

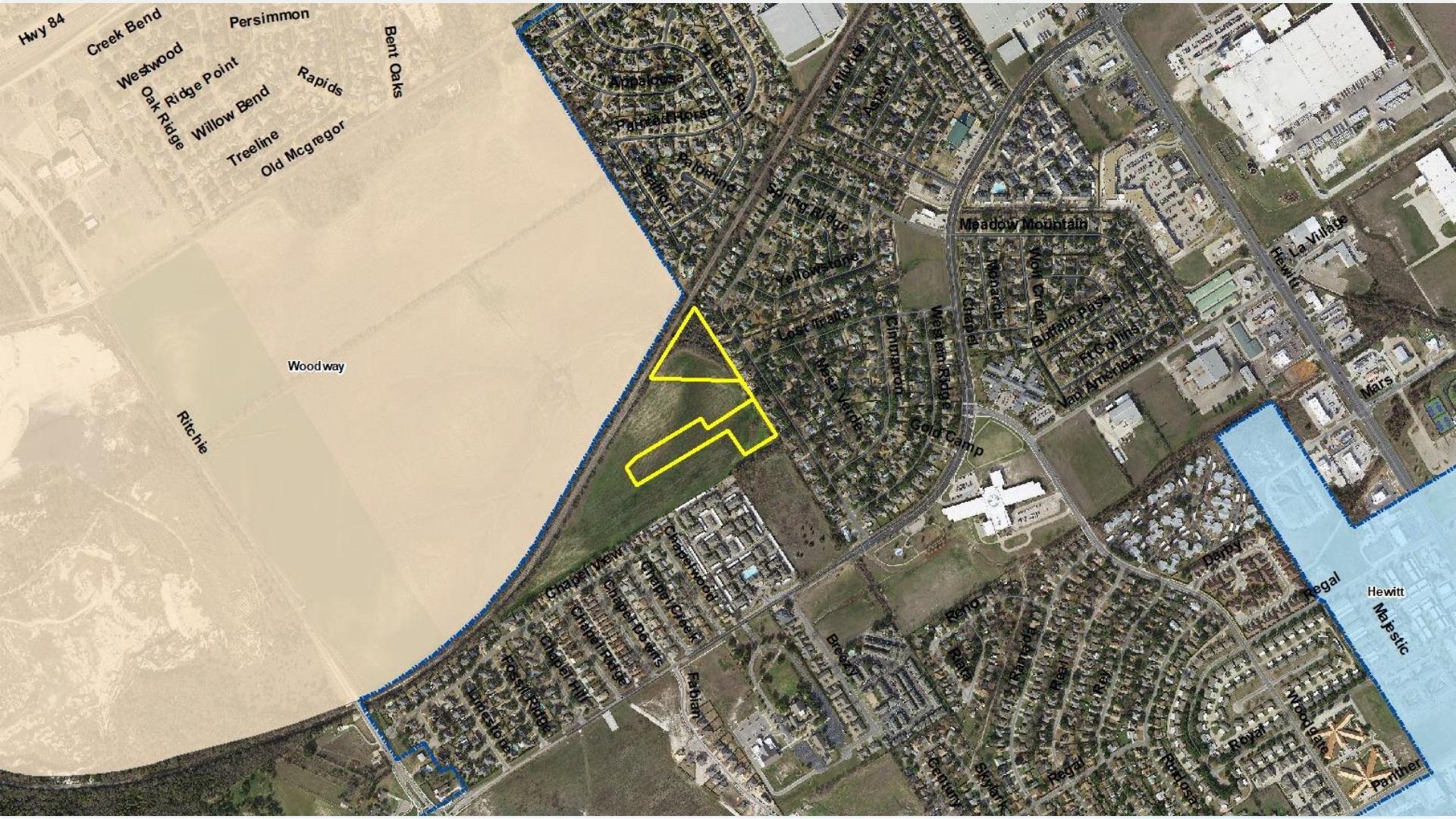
PH 2021-413

Subdivision Plats

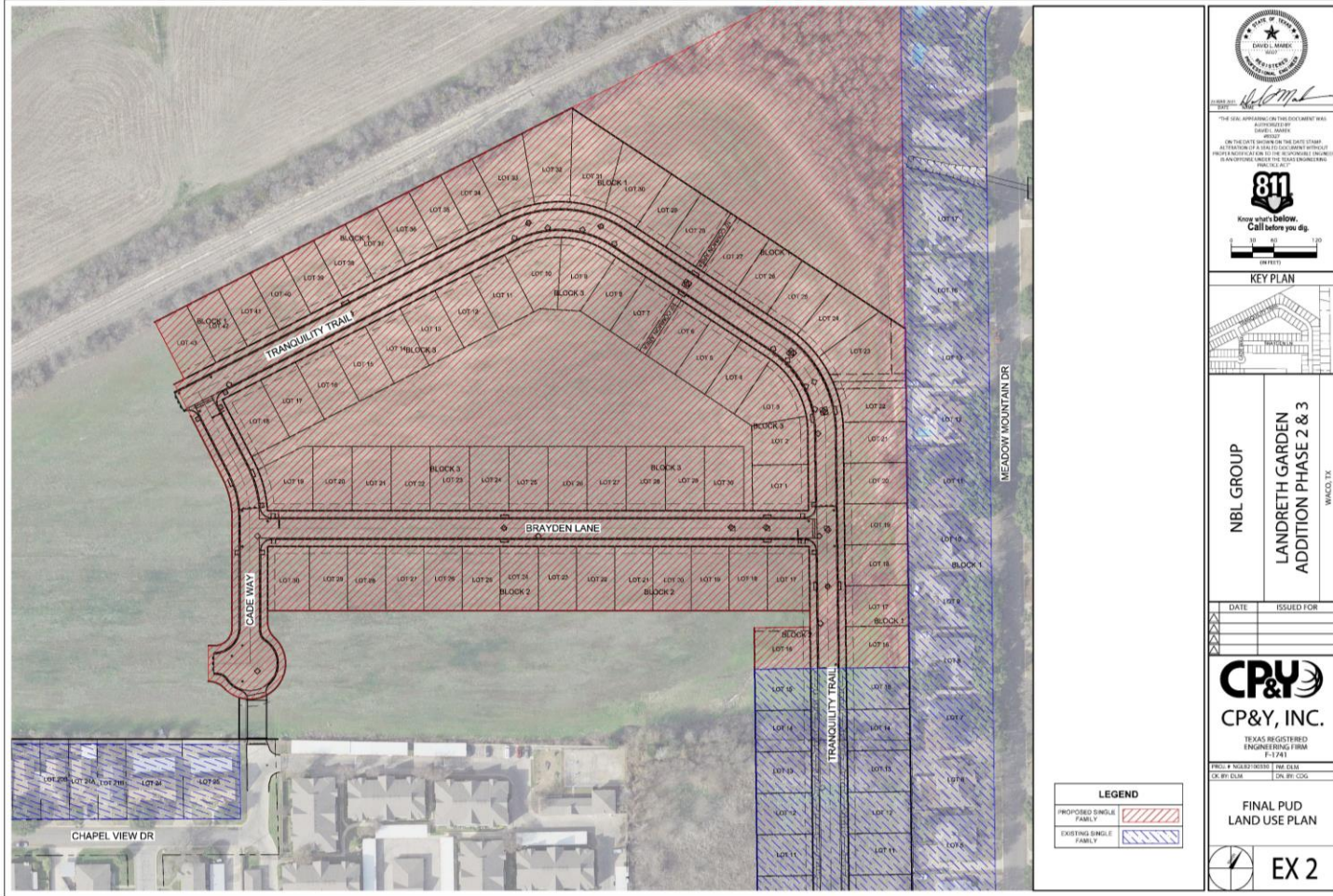


CITY OF WACO

Final Plat and construction plans of the Landreth Gardens Addition, Phase 2 and 3



Proposed Final PUD Layout for Phases 2 and 3::



LANDRETH GARDEN ADDITION, PHASE TWO, A PLANNED UNIT DEVELOPMENT
TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS. BEING 7.969 ACRES OF LAND IN
THE JAMES M. CONRAD SURVEY, ABSTRACT NO. 224, MCLENNAN COUNTY, TEXAS, BEING
OUT OF THAT CALLED 28.616 ACRES OF LAND DESCRIBED IN A DEED TO CHAPEL LAND
HOLDINGS, LLC, RECORDED UNDER MCLENNAN COUNTY CLERK'S FILE NUMBER
2019030914 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS.

COUNTY CLERK'S FILE NUMBER

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.

VICINITY MAP SCALE: 1"=500'

BASED UPON WHAT CAN BE SCALDED FROM THE GRAPHICS SHOWN ON THE
FEDERAL INSURANCE RATE MAP (FIRM), COMMUNITY PANEL, NO.483900C053000
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
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

WATER PROVIDED BY: THE CITY OF WACO CON# 10039
ELECTRIC SERVICE PROVIDED BY: ONCOR
SEWER PROVIDED BY: THE CITY OF WACO
SOLAR - UNPROCESSED - WACO, TEX.

BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE
NAD 83.

MITCHELL & ASSOC., INC. DOES NOT MAKE OR WARRANT ANY FLOOD ZONE DESIGNATION.

M.C.D.R.- MCLENNAN COUNTY DEED RECORDS.
O.P.R.- OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY.

UNLESS OTHERWISE NOTED, ALL BLOCK CORNERS, INTERIOR BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE, OR TANGENCY SHALL BE SET WITH A 1/2-INCH STEEL ROD CAPPED "MBA" AFTER CONSTRUCTION IS COMPLETE.

COUNTY CLERK'S FILE NUMBER

SURVEYORS CERTIFICATION

THE PLAT SHOWN HEREON WAS PREPARED FROM AN ORIGINAL OF THE GROUND SURVEY PERFORMED BY ME IN MARCH 2018 AND CORNER MONUMENTS ARE AS SHOWN.

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.

SURVEYED: 3/13/2018



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

Sheet: 1 of 2

A horizontal scale bar with alternating black and white segments. It is marked with the numbers 0, 80, and 160. The word "SCALE" is written below the bar on the left side.

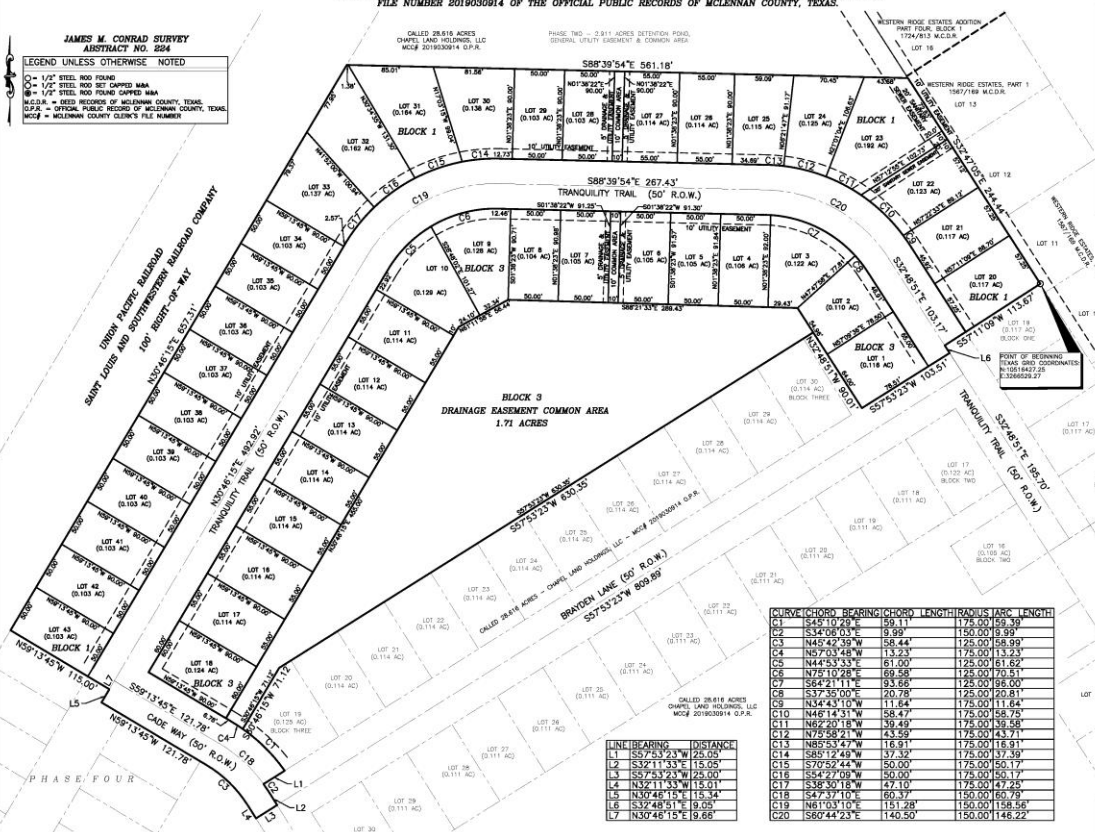
WORK ORDER NO.: 42641C DIGITAL FILE 42641C.dwg DRAWN BY: HNM

FINAL PLAT
LANDRSTH GARDEN ADDITION, PHASE THREE, A PLANNED UNIT DEVELOPMENT
TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS, BEING 8.821 ACRES LAND CITY OF THE JAMES M. CONRAD
SURVEY, ABSTRACT NO. 284 IN MCLENNAN COUNTY, TEXAS, BEING OUT OF THAT CALLED 28.618 ACRES OF
LAND DESCRIBED IN A DEED TO CHAPEL LAND HOLDINGS, LLC, RECORDED UNDER MCLENNAN COUNTY CLERK'S
FILE NUMBER 2019030914 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS.

JAMES M. CONRAD SURVEY
ABSTRACT NO. 284

LEGEND UNLESS OTHERWISE NOTED

○ = 1/2" STEEL ROD FOUND
○ = 1/2" STEEL ROD NOT CAPED WMA
○ = 1/2" STEEL ROD FOUND CAPED WMA
MCLENNAN = BEST RECORD OF MCLENNAN COUNTY, TEXAS
O.P.R. = OFFICIAL PUBLIC RECORD OF MCLENNAN COUNTY, TEXAS
M.C.F. = MCLENNAN COUNTY CLERK'S FILE NUMBER



CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH
C1	S89°10'24"E	58.11	174.00	159.39
C2	S34°03'03"E	9.99	150.00	9.99
C3	N45°47'38"W	58.44	175.00	158.99
C4	N27°53'48"E	13.23	175.00	13.23
C5	N48°53'33"E	61.00	175.00	151.62
C6	N78°10'08"E	60.58	175.00	150.17
C7	S62°11'11"E	93.65	175.00	165.00
C8	S37°35'00"E	20.78	175.00	20.81
C9	N34°43'10"W	11.84	175.00	11.84
C10	N46°14'51"W	58.47	175.00	158.75
C11	N62°20'18"W	39.49	175.00	39.58
C12	N79°58'21"W	63.59	175.00	143.21
C13	N85°53'47"W	16.91	175.00	16.91
C14	S89°12'48"W	37.32	175.00	37.39
C15	S70°42'44"W	50.00	175.00	150.79
C16	S34°47'08"W	50.00	175.00	150.17
C17	S46°50'18"W	47.10	175.00	147.25
C18	N47°10'10"E	60.37	175.00	150.00
C19	N61°03'10"E	151.28	150.00	158.56
C20	S89°44'23"E	140.50	150.00	146.22

LINE	BEARING	DISTANCE
L1	S87°53'37"W	125.05
L2	S32°11'33"E	135.05
L3	S57°53'33"W	25.00
L4	N32°11'33"W	115.01
L5	N30°48'15"E	115.24
L6	S32°48'51"E	19.05
L7	N30°48'15"E	19.65



MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
600 Austin Ave. Ste. 29, Waco Texas (254) 776-5151
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Sheet:
1 of 2



WORK ORDER NO. 42641C DIGITAL FILE 42641C.dwg DRAWN BY:HW

SURVEYOR'S RED SEAL

SURVEYOR'S CERTIFICATION

THE PLAT SHOWN HEREON WAS PREPARED FROM AN ON THE GROUND SURVEY PERFORMED BY ME IN MARCH 2018 AND CORNER MONUMENTS ARE AS SHOWN.

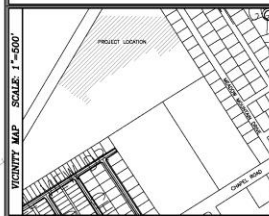
PREPARED BY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR REPLIED UPON AS A FINAL SURVEY DOCUMENT.

ROBERT E. MITCHELL, R.P.L.S. 5801

SURVEYED: 3/13/2018

COUNTY CLERK'S FILE NUMBER

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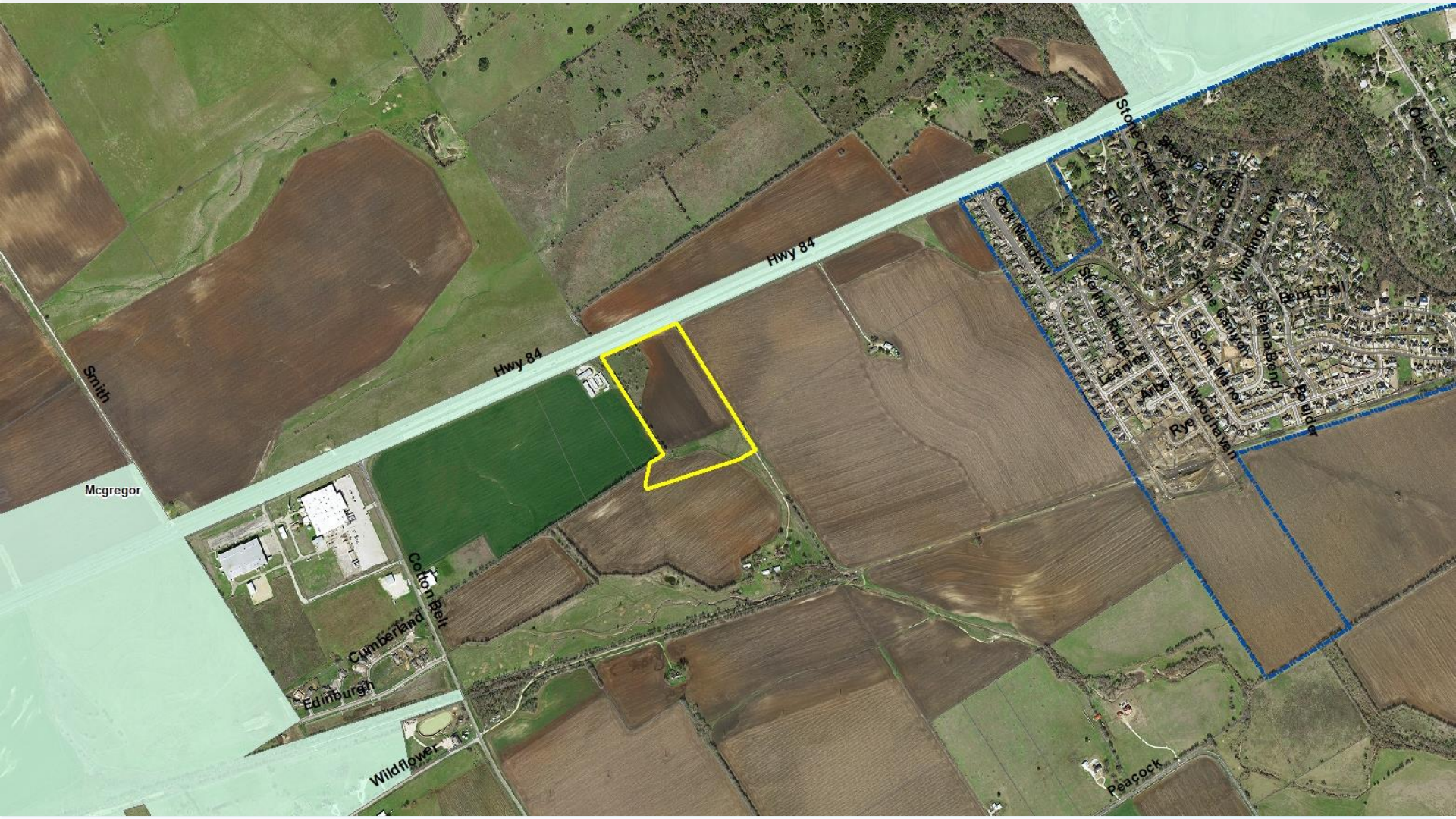
SCALE: 1"=500'

COUNTY CLERK'S FILE NUMBER

Final Plat and construction plans of the Springs Addition, Phase 1



CITY OF WACO

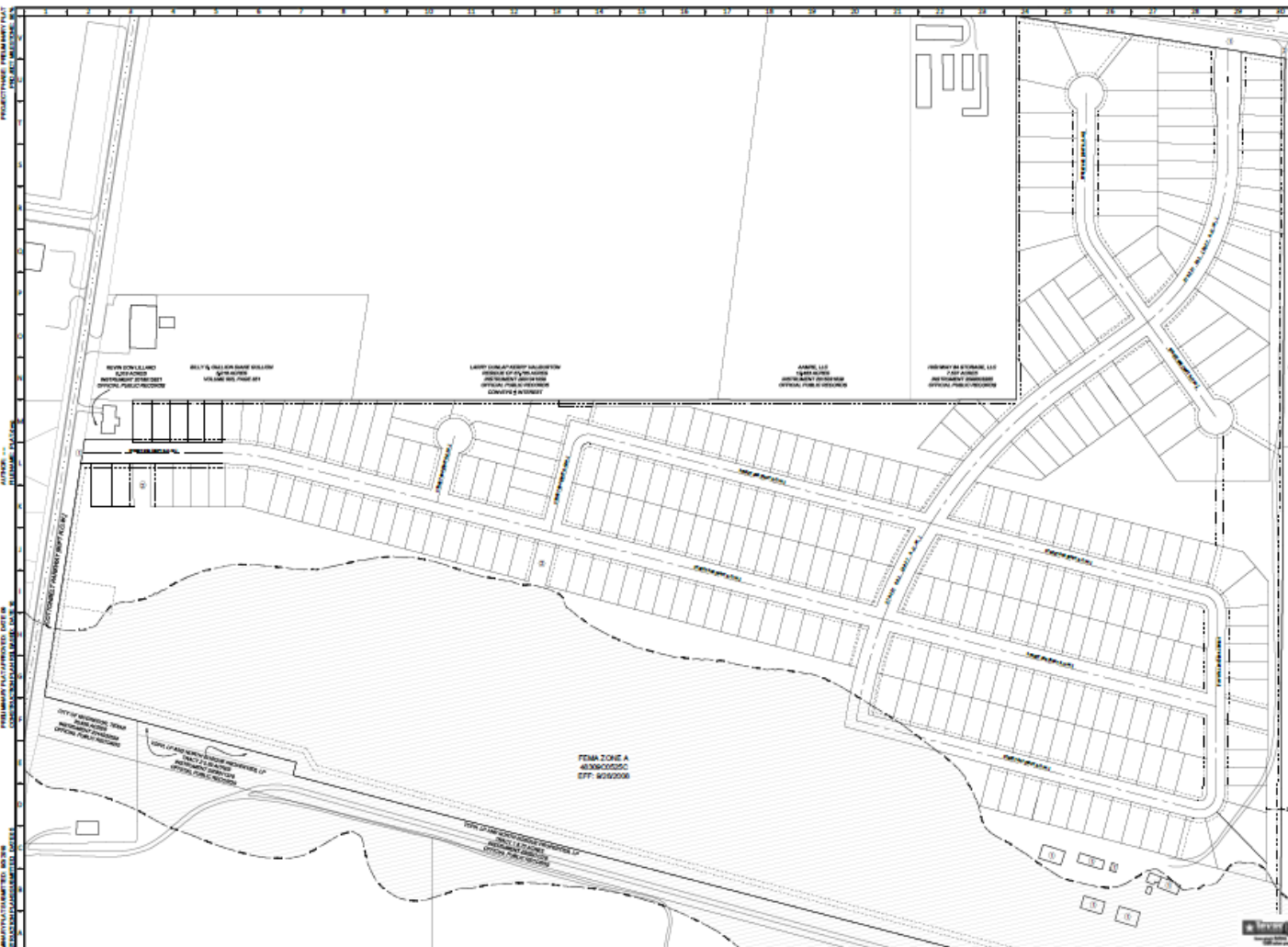


PROJECTNAME: THE SUBURBS
PROJECT NUMBER: M.C. 000003
PROJECTPHASE: PRELIMINARY PLAT

CONSTITUTIONAL PRINCIPLES, 1980-1990

© 2014 APPROPRIATE HAS. ALL RIGHTS RESERVED.

NO SUBMITTERED: 1994, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2



OWNER: SRES LAND INVESTMENTS LLC
DEVELOPER: UAL, LLC
PROP ID# 185808
EEN: MCGREGOR
FROM PANEL: 4830N/C2625C
WTR CON: 100000 (CITY OF WACO)
SS CON: 20000 (CITY OF WACO)
ELECTRIC: ONCOR ELECTRIC
CABLE: TBO
PHONE: TBO
KEY NOTES:

LEGEND:

AC	ACRES
B	BLOCK NUMBER
D.E.	DRAINAGE EASEMENT
L	LOT #, LINE TAG, OR LENGTH
L.E.	LANDSCAPE EASEMENT
N.A.E.	NON-ACCESS EASEMENT
R	RADIUS
R.O.W.	RIGHT OF WAY
TXDOT	TEXAS DEPT OF TRANSPORTATION
U.E.	UTILITY EASEMENT

GENERAL NOTES:

1) FACILITIES SHALL BE CONSTRUCTED PER WACO GUIDELINES AND DETAILS

2) ADJOINING PROPERTY LINES ARE APPROXIMATE

3) CONTRACTOR SHALL DETERMINE ACTUAL LOCATION OF ALL EXISTING INFRASTRUCTURE

4) UNLESS OTHERWISE STATED, TOPOGRAPHY IS DISPLAYED WITH TWO-FOOT CONTOURS.

HOR. RM: TBD / VERT. RM: TBD

UNLESS OTHERWISE NOTED,
COORDINATES SHOWN ARE IN NAD83
CENTRAL TEXAS FEET



DESCRIPTION	ACRES	DESCRIPTION	QTY
LOTS	59.26	40 FT LOTS	0
K.C.W.	12.32	40 FT LOTS	0
DRAINAGE	6.57	50 FT LOTS	251
REMAINDER	48.59	50 FT LOTS	14
DEDICATION	0	60 FT LOTS	0
MULTIFAMILY	0	70 FT LOTS	47
COMMERCIAL	0	1/2 ACRE LOTS	0
TOTAL	125.94	TOTAL LOTS	304



GARRETT D. WOROYNE, P.E.
16 EAST AVE. A
SUITE 200A
TEMPLE, TX 76502
254-228-9767
512-710-7106



Garrett Anderson, P.E.

THE SPRINGS ADDITION
CO. ET AL, MCLENNAN COUNTY, TX
US 84 @ COTTONBELT PKWY
OVERALL LAYOUT

SHEET SIZE:	PRINT DATE:	
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LEGEND UNLESS OTHERWISE NOTED

○ = 1/2" STEEL ROD FOUND
○ = 1/2" STEEL ROD SET CAPPED M&A
● = 600 NAIL FOUND IN 7" CEDAR POST
● = 5/8" STEEL ROD FOUND
● = 1/2" STEEL ROD FOUND CAPPED 1518
● = 1/2" STEEL ROD SET CAPPED M&A (INTERIOR)

M.C.R. = DEED RECORDS OF MCLENNAN COUNTY, TEXAS
O.P.R. = OFFICIAL PUBLIC RECORD OF MCLENNAN COUNTY, TEXAS
MCC# = MCLENNAN COUNTY CLERK'S FILE NUMBER

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VICINITY MAP SCALE: 1"=2000'

COUNTY CLERK'S FILE NUMBER

SURVEYORS RED SEAL

SURVEYORS CERTIFICATION

THE PLAT SHOWN HEREON WAS PREPARED FROM AN ON THE
GROUND SURVEY PERFORMED BY ME IN NOVEMBER, 2020 AND
CORNER MONUMENTS ARE AS SHOWN.

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.

ROBERT E. MITCHELL R.P.L.S. 5801

SURVEYED: 11/2020

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

Sheet: 1 of 2

SCALE 0 100 200

ADDRESS: HWY 84-SPRINGS DATE MARCH 2021
WORK ORDER NO. 20-11-4264 DRAWN BY CKM

SURVEYED: 11/2020