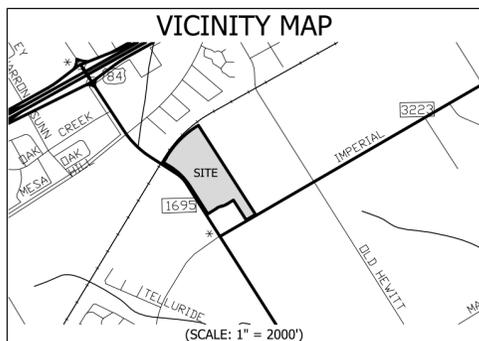


LINE	BEARING	DISTANCE
L1	S 74°23'44" W	12.78'
L2	S 76°22'52" W	12.74'
L3	N 32°29'32" W	25.00'
L4	N 57°31'45" E	63.02'
L5	S 32°29'32" E	53.41'
L6	S 64°31'34" W	30.23'
L7	N 32°29'32" W	24.85'
L8	S 71°54'31" E	84.16'
L9	S 16°22'51" E	67.90'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	264.09'	94.80'	S 67°55'25" W	94.29'
C2	240.00'	5.95'	S 77°27'23" W	5.95'
C3	240.00'	71.46'	S 66°00'53" W	71.20'
C4	1037.93'	478.66'	N 45°45'31" W	474.43'
C5	1527.06'	758.92'	N 44°58'34" E	751.13'
C6	240.00'	94.82'	S 69°43'00" W	94.30'
C7	240.00'	5.95'	S 79°28'06" W	5.95'
C8	240.00'	71.62'	S 67°49'56" W	71.35'
C9	1037.93'	478.55'	N 43°55'30" W	474.32'
C10	1527.06'	759.08'	N 46°46'44" E	751.29'



LEGAL DESCRIPTION

STATE OF TEXAS
 COUNTY OF MCLENNAN
 CITY OF WACO

BEING all of Lot 8, Block 7 of the Texas Central Addition to the City of Waco as shown on the plat recorded in McLennan County Clerk's Document (M.C.C.D.), 2007045446 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.), and being further described as follows:

Beginning at a 1/2 inch steel rod found for the north corner of said Lot 8, the west corner of Lot 3, Block 7 of the Central Texas Addition to the City of Waco as shown on the plat recorded in Volume 1501, Page 679 of the Deed Records of McLennan County, Texas (D.R.M.C.T.), and being in the southeast Right-of-Way line of the St. Louis and Southwestern Railroad;

THENCE South 32 degrees 32 minutes 55 seconds East, 1763.64 feet with the northeast line of said Lot 8 and partway with the northeast lines of said Lot 3 and Lot 1, Block 7 of the Texas Central Addition to the City of Waco as shown on the plat recorded in Volume 1271, Page 692 of said D.R.M.C.T., to a 5/8 inch steel rod found for the east corner of said Lot 8, the south corner of said Lot 1, and being in the northwest Right-of-Way line of FM Highway 3223 (Imperial Drive);

THENCE South 59 degrees 39 minutes 00 seconds West, 180.18 feet with the southeast line of said Lot 8 and the northwest Right-of-Way line of said Imperial Drive to a 5/8 inch steel rod found for the east corner of that called 2.008 acre tract of land described in a deed to Murphy Oil USA, INC as recorded in M.C.C.D. 2008004591 of said O.P.R.M.C.T.;

THENCE the following bearing and distances with the common line of said Lot and said 2.008 acres:

North 32 degrees 32 minutes 39 seconds West, 393.59 feet to a 5/8 inch steel rod found;

South 57 degrees 23 minutes 40 seconds West, 124.56 feet to an "X" cut found in concrete at the start of a curve to the right;

Southwesterly, with said curve to the right, having a **radius of 264.09 feet**, whose chord bears **South 67 degrees 55 minutes 27 seconds West, 94.80 feet**, an arc length of 94.80 feet to a 5/8 inch steel rod found at the start of a curve to the left;

Southwesterly, with said curve to the left, having a **radius of 240.00 feet**, whose chord bears **South 77 degrees 27 minutes 23 seconds West, 5.95 feet**, an arc length of 5.95 feet to a 5/8 inch steel rod found for the west corner of said 2.008 acres and the north corner of Lot 7, Block 7 of the Texas Central Addition to the City of Waco as shown on the plat recorded in M.C.C.D. 2005018132 of said O.P.R.M.C.T.;

THENCE the following bearing and distances with the common line of said Lot 8 and said Lot 7:

South 74 degrees 23 minutes 44 seconds West, 12.78 feet to a MagNail found at the start of a curve to the left;

Southwesterly, with said curve to the left, having a **radius of 240.00 feet**, whose chord bears **South 66 degrees 00 minutes 53 seconds West, 71.20 feet**, an arc length of 71.46 feet to a 5/8 inch steel rod found;

South 57 degrees 27 minutes 05 seconds West, 177.92 feet to a 1/2 inch steel rod capped "BOWMAN" set for a south corner of said Lot 8, the west corner of said Lot 7, and being in the northeast Right-of-Way line of FM Highway 1695 (Hewitt Drive);

THENCE the following bearing and distances with the southwest lines of said Lot 8 and the northeast Right-of-Way line of said Hewitt Drive:

North 32 degrees 32 minutes 51 seconds West, 553.91 feet to a cotton spindle set at the start of a curve to the left;

Northwesterly, with said curve to the left, having a **radius of 1037.93 feet**, whose chord bears **North 45 degrees 45 minutes 31 seconds West, 474.43 feet**, an arc length of 478.66 feet to a 1/2 inch steel rod capped "BOWMAN" set for corner;

North 58 degrees 57 minutes 55 seconds West, 118.12 feet to a 1/2 inch steel rod found for the west corner of said Lot 8 and being in the southeast Right-of-Way line of said St. Louis and Southwestern Railroad;

THENCE the following bearing and distances with the northwest line of said Lot 8 and the southeast Right-of-Way line of said St. Louis and Southwestern Railroad:

North 30 degrees 40 minutes 08 seconds East, 101.93 feet to a 1/2 inch steel rod found at the start of a curve to the right;

Northeasterly, with said curve to the right, having a **radius of 1527.06 feet**, whose chord bears **North 44 degrees 58 minutes 34 seconds East, 751.13 feet**, an arc length of 758.92 feet to the **POINT OF BEGINNING** and containing **22.456 acres** of land.

POINT OF BEGINNING

Lot 3, Block 7
 Central Texas Addition
 Volume 1501, Page 679
 D.R.M.C.T.

This area reserved for county recordation information.

[S 30°43'00" E 1763.60']
 S 32°32'55" E 1763.64'

Lot 1, Block 7
 Texas Central Addition
 Volume 1271, Page 692
 D.R.M.C.T.

St. Louis & Southwestern Railroad (100' R-O-W)

0.07 Acre Utility Easement
 Cabinet E, Slide 696
 P.R.M.C.T.

15' Setback
 Voume 1285, Page 252
 D.R.M.C.T.

0.06 Acre Easement
 Cabinet E, Slide 696
 P.R.M.C.T.

**FM Highway 1695
 (Hewitt Drive)
 (Variable Width R-O-W)**

**Lot 10
 21.910 Acres**

Lot 8, Block 7
 Texas Central Addition
 M.C.C.D. 2007045446
 O.P.R.M.C.T.

**Texas Central Addition
 Lots 10 & 11, Block 7
 22.456 Acres**

**Lot 11
 0.546 Acres**

Lot 7, Block 7
 Texas Central Addition
 M.C.C.D. 2005018132
 O.P.R.M.C.T.

**FM Highway 3223
 (Imperial Drive 120' R-O-W)**

15' Sanitary Sewer Easement
 Cabinet E, Slide 696
 P.R.M.C.T.

50' Setback
 Voume 1285, Page 252
 D.R.M.C.T.

N 32°32'39" W 393.59'
 [S 30°43'00" W 393.59']

Murphy Oil USA, INC
 Called 2.008 Acres
 M.C.C.D. 2008004591
 O.P.R.M.C.T.

20' Utility Easement
 Cabinet E, Slide 696
 P.R.M.C.T.

Variable Width
 Access Easement
 Cabinet E, Slide 696
 P.R.M.C.T.

LEGEND

- - 1/2 Inch Steel Rod Capped "BOWMAN" Set (unless noted otherwise)
- ⊙ - 1/2 Inch Steel Rod Found
- - 5/8 Inch Steel Rod Found
- ⊗ - MagNail Found (unless noted otherwise)
- [] - Record Information
- M.C.C.D. - McLennan County Clerk's Document
- D.R.M.C.T. - Deed Records of McLennan County, Texas
- O.P.R.M.C.T. - Official Public Records of McLennan County, Texas

STATE OF TEXAS
 COUNTY OF MCLENNAN

That, Mohr Capital, 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 TEXAS CENTRAL ADDITION, LOTS 10 & 11, BLOCK 7, TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS, BEING ALL OF LOT 8, BLOCK 7 OF THE TEXAS CENTRAL ADDITION ADDITION TO THE CITY OF WACO AS SHOWN ON PLAT RECORDED DOCUMENT NUMBER 2007045446 OF THE OFFICIAL PUBLIC RECORDS OF 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.

(Company name, if applicable)

By: _____ Attest: _____
 Name, Title Name, Title Name, Title
 Address Address Address Address

STATE OF TEXAS
 COUNTY OF MCLENNAN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared, [landowner name], known to me to be the person whose name is subscribed to the foregoing instrument and he acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this the ___ day of _____, 2022.

Notary Public in and for the State of Texas

My Commission Expires _____

STATE OF TEXAS
 COUNTY OF MCLENNAN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared, [landowner name], known to me to be the person whose name is subscribed to the foregoing instrument and he acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this the ___ day of _____, 2022.

Notary Public in and for the State of Texas

My Commission Expires _____

STATE OF TEXAS
 COUNTY OF MCLENNAN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared, [landowner name], known to me to be the person whose name is subscribed to the foregoing instrument and he acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this the ___ day of _____, 2022.

Notary Public in and for the State of Texas

My Commission Expires _____

STATE OF TEXAS
 COUNTY OF MCLENNAN

I hereby certify that the above and foregoing plat and field notes of the **"FINAL PLAT OF TEXAS CENTRAL ADDITION, LOTS 10 & 11, BLOCK 7, TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS, BEING ALL OF LOT 8, BLOCK 7 OF THE TEXAS CENTRAL ADDITION ADDITION TO THE CITY OF WACO AS SHOWN ON PLAT RECORDED DOCUMENT NUMBER 2007045446 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS,"** was approved on this the ___ day of _____, 2022.

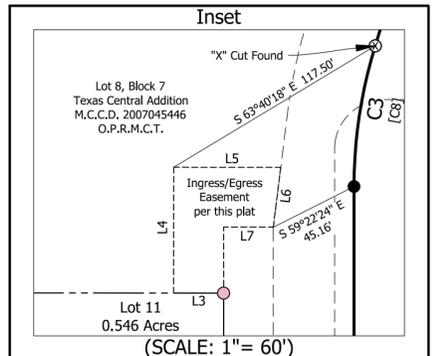
Michelle Hicks
 City Secretary

STATE OF TEXAS
 COUNTY OF MCLENNAN

I hereby certify that the above and foregoing plat and field notes of the **"FINAL PLAT OF TEXAS CENTRAL ADDITION, LOTS 10 & 11, BLOCK 7, TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS, BEING ALL OF LOT 8, BLOCK 7 OF THE TEXAS CENTRAL ADDITION ADDITION TO THE CITY OF WACO AS SHOWN ON PLAT RECORDED DOCUMENT NUMBER 2007045446 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS,"** complies with Section 3.13 Approval of Minor Plats and Amended Plats, Subsection (b) of Waco Subdivision Ordinance, and was approved on this the ___ day of _____, 2022.

Alason Duncan
 Planner

This area reserved for county recordation information.



- NOTES:
- Bearings, distances, and acreage are grid, NAD83 State Plane Coordinate System, Texas Central Zone 4203.
 - This survey was prepared without the benefit of a current title report/commitment. There may be easements, restrictions, and/or covenants affecting this property, not shown hereon.
 - No flood zone determination was made as part of this survey.
 - Electricity provided by Oncor.
 - Water service provided by City of Waco WSC, CCN# 10039.
 - Sewer service provided by City of Waco.

**FINAL PLAT
 TEXAS CENTRAL ADDITION,
 LOTS 10 & 11, BLOCK 7,
 TO THE CITY OF WACO,
 MCLENNAN COUNTY, TEXAS**

BEING ALL OF LOT 8, BLOCK 7 OF THE TEXAS CENTRAL ADDITION TO THE CITY OF WACO AS SHOWN ON THE PLAT RECORDED IN MCLENNAN COUNTY CLERK'S DOCUMENT 2007045446 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS.

1519 Job No.: 10326	Drawn By: HMH
Sheet 1 of 1	Reviewed By: DWC
Property Address: 600 Hewitt Drive, Waco, Texas	Prepared For: Mohr Capital

SURVEYOR'S CERTIFICATION

I, the undersigned, do hereby certify that the plat shown hereon was prepared from an on-the-ground survey performed under my supervision on August 4, 2022; all monuments are as shown hereon.

_____, 2022
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.

Daniel Wayne Cogburn
 R.P.L.S. No. 6894

Purpose: Review

Date of Release: August 29, 2022



Section 3.303, A

A legible, accurately scaled plat of the entire subdivision or portion thereof. Plats shall be in paper and digital format. Digital files shall conform to paragraph 3.302(A). Plats shall be prepared by a Registered Professional Land Surveyor.

Plat shows:

Y	N	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The subdivision boundary as determined by a boundary survey done on the ground by a registered professional land surveyor
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The street and lot layout
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Proposed and existing alleys and easements <i>Remarks: Permanent ingress/egress easements in city limits to new lots are only allowed in a PUD; owner may submit a written variance request in memorandum format citing the reason for the variance request and hardship to meeting the ordinance requirements. Existing & proposed variable width access easement shall be increased in width to 60 feet. Access easement shall be contiguous with one side of the lot served. City recommends providing frontage to Hewitt Drive/FM 1695 as an alternative to easement requirements.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proposed and dedicated right-of-way
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Side lot lines perpendicular to the street may have the bearing shown
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Names and dimensions of proposed and existing streets within and adjacent to the subdivision unless where right-of-way becomes impractical
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed name of the subdivision
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The date of the plat and of any revisions
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The scale to which the plat was drawn
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A north arrow
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The name, address, and signature line of the owner(s) of the property <i>Remarks: Lot 10 property owner must also sign the plat.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The name, address, signature, and seal of the registered professional land surveyor responsible for the survey of the properties being subdivided

- Abandoned streets, alley and easements with ordinance number and date
- A monument legend
- Certification by the registered professional land surveyor that the plat represents work done on the ground by his/her or under his/her supervision
- Certification by the surveyor that all survey monuments are correctly shown on the plat. The owner may provide a performance guarantee for monumentation along with a letter from the surveyor supporting the amount of the guarantee in lieu of certification that monuments have been set. After construction is complete, the surveyor shall set the monuments
- If a lot is not to be served by sanitary sewer, a certification approved by Planning Services shall be included on the plat as set forth in Section 5.201 (B)(2)(d). This certification shall be signed by the appropriate local health authority, or designee
- Location of all soil borings or other test sites where required
- For subdivisions in the extraterritorial jurisdiction which are served by a private water utility, the Texas Public Utility Commission certificate number, date of certification, and name of water utility serving the subdivision shall be shown on the plat.

All dimensions and other surveying information necessary to produce the plat on the ground including:

- Linear and curvilinear dimensions shall be shown in feet and decimals of a foot
- Bearings reference shall be shown by the current standards as prescribed by the State of Texas Land Surveyors Board
Remarks: add N & E to POB
- The radii, tangents, central angles, chords, and arcs of all curves
- The lengths and bearings of all straight lines
- The dimensions from all angle points and points of curve of lot lines
- The long chord distance and bearings for all curves and curved lot lines.
- Existing lot lines (shown by dashed lines) for property being resubdivided

Section 3.303, B

- Complete set of fieldnotes of the boundary survey, signed by the surveyor, and having a closure error no greater than 1/10000.

Section 3.303, C

- An instrument of dedication for all street and highway right-of-way, alleys, easements, parks, and/or property improvements intended for public use. The dedication shall be signed by the owner or his/her legally designated agent and acknowledged by a notary public and will be filed for record. The following certificate shall be placed below the dedication:

STATE OF TEXAS §
COUNTY OF MCLENNAN §

(OWNER NAME), being the owner of the property described above and wishing to subdivide same into lots and blocks do hereby adopt the plat attached hereto and titled “(NAME OF PLAT), to the City of Waco, McLennan County, Texas, being a resubdivision of (ORIGINAL PLAT NAME) as shown the amended final plat recorded under McLennan County Clerk’s Document (RECORDING NUMBER) of the Official Public Records of McLennan County, Texas” as our legal subdivision of same. We do hereby dedicate all rights-of-way or easements shown thereon to the use of the public forever. Any private improvements placed in any of these rights-of-way or easements shall be placed there at no risk or obligation to the public 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 all lots shown on this plat shall be made in accordance therewith, subject to all restrictions and conditions recorded in the McLennan County, Texas Official Public Records, pertaining to said subdivision.

(OWNER NAME)

ATTEST:

By: (SIGNATURE LINE)
 (Name) _____

By: (SIGNATURE LINE)
 (Name) _____

(Title) _____

(Title) _____

(Address) _____

(Address) _____

City Secretary Certification

STATE OF TEXAS §
COUNTY OF MCLENNAN §

I hereby certify that the above and foregoing plat and field notes of the “Final Plat of the ___ Addition, Lot __, Block __”, to the City of Waco, McLennan County, Texas, being a resubdivision of ___ Addition, Lot __, Block __, as shown on the amended Final Plat recorded under McLennan County Clerk’s Document _____ of the Official Public

Records of McLennan County, Texas” was approved on this the ____ day of _____, 2022.

Michelle Hicks
City Secretary

Section 3.303, D

- One copy of any requirements or deed restrictions imposed upon the subdivision by an individual or agency other than city staff or the city council.

Traffic, Utilities, Engineering, Floodplain:

Section 3.303, E

The following plan documents shall be required for final plat approval and shall be prepared by a registered engineer and submitted to the city for review.

Plan and profile drawings. The required number of copies of plan and profile drawings shall be submitted for subdivisions requiring construction of streets and/or alleys. Plan and profile drawings must be submitted with the final plat application. Plan and profile drawings shall be 24" x 36" and shall be plotted to an appropriate scale (usually 1:240 but not smaller than 1:600 horizontally, and 1:24 or 1:60 vertically).

Plan drawings shall show but are not limited to:

- | Y | N | N/A | |
|-------------------------------------|--------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | The right-of-way of the proposed street or alley |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | The right-of-way of intersecting streets |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Lot and Block numbers |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | The location of curb and gutter in relation to monuments |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | The radii of all returns |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | The location of all stormwater structures and pipe |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Location of all water and sewer mains and services |

- Location of all traffic control devices

Profile drawings shall show:

- The existing grade on both sides of the street
- The proposed grade of the top of the curb on both sides of the street
- The reference benchmark and its elevation. Elevations shall be consistent with the city's reference datum.
- Standard City of Waco details of all construction items.

Drainage Maps

- Maps showing existing and proposed topography for the watershed affecting the project. These maps must show drainage areas, waterways, proposed streets, proposed storm sewer improvements, and any other improvements which might affect drainage. Appropriate calculations showing runoff and capacity quantities shall be provided for all drainage areas and storm sewer facilities. These maps must be submitted with the final plat application.

Construction Plans

- The required number of copies of construction plans and specifications for all improvements shall be submitted with the final plat application for subdivisions requiring the construction of streets, storm sewers, utilities, or special structures. The construction plans and specifications shall conform to the standards of the City of Waco. Any portion(s) of these plans or specifications which does not meet the requirements of this ordinance or other applicable law as stated in Section 1.8 shall be revised to meet such requirements.

Structures Drawing

- The developer shall submit with the final plat application a separate drawing of the plat showing all existing structures on the property

Section V. Required Improvements

The city plan commission and the city council may also require the developer to provide any improvements, temporary and/or permanent, deemed necessary to bring the proposed subdivision into compliance with both the comprehensive plan and the purposes set out in section 1.3 of this ordinance.

Required/Not required

- Water facilities
- Sanitary Sewer/On-site Sewage Facilities
- Land Drainage Facilities
- Parks, playgrounds, and recreational areas
- Alleys
- Streets
- Curb and gutter
- Sidewalks

Staff Recommendations:

1st Review:

2nd Review:

Planning	Approve With Conditions	Choose an item.
Engineering	Approve With Conditions	Choose an item.
Utilities	Approve With Conditions	Choose an item.
Traffic	Approve	Choose an item.

Conditions for Approval (revise and resubmit):

Engineering:

- E1. Ingress/egress easements need to be in compliance with Section 5.205 (H)(2) of the subdivision ordinance. Owner can revise and resubmit the plat, adjust the location of Lot 11 to have frontage on Hewitt Drive, or may request a variance.

Planning:

- P1. Please add N & E to POB call-out.
- P2. Please revise dedication/certification language to resubdivision language.
- P3. All property owners of Lots 10 & 11 must sign the plat and have attest signatures if the owners are not individuals.
- P4. Please remove minor plat certification.
- P5. Water and sanitary sewer must be in dedicated easements.

Informative only - no response required for plat approval:

- Recommended to revise 'Final Plat of Castle Rock - Phase 2' to 'Final Plat of the Castle Rock Addition, Phase 2'
- Please show individual curve data for lots in knuckles – this is beneficial for entities responsible for GIS mapping.
- Owner signature and attest signatures – required on hard copies
- Easements recorded by separate instrument, recording information must be included on the plat before filing. It is strongly recommended and encouraged to dedicate any easements by plat rather than separate instrument if possible. Easements dedicated by separate instrument must be abandoned by the Waco City Council through the public hearing process should they need to be relocated or amended at a later date.
- New subdivisions will require cluster boxes, please coordinate with the servicing Postmaster.
- Final plats must adhere to McLennan County requirements to be accepted for recording. Requirements can be found at: <https://www.co.mclennan.tx.us/180/Plat-Filing>.
- Record drawing plans. Upon completion of construction of all improvements, the developer shall furnish record drawing plans to the city department of engineering services as required by subsections 5.209 and 5.402.
- Projects with detention plans, provide a letter from the design engineer, or independent inspection company, stating the stormwater collection system, detention pond and outlet structure were installed according to plans and specifications. Letter shall contain the address and be sealed and signed by the engineer.
- Projects with stormwater quality plans, provide a letter from the design engineer, or independent inspection company, stating the stormwater quality controls were installed according to plans and specifications. Letter shall contain the address and be sealed and signed by the engineer.
- For any projects proposing work within the City right-of-way, after obtaining project plan approval from the City, the project developer shall obtain a separate encroachment permit from Public Works Department before performing construction or any other work within the City right-of-way. Instructions for obtaining a permit are on the City website:
<https://www.waco-texas.com/engineering-permits.asp#gsc.tab=0>.
Permit application documents may be submitted to ROW-Permits@wacotx.gov.
- FOR DEVELOPMENTS THAT RECEIVED PRELIMINARY PLAT APPROVAL BEFORE November 15, 2020: Impact Fees collection will be phased in based on the following timeline and collection schedule:

- (1) June 2021: 20% of impact fee after application of credits
- (2) June 2022: 40% of impact fee after application of credits
- (3) June 2023: 60% of impact fee after application of credits
- (4) June 2024: 80% of impact fee after application of credits
- (5) June 2025: 100% of impact fee after application of credits

FOR DEVELOPMENTS THAT RECEIVED FINAL PLAT APPROVAL BEFORE JUNE 1, 2021: Impact Fees will not be collected on any building permit issued before June 1, 2023. Any building permits issued after May 31, 2023 will be subject to the collection of Impact Fees.

APPLICABLE IMPACT FEES ARE COLLECTED AT TIME OF BUILDING PERMIT