

VICINITY MAP SCALE: 1"=2000'

Based upon what can be scaled from the graphics shown on Federal Insurance Rate Map (FIRM), Community Panel No. 48309C0350C, Dated SEPTEMBER 26, 2008, the property shown on this plat appears to be situated in Zone "X". Under "OTHER AREAS" Zone "X" is defined as "Areas determined to be outside the 0.2% annual chance floodplain". This flood statement does not imply that this tract will never flood, nor does it create any liability in such event on the part of this surveyor or this company.

BLACKLAND SURVEYING LLC. DOES NOT MAKE OR WARRANT ANY FLOOD ZONE DETERMINATION.

Water provided by: North Bosque WSC, CCN# 10023
 Electric Service provided by: Oncor
 Sewer provided by: On-Site Septic
 School District: Midway ISD

PRELIMINARY PLAT
 LOTS 1 & 17, BLOCK 1, SUNDOWN RIDGE ADDITION
 to the City of Waco, McLennan County, Texas, being a part of that called 138.85 acre tract described in a deed to Sundown Estates, LLC, recorded under Instrument Number 2021026129 of the Official Public Records of McLennan County, Texas.

STATE OF TEXAS
 COUNTY OF McLENNAN

I hereby certify that the attached and foregoing plat and field notes of the PRELIMINARY PLAT LOTS 1 & 17, BLOCK 1, SUNDOWN RIDGE ADDITION to the City of Waco, McLennan County, Texas, being a part of that called 138.85 acre tract described in a deed to Sundown Estates, LLC, recorded under Instrument Number 2021026129 of the Official Public Records of McLennan County, Texas, was approved on this the _____ day of _____ 2021.

Emeralda Hudson
 City Secretary

STATE OF TEXAS
 COUNTY OF McLENNAN

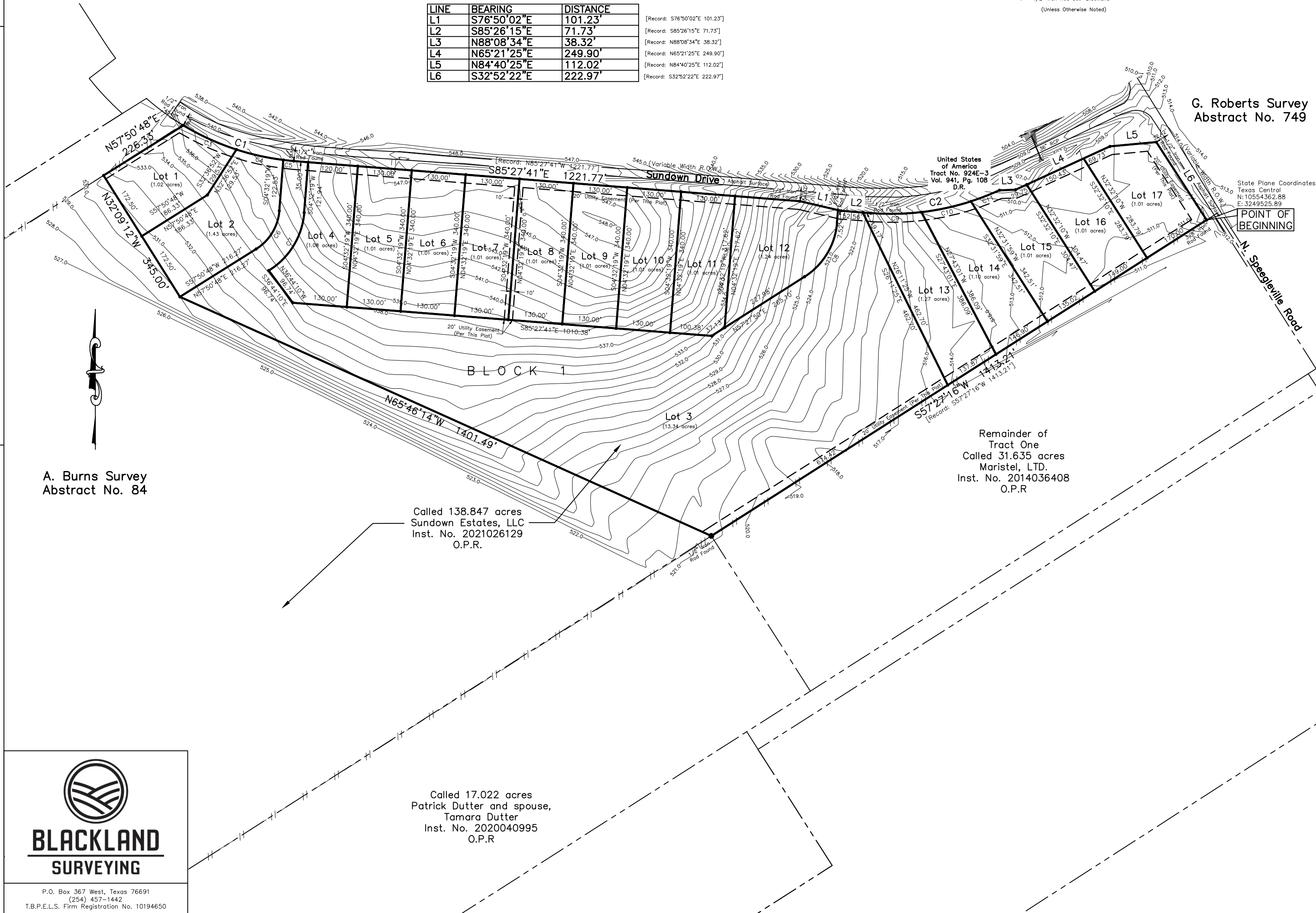
This statement certifies that planning materials and a facility suitability report prepared by _____ on the _____ day of _____ 2021 has been submitted and accepted for this subdivision plat. Individual On-Site Sewage Facility designs must be submitted for approval for this lot, and built to Texas Commission on Environmental Quality (TCEQ) regulations prior to occupation of the residence. This subdivision plat approved and accepted by the Waco-McLennan County Public Health District on this the _____ day of _____ 2021.

By: _____
 David Litke, Environmental Health Manager

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	611.15'	281.41'	278.93'	S72°05'34"E	26°22'56"
C2	622.96'	318.21'	314.76'	N79°53'56"E	29°16'00"
C3	611.15'	140.70'	140.39'	S65°29'50"E	13°11'28"
C4	611.15'	115.70'	115.52'	S77°30'58"E	10°50'48"
C5	611.15'	25.01'	25.01'	S84°06'42"E	2°20'41"
C6	120.00'	111.65'	107.66'	S31°11'34"W	53°18'29"
C7	180.03'	169.18'	163.03'	N31°27'43"E	53°50'32"
C8	170.00'	156.96'	151.45'	S31°00'47"W	52°54'05"
C9	622.96'	121.97'	121.77'	N88°55'24"E	11°13'04"
C10	622.96'	122.21'	122.01'	N77°41'40"E	11°14'24"
C11	622.96'	74.03'	73.99'	N68°40'12"E	6°48'32"

LINE	BEARING	DISTANCE
L1	S76°50'02"E	101.23'
L2	S85°26'15"E	71.73'
L3	N88°08'34"E	38.32'
L4	N65°21'25"E	249.90'
L5	N84°40'25"E	112.02'
L6	S32°52'22"E	222.97'

Legend
 - Fence
 • - 1/2" Iron Rod Set "Blockland"
 (Unless Otherwise Noted)



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.

STATE OF TEXAS
 COUNTY OF McLENNAN

Field Notes for 30.59 acres of land in the A. Burns Survey, Abstract Number 84, in McLennan County, Texas, being a part of that called 138.847 acre tract described in a deed to Sundown Estates, LLC, recorded under Instrument Number 2021026129 of the Official Public Records of McLennan County, Texas. Described as follows with bearings based on the State Plane Coordinate System, Texas Central, NAD 83.

Beginning at a 3/8-inch iron rod found in the Southwest line of North Speegleville Road, for the East corner of said 138.847 acre tract, in the Northwest line of that called 31.635 acre tract described as Tract One in a deed to Maristel, LTD., recorded under Instrument Number 2014036408 of the Official Public Records of McLennan County, Texas, for the East corner of this tract;

THENCE S 57degrees 27minutes 16seconds W 1413.21 feet to a 1/2-inch iron rod found at the Northeast corner of that called 17.022 acre tract described in a deed to Patrick Dutter and spouse, Tamara Dutter, recorded under Instrument Number 2020040995 of the Official Public Records of McLennan County, Texas, for the South corner of this tract;

THENCE N 65degrees 46minutes 14seconds W 1401.49 feet to a 1/2-inch iron rod set capped "Blackland" for the West corner of this tract;

THENCE N 32degrees 09minutes 12seconds W 345.00 feet to a 1/2-inch iron rod set capped "Blackland" in the Northwest line of said 138.847 acre tract, in the Southeast line of that called 6.00 acre tract described in a deed to Pink Elephant Properties, LLC, recorded under Instrument Number 2021023433 of the Official Public Records of McLennan County, Texas, for the Northwest corner of this tract;

THENCE N 57degrees 50minutes 48seconds E 226.33 feet to a 1/2-inch iron rod found capped "4540" in the South line of Sundown Drive, at the East corner of said 6.00 acre tract, for the North corner of this tract and the beginning of a curve to the left;

THENCE along said curve to the left and the South line of Sundown Drive with an Arc Length of 281.41 feet, a Radius of 611.15 feet and a Chord that bears S 72degrees 05minutes 34seconds E 278.93 feet to a 1/2-inch iron rod found for a Northerly corner of this tract;

THENCE N 85degrees 27minutes 41seconds E 1221.77 feet along the South line of Sundown Drive to a 1/2-inch iron rod found for a Northerly corner of this tract;

THENCE S 76degrees 50minutes 02seconds E 101.23 feet along the South line of Sundown Drive to a 1/2-inch iron rod found for a Northerly corner of this tract;

THENCE S 85degrees 26minutes 15seconds E 71.73 feet along the South line of Sundown Drive to a 1/2-inch iron rod found for a Northerly corner of this tract and the beginning of a curve to the left;

THENCE along said curve to the left and the South line of Sundown Drive with an Arc Length of 318.21 feet, a Radius of 622.96 feet and a Chord that bears N 79degrees 53minutes 56seconds E 314.76 feet to a 1/2-inch iron rod set capped "Blackland" for a Northerly corner of this tract;

THENCE N 88degrees 08minutes 34seconds E 38.32 feet along the South line of Sundown Drive to a 1/2-inch iron rod set capped "Blackland" for a Northerly corner of this tract;

THENCE N 88degrees 08minutes 34seconds E 38.32 feet along the South line of Sundown Drive to a 1/2-inch iron rod set capped "Blackland" for a Northerly corner of this tract;

THENCE N 84degrees 40minutes 25seconds E 112.02 feet along the South line of Sundown Drive to a 1/2-inch iron rod found at the intersection of the South line of Sundown Drive and the West line of North Speegleville Road, for the Northeast corner of this tract;

THENCE S 32degrees 52minutes 22seconds E 222.97 feet along the West line of North Speegleville Road to the POINT OF BEGINNING, containing 30.59 acres of land.

STATE OF TEXAS
 COUNTY OF McLENNAN

That Sundown Estates, LLC, 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 PRELIMINARY PLAT LOTS 1 & 17, BLOCK 1, SUNDOWN RIDGE ADDITION to the City of Waco, McLennan County, Texas, being a part of that called 138.85 acre tract described in a deed to Sundown Estates, LLC, recorded under Instrument Number 2021026129 of the Official Public Records of McLennan County, Texas, as my legal subdivision of same and do hereby dedicate all rights-of-way and easements shown hereon to the use of the public forever. Any private improvements placed in said rights-of-way and easements shall be placed at no risk or obligation to the Public and McLennan County and the county shall have no responsibility to repair or replace such improvements if they are damaged or destroyed in the utilization of these rights-of-way or easements. The sale of the lot 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 such subdivision.

Sundown Estates, LLC.

By: _____
 Stephen Rispoli - President
 605 Austin Avenue, Ste. 5
 Waco, Tx 76701

STATE OF TEXAS
 COUNTY OF McLENNAN

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

Given under my hand and seal of office this the _____ day of _____ 2021.

Notary Public in and for the State of Texas

SURVEYORS CERTIFICATION

The plat shown hereon was prepared from an on the ground survey performed by me in July, 2021 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.

JACOB R. WATERS, RPLS, No. 6849



ALL RIGHTS RESERVED BY:
 BLACKLAND SURVEYING LLC 2021

RED SEAL

SURVEYED: 7/21/2021

A. Burns Survey
 Abstract No. 84

Called 138.847 acres
 Sundown Estates, LLC
 Inst. No. 2021026129
 O.P.R.

Called 17.022 acres
 Patrick Dutter and spouse,
 Tamara Dutter
 Inst. No. 2020040995
 O.P.R.

Remainder of
 Tract One
 Called 31.635 acres
 Maristel, LTD.
 Inst. No. 2014036408
 O.P.R.

BLACKLAND SURVEYING
 P.O. Box 367 West, Texas 76691
 (254) 457-1442
 T.B.P.E.L.S. Firm Registration No. 10194650

FIELD SERVICES: TG 2-37

DRAWN BY: JRW

Job Number: 21-07-0406