2-INCH STEEL ROD SET CAPPED M&A
- = 1/2-INCH STEEL ROD FOUND CAPPED M&A

LINE	BEARING	DISTANCE
L1	N44°13'01"W	90.35'
L2	N37°17'01"W	25.00'
L3	N44°13'01"W	90.35'
L4	N37°17'01"W	25.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	465.00'	143.28'	142.72'	N46°39'10"E	17°39'17"
C2	535.00'	164.85'	164.20'	S46°39'10"W	17°39'17"



POINT OF BEGINNING  
 TEXAS GRID COORDINATES:  
 N: 10554979.02  
 E: 3309992.57

COUNTY CLERK'S FILE NUMBER

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

SURVEYORS RED SEAL

SURVEYORS CERTIFICATION

THE PLAT SHOWN HEREON WAS PREPARED FROM AN ON THE GROUND SURVEY PERFORMED BY ME IN MARCH, 2017 AND CORNER MONUMENTS ARE AS SHOWN.

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.

ROBERT E. MITCHELL R.P.L.S. 5801

SURVEYED 03/2017

THE STATE OF TEXAS  
COUNTY OF MCLENNAN

BEING ALL THAT TRACT OF LAND OUT OF THE TOMAS DE LA VEGA GRANT, ABSTRACT NUMBER 43, IN MCLENNAN COUNTY, TEXAS, BEING OUT OF THE RESIDUE OF THAT CALLED TRACT 1 (157.28 ACRES) DESCRIBED IN A DEED TO BAUER JACKSON, LTD., RECORDED UNDER MCLENNAN COUNTY CLERK'S FILE NUMBER 2012035313 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS, AND BEING FURTHER DESCRIBED AS FOLLOWS WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD 83.

BEGINNING AT A 1/2-INCH STEEL ROD FOUND AT THE SOUTHEAST CORNER OF SAID TRACT 1 AND AT THE SOUTHEAST CORNER OF THIS:

THENCE SOUTH 56 DEGREES 41 MINUTES 02 SECONDS WEST 190.01 FEET TO A 1/2-INCH STEEL ROD SET CAPPED M&A,  
THENCE NORTH 52 DEGREES 10 MINUTES 29 SECONDS WEST 1559.29 FEET TO A 1/2-INCH STEEL ROD SET CAPPED M&A,  
THENCE NORTH 44 DEGREES 13 MINUTES 01 SECONDS WEST 90.35 FEET TO A 1/2-INCH STEEL ROD SET CAPPED M&A,  
THENCE NORTH 37 DEGREES 17 MINUTES 01 SECONDS WEST 25.00 FEET TO A 1/2-INCH STEEL ROD SET CAPPED M&A,  
THENCE NORTH 52 DEGREES 42 MINUTES 59 SECONDS EAST 190.76 FEET TO A 1/2-INCH STEEL ROD SET CAPPED M&A,  
THENCE SOUTH 37 DEGREES 17 MINUTES 12 SECONDS EAST 382.87 FEET TO A 1/2-INCH STEEL ROD SET CAPPED M&A,  
THENCE NORTH 52 DEGREES 43 MINUTES 17 SECONDS EAST 470.82 FEET TO A 1/2-INCH STEEL ROD SET CAPPED M&A,  
THENCE SOUTH 34 DEGREES 31 MINUTES 11 SECONDS EAST 1253.31 FEET TO THE POINT OF BEGINNING, CONTAINING 12.35 ACRES OF LAND.

STATE OF TEXAS  
COUNTY OF MCLENNAN

THAT BAUER JACKSON, LTD., 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 & 3, BLOCK 19, SOUTH FORK ADDITION, PHASE XXIII, TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS, BEING 12.35 ACRES OF LAND OUT OF THE TOMAS DE LA VEGA GRANT, ABSTRACT NUMBER 43, IN MCLENNAN COUNTY, TEXAS," AS OUR 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 LOT 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.

BAUER JACKSON, LTD.  
BY: JACKSON BAUER, L.L.C.  
BY: LARRY W. JACKSON, INC.

BY: LARRY W. JACKSON, PRESIDENT  
511 STATE HIGHWAY 7 WEST  
KOSSE, TEXAS 76653-3554

ATTEST: JACOB WATERS  
1871 W CRABB ROAD  
WEST, TEXAS 76691

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 LARRY W. JACKSON, 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF MCLENNAN

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT AND FIELD NOTES OF THE: "FINAL PLAT, LOTS 1 & 3, BLOCK 19, SOUTH FORK ADDITION, PHASE XXIII, TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS, BEING 12.35 ACRES OF LAND OUT OF THE TOMAS DE LA VEGA GRANT, ABSTRACT NUMBER 43, IN MCLENNAN COUNTY, TEXAS," WAS APPROVED ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

ESMERALDA HUDSON - CITY SECRETARY

**FINAL PLAT**  
**LOTS 1 & 3, BLOCK 19, SOUTH FORK ADDITION, PHASE XXIII**  
**TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS. BEING 12.35**  
**ACRES OF LAND OUT OF THE TOMAS DE LA VEGA GRANT,**  
**ABSTRACT NUMBER 43, IN MCLENNAN COUNTY, TEXAS.**

COUNTY CLERK'S FILE NUMBER

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.

**SUBDIVISION NOTES:**

1. BASED UPON WHAT CAN BE SCALED FROM THE GRAPHICS SHOWN ON FEDERAL INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 48309C03800, EFFECTIVE ON DECEMBER 20, 2019, THE PROPERTY SHOWN ON THIS PLAT APPEARS TO BE SITUATED IN ZONE "X"
2. WATER PROVIDED BY CITY OF WACO CCN 10039
3. ELECTRIC SERVICE PROVIDED BY ONCOR
4. SEWER PROVIDED BY CITY OF WACO
5. UNLESS OTHERWISE NOTED, ALL BLOCK CORNERS, INTERIOR BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE, OR TANGENCY SHALL BE SET WITH A 1/2-INCH STEEL ROD CAPPED "M&A" AFTER CONSTRUCTION IS COMPLETE.
6. SURVEY: TOMAS DE LA VEGA
7. ABSTRACT: 43
8. COUNTY: MCLENNAN
9. CITY: WACO

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.

ALLIANCE BANK CENTRAL TEXAS  
4721 BOSQUE BOULEVARD  
WACO, TEXAS 76710

BY: MARK N. MINOR, CHIEF CREDIT OFFICER

PROPERTY ON WHICH YOU HOLD A DEED OF TRUST:

"FINAL PLAT, LOTS 1 & 3, BLOCK 19, SOUTH FORK ADDITION, PHASE XXIII, TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS, BEING 12.35 ACRES OF LAND OUT OF THE TOMAS DE LA VEGA GRANT, ABSTRACT NUMBER 43, IN MCLENNAN COUNTY, TEXAS."

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 LARRY W. JACKSON, 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



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

SURVEYORS RED SEAL

SURVEYED: 6/29/2019

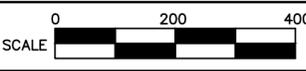
SURVEYORS CERTIFICATION

THE PLAT SHOWN HEREON WAS PREPARED FROM AN ON THE GROUND SURVEY PERFORMED BY ME IN JUNE, 2019 AND CORNER MONUMENTS ARE AS SHOWN.

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.

ROBERT E. MITCHELL R.P.L.S. 580T

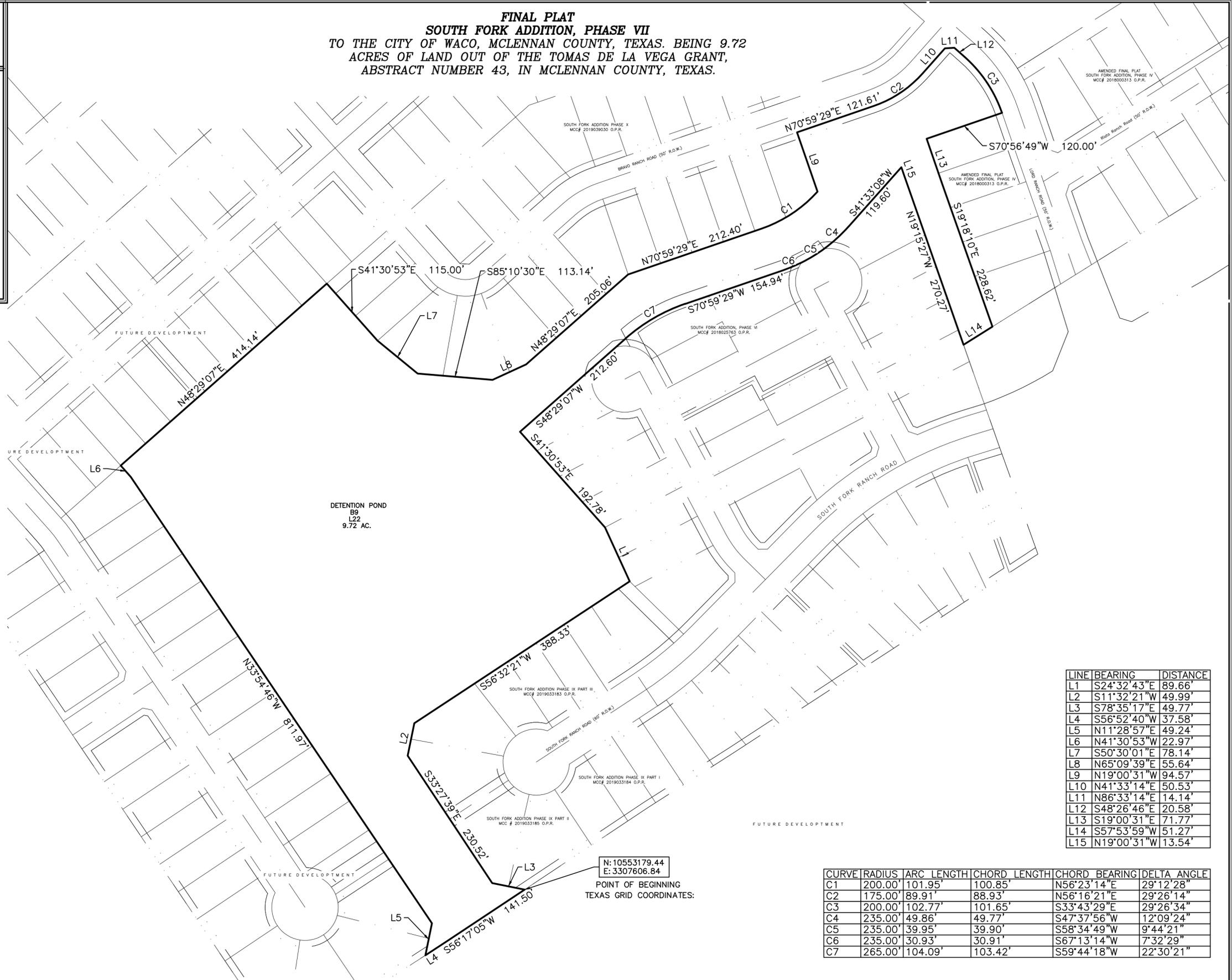
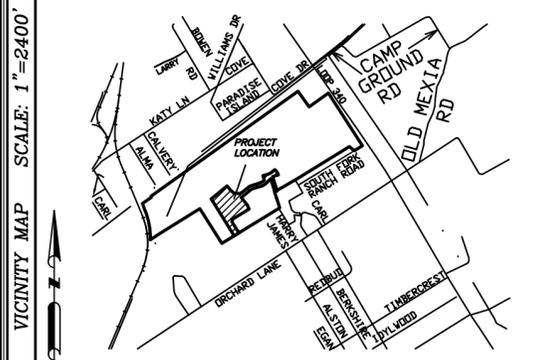
Sheet: 2 of 2



WORK ORDER NO: SOUTHFORK XI ADDRESS: SOUTHFORK RANCH ROAD  
DIGITAL FILE: SOUTHFORKXI-PRE.DWG DRAWN BY: KCM

COUNTY CLERK'S FILE NUMBER

**FINAL PLAT**  
**SOUTH FORK ADDITION, PHASE VII**  
 TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS. BEING 9.72  
 ACRES OF LAND OUT OF THE TOMAS DE LA VEGA GRANT,  
 ABSTRACT NUMBER 43, IN MCLENNAN COUNTY, TEXAS.



LINE	BEARING	DISTANCE
L1	S24°32'43"E	89.66'
L2	S11°32'21"W	49.99'
L3	S78°35'17"E	49.77'
L4	S56°52'40"W	37.58'
L5	N11°28'57"E	49.24'
L6	N41°30'53"W	22.97'
L7	S50°30'01"E	78.14'
L8	N65°09'39"E	55.64'
L9	N19°00'31"W	94.57'
L10	N41°33'14"E	50.53'
L11	N86°33'14"E	14.14'
L12	S48°26'46"E	20.58'
L13	S19°00'31"E	71.77'
L14	S57°53'59"W	51.27'
L15	N19°00'31"W	13.54'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	200.00'	101.95'	100.85'	N56°23'14"E	29°12'28"
C2	175.00'	89.91'	88.93'	N56°16'21"E	29°26'14"
C3	200.00'	102.77'	101.65'	S33°43'29"E	29°26'34"
C4	235.00'	49.86'	49.77'	S47°37'56"W	12°09'24"
C5	235.00'	39.95'	39.90'	S58°34'49"W	9°44'21"
C6	235.00'	30.93'	30.91'	S67°13'14"W	7°32'29"
C7	265.00'	104.09'	103.42'	S59°44'18"W	22°30'21"

N: 10553179.44  
 E: 3307606.84  
 POINT OF BEGINNING  
 TEXAS GRID COORDINATES:



**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 2



ADDRESS: SOUTH FORK DATE: 07-03-18  
 WORK ORDER NO. C: SFXIII DRAWN BY AKL  
 DIGITAL FILE SFXIldwg FIELDBOOK/PG. TNFDS -

SURVEYORS RED SEAL

SURVEYORS CERTIFICATION

The plat shown hereon was prepared from an on the ground survey performed by me in March, 2017 and corner monuments are as shown.

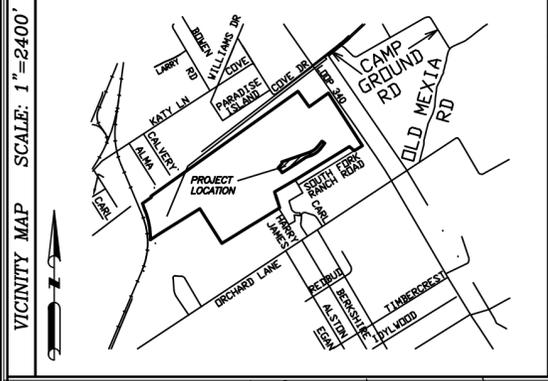
PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

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

SURVEYED 03/2017



**FINAL PLAT**  
**SOUTH FORK ADDITION, PHASE VII**  
 TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS. BEING 2.51  
 ACRES OF LAND OUT OF THE TOMAS DE LA VEGA GRANT,  
 ABSTRACT NUMBER 43, IN MCLENNAN COUNTY, TEXAS.



CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH	DELTA ANGLE
C1	N37°52'35"W	91.72'	250.00'	92.24'	21°08'22"
C2	N54°24'30"E	168.39'	295.00'	170.76'	33°09'57"
C3	S54°24'30"W	208.34'	365.00'	211.28'	33°09'57"

LINE	BEARING	DISTANCE
L1	S57°29'21"W	50.16'
L2	N48°26'46"W	30.58'
L3	N19°00'31"W	32.53'

N: 10554401.56  
 E: 3308358.07  
 POINT OF BEGINNING  
 TEXAS GRID COORDINATES:

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

SURVEYORS RED SEAL

SURVEYED 03/2017

SURVEYORS CERTIFICATION

The plat shown hereon was prepared from an on the ground survey performed by me in March, 2017 and corner monuments are as shown.

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.

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

1 of 2

ADDRESS: SOUTH FORK DATE: 07-03-18  
 WORK ORDER NO. C: SFXIII DRAWN BY AKL  
 DIGITAL FILE SFXIIdwg FIELDBOOK/PG. TNFDS -

THE STATE OF TEXAS  
COUNTY OF MCLENNAN

BEING ALL THAT TRACT OF LAND OUT OF THE TOMAS DE LA VEGA GRANT, ABSTRACT NUMBER 43, IN MCLENNAN COUNTY, TEXAS, BEING OUT OF THE RESIDUE OF THAT CALLED TRACT 1 (157.28 ACRES) DESCRIBED IN A DEED TO BAUER JACKSON, LTD., RECORDED UNDER MCLENNAN COUNTY CLERK'S FILE NUMBER 2012035313 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS, AND BEING FURTHER DESCRIBED AS FOLLOWS WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD 83.

BEGINNING AT A 1/2-INCH STEEL ROD FOUND CAPPED M&A, IN THE EAST LINE OF LORD RANCH ROAD, AT THE NORTHWEST CORNER OF THE AMENDED PLAT OF SOUTH FORK ADDITION, PHASE IV, AS PER PLAT RECORDED UNDER MCLENNAN COUNTY CLERK'S FILE NUMBER MCC# 2018000313 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS, AT THE SOUTH CORNER OF THIS:

THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 92.24', WITH A RADIUS OF 250.00', WITH A CHORD BEARING OF NORTH 37 DEGREES 52 MINUTES 35 SECONDS WEST, WITH A CHORD LENGTH OF 91.72', TO A 1/2-INCH STEEL ROD SET CAPPED M&A,

THENCE NORTH 48 DEGREES 26 MINUTES 46 SECONDS WEST 30.58 FEET TO A 1/2-INCH STEEL ROD SET CAPPED M&A,

THENCE NORTH 41 DEGREES 33 MINUTES 14 SECONDS EAST 123.21 FEET TO A 1/2-INCH STEEL ROD SET CAPPED M&A,

THENCE NORTH 19 DEGREES 00 MINUTES 31 SECONDS WEST 32.53 FEET TO A 1/2-INCH STEEL ROD SET CAPPED M&A,

THENCE NORTH 70 DEGREES 59 MINUTES 29 SECONDS EAST 610.85 FEET TO A 1/2-INCH STEEL ROD SET CAPPED M&A,

THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 170.76', WITH A RADIUS OF 295.00', WITH A CHORD BEARING OF NORTH 54 DEGREES 24 MINUTES 30 SECONDS EAST, WITH A CHORD LENGTH OF 168.39', TO A 1/2-INCH STEEL ROD SET CAPPED M&A,

THENCE NORTH 37 DEGREES 49 MINUTES 31 SECONDS EAST 150.56 FEET TO A 1/2-INCH STEEL ROD SET CAPPED M&A,

THENCE SOUTH 52 DEGREES 10 MINUTES 29 SECONDS EAST 70.00 FEET TO A 1/2-INCH STEEL ROD SET CAPPED M&A,

THENCE SOUTH 37 DEGREES 49 MINUTES 31 SECONDS WEST 150.56 FEET TO A 1/2-INCH STEEL ROD SET CAPPED M&A,

THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 211.28', WITH A RADIUS OF 365.00', WITH A CHORD BEARING OF SOUTH 54 DEGREES 24 MINUTES 30 SECONDS WEST, WITH A CHORD LENGTH OF 208.34', TO A 1/2-INCH STEEL ROD SET CAPPED M&A,

THENCE SOUTH 70 DEGREES 59 MINUTES 29 SECONDS WEST 116.90 FEET TO A 1/2-INCH STEEL ROD SET CAPPED M&A,

THENCE SOUTH 56 DEGREES 41 MINUTES 02 SECONDS WEST 245.63 FEET TO A 1/2-INCH STEEL ROD SET CAPPED M&A,

THENCE SOUTH 57 DEGREES 29 MINUTES 21 SECONDS WEST 50.16 FEET TO A 1/2-INCH STEEL ROD SET CAPPED M&A,

THENCE SOUTH 57 DEGREES 37 MINUTES 40 SECONDS WEST 277.29 FEET TO THE POINT OF BEGINNING, CONTAINING 2.51 ACRES OF LAND.

STATE OF TEXAS  
COUNTY OF MCLENNAN

THAT BAUER JACKSON, LTD., 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, SOUTH FORK ADDITION, PHASE VII, TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS, BEING 2.51 ACRES OF LAND OUT OF THE TOMAS DE LA VEGA GRANT, ABSTRACT NUMBER 43, IN MCLENNAN COUNTY, TEXAS," AS OUR 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 LOT 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.

BAUER JACKSON, LTD.  
BY: JACKSON BAUER, L.L.C.  
BY: LARRY W. JACKSON, INC.

BY: \_\_\_\_\_  
LARRY W. JACKSON, PRESIDENT  
511 STATE HIGHWAY 7 WEST  
KOSSE, TEXAS 76653-3554

ATTEST: \_\_\_\_\_  
JACOB WATERS  
1871 W CRABB ROAD  
WEST, TEXAS 76691

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 LARRY W. JACKSON, 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF MCLENNAN

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT AND FIELD NOTES OF THE: "FINAL PLAT, SOUTH FORK ADDITION, PHASE VII, TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS, BEING 2.51 ACRES OF LAND OUT OF THE TOMAS DE LA VEGA GRANT, ABSTRACT NUMBER 43, IN MCLENNAN COUNTY, TEXAS," WAS APPROVED ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

ESMERALDA HUDSON - CITY SECRETARY

**FINAL PLAT**  
**SOUTH FORK ADDITION, PHASE VII**  
**TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS. BEING 2.51**  
**ACRES OF LAND OUT OF THE TOMAS DE LA VEGA GRANT,**  
**ABSTRACT NUMBER 43, IN MCLENNAN COUNTY, TEXAS.**

COUNTY CLERK'S FILE NUMBER  
  
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.

- SUBDIVISION NOTES:**
1. BASED UPON WHAT CAN BE SCALED FROM THE GRAPHICS SHOWN ON FEDERAL INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 48309C0380D, EFFECTIVE ON DECEMBER 20, 2019, THE PROPERTY SHOWN ON THIS PLAT APPEARS TO BE SITUATED IN ZONE "X".
  2. WATER PROVIDED BY CITY OF WACO CCN 10039
  3. ELECTRIC SERVICE PROVIDED BY ONCOR
  4. SEWER PROVIDED BY CITY OF WACO
  5. UNLESS OTHERWISE NOTED, ALL BLOCK CORNERS, INTERIOR BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE, OR TANGENCY SHALL BE SET WITH A 1/2-INCH STEEL ROD CAPPED "M&A" AFTER CONSTRUCTION IS COMPLETE.
  6. SURVEY: TOMAS DE LA VEGA
  7. ABSTRACT: 43
  8. COUNTY: MCLENNAN
  9. CITY: WACO

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.

ALLIANCE BANK CENTRAL TEXAS  
4721 BOSQUE BOULEVARD  
WACO, TEXAS 76710

BY: \_\_\_\_\_  
MARK N. MINOR, CHIEF CREDIT OFFICER

PROPERTY ON WHICH YOU HOLD A DEED OF TRUST:

"FINAL PLAT, SOUTH FORK ADDITION, PHASE VII, TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS, BEING 2.51 ACRES OF LAND OUT OF THE TOMAS DE LA VEGA GRANT, ABSTRACT NUMBER 43, IN MCLENNAN COUNTY, TEXAS."

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 LARRY W. JACKSON, 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.

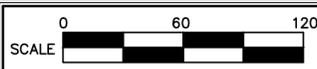
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

COUNTY CLERK'S FILE NUMBER

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

Sheet:  
**2 of 2**

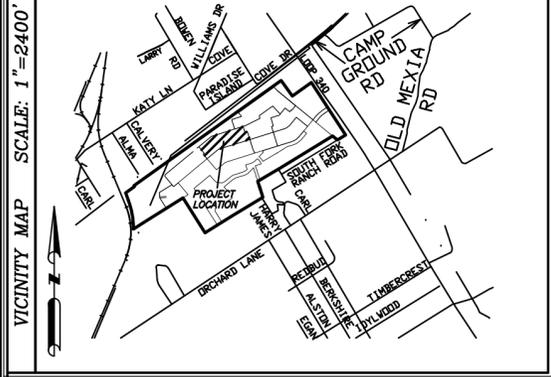


WORK ORDER NO: SOUTHFORK XI ADDRESS: SOUTHFORK RANCH ROAD  
DIGITAL FILE: SOUTHFORKXI-PRE.DWG DRAWN BY: KCM

SURVEYORS RED SEAL  
  
SURVEYED: 6/29/2019

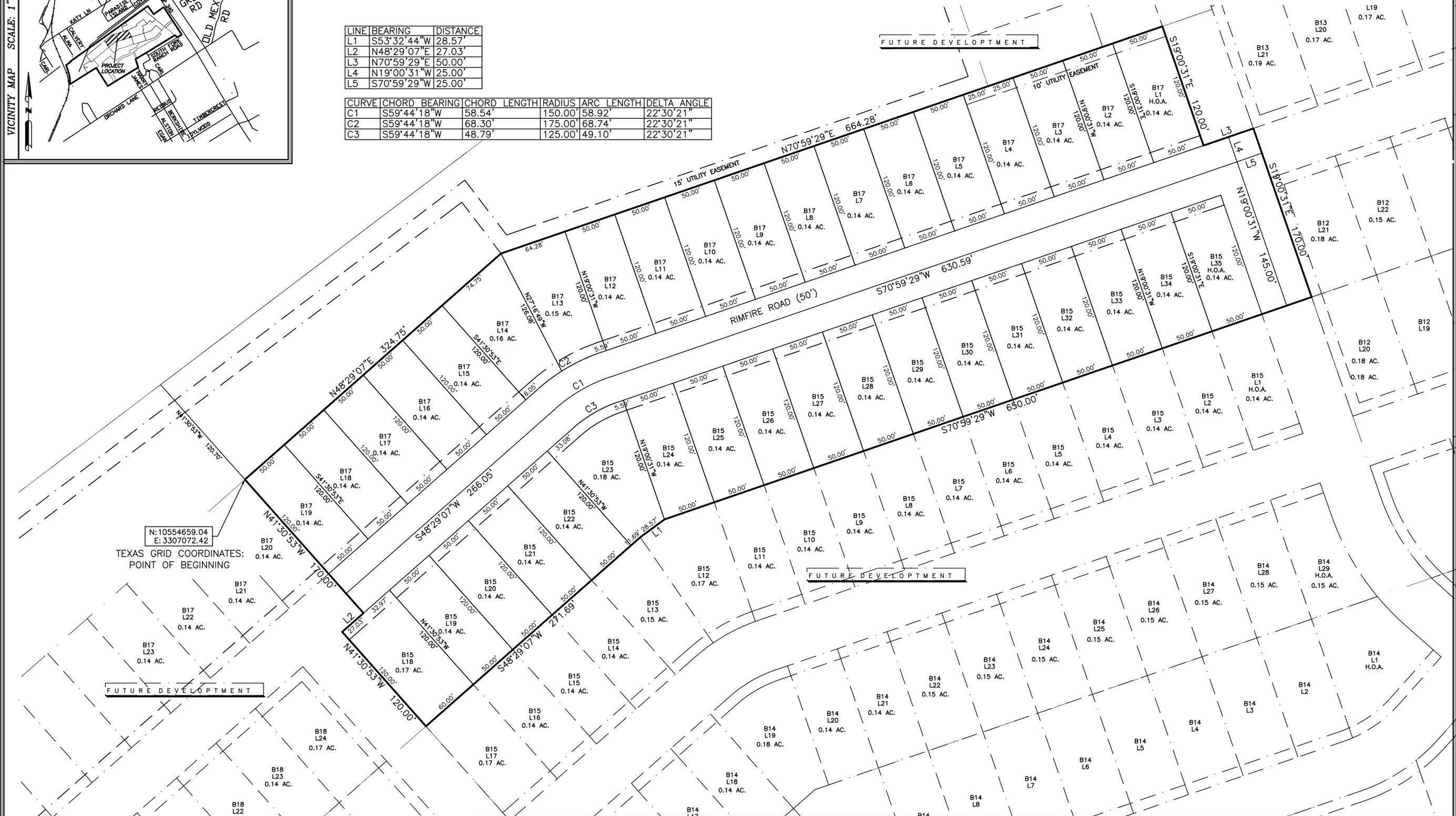
SURVEYORS CERTIFICATION  
  
THE PLAT SHOWN HEREON WAS PREPARED FROM AN ON THE GROUND SURVEY PERFORMED BY ME IN JUNE, 2019 AND CORNER MONUMENTS ARE AS SHOWN.  
  
PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.  
  
ROBERT E. MITCHELL R.P.L.S. 580T

**FINAL PLAT**  
**SOUTH FORK ADDITION, PHASE XIV TO THE CITY OF**  
**WACO, MCLENNAN COUNTY, TEXAS. BEING 6.47 ACRES**  
**OF LAND OUT OF THE TOMAS DE LA VEGA GRANT,**  
**ABSTRACT NUMBER 43, IN MCLENNAN COUNTY, TEXAS.**



LINE	BEARING	DISTANCE
L1	S53°32'44"W	28.57'
L2	N48°29'07"E	27.03'
L3	N70°59'29"E	50.00'
L4	N19°00'31"W	25.00'
L5	S70°59'29"W	25.00'

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH	DELTA ANGLE
C1	S59°44'18"W	58.54'	150.00'	58.92'	22°30'21"
C2	S59°44'18"W	68.30'	175.00'	68.74'	22°30'21"
C3	S59°44'18"W	48.79'	125.00'	49.10'	22°30'21"



N: 10554659.04  
 E: 3307072.42  
 TEXAS GRID COORDINATES:  
 POINT OF BEGINNING



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

SURVEYORS RED SEAL

SURVEYORS CERTIFICATION

The plat shown hereon was prepared from an on the ground survey performed by me in March, 2017 and corner monuments are as shown.

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.

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

1 of 2



ADDRESS: SOUTH FORK DATE: 07-03-18  
 WORK ORDER NO. C: SFXIII DRAWN BY AKL  
 DIGITAL FILE SFXIldwg FIELDBOOK/PG. TNFDS -

SURVEYED 03/2017

THE STATE OF TEXAS  
COUNTY OF MCLENNAN

BEING ALL THAT TRACT OF LAND OUT OF THE TOMAS DE LA VEGA GRANT, ABSTRACT NUMBER 43, IN MCLENNAN COUNTY, TEXAS, BEING OUT OF THE RESIDUE OF THAT CALLED TRACT 1 (157.28 ACRES) DESCRIBED IN A DEED TO BAUER JACKSON, LTD., RECORDED UNDER MCLENNAN COUNTY CLERK'S FILE NUMBER 2012035313 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS, AND BEING FURTHER DESCRIBED AS FOLLOWS WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD 83.

BEGINNING AT A 1/2-INCH STEEL ROD SET CAPPED M&A, AT THE NORTH CORNER OF THIS, FROM WHICH THE NORTH CORNER OF SAID TRACT 1, BEARS: N41°30'53"W 120.70', N52°42'59"E 2115.73' FOR REFERENCE:

THENCE NORTH 48 DEGREES 29 MINUTES 07 SECONDS EAST 324.75 FEET TO A 1/2-INCH STEEL ROD SET CAPPED M&A,  
THENCE NORTH 70 DEGREES 59 MINUTES 29 SECONDS EAST 664.28 FEET TO A 1/2-INCH STEEL ROD SET CAPPED M&A,  
THENCE SOUTH 19 DEGREES 00 MINUTES 31 SECONDS EAST 120.00 FEET TO A 1/2-INCH STEEL ROD SET CAPPED M&A,  
THENCE NORTH 70 DEGREES 59 MINUTES 29 SECONDS EAST 50.00 FEET TO A 1/2-INCH STEEL ROD SET CAPPED M&A,  
THENCE SOUTH 19 DEGREES 00 MINUTES 31 SECONDS EAST 170.00 FEET TO A 1/2-INCH STEEL ROD SET CAPPED M&A,  
THENCE SOUTH 70 DEGREES 59 MINUTES 29 SECONDS WEST 650.00 FEET TO A 1/2-INCH STEEL ROD SET CAPPED M&A,  
THENCE SOUTH 53 DEGREES 32 MINUTES 44 SECONDS WEST 28.57 FEET TO A 1/2-INCH STEEL ROD SET CAPPED M&A,  
THENCE SOUTH 48 DEGREES 29 MINUTES 07 SECONDS WEST 271.69 FEET TO A 1/2-INCH STEEL ROD SET CAPPED M&A,  
THENCE NORTH 41 DEGREES 30 MINUTES 53 SECONDS WEST 120.00 FEET TO A 1/2-INCH STEEL ROD SET CAPPED M&A,  
THENCE NORTH 48 DEGREES 29 MINUTES 07 SECONDS EAST 27.03 FEET TO A 1/2-INCH STEEL ROD SET CAPPED M&A,  
THENCE NORTH 41 DEGREES 30 MINUTES 53 SECONDS WEST 170.00 FEET TO THE POINT OF BEGINNING, CONTAINING 6.47 ACRES OF LAND.

STATE OF TEXAS  
COUNTY OF MCLENNAN

THAT BAUER JACKSON, LTD., 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, SOUTH FORK ADDITION, PHASE XIV, TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS, BEING 6.47 ACRES OF LAND OUT OF THE TOMAS DE LA VEGA GRANT, ABSTRACT NUMBER 43, IN MCLENNAN COUNTY, TEXAS," AS OUR 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 LOT 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.

BAUER JACKSON, LTD.  
BY: JACKSON BAUER, L.L.C.  
BY: LARRY W. JACKSON, INC.

BY: \_\_\_\_\_  
LARRY W. JACKSON, PRESIDENT  
511 STATE HIGHWAY 7 WEST  
KOSSE, TEXAS 76653-3554

ATTEST: \_\_\_\_\_  
JACOB WATERS  
1871 W CRABB ROAD  
WEST, TEXAS 76691

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 LARRY W. JACKSON, 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF MCLENNAN

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT AND FIELD NOTES OF THE: "FINAL PLAT, SOUTH FORK ADDITION, PHASE XIV, TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS, BEING 6.47 ACRES OF LAND OUT OF THE TOMAS DE LA VEGA GRANT, ABSTRACT NUMBER 43, IN MCLENNAN COUNTY, TEXAS," WAS APPROVED ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

ESMERALDA HUDSON - CITY SECRETARY

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.

ALLIANCE BANK CENTRAL TEXAS  
4721 BOSQUE BOULEVARD  
WACO, TEXAS 76710

BY: \_\_\_\_\_  
MARK N. MINOR, CHIEF CREDIT OFFICER

PROPERTY ON WHICH YOU HOLD A DEED OF TRUST:

"FINAL PLAT, SOUTH FORK ADDITION, PHASE XIV, TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS, BEING 6.47 ACRES OF LAND OUT OF THE TOMAS DE LA VEGA GRANT, ABSTRACT NUMBER 43, IN MCLENNAN COUNTY, TEXAS,"

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 LARRY W. JACKSON, 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

COUNTY CLERK'S FILE NUMBER

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.

**SUBDIVISION NOTES:**

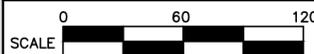
1. BASED UPON WHAT CAN BE SCALED FROM THE GRAPHICS SHOWN ON FEDERAL INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 48309C0380D, EFFECTIVE ON DECEMBER 20, 2019, THE PROPERTY SHOWN ON THIS PLAT APPEARS TO BE SITUATED IN ZONE "X".
2. WATER PROVIDED BY CITY OF WACO CCN 10039
3. ELECTRIC SERVICE PROVIDED BY ONCOR
4. SEWER PROVIDED BY CITY OF WACO
5. UNLESS OTHERWISE NOTED, ALL BLOCK CORNERS, INTERIOR BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE, OR TANGENCY SHALL BE SET WITH A 1/2-INCH STEEL ROD CAPPED "M&A" AFTER CONSTRUCTION IS COMPLETE.
6. SURVEY: TOMAS DE LA VEGA
7. ABSTRACT: 43
8. COUNTY: MCLENNAN
9. CITY: WACO
10. 10' UTILITY EASEMENT ALONG THE FRONT OF ALL LOTS UNLESS OTHERWISE NOTED

COUNTY CLERK'S FILE NUMBER



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

Sheet:  
**2 of 2**



WORK ORDER NO: SOUTHFORK XI  
DIGITAL FILE: SOUTHFORKXI-PRE.DWG

ADDRESS: SOUTHFORK RANCH ROAD  
DRAWN BY: KCM

SURVEYORS RED SEAL

SURVEYORS CERTIFICATION

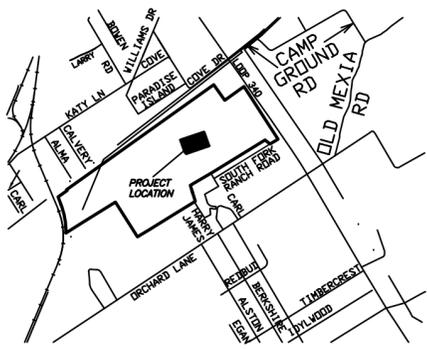
THE PLAT SHOWN HEREON WAS PREPARED FROM AN ON THE GROUND SURVEY PERFORMED BY ME IN JUNE, 2019 AND CORNER MONUMENTS ARE AS SHOWN.

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.

ROBERT E. MITCHELL R.P.L.S. 580T

SURVEYED: 6/29/2019

VICINITY MAP SCALE: 1"=2400'



**FINAL PLAT**  
**SOUTH FORK ADDITION, PHASE XV**  
 TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS.  
 BEING 3.25 ACRES OF LAND OUT OF THE TOMAS DE  
 LA VEGA GRANT, ABSTRACT NUMBER 43, IN  
 MCLENNAN COUNTY, TEXAS.

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH	DELTA ANGLE
C1	N32°06'15"W	90.63'	200.00'	91.42'	26°11'27"

POINT OF BEGINNING  
 TEXAS GRID COORDINATES:  
 N: 10554832.76  
 E: 3308085.37

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

SOUTH FORK ADDITION PHASE X  
 MCC# 2019039030 O.P.R.

RIATA RANCH ROAD (50' R.O.W.)



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

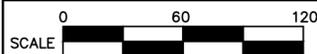
SURVEYORS RED SEAL

SURVEYORS CERTIFICATION

The plat shown hereon was prepared from an on the ground survey performed by me in March, 2017 and corner monuments are as shown.

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.

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



ADDRESS: SOUTH FORK DATE: 07-03-18  
 WORK ORDER NO. C: SFXIII DRAWN BY AKL  
 DIGITAL FILE SFXIldwg FIELDBOOK/P.G. TNFDS -

SURVEYED 03/2017

THE STATE OF TEXAS  
COUNTY OF MCLENNAN

BEING ALL THAT TRACT OF LAND OUT OF THE TOMAS DE LA VEGA GRANT, ABSTRACT NUMBER 43, IN MCLENNAN COUNTY, TEXAS, BEING OUT OF THE RESIDUE OF THAT CALLED TRACT 1 (157.28 ACRES) DESCRIBED IN A DEED TO BAUER JACKSON, LTD., RECORDED UNDER MCLENNAN COUNTY CLERK'S FILE NUMBER 2012035313 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS, AND BEING FURTHER DESCRIBED AS FOLLOWS WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD 83.

BEGINNING AT A 1/2-INCH STEEL ROD SET CAPPED M&A, AT THE NORTH CORNER OF THIS, FROM WHICH THE NORTH CORNER OF SAID TRACT 1, BEARS: N19°00'31"W 627.41', N52°42'59"E 998.90' FOR REFERENCE:

THENCE NORTH 70 DEGREES 59 MINUTES 29 SECONDS EAST 490.00 FEET TO A 1/2-INCH STEEL ROD SET CAPPED M&A,

THENCE SOUTH 19 DEGREES 00 MINUTES 31 SECONDS EAST 290.00 FEET TO A 1/2-INCH STEEL ROD SET CAPPED M&A,

THENCE SOUTH 70 DEGREES 59 MINUTES 29 SECONDS WEST 469.47 FEET TO A 1/2-INCH STEEL ROD SET CAPPED M&A,

THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 91.42', WITH A RADIUS OF 200.00', WITH A CHORD BEARING OF NORTH 32

DEGREES 06 MINUTES 15 SECONDS WEST, WITH A CHORD LENGTH OF 90.63', TO A 1/2-INCH STEEL ROD SET CAPPED M&A,

THENCE NORTH 19 DEGREES 00 MINUTES 31 SECONDS WEST 201.73 FEET TO THE POINT OF BEGINNING, CONTAINING 3.25 ACRES OF LAND.

STATE OF TEXAS  
COUNTY OF MCLENNAN

THAT BAUER JACKSON, LTD., 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, SOUTH FORK ADDITION, PHASE XV, TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS, BEING 3.25 ACRES OF LAND OUT OF THE TOMAS DE LA VEGA GRANT, ABSTRACT NUMBER 43, IN MCLENNAN COUNTY, TEXAS," AS OUR 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 LOT 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.

BAUER JACKSON, LTD.  
BY: JACKSON BAUER, L.L.C.  
BY: LARRY W. JACKSON, INC.

BY: \_\_\_\_\_  
LARRY W. JACKSON, PRESIDENT  
511 STATE HIGHWAY 7 WEST  
KOSSE, TEXAS 76653-3554

ATTEST: \_\_\_\_\_  
JACOB WATERS  
1871 W CRABB ROAD  
WEST, TEXAS 76691

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 LARRY W. JACKSON, 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF MCLENNAN

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT AND FIELD NOTES OF THE: "FINAL PLAT, SOUTH FORK ADDITION, PHASE XV, TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS, BEING 3.25 ACRES OF LAND OUT OF THE TOMAS DE LA VEGA GRANT, ABSTRACT NUMBER 43, IN MCLENNAN COUNTY, TEXAS," WAS APPROVED ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

ESMERALDA HUDSON - CITY SECRETARY

**FINAL PLAT**  
**SOUTH FORK ADDITION, PHASE XV**  
**TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS. BEING 3.25**  
**ACRES OF LAND OUT OF THE TOMAS DE LA VEGA GRANT,**  
**ABSTRACT NUMBER 43, IN MCLENNAN COUNTY, TEXAS.**

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.

ALLIANCE BANK CENTRAL TEXAS  
4721 BOSQUE BOULEVARD  
WACO, TEXAS 76710

BY: \_\_\_\_\_  
MARK N. MINOR, CHIEF CREDIT OFFICER

PROPERTY ON WHICH YOU HOLD A DEED OF TRUST:

"FINAL PLAT, SOUTH FORK ADDITION, PHASE XV, TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS, BEING 3.25 ACRES OF LAND OUT OF THE TOMAS DE LA VEGA GRANT, ABSTRACT NUMBER 43, IN MCLENNAN COUNTY, TEXAS."

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 LARRY W. JACKSON, 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

COUNTY CLERK'S FILE NUMBER

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.

**SUBDIVISION NOTES:**

1. BASED UPON WHAT CAN BE SCALED FROM THE GRAPHICS SHOWN ON FEDERAL INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 48309C0380D, EFFECTIVE ON DECEMBER 20, 2019, THE PROPERTY SHOWN ON THIS PLAT APPEARS TO BE SITUATED IN ZONE "X".
2. WATER PROVIDED BY CITY OF WACO CCN 10039
3. ELECTRIC SERVICE PROVIDED BY ONCOR
4. SEWER PROVIDED BY CITY OF WACO
5. UNLESS OTHERWISE NOTED, ALL BLOCK CORNERS, INTERIOR BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE, OR TANGENCY SHALL BE SET WITH A 1/2-INCH STEEL ROD CAPPED "M&A" AFTER CONSTRUCTION IS COMPLETE.
6. SURVEY: TOMAS DE LA VEGA
7. ABSTRACT: 43
8. COUNTY: MCLENNAN
9. CITY: WACO

COUNTY CLERK'S FILE NUMBER



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

SURVEYORS RED SEAL

SURVEYORS CERTIFICATION

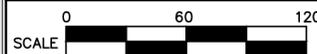
THE PLAT SHOWN HEREON WAS PREPARED FROM AN ON THE GROUND SURVEY PERFORMED BY ME IN JUNE, 2019 AND CORNER MONUMENTS ARE AS SHOWN.

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.

ROBERT E. MITCHELL R.P.L.S. 580T

SURVEYED: 6/29/2019

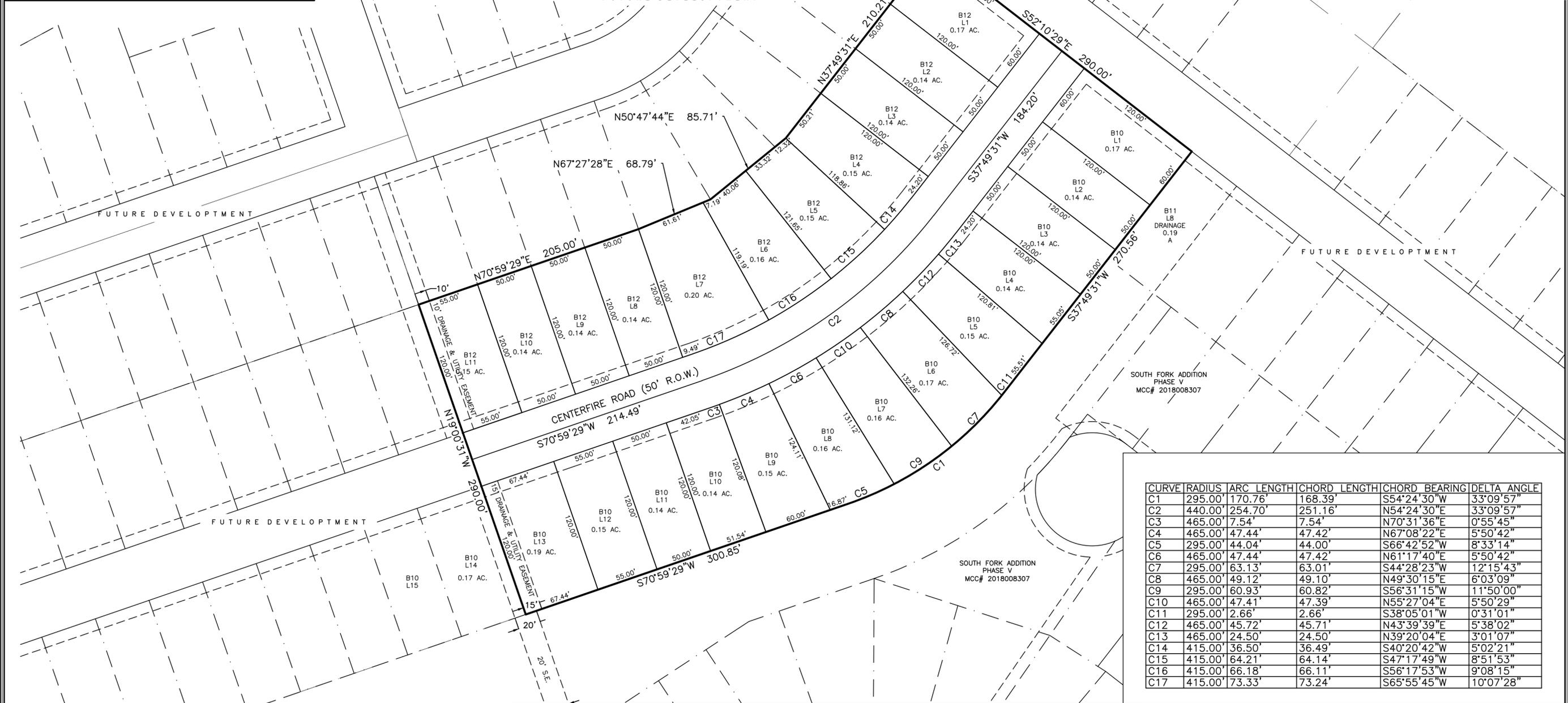
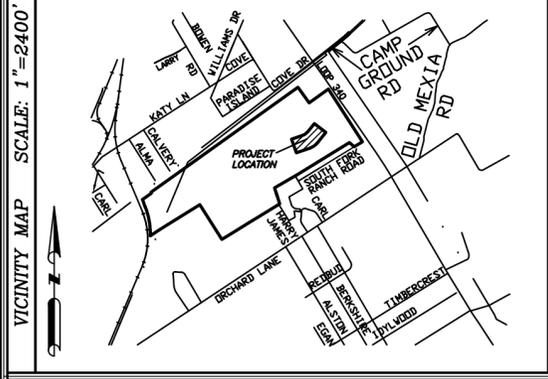
Sheet:  
**2 of 2**



WORK ORDER NO: SOUTHFORK XI  
DIGITAL FILE: SOUTHFORKXI-PRE.DWG

ADDRESS: SOUTHFORK RANCH ROAD  
DRAWN BY: KCM

**FINAL PLAT**  
**SOUTH FORK ADDITION, PHASE XVII**  
 TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS. BEING 4.40  
 ACRES OF LAND OUT OF THE TOMAS DE LA VEGA GRANT,  
 ABSTRACT NUMBER 43, IN MCLENNAN COUNTY, TEXAS.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	295.00'	170.76'	168.39'	S54°24'30"W	33°09'57"
C2	440.00'	254.70'	251.16'	N54°24'30"E	33°09'57"
C3	465.00'	7.54'	7.54'	N70°31'36"E	0°55'45"
C4	465.00'	47.44'	47.42'	N67°08'22"E	5°50'42"
C5	295.00'	44.04'	44.00'	S66°42'52"W	8°33'14"
C6	465.00'	47.44'	47.42'	N61°17'40"E	5°50'42"
C7	295.00'	63.13'	63.01'	S44°28'23"W	12°15'43"
C8	465.00'	49.12'	49.10'	N49°30'15"E	6°03'09"
C9	295.00'	60.93'	60.82'	S56°31'15"W	11°50'00"
C10	465.00'	47.41'	47.39'	N55°27'04"E	5°50'29"
C11	295.00'	2.66'	2.66'	S38°05'01"W	0°31'01"
C12	465.00'	45.72'	45.71'	N43°39'39"E	5°38'02"
C13	465.00'	24.50'	24.50'	N39°20'04"E	3°01'07"
C14	415.00'	36.50'	36.49'	S40°20'42"W	5°02'21"
C15	415.00'	64.21'	64.14'	S47°17'49"W	8°51'53"
C16	415.00'	66.18'	66.11'	S56°17'53"W	9°08'15"
C17	415.00'	73.33'	73.24'	S65°55'45"W	10°07'28"

**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 2

ADDRESS: SOUTH FORK DATE: 07-03-18  
 WORK ORDER NO. C: SFXIII DRAWN BY AKL  
 DIGITAL FILE SFXIldwg FIELDBOOK/P.G. TNFDS -

SURVEYORS RED SEAL

SURVEYORS CERTIFICATION

The plat shown hereon was prepared from an on the ground survey performed by me in March, 2017 and corner monuments are as shown.

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.

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

SURVEYED 03/2017

THE STATE OF TEXAS  
COUNTY OF MCLENNAN

BEING ALL THAT TRACT OF LAND OUT OF THE TOMAS DE LA VEGA GRANT, ABSTRACT NUMBER 43, IN MCLENNAN COUNTY, TEXAS, BEING OUT OF THE RESIDUE OF THAT CALLED TRACT 1 (157.28 ACRES) DESCRIBED IN A DEED TO BAUER JACKSON, LTD., RECORDED UNDER MCLENNAN COUNTY CLERK'S FILE NUMBER 2012035313 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS, AND BEING FURTHER DESCRIBED AS FOLLOWS WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD 83.

BEGINNING AT A 1/2-INCH STEEL ROD SET CAPPED M&A, AT THE NORTH CORNER OF THIS, FROM WHICH THE NORTH CORNER OF SAID TRACT 1, BEARS: N37°49'31"E 170.00', N52°10'29"W 637.30', N44°13'11"W 90.39', N37°17'01"W 25.00', N52°42'59"E 190.76' FOR REFERENCE:

THENCE SOUTH 52 DEGREES 10 MINUTES 29 SECONDS EAST 290.00 FEET TO A 1/2-INCH STEEL ROD SET CAPPED M&A,

THENCE SOUTH 37 DEGREES 49 MINUTES 31 SECONDS WEST 270.56 FEET TO A 1/2-INCH STEEL ROD SET CAPPED M&A,

THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 170.76', WITH A RADIUS OF 295.00', WITH A CHORD BEARING OF SOUTH 54 DEGREES 24 MINUTES 30 SECONDS WEST , WITH A CHORD LENGTH OF 168.39', TO A 1/2-INCH STEEL ROD SET CAPPED M&A,

THENCE SOUTH 70 DEGREES 59 MINUTES 29 SECONDS WEST 300.85 FEET TO A 1/2-INCH STEEL ROD SET CAPPED M&A,

THENCE NORTH 19 DEGREES 00 MINUTES 31 SECONDS WEST 290.00 FEET TO A 1/2-INCH STEEL ROD SET CAPPED M&A,

THENCE NORTH 70 DEGREES 59 MINUTES 29 SECONDS EAST 205.00 FEET TO A 1/2-INCH STEEL ROD SET CAPPED M&A,

THENCE NORTH 67 DEGREES 27 MINUTES 28 SECONDS EAST 68.79 FEET TO A 1/2-INCH STEEL ROD SET CAPPED M&A,

THENCE NORTH 50 DEGREES 47 MINUTES 44 SECONDS EAST 85.71 FEET TO A 1/2-INCH STEEL ROD SET CAPPED M&A,

THENCE NORTH 37 DEGREES 49 MINUTES 31 SECONDS EAST 210.21 FEET TO A 1/2-INCH STEEL ROD SET CAPPED M&A, TO THE POINT OF BEGINNING, CONTAINING 4.40 ACRES OF LAND.

STATE OF TEXAS  
COUNTY OF MCLENNAN

THAT BAUER JACKSON, LTD., 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, SOUTH FORK ADDITION, PHASE XVII, TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS, BEING 4.40 ACRES OF LAND OUT OF THE TOMAS DE LA VEGA GRANT, ABSTRACT NUMBER 43, IN MCLENNAN COUNTY, TEXAS," AS OUR 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 LOT 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.

BAUER JACKSON, LTD.  
BY: JACKSON BAUER, L.L.C.  
BY: LARRY W. JACKSON, INC.

BY: \_\_\_\_\_  
LARRY W. JACKSON, PRESIDENT  
511 STATE HIGHWAY 7 WEST  
KOSSE, TEXAS 76653-3554

ATTEST: \_\_\_\_\_  
JACOB WATERS  
1871 W CRABB ROAD  
WEST, TEXAS 76691

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 LARRY W. JACKSON, 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF MCLENNAN

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT AND FIELD NOTES OF THE: "FINAL PLAT, SOUTH FORK ADDITION, PHASE XVII, TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS, BEING 4.40 ACRES OF LAND OUT OF THE TOMAS DE LA VEGA GRANT, ABSTRACT NUMBER 43, IN MCLENNAN COUNTY, TEXAS," WAS APPROVED ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

ESMERALDA HUDSON - CITY SECRETARY

**FINAL PLAT**  
**SOUTH FORK ADDITION, PHASE XVII**  
**TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS. BEING 4.40**  
**ACRES OF LAND OUT OF THE TOMAS DE LA VEGA GRANT,**  
**ABSTRACT NUMBER 43, IN MCLENNAN COUNTY, TEXAS.**

COUNTY CLERK'S FILE NUMBER

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.

**SUBDIVISION NOTES:**

1. BASED UPON WHAT CAN BE SCALED FROM THE GRAPHICS SHOWN ON FEDERAL INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 48309C0380D, EFFECTIVE ON DECEMBER 20, 2019, THE PROPERTY SHOWN ON THIS PLAT APPEARS TO BE SITUATED IN ZONE "X".
2. WATER PROVIDED BY CITY OF WACO CCN 10039
3. ELECTRIC SERVICE PROVIDED BY ONCOR
4. SEWER PROVIDED BY CITY OF WACO
5. UNLESS OTHERWISE NOTED, ALL BLOCK CORNERS, INTERIOR BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE, OR TANGENCY SHALL BE SET WITH A 1/2-INCH STEEL ROD CAPPED "M&A" AFTER CONSTRUCTION IS COMPLETE.
6. SURVEY: TOMAS DE LA VEGA
7. ABSTRACT: 43
8. COUNTY: MCLENNAN
9. CITY: WACO

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.

ALLIANCE BANK CENTRAL TEXAS  
4721 BOSQUE BOULEVARD  
WACO, TEXAS 76710

BY: \_\_\_\_\_  
MARK N. MINOR, CHIEF CREDIT OFFICER

PROPERTY ON WHICH YOU HOLD A DEED OF TRUST:

"FINAL PLAT, SOUTH FORK ADDITION, PHASE XVII, TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS, BEING 4.40 ACRES OF LAND OUT OF THE TOMAS DE LA VEGA GRANT, ABSTRACT NUMBER 43, IN MCLENNAN COUNTY, TEXAS,"

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 LARRY W. JACKSON, 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

COUNTY CLERK'S FILE NUMBER



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

SURVEYORS RED SEAL

SURVEYORS CERTIFICATION

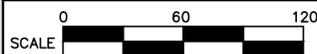
THE PLAT SHOWN HEREON WAS PREPARED FROM AN ON THE GROUND SURVEY PERFORMED BY ME IN JUNE, 2019 AND CORNER MONUMENTS ARE AS SHOWN.

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.

ROBERT E. MITCHELL R.P.L.S. 580T

SURVEYED: 6/29/2019

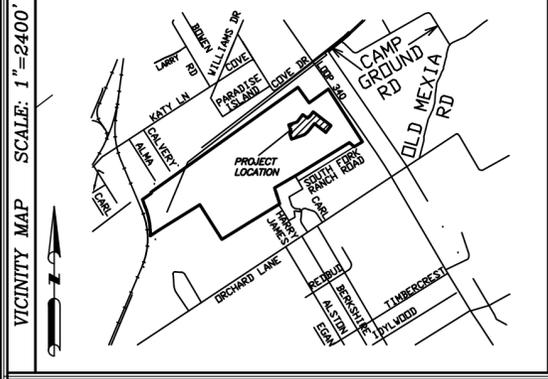
Sheet:  
**2 of 2**



WORK ORDER NO: SOUTHFORK XI  
DIGITAL FILE: SOUTHFORKXI-PRE.DWG

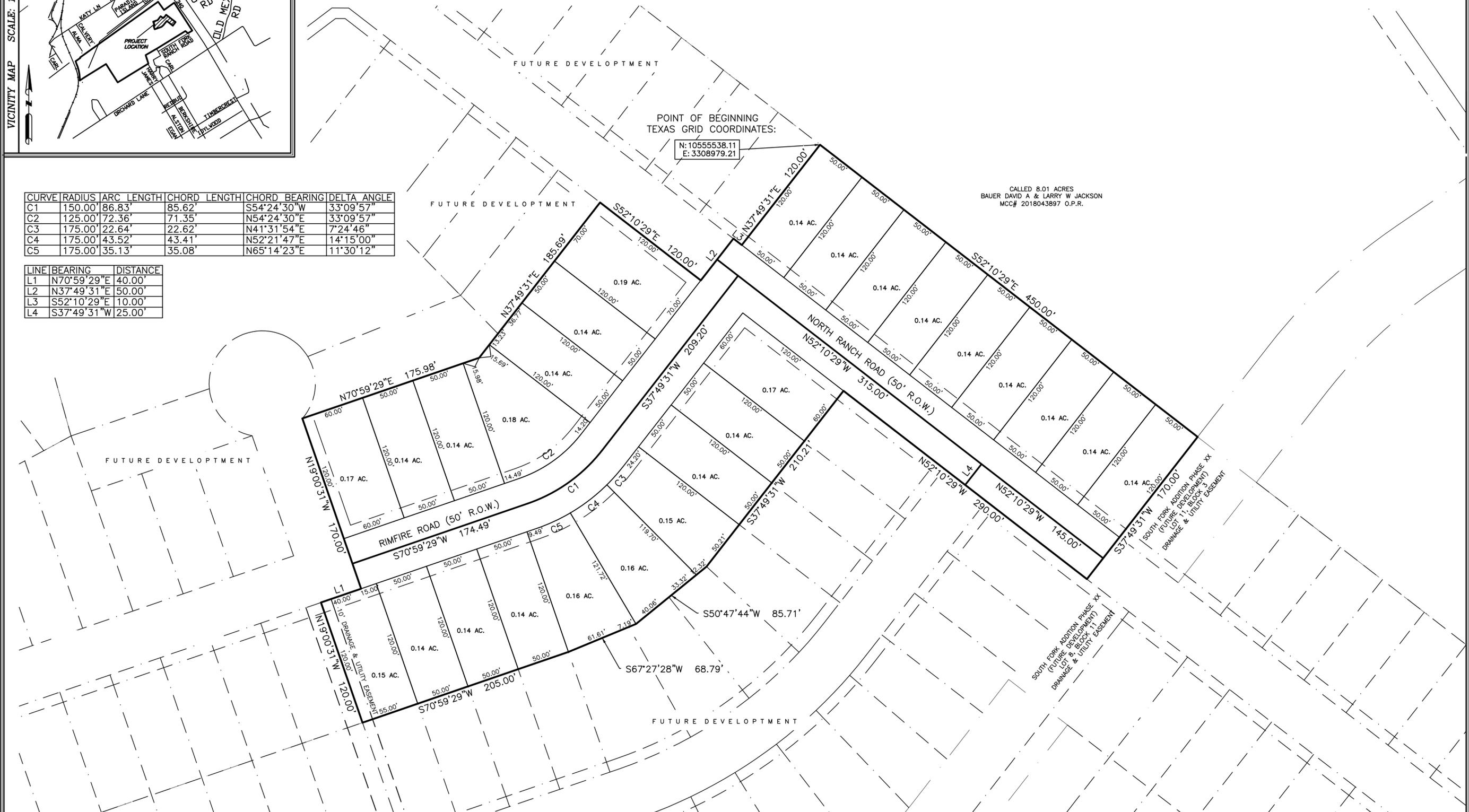
ADDRESS: SOUTHFORK RANCH ROAD  
DRAWN BY: KCM

**FINAL PLAT**  
**SOUTH FORK ADDITION, PHASE XVIII**  
 TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS. BEING 4.84  
 ACRES OF LAND OUT OF THE TOMAS DE LA VEGA GRANT,  
 ABSTRACT NUMBER 43, IN MCLENNAN COUNTY, TEXAS.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	150.00'	86.83'	85.62'	S54°24'30"W	33°09'57"
C2	125.00'	72.36'	71.35'	N54°24'30"E	33°09'57"
C3	175.00'	22.64'	22.62'	N41°31'54"E	7°24'46"
C4	175.00'	43.52'	43.41'	N52°21'47"E	14°15'00"
C5	175.00'	35.13'	35.08'	N65°14'23"E	11°30'12"

LINE	BEARING	DISTANCE
L1	N70°59'29"E	40.00'
L2	N37°49'31"E	50.00'
L3	S52°10'29"E	10.00'
L4	S37°49'31"W	25.00'



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

SURVEYORS RED SEAL

SURVEYED 03/2017

SURVEYORS CERTIFICATION

The plat shown hereon was prepared from an on the ground survey performed by me in March, 2017 and corner monuments are as shown.

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.

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

1 of 2

ADDRESS: SOUTH FORK DATE: 07-03-18  
 WORK ORDER NO. C: SFXIII DRAWN BY AKL  
 DIGITAL FILE SFXIldwg FIELDBOOK/P.G. TNFDS -

THE STATE OF TEXAS  
COUNTY OF MCLENNAN

BEING ALL THAT TRACT OF LAND OUT OF THE TOMAS DE LA VEGA GRANT, ABSTRACT NUMBER 43, IN MCLENNAN COUNTY, TEXAS, BEING OUT OF THE RESIDUE OF THAT CALLED TRACT 1 (157.28 ACRES) DESCRIBED IN A DEED TO BAUER JACKSON, LTD., RECORDED UNDER MCLENNAN COUNTY CLERK'S FILE NUMBER 2012035313 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS, AND BEING FURTHER DESCRIBED AS FOLLOWS WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD 83.

BEGINNING AT A 1/2-INCH STEEL ROD SET CAPPED M&A, AT THE NORTH CORNER OF THIS, FROM WHICH THE NORTH CORNER OF SAID TRACT 1, BEARS: N19°00'31"W 320.90', N52°42'59"E 1051.55' FOR REFERENCE:

THENCE NORTH 70 DEGREES 59 MINUTES 29 SECONDS EAST 50.00 FEET TO A 1/2-INCH STEEL ROD SET CAPPED M&A,  
THENCE NORTH 19 DEGREES 00 MINUTES 31 SECONDS WEST 2.73 FEET TO A 1/2-INCH STEEL ROD SET CAPPED M&A,  
THENCE NORTH 61 DEGREES 37 MINUTES 48 SECONDS EAST 323.10 FEET TO A 1/2-INCH STEEL ROD SET CAPPED M&A,  
THENCE NORTH 15 DEGREES 26 MINUTES 14 SECONDS WEST 56.96 FEET TO A 1/2-INCH STEEL ROD SET CAPPED M&A,  
THENCE NORTH 52 DEGREES 42 MINUTES 59 SECONDS EAST 330.20 FEET TO A 1/2-INCH STEEL ROD SET CAPPED M&A,  
THENCE SOUTH 44 DEGREES 15 MINUTES 57 SECONDS EAST 220.98 FEET TO A 1/2-INCH STEEL ROD SET CAPPED M&A,  
THENCE SOUTH 37 DEGREES 49 MINUTES 31 SECONDS WEST 28.92 FEET TO A 1/2-INCH STEEL ROD SET CAPPED M&A,  
THENCE SOUTH 70 DEGREES 59 MINUTES 29 SECONDS WEST 175.98 FEET TO A 1/2-INCH STEEL ROD SET CAPPED M&A,  
THENCE SOUTH 19 DEGREES 00 MINUTES 31 SECONDS EAST 170.00 FEET TO A 1/2-INCH STEEL ROD SET CAPPED M&A,  
THENCE SOUTH 70 DEGREES 59 MINUTES 29 SECONDS WEST 40.00 FEET TO A 1/2-INCH STEEL ROD SET CAPPED M&A,  
THENCE SOUTH 19 DEGREES 00 MINUTES 31 SECONDS EAST 120.00 FEET TO A 1/2-INCH STEEL ROD SET CAPPED M&A,  
THENCE SOUTH 70 DEGREES 59 MINUTES 29 SECONDS WEST 490.00 FEET TO A 1/2-INCH STEEL ROD SET CAPPED M&A,  
THENCE NORTH 19 DEGREES 00 MINUTES 31 SECONDS WEST 170.00 FEET TO A 1/2-INCH STEEL ROD SET CAPPED M&A,  
THENCE SOUTH 70 DEGREES 59 MINUTES 29 SECONDS WEST 50.00 FEET TO A 1/2-INCH STEEL ROD SET CAPPED M&A,  
THENCE NORTH 19 DEGREES 00 MINUTES 31 SECONDS WEST 120.00 FEET TO THE POINT OF BEGINNING, CONTAINING 5.20 ACRES OF LAND.

STATE OF TEXAS  
COUNTY OF MCLENNAN

THAT BAUER JACKSON, LTD., 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, SOUTH FORK ADDITION, PHASE XVI, TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS, BEING 5.20 ACRES OF LAND OUT OF THE TOMAS DE LA VEGA GRANT, ABSTRACT NUMBER 43, IN MCLENNAN COUNTY, TEXAS," AS OUR 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 LOT 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.

BAUER JACKSON, LTD.  
BY: JACKSON BAUER, L.L.C.  
BY: LARRY W. JACKSON, INC.

BY: LARRY W. JACKSON, PRESIDENT  
511 STATE HIGHWAY 7 WEST  
KOSSE, TEXAS 76653-3554

ATTEST: JACOB WATERS  
1871 W CRABB ROAD  
WEST, TEXAS 76691

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 LARRY W. JACKSON, 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF MCLENNAN

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT AND FIELD NOTES OF THE: "FINAL PLAT, SOUTH FORK ADDITION, PHASE XVI, TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS, BEING 5.20 ACRES OF LAND OUT OF THE TOMAS DE LA VEGA GRANT, ABSTRACT NUMBER 43, IN MCLENNAN COUNTY, TEXAS," WAS APPROVED ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

ESMERALDA HUDSON - CITY SECRETARY

**FINAL PLAT**  
**SOUTH FORK ADDITION, PHASE XVI**  
**TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS, BEING 5.20**  
**ACRES OF LAND OUT OF THE TOMAS DE LA VEGA GRANT,**  
**ABSTRACT NUMBER 43, IN MCLENNAN COUNTY, TEXAS.**

COUNTY CLERK'S FILE NUMBER

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.

**SUBDIVISION NOTES:**

1. BASED UPON WHAT CAN BE SCALED FROM THE GRAPHICS SHOWN ON FEDERAL INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 48309C0380D, EFFECTIVE ON DECEMBER 20, 2019, THE PROPERTY SHOWN ON THIS PLAT APPEARS TO BE SITUATED IN ZONE "X".
2. WATER PROVIDED BY CITY OF WACO CCN 10039
3. ELECTRIC SERVICE PROVIDED BY ONCOR
4. SEWER PROVIDED BY CITY OF WACO
5. UNLESS OTHERWISE NOTED, ALL BLOCK CORNERS, INTERIOR BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE, OR TANGENCY SHALL BE SET WITH A 1/2-INCH STEEL ROD CAPPED "M&A" AFTER CONSTRUCTION IS COMPLETE.
6. SURVEY: TOMAS DE LA VEGA
7. ABSTRACT: 43
8. COUNTY: MCLENNAN
9. CITY: WACO

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.

ALLIANCE BANK CENTRAL TEXAS  
4721 BOSQUE BOULEVARD  
WACO, TEXAS 76710

BY: MARK N. MINOR, CHIEF CREDIT OFFICER

PROPERTY ON WHICH YOU HOLD A DEED OF TRUST:

"FINAL PLAT, SOUTH FORK ADDITION, PHASE XVI, TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS, BEING 5.20 ACRES OF LAND OUT OF THE TOMAS DE LA VEGA GRANT, ABSTRACT NUMBER 43, IN MCLENNAN COUNTY, TEXAS,"

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 LARRY W. JACKSON, 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

COUNTY CLERK'S FILE NUMBER



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

SURVEYORS RED SEAL

SURVEYORS CERTIFICATION

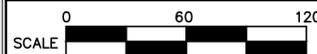
THE PLAT SHOWN HEREON WAS PREPARED FROM AN ON THE GROUND SURVEY PERFORMED BY ME IN JUNE, 2019 AND CORNER MONUMENTS ARE AS SHOWN.

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.

ROBERT E. MITCHELL R.P.L.S. 580T

SURVEYED: 6/29/2019

Sheet:  
**2 of 2**



WORK ORDER NO: SOUTHFORK XI  
DIGITAL FILE: SOUTHFORKXI-PRE.DWG

ADDRESS: SOUTHFORK RANCH ROAD  
DRAWN BY: KCM

THE STATE OF TEXAS  
COUNTY OF MCLENNAN

BEING ALL THAT TRACT OF LAND OUT OF THE TOMAS DE LA VEGA GRANT, ABSTRACT NUMBER 43, IN MCLENNAN COUNTY, TEXAS, BEING OUT OF THE RESIDUE OF THAT CALLED TRACT 1 (157.28 ACRES) DESCRIBED IN A DEED TO BAUER JACKSON, LTD., RECORDED UNDER MCLENNAN COUNTY CLERK'S FILE NUMBER 2012035313 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS, AND BEING FURTHER DESCRIBED AS FOLLOWS WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD 83.

BEGINNING AT A 1/2-INCH STEEL ROD SET CAPPED M&A, AT THE NORTH CORNER OF THIS, FROM WHICH THE NORTH CORNER OF SAID TRACT 1, BEARS: N41°30'53"W 202.96', N52°42'59"E 3019.35' FOR REFERENCE:

THENCE NORTH 41 DEGREES 30 MINUTES 53 SECONDS WEST 274.41 FEET TO A 1/2-INCH STEEL ROD SET CAPPED M&A,  
THENCE NORTH 22 DEGREES 58 MINUTES 19 SECONDS EAST 36.20 FEET TO A 1/2-INCH STEEL ROD SET CAPPED M&A,  
THENCE NORTH 48 DEGREES 29 MINUTES 07 SECONDS EAST 868.49 FEET TO A 1/2-INCH STEEL ROD SET CAPPED M&A,  
THENCE SOUTH 41 DEGREES 30 MINUTES 53 SECONDS EAST 170.00 FEET TO A 1/2-INCH STEEL ROD SET CAPPED M&A,  
THENCE SOUTH 48 DEGREES 29 MINUTES 07 SECONDS WEST 27.03 FEET TO A 1/2-INCH STEEL ROD SET CAPPED M&A,  
THENCE SOUTH 41 DEGREES 30 MINUTES 53 SECONDS EAST 120.00 FEET TO A 1/2-INCH STEEL ROD SET CAPPED M&A,  
THENCE SOUTH 48 DEGREES 29 MINUTES 07 SECONDS WEST 874.14 FEET TO THE POINT OF BEGINNING, CONTAINING 5.91 ACRES OF LAND.

STATE OF TEXAS  
COUNTY OF MCLENNAN

THAT BAUER JACKSON, LTD., 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, SOUTH FORK ADDITION, PHASE XIII, TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS, BEING 5.91 ACRES OF LAND OUT OF THE TOMAS DE LA VEGA GRANT, ABSTRACT NUMBER 43, IN MCLENNAN COUNTY, TEXAS," AS OUR 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 LOT 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.

BAUER JACKSON, LTD.  
BY: JACKSON BAUER, L.L.C.  
BY: LARRY W. JACKSON, INC.

BY: LARRY W. JACKSON, PRESIDENT  
511 STATE HIGHWAY 7 WEST  
KOSSE, TEXAS 76653-3554

ATTEST: JACOB WATERS  
1871 W CRABB ROAD  
WEST, TEXAS 76691

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 LARRY W. JACKSON, 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 \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF MCLENNAN

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT AND FIELD NOTES OF THE: "FINAL PLAT, SOUTH FORK ADDITION, PHASE XIII, TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS, BEING 5.91 ACRES OF LAND OUT OF THE TOMAS DE LA VEGA GRANT, ABSTRACT NUMBER 43, IN MCLENNAN COUNTY, TEXAS," WAS APPROVED ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

ESMERALDA HUDSON - CITY SECRETARY

**FINAL PLAT**  
**SOUTH FORK ADDITION, PHASE XIII**  
**TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS,**  
**BEING 5.91 ACRES OF LAND OUT OF THE TOMAS DE LA VEGA**  
**GRANT, ABSTRACT NUMBER 43, IN MCLENNAN COUNTY, TEXAS.**

COUNTY CLERK'S FILE NUMBER

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.

**SUBDIVISION NOTES:**

1. BASED UPON WHAT CAN BE SCALED FROM THE GRAPHICS SHOWN ON FEDERAL INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 48308C03800, EFFECTIVE ON DECEMBER 20, 2019, THE PROPERTY SHOWN ON THIS PLAT APPEARS TO BE SITUATED IN ZONE "AE", ZONE "X" AND A REGULATORY FLOODWAY (SEE PLAT FOR DETAILS).
2. WATER PROVIDED BY CITY OF WACO CCN 10039
3. ELECTRIC SERVICE PROVIDED BY ONCOR
4. SEWER PROVIDED BY CITY OF WACO
5. UNLESS OTHERWISE NOTED, ALL BLOCK CORNERS, INTERIOR BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE, OR TANGENCY SHALL BE SET WITH A 1/2-INCH STEEL ROD CAPPED "M&A" AFTER CONSTRUCTION IS COMPLETE.
6. SURVEY: TOMAS DE LA VEGA
7. ABSTRACT: 43
8. COUNTY: MCLENNAN
9. CITY: WACO

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.

ALLIANCE BANK CENTRAL TEXAS  
4721 BOSQUE BOULEVARD  
WACO, TEXAS 76710

BY: MARK N. MINOR, CHIEF CREDIT OFFICER

PROPERTY ON WHICH YOU HOLD A DEED OF TRUST:

"FINAL PLAT, SOUTH FORK ADDITION, PHASE XIII, TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS, BEING 5.91 ACRES OF LAND OUT OF THE TOMAS DE LA VEGA GRANT, ABSTRACT NUMBER 43, IN MCLENNAN COUNTY, TEXAS,"

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 LARRY W. JACKSON, 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 \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

COUNTY CLERK'S FILE NUMBER



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

SURVEYORS RED SEAL

SURVEYORS CERTIFICATION

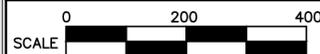
THE PLAT SHOWN HEREON WAS PREPARED FROM AN ON THE GROUND SURVEY PERFORMED BY ME IN JUNE, 2019 AND CORNER MONUMENTS ARE AS SHOWN.

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.

ROBERT E. MITCHELL R.P.L.S. 580T

SURVEYED: 6/29/2019

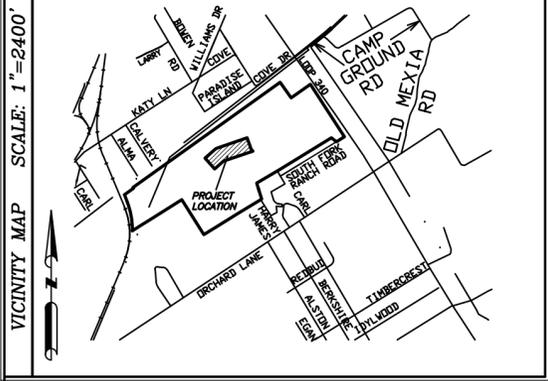
Sheet:  
**2 of 2**



WORK ORDER NO: SOUTHFORK XI  
DIGITAL FILE: SOUTHFORKXI-PRE.DWG

ADDRESS: SOUTHFORK RANCH ROAD  
DRAWN BY: KCM

**FINAL PLAT**  
**SOUTH FORK ADDITION, PHASE XIII**  
 TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS,  
 BEING 20.28 ACRES OF LAND OUT OF THE TOMAS DE LA VEGA  
 GRANT, ABSTRACT NUMBER 43, IN MCLENNAN COUNTY, TEXAS.



POINT OF BEGINNING  
 TEXAS GRID COORDINATES:  
 N: 10554050.07  
 E: 3306407.97

LINE	BEARING	DISTANCE
L1	N22°58'19"E	36.20'
L2	S48°29'07"W	27.03'
L3	N48°29'07"E	52.03'

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH	DELTA ANGLE
C1	S24°56'27"E	39.94'	70.00'	40.50'	33°08'52"
C2	S08°12'25"W	39.94'	70.00'	40.50'	33°08'52"
C3	S36°37'59"W	28.75'	70.00'	28.96'	23°42'16"
C4	N03°29'07"E	63.64'	45.00'	70.69'	90°00'00"

FUTURE DEVELOPMENT

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

SURVEYORS RED SEAL

SURVEYED 03/2017

SURVEYORS CERTIFICATION

The plat shown hereon was prepared from an on the ground survey performed by me in March, 2017 and corner monuments are as shown.

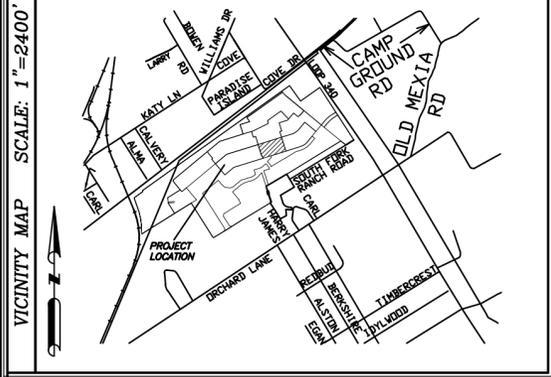
PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

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

1 of 2

ADDRESS: SOUTH FORK DATE: 07-03-18  
 WORK ORDER NO. C: SFXIII DRAWN BY AKL  
 DIGITAL FILE SFXIldwg FIELDBOOK/PG. TNFDS -

FINAL PLAT, SOUTH FORK ADDITION, PHASE XII, TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS. BEING 5.96 ACRES OF LAND OUT OF THE TOMAS DE LA VEGA GRANT, ABSTRACT NUMBER 43, IN MCLENNAN COUNTY, TEXAS,



POINT OF BEGINNING TEXAS GRID COORDINATES:  
N: 10554423.98  
E: 3307244.39

LINE	BEARING	DISTANCE
L1	N53°32'44"E	28.57'
L2	N70°59'29"E	25.00'
L3	S19°00'31"E	56.73'

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH	DELTA ANGLE
C1	S32°06'15"E	90.63'	200.00'	91.42'	26°11'27"
C2	S59°44'18"W	58.54'	150.00'	58.92'	22°30'21"
C3	S30°33'30"E	90.10'	225.00'	90.71'	23°05'57"
C4	S59°44'18"W	48.79'	125.00'	49.10'	22°30'21"
C5	S51°59'40"W	21.42'	175.00'	21.44'	7°01'05"
C6	S62°54'06"W	45.07'	175.00'	45.19'	14°47'48"
C7	S70°38'44"W	2.11'	175.00'	2.11'	0°41'28"
C8	S29°20'49"E	89.73'	250.00'	90.22'	20°40'35"



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

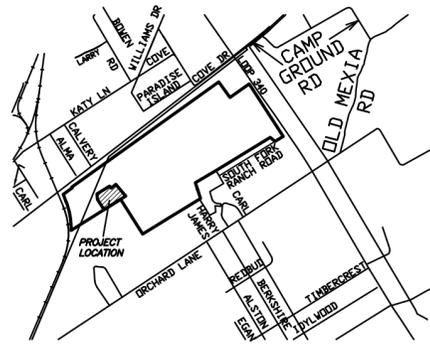
1 of 2



ADDRESS: SOUTH FORK DATE: 07-03-18  
WORK ORDER NO. C: SFXIII DRAWN BY AKL  
DIGITAL FILE SFXIldwg FIELDBOOK/Pg. TNFDS -

<p>SURVEYORS RED SEAL</p>	<p>SURVEYORS CERTIFICATION</p> <p>The plat shown hereon was prepared from an on the ground survey performed by me in March, 2017 and corner monuments are as shown.</p> <p>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.</p> <p>Robert E. Mitchell R.P.L.S. 5801</p>
<p>SURVEYED 03/2017</p>	

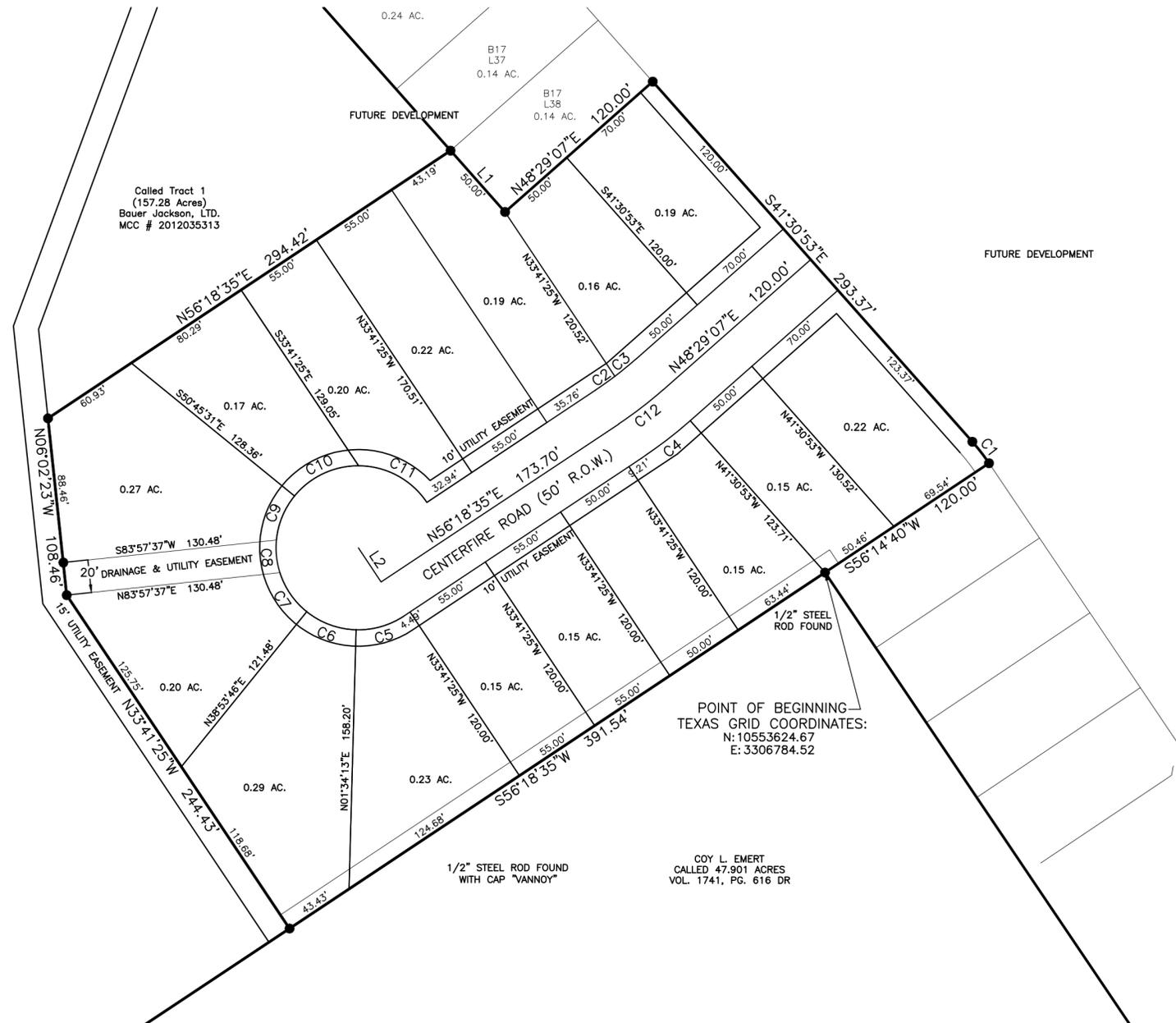
VICINITY MAP SCALE: 1"=2400'



FINAL PLAT  
 SOUTH FORK ADDITION, PHASE XXI  
 TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS,  
 BEING 20.28 ACRES OF LAND OUT OF THE TOMAS DE LA VEGA  
 GRANT, ABSTRACT NUMBER 43, IN MCLENNAN COUNTY, TEXAS.

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH	DELTA ANGLE
C1	S37°42'50"E	16.57'	125.00'	16.58'	7°36'07"
C2	N54°29'31"E	14.25'	224.60'	14.25'	3°38'07"
C3	N50°34'47"E	16.42'	224.60'	16.42'	4°11'21"
C4	N52°23'51"E	37.47'	274.61'	37.50'	7°49'27"
C5	N73°56'24"E	30.29'	50.00'	30.77'	35°15'39"
C6	S69°46'00"E	32.00'	50.00'	32.57'	37°19'33"
C7	S34°20'25"E	28.84'	50.00'	29.26'	33°31'38"
C8	S06°02'23"E	20.00'	50.00'	20.14'	2°30'42"
C9	S22°22'09"W	29.02'	50.00'	29.45'	33°44'38"
C10	S64°45'49"W	43.09'	50.00'	44.55'	51°02'41"
C11	N61°42'08"W	46.97'	50.00'	48.89'	56°01'24"
C12	N52°23'51"E	34.06'	249.61'	34.09'	7°49'27"

LINE	BEARING	DISTANCE
L1	S41°30'53"E	50.00'
L2	S33°41'25"E	25.00'



Called Tract 1  
 (157.28 Acres)  
 Bauer Jackson, LTD.  
 MCC # 2012035313

POINT OF BEGINNING  
 TEXAS GRID COORDINATES:  
 N: 10553624.67  
 E: 3306784.52

COY L. EMERT  
 CALLED 47.901 ACRES  
 VOL. 1741, PG. 616 DR

**SUBMISSION NOTES:**

- BASED UPON WHAT CAN BE SCALED FROM THE GRAPHICS SHOWN ON FEDERAL INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 48309C03800, EFFECTIVE ON DECEMBER 20, 2019, THE PROPERTY SHOWN ON THIS PLAT APPEARS TO BE SITUATED IN ZONE "X"
- WATER PROVIDED BY CITY OF WACO CCN 10039
- ELECTRIC SERVICE PROVIDED BY ONCOR
- SEWER PROVIDED BY CITY OF WACO
- UNLESS OTHERWISE NOTED, ALL BLOCK CORNERS, INTERIOR BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE, OR TANGENCY SHALL BE SET WITH A 1/2-INCH STEEL ROD CAPPED "M&A" AFTER CONSTRUCTION IS COMPLETE.
- SURVEY: TOMAS DE LA VEGA
- ABSTRACT: 43
- COUNTY: MCLENNAN
- CITY: WACO



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

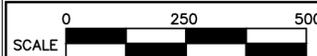
SURVEYORS RED SEAL

SURVEYORS CERTIFICATION

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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.

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



ADDRESS: SOUTH FORK DATE: 07-03-18  
 WORK ORDER NO. C: SFXIII DRAWN BY AKL  
 DIGITAL FILE SFXIldwg FIELDBOOK/PG. TNFDS -

SURVEYED 03/2017

THE STATE OF TEXAS  
COUNTY OF MCLENNAN

BEING ALL THAT TRACT OF LAND OUT OF THE TOMAS DE LA VEGA GRANT, ABSTRACT NUMBER 43, IN MCLENNAN COUNTY, TEXAS, BEING OUT OF THE RESIDUE OF THAT CALLED TRACT 1 (157.28 ACRES) DESCRIBED IN A DEED TO BAUER JACKSON, LTD., RECORDED UNDER MCLENNAN COUNTY CLERK'S FILE NUMBER 2012035313 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS, AND BEING FURTHER DESCRIBED AS FOLLOWS WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD 83.

BEING ALL THAT TRACT OF LAND OUT OF THE TOMAS DE LA VEGA GRANT, ABSTRACT NUMBER 43, IN MCLENNAN COUNTY, TEXAS, BEING OUT OF THE RESIDUE OF THAT CALLED TRACT 1 (157.28 ACRES) DESCRIBED IN A DEED TO BAUER JACKSON, LTD., RECORDED UNDER MCLENNAN COUNTY CLERK'S FILE NUMBER 2012035313 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS, AND BEING FURTHER DESCRIBED AS FOLLOWS WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD 83.

BEGINNING AT A 1/2-INCH STEEL ROD FOUND AT AN INTERIOR CORNER OF SAID TRACT 1 AND AT AN ANGLE POINT IN THE SOUTHEAST LINE OF THIS:

THENCE S 56 DEGREES 18 MINUTES 35 SECONDS W 391.54 FEET TO A 1/2-INCH STEEL ROD SET CAPPED M&A,

THENCE N 33 DEGREES 41 MINUTES 25 SECONDS W 244.43 FEET TO A 1/2-INCH STEEL ROD SET CAPPED M&A,

THENCE N 06 DEGREES 02 MINUTES 23 SECONDS W 108.46 FEET TO A 1/2-INCH STEEL ROD SET CAPPED M&A,

THENCE N 56 DEGREES 18 MINUTES 35 SECONDS E 294.42 FEET TO A 1/2-INCH STEEL ROD SET CAPPED M&A,

THENCE S 41 DEGREES 30 MINUTES 53 SECONDS E 50.00 FEET TO A 1/2-INCH STEEL ROD SET CAPPED M&A,

THENCE N 48 DEGREES 29 MINUTES 07 SECONDS E 120.00 FEET TO A 1/2-INCH STEEL ROD SET CAPPED M&A,

THENCE S 41 DEGREES 30 MINUTES 53 SECONDS E 293.37 FEET TO A 1/2-INCH STEEL ROD SET CAPPED M&A,

THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 16.58', WITH A RADIUS OF 125.00', WITH A CHORD BEARING OF S 37 DEGREES 42 MINUTES 50 SECONDS E, WITH A CHORD LENGTH OF 16.57', TO A 1/2-INCH STEEL ROD SET CAPPED M&A,

THENCE S 56 DEGREES 14 MINUTES 40 SECONDS W 120.00 FEET TO THE POINT OF BEGINNING, CONTAINING 3.72 ACRES OF LAND.

STATE OF TEXAS  
COUNTY OF MCLENNAN

THAT BAUER JACKSON, LTD., 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, SOUTH FORK ADDITION, PHASE XXI, TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS, BEING 3.72 ACRES OF LAND OUT OF THE TOMAS DE LA VEGA GRANT, ABSTRACT NUMBER 43, IN MCLENNAN COUNTY, TEXAS," AS OUR 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 LOT 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.

BAUER JACKSON, LTD.  
BY: JACKSON BAUER, L.L.C.  
BY: LARRY W. JACKSON, INC.

BY: LARRY W. JACKSON, PRESIDENT  
511 STATE HIGHWAY 7 WEST  
KOSSE, TEXAS 76653-3554

ATTEST: JACOB WATERS  
1871 W CRABB ROAD  
WEST, TEXAS 76691

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 LARRY W. JACKSON, 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF MCLENNAN

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT AND FIELD NOTES OF THE: "FINAL PLAT, SOUTH FORK ADDITION, PHASE XXI, TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS, BEING 3.72 ACRES OF LAND OUT OF THE TOMAS DE LA VEGA GRANT, ABSTRACT NUMBER 43, IN MCLENNAN COUNTY, TEXAS," WAS APPROVED ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

ESMERALDA HUDSON - CITY SECRETARY

FINAL PLAT  
SOUTH FORK ADDITION, PHASE XXI  
TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS,  
BEING 3.72 ACRES OF LAND OUT OF THE TOMAS DE LA VEGA  
GRANT, ABSTRACT NUMBER 43, IN MCLENNAN COUNTY, TEXAS.

COUNTY CLERK'S FILE NUMBER

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.

SUBDIVISION NOTES:

1. BASED UPON WHAT CAN BE SCALED FROM THE GRAPHICS SHOWN ON FEDERAL INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 48309C03800, EFFECTIVE ON DECEMBER 20, 2019, THE PROPERTY SHOWN ON THIS PLAT APPEARS TO BE SITUATED IN ZONE "X"
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6. SURVEY: TOMAS DE LA VEGA
7. ABSTRACT: 43
8. COUNTY: MCLENNAN
9. CITY: WACO

STATE OF TEXAS  
COUNTY OF MCLENNAN

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ALLIANCE BANK CENTRAL TEXAS  
4721 BOSQUE BOULEVARD  
WACO, TEXAS 76710

BY: MARK N. MINOR, CHIEF CREDIT OFFICER

PROPERTY ON WHICH YOU HOLD A DEED OF TRUST:

"FINAL PLAT, SOUTH FORK ADDITION, PHASE XXI, TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS, BEING 3.72 ACRES OF LAND OUT OF THE TOMAS DE LA VEGA GRANT, ABSTRACT NUMBER 43, IN MCLENNAN COUNTY, TEXAS,"

STATE OF TEXAS  
COUNTY OF MCLENNAN

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GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

COUNTY CLERK'S FILE NUMBER



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

SURVEYORS RED SEAL

SURVEYORS CERTIFICATION

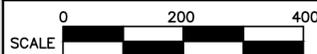
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ROBERT E. MITCHELL R.P.L.S. 580T

SURVEYED: 6/29/2019

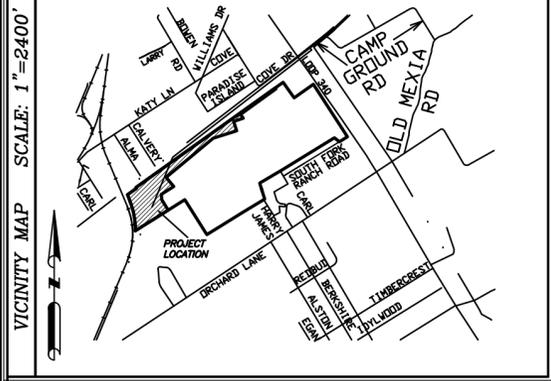
Sheet:  
2 of 2



WORK ORDER NO: SOUTHFORK XI  
DIGITAL FILE: SOUTHFORKXI-PRE.DWG

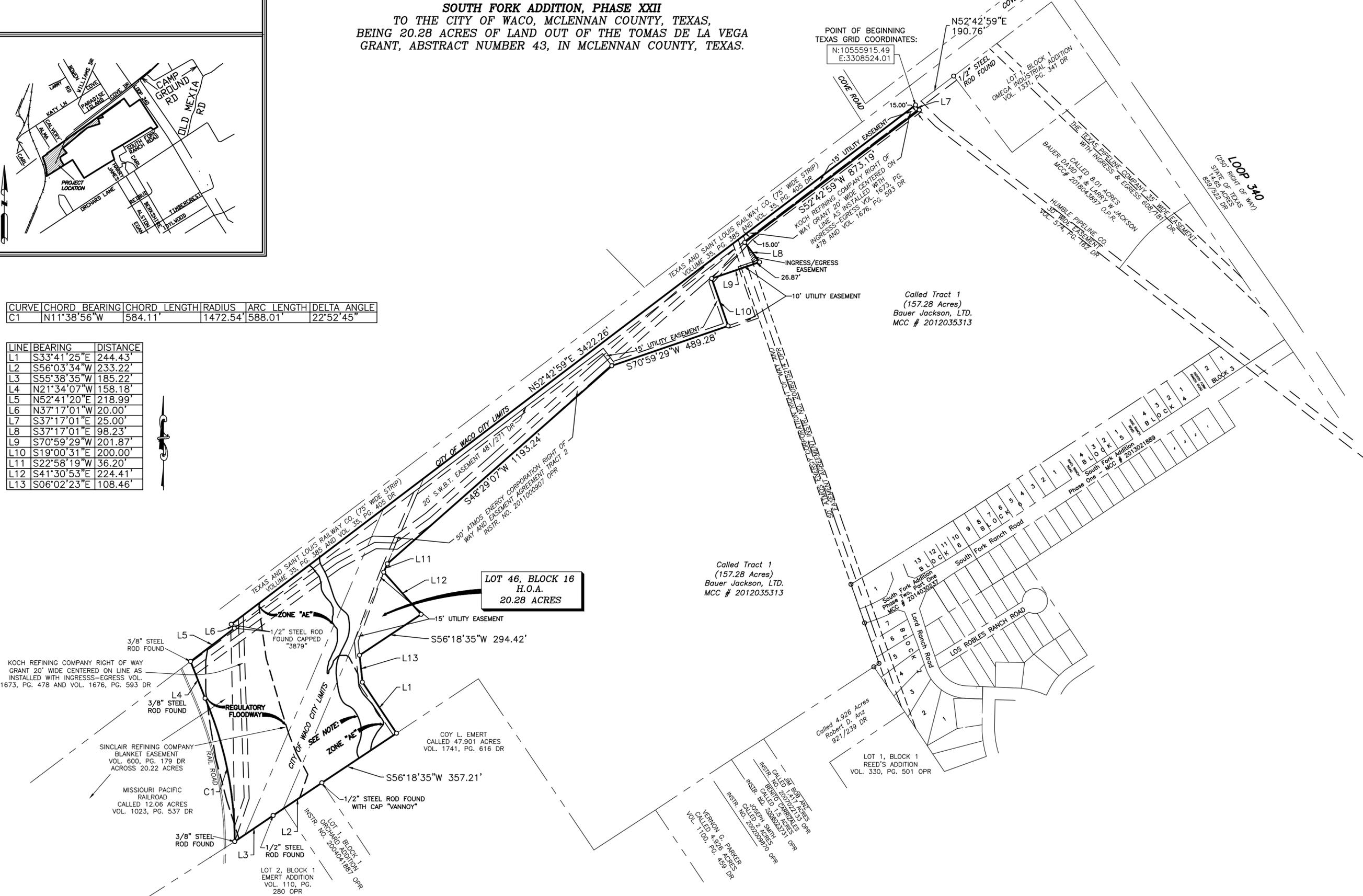
ADDRESS: SOUTHFORK RANCH ROAD  
DRAWN BY: KCM

**FINAL PLAT**  
**SOUTH FORK ADDITION, PHASE XXII**  
 TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS,  
 BEING 20.28 ACRES OF LAND OUT OF THE TOMAS DE LA VEGA  
 GRANT, ABSTRACT NUMBER 43, IN MCLENNAN COUNTY, TEXAS.



CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH	DELTA ANGLE
C1	N11°38'56"W	584.11'	1472.54'	588.01'	22°52'45"

LINE	BEARING	DISTANCE
L1	S33°41'25"E	244.43'
L2	S56°03'34"W	233.22'
L3	S55°38'35"W	185.22'
L4	N21°34'07"W	158.18'
L5	N52°41'20"E	218.99'
L6	N37°17'01"W	20.00'
L7	S37°17'01"E	25.00'
L8	S37°17'01"E	98.23'
L9	S70°59'29"W	201.87'
L10	S19°00'31"E	200.00'
L11	S22°58'19"W	36.20'
L12	S41°30'53"E	224.41'
L13	S06°02'23"E	108.46'



**NOTE:**  
 BASED UPON WHAT CAN BE SCALED FROM THE GRAPHICS SHOWN ON FEDERAL INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 48309C0380D, EFFECTIVE ON DECEMBER 20, 2019, THE PROPERTY SHOWN ON THIS PLAT APPEARS TO BE SITUATED IN ZONE "AE", ZONE "X" AND A REGULATORY FLOODWAY.

**NOTE:**  
 100 YR FLOOD LIMITS FROM MARCH 1, 2011 STUDY BY MORRISON HYDROLOGY, LLC (R.W. MORRISON, P.E.)



**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 2



ADDRESS: SOUTH FORK DATE: 07-03-18  
 WORK ORDER NO. C: SFXIII DRAWN BY AKL  
 DIGITAL FILE SFXIldwg FIELDBOOK/PG. TNFDS -

SURVEYORS RED SEAL	SURVEYORS CERTIFICATION The plat shown hereon was prepared from an on the ground survey performed by me in March, 2017 and corner monuments are as shown.  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. Robert E. Mitchell R.P.L.S. 5801
SURVEYED 03/2017	

THE STATE OF TEXAS  
COUNTY OF MCLENNAN

BEING ALL THAT TRACT OF LAND OUT OF THE TOMAS DE LA VEGA GRANT, ABSTRACT NUMBER 43, IN MCLENNAN COUNTY, TEXAS, BEING OUT OF THE RESIDUE OF THAT CALLED TRACT 1 (157.28 ACRES) DESCRIBED IN A DEED TO BAUER JACKSON, LTD., RECORDED UNDER MCLENNAN COUNTY CLERK'S FILE NUMBER 2012035313 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS, AND BEING FURTHER DESCRIBED AS FOLLOWS WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD 83.

BEGINNING AT A 1/2-INCH STEEL ROD SET CAPPED M&A, FROM WHICH THE NORTH CORNER OF SAID TRACT 1 BEARS: N52°42'59"E 190.76'

THENCE S 37 DEGREES 17 MINUTES 01 SECONDS E 25.00 FEET TO A1/2-INCH STEEL ROD SET CAPPED M&A;

THENCE S 52 DEGREES 42 MINUTES 59 SECONDS W 873.19 FEET TO A1/2-INCH STEEL ROD SET CAPPED M&A;

THENCE S 37 DEGREES 17 MINUTES 01 SECONDS E 98.23 FEET TO A1/2-INCH STEEL ROD SET CAPPED M&A;

THENCE S 70 DEGREES 59 MINUTES 29 SECONDS W 201.87 FEET TO A1/2-INCH STEEL ROD SET CAPPED M&A;

THENCE S 19 DEGREES 00 MINUTES 31 SECONDS E 200.00 FEET TO A1/2-INCH STEEL ROD SET CAPPED M&A;

THENCE S 70 DEGREES 59 MINUTES 29 SECONDS W 489.28 FEET TO A1/2-INCH STEEL ROD SET CAPPED M&A;

THENCE S 48 DEGREES 29 MINUTES 07 SECONDS W 1193.24 FEET TO A1/2-INCH STEEL ROD SET CAPPED M&A;

THENCE S 22 DEGREES 58 MINUTES 19 SECONDS W 36.20 FEET TO A1/2-INCH STEEL ROD SET CAPPED M&A;

THENCE S 41 DEGREES 30 MINUTES 53 SECONDS E 224.41 FEET TO A1/2-INCH STEEL ROD SET CAPPED M&A;

THENCE S 56 DEGREES 18 MINUTES 35 SECONDS W 294.42 FEET TO A1/2-INCH STEEL ROD SET CAPPED M&A;

THENCE S 06 DEGREES 02 MINUTES 23 SECONDS E 108.46 FEET TO A1/2-INCH STEEL ROD SET CAPPED M&A;

THENCE S 33 DEGREES 41 MINUTES 25 SECONDS E 244.43 FEET TO A1/2-INCH STEEL ROD SET CAPPED M&A;

THENCE S 56 DEGREES 18 MINUTES 35 SECONDS W 357.21 FEET TO A STEEL ROD FOUND;

THENCE S 56 DEGREES 03 MINUTES 34 SECONDS W 233.22 FEET TO A STEEL ROD FOUND;

THENCE S 55 DEGREES 38 MINUTES 35 SECONDS W 185.22 FEET TO A STEEL ROD FOUND;

THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 588.01', WITH A RADIUS OF 1472.54', WITH A CHORD BEARING OF N 11 DEGREES 38 MINUTES 56 SECONDS W, WITH A CHORD LENGTH OF 584.11', TO A STEEL ROD FOUND;

THENCE N 21 DEGREES 34 MINUTES 07 SECONDS W 158.18 FEET TO A STEEL ROD FOUND;

THENCE N 52 DEGREES 41 MINUTES 20 SECONDS E 218.99 FEET TO A STEEL ROD FOUND;

THENCE N 37 DEGREES 17 MINUTES 01 SECONDS W 20.00 FEET

THENCE N 52 DEGREES 42 MINUTES 59 SECONDS E 3422.26 FEET A 1/2-INCH STEEL ROD SET CAPPED M&A TO THE POINT OF BEGINNING, CONTAINING 20.28 ACRES OF LAND.

STATE OF TEXAS  
COUNTY OF MCLENNAN

THAT BAUER JACKSON, LTD., 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, SOUTH FORK ADDITION, PHASE XXII, TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS, BEING 20.28 ACRES OF LAND OUT OF THE TOMAS DE LA VEGA GRANT, ABSTRACT NUMBER 43, IN MCLENNAN COUNTY, TEXAS," AS OUR 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 LOT 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.

BAUER JACKSON, LTD.  
BY: JACKSON BAUER, L.L.C.  
BY: LARRY W. JACKSON, INC.

BY: LARRY W. JACKSON, PRESIDENT  
511 STATE HIGHWAY 7 WEST  
KOSSE, TEXAS 76653-3554

ATTEST: JACOB WATERS  
1871 W CRABB ROAD  
WEST, TEXAS 76691

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 LARRY W. JACKSON, 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF MCLENNAN

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT AND FIELD NOTES OF THE: "FINAL PLAT, SOUTH FORK ADDITION, PHASE XXII, TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS, BEING 20.28 ACRES OF LAND OUT OF THE TOMAS DE LA VEGA GRANT, ABSTRACT NUMBER 43, IN MCLENNAN COUNTY, TEXAS," WAS APPROVED ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

ESMERALDA HUDSON - CITY SECRETARY



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

Sheet:  
**2 of 2**



WORK ORDER NO: SOUTHFORK XI ADDRESS: SOUTHFORK RANCH ROAD  
DIGITAL FILE: SOUTHFORKXI-PRE.DWG DRAWN BY: KCM

SURVEYORS RED SEAL  
  
  
  
  
  
  
  
  
  
SURVEYED: 6/29/2019

SURVEYORS CERTIFICATION  
  
THE PLAT SHOWN HEREON WAS PREPARED FROM AN ON THE GROUND SURVEY PERFORMED BY ME IN JUNE, 2019 AND CORNER MONUMENTS ARE AS SHOWN.  
  
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.  
  
ROBERT E. MITCHELL R.P.L.S. 580T

**FINAL PLAT**  
**SOUTH FORK ADDITION, PHASE XXII**  
**TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS,**  
**BEING 20.28 ACRES OF LAND OUT OF THE TOMAS DE LA VEGA**  
**GRANT, ABSTRACT NUMBER 43, IN MCLENNAN COUNTY, TEXAS.**

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.

ALLIANCE BANK CENTRAL TEXAS  
4721 BOSQUE BOULEVARD  
WACO, TEXAS 76710

BY: MARK N. MINOR, CHIEF CREDIT OFFICER

PROPERTY ON WHICH YOU HOLD A DEED OF TRUST:

"FINAL PLAT, SOUTH FORK ADDITION, PHASE XXII, TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS, BEING 20.28 ACRES OF LAND OUT OF THE TOMAS DE LA VEGA GRANT, ABSTRACT NUMBER 43, IN MCLENNAN COUNTY, TEXAS,"

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 LARRY W. JACKSON, 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.

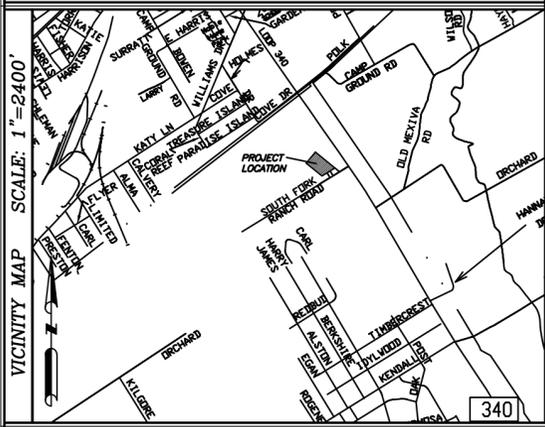
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

COUNTY CLERK'S FILE NUMBER  
  
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.

- SUBDIVISION NOTES:**
1. BASED UPON WHAT CAN BE SCALED FROM THE GRAPHICS SHOWN ON FEDERAL INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 48308C03800, EFFECTIVE ON DECEMBER 20, 2019, THE PROPERTY SHOWN ON THIS PLAT APPEARS TO BE SITUATED IN ZONE "AE", ZONE "X" AND A REGULATORY FLOODWAY (SEE PLAT FOR DETAILS).
  2. WATER PROVIDED BY CITY OF WACO CCN 10039
  3. ELECTRIC SERVICE PROVIDED BY ONCOR
  4. SEWER PROVIDED BY CITY OF WACO
  5. UNLESS OTHERWISE NOTED, ALL BLOCK CORNERS, INTERIOR BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE, OR TANGENCY SHALL BE SET WITH A 1/2-INCH STEEL ROD CAPPED "M&A" AFTER CONSTRUCTION IS COMPLETE.
  6. SURVEY: TOMAS DE LA VEGA
  7. ABSTRACT: 43
  8. COUNTY: MCLENNAN
  9. CITY: WACO

COUNTY CLERK'S FILE NUMBER



LINE	BEARING	DISTANCE
L2	S37°49'31"W	50.00'
L3	S15°26'14"E	56.96'
L4	N52°10'29"W	10.00'
L4	S19°00'31"E	2.73'

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH	DELTA ANGLE
C1	S46°28'56"W	15.20'	70.00'	15.23'	12°28'06"
C2	S24°24'31"W	38.21'	70.00'	38.70'	31°40'44"
C3	S05°13'11"E	33.37'	70.00'	33.69'	27°34'41"
C4	N64°03'33"W	28.83'	70.00'	29.04'	23°46'08"
C5	S89°18'47"W	35.63'	70.00'	36.02'	29°29'12"
C6	S63°38'35"W	26.54'	70.00'	26.70'	21°51'12"
C7	N16°51'14"E	52.73'	45.00'	56.33'	71°43'31"
C8	S89°43'45"E	54.86'	45.00'	58.99'	75°06'32"

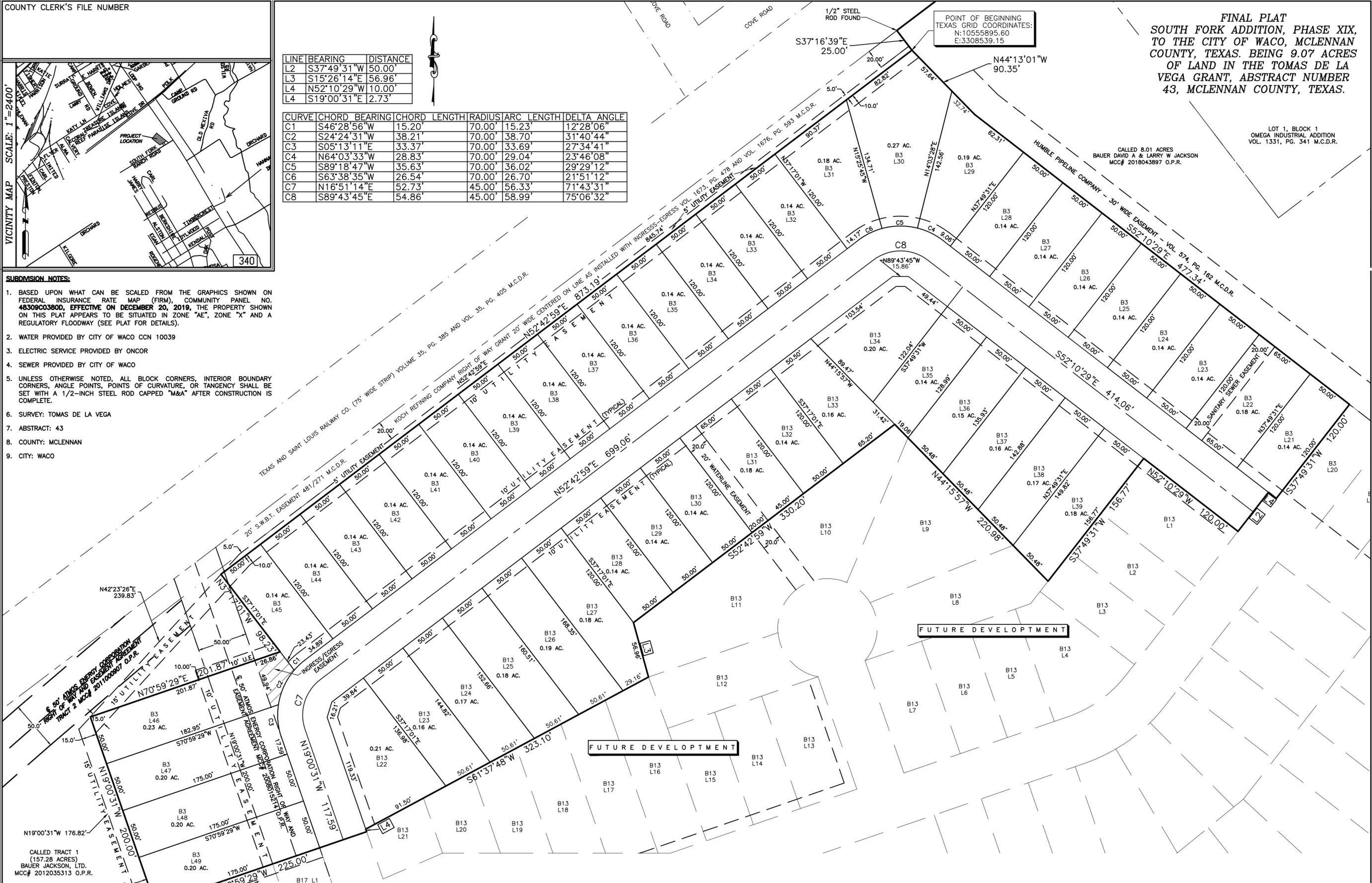
**FINAL PLAT**  
**SOUTH FORK ADDITION, PHASE XIX,**  
**TO THE CITY OF WACO, MCLENNAN**  
**COUNTY, TEXAS. BEING 9.07 ACRES**  
**OF LAND IN THE TOMAS DE LA**  
**VEGA GRANT, ABSTRACT NUMBER**  
**43, MCLENNAN COUNTY, TEXAS.**

LOT 1, BLOCK 1  
 OMEGA INDUSTRIAL ADDITION  
 VOL. 1331, PG. 341 M.C.D.R.

CALLED 8.01 ACRES  
 BAUER DAVID A & LARRY W JACKSON  
 MCC# 2018043897 O.P.R.

**SUBMISSION NOTES:**

1. BASED UPON WHAT CAN BE SCALED FROM THE GRAPHICS SHOWN ON FEDERAL INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 48309C0380D, EFFECTIVE ON DECEMBER 20, 2019, THE PROPERTY SHOWN ON THIS PLAT APPEARS TO BE SITUATED IN ZONE "AE", ZONE "X" AND A REGULATORY FLOODWAY (SEE PLAT FOR DETAILS).
2. WATER PROVIDED BY CITY OF WACO CCN 10039
3. ELECTRIC SERVICE PROVIDED BY ONCOR
4. SEWER PROVIDED BY CITY OF WACO
5. UNLESS OTHERWISE NOTED, ALL BLOCK CORNERS, INTERIOR BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE, OR TANGENCY SHALL BE SET WITH A 1/2-INCH STEEL ROD CAPPED "M&A" AFTER CONSTRUCTION IS COMPLETE.
6. SURVEY: TOMAS DE LA VEGA
7. ABSTRACT: 43
8. COUNTY: MCLENNAN
9. CITY: WACO



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

SURVEYORS RED SEAL

SURVEYORS CERTIFICATION

The plat shown hereon was prepared from an on the ground survey performed by me in March, 2017 and corner monuments are as shown.

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



ADDRESS: SOUTH FORK DATE: 07-03-18  
 WORK ORDER NO. 2973 DRAWN BY AKL  
 DIGITAL FILE 1610dwg FIELDBOOK/P.G. TNFDS -

SURVEYED 03/2017

THE STATE OF TEXAS  
COUNTY OF MCLENNAN

BEING ALL THAT TRACT OF LAND OUT OF THE TOMAS DE LA VEGA GRANT, ABSTRACT NUMBER 43, IN MCLENNAN COUNTY, TEXAS, BEING OUT OF THE RESIDUE OF THAT CALLED TRACT 1 (157.28 ACRES) DESCRIBED IN A DEED TO BAUER JACKSON, LTD., RECORDED UNDER MCLENNAN COUNTY CLERK'S FILE NUMBER 2012035313 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS, AND BEING FURTHER DESCRIBED AS FOLLOWS WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD 83.

BEGINNING AT A 1/2-INCH STEEL ROD SET CAPPED M&A AT THE NORTH CORNER OF THIS, FROM WHICH THE NORTH CORNER OF SAID TRACT 1, BEARS: N37°17'05"W 25.00', N52°42'59"E 190.76' FOR REFERENCE:

THENCE S 44 DEGREES 13 MINUTES 01 SECONDS E 90.35 FEET TO A 1/2-INCH STEEL ROD SET CAPPED M&A,  
THENCE S 52 DEGREES 10 MINUTES 29 SECONDS E 477.34 FEET TO A 1/2-INCH STEEL ROD SET CAPPED M&A,  
THENCE S 37 DEGREES 49 MINUTES 31 SECONDS W 120.00 FEET TO A 1/2-INCH STEEL ROD SET CAPPED M&A,  
THENCE N 52 DEGREES 10 MINUTES 29 SECONDS W 10.00 FEET TO A 1/2-INCH STEEL ROD SET CAPPED M&A,  
THENCE S 37 DEGREES 49 MINUTES 31 SECONDS W 50.00 FEET TO A 1/2-INCH STEEL ROD SET CAPPED M&A,  
THENCE N 52 DEGREES 10 MINUTES 29 SECONDS W 120.00 FEET TO A 1/2-INCH STEEL ROD SET CAPPED M&A,  
THENCE S 37 DEGREES 49 MINUTES 31 SECONDS W 156.77 FEET TO A 1/2-INCH STEEL ROD SET CAPPED M&A,  
THENCE N 44 DEGREES 15 MINUTES 57 SECONDS W 220.98 FEET TO A 1/2-INCH STEEL ROD SET CAPPED M&A,  
THENCE S 52 DEGREES 42 MINUTES 59 SECONDS W 330.20 FEET TO A 1/2-INCH STEEL ROD SET CAPPED M&A,  
THENCE S 15 DEGREES 26 MINUTES 14 SECONDS E 56.96 FEET TO A 1/2-INCH STEEL ROD SET CAPPED M&A,  
THENCE S 61 DEGREES 37 MINUTES 48 SECONDS W 323.10 FEET TO A 1/2-INCH STEEL ROD SET CAPPED M&A,  
THENCE S 19 DEGREES 00 MINUTES 31 SECONDS E 2.73 FEET TO A 1/2-INCH STEEL ROD SET CAPPED M&A,  
THENCE S 70 DEGREES 59 MINUTES 29 SECONDS W 225.00 FEET TO A 1/2-INCH STEEL ROD SET CAPPED M&A,  
THENCE N 19 DEGREES 00 MINUTES 31 SECONDS W 200.00 FEET TO A 1/2-INCH STEEL ROD SET CAPPED M&A,  
THENCE N 70 DEGREES 59 MINUTES 29 SECONDS E 201.87 FEET TO A 1/2-INCH STEEL ROD SET CAPPED M&A,  
THENCE N 37 DEGREES 17 MINUTES 01 SECONDS W 98.23 FEET TO A 1/2-INCH STEEL ROD SET CAPPED M&A,  
THENCE N 52 DEGREES 42 MINUTES 59 SECONDS E 873.19 FEET TO A 1/2-INCH STEEL ROD SET CAPPED M&A TO THE POINT OF BEGINNING, CONTAINING 9.07 ACRES OF LAND.

STATE OF TEXAS  
COUNTY OF MCLENNAN

THAT BAUER JACKSON, LTD., 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 SOUTH FORK ADDITION, PHASE XIX TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS, BEING 9.07 ACRES OF LAND IN THE TOMAS DE LA VEGA GRANT, ABSTRACT NUMBER 43, MCLENNAN COUNTY, TEXAS." AS OUR 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 LOT 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.

BAUER JACKSON, LTD.  
BY: JACKSON BAUER, L.L.C.  
BY: LARRY W. JACKSON, INC.

BY: \_\_\_\_\_  
LARRY W. JACKSON, PRESIDENT  
511 STATE HIGHWAY 7 WEST  
KOSSE, TEXAS 76653-3554

ATTEST: \_\_\_\_\_  
JACOB WATERS  
1871 W CRABB ROAD  
WEST, TEXAS 76691

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 LARRY W. JACKSON, 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF MCLENNAN

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT AND FIELD NOTES OF THE: "FINAL PLAT SOUTH FORK ADDITION, PHASE XIX TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS, BEING 9.07 ACRES OF LAND IN THE TOMAS DE LA VEGA GRANT, ABSTRACT NUMBER 43, MCLENNAN COUNTY, TEXAS." WAS APPROVED ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

ESMERALDA HUDSON - CITY SECRETARY

**FINAL PLAT SOUTH FORK ADDITION, PHASE XIX TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS, BEING 9.07 ACRES OF LAND IN THE TOMAS DE LA VEGA GRANT, ABSTRACT NUMBER 43, MCLENNAN COUNTY, TEXAS.**

COUNTY CLERK'S FILE NUMBER

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.

**SUBDIVISION NOTES:**

1. BASED UPON WHAT CAN BE SCALED FROM THE GRAPHICS SHOWN ON FEDERAL INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 48309C03800, EFFECTIVE ON DECEMBER 20, 2019, THE PROPERTY SHOWN ON THIS PLAT APPEARS TO BE SITUATED IN ZONE "X"
2. WATER PROVIDED BY CITY OF WACO CCN 10039
3. ELECTRIC SERVICE PROVIDED BY ONCOR
4. SEWER PROVIDED BY CITY OF WACO
5. UNLESS OTHERWISE NOTED, ALL BLOCK CORNERS, INTERIOR BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE, OR TANGENCY SHALL BE SET WITH A 1/2-INCH STEEL ROD CAPPED "M&A" AFTER CONSTRUCTION IS COMPLETE.
6. SURVEY: TOMAS DE LA VEGA
7. ABSTRACT: 43
8. COUNTY: MCLENNAN
9. CITY: WACO

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.

ALLIANCE BANK CENTRAL TEXAS  
4721 BOSQUE BOULEVARD  
WACO, TEXAS 76710

BY: \_\_\_\_\_  
MARK N. MINOR, CHIEF CREDIT OFFICER

PROPERTY ON WHICH YOU HOLD A DEED OF TRUST:

"FINAL PLAT SOUTH FORK ADDITION, PHASE XIX TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS, BEING 9.07 ACRES OF LAND IN THE TOMAS DE LA VEGA GRANT, ABSTRACT NUMBER 43, MCLENNAN COUNTY, TEXAS."

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 LARRY W. JACKSON, 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

COUNTY CLERK'S FILE NUMBER



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

SURVEYORS RED SEAL

SURVEYORS CERTIFICATION

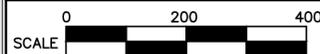
THE PLAT SHOWN HEREON WAS PREPARED FROM AN ON THE GROUND SURVEY PERFORMED BY ME IN JUNE, 2019 AND CORNER MONUMENTS ARE AS SHOWN.

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.

ROBERT E. MITCHELL R.P.L.S. 580T

SURVEYED: 6/29/2019

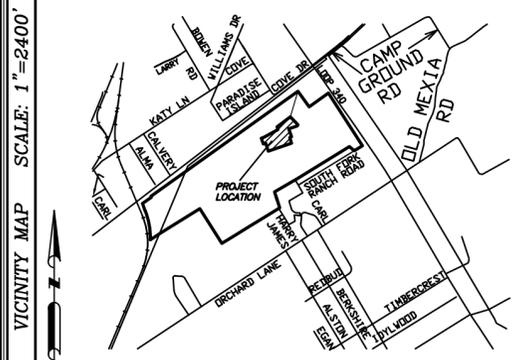
Sheet:  
**2 of 2**



WORK ORDER NO: SOUTHFORK XI  
DIGITAL FILE: SOUTHFORKXI-PRE.DWG

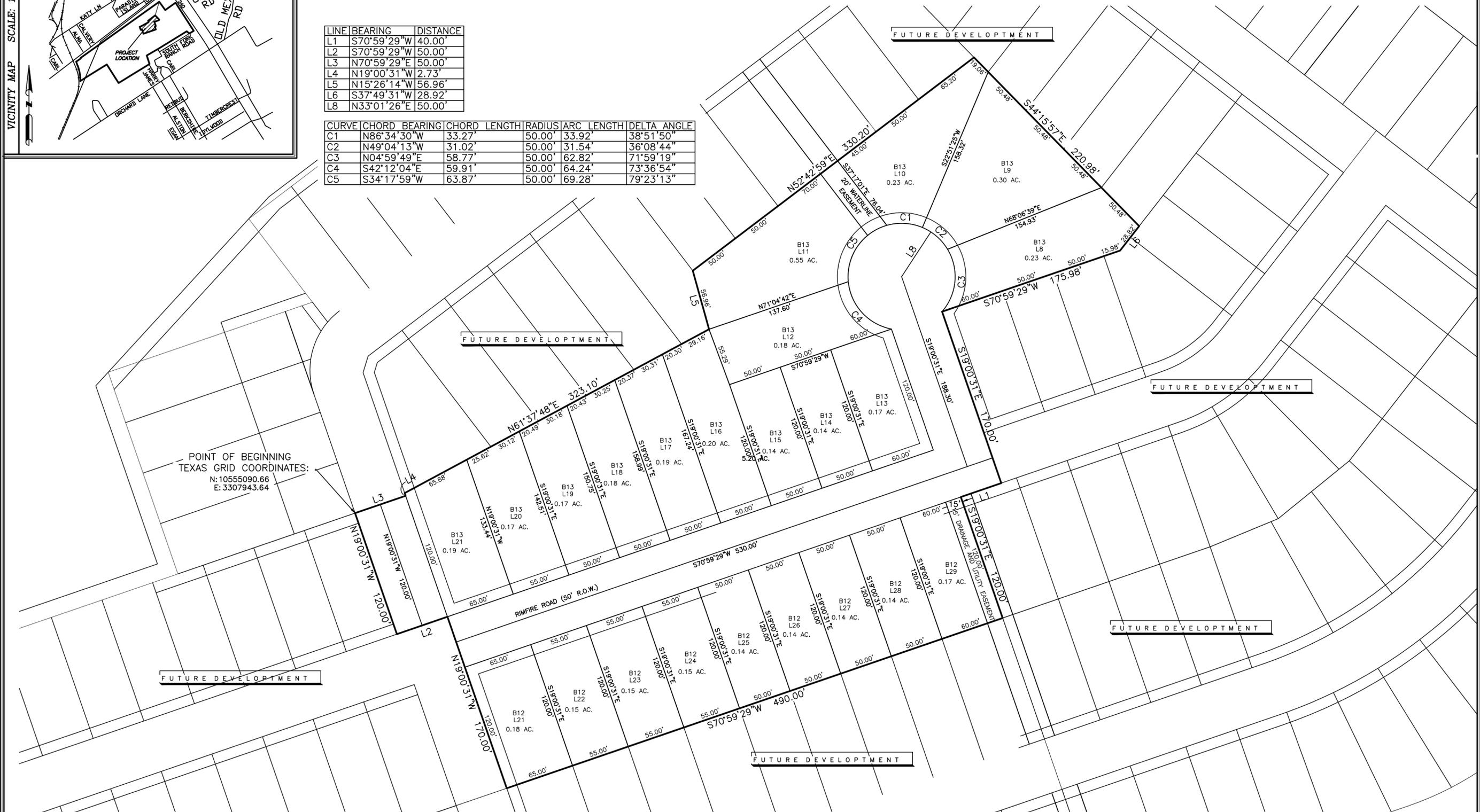
ADDRESS: SOUTHFORK RANCH ROAD  
DRAWN BY: KCM

**FINAL PLAT**  
**SOUTH FORK ADDITION, PHASE XVI**  
 TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS. BEING 5.20  
 ACRES OF LAND OUT OF THE TOMAS DE LA VEGA GRANT,  
 ABSTRACT NUMBER 43, IN MCLENNAN COUNTY, TEXAS.



LINE	BEARING	DISTANCE
L1	S70°59'29"W	40.00'
L2	S70°59'29"W	50.00'
L3	N70°59'29"E	50.00'
L4	N19°00'31"W	2.73'
L5	N15°26'14"W	56.96'
L6	S37°49'31"W	28.92'
L8	N33°01'26"E	50.00'

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH	DELTA ANGLE
C1	N86°34'30"W	33.27'	50.00'	33.92'	38°51'50"
C2	N49°04'13"W	31.02'	50.00'	31.54'	36°08'44"
C3	N04°59'49"E	58.77'	50.00'	62.82'	71°59'19"
C4	S42°12'04"E	59.91'	50.00'	64.24'	73°36'54"
C5	S34°17'59"W	63.87'	50.00'	69.28'	79°23'13"





**Planning Services**  
Post Office Box 2570  
Waco, Texas 76702-2570  
254 / 750-5650  
Fax: 254 / 750-1605  
[www.waco-texas.com](http://www.waco-texas.com)

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May 22, 2020

Mr. Larry Jackson  
511 State Highway 7 W.  
Kosse, TX 76653-3554

**REF.: "Final Plat of the South Fork Addition, Phases VII, VIII, XII, XIII, XIV, XV, XVI, XVII, XVIII, XIX, XXI, XXII, and XXIII to the City of Waco, McLennan County, Texas"**

**Project Number: 20-00011-S-SUBD**

Dear Mr. Jackson:

This letter is to assist you in completing the subdivision plat of your property. Your subdivision plat request will be considered by the City Plan Commission at its meeting on **May 26, 2020 in the Waco Convention Center, Bosque Theatre, 100 Washington Avenue, at 7:00 p.m.** City of Waco staff recommends City Plan Commission approve with conditions. City Plan Commission with staff's recommendation will approve the plat, approve the plat with conditions, or disapprove the plat.

A response will be required for the list of the comments provided. A pre-response meeting is recommended to address the comments listed. Once a response has been provided to City staff, City Plan Commission shall determine whether to approve, conditionally approve, or disapprove the applicant's response.

If the plat and construction plans are approved or approved with the condition of infrastructure being built to meet City of Waco Construction Standards and Specifications by the city Plan Commission, the plat will then be submitted by City Council for action. The City Council will then either approve the plat, approve with conditions, or disapprove the plat. Approval or approval with the condition of infrastructure being built to meet City of Waco Construction Standards and Specifications by City Council will allow for the recordation process of the final subdivision plat. Two paper copies will be required for the approval of this plat.

City of Waco Appendix B – Subdivisions, Section 3.3:

1. The current owners of the property need to sign the dedication. A Notary Public in the appropriate county and state shall notarize the signature. The owners need to provide proof of ownership (i.e. deed) of the property to Planning Services through the CSS Portal and lienholder documentation if applicable.  
**All documents will be signed correctly and proof of ownership will be uploaded.**
2. The surveyor needs to sign and seal the plat and set the monuments as shown.  
**The surveyor will sign and seal the plat and set the monuments.**
3. Please upload the current "Tax Certificate" from the McLennan County Tax Office stating that all taxes have been paid for the property. This subdivision plat request may not be recorded at the County Clerk's Office until this certificate is provided to Planning Services.  
**The Tax certificate will be uploaded and turned into the city as each phase is completed.**
4. Construction for drainage improvements must be in accordance with the approved construction plans for the additions. Either the construction of the improvements must be completed and then approved by the

City of Waco, or a performance guarantee submitted and approved before the plat can be filed for record. The performance guarantee and the required  $\frac{3}{4}$  of 1 percent review and inspection fee can be based upon the engineer's estimated construction cost.

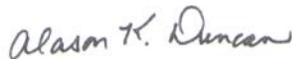
**All work will be done, completed and inspected by the City of Waco.**

5. Drainage/detention will need to be addressed with construction plans/building permit. Please contact Roger Glick for further details at (254) 750-5879 or [RGlick@wacotx.gov](mailto:RGlick@wacotx.gov).

**The approved Drainage Plan has been turned into the City of Waco Engineering Department.**

If you have any questions concerning the requirements stated in this letter or wish to discuss the subdivision platting process further, please contact me at 750-5608.

Sincerely yours,



Alason Duncan  
Planner