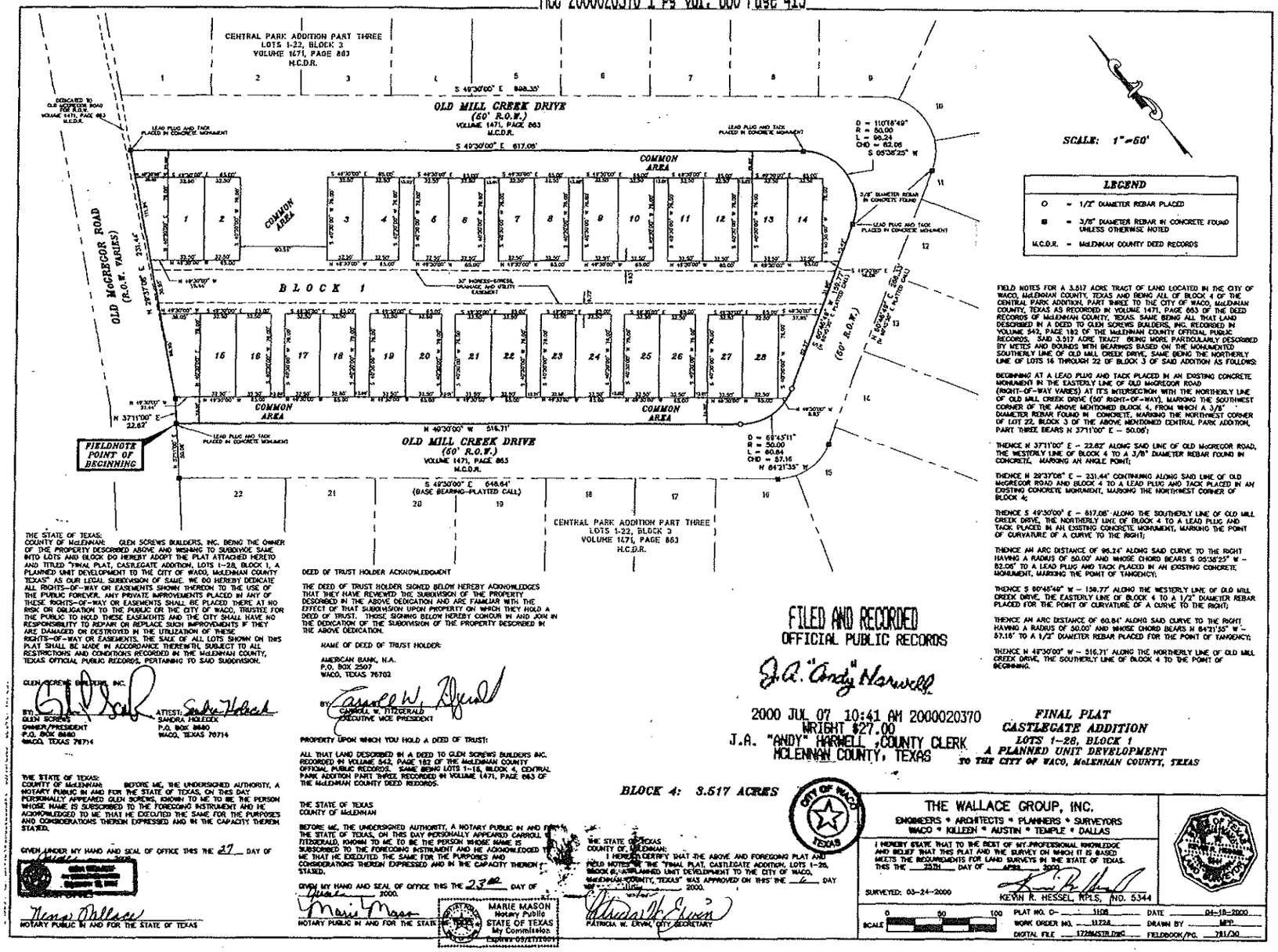

SCALE: 1"=60'

LEGEND

○	= 1/2" DIAMETER REBAR PLACED
■	= 3/8" DIAMETER REBAR IN CONCRETE FOUND UNLESS OTHERWISE NOTED
M.C.D.R.	= MCLENNAN COUNTY DEED RECORDS

FIELD NOTES FOR A 3.517 ACRE TRACT OF LAND LOCATED IN THE CITY OF WACO, MCLENNAN COUNTY, TEXAS AND BEING ALL OF BLOCK 4 OF THE CENTRAL PARK ADDITION, PART THREE TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS AS RECORDED IN VOLUME 1471, PAGE 863 OF THE DEED RECORDS OF MCLENNAN COUNTY, TEXAS. SAME BEING ALL THAT LAND DESCRIBED IN A DEED TO GLEN SCREWS BUILDERS, INC. RECORDED IN VOLUME 542, PAGE 182 OF THE MCLENNAN COUNTY OFFICIAL PUBLIC RECORDS. SAID 3.517 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS WITH BEARINGS BASED ON THE MONUMENTED SOUTHERLY LINE OF OLD MILL CREEK DRIVE, SAME BEING THE NORTHERLY LINE OF LOTS 16 THROUGH 22 OF BLOCK 3 OF SAID ADDITION AS FOLLOWS:

BEGINNING AT A LEAD PLUG AND TACK PLACED IN AN EXISTING CONCRETE MONUMENT IN THE EASTERLY LINE OF OLD MACGREGOR ROAD (RIGHT-OF-WAY VARIES) AT IT'S INTERSECTION WITH THE NORTHERLY LINE OF OLD MILL CREEK DRIVE (50' RIGHT-OF-WAY), MARKING THE SOUTHWEST CORNER OF THE ABOVE MENTIONED BLOCK 4, FROM WHICH A 3/8" DIAMETER REBAR FOUND IN CONCRETE, MARKING THE NORTHWEST CORNER OF LOT 22, BLOCK 3 OF THE ABOVE MENTIONED CENTRAL PARK ADDITION, PART THREE BEARS N 37°11'00" E – 50.06';

THENCE N 37°11'00" E – 22.82' ALONG SAID LINE OF OLD MACGREGOR ROAD, THE WESTERLY LINE OF BLOCK 4 TO A 3/8" DIAMETER REBAR FOUND IN CONCRETE, MARKING AN ANGLE POINT;

THENCE N 29°37'06" E – 231.44' CONTINUING ALONG SAID LINE OF OLD MACGREGOR ROAD AND BLOCK 4 TO A LEAD PLUG AND TACK PLACED IN AN EXISTING CONCRETE MONUMENT, MARKING THE NORTHWEST CORNER OF BLOCK 4;

THENCE S 49°30'00" E – 617.08' ALONG THE SOUTHERLY LINE OF OLD MILL CREEK DRIVE, THE NORTHERLY LINE OF BLOCK 4 TO A LEAD PLUG AND TACK PLACED IN AN EXISTING CONCRETE MONUMENT, MARKING THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;

THENCE AN ARC DISTANCE OF 96.24' ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 50.00' AND WHOSE CHORD BEARS S 05°38'25" W – 82.05' TO A LEAD PLUG AND TACK PLACED IN AN EXISTING CONCRETE MONUMENT, MARKING THE POINT OF TANGENCY;

THENCE S 80°48'48" W – 150.77' ALONG THE WESTERLY LINE OF OLD MILL CREEK DRIVE, THE EASTERLY LINE OF BLOCK 4 TO A 1/2" DIAMETER REBAR PLACED FOR THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;

THENCE AN ARC DISTANCE OF 60.84' ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 50.00' AND WHOSE CHORD BEARS N 84°21'35" W – 57.16' TO A 1/2" DIAMETER REBAR PLACED FOR THE POINT OF TANGENCY;

THENCE N 49°30'00" W – 516.71' ALONG THE NORTHERLY LINE OF OLD MILL CREEK DRIVE, THE SOUTHERLY LINE OF BLOCK 4 TO THE POINT OF BEGINNING.

THE STATE OF TEXAS:
COUNTY OF MCLENNAN: GLEN SCREWS BUILDERS, INC. BEING THE OWNER OF THE PROPERTY DESCRIBED ABOVE AND WISHING TO SUBDIVIDE SAME INTO LOTS AND BLOCK DO HEREBY ADOPT THE PLAT ATTACHED HERETO AND TITLED "FINAL PLAT, CASTLEGATE ADDITION, LOTS 1-28, BLOCK 1, A PLANNED UNIT DEVELOPMENT TO THE CITY OF WACO, MCLENNAN COUNTY TEXAS" AS OUR LEGAL SUBDIVISION OF SAME. WE DO HEREBY DEDICATE ALL RIGHTS-OF-WAY OR EASEMENTS SHOWN THEREON TO THE USE OF THE PUBLIC FOREVER. ANY PRIVATE IMPROVEMENTS PLACED IN ANY OF THESE RIGHTS-OF-WAY OR EASEMENTS SHALL BE PLACED THERE AT NO RISK OR OBLIGATION TO THE PUBLIC OR THE CITY OF WACO, TRUSTEE FOR 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 ALL LOTS SHOWN ON THIS PLAT SHALL BE MADE IN ACCORDANCE THEREWITH, SUBJECT TO ALL RESTRICTIONS AND CONDITIONS RECORDED IN THE MCLENNAN COUNTY, TEXAS OFFICIAL PUBLIC RECORDS, PERTAINING TO SAID SUBDIVISION.

GLEN SCREWS BUILDERS, INC.

BY: GLEN SCREWS
OWNER/PRESIDENT
P.O. BOX 8680
WACO, TEXAS 76714

ATTEST: SANDRA HOLCOMB
P.O. BOX 8680
WACO, TEXAS 76714

THE 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 GLEN SCREWS, 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 CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 27 DAY OF JUNE 2000.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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 SIGNING BELOW HEREBY CONCUR IN AND JOIN IN THE DEDICATION OF THE SUBDIVISION OF THE PROPERTY DESCRIBED IN THE ABOVE DEDICATION.

NAME OF DEED OF TRUST HOLDER:

AMERICAN BANK, N.A.
P.O. BOX 2507
WACO, TEXAS 76702

BY: CARROLL W. FITZGERALD
EXECUTIVE VICE PRESIDENT

PROPERTY UPON WHICH YOU HOLD A DEED OF TRUST:

ALL THAT LAND DESCRIBED IN A DEED TO GLEN SCREWS BUILDERS INC. RECORDED IN VOLUME 542, PAGE 182 OF THE MCLENNAN COUNTY OFFICIAL PUBLIC RECORDS. SAME BEING LOTS 1-16, BLOCK 4, CENTRAL PARK ADDITION PART THREE RECORDED IN VOLUME 1471, PAGE 863 OF THE MCLENNAN COUNTY DEED RECORDS.

THE 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 CARROLL W. FITZGERALD, 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 CAPACITY THEREIN STATED.

GIVEN MY HAND AND SEAL OF OFFICE THIS THE 23rd DAY OF June 2000.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MARIE MASON
Notary Public
STATE OF TEXAS
My Commission Expires 09/27/2001

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

J.A. "Andy" Harwell

2000 JUL 07 10:41 AM 2000020370
WRIGHT $27.00
J.A. "ANDY" HARWELL, COUNTY CLERK
MCLENNAN COUNTY, TEXAS

THE STATE OF TEXAS
COUNTY OF MCLENNAN:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT AND FIELD NOTES OF THE "FINAL PLAT, CASTLEGATE ADDITION, LOTS 1-28, BLOCK 01, A PLANNED UNIT DEVELOPMENT TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS" WAS APPROVED ON THIS THE 6 DAY OF July 2000.

PATRICIA W. ERVAL, CITY SECRETARY

FINAL PLAT
CASTLEGATE ADDITION
LOTS 1-28, BLOCK 1
A PLANNED UNIT DEVELOPMENT
TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS

BLOCK 4: 3.517 ACRES

THE WALLACE GROUP, INC.
ENGINEERS • ARCHITECTS • PLANNERS • SURVEYORS
WACO • KILLEEN • AUSTIN • TEMPLE • DALLAS

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED MEETS THE REQUIREMENTS FOR LAND SURVEYS IN THE STATE OF TEXAS. THIS THE 25TH DAY OF APRIL, 2000.

SURVEYED: 03-24-2000

KEVIN R. HESSEL, RPLS, NO. 5344

SCALE: 0 50 100

PLAT NO. 0- 1108 DATE 04-18-2000
WORK ORDER NO. 11228 DRAWN BY MEP
DIGITAL FILE 11228ASTR.DWG FIELDBOOK/PG. 781/30

STATE OF TEXAS
COUNTY OF MCLENNAN

I, J. A. "Andy" Harwell, County Clerk of McLennan County, Texas, do hereby certify that the foregoing is a true and correct copy recorded as Instrument number 2000020370 in the Official Public Records of McLennan County.

In Testimony whereof, and to certify which, I hereunto sign my name officially and affix the seal of Said County Court, at my office in the City of Waco, this 9 day of June, 2026.

ATTEST: J.A. "Andy" Harwell, COUNTY CLERK
McLennan County, TEXAS

By: Deputy

CERTIFIED COPY