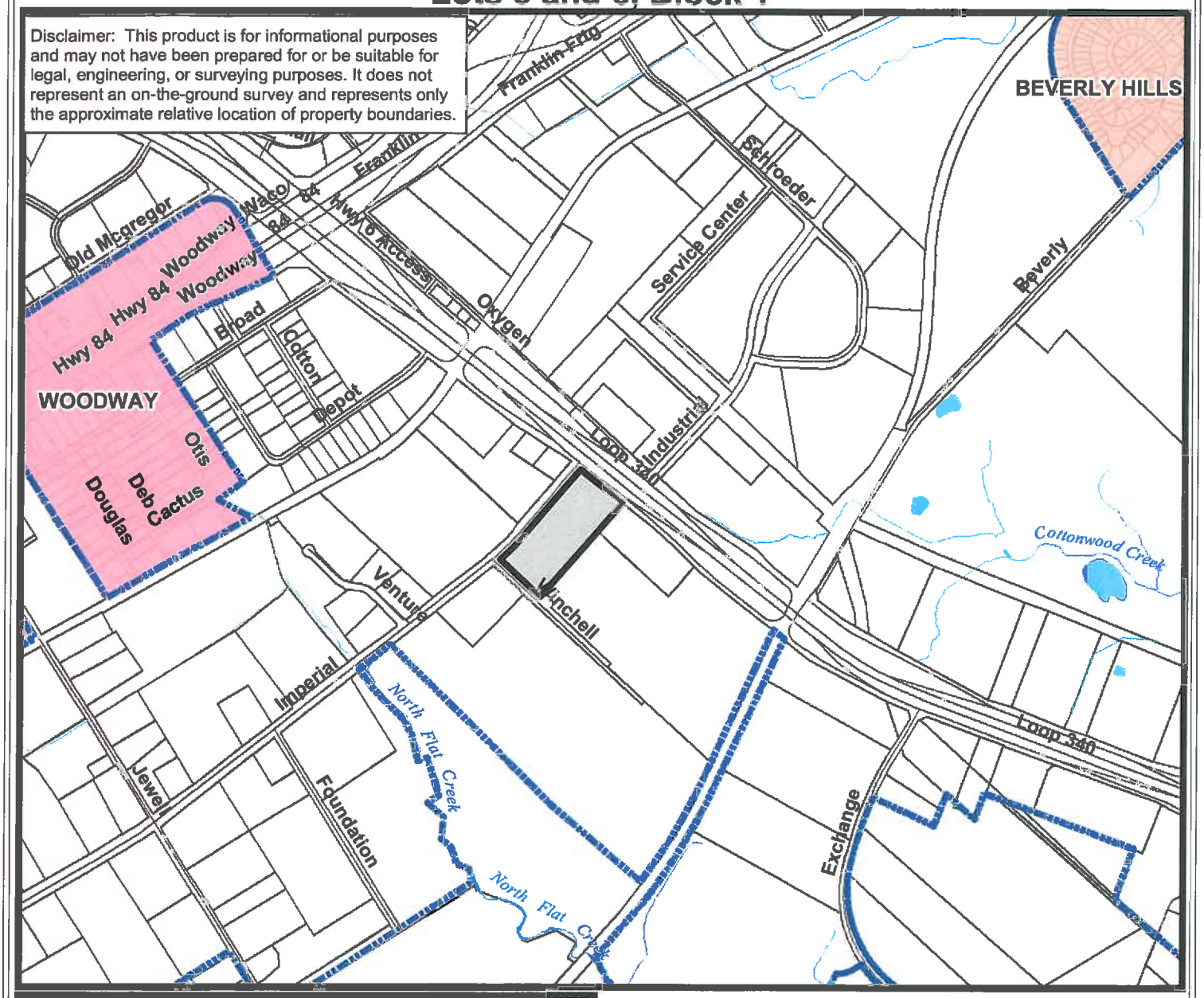
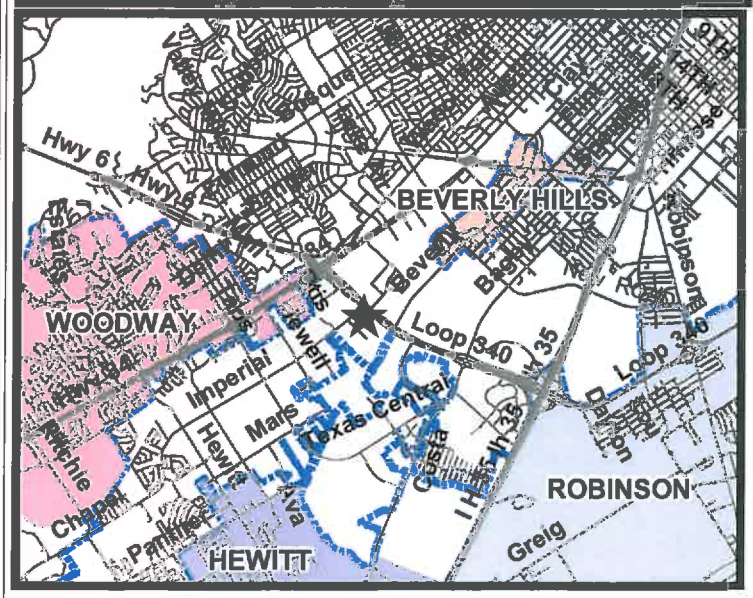
Final Replat
Olan Mills Addition
Lots 5 and 6, Block 1

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

Olan Mills Addition

N
W E
S

November 2016

CITY OF WACO
PLANNING SERVICES

N:\planning\MaryH\Subd Location Maps\2016\Maps\Olan Mills Addition Replat.mxd 11/8/2016: Maryh

CITY OF WACO

Planning Services
Post Office Box 2570
Waco, Texas 76702-2570
254 / 750-5650
Fax: 254 / 750-1605
www.waco-texas.com

November 15, 2016

REVISED

Gordon Swanson
Swanson-Wheeler, Ltd.
1105 Wooded Acres Dr. #800
Waco, TX 76710

REF.: Final Plat of the Olan Mills Addition, Lots 5 & 6, Block 1 (Replat), to the City of Waco, McLennan County, Texas"

Dear Mr. Swanson:

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 **November 16, 2016, in the Dr. Mae Jackson Development Center, Main Conference Room, 401 Franklin Avenue, at 12:30 p.m.** City of Waco staff and affected utility companies have reviewed your subdivision plat request for compliance with City of Waco ordinances and have forwarded their comments to the City Plan Commission for action.

The City Plan Commission reviews subdivision plat requests to determine whether the subdivision contains all of the items required by City of Waco ordinances. If the subdivision contains all of the required items, the City Plan Commission recommends to the City Council approval of the subdivision. If the subdivision does not contain all of the required items the City Plan Commission can recommend either disapproval of the subdivision or disapproval of the subdivision until your subdivision meets all of the requirements. The Waco City Council will make the final decision on your subdivision.

The Waco City Council will consider your subdivision along with the City Plan Commission's recommendation on **December 6, 2016, in the Waco Convention Center, Bosque Theatre, 100 Washington Avenue, at 6:00 p.m.** The City Council will review your subdivision plat request along with the City Plan Commission's recommendation. The City Council may approve your subdivision if its meets all of the requirements. If your subdivision is a final subdivision and is approved it is recorded in the Official Public Records of McLennan County. The City Council may disapprove your subdivision until it meets the necessary requirements. If your subdivision is disapproved until it meets the necessary requirements you have until **December 31, 2017**, to complete the requirements. If you complete the requirements and return the plat to City staff by that date your final subdivision is approved and is recorded in the Official Public Records of McLennan County. Also, the City Council may disapprove your subdivision request.

The following are items that City staff believe would need to be completed in order for your subdivision plat to meet all City of Waco requirements:

1. The current owner of the property needs to sign the dedication. A Notary Public in the appropriate county and state shall notarize the signature. The owner needs to provide proof of ownership (i.e. deed) of the property to Planning Services. Provide documentation to show that Mr. Swanson is authorized to sign the plat on behalf of Swanson-Wheeler, Ltd.
2. Include on the plat an attest signature, position/title and address.
3. The signature under the owner's statement should read:
   Swanson-Wheeler, Ltd., a Texas Partnership

   By: GSDW LLC, general partner

   By:_____ Attest:_____
   Gordon Swanson, *Title* *Name, Title*
   1105 Wooded Acres Drive #800 *Address*
   Waco, TX 76710
4. The surveyor needs to sign and seal the plat and set the monuments as shown. Submit an electronic copy of the plat using a current version of AutoCad (.dwg) or Digital Exchange Format (.dxf) that is oriented to within 10 feet of correct Texas Plane Coordinates, NAD83. This information may be obtained from Engineering Services at the City of Waco. Place these coordinates on the plat.
5. The owner is to pay the $300.00 filing fee and provide an application to Planning Services.
6. The owner is to provide an original "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 Clerks Office until this certificate is provided to Planning Services.
7. Contact Solomon Thomas of TxDOT (254/772-2890) to discuss access to Lot 5; lot will not have access to Imperial Drive. A cross access easement may be required.

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 750-5444.

Sincerely yours,

Marie Jupe

Marie Jupe, Planner

cc: Mitchell & Associates Inc.
600 Austin Avenue, Ste. 29
Waco, TX 76701

FINAL PLAT OF
OLAN MILLS ADDITION LOTS 5 & 6, BLOCK 1

to the City of Waco, McLennan County, Texas, being 9.96 acres of land in the City of Waco, McLennan County, Texas, and being all of Lot 3, Block 1 of the Olan Mills Addition, Lots 3 & 4, Block 1, to the City of Waco, McLennan County, Texas, as per plat recorded in Volume 426, Page 234 of the Official Public Records of McLennan County, Texas.

STATE OF TEXAS
COUNTY OF McLENNAN

Being 9.96 acres of land in the City of Waco, McLennan County, Texas, and being all of Lot 3, Block 1 of the Olan Mills Addition, Lots 3 & 4, Block 1, to the City of Waco, McLennan County, Texas, as per plat recorded in Volume 426, Page 234 of the Official Public Records of McLennan County, Texas, and being further described as follows with bearings based on geodetic North by GPS observation.

Beginning at a 1/2-inch steel rod found at the intersection of the Southwest line of State Highway 6 at the Southeast line of Imperial Drive, at the Northeast corner of said Lot 3 and at the Northeast corner of this

Thence South 49 Degrees 50 Minutes 29 Seconds East a distance of 431.45 feet along the Southwest line of said State Highway 6 to a 1/2-inch steel rod found at the Northeast corner of Lot 1, Block 1 of the Patriot Homes Addition, to the City of Waco, McLennan County, Texas, as per plat recorded in Volume 581, Page 140 of the Official Public Records of McLennan County, Texas, at the Northeast corner of said Lot 3 and at the Northeast corner of this;

Thence South 42 Degrees 10 Minutes 16 Seconds West a distance of 1018.63 feet along the Southeast line of said Lot 3 to a 1/2-inch steel rod not capped MAA in the Northeast line of Windhill Drive at the Southeast corner of said Lot 3, at the Southwest corner Lot 2, Block 1 of said Patriot Homes Addition, and at the Southeast corner of this;

Thence North 45 Degrees 24 Minutes 29 Seconds West a distance of 449.52 feet along the Northeast line of said Windhill Drive to a 3/8-inch steel rod found at the intersection of the Northeast line of said Windhill Drive and the Southeast line of said Imperial Drive, at the Southeast corner of said Lot 3 and at the Southeast corner of this

Thence along the Southeast line of said Imperial Drive with a curve turning to the left with an arc length of 240.61', with a radius of 1644.48', with a chord bearing of North 46 Degrees 23 Minutes 55 Seconds East, with a chord length of 240.59', to a 1/2-inch steel rod found;

Thence North 42 Degrees 11 Minutes 04 Seconds East a distance of 744.78 feet to the Point of Beginning, containing 9.96 acres of land.

STATE OF TEXAS
COUNTY OF McLENNAN

That Swanson-Wheeler, Ltd., a Texas Limited Partnership, being the owner of the property described above and wishing to subdivide same into lot(s) and block(s) do hereby adopt the plat attached hereto and titled FINAL PLAT OF OLAN MILLS ADDITION LOTS 5 & 6, BLOCK 1, to the City of Waco, McLennan County, Texas, being 9.96 acres of land in the City of Waco, McLennan County, Texas, and being all of Lot 3, Block 1 of the Olan Mills Addition, Lots 3 & 4, Block 1, to the City of Waco, McLennan County, Texas, as per plat recorded in Volume 426, Page 234 of the Official Public Records of McLennan County, Texas. We 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 there at no risk or obligation to the public and/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 the lots shown on this plat shall be made in accordance therewith, subject to all restrictions and conditions recorded in the McLennan County, Texas Real Property Records, pertaining to said subdivision.

Swanson-Wheeler, Ltd., a Texas Partnership

By: _____
Gordon Swanson – President
1105 Wooded Acres Drive – #800
Waco, Texas 76710

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 Gordon Swanson, 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 consideration therein expressed and in the capacity therein stated.

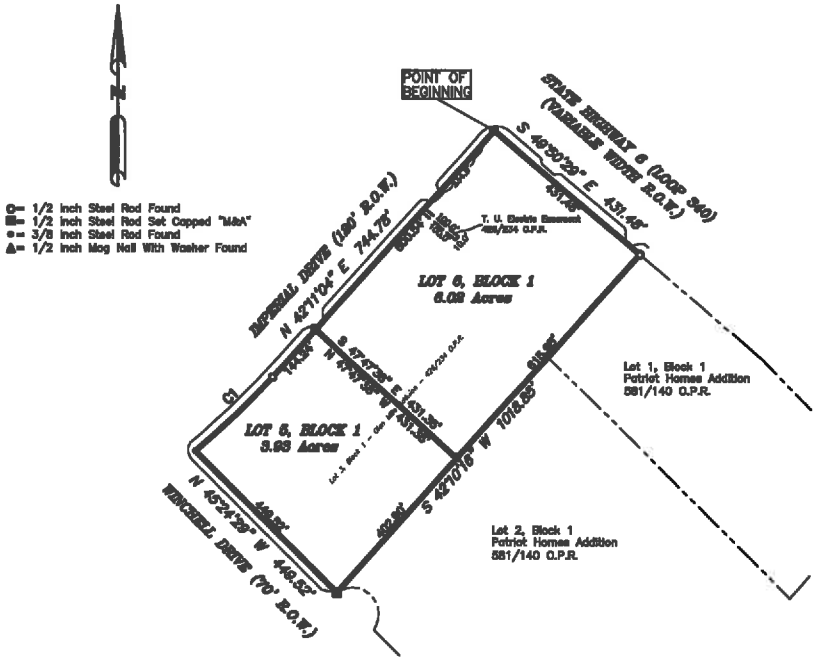
Given under my hand and seal of office this the _____ day of _____, 2016.

_____
Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF McLENNAN

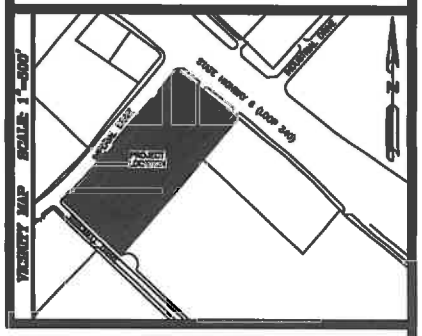
I hereby certify that the above and foregoing plat and field notes of the "FINAL PLAT OF OLAN MILLS ADDITION LOTS 5 & 6, BLOCK 1, to the City of Waco, McLennan County, Texas, being 9.96 acres of land in the City of Waco, McLennan County, Texas, and being all of Lot 3, Block 1 of the Olan Mills Addition, Lots 3 & 4, Block 1, to the City of Waco, McLennan County, Texas, as per plat recorded in Volume 426, Page 234 of the Official Public Records of McLennan County, Texas" was approved on this the _____ day of _____, 2016.

_____
Esmeralda Hudson – City Secretary



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1644.48'	240.61'	240.59'	N 46°23'55" E	8°23'24"

COUNTY CLERK'S FILE NUMBER



Based upon what can be scaled from the graphics shown on Federal Insurance Rate Map (FIRM), Community Panel No. 48309C0370C, 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.

MITCHELL & ASSOCIATES, INC. DOES NOT MAKE OR WARRANT ANY FLOOD ZONE DETERMINATION.

Water provided by: City of Waco CCN # 10039
Electric Service provided by: Oncor
Sewer provided by: City of Waco
Midway School District

M.C.D.R.– McLennan County Deed Records.
O.P.R.– Official Public Records of McLennan County, Texas.

Bearings based on geodetic North by GPS observation

Owner:
Swanson-Wheeler, Ltd., a Texas Limited Partnership
1105 Wooded Acres Drive –#800
Waco, Texas 76710

Surveyor:
Mitchell & Associates, Inc.
600 Austin Avenue – Suite #29
Waco, Texas 76701

Copyright: Mitchell & Associates, Inc., 2016.

COUNTY CLERK'S FILE NUMBER

This survey was performed without the benefit of a title report.

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

Sheet: *1 of 1*
SCALE 0 200 400
ADDRESS: 701 W. Loop 340 DATE: 9-29-16
WORK ORDER NO. 16-09-0365 DRAWN BY: CKM
DIGITAL FILE: 16-09-0365.dwg FIELDBOOK/PG: TNFDS 82/85

SURVEYORS RED SEAL
SURVEYED: 9/29/2016

SURVEYORS CERTIFICATION

The plat shown hereon was prepared from an on the ground survey performed by me in October, 2016 and corner monuments are as shown.

ROBERT E. MITCHELL, RPLS, NO. 5801