

WS-2021-633 (2021-09-21)

PH 2021-638 Subdivision Plat



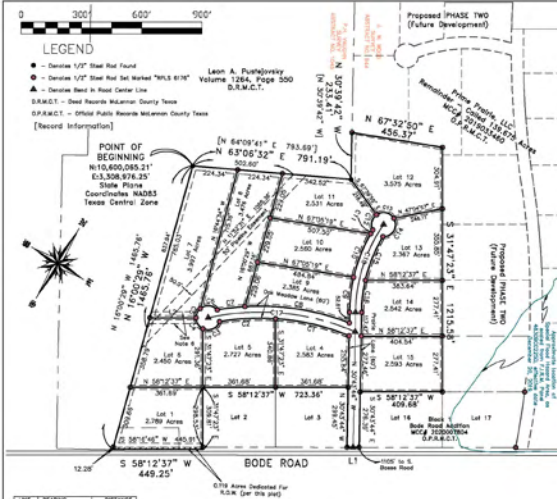
CITY OF WACO

Final Plat and construction plans of the Bode Road Addition, Phase 1



CITY OF WACO





LINE	BEARING	DISTANCE
1	S 89°12'33\"	449.25'
2	S 58°12'33\"	723.35'
3	S 58°12'33\"	723.35'
4	S 58°12'33\"	723.35'
5	S 58°12'33\"	723.35'
6	S 58°12'33\"	723.35'
7	S 58°12'33\"	723.35'
8	S 58°12'33\"	723.35'
9	S 58°12'33\"	723.35'
10	S 58°12'33\"	723.35'
11	S 58°12'33\"	723.35'
12	S 58°12'33\"	723.35'
13	S 58°12'33\"	723.35'
14	S 58°12'33\"	723.35'
15	S 58°12'33\"	723.35'
16	S 58°12'33\"	723.35'
17	S 58°12'33\"	723.35'

STATE OF TEXAS
COUNTY OF McLENNAN

I hereby certify that the above and foregoing plat and field notes of the "FINAL PLAT LOT 1, and LOTS 4 through 15, BLOCK 1 BODE ROAD ADDITION PHASE ONE TO THE CITY OF WACO, McLENNAN COUNTY, TEXAS (BEING a subdivision of all that tract of land in McLENNAN County, Texas, out of the J. W. Wood Survey, Abstract Number 844, and the P. H. Vaughan Survey, Abstract Number 1045, and being part of that called 139.675 acres of land described in a deed to Prime Prairie, LLC, recorded in County Clerk's File Number 2019033460 of the Official Public Records of McLENNAN County, Texas, and being all of that called 0.785 acres of land described in a deed to Prime Prairie, LLC, recorded in County Clerk's File Number 2019033463 of the Official Public Records of McLENNAN County, Texas)" was approved on this the ____ day of _____, 2021.

Exemptions Under
City Secretary

NOTES:

1. Electricity provided by Wilco Electric Cooperative.
2. Water provided by Lorys Towne Water, LLC, CDP# 10025.
3. Septic service provided by CWSF.
4. Subject property shall not be used for any purpose to be located in a Special Flood Hazard Area as noted from F.I.R.M. panel number 48160C027350.
5. Wilco will retain all easements to their electrical facilities if applicable.

SUNBELT
Technical Services
Surveying • Land Planning • Consulting
P.O. Box 290
Dripping Springs, TX 78620
(512) 262-5441

FINAL PLAT
LOT 1 and LOTS 4 through 15,
BLOCK 1
BODE ROAD ADDITION
PHASE ONE
CITY OF WACO
McLENNAN COUNTY, TEXAS

ETS Job No. 19-1863
Survey Address
444 West Road
Waco, Texas 76760

Prepared For
Prime Prairie, LLC

David Utes. Environmental Health Manager

City of Waco

DESCRIPTION

STATE OF TEXAS
COUNTY OF McLENNAN

BEING all that tract of land in McLENNAN County, Texas, out of the J. W. Wood Survey, Abstract Number 844, and the P. H. Vaughan Survey, Abstract Number 1045, and being part of that called 139.675 acres of land described in a deed to Prime Prairie, LLC, recorded in County Clerk's File Number 2019033460 of the Official Public Records of McLENNAN County, Texas, and being all of that called 0.785 acres of land described in a deed to Prime Prairie, LLC, recorded in County Clerk's File Number 2019033463 of the Official Public Records of McLENNAN County, Texas, and being further described as follows:

BEGINNING at a 1/2 inch steel rod found at the most Southern Northwest corner of said 139.675 acres, of an inside corner of that tract of land described in a deed to Leon A. Pusthovsky, recorded in Volume 1261, Page 550 of the Deed Records of McLENNAN County, Texas;

THENCE North 63 degrees 06 minutes 32 seconds East, a distance of 791.19 feet to a 1/2 inch steel rod found at an inside corner of said 139.675 acres, of the most Easterly outside corner of said Pusthovsky tract;

THENCE North 30 degrees 39 minutes 42 seconds West, a distance of 233.41 feet to a 1/2 inch steel rod set marked "RPLS 6176" in the most Northern West line of said 139.675 acres, in the most Northern East line of said Pusthovsky tract;

THENCE across the interior of said 139.675 acres, the following courses and distances:

North 67 degrees 52 minutes 50 seconds East, a distance of 455.37 feet to a 1/2 inch steel rod set marked "RPLS 6176";

South 31 degrees 47 minutes 23 seconds East, a distance of 1215.58 feet to a 1/2 inch steel rod found marked "RPLS 6176" at the intersection of the North line of Bode Road, and the East line of proposed Prairie Lane, at the Southwest corner of said Lot 16;

THENCE South 56 degrees 12 minutes 37 seconds West, a distance of 409.65 feet to a 1/2 inch steel rod found marked "RPLS 6176" at the Northwest corner of said Lot 16;

THENCE South 30 degrees 43 minutes 44 seconds East, a distance of 276.39 feet to a 1/2 inch steel rod found marked "RPLS 6176" at the intersection of the North line of Bode Road, and the East line of proposed Prairie Lane, at the Southwest corner of said Lot 16;

THENCE South 58 degrees 16 minutes 46 seconds West, a distance of 60.01 feet to a 1/2 inch steel rod found marked "RPLS 6176" at the intersection of the North line of Bode Road, and the West line of proposed Prairie Lane, at the Southwest corner of Lot 3 in said Block 1;

THENCE North 30 degrees 43 minutes 44 seconds East, a distance of 299.45 feet to a 1/2 inch steel rod found marked "RPLS 6176" at the Northeast corner of said Lot 3;

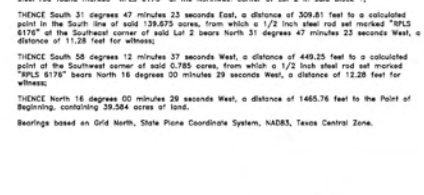
THENCE South 58 degrees 12 minutes 37 seconds West, a distance of 723.36 feet to a 1/2 inch steel rod found marked "RPLS 6176" at the Northwest corner of Lot 2 in said Block 1;

THENCE South 31 degrees 47 minutes 23 seconds East, a distance of 309.81 feet to a calculated point in the South line of said 139.675 acres, from which a 1/2 inch steel rod set marked "RPLS 6176" bears North 16 degrees 00 minutes 29 seconds West, a distance of 12.28 feet for witness;

THENCE South 58 degrees 12 minutes 37 seconds West, a distance of 449.25 feet to a calculated point at the Southwest corner of said 0.785 acres, from which a 1/2 inch steel rod set marked "RPLS 6176" bears North 16 degrees 00 minutes 29 seconds West, a distance of 12.28 feet for witness;

THENCE North 16 degrees 00 minutes 29 seconds West, a distance of 1465.76 feet to the Point of Beginning, containing 29.584 acres of land.

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



SURVEYOR'S CERTIFICATION

The plat shown herein was prepared from on-the-ground surveys performed under my supervision on September 27, 2019; all monuments are as shown herein.

For SUNDAY TECHNICAL SERVICES
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.

Harold Alexander Taylor
Registered Professional Land Surveyor
Texas Registration No. 6176
Date: December 26, 2020

RECORDATION INFORMATION

OWNER'S STATEMENT

STATE OF TEXAS
COUNTY OF McLENNAN

That Prime Prairie, LLC, being the owner of the tract of land shown herein, and wishing to subdivide same into lots and blocks, do hereby adopt the plat attached hereto and show "FINAL PLAT LOT 1, and LOTS 4 through 15, BLOCK 1 BODE ROAD ADDITION PHASE ONE TO THE CITY OF WACO, McLENNAN COUNTY, TEXAS (BEING a subdivision of all that tract of land in McLENNAN County, Texas, out of the J. W. Wood Survey, Abstract Number 844, and the P. H. Vaughan Survey, Abstract Number 1045, and being part of that called 139.675 acres of land described in a deed to Prime Prairie, LLC, recorded in County Clerk's File Number 2019033460 of the Official Public Records of McLENNAN County, Texas, and being all of that called 0.785 acres of land described in a deed to Prime Prairie, LLC, recorded in County Clerk's File Number 2019033463 of the Official Public Records of McLENNAN County, Texas, and being further described as follows:)

as our legal subdivision of same. We do hereby dedicate all easements and right-of-way shown herein for the use of the City of Waco, Texas, for the public, to build these 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 said shall be made in accordance therewith, subject to all restrictions and conditions recorded in McLENNAN County, Texas Real Property Records pertaining to this subdivision.

Prime Prairie, LLC

By: Warren Owen, Managing Member
Prime Prairie, LLC
6408 Chulson Road
Waco, Texas 76705

Attest: Mark Sherman, Managing Member
Prime Prairie, LLC
6408 Chulson Road
Waco, Texas 76705

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, Warren Owen, known to me to be the person whose name is subscribed to the foregoing instrument and that he acknowledged to me that he executed the same for the purposes and consideration herein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2021.

Notary Public in and for the State of Texas

FINAL PLAT
LOT 1, and LOTS 4 through 15,
BLOCK 1
BODE ROAD ADDITION
PHASE ONE
TO THE CITY OF WACO
McLENNAN COUNTY, TEXAS

(BEING a subdivision of all that tract of land in McLENNAN County, Texas, out of the J. W. Wood Survey, Abstract Number 844, and the P. H. Vaughan Survey, Abstract Number 1045, and being part of that called 139.675 acres of land described in a deed to Prime Prairie, LLC, recorded in County Clerk's File Number 2019033460 of the Official Public Records of McLENNAN County, Texas, and being all of that called 0.785 acres of land described in a deed to Prime Prairie, LLC, recorded in County Clerk's File Number 2019033463 of the Official Public Records of McLENNAN County, Texas)

PH 2021-639

2925 Park Lake Drive

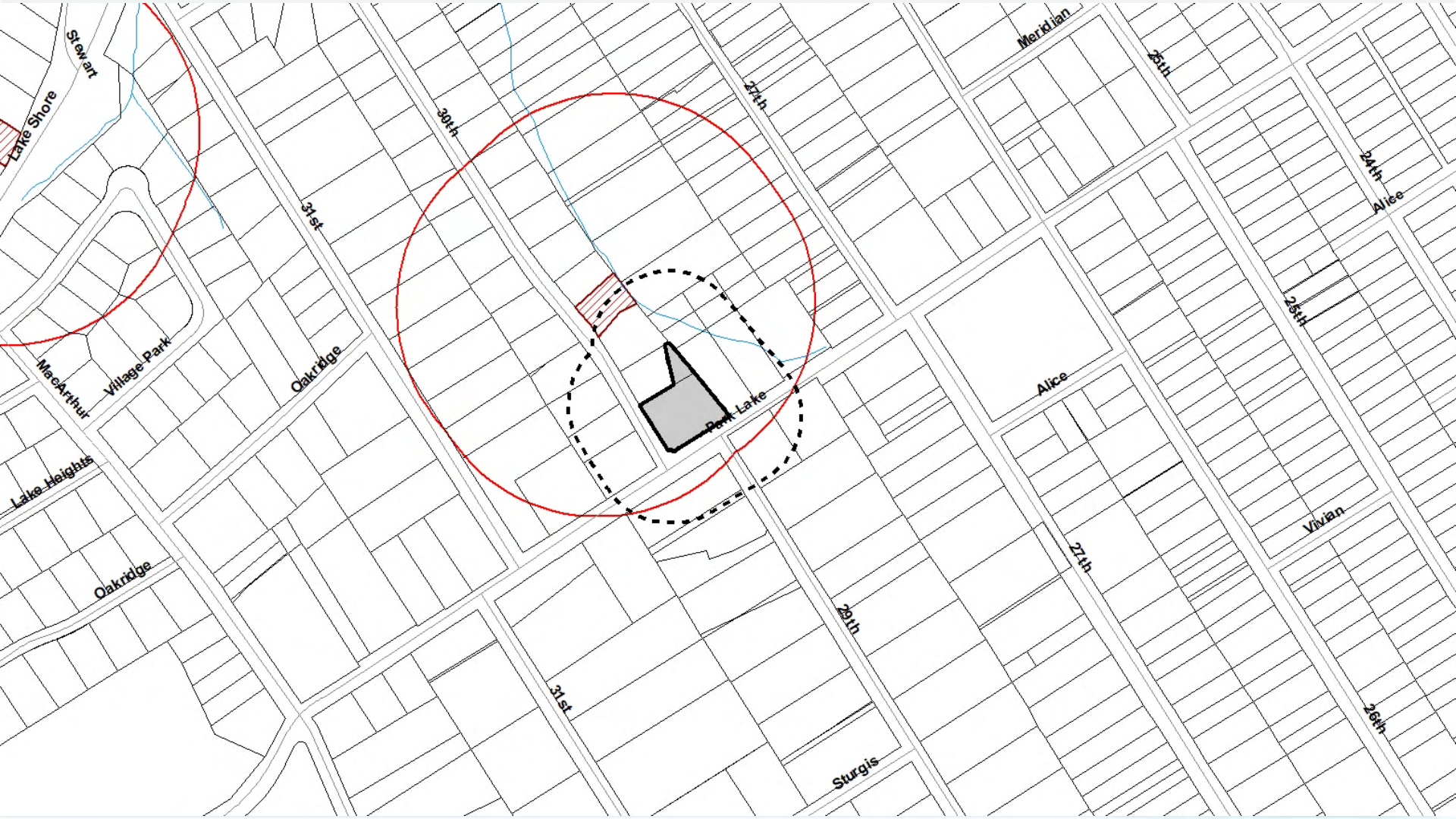
- Applicant: Angela Naugle and Stephen White
- Special Permit for a Short Term Rental Type I in an R-1B District
- Property Size: 0.79 acres
- Within the Cedar Ridge Neighborhood
- Council District V

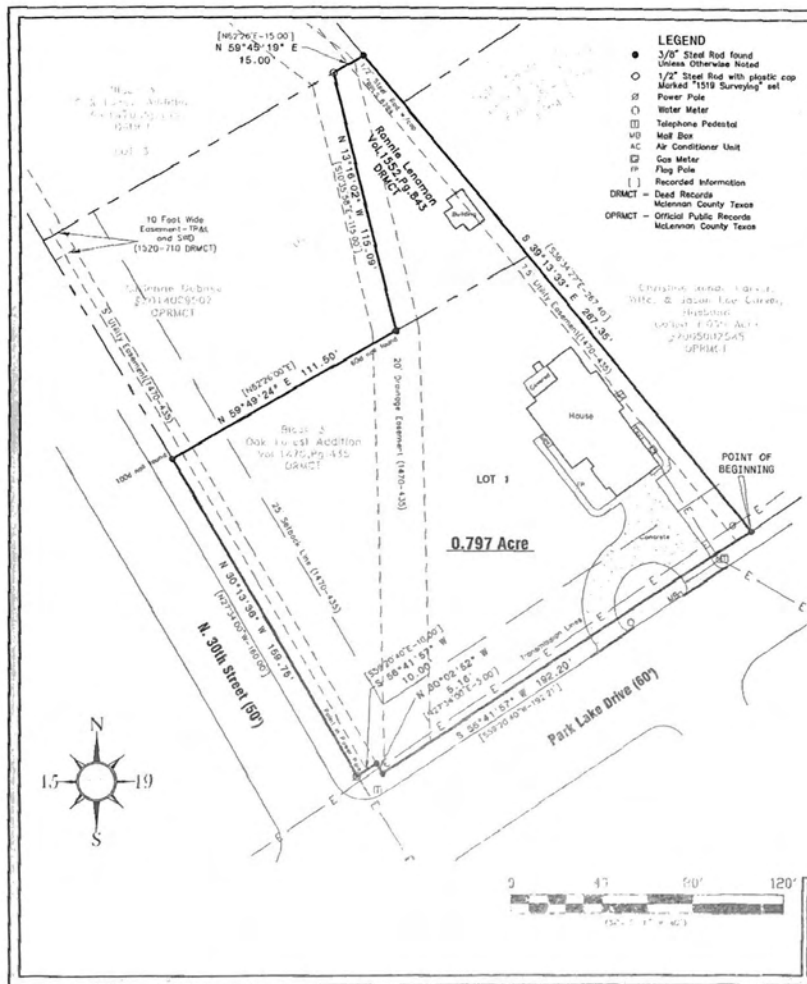
Definition: Short Term Rental Type I

Short term rental type I shall mean an owner-occupied residential property where short term lodging is provided to only one group at a time per dwelling unit. Non-conforming single family residential properties that contain more than one dwelling unit shall rent to only one group at a time. The owner must reside in the primary structure on the property and be present at the property for the duration of any short-term rental.









THE STATE OF TEXAS
COUNTY OF MCLENNAN

Being all of that certain tract of land in the City of Waco, McLennan County, Texas, being all of Lot 1 and part of Lot 2, Block 3 of the Oak Forest Addition to the City of Waco, McLennan County, Texas, according to the plat of said addition recorded in Volume 1470, Page 135 of the Deed Records of McLennan County, Texas, being all of that tract of land described in a deed to Bonnie Lennon, recorded in Volume 1532, Page 813 of said Deed Records, and being further described as follows:

BEGINNING at a 3/8 inch steel rod found for the East corner of said Lot 1, and for the South corner of that called 1.655 acre tract of land described in a deed to Christine Renee Carver, wife, and Jason Lee Carver, husband, recorded as Instrument No. 2005000545 of the Official Public Records of McLennan County, Texas, and on the Northwest line of Park Lake Drive;

THENCE South 56 degrees 51 minutes 57 seconds West, 192.20 feet along the Southeast line of said Lot 1 and the Northeast line of said Park Lake Drive to a 3/8 inch steel rod found for a corner of said Lot 1;

THENCE North 30 degrees 02 minutes 52 seconds West, 5.16 feet along the common line of said Lot 1 and said Park Lake Drive to a 3/8 inch steel rod found for an interior corner of said Lot 1;

THENCE South 56 degrees 51 minutes 57 seconds West, 10.00 feet along the common line of said Lot 1 and of said Park Lake Drive to a point in a power pole, for the most Southerly corner of said Lot 1, on the Northeast line of N. 30th Street;

THENCE North 30 degrees 13 minutes 56 seconds West, 150.75 feet along the Northerly line of said N. 30th Street and the Southeast line of said Lot 1 to a 1000 nail found for the West corner of said Lot 1 and the South corner of said Lot 2;

THENCE North 30 degrees 49 minutes 24 seconds East, 111.50 feet along the common line of said Lots 1 and 2 to a 6d nail found for the South corner of said McLennan tract;

THENCE North 13 degrees 16 minutes 02 seconds West, 115.00 feet along the Southeast line of said McLennan tract to a 1/2 inch steel rod with plate cap marked "1519 Surveying" set for the West corner of said McLennan tract, on the Northwest line of said Lot 1 and the Southeast line of Lot 3 of said Block 3;

THENCE North 59 degrees 45 minutes 19 seconds East, 15.00 feet along the common line of said Lots 2 and 3 to a 1/2 inch steel rod with cap marked "1915 6294" found for the North corner of said Lot 2 and said McLennan tract, the East corner of said Lot 3;

THENCE South 30 degrees 13 minutes 57 seconds East, 267.35 feet along the Northerly lines of said Lots 2 and 1, and part way along the Southeast line of said 1.655 acre tract, to the Point of Beginning, containing 0.797 acres of land.

Measured bearings, distances and acreage are Great Texas State Plane Coordinate System, NAD83, Texas Central Zone.

First American Title Insurance Company
Effective Date: August 25, 2016
Issued Date: September 8, 2016
G.F. No. 109438

SCHEDULE B NOTES:

10.a Easements & setbacks (1470-151) DRO are shown.
10.b Easements (1026-51) DRO in blocks to nature, and may affect subject tract, but cannot be placed based on the document provided.
10.c Easement (1416-7) DRO may affect subject tract, but description is too vague to be placed.
10.d Easement (1164-8) DRO may affect subject tract, but description is too vague to be placed.
10.e Easement (1543-532) DRO may affect subject tract, but description is too vague to be placed.
10.f Easement (1143-816 & 120-413) DRO may affect subject tract, but description is too vague to be placed.
10.g Easement (1529-710) DRO does not appear to be located across subject tract.

NOTES:

1. Underground utilities, pipelines, sprinkler systems, valves, hoses and/or sprinkler heads that may exist, are not shown hereon.

2. Elected easements, restrictions, and/or covenants are addressed/shown hereon as per actual listed in the instrument provided by the title company provided hereon. Additional recorded and/or unrecorded easements, restrictions and/or covenants that may exist, are not shown hereon.

3. No Flood Zone determination was made as part of this survey.

I, the undersigned, do hereby certify that the plat is shown hereon was prepared from an accurate ground survey performed under survey supervision on July 25, 2016. There are no visible easements, encroachments or pretensions except as shown hereon.

Chilame Penn Date: August 25, 2016
Juliana Penn
Registered Professional Land Surveyor No. 6566

Revised to Title: September 13, 2016

BOUNDARY SURVEY	
0.797 ACRE, LOT 1 & PART OF LOT 2, BLOCK 3, OAK FOREST ADDITION, CITY OF WACO, MCLENNAN COUNTY, TEXAS	
1519 Job No.: 37380	Drawn By: jh
Sheet 1 of 1	Reviewed By: jh
Property Address: 2925 Park Lake Drive Waco, Texas	Prepared For: Ron Lennon

Chilame Penn
Juliana Penn

1519 Surveying, LLC
3014 Franklin Avenue Suite A Waco, TX 76710 P.O. Box 254764 City Waco, TX 76710
www.1519llc.com



Plan Commission recommends
APPROVAL of the special permit subject
to the special provisions and conditions
and based on the findings required per
Sec. 28-122 of the Zoning Ordinance

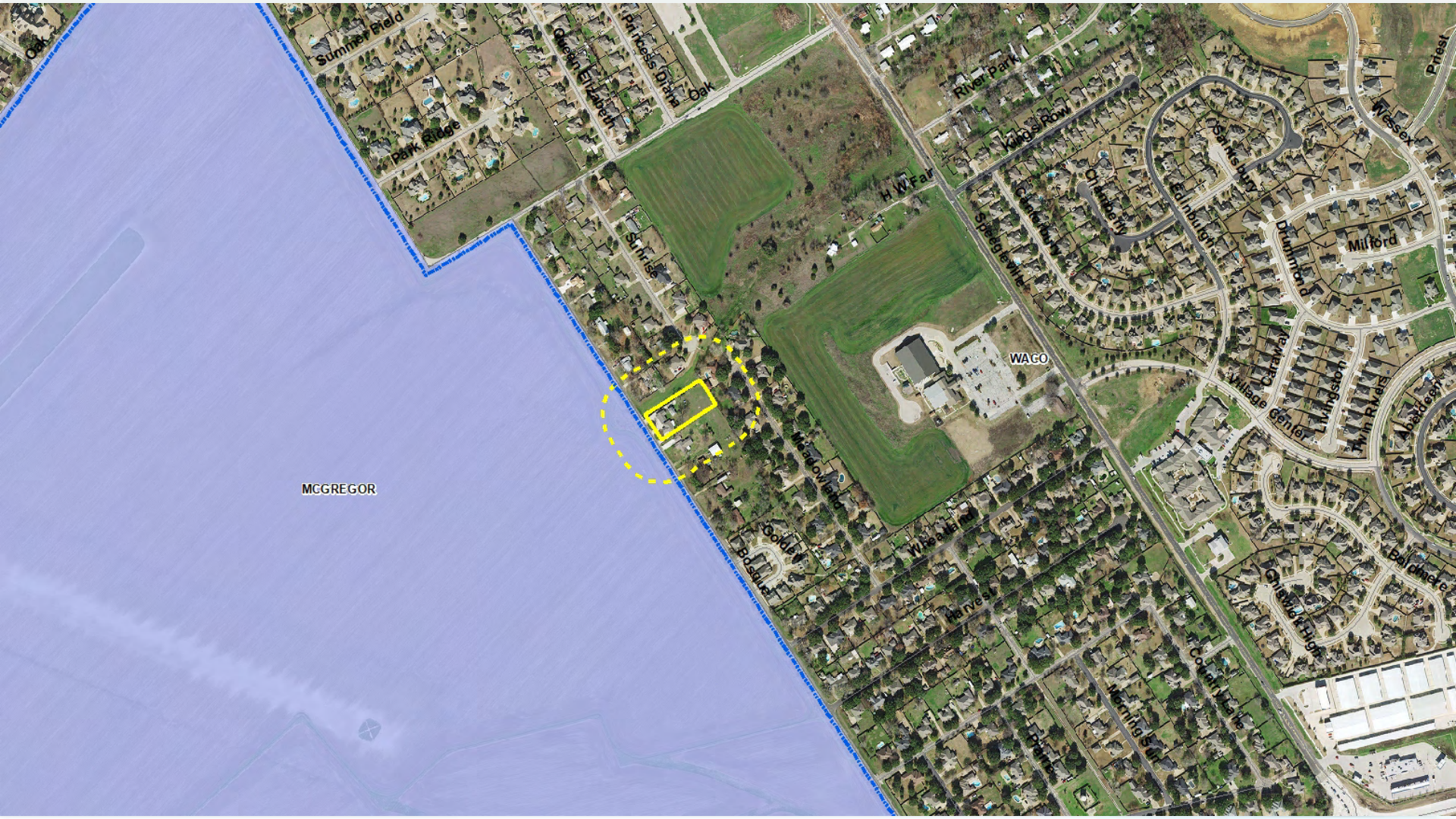


CITY OF WACO

PH 2021-640

620 Bosque Lane

- Applicant: James Beard
- Special Permit for a Short Term Rental Type I in an R-1B District
- Property Size: 1 acre
- Within the Highway 84 West Neighborhood
- Council District V



MCGREGOR

Summerfield

Park Ridge

Queen Elizabeth

Princess Diana Oak

Stratford

H.W. Far

River Park

Kings Row

Spiegelville

WAGO

Wagon Wheel

Golden

Wheatland

Harvest

Morning Sun

Grainfield

Genitor

Village

Caraway

Edinburgh

Osaka

Windsor

Twin Rivers

Milford

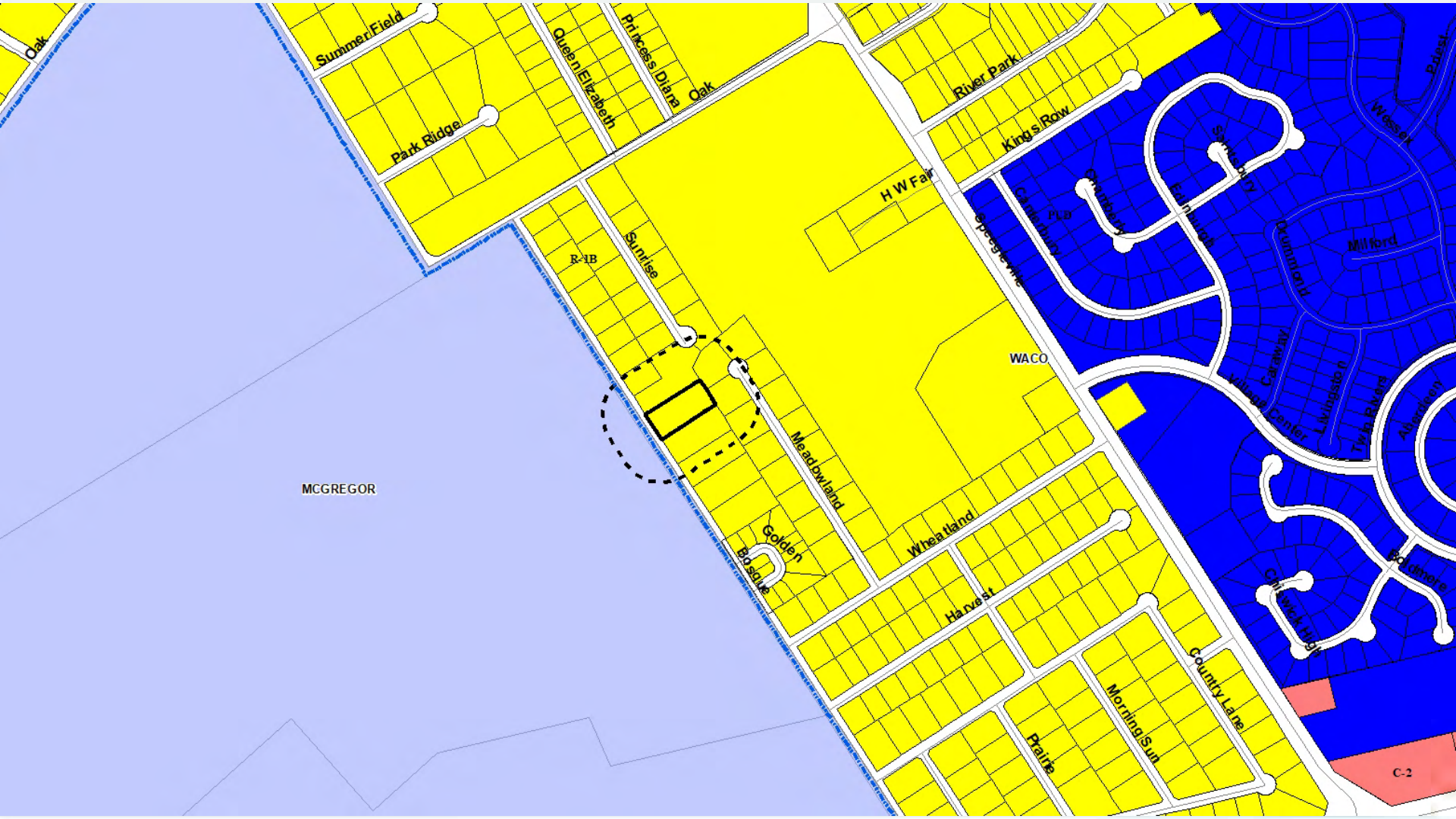
Drummond

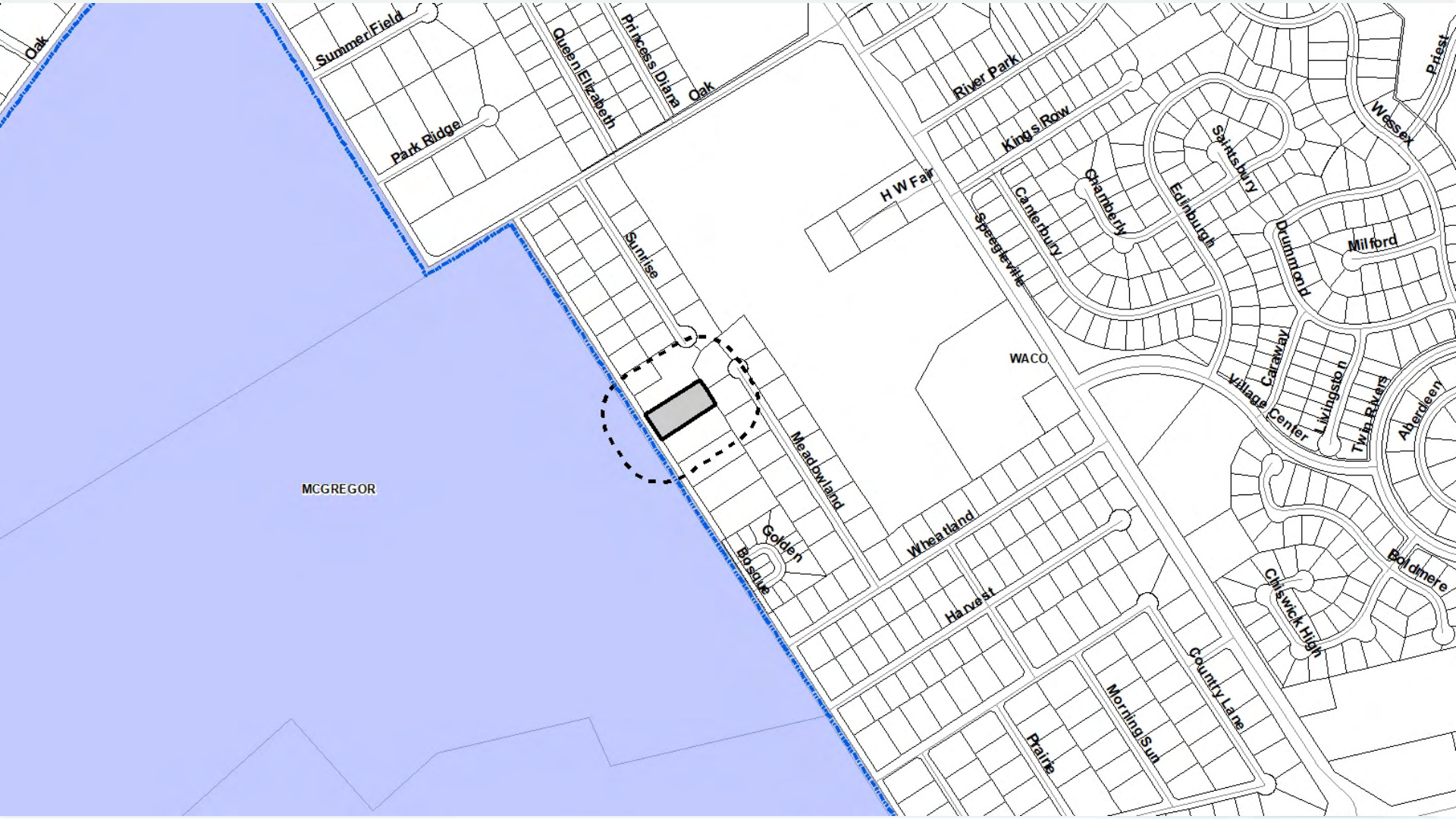
Wessex

Priest

Baldmore

Baldmore





MCGREGOR

WACO





Plan Commission recommends
APPROVAL of the special permit subject
to the special provisions and conditions
and based on the findings required per
Sec. 28-122 of the Zoning Ordinance



CITY OF WACO

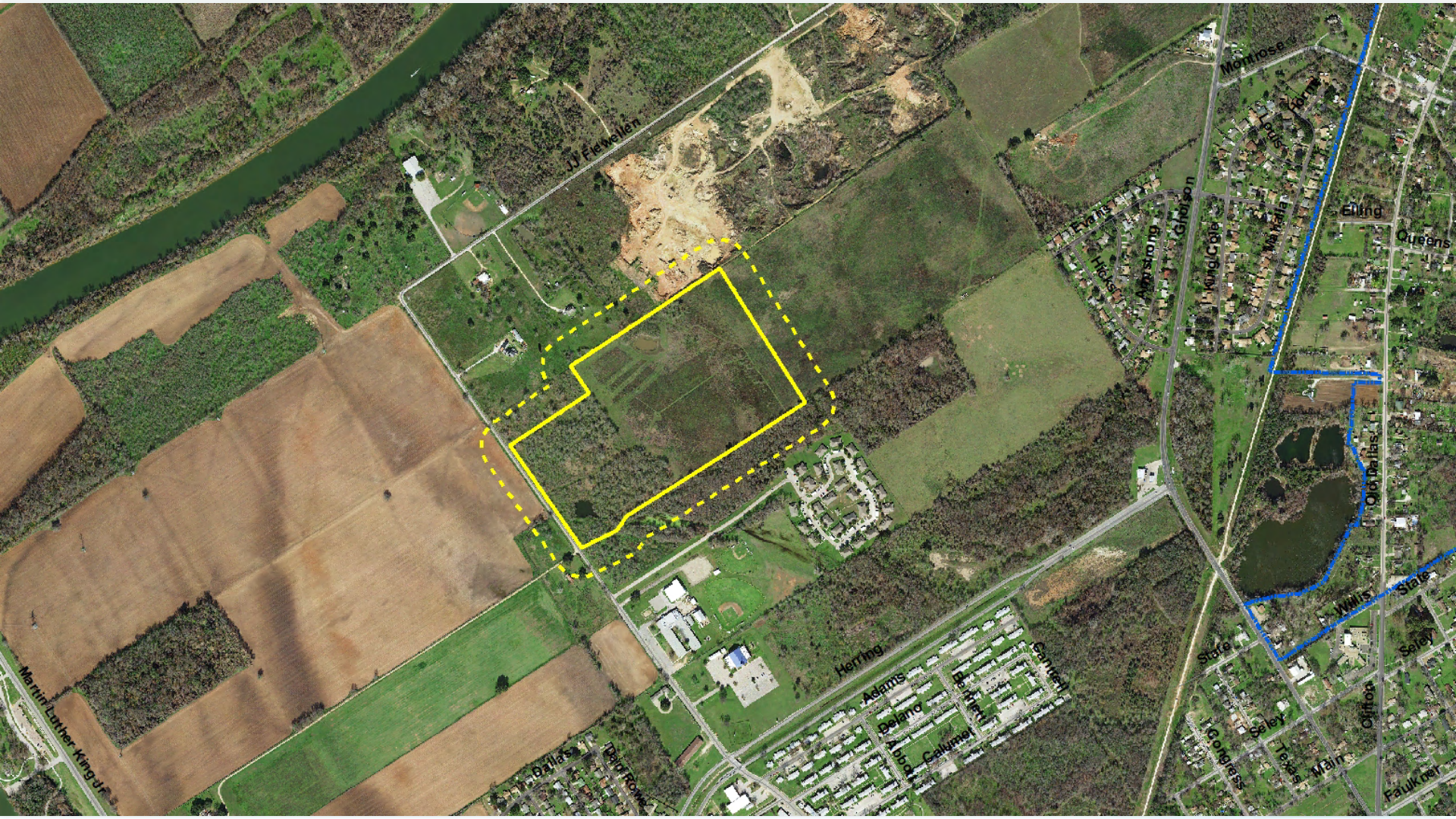
PH 2021-641

46.495 acres on JJ Flewellen, north of
E. Herring Avenue

- Applicant: Patrick Farrar, on behalf of Patrick and Cynthia Hyland
- Special Permit for Outdoor Recreational and Amusement Facility and RV Park in an R-1B District
- Applicant request to withdraw



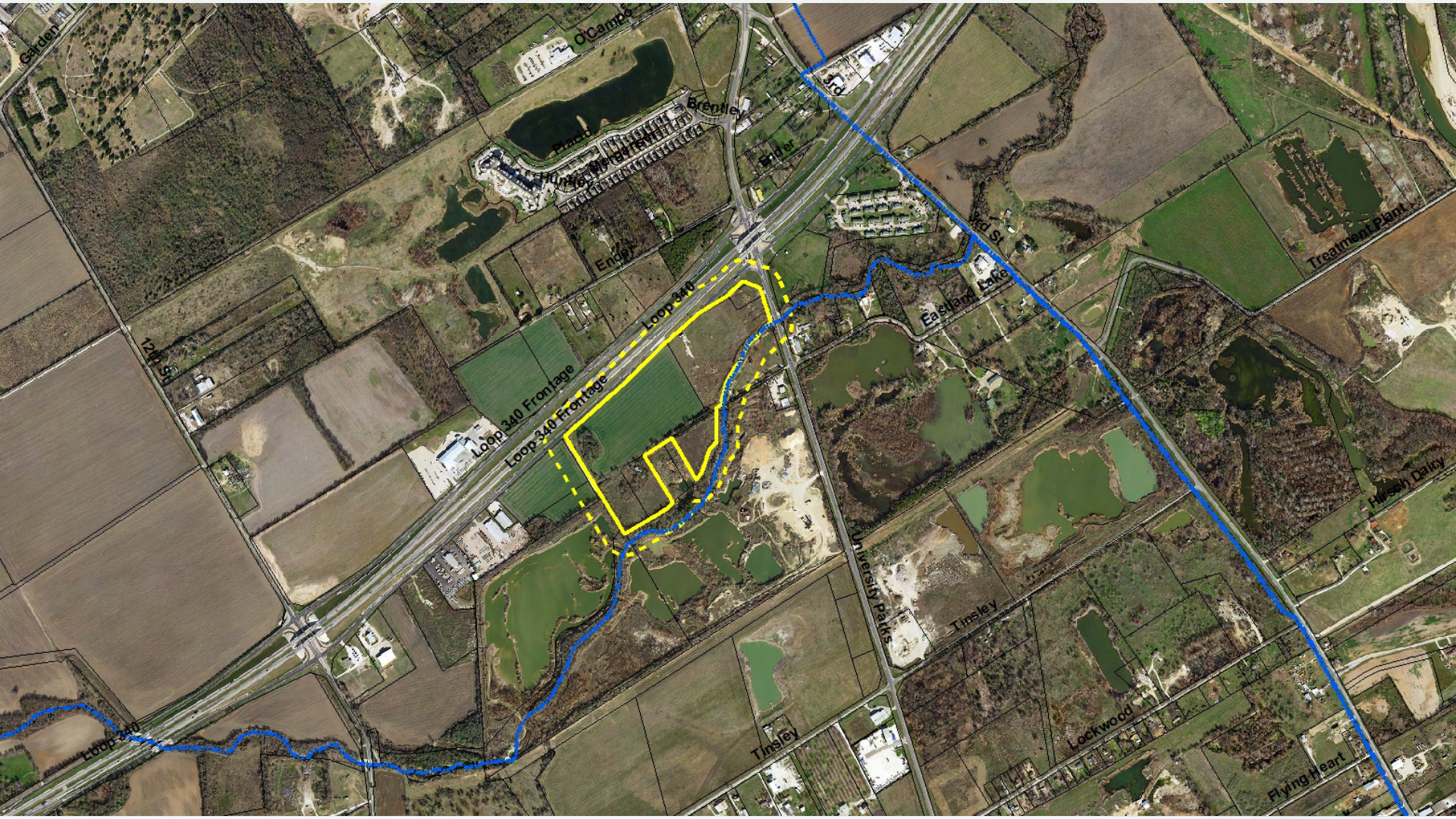
CITY OF WACO



PH 2021-642

Approximately 42 acres of land at the southeast corner of S. Loop 340 and S. University Parks Drive

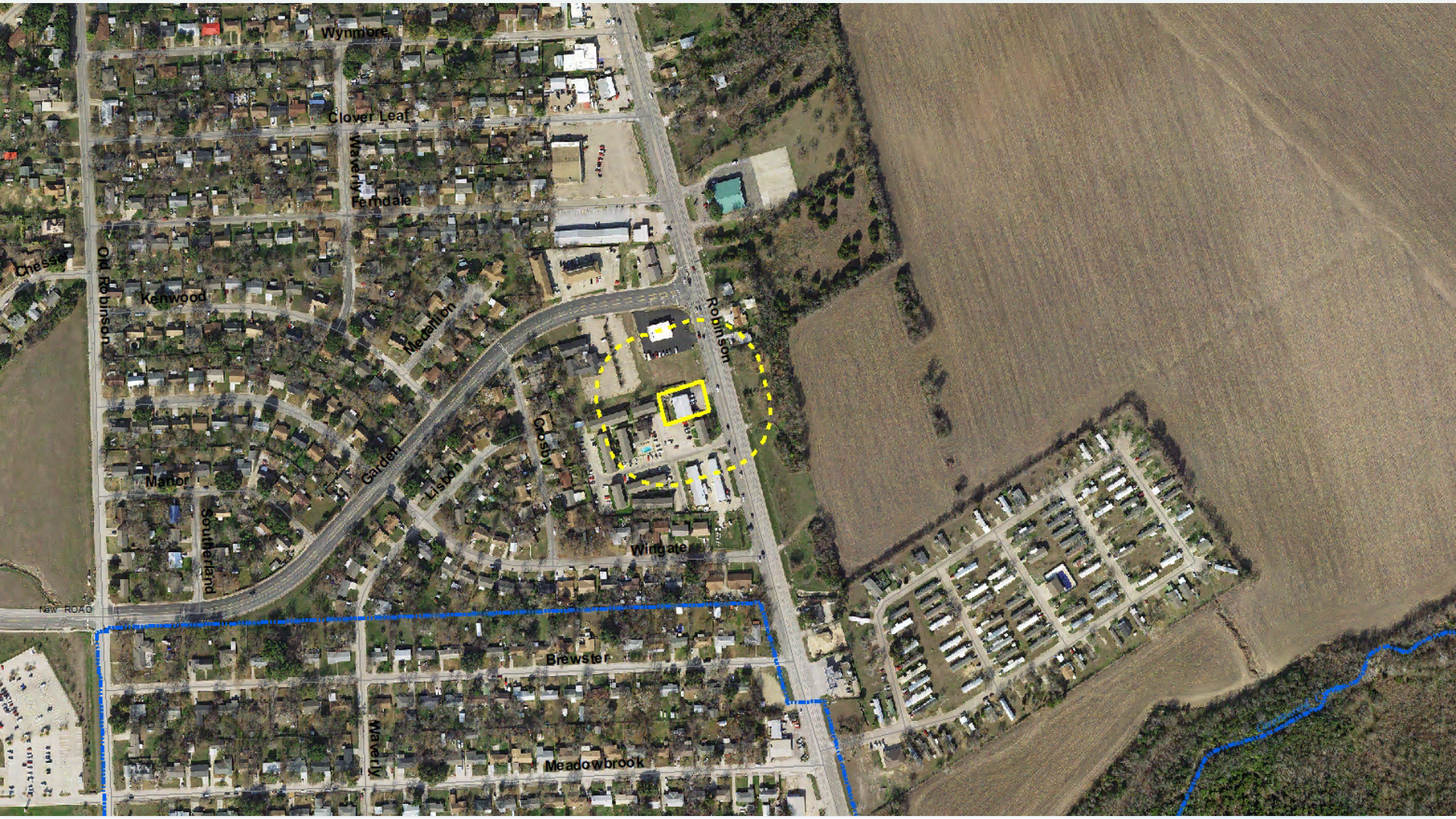
- Applicant: Shaun Martin, on behalf of People Against Discrimination & Displacement Housing Group, Inc., Gene Martin, WPV Development, LLC, Janice Springman, Ray & David Angerman, and Karen House
- Land use designation change from Industrial and Open Space to Mixed Use Flex
- Rezone from R-1B and M-2 to O-2
- Applicant request to withdraw



PH 2021-643

3301 Robinson Drive

- Applicant: Bruce W. Harrell, on behalf of Kayden Associates, LLC
- Rezone from O-2 to O-3
- Property Size: app. 0.34 acres
- Within the Alta Vista Neighborhood
- Council District II



Wymore

Clover Leaf

Waverly

Ferndale

Chessa

Old Robinson

Kenwood

Medallion

Robinson

Manor

Garden

Lisbon

Cosby

Wingate

New Road

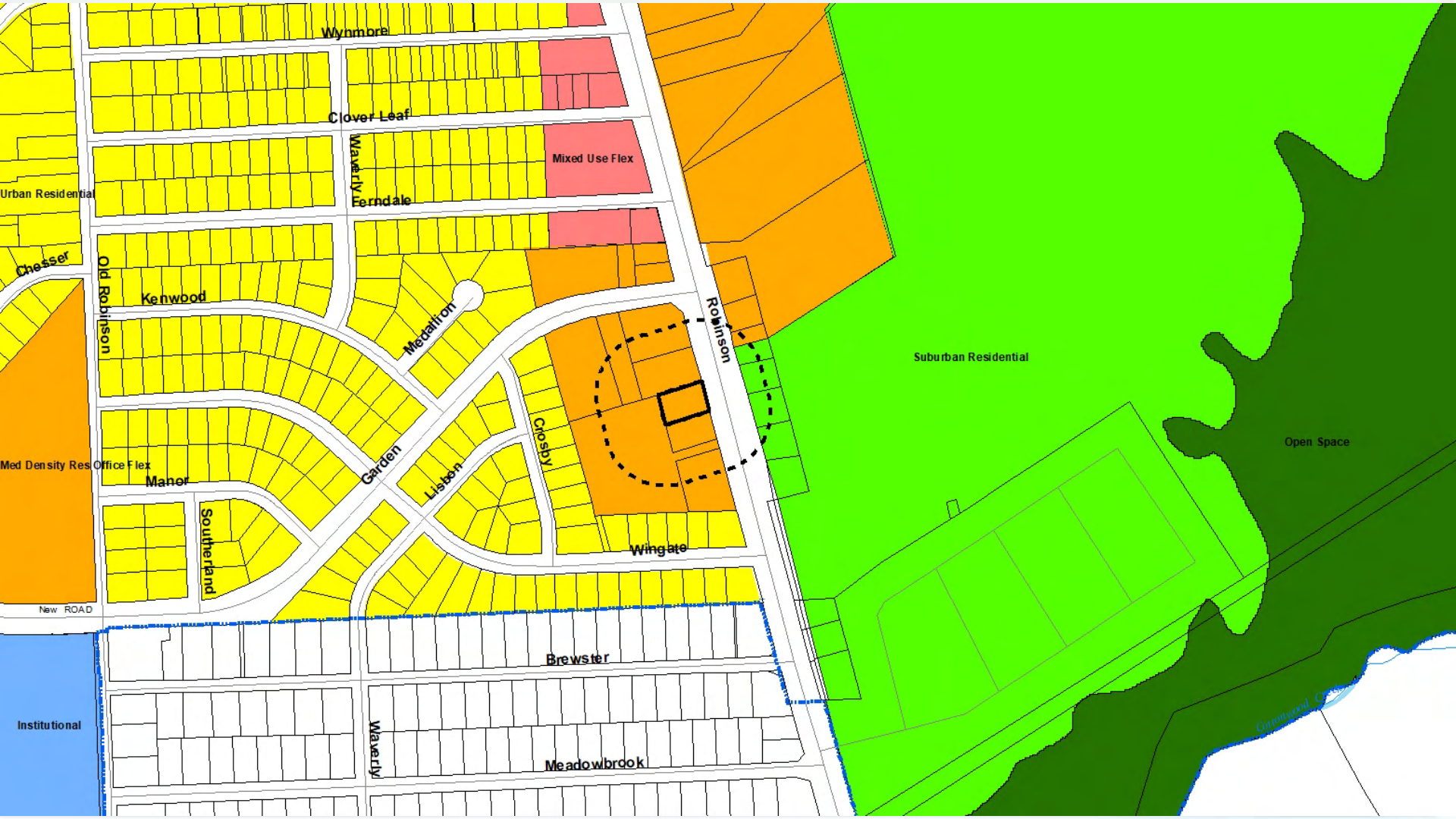
Southeastland

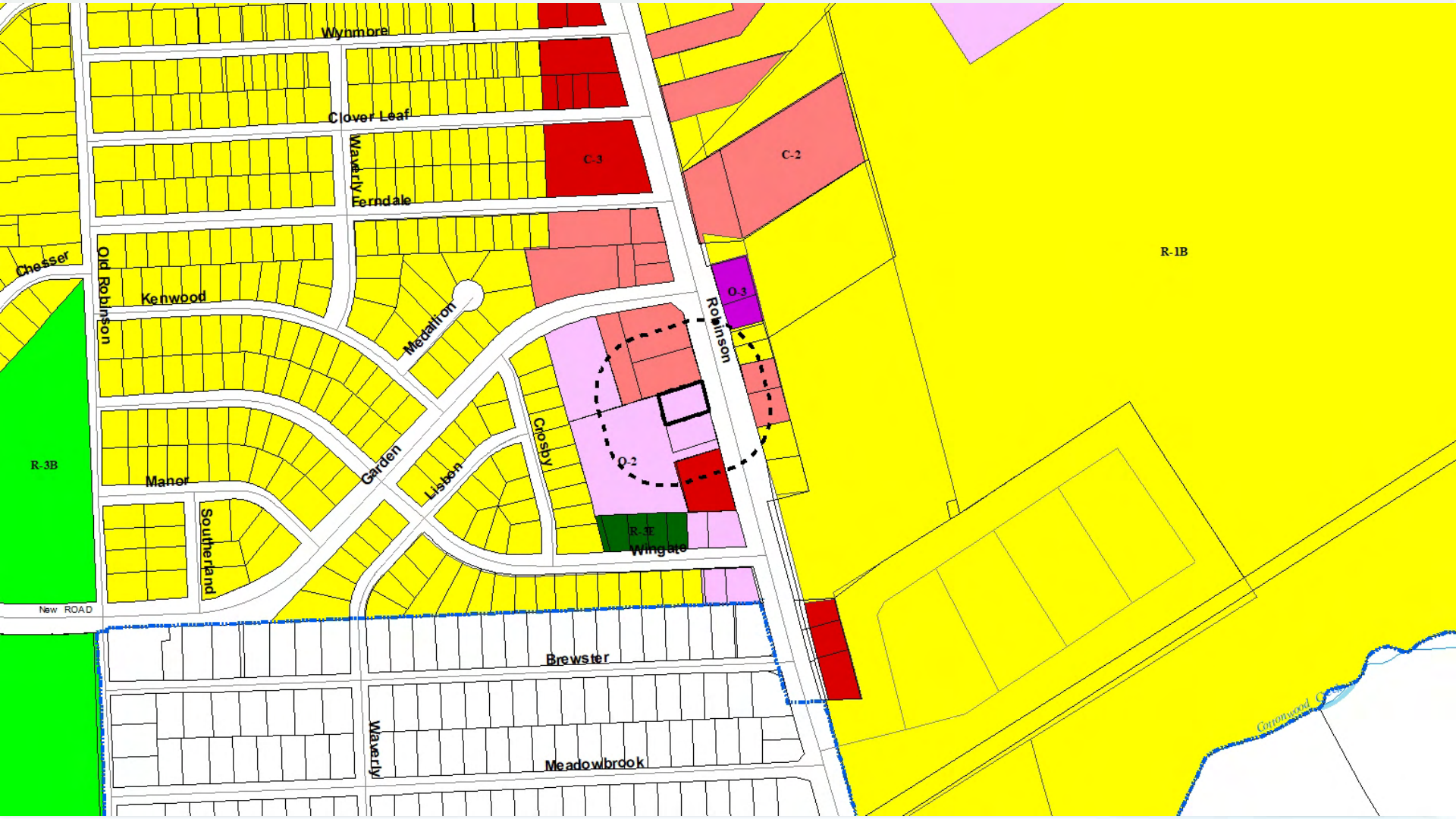
Brewster

Meadowbrook

Waverly

Carrollville







WYEMING

SMOKE
SHOP
Tobacco
Pipes
& More
3301A

3301B

3301A





Plan Commission recommends **APPROVAL** of this request to change the zoning from **O-2 to O-3** based on the following findings:

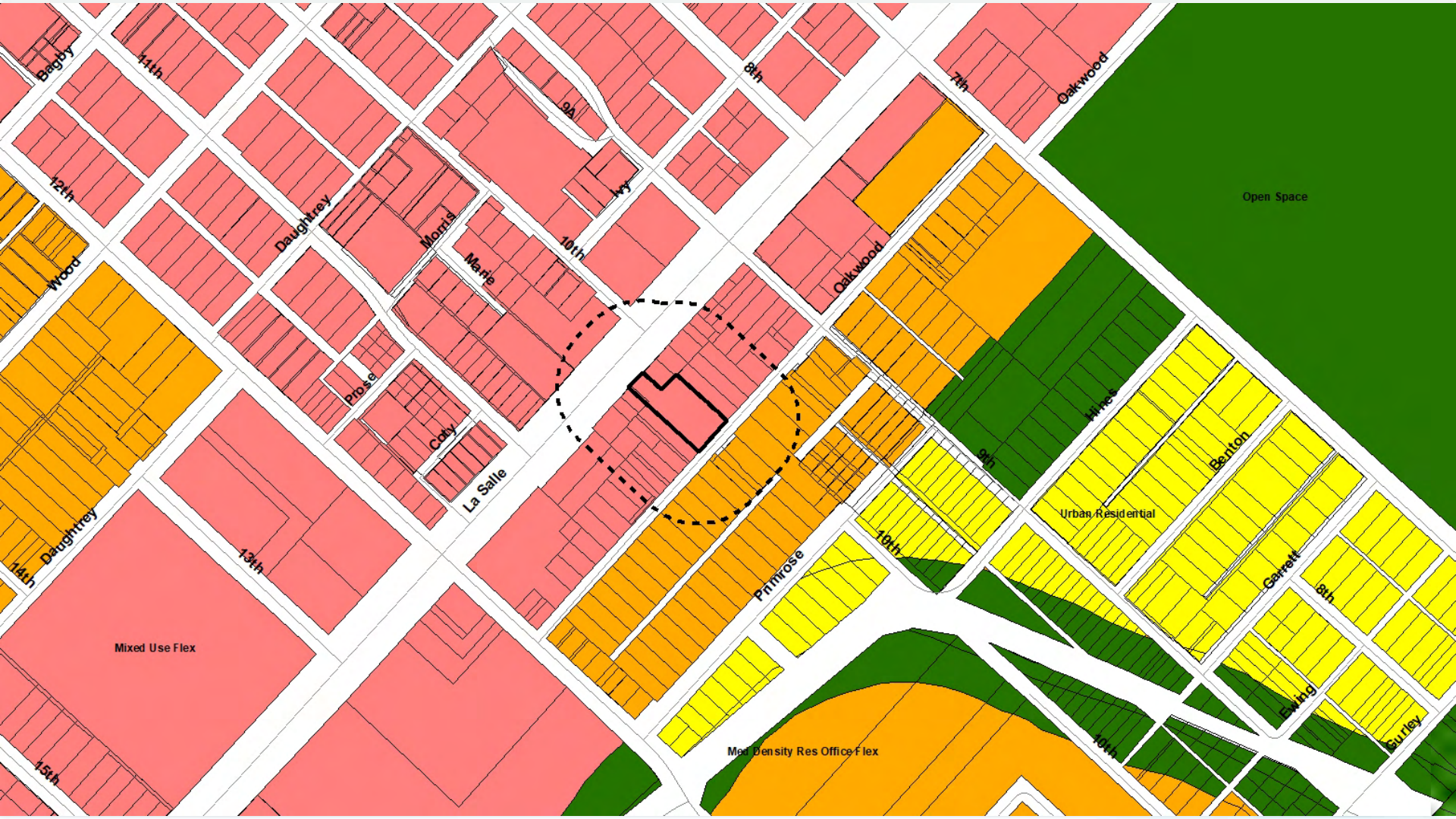
- The proposed zoning is in keeping with the land use component of the Comprehensive Plan.
- The public infrastructure is adequate to provide for uses allowed in the O-3 zoning district.
- The property meets all the area and width requirements for the O-3 zoning district.
- The proposed O-3 zoning is compatible with the surrounding area.

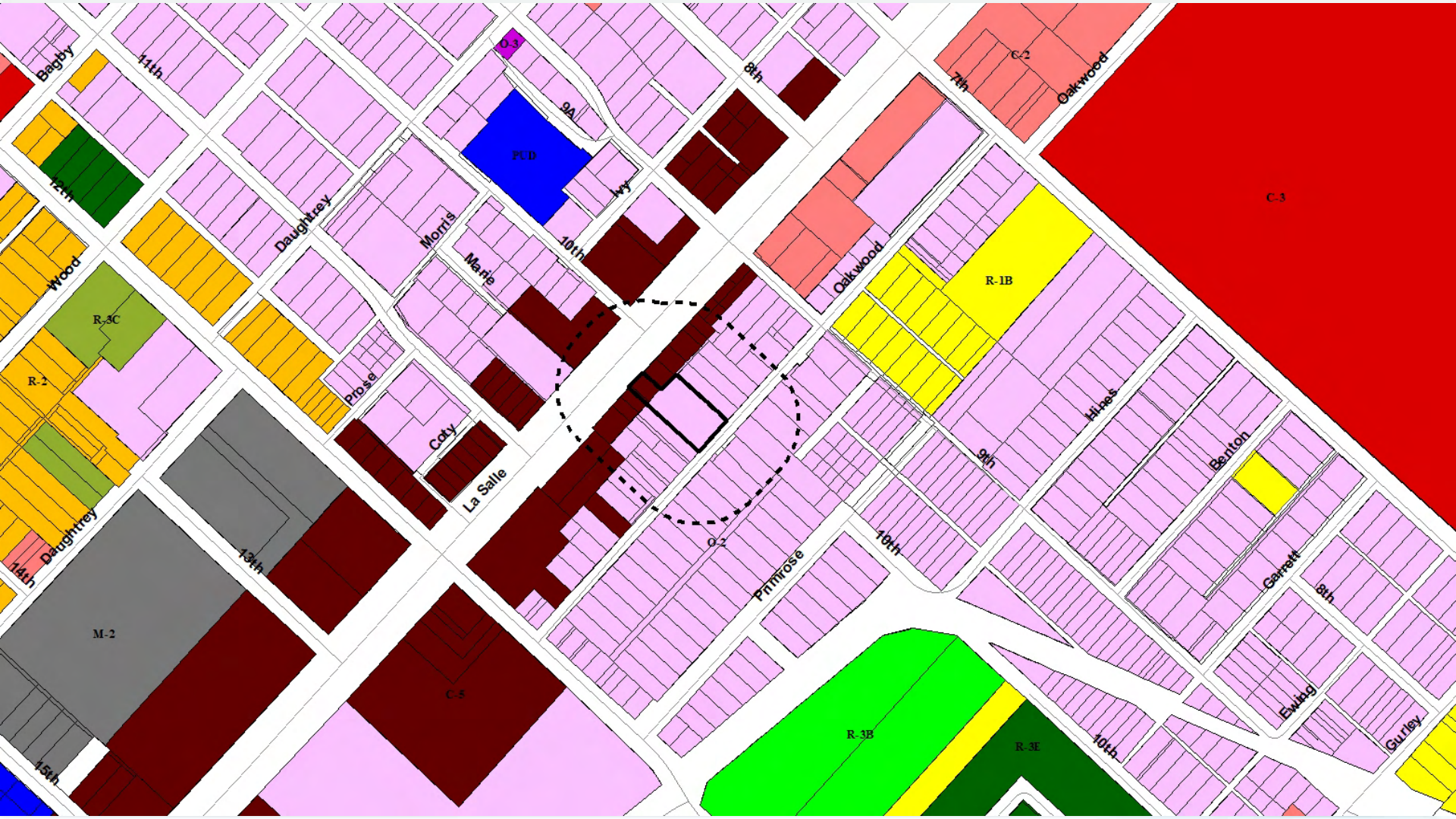
PH 2021-644

1018 & 1020 La Salle Avenue

- Applicant: David Mercer, on behalf of Merck Land Holdings, LLC
- Rezone from C-5 & O-2 to C-2
- Property Size: app. 0.63 acres
- Within the Oakwood Neighborhood
- Council District I













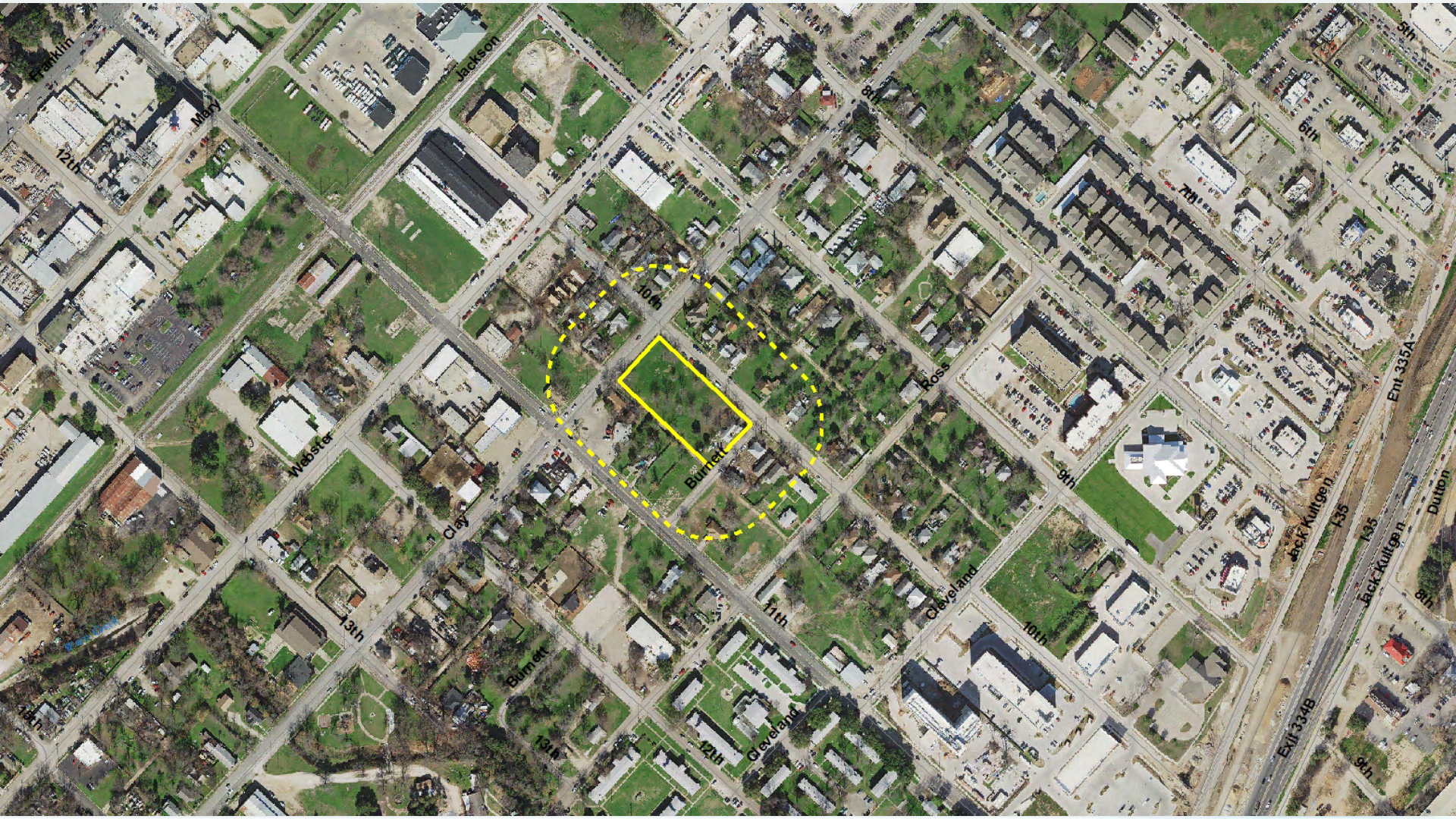
Plan Commission recommends **APPROVAL** of this request to change the zoning from **C-5 & O-2 to C-2** based on the following findings:

- The proposed zoning is in keeping with the land use component of the Comprehensive Plan and the La Salle Avenue District Plan.
- The public infrastructure is adequate to provide for uses allowed in the C-2 zoning district.
- The property meets all the area and width requirements for the C-2 zoning district.
- There is C-2 zoning in the vicinity of the property.

PH 2021-645

603, 609, 611, 615, 619, 623, & 625 S.
10th Street

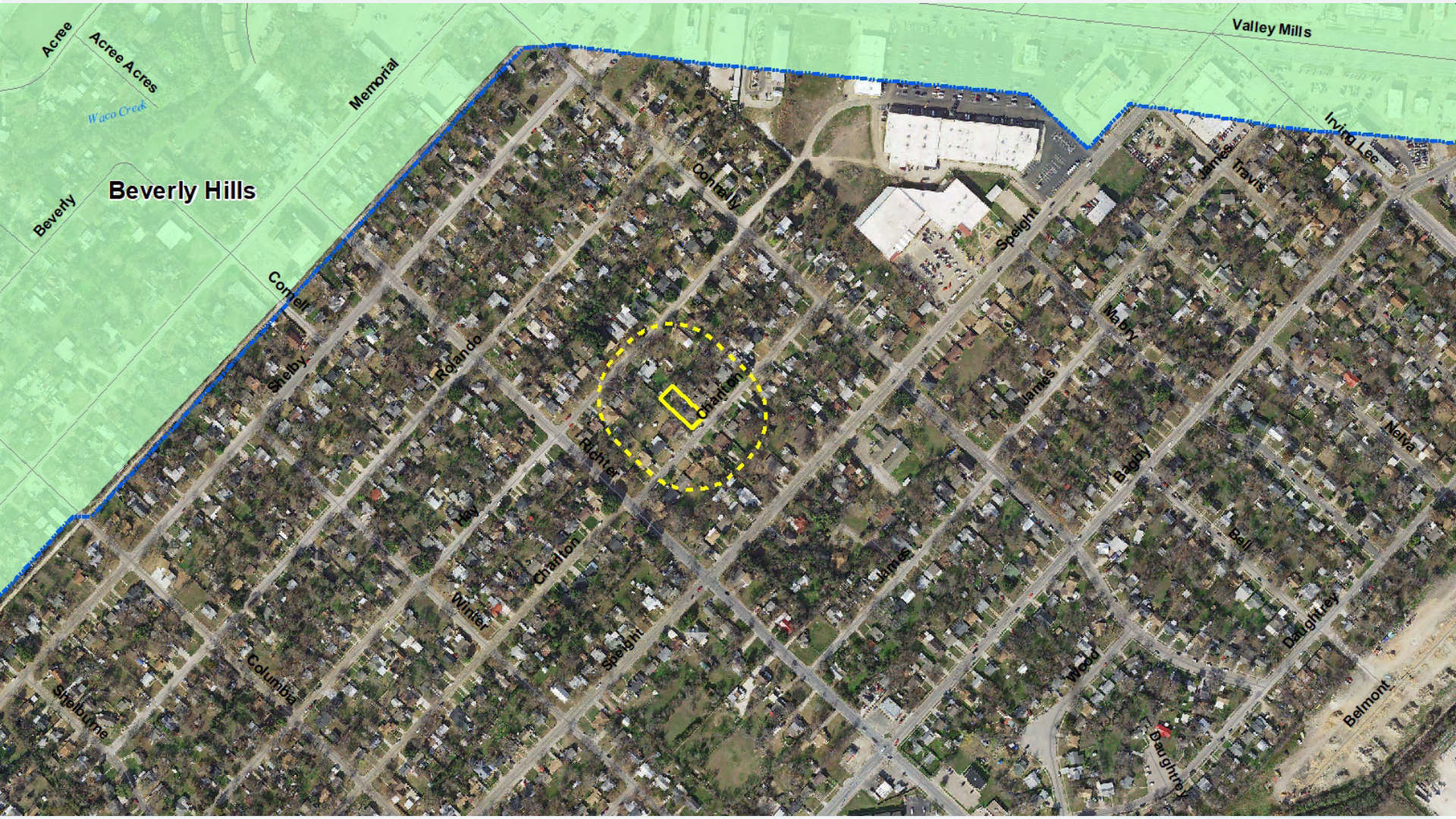
- Applicant: Charles Merritt, on behalf of Julius Kramaric and JKBM Holdings, LLC
- Rezone from O-2 to C-2
- Property Size: approx. 1.3 acres
- Within the Downtown Neighborhood
- Council District II

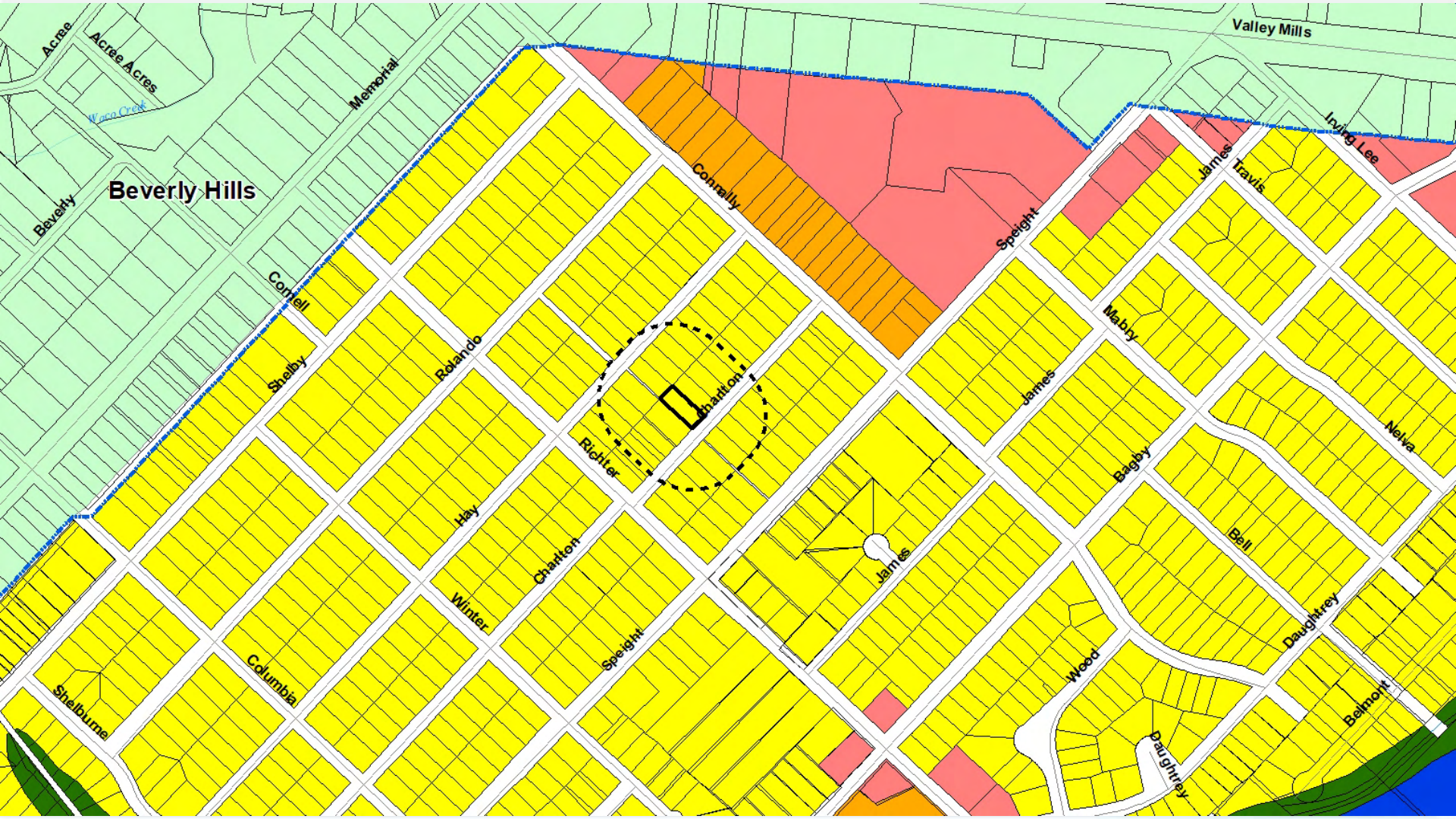


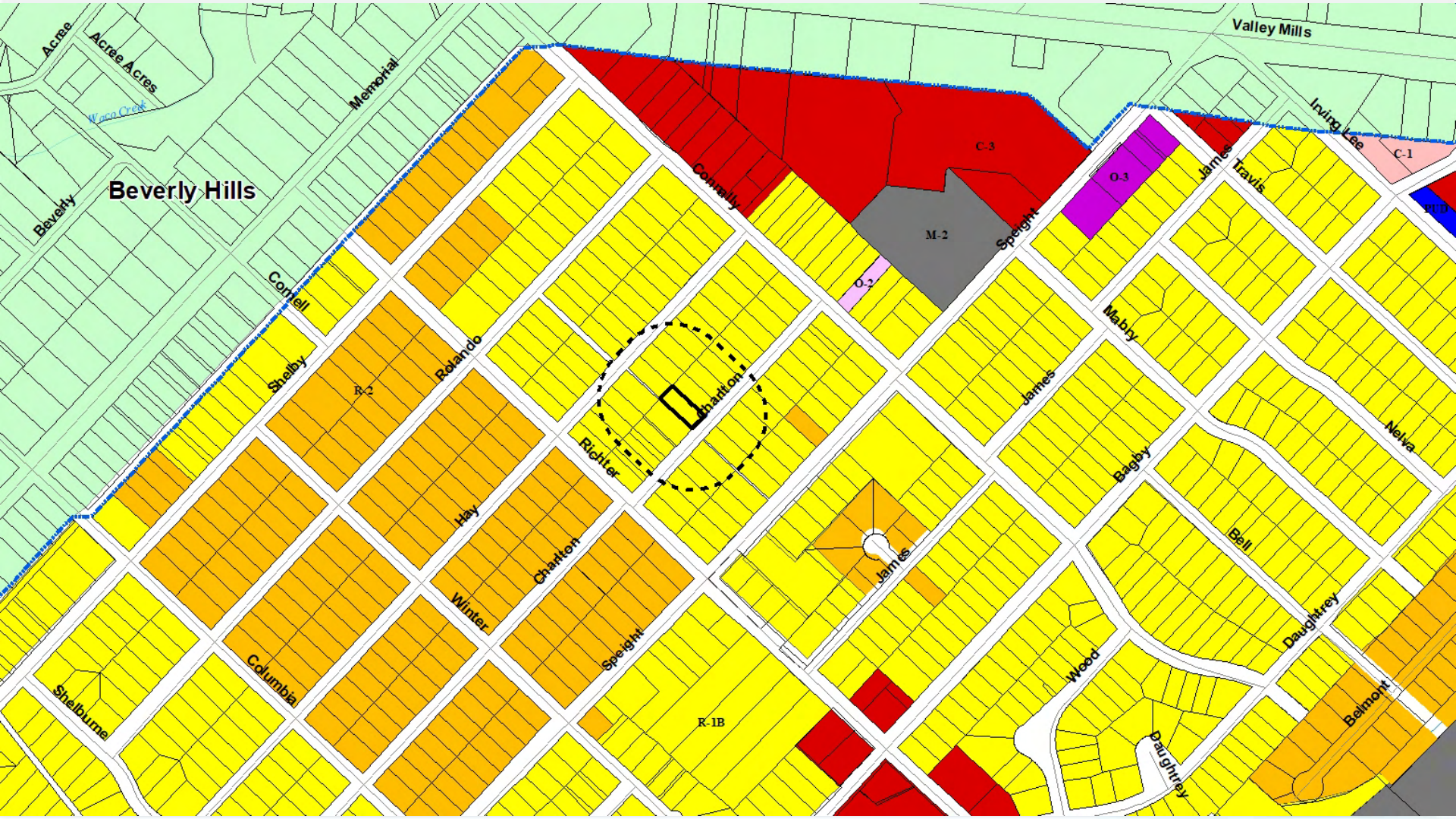
PH 2021-646

3509 Charlton Avenue

- Applicant: Concepcion Christina De La Cruz and Jenniffer Michal, on behalf of Versatile Developments, LLC
- Rezone from R-1B to R-2
- Property Size: app. 0.18 acres
- Within the Kendrick Neighborhood
- Council District II









Plan Commission recommends **DISAPPROVAL** of this request to change the zoning from **R-1B to R-2** based on the following findings:

- R-1B zoning is the dominant zoning in the area and there is not other R-2 zoning in this block of Charlton Avenue.
- The existing R-1B zoning is more compatible with the surrounding area than the proposed R-2 zoning.