

STATE OF TEXAS  
COUNTY OF McLENNAN

Field Notes for a 0.90 acre tract of land, out of Block 13 of the D.T. Chamberlin and Taylor Addition, to the City of Waco, McLennan County, Texas, being that called Tract 2, described in a deed to Northpaw Partners, LLC, recorded under Instrument Number 2022035739 of the Official Public Records of McLennan County, Texas, Tract 2 being further described as Lots 9 & 10, Block 13, D.T. Chamberlin and Taylor Addition, to the City of Waco, McLennan County, Texas, as per plat of said addition, recorded in Volume 1281, Page 24 of the Deed Records of McLennan County, Texas, and that called 0.43 acre tract of land, described in a deed to Northpaw Partners, LLC, recorded under Instrument Number 2022035740 of the Official Public Records of McLennan County, Texas. Described as follows with bearings based on the State Plane Coordinate System, Texas Central, NAD 83.

Beginning at a 1/2-inch iron found capped 'Blackland' at the North corner of said Tract 2, at the North corner of said Lot 10, Block 13 of the D.T. Chamberlin and Taylor Addition, in the Southwest line of a 20' Alley, in the Southeast line of Kentucky Avenue, for the North corner of this tract;

THENCE S 54degrees 38minutes 27seconds E 238.50 feet to a 1/2-inch iron rod found capped 'Blackland' at the East corner of said 0.43 acre tract, at the North corner of that called Lot 2D, described in a deed to Doozer Ventures LLC, recorded under Instrument Number 2020010822 of the Official Public Records of McLennan County, Texas, for the East corner of this tract;

THENCE S 35degrees 59minutes 21seconds W 164.90 feet t to a 1/2-inch iron rod found capped 'Blackland' at the South corner of said 0.43 acre tract, at the West corner of said Lot 2D, in the Northeast line of North 5th Street, for the South corner of this tract;

THENCE N 54degrees 38minutes 27seconds W 237.35 feet to a 1/2-inch iron rod set capped 'Blackland' at the West corner of said Tract 2, at the intersection of the Northeast line of 5th Street and the Southeast line of Kentucky Avenue, for the West corner of this tract;

THENCE N 35degrees 35minutes 15seconds E 164.89 feet to the POINT OF BEGINNING, containing 0.90 acres of land.

STATE OF TEXAS  
COUNTY OF McLENNAN

Northpaw Partners LLC, 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 "REPLAT LOTS 14-18, BLOCK 13, D.T. CHAMBERLIN AND TAYLOR ADDITION to the City of Waco, McLennan County, Texas, being that called Tract 2, described in a deed to Northpaw Partners, LLC, recorded under Instrument Number 2022035739 of the Official Public Records of McLennan County, Texas, Tract 2 being further described as Lots 9 & 10, Block 13, D.T. Chamberlin and Taylor Addition, to the City of Waco, McLennan County, Texas, as per plat of said addition, recorded in Volume 1281, Page 24 of the Deed Records of McLennan County, Texas, and that called 0.43 acre tract of land, described in a deed to Northpaw Partners, LLC, recorded under Instrument Number 2022035740 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.

Northpaw Partners LLC

By: \_\_\_\_\_  
Taylor Allen  
2226 Washington Avenue  
Waco, Tx 76701

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 Taylor Allen, known to be the person whose name is subscribed to the foregoing instrument and he acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public in and for the State of Texas

STATE OF TEXAS  
COUNTY OF McLENNAN

I hereby certify that the attached and foregoing plat and field notes of the REPLAT, LOTS 14-18, BLOCK 13, D.T. CHAMBERLIN AND TAYLOR ADDITION to the City of Waco, McLennan County, Texas, being that called Tract 2, described in a deed to Northpaw Partners, LLC, recorded under Instrument Number 2022035739 of the Official Public Records of McLennan County, Texas, Tract 2 being further described as Lots 9 & 10, Block 13, D.T. Chamberlin and Taylor Addition, to the City of Waco, McLennan County, Texas, as per plat of said addition, recorded in Volume 1281, Page 24 of the Deed Records of McLennan County, Texas, and that called 0.43 acre tract of land, described in a deed to Northpaw Partners, LLC, recorded under Instrument Number 2022035740 of the Official Public Records of McLennan County, Texas, was approved on this the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Michelle Hicks  
City Secretary

STATE OF TEXAS  
COUNTY OF McLENNAN

I hereby certify that the attached and foregoing plat and field notes of the REPLAT, LOTS 14-18, BLOCK 13, D.T. CHAMBERLIN AND TAYLOR ADDITION to the City of Waco, McLennan County, Texas, being that called Tract 2, described in a deed to Northpaw Partners, LLC, recorded under Instrument Number 2022035739 of the Official Public Records of McLennan County, Texas, Tract 2 being further described as Lots 9 & 10, Block 13, D.T. Chamberlin and Taylor Addition, to the City of Waco, McLennan County, Texas, as per plat of said addition, recorded in Volume 1281, Page 24 of the Deed Records of McLennan County, Texas, and that called 0.43 acre tract of land, described in a deed to Northpaw Partners, LLC, recorded under Instrument Number 2022035740 of the Official Public Records of McLennan County, Texas, complies with Section 3.13, Approval of Minor and Amended Plats, Subsection (B) of the Waco Subdivision Ordinance and was approved on this the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Alason Duncan  
Planner

RED SEAL

SURVEYORS CERTIFICATION

The plat shown hereon was prepared from an on the ground survey performed by me in May, 2023 and corner monuments are as shown.

JACOB R. WATERS, RPLS, No. 6849

Legend  
● - 1/2" Iron Rod Set "Blackland"  
(Unless Otherwise Noted)

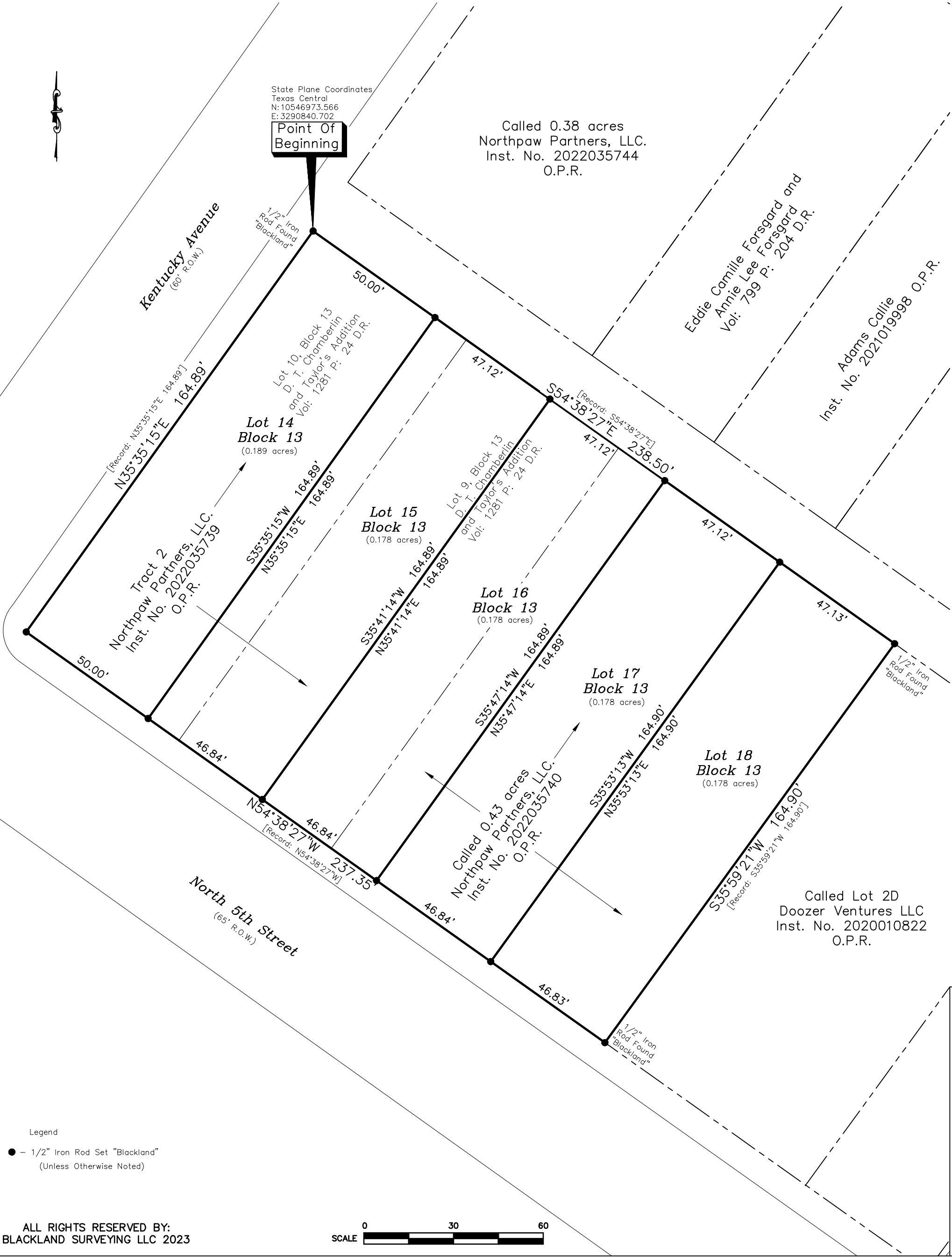
ALL RIGHTS RESERVED BY:  
BLACKLAND SURVEYING LLC 2023

0 30 60  
SCALE

REPLAT

LOTS 14-18, BLOCK 13, D.T. CHAMBERLIN AND TAYLOR ADDITION

to the City of Waco, McLennan County, Texas, being that called Tract 2, described in a deed to Northpaw Partners, LLC, recorded under Instrument Number 2022035739 of the Official Public Records of McLennan County, Texas, Tract 2 being further described as Lots 9 & 10, Block 13, D.T. Chamberlin and Taylor Addition, to the City of Waco, McLennan County, Texas, as per plat of said addition, recorded in Volume 1281, Page 24 of the Deed Records of McLennan County, Texas, and that called 0.43 acre tract of land, described in a deed to Northpaw Partners, LLC, recorded under Instrument Number 2022035740 of the Official Public Records of McLennan County, Texas.



COUNTY CLERK'S FILE NUMBER



Based upon what can be scaled from the graphics shown on Federal Insurance Rate Map (FIRM), Community Panel No.48309C0360D, Dated DECEMBER 20, 2019, the property shown on this plat appears to be situated in Zone "X". Under "OTHER AREAS" Zone "X" is defined 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 part of this surveyor or this company.

Water provided by: City of Waco, CCN# 10039  
Electric Service provided by: Oncor  
Sewer provided by: City of Waco, CCN# 20010  
School District: Waco ISD

Bearings are based on the State Plane Coordinate System, Texas Central Zone, NAD 83.

This surveyor did not abstract the subject tract. There may be easements, restrictions or encumbrances which may affect the subject tract that are not shown hereon.

D.R.- Deed Records of McLennan County, Texas.  
O.P.R.- Official Public Records of McLennan County, Texas.

COUNTY CLERK'S USE ONLY



**BLACKLAND  
SURVEYING**

P.O. Box 367 West, Texas 76691  
(254) 457-1442  
T.B.P.E.L.S. Firm Registration No. 10194650

Job Number: 23-05-0295

## STANDARD FINAL PLAT REVIEW

☒ First Submittal                      Date: 6/26/23                      Review Due Date: 7/17/23

☐ **Resubmittal**                      **Date:**                      **Review Due Date:**

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Subdivision Name:    Final Plat D.T. Chamberlin and Taylor Addition, Lots 14-18, Block 13

PID:                      167595, 167596, 167608

District                      City Limits

Project Number:    23-00012-S-SUBD

Surveyor Number:    23-03-0154

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Dear Applicant:

Staff has reviewed the final plat for compliance with the subdivision regulations (City of Waco Appendix B – Subdivisions). A list of comments are provided below to notify the developer of deficiencies in the plat and actions needed to correct the plat. City staff recommends City Plan Commission to **Approve the plat with conditions**. City Plan Commission with staff's recommendation will approve the plat, approve the plat with conditions, or disapprove the plat. The meeting for consideration by the City Plan Commission will be **July 25, 2023** in the Mae Jackson Building, 401 Franklin Ave. Waco, Texas 76701, at 12:00 p.m.

A response is required for the list of the comments provided. A pre-response meeting is recommended to address the comments listed. Once a response has been provided to City Staff, City Plan Commission shall determine whether to approve, conditionally approve, or disapprove the applicant's response.

If the plat and required studies are approved or approved with the condition of infrastructure being built to meet City of Waco Construction Standards and Specifications by the City Plan Commission, the plat will then be submitted by City Council for action. The City Council will then either approve the plat, approve the plat with condition (s), or disapprove the plat.

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### **Planning:**

*Final plat review, approval, and recordation. The required number of the following documents shall be submitted to the city plan department for final plat review and approval by the appropriate city departments and the city plan commission and the city council. The documents set forth in subsection 3.303A, 3.303B and 3.303C must be included in the final plat for it to be filed for record in the official public records of McLennan County:*

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proposed and existing alleys and easements
<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 type="checkbox"/>	<input checked="" 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
<i>Remarks: please show alley width on the plat.</i>			
<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: Please add a title for Mr. Allen, an attest signature next to his, and a lienholder certification if applicable.</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
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Abandoned streets, alley and easements with ordinance number and date
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A monument legend

- |                                     |                          |                                     |   |
|-------------------------------------|--------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Certification by the registered professional land surveyor that the plat represents work done on the ground by his/her or under his/her supervision   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 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 |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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.   |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Location of all soil borings or other test sites where required   |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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:

- |                                     |                          |                                     |   |
|-------------------------------------|--------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Linear and curvilinear dimensions shall be shown in feet and decimals of a foot                                     |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Bearings reference shall be shown by the current standards as prescribed by the State of Texas Land Surveyors Board |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | The radii, tangents, central angles, chords, and arcs of all curves   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | The lengths and bearings of all straight lines  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | The dimensions from all angle points and points of curve of lot lines   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | The long chord distance and bearings for all curves and curved lot lines.   |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Existing lot lines (shown by dashed lines) for property being resubdivided  |

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*Section 3.303, B*

- |                                     |                          |  |
|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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

I hereby certify that the above and foregoing plat and fieldnotes of the (subdivision name) addition to the City of Waco, Texas, was approved by the City Plan Commission on the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Michelle Hicks,  
City Secretary

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*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.

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**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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | The right-of-way of the proposed street or alley         |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | The right-of-way of intersecting streets                 |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Lot and Block numbers                                    |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | The location of curb and gutter in relation to monuments |

- |                          |                          |                                     |  |
|--------------------------|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | The radii of all returns                           |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | The location of all stormwater structures and pipe |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Location of all water and sewer mains and services |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Location of all traffic control devices            |

Profile drawings shall show:

- |                          |                          |                                     |  |
|--------------------------|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | The existing grade on both sides of the street   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | The proposed grade of the top of the curb on both sides of the street                                      |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | The reference benchmark and its elevation. Elevations shall be consistent with the city's reference datum. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Standard City of Waco details of all construction items.   |

#### Drainage Maps

- |                          |                          |                                     |  |
|--------------------------|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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

- |                          |                          |                                     |  |
|--------------------------|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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

- |                                     |                          |                          |   |
|-------------------------------------|--------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 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

- |                                     |                                     |  |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Water facilities                           |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Sanitary Sewer/On-site Sewage Facilities   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Land Drainage Facilities                   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Parks, playgrounds, and recreational areas |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Alleys                                     |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Streets                                    |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Curb and gutter                            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Sidewalks                                  |

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### **Staff Recommendations:**

### **1<sup>st</sup> Review:**

### **2<sup>nd</sup> Review:**

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

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### **Conditions for Approval (revise and resubmit):**

Planning:

- P1. Property shall obtain a special permit for small lot single-family dwelling as defined in the zoning ordinance, or reduce number of lots so that minimum lot width of 50' can be obtained.
- P2. Please remove the minor plat certification and update the City Secretary certification to reflect approval by the Plan Commission.

- P3. Please provide documentation verifying that Mr. Allen may sign the plat on behalf of Northpaw Partners, LLC.
- P4. Please add an attest signature next to Mr. Allen's as well as indicate his title in Northpaw Partners, LLC next to his name.
- P5. If applicable, please add a lienholder certification.
- P6. Please indicate width of alley at rear of properties.
- P7. Please add a note to the plat that at the time of construction, sidewalk will be required along N. 5<sup>th</sup> Street.
- 

Informative only - no response required for plat approval:

- Owner signature and attest signatures – required on hard copies
- Easements recorded by separate instrument, recording information must be included on the plat before filing.
- 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>.
- Properties are subject to impact fees (water, wastewater, road) to be assessed at platting; collected at permitting. Estimated impact fee per lot is \$4500.