

PH 2022-754  
Subdivision Plat

Final Plat of the Elm Lake Addition,  
Lots 1-7



CITY OF WACO



Wesley Robinson

Manchaca

Harrison

Hallsburg

Ramsey

Hwy 6

Old Marlin

Hwy 6

Bachelors

Holder

Busby

M

Elm Lake

Lake Creek

T Boy Honey

Jasmine

RiverView

Jinenez

Vernon

3rd St

# ELM LAKE ROAD SUBDIVISION

CELCO SURVEYING

REG. #: 10193975

GEORGE E. LUCAS, R.P.L.S. 4160

18018 OVERLOOK LOOP, SUITE 105, UNIT 239

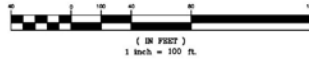
SAN ANTONIO, TEXAS 78259

TEL: 830-214-5109

eddie@celcosurveying.com

www.celcosurveying.com

GRAPHIC SCALE



FEMA FLOOD NOTE:  
ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR MCLENNAN COUNTY, TEXAS, MAP NUMBER 4806004000, DATED DECEMBER 20, 2019, THIS PROPERTY LIES IN ZONE "X", WHICH IS AREAS DETERMINED TO BE OUTSIDE OF THE 100-YEAR FLOOD PLAIN. THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM. IT DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE, OR ALL PLANNETIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES LOCATED THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THE FLOOD HAZARD AREA IS SUBJECT TO CHANGE AS DETAILED STUDIES OCCUR AND/OR WATERSHED OR CHANNEL CONDITIONS THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR. ALL DEVELOPMENT WITHIN THE 100-YEAR FLOOD PLAIN SHALL COMPLY WITH ALL APPLICABLE ORDERS AND REGULATIONS, INCLUDING BUT NOT LIMITED TO MCLENNAN COUNTY'S 71.000 DAMAGE PREVENTION ORDER. A FLOODPLAIN DEVELOPMENT PERMIT SHALL BE OBTAINED FROM THE COUNTY ENGINEER'S OFFICE PRIOR TO THE CONSTRUCTION OF ANY STRUCTURE(S) WITHIN THE FLOODPLAIN.

LAND SURVEYING COMPANY DOES NOT MAKE OR WARRANT ANY FLOOD ZONE DETERMINATION

## NOTES:

1. ALL ON-SITE SEPTIC SYSTEMS ARE TO COMPLY WITH THE REQUIREMENTS OF THE COUNTY'S RULES FOR ON-SITE SEWAGE FACILITIES AND SIGNATURE OF THE DESIGNATED REPRESENTATIVE.
2. THIS SUBDIVISION IS LOCATED WITHIN REISEL INDEPENDENT SCHOOL DISTRICT.
3. THE BASIS OF BEARING IS THE CENTERLINE OF F.M. HIGHWAY 123 AND WAS ESTABLISHED USING THE TRIMBLE VRS NETWORK, NAD (83), TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE. ADELS 10 SURVEY FOOT, GROUND, A SURVEY PLAT WAS PREPARED BY A SEPARATE DOCUMENT.

## NEAREST STREET INTERSECTION:

ELM LAKE ROAD AND WEST LAKE CREEK ROAD (4370 FT)

## LEGEND:

- = IRON ROD FOUND
- = IRON ROD SET
- = BENCHMARK
- PUB = PUBLIC UTILITY EASEMENT
- DE = DRAINAGE EASEMENT
- BL = BUILDING SETBACK LINE

## BENCHMARK:

NAD83 TX CENTRAL 4203  
NORTHING 10527817.1007  
EASTING 3234883.2087  
ELEVATION 424.916'  
LATITUDE N080° 15' 25.01"  
LONGITUDE E030° 00' 35.42"

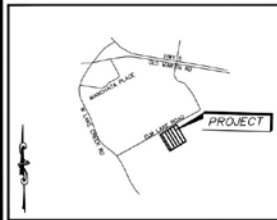
## LOT INFORMATION:

NUMBER OF LOTS: 7  
MINIMUM LOT SIZE: 1.500 ACRES  
MAXIMUM LOT SIZE: 5.973 ACRES  
AVERAGE LOT SIZE: 3.278 ACRES  
ACCESS EASEMENT SIZE: (11.675)  
ORIGINAL TRACT SIZE: 19.672

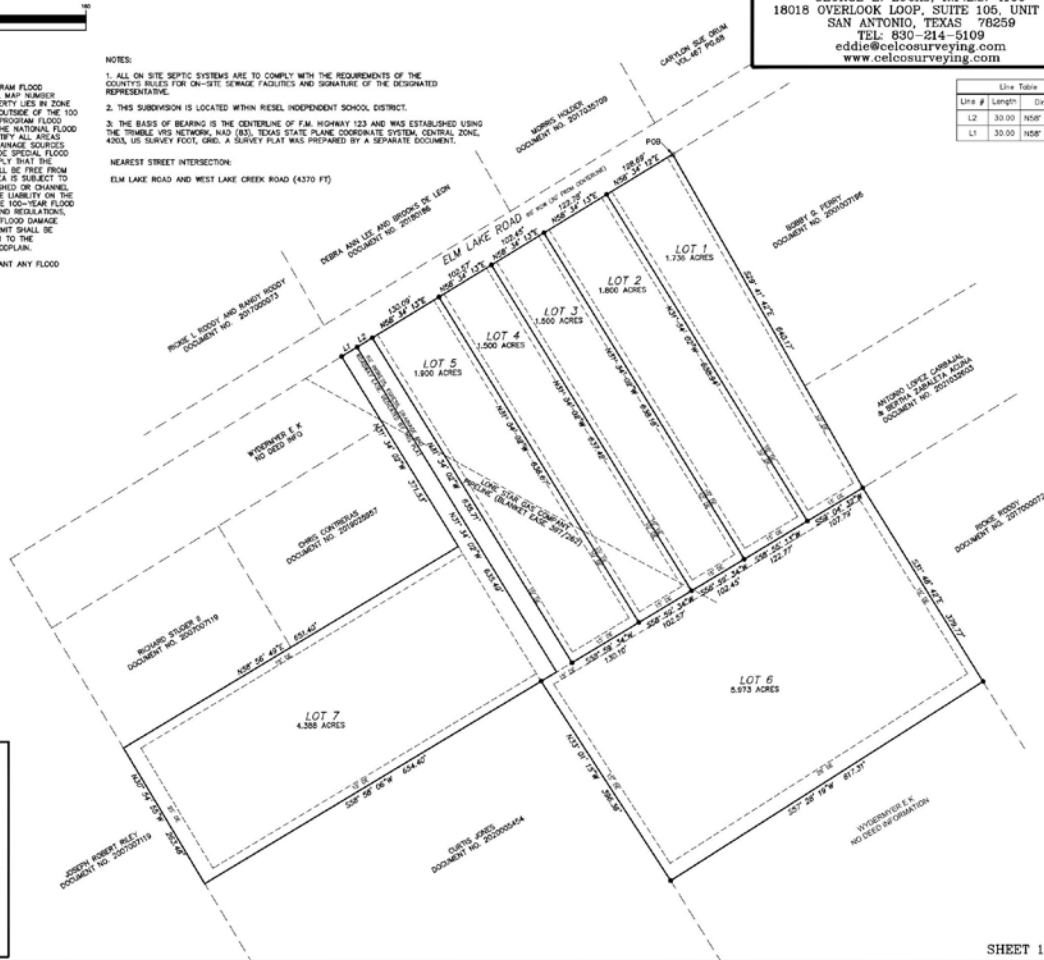
## UTILITIES:

WATER SERVICE: HAHN MFG. CO. 10016  
SEWER SERVICE: ON-SITE SEWAGE FACILITY  
ELECTRIC SERVICE: RELIANT ENERGY  
GAS SERVICE: LONE STAR GAS COMPANY

## LOCATION MAP NOT TO SCALE



Line Table		
Line #	Length	Direction
L2	30.00	N58° 34' 13"E
L1	30.00	N58° 34' 13"E

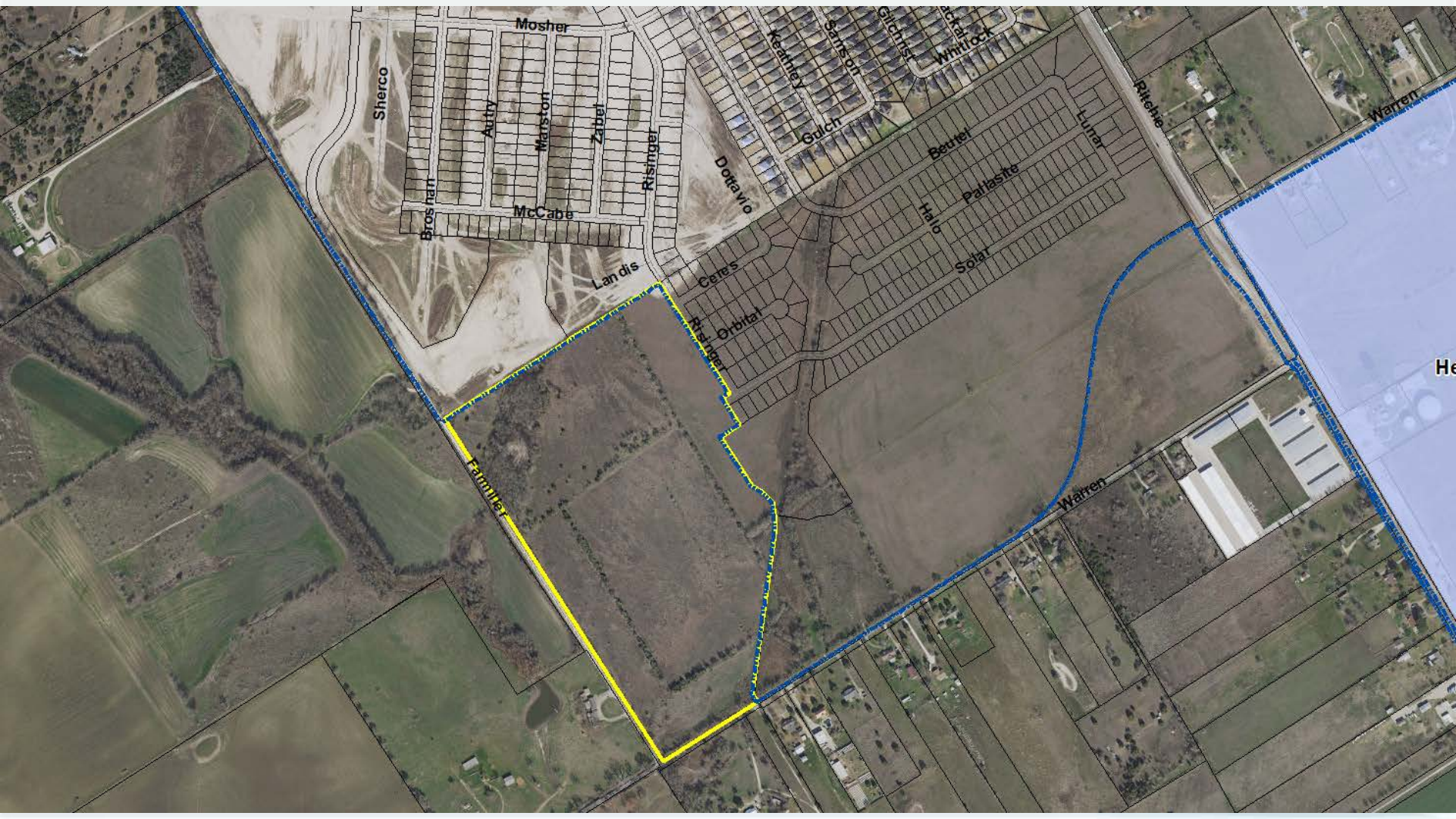


PH 2022-755  
Subdivision Plat  
Final Plat and Construction Plans  
of the Park Meadows South  
Addition, Phase 3



CITY OF WACO





Sherco

Mosher

Audly

Marston

Zabel

Risinger

Brosnan

McCabe

Landis

Dotavio

Ceres

Risinger

Kearney

Sanson

Gilchris

Whitlock

Gulch

Beuter

Pallashe

Solar

Harb

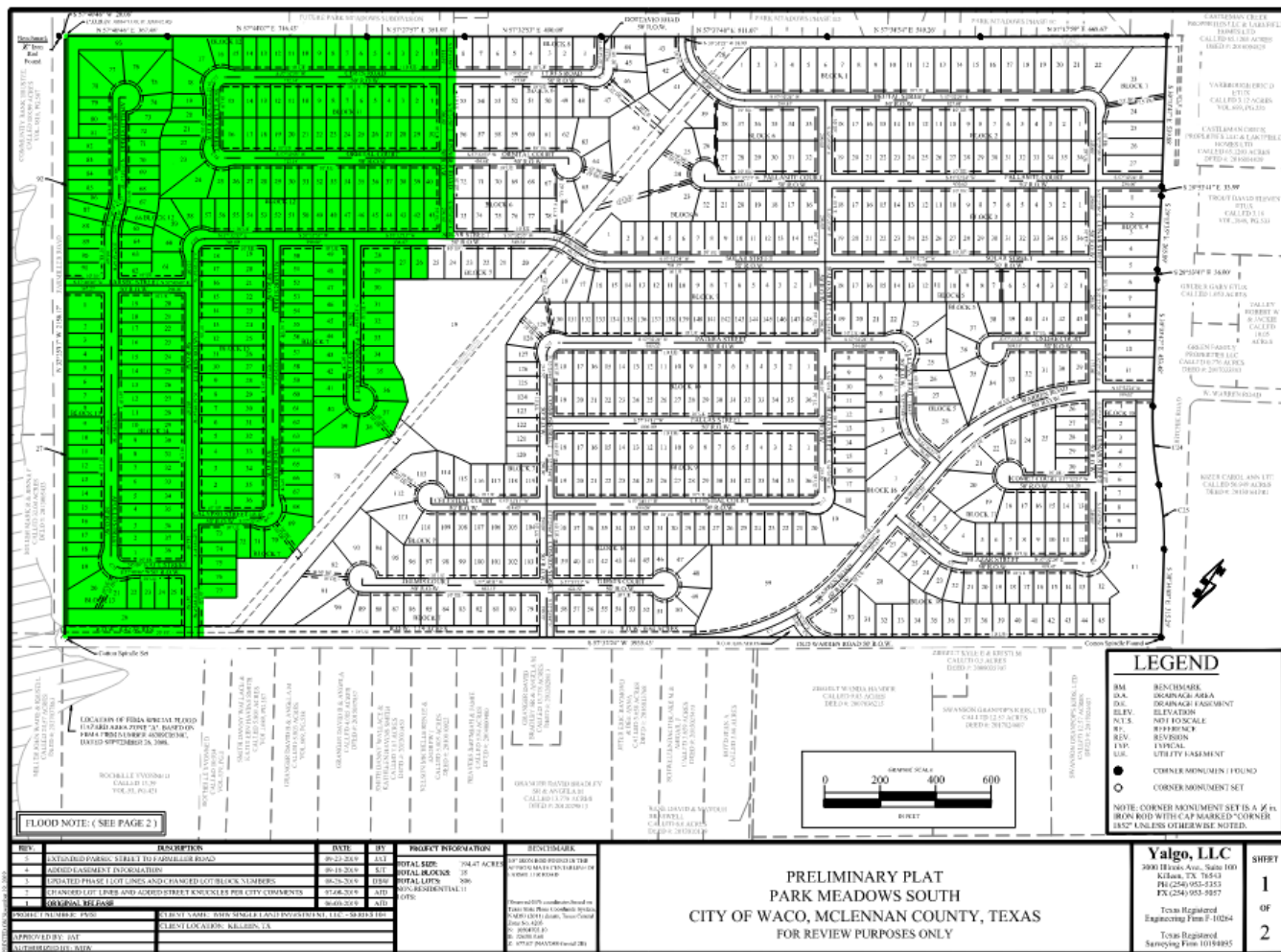
Lunar

Riche

Warren

Fairfield

Warren







Planning Services recommends **APPROVAL WITH CONDITIONS** of this request based on the following findings and conditions:

*Condition:*

*The approved preliminary plat states that Farmiller Road shall be improved prior to platting of the 700th lot or when any connection is made providing regular access from Farmiller Road to the property. This phase of the subdivision will plat 763 lots and connect to Farmiller Road. Therefore, construction plans for Farmiller Road must be submitted, reviewed, approved, and constructed with the infrastructure of this phase. Construction standards for Farmiller Road shall be consistent with the standards included on the preliminary plat and all other applicable City design and construction standards.*