

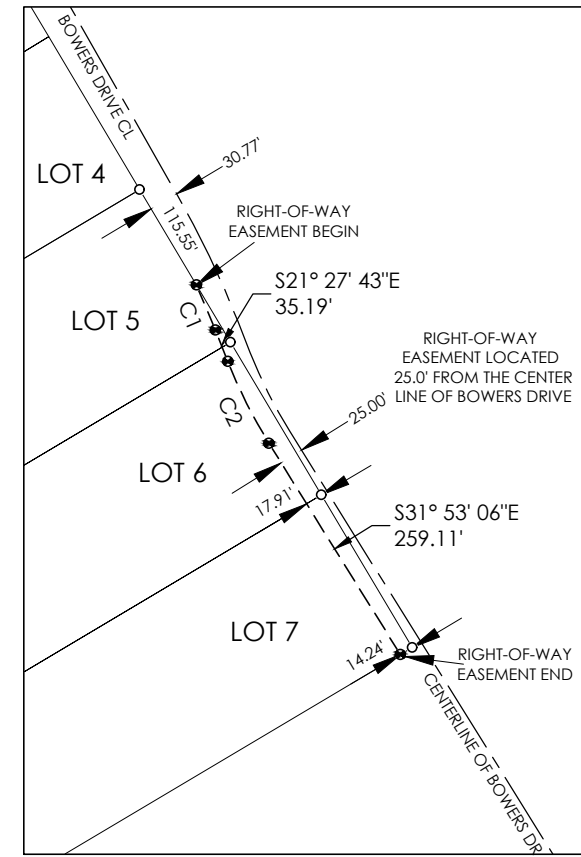
# FINAL PLAT OF ANY RUN SUBDIVISION, PHASE ONE LOTS 1-8, BLOCK 1

BEING A 19.823 ACRE TRACT OF LAND, LOCATED IN THE BIG BOB SURVEY, ABSTRACT NO. 123, MCLENNAN COUNTY, TX, SAID 19.823 ACRE TRACT, BEING A PORTION OF THAT CERTAIN 43.946 ACRE TRACT OF LAND KNOWN AS "TRACT 2", RECORDED IN DOCUMENT NO. 1234567890, OFFICIAL PUBLIC RECORDS, MCLENNAN COUNTY, TEXAS.

**BENCHMARK:**  
1/2" IRON ROD WITH A YELLOW "CONTROL" CAP  
NORTHING: 123456.789  
EASTING: 123456.789  
ELEVATION (NAVD88): 804.35'  
LATITUDE: XX°XX'48.138"  
LONGITUDE: XX°XX'40.382"  
ELEVATION (NGVD29): 804.14'  
CONVERSION PROVIDED BY CORPSCON 6.0.1

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	975.00'	51.00'	2°59'49"	S22° 57' 37"E	50.99'
C2	525.00'	95.51'	10°25'24"	S26° 40' 25"E	95.38'

RIGHT-OF-WAY EASEMENT DETAIL  
1" = 200'



FIELD NOTES FOR A 19.823 ACRE TRACT OF LAND:

**BEING A 19.823 ACRE TRACT OF LAND**, LOCATED IN THE BIG BOB SURVEY, ABSTRACT NO. 189, MCLENNAN COUNTY, TEXAS; SAID 19.823 ACRE TRACT, BEING A PORTION OF THAT CERTAIN 43.946 ACRE TRACT OF LAND KNOWN AS "TRACT 2", RECORDED IN DOCUMENT NO. 1234567890, OFFICIAL PUBLIC RECORDS, MCLENNAN COUNTY, TEXAS; SAID 19.823 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 1/2" IRON ROD WITH A YELLOW "SURVEY RPLS 1234" CAP LOCATED AT THE INTERSECTION OF THE SOUTHWEST RIGHT-OF-WAY LINE OF BOWERS DRIVE AND THE SOUTHWEST RIGHT-OF-WAY LINE OF BOSS LANE, BEING THE NORTHEAST CORNER OF SAID 43.946 ACRE TRACT, AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND:

**1. THENCE**, WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF BOWERS DRIVE, THE NORTHEAST LINE OF SAID 43.946 ACRE TRACT, **S 30° 45' 01" E**, A DISTANCE OF **1102.39'**, TO A 1/2" IRON ROD WITH A YELLOW "SURVEY RPLS 1234" PLASTIC CAP SET IN THE SOUTHWEST RIGHT-OF-WAY LINE OF BOWERS DRIVE, THE NORTHEAST LINE OF SAID 43.946 ACRE TRACT, AND BEING AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, DEPARTING THE SOUTHWEST RIGHT-OF-WAY LINE OF BOWERS DRIVE, ACROSS SAID 43.946 ACRE TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

**2. S 59° 14' 59" W**, A DISTANCE OF **500.00'**, TO A 1/2" IRON ROD WITH A YELLOW "SURVEY RPLS 1234" PLASTIC CAP SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

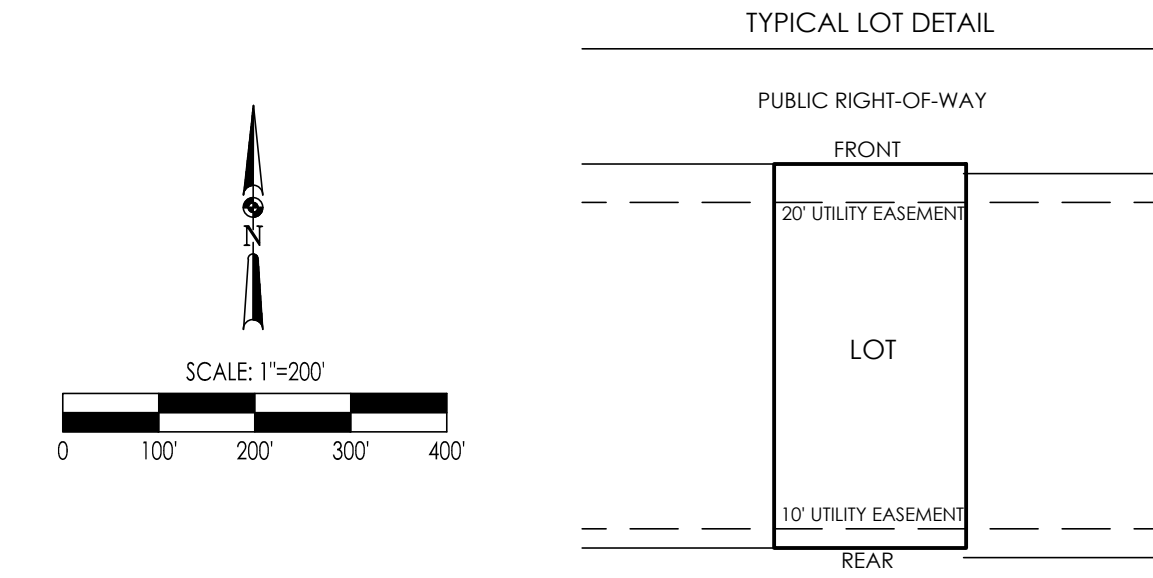
**3. S 30° 45' 01" E**, A DISTANCE OF **185.00'**, TO A 1/2" IRON ROD WITH A YELLOW "SURVEY RPLS 1234" PLASTIC CAP SET FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

**4. S 59° 15' 02" W**, A DISTANCE OF **240.00'**, TO A 1/2" IRON ROD WITH A YELLOW "SURVEY RPLS 1234" PLASTIC CAP SET IN THE SOUTHWEST LINE OF SAID 43.946 ACRE TRACT, A NORTHEAST LINE OF THAT CERTAIN 159.922 ACRE TRACT OF LAND KNOWN AS "TRACT 1", RECORDED IN DOCUMENT NO. 1234567890, OFFICIAL PUBLIC RECORDS, MCLENNAN COUNTY, TEXAS, AND BEING THE SOUTHERNMOST CORNER OF THE HEREIN DESCRIBED TRACT;

**5. THENCE**, WITH THE SOUTHWEST LINE OF SAID 43.946 ACRE TRACT, A NORTHEAST LINE OF SAID 159.922 ACRE TRACT, **N 30° 45' 01" W**, A DISTANCE OF **1296.34'**, TO A 1/2" IRON ROD WITH A YELLOW "SURVEY RPLS 1234" PLASTIC CAP LOCATED IN THE SOUTHWEST RIGHT-OF-WAY LINE OF BOSS LANE, BEING THE NORTHWEST CORNER OF SAID 43.946 ACRE TRACT, THE NORTHEAST CORNER OF SAID 159.922 ACRE TRACT, AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

**6. THENCE**, WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF BOSS LANE, THE NORTHWEST LINE OF SAID 43.946 ACRE TRACT, **N 59° 56' 35" E**, A DISTANCE OF **740.05'**, TO THE **POINT OF BEGINNING** CONTAINING **19.823 ACRES** OF LAND.

**NOTE:** THE BASIS OF BEARING IS THE CENTERLINE OF F.M. HIGHWAY 123 AND WAS ESTABLISHED USING THE TRIMBLE VRS NETWORK, NAD (83), TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, 4203, US SURVEY FOOT, GRID. A SURVEY PLAT WAS PREPARED BY A SEPARATE DOCUMENT.



**OWNERS**  
ANOTHER INTEREST, LLC  
CONTACT:  
ANOTHER INTERESTED PERSON  
123 STREET  
WACO, TEXAS 12345

**LEGEND**  
● 1/2" IRON ROD FOUND  
○ SET PROPERTY MONUMENT  
⊙ COTTON SPINDLE FOUND IN ASPHALT

- 19.823 ACRES  
- 8 LOTS, 1 BLOCK  
- LOT AVERAGE: 2.478 ACRES  
- LOT MINIMUM: 1.022 ACRES  
- LOT MAXIMUM: 7.134 ACRES  
- WATER PROVIDED BY: ANY WATER SUPPLY CORPORATION, CCN NO. 12345  
- ELECTRIC SERVICE PROVIDED BY: ANY TEXAS ELECTRIC COOPERATIVE, INC.  
- LOCATED WITH(IN) THE CITY OF YOUR TOWN ISD.

THE STATE OF TEXAS §  
COUNTY OF MCLENNAN §  
THAT I, ANOTHER INTEREST, LLC, BEING THE OWNER OF THE PROPERTY DESCRIBED BELOW AND WISHING TO SUBDIVIDE SAME INTO LOT(S) AND BLOCK(S), DO HEREBY ADOPT THIS PLAT ATTACHED HERETO AND TITLED "FINAL PLAT OF ANY RUN SUBDIVISION, PHASE ONE, LOTS 1-8, BLOCK 1" AS OUR LEGAL SUBDIVISION OF SAME AND DO HEREBY DEDICATE ALL RIGHTS-OF-WAY AND/OR EASEMENTS SHOWN HEREON TO THE USE OF THE PUBLIC FOREVER. ANY PRIVATE IMPROVEMENTS PLACED IN SAID RIGHTS-OF-WAY AND/OR 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 AND/OR EASEMENTS. THE SALE OF THE LOT(S) SHOWN ON THIS PLAT SHALL BE MADE THEREWITH SUBJECT TO THE RESTRICTIONS AND CONDITIONS RECORDED IN THE TEXAS REAL PROPERTY RECORDS OF MCLENNAN COUNTY PERTAINING TO SAID SUBDIVISION.

BY: ANOTHER INTERESTED PERSON  
FOR: ANOTHER INTEREST, LLC

STATE OF TEXAS

COUNTY OF MCLENNAN

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

NOTARY PUBLIC, STATE OF TEXAS

**LIEN HOLDER**  
THE STATE OF TEXAS §  
COUNTY OF MCLENNAN §  
THE DEED OF TRUST (LIEN) 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 THIS SUBDIVISION ON THE PROPERTY ON WHICH THEY HOLD A DEED OF TRUST (LIEN), THOSE SIGNING BELOW HEREBY CONCUR IN AND JOIN IN THE DEDICATION OF THE PROPERTY DESCRIBED IN THE ABOVE DEDICATION.

NAME OF DEED OF TRUST (LIEN) HOLDER: \_\_\_\_\_  
MAILING ADDRESS: \_\_\_\_\_  
CITY, STATE AND ZIP CODE: \_\_\_\_\_  
BY: \_\_\_\_\_  
PRINTED NAME OF AUTHORIZED OFFICIAL: \_\_\_\_\_  
SIGNATURE OF AUTHORIZED OFFICIAL: \_\_\_\_\_  
TITLE: \_\_\_\_\_

PROPERTY ON WHICH YOU HOLD A DEED OF TRUST (LIEN):  
" \_\_\_\_\_ TO MCLENNAN COUNTY, TEXAS"

STATE OF TEXAS

COUNTY OF MCLENNAN

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

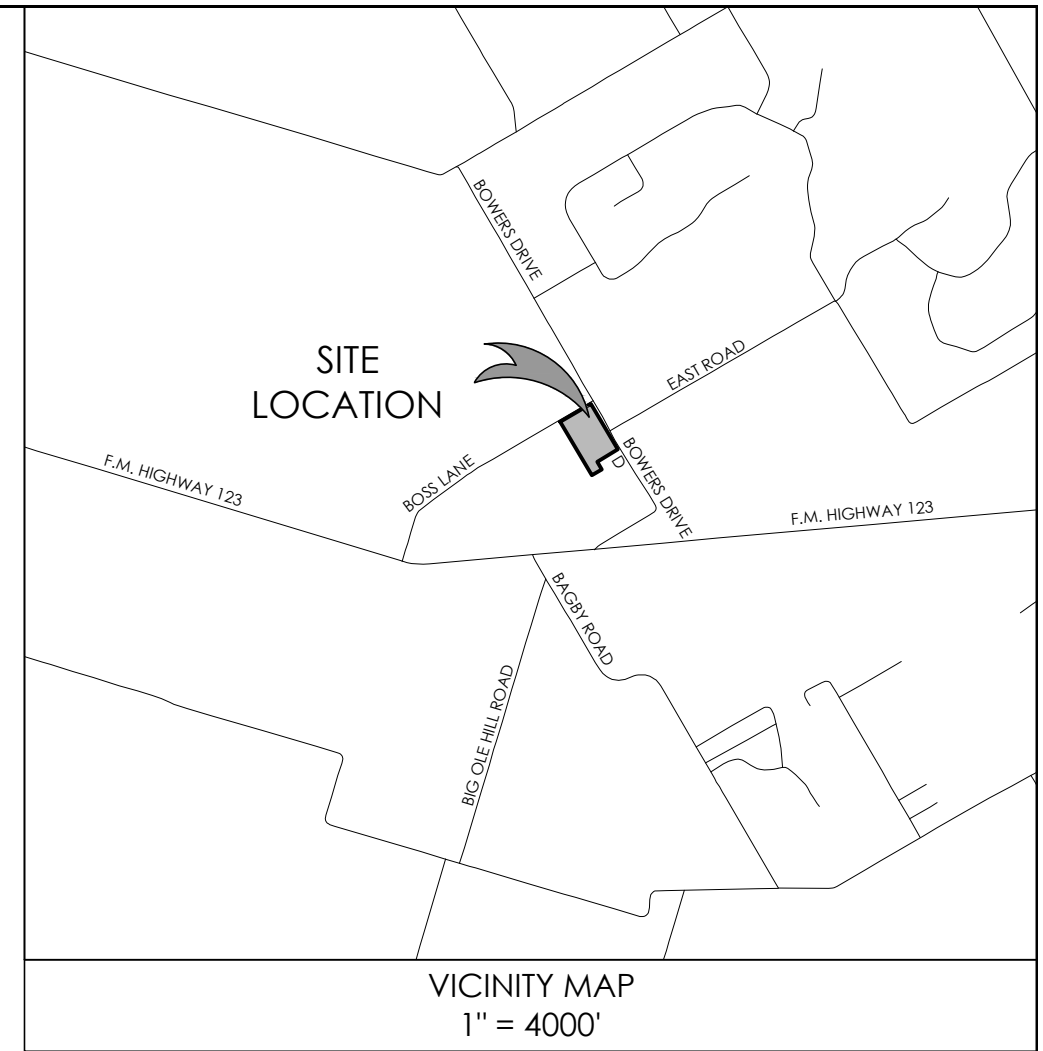
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

NOTARY PUBLIC, STATE OF TEXAS

**FEMA FLOOD NOTE:**  
ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR MCLENNAN COUNTY, TEXAS, MAP NUMBER 12345C1234C, DATED SEPTEMBER 26, 2008, THIS PROPERTY LIES IN ZONE "X", WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 100 YEAR FLOOD PLAIN, THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM; IT DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE, OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES LOCATED THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THE FLOOD HAZARD AREA IS SUBJECT TO CHANGE AS DETAILED STUDIES OCCUR AND/OR WATERSHED OR CHANNEL CONDITIONS CHANGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR. ALL DEVELOPMENT WITHIN THE 100-YEAR FLOOD PLAIN SHALL COMPLY WITH ALL APPLICABLE ORDERS AND REGULATIONS, INCLUDING BUT NOT LIMITED TO MCLENNAN COUNTY'S "FLOOD DAMAGE PREVENTION ORDER." A FLOODPLAIN DEVELOPMENT PERMIT SHALL BE OBTAINED FROM THE COUNTY ENGINEER'S OFFICE PRIOR TO THE CONSTRUCTION OF ANY STRUCTURE(S) WITHIN THE FLOODPLAIN.

LAND SURVEYING COMPANY DOES NOT MAKE OR WARRANT ANY FLOOD ZONE DETERMINATION

**SEPTIC NOTE:**  
1. ALL ON SITE SEPTIC SYSTEMS ARE TO COMPLY WITH THE REQUIREMENTS OF THE COUNTY'S RULES FOR ON-SITE SEWAGE FACILITIES AND SIGNATURE OF THE DESIGNATED REPRESENTATIVE.



MCLENNAN COUNTY COMMISSIONERS COURT CERTIFICATION:  
I HEREBY CERTIFY THAT THE ATTACHED AND FOREGOING PLAT AND FIELD NOTES OF "FINAL PLAT OF ANY RUN SUBDIVISION, PHASE ONE, LOTS 1-8, BLOCK 1", TO MCLENNAN COUNTY, TEXAS, WAS APPROVED BY THE MCLENNAN COUNTY COMMISSIONERS COURT ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, SUCH APPROVAL NOT TO BE CONSTRUED AS AN OBLIGATION ON THE PART OF THE COUNTY FOR THE CONSTRUCTION AND/OR MAINTENANCE OF ANY ROAD(S) OR OTHER IMPROVEMENTS SHOWN THEREON.

MCLENNAN COUNTY COMMISSIONERS' COURT

BY: \_\_\_\_\_  
SCOTT FELTON  
MCLENNAN COUNTY JUDGE

**SURVEYOR'S CERTIFICATION:**  
I DO HEREBY CERTIFY THAT I MADE AN ACTUAL AND ACCURATE SURVEY OF THE PROPERTY ON THE GROUND BY MEN WORKING UNDER MY SUPERVISION DURING THE MONTH OF \_\_\_\_\_, 20\_\_, AND THAT ALL MARKERS OR MONUMENTS ARE CORRECTLY SHOWN.  
NAME OF SURVEYING COMPANY OR SURVEYOR \_\_\_\_\_



BY: \_\_\_\_\_  
LAND SURVEYOR  
RPLS #1234

**ON-SITE SEWAGE FACILITIES CERTIFICATION:**  
THE FOLLOWING STATEMENT CERTIFIES THAT AN ENGINEERING SUITABILITY REPORT PREPARED BY \_\_\_\_\_, R.S., ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, HAS BEEN SUBMITTED AND ACCEPTED FOR THIS SUBDIVISION PLAT. INDIVIDUAL ON-SITE SEWAGE FACILITY DESIGNS MUST BE SUBMITTED FOR APPROVAL FOR EACH LOT AND BUILT TO TEXAS NATURAL RESOURCE CONSERVATION COMMISSION REGULATIONS PRIOR TO OCCUPATION OF THE RESIDENCE. THIS SUBDIVISION PLAT APPROVED AND ACCEPTED ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

BY: \_\_\_\_\_  
DAVID LITKE  
ENVIRONMENTAL HEALTH MANAGER  
WACO-MCLENNAN COUNTY PUBLIC HEALTH DISTRICT

COUNTY CLERK'S FILE NUMBER

SURVEY COMPANY NAME  
AND CONTACT INFORMATION

DATE:  
JOB NO: