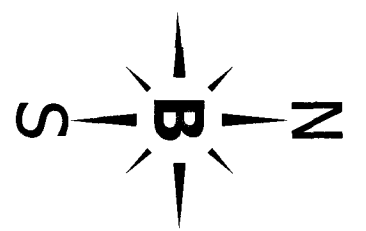




(SCALE: 1" = 100')

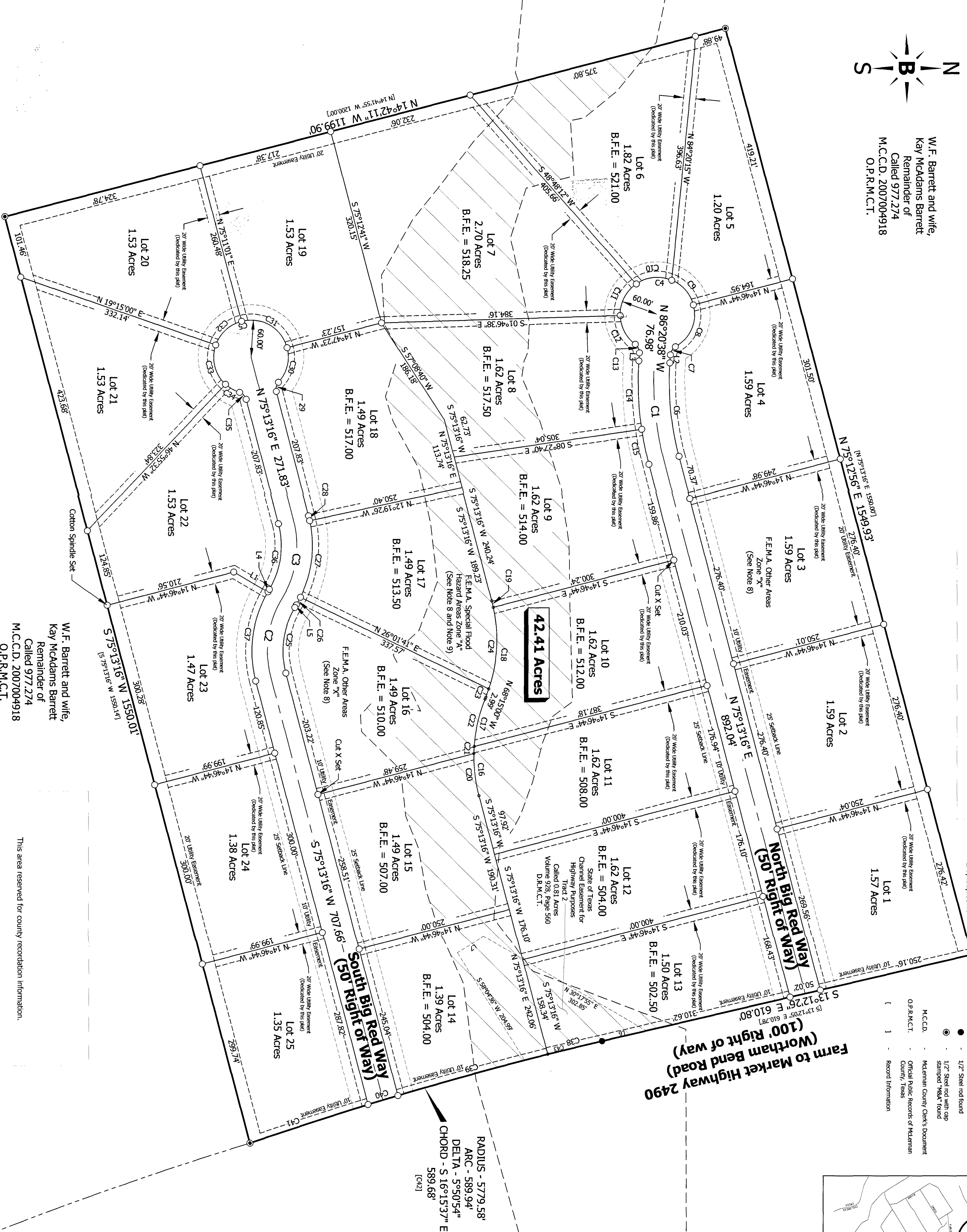
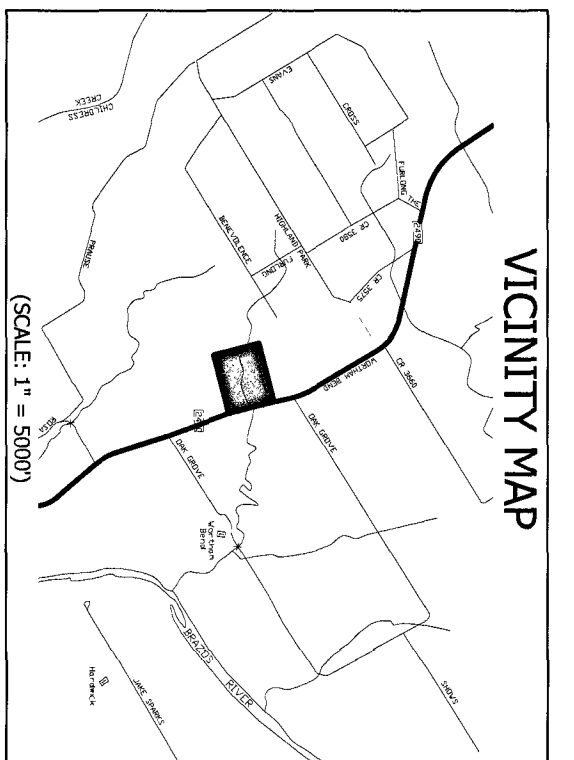


W.F. Barrett and wife,  
Kay McAdams Barrett  
Remainder of  
Called 977.274  
M.C.C.D. 2007004918  
O.P.R.M.C.T.

2022039853 PLAT Total Pages: 2  
NORTH ARROW

**POINT OF BEGINNING**  
N:10.603 217.27  
E:3.238 703.29

**LEGEND**  
○ 1/2" Steel rod capped "BOWMAN" set  
(Unless otherwise noted)  
● 1/2" Steel rod found  
○ 1/2" Steel rod with cap stamped "W&A" found  
○ McDeman County Clerk's Document  
○ Official Public Records of McDeman County, Texas  
○ Record Information



W.F. Barrett and wife,  
Kay McAdams Barrett  
Remainder of  
Called 977.274  
M.C.C.D. 2007004918  
O.P.R.M.C.T.

This area reserved for county recordation information.

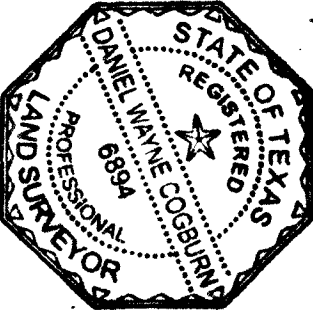
**FINAL PLAT**  
**BELMONT RANCH ADDITION**  
**LOTS 1 - 25**

42.41 ACRES LOCATED IN THE MICIGLE BARBAGO SURVEY, ABSTRACT 33, MCDEMAM COUNTY, TEXAS.

BEING ALL OF THAT CALLED 42.41 ACRE TRACT OF LAND DESCRIBED IN A DEED TO GARRISON CONSTRUCTION, LLC AS RECORDED IN MCDEMAM COUNTY CLERK'S DOCUMENT 2018037790 OF THE OFFICIAL PUBLIC RECORDS OF MCDEMAM COUNTY, TEXAS.

1519 Job No.: 41615	Drawn By: JEM/RLS
Sheet 1 of 2	Reviewed By: DWK
Property Address: Farm to Market Highway 2490 Valley Mills, Texas 76533	Prepared For: Derrina Garrison Garrison Construction, LLC
I, the undersigned, do hereby certify that the plat as shown hereon was prepared from an on-the-ground survey performed by me or under my supervision and completed on October 23, 2018. No warranty is made or intended for the location of any or all easements that may exist within the bounds of this survey.	

Date: September 27, 2022  
Daniel Wayne Cogburn  
R.P.L.S. 6894



**Bowman**  
CENTRAL TEXAS 1594 Franklin Ave. Ste. A, Waco, TX 76710  
254.763.1519 | FBRES# 3102690

This area reserved for county recordation information.

DESCRIPTION

STATE OF TEXAS
COUNTY OF MCLENNAN
Garrison Construction, LLC, owner of the tract of land shown hereon, wishing to subdivide same into lots and block do hereby adopt the plat attached hereto and titled "PRELIMINARY PLAT, BELMONT RANCH ADDITION, LOTS 1 - 25, 42.41 ACRES, LOCATED IN THE MIGUEL RABAGO SURVEY, ABSTRACT 33, MCLENNAN COUNTY, TEXAS", as its legal subdivision of same and do hereby dedicate all rights of way and easements shown hereon to the use of the public forever. Any private improvements placed in said rights of way or easements shall be placed at no risk or obligation to the Public and McleNNan County. Trustees of the Public to hold these easements and the City shall have no responsibility to repair or replace such improvements if they are damaged or destroyed in the utilization of these rights of way or easements. The sale of the lots shown on this plat shall be made thereunto subject to restrictions and the conditions recorded in McleNNan County, Texas Real Property Records pertaining to such subdivision.

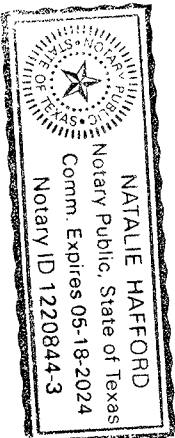
By: Deanna Garrison
241 Childress Creek Drive
China Spring, Texas 76633

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, Deanna Garrison, known to me to be the person whose name is subscribed to the foregoing instrument and he acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacities therein stated.

Given under my hand and seal of office this the 21 day of September, 2022.

Natalie Hafford
Notary Public in and for the State of Texas
My Commission Expires 5-18-2024



STATE OF TEXAS
COUNTY OF MCLENNAN

The Lentholder 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 on property on which they hold a deed of trust. Those signing below hereby concur in and join in the dedication of the subdivision of the property described in the above dedication.

By: Ryan Henry, Senior Vice President
NAME OF DEED OF TRUST HOLDER: The First National Bank of Central Texas
P.O. Box 2862
Waco, Texas 76702

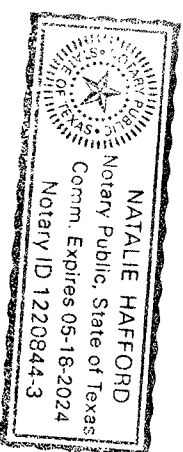
Property on which you hold a Deed of Trust: All that tract of land described in a deed of trust recorded in Document No. 2021007047 of the Official Public Records of McleNNan County, Texas.

STATE OF TEXAS
COUNTY OF MCLENNAN

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

Given under my hand and seal of office this the 21 day of September, 2022.

Natalie Hafford
Notary Public in and for the State of Texas
My Commission Expires 5-18-2024



STATE OF TEXAS
COUNTY OF MCLENNAN:

I hereby certify that the above and foregoing plat and field notes of the "PRELIMINARY PLAT, BELMONT RANCH ADDITION, LOTS 1 - 25, 42.41 ACRES LOCATED IN THE MIGUEL RABAGO SURVEY, ABSTRACT 33, MCLENNAN COUNTY, TEXAS", was approved by the McLENNAN County Commissioners Court on this the 14 day of September, 2022, such approval not to be construed as an obligation on the part of the County for the construction and/or maintenance of and road(s) or other improvements shown hereon.

McLENNAN County Commissioner's Court
By: Scott Felton
McLENNAN County Judge

Survey Notes:

- 1. Measured bearings, distances, and acreage are grid, NAD83 State Plane Coordinate System, Texas Central Zone 4203.
2. This survey was prepared without the benefit of a current title report/commitment. There may be easements, restrictions, and/or covenants affecting this property, not shown hereon.
3. A 1/2 inch steel rod set is a 1/2 inch rebar with plastic cap marked "1519 surveying".
4. Electricity provided by Heart of Texas Electric Cooperative.
5. Water provided by Cross Country WSC, CCN# 11286.
6. The survey resides within the China Spring Independent School District.
7. Intersection of Wortham Bend Road (F.M. 2490) and Highland Park Way is approximately 2800 feet south of the northeast corner of the subject tract.
8. By graphic plotting only, the subject property shown hereon appears to be located in F.E.M.A. Special Flood Hazard Areas Zone "A" (Areas subject to inundation by the 1% annual chance flood) and F.E.M.A. Other Areas Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain) according to the Flood Insurance Rate Map Community Panel Number 48309C0175C, having an effective date of September 26, 2008. This surveyor makes no guarantee as to the accuracy of said F.E.M.A. Flood Insurance Rate Map.
9. Base flood elevations shown hereon are based upon a detailed flood study performed by Eduardo Castillo, P.E. 98242, dated August 2, 2019.
10. Elevations shown hereon are referenced to the North American Vertical Datum of 1988 (NAVD88) and were calculated by applying vertical shifts derived from GEOID Model 2012A to ellipsoid heights calculated from GPS/GNSS observations referenced to the North American Datum of 1983, CORS Adjustment (NAD83 (NA2011)).

STATE OF TEXAS
COUNTY OF MCLENNAN:

This statement certifies that planning materials and a facility suitability report prepared by Eric L. Williams, on the 12 day of May, 2019 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-McCleNNan County Public Health District on this the 21 day of September, 2022.

David Litke, Environmental Health Manager

STATE OF TEXAS
COUNTY OF MCLENNAN

BEING that tract of land located in the Miguel Rabago Survey, Abstract 33, McleNNan County, Texas, being all of that called 42.41 acre tract of land described in a deed to Garrison Construction, LLC as recorded in McleNNan County Clerk's Document (M.C.C.D.) 2018037790 of the Official Public Records of McleNNan County, Texas (O.P.R.M.C.T.) and being further described as follows:

BEGINNING at a 1/2 inch steel rod with cap stamped "M&A" found for the northeast corner of said 42.41 acres, being in the east line of the remainder of that called 977.274 acre tract of land described in a deed to W.F. Barrett and wife, Kay McAdams Barrett as recorded in M.C.C.D. 2007004918 of the O.P.R.M.C.T.; and the west right of way line of Farm to Market Highway 2490 (Wortham Bend Road);

THENCE with the common line of said 42.41 acres and Farm to Market Highway 2490 the following 2 bearings and distances:

South 13 degrees 12 minutes 05 seconds East, 610.78 feet to a 1/2 inch steel rod found at the beginning of a curve to the left;
With said curve, having a radius of 5779.58 feet and a chord of South 16 degrees 15 minutes 47 seconds East, 589.64 feet, an arc length of 589.90 feet to a 1/2 inch steel rod with cap stamped "M&A" found for the southeast corner of said 42.41 acres;

THENCE South 75 degrees 13 minutes 16 seconds West, 1550.14 feet along the south line of said 42.41 acres to a 1/2 inch steel rod with cap stamped "M&A" found for the southwest corner of said 42.41 acres;

THENCE North 14 degrees 41 minutes 55 seconds West, 1200.00 feet along the west line of said 42.41 acres to a 1/2 inch steel rod with cap stamped "M&A" found for the northwest corner of said 42.41 acres;

THENCE North 75 degrees 13 minutes 16 seconds East, 1550.00 feet along the north line of said 42.41 acres to the POINT OF BEGINNING and containing 42.41 acres of land.

Table with columns: CURVE, RADIUS, ARC LENGTH, DELTA ANGLE, CHORD BEARING, CHORD LENGTH, LINE BEARING, DISTANCE. Rows C1 through C42.

Table with columns: CURVE, RADIUS, ARC LENGTH, DELTA ANGLE, CHORD BEARING, CHORD LENGTH, LINE BEARING, DISTANCE. Rows C1 through C42.

42.41 ACRES LOCATED IN THE MIGUEL RABAGO SURVEY, ABSTRACT 33, MCLENNAN COUNTY, TEXAS.
BEING ALL OF THAT CALLED 42.41 ACRE TRACT OF LAND DESCRIBED IN A DEED TO GARRISON CONSTRUCTION, LLC AS RECORDED IN MCLENNAN COUNTY CLERK'S DOCUMENT 2018037790 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS.

1519 Job No.: 41615
Sheet 2 of 2
Drawn By: JEM/RLS
Reviewed By: JEM
Property Address: Farm to Market Highway 2490, China Spring, Texas 76633
Prepared For: Garrison Construction, LLC

1, the undersigned, do hereby certify that the plat as shown hereon was prepared from an on-the-ground survey performed by me or under my supervision and completed on October 23, 2018. No warranty is made or intended for the portion of any or all easements that may exist within the bounds of this survey.

Date: September 27, 2022
Daniel Wayne Cozburn
Professional Land Surveyor
R.P.L.S. 6894



This survey may only be used for the original transaction for which it was created. Digital or photostatic reproductions of this survey may not be used for subsequent transactions. This survey is void with the presence of a raised impression seal.
Bowman
CENTRAL TEXAS 15054 Franklin Ave., Ste. A, Waco, TX 76710
254-776-1519 | FBREL# 10120600

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

J. A. Randall, County Clerk
10/05/2022 09:59
2022039853 PLAT
McleNNan County, Texas

This area reserved for county recordation information.