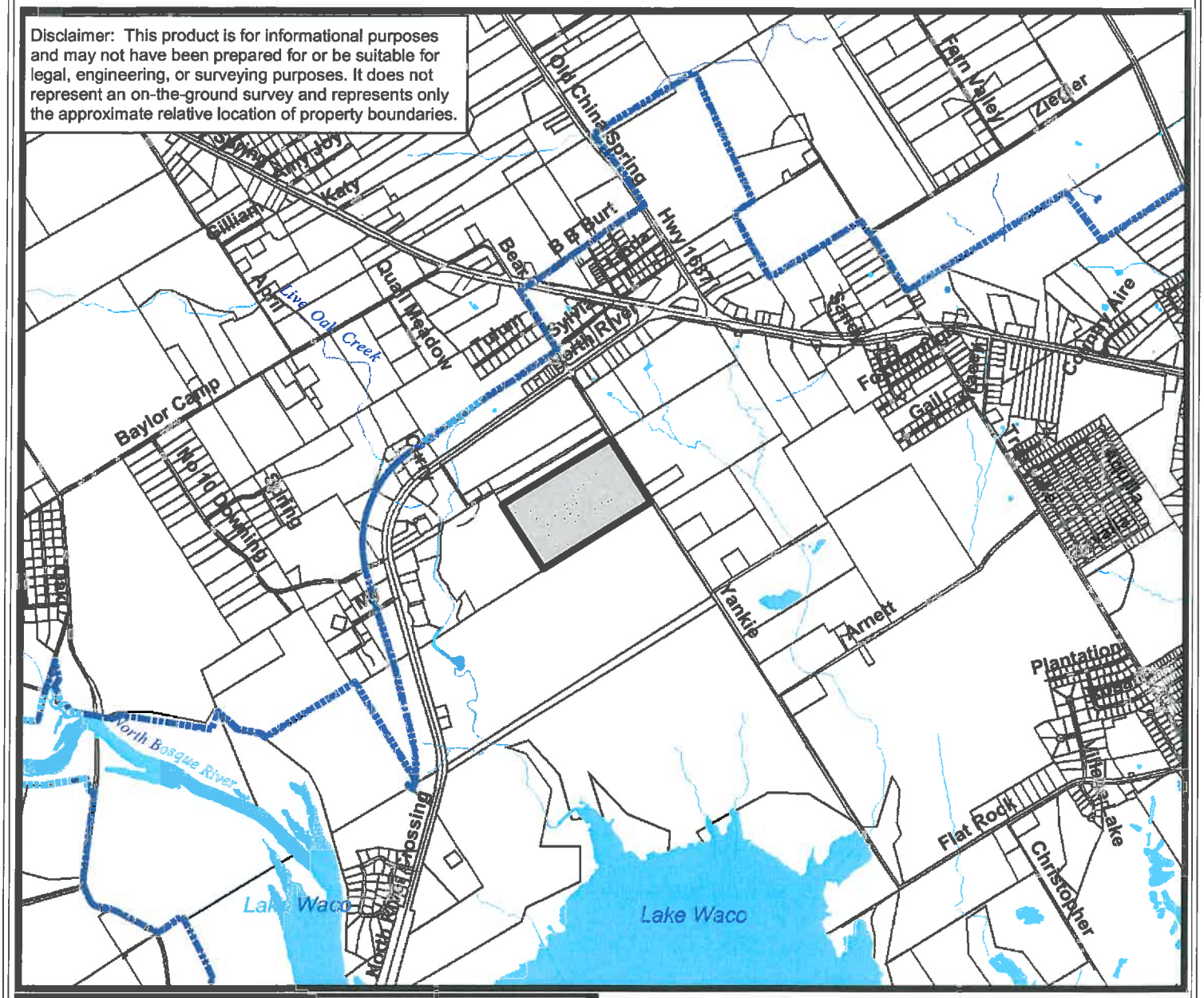
Final Plat
Rivers Crossing Addition

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

Final Plat Rivers Crossing Addition

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November 2016

CITY OF WACO
PLANNING SERVICES

N:\planning\MaryH\Subd Location Maps\2016\Maps\Rivers Crossing Addition Final.mxd 11/15/2016: 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 14, 2016

Bruce Whitis
WBW Development Group, LLC – Series 019
3000 Illinois Avenue
Killeen, TX 76543

REF.: Final Plat of the Rivers Crossing Addition, to the City of Waco, McLennan County, Texas"

Dear Mr. Whitis:

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 owner of the property needs to sign the dedication. A Notary Public in the appropriate county and state shall notarize this signature. Provide documentation to show that Mr. Whitis is authorized to sign the plat on behalf of WBW Development Croup, LLC – Series 019.
2. The surveyor needs to sign and seal the plat and set the monuments. 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.
3. A note on the plat must be added stating "The acceptance of the offer of the proposed park land dedication must be by ordinance approved by the Waco City Council per Section 5.203 of the Subdivision Ordinance. No plat offering dedication shall be filed for record unless and until the City Council has accepted the dedication by ordinance."
4. A comprehensive drainage plan has been submitted and is under review. The submitted plan must meet the current City of Waco Drainage Policy and offsite easements may be needed for proposed public drainage improvements. Any required off-site drainage easements must be obtained prior to the final plat being approved and recorded. Also, those easements should be granted to the City of Waco. Include on the plat, recording information for off-site drainage easements.
5. Plan and specifications for streets, sidewalk, drainage, and utility improvements for this addition have been submitted and are under review. Construction of these improvements must be in conformance with all applicable city ordinances and the approved plans.
6. Submit plans and specifications for the construction of traffic calming devices along the proposed Guadalupe, Llano & Canadian streets in accordance with the approved sketch submitted to Traffic Services on 10/10/2016. Construction of these traffic calming devices must be in conformance with all applicable city ordinances and the approved plans.
7. A Traffic Impact Analysis for the subdivision has been submitted and is under review. Based upon this review, the owner may be required to pay a portion of the costs for additional street and traffic improvements which is roughly proportionate to the impact of the proposed subdivision or construct additional street and traffic improvements which are roughly proportionate to the impact of the proposed subdivision. A staff response will be provided to the applicant per the Traffic Impact Analysis Guidelines for the City of Waco. Construction of these required additional street and traffic improvements must be in conformance with all applicable city ordinances and the approved plans.
8. Concerning the required infrastructure improvements referenced above, either the infrastructure improvements must be completed and then approved by the City of Waco, or a performance guarantee must be submitted and approved before the plat can be filed for record. The performance guarantee and the required ¾ of 1 percent review and inspection fee can be based upon the engineers estimated construction cost.
9. Oncor will require easements for electric service. Contact David Picha to determine service plans at 254/750-5238.
10. The preliminary plat must be finished and approved before the final plat can be recorded.

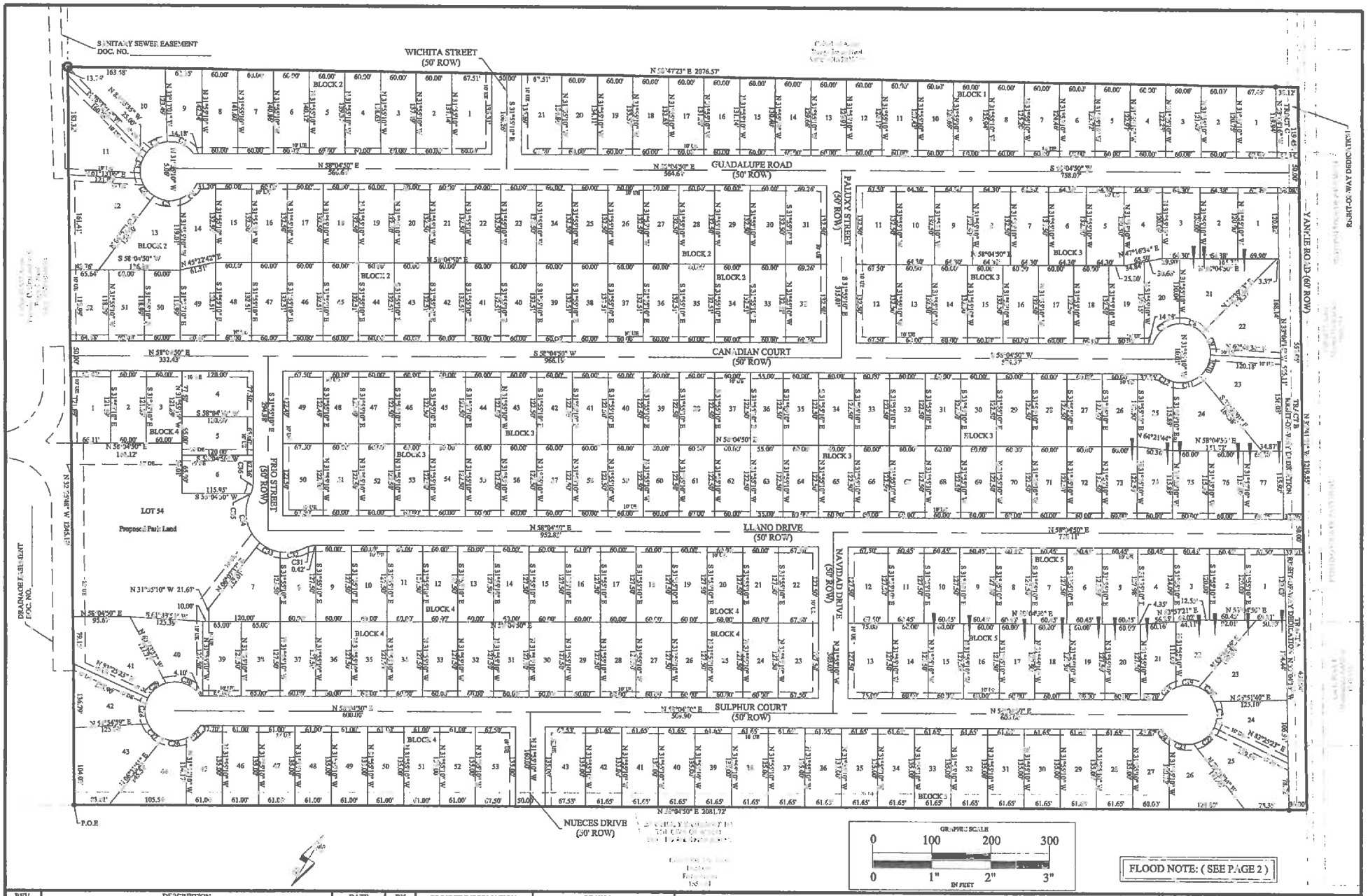
If you have any questions concerning the requirements stated in this letter or wish to discuss the subdivision platting process further, please contact me at 750-5444.

Sincerely yours,

Marie Jupe

Marie Jupe, Planner

cc: Yalgo, LLC
3000 Illinois Ave., Ste 100
Killeen, TX 76543



FLOOD NOTE: (SEE PAGE 2)

REV.	DESCRIPTION	DATE	BY
5	REVISIONS PER CITY COMMENTS	5/24/2016	TWF
4	REVISIONS PER CITY COMMENTS	5/2/2016	TWF
3	REVISIONS PER CITY COMMENTS	9/28/2015	TWF
2	REVISIONS PER CITY COMMENTS	9/25/2015	TWF
1	ORIGINAL RELEASE	7/22/2015	BTW

PROJECT NUMBER: YA01
CLIENT NAME: WBW DEVELOPMENT GROUP, LLC
CLIENT LOCATION: KILLEEN, TX
APPROVED BY: SAB
AUTHORIZED BY: WBW

PROJECT INFORMATION

TOTAL SIZE: 58.812 ACRES
TOTAL BLOCKS: 5
TOTAL LOTS: 246
TOTAL TRACTS: 4

BENCHMARK

Chiseled "box" on top of RCP culvert in the west ROW of Yanche Road. Located 25'±/- feet at a bearing of N 38°57'18" W from the north brass cap marker of the property (located in the centerline of Yanche Road)

NAD 83 State Plane Coordinates

Central Zone (Field Coordinates)

N- 10230749.55

E- 3246529.21

Elev- 544.42' NAVD88 (Computed using GEOID09)

FINAL PLAT
RIVERS CROSSING ADDITION
CITY OF WACO, MCLENNAN COUNTY, TEXAS

Yalgo, LLC
3000 Illinois Ave., Suite 100
Killeen, TX 76543
PH (254) 953-5353
FX (254) 953-5037
Texas Registered Engineering Firm F-10264
Texas Registered Surveying Firm 10194095

FINAL PLAT FOR
RIVERS CROSSING ADDITION
CITY OF WACO, MCLENNAN COUNTY, TEXAS

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	51.57'	49.32'	N 51°34'49" E	59°05'31"
C2	50.00'	39.79'	38.75'	N 29°14'14" E	45°35'28"
C3	49.98'	46.51'	44.85'	N 20°12'43" W	53°18'47"
C4	49.94'	37.02'	36.18'	N 68°08'05" W	42°28'15"
C5	50.00'	45.60'	44.22'	N 6[illegible]°24'50" E	52°29'02"
C6	50.00'	40.59'	39.48'	N 14°54'55" E	46°30'47"
C7	50.00'	61.23'	57.49'	N 20°37'18" E	70°10'01"
C8	50.00'	41.[illegible]	40.83'	N 75°40'46" E	47°56'54"
C9	50.00'	41.15'	40.00'	N 52°46'05" W	47°09'23"
C10	50.00'	41.15'	40.00'	N 05°36'43" W	47°09'23"
C11	50.00'	48.43'	46.56'	N 45°42'51" E	55°29'44"
C12	50.00'	29.35'	28.94'	N 88°33'26" E	30°11'30"
C13	55.00'	37.25'	36.55'	N 38°40'33" E	38°48'36"
C14	55.00'	45.02'	43.77'	N 04°10'34" W	46°53'40"
C15	55.00'	4.12'	4.12'	N 29°46'17" W	4°17'47"
C16	5.00'	7.85'	7.07'	N 13°04'50" E	90°00'00"
C17	30.00'	47.12'	42.43'	N 13°04'50" E	90°00'00"
C18	50.00'	31.78'	31.26'	N 16°17'30" E	36°25'19"
C19	50.00'	39.49'	38.47'	N 52°07'44" E	45°15'10"
C20	50.00'	35.81'	35.05'	N 79°43'41" W	41°02'00"
C21	50.00'	45.93'	44.33'	N 32°53'39" W	52°32'04"
C22	50.00'	45.02'	44.41'	N 19°47'27" E	52°44'08"
C23	50.00'	43.81'	42.42'	N 71°15'33" E	50°12'05"
C24	50.00'	18.95'	18.84'	N 72°46'47" W	21°43'14"
C25	50.00'	31.78'	31.26'	N 16°17'30" E	36°25'19"
C26	50.00'	40.52'	39.42'	N 5[illegible]°43'08" E	46°25'58"
C27	50.00'	35.77'	35.01'	N 78°34'19" W	40°59'06"
C28	50.00'	44.94'	43.45'	N 32°19'41" W	51°30'08"
C29	50.00'	41.32'	40.16'	N 17°05'57" E	47°21'07"
C30	50.00'	67.46'	62.46'	N 79°25'40" E	77°18'20"
C31	40.50'	19.12'	18.94'	N 44°33'23" E	27°02'48"
C32	67.50'	42.42'	41.73'	N 48°39'59" E	36°00'34"
C33	67.50'	37.72'	37.23'	N 82°40'47" E	32°01'03"
C34	67.50'	90.95'	84.2[illegible]'	S 42°42'34" E	77°12'14"
C35	40.50'	1.08'	1.08'	N 05°19'18" W	1°32'02"
C36	40.50'	18.25'	18.10'	S 18°59'59" E	25°49'20"

FLOOD NOTE:
NO PORTION OF THIS TRACT IS WITHIN A SPECIAL FLOOD HAZARD AREA PER THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 48309C0350C, DATED SEPTEMBER 26, 2008, AND COMMUNITY PANEL NO. 48309C0175C, DATED 26, 2008. THE SURVEYOR DOES NOT ATTEST TO THE ACCURACY OR INACCURACY OF SAID MAP OR STUDY AND DOES NOT IMPLY BY THE INTERPOLATION SHOWN HEREON THAT ANY PORTION OF, OR STRUCTURE LOCATED UPON, THIS TRACT WILL BE FREE FROM FLOODING OR FLOOD DAMAGE.

NOTES:

1. Electricity provided by ONCOR.
2. Water supplied by City of Waco, CCN # 10039.
3. Sewer disposal provided by City of Waco.
4. Permanent lot corners will not be set in areas where there is an expectation that disturbance or damage is eminent or likely to occur (i.e. Construction areas, and etc.).
5. Arrow (═══) indicates that the stormwater runoff must flow directly onto and through downstream lots, without impediment or diversion to other lots.
6. No driveways onto YANKIE Road from any adjacent lot will be allowed.
7. All roads are 50' R.O.W. with 31' Back-of-Curb to Back-of-Curb.
8. Tracts A, B, & C to be dedicated to the City of Waco as Right-of-Way for existing Yankie Road.
9. Tract D to be dedicated to the City of Waco for park land.
10. A 4' sidewalk shall be constructed on both sides of all streets. Home builders are responsible for building sidewalks adjacent to right-of-ways at the time of home construction. The developer is responsible for sidewalks on Frio Street adjacent to Tract D, on Llano Drive adjacent to Tracts A and B, and on Guadalupe Road adjacent to Tracts B and C.

THE STATE OF TEXAS
COUNTY OF McLENNAN:

That, WBW Development Group, LLC - Series 019 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: "FINAL Plat of RIVERS CROSSING ADDITION", to the City of Waco, McLennan County, Texas, as our legal subdivision of same. We do hereby dedicate all easements and right-of-way shown hereon for the use of the public and for the purposes herein stated. Any private improvements placed in any of those easements or right-of-way shall be placed there at no risk or obligation to the public or the City of Waco, trustee for the public, to hold those easements, and the City of Waco shall have no responsibility to repair or replace such improvements if they are damaged or destroyed in the utilization of these easements or right-of-way. The sale of the lots 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 this subdivision.

WBW Development Group, LLC - Series 019

By: _____
Bruce Whitis, President
3000 Illinois Ave
Killeen, TX 76543

This instrument was acknowledged before me on the _____ day of _____, 2016, by Bruce Whitis, in his capacity as President of WBW Development Group, LLC - Series 019 a Texas limited liability company, on behalf of said limited liability company.

_____
Notary Public's Signature

FIELD NOTES:

BEING all that tract of land in McLennan County, Texas, out of the J. Forrester Survey, Abstract Number 54, and being part of that called 71.02 acres of land described in a deed to J.R. Passmore, recorded in volume 1139, Page 344 of the Deed Records of McLennan County, Texas, and being all of that called 10 acres of land described in a deed to Rita Webb, recorded in Volume 206, Page 817 of the Official Public Records of McLennan County, Texas, and being further described as follows:

BEGINNING at a ½ inch steel rod found at the southwest corner of said 71.02 acres, at the southeast corner of that called 45.887 acres of land described in a deed to Timothy O. Hunt and wife, Peggy J. Hunt, recorded in County Clerk's File Number 200503492[illegible]6 of the Official Public Records of McLennan County, Texas;

THENCE North 32 degrees 25 minutes 48 seconds West, 1245.19 feet to a point at the northwest corner of said 10 acres, from which a ½ inch steel rod found bears South 58 degrees 47 minutes 23 seconds West, 3.73 feet for reference;

THENCE North 58 degrees 47 minutes 23 seconds East, 2076.57 feet to a point in the center of Yankie Road, at the northeast corner of said 10 acres, from whicha ½ inch steel rod found in the north line of said 10 acres bears South 58 degrees 47 minutes 23 seconds West, 39.12 feet for reference;

THENCE South 32 degrees 41 minutes 25 seconds East, 1219.55 feet to a point in the center of Yankie Road, at the southeast corner of said 71.02 acres, from which a ½ inch steel rod found in the south line of said 71.02 acres bears South 58 degrees 04 minutes 50 seconds West, 30.00 feet for reference;

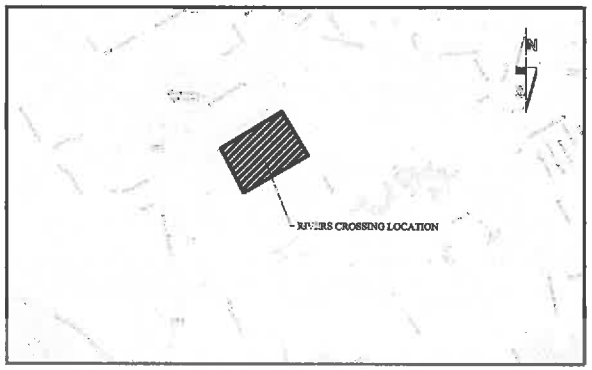
THENCE South 58 degrees 04 minutes 50 seconds West, 2081.72 feet to the Point of Beginning, containing 58.812 acres of land, more or less.

Bearings and coordinates based on Grid North, State Plane Coordinate System, NAD83, Texas Central Zone.

SURVEY NOTE:

Bearings based on grid North, State Plane Coordinate System, NAD83, Texas Central Zone, Geoid 09. Average projection scale factor is 0.99994104715, average elevation factor is 0.99997879555 and average combined factor is 0.99991984395.

VICINITY MAP
N.T.S.



THE STATE OF TEXAS
COUNTY OF McLENNAN

I hereby certify that the attached and forgoing plat and field notes of the "FINAL Plat of RIVERS CROSSING ADDITION", to the City of Waco, McLennan County, Texas, was approved on the _____ day of _____, 2016.

_____
Esmeralda Hudson
City Secretary

State of Texas
County of McLennan

I, Luther E. Frobish, registered professional land surveyor do hereby certify that I did cause the plat attached hereto to be prepared from an actual survey made on the ground and that all corner monuments were found or placed under my supervision in accordance with the subdivision regulations of the city of Waco, McLennan County, Texas.

by: _____
LUTHER E. FROBISH
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6200

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.

LEGEND

BM.	BENCHMARK	RE.	REFERENCE
D.A.	DRAINAGE AREA	REV.	REVISION
D.E.	DRAINAGE EASEMENT	TYP.	TYPICAL
ELEV.	ELEVATION	U.E.	UTILITY EASEMENT
N.T.S.	NOT TO SCALE	═══	FLOW ARROW SEE NOTE 5
[illegible]	LOTS WITH MIN FFE (SEE TABLE)		
●	CORNER MONUMENT FOUND		
○	CORNER MONUMENT SET		

NOTE: CORNER MONUMENT SET IS A ½ in. IRON ROD WITH CAP MARKED "YALGO 6200" UNLESS OTHERWISE NOTED.

REV.	DESCRIPTION	DATE	BY
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3	REVISED NOTES	5/3/2016	BTW
2	REVISIONS PER CITY COMMENTS	9/28/2015	TWF
1	ORIGINAL RELEASE	7/23/2015	BTW

PROJECT NUMBER: YA01 | CLIENT NAME: WBW DEVELOPMENT GROUP, LLC
CLIENT LOCATION: KILLEEN, TX
APPROVED BY: SAB
AUTHORIZED BY: WBW

PROJECT INFORMATION
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TOTAL BLOCKS: 5
TOTAL LOTS: 246
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Elev= 544.46' NAVD88 (Computed using GEOID09)

FINAL PLAT
RIVERS CROSSING ADDITION
CITY OF WACO, MCLENNAN COUNTY, TEXAS

Yalgo, LLC
3000 Illinois Ave., Suite 100
Killeen, TX 76543
PH (254) 953-5353
FX (254) 953-5057
Texas Registered Engineering Firm F-10264
Texas Registered Surveying Firm 10194095

SHEET 2 OF 2

PRINTED ON October 18, 2016