

APPLICATION REVIEW

ABD-23-8

HEARING DATE: August 22, 2023

1. **CASE #** ABD-23-8
Energov # 23-00012-ABD

PROPERTY LOCATIONS: Abandonment of a 15' Sanitary Sewer Easement; and 9' storm sewer easement abandonment

LEGAL DESCRIPTIONS: Fieldnotes for a 15-foot wide (0.054 acre) sanitary sewer easement abandonment tract out of Lot 25, Block 228, Reynolds Addition in the City of Waco, Texas, McLennan County, according to the plat thereof recorded under McLennan County Clerk's Document 2011023440 if the Official Public Records of McLennan County.

Fieldnotes for a 9-foot wide (0.033 acre) storm easement abandonment tract out of Lot 25, Block 228, Reynolds Addition in the City of Waco, Texas, McLennan County, according to the plat thereof recorded under McLennan County Clerk's Document 2011023440 if the Official Public Records of McLennan County.

2. **APPLICANTS:** Trevor McDowell, on behalf of WCW II LLC
MAILING ADDRESS: 9237 E Via de Ventura, Ste 110
Scottsdale, AZ 85258

3. **REQUEST:** Abandonment of a 15-foot sanitary sewer easement and a 9-foot storm easement.
4. **BACKGROUND:** Facilities have been relocated out of the easements, applicant requests abandonment for development.

CASE #ABD-23-6

STAFF RECOMMENDATION:

Planning Services recommends *Approval* of the abandonment request for the easement based on the following finding:

Finding:

1. Utility access for surrounding properties is not adversely impacted by the abandonment of these easements.
2. Storm and sewer facilities have been relocated.

DEPARTMENT/ UTILITY COMMENTS:

Traffic: No comment.

Engineering: No comment.

Utilities: No comment.

Legal: No comment.

Fire Services: No comment.

Police: No comment.

AT&T: No comment.

Atmos Energy: No comment.



Oncor Electric: No comment.

Time Warner Cable: No comment.

Solid Waste: No comment.

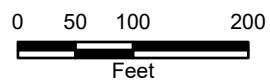
Notices: mailed;

ABD-23-08
Abandonment of a 15' Sanitary Sewer
Easement and a 9' Storm Sewer
Easement located west of the intersection
of N 9th St & W Waco Dr.
Property Location Map

-  ABD-23-08
-  200' Property Notice





August 2023



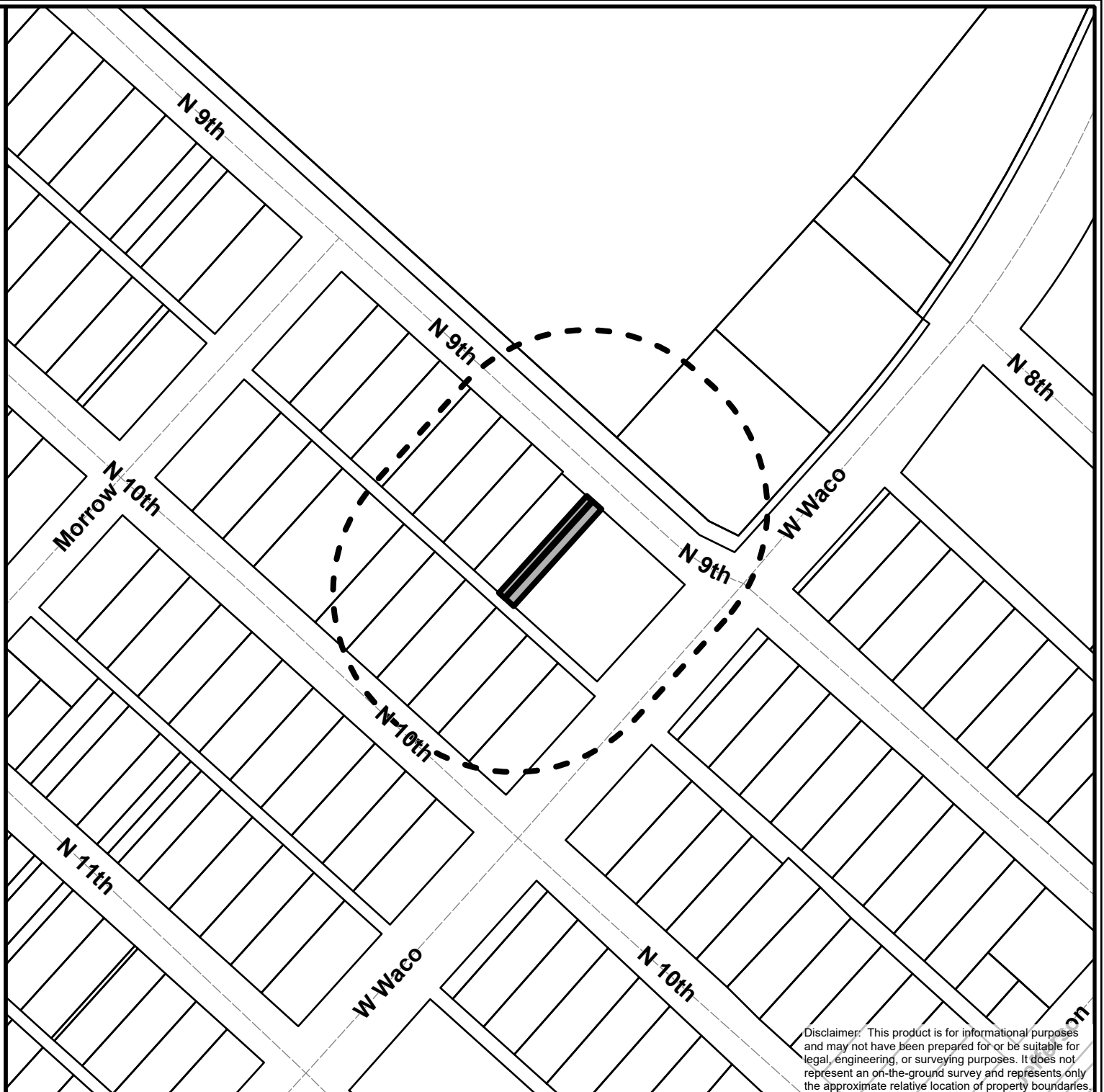
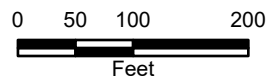
Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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Easement and a 9' Storm Sewer
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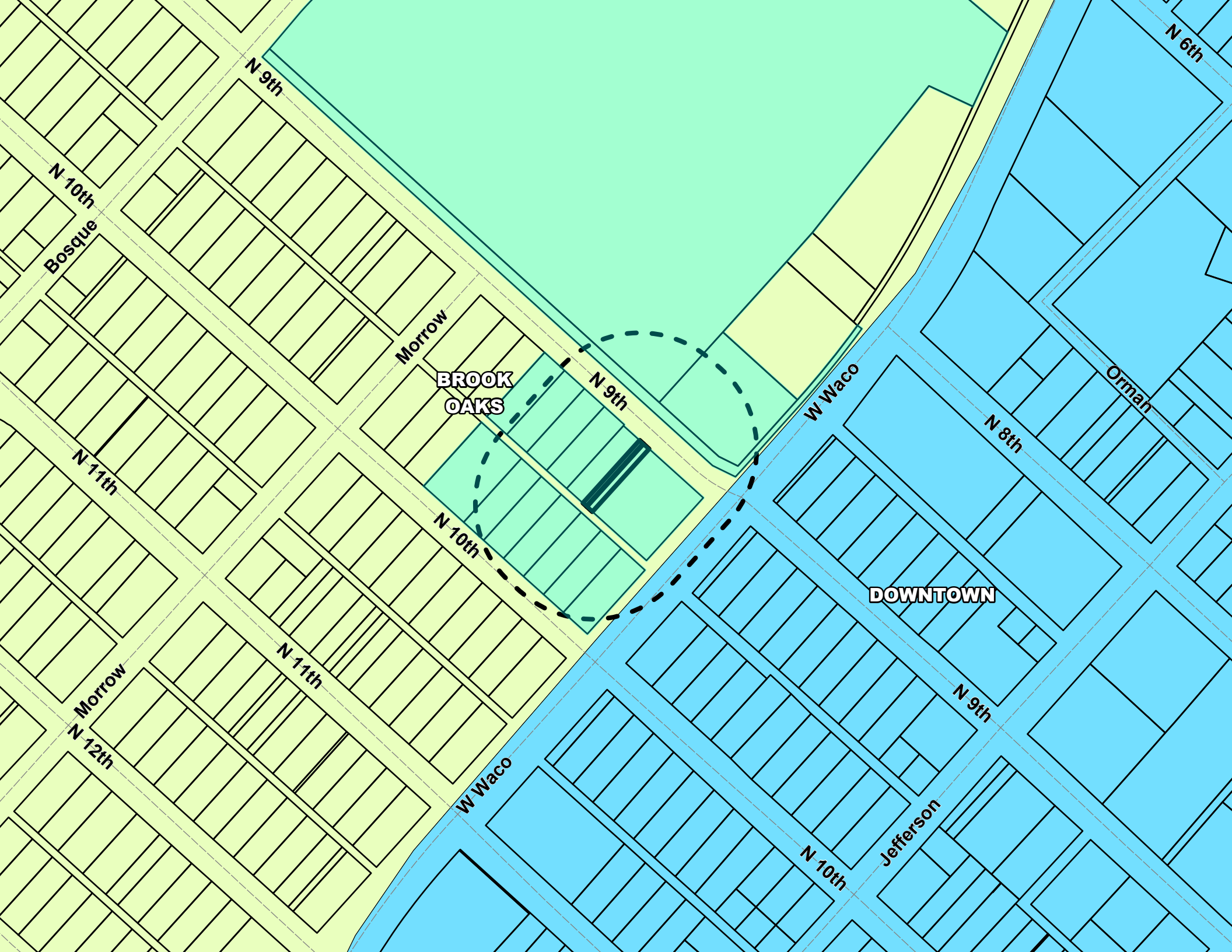
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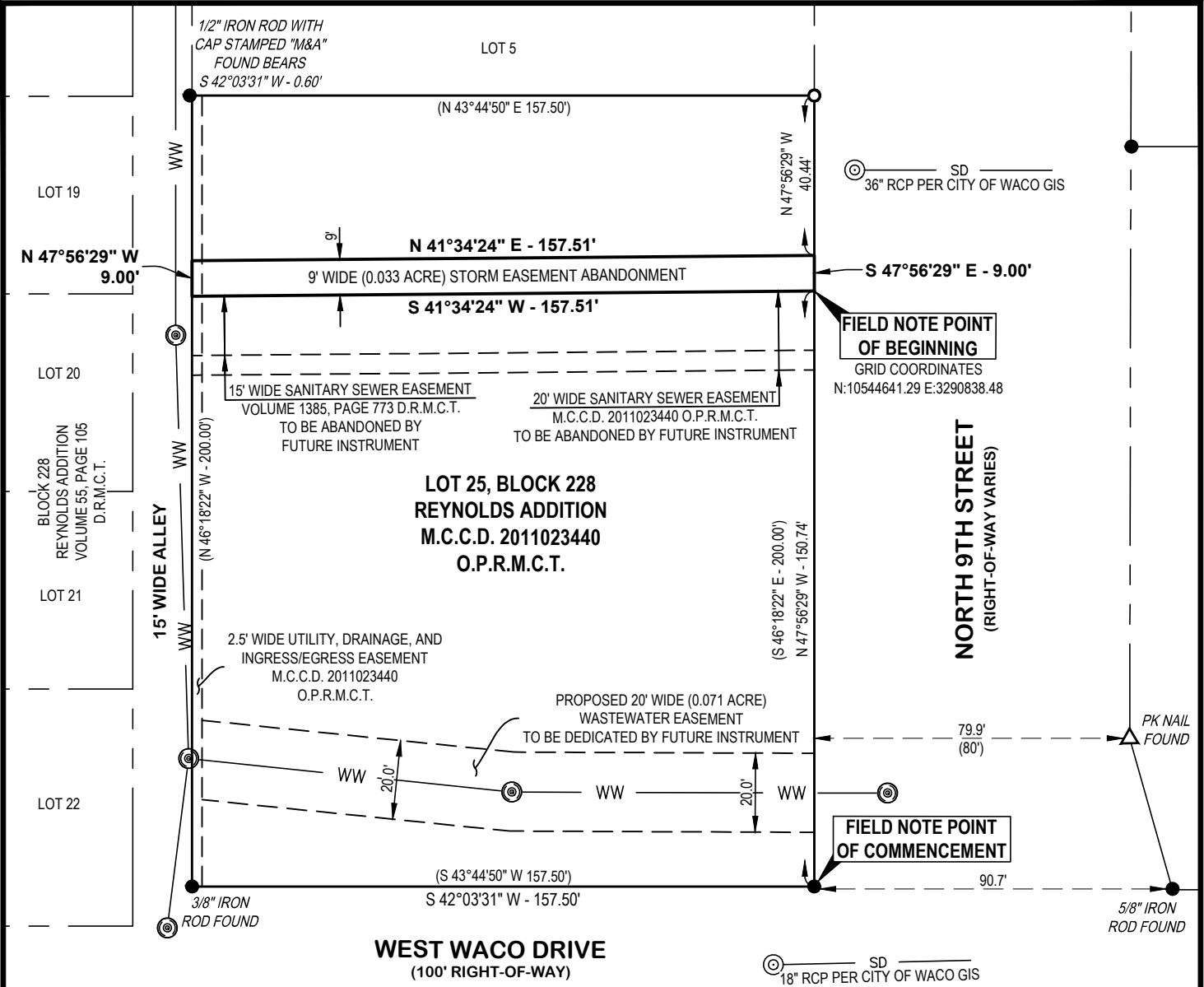


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SURVEYOR'S NOTES:

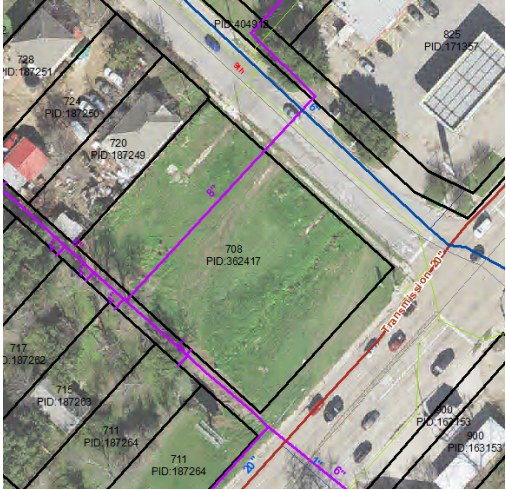
FIELD NOTES ATTACHED HERETO, MADE A PART HEREOF AND TITLED:
9-FOOT WIDE (0.033 ACRE) STORM EASEMENT ABANDONMENT TRACT, OUT OF LOT 25, BLOCK 228, REYNOLDS ADDITION, IN THE CITY OF WACO, MCLENNAN COUNTY, TEXAS.

THIS SURVEY IS ONLY SHOWING THE **APPROXIMATE** LOCATION OF UNDERGROUND CITY OF WACO UTILITIES SHOWN HEREON ARE BASED UPON FIELD SURVEY INFORMATION, UTILITY LOCATORS MARKINGS AND EXISTING UTILITY AS-BUILT DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED. ALL UTILITIES MUST BE FIELD VERIFIED BEFORE PERFORMING ANY WORK. NO ONSITE UTILITIES SHOWN HEREON.

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LEGEND	
D.R.M.C.T.	= DEED RECORDS MCLENNAN COUNTY, TEXAS
M.C.C.D.	= MCLENNAN COUNTY CLERK'S DOCUMENT
O.P.R.M.C.T.	= OFFICIAL PUBLIC RECORDS MCLENNAN COUNTY, TEXAS
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○	= 1/2" IRON ROD WITH CAP STAMPED "WALKER PARTNERS" SET
●	= 1/2" IRON ROD FOUND (UNLESS NOTED OTHERWISE)
⊙	= STORM DRAIN MANHOLE
—SD—	= STORM DRAIN LINE
⊙	= WASTEWATER MANHOLE
—WW—	= WASTEWATER LINE



9-FOOT WIDE (0.033 ACRE) STORM EASEMENT ABANDONMENT TRACT
BEING OUT OF LOT 25, BLOCK 228, REYNOLDS ADDITION ACCORDING TO THE PLAT RECORDED UNDER MCLENNAN COUNTY CLERK'S DOCUMENT 2011023440 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS

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Korey Lee Smith
KOREY LEE SMITH, R.P.L.S. 6645
ksmith@walkerpartners.com



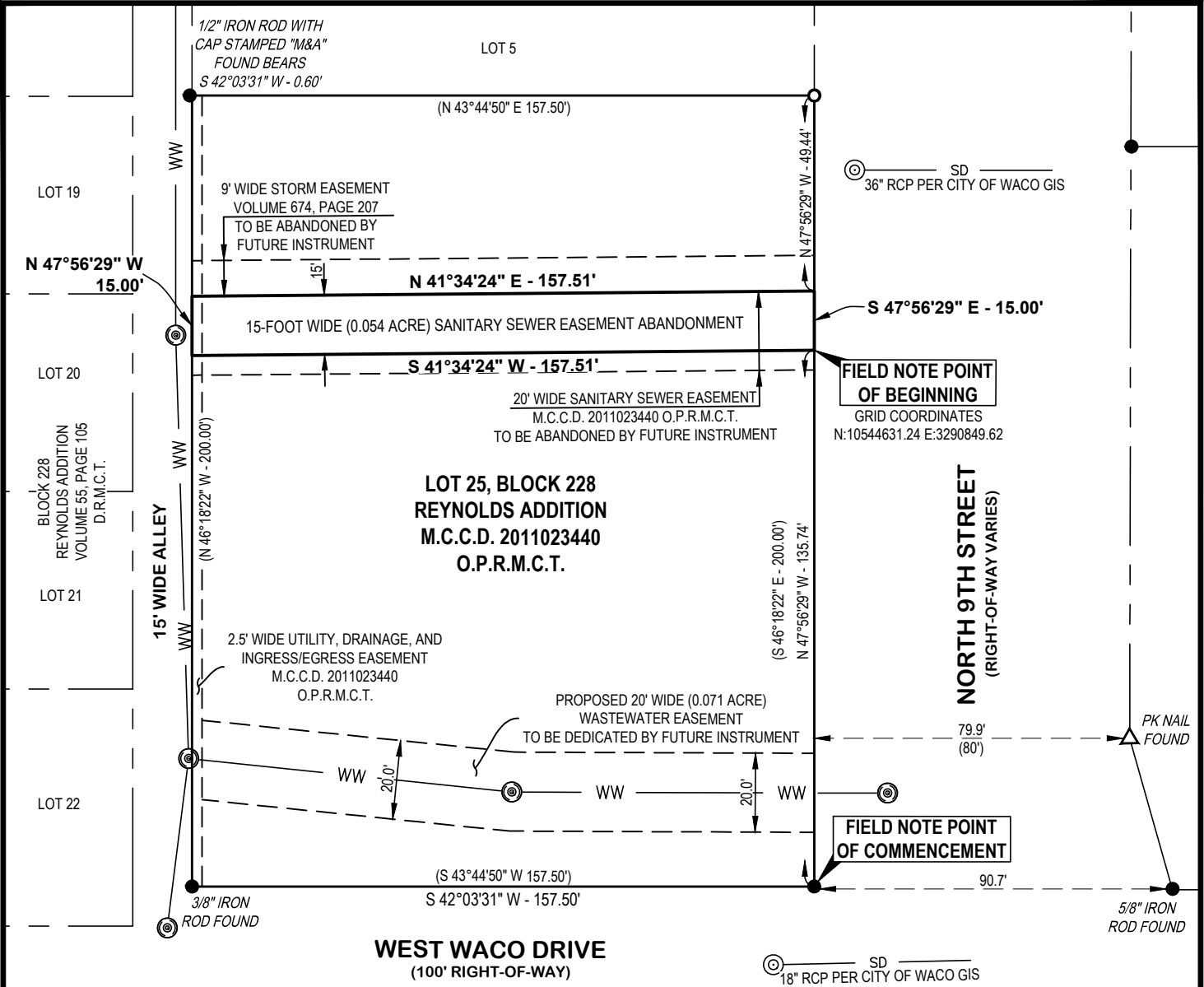
Walker Partners
engineers ★ surveyors

823 Washington Ave. • Waco, Texas 76701
Phone: 1-254-714-1402 • T.B.P.E. Registration No. 8053
T.B.P.L.S. Registration No. 10032500



GRAPHIC SCALE IN FEET

PLAT NO. A1-2216 PROJ. NO. 1-03796.01 DRAFTED 3/22/2023
TAB N/A F/N NO. 03 FB/PG N/A DRAWN BY KJF
DWG. NAME 1-03796.01ABAN (0.033 AC) MAP CHK'D 3/22/2023



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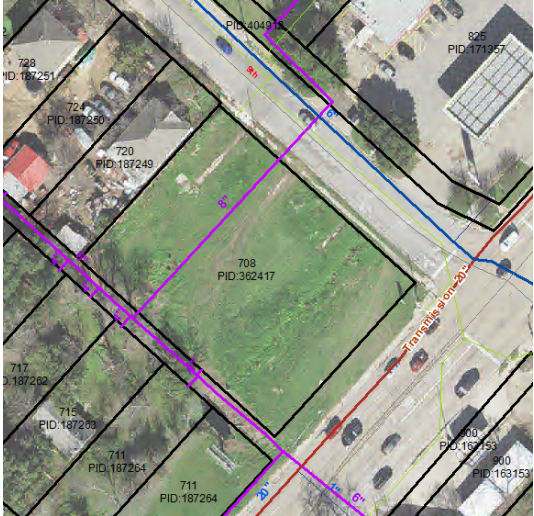
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ksmith@walkerpartners.com



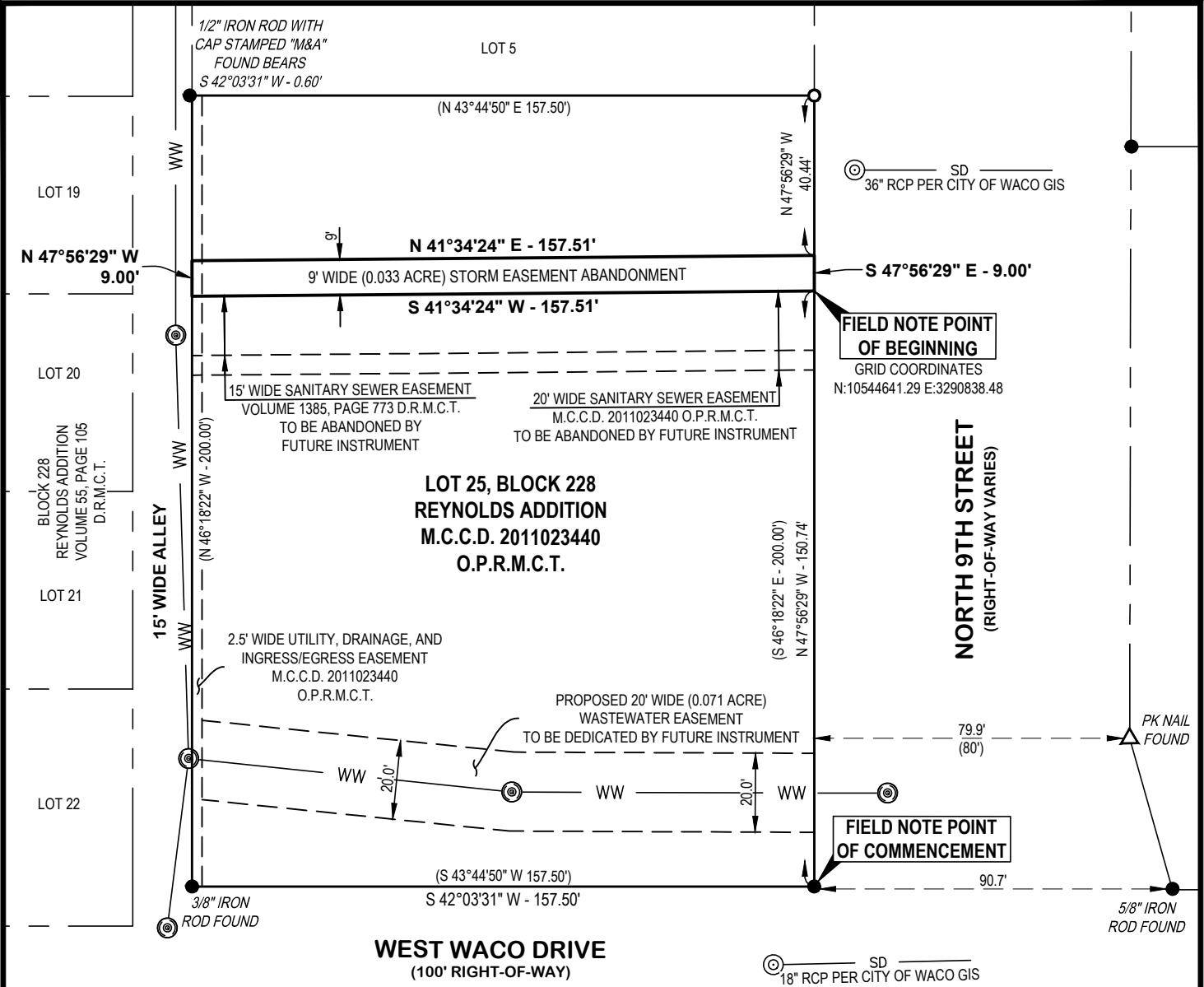
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SURVEY DATE: FEBRUARY 24, 2023
RELEASED DATE: MARCH 24, 2023

9-FOOT WIDE (0.033 ACRE) STORM EASEMENT ABANDONMENT TRACT
BEING OUT OF LOT 25, BLOCK 228, REYNOLDS ADDITION ACCORDING TO THE PLAT RECORDED UNDER MCLENNAN COUNTY CLERK'S DOCUMENT 2011023440 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS

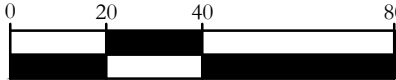
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823 Washington Ave., Suite 100
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**9-FOOT WIDE (0.033 ACRE) STORM EASEMENT ABANDONMENT TRACT
OUT OF LOT 25, BLOCK 228, REYNOLDS ADDITION
IN THE CITY OF WACO, MCLENNAN COUNTY, TEXAS**

FIELD NOTES FOR A 9-FOOT WIDE (0.033 ACRE) STORM EASEMENT ABANDONMENT TRACT OUT OF LOT 25, BLOCK 228, REYNOLDS ADDITION, IN THE CITY OF WACO, MCLENNAN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED UNDER MCLENNAN COUNTY CLERK'S DOCUMENT 2011023440 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS. SAID 9-FOOT WIDE (0.033 ACRE) TRACT OF LAND BEING MORE PARTICULARLY SHOWN ON THE ATTACHED EXHIBIT DRAWING AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD FOUND IN THE NORTHWEST RIGHT-OF-WAY LINE OF WEST WACO DRIVE (100' WIDE) AT ITS INTERSECTION WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF NORTH 9TH STREET (WIDTH VARIES), MARKING THE EAST CORNER OF THE ABOVE-MENTIONED LOT 25, FROM WHICH A 3/8" IRON ROD FOUND IN SAID LINE OF WACO DRIVE AT ITS INTERSECTION WITH THE NORTHEAST LINE OF A 15' WIDE ALLEY, MARKING THE SOUTH CORNER OF LOT 25 BEARS S 42°03'31" W – 157.50';

THENCE N 47°56'29" W – 150.74' WITH THE COMMON LINE OF NORTH 9TH STREET AND LOT 25 TO A POINT FOR THE **POINT OF BEGINNING** AND MOST EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 41°34'24" W – 157.51' LEAVING THE COMMON LINE OF NORTH 9TH STREET AND LOT 25 THROUGH THE INTERIOR OF LOT 25 TO A POINT IN THE COMMON LINE OF LOT 25 AND A 15' WIDE ALLEY FOR THE MOST SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

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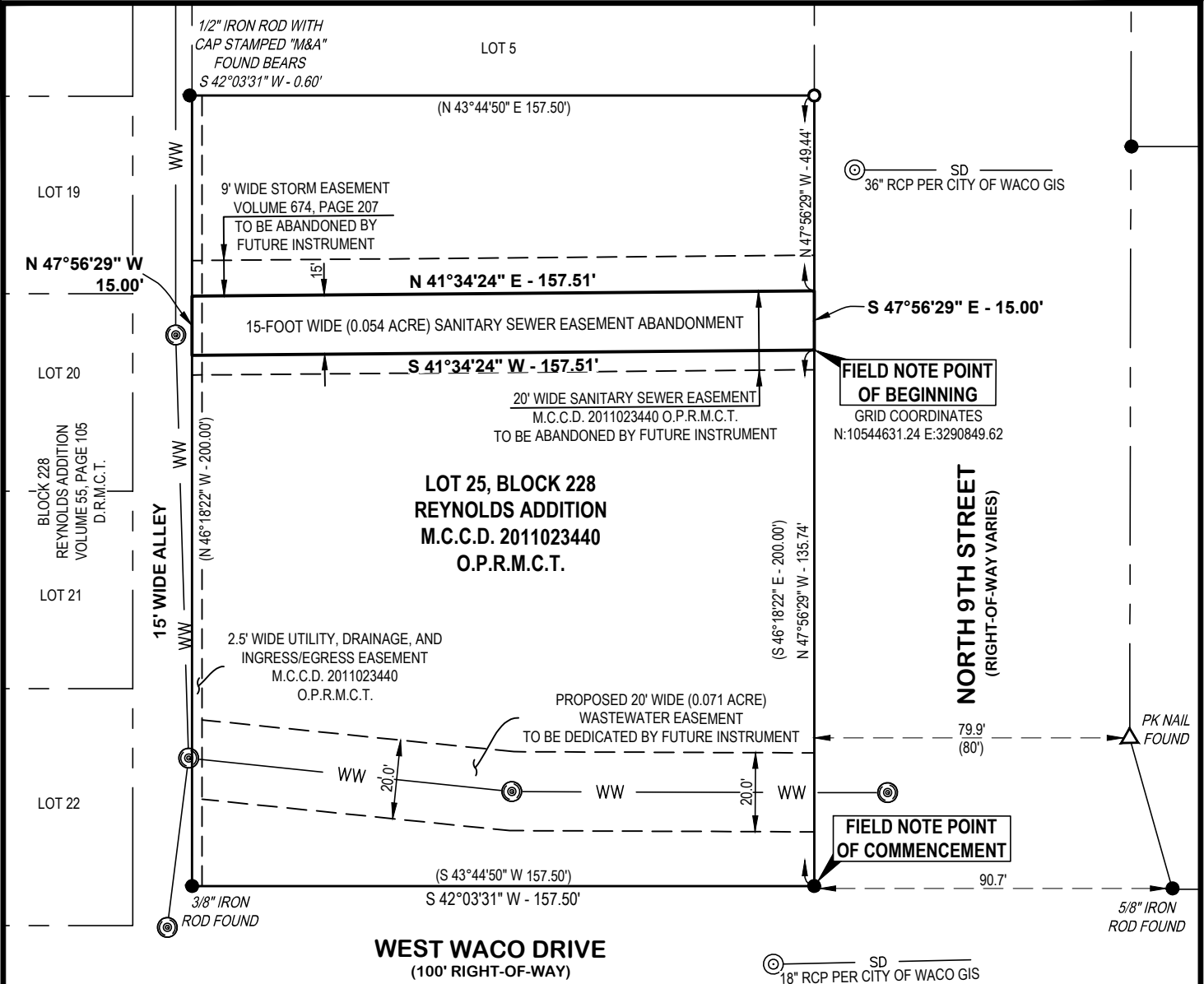
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RELEASED: MARCH 24, 2023


KOREY LEE SMITH, R.P.L.S. 6645



PROJ NO. 1-03796.01
PLAT NO. A1-2216
FIELD NOTE NO. 03 ABAN (0.033 AC)
MAP CHECKED BY KJF



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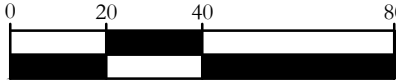
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GRAPHIC SCALE IN FEET

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TAB N/A F/N NO. 01 FB/PG N/A DRAWN BY KJF
DWG. NAME 1-03796.01ABAN (0.033 AC) MAP CHK'D 3/22/2023



823 Washington Ave., Suite 100
Waco, Texas 76701

**15-FOOT WIDE (0.054 ACRE) SANITARY SEWER EASEMENT ABANDONMENT TRACT
OUT OF LOT 25, BLOCK 228, REYNOLDS ADDITION
IN THE CITY OF WACO, MCLENNAN COUNTY, TEXAS**

FIELD NOTES FOR A 15-FOOT WIDE (0.054 ACRE) SANITARY SEWER EASEMENT ABANDONMENT TRACT OUT OF LOT 25, BLOCK 228, REYNOLDS ADDITION, IN THE CITY OF WACO, MCLENNAN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED UNDER MCLENNAN COUNTY CLERK'S DOCUMENT 2011023440 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS. SAID 15-FOOT WIDE (0.054 ACRE) TRACT OF LAND BEING MORE PARTICULARLY SHOWN ON THE ATTACHED EXHIBIT DRAWING AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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PROJ NO. 1-03796.01
PLAT NO. A1-2217
FIELD NOTE NO. 02 ABAN (0.054 AC)
MAP CHECKED BY KJF



SIGNATURE PAGE

I hereby certify that the information included in this application is true to the best of my knowledge.

Applicant's Signature 	Date 2/24/2023	Name (PRINTED) WCW Waco II LLC Trevor McDowell
Address & Zip 9237 E Via de Ventura Suite 110 Scottsdale, AZ 85258	Telephone 602-291-4449	Email Address Trevor@McDowellaz.com

Present Owner(s) Signature 	Date 2/24/2023	Name (PRINTED) WCW Waco II LLC Trevor McDowell
Address & Zip 9237 E Via de Ventura Suite 110 Scottsdale, AZ 85258	Telephone 602-291-4449	Email Address trevor@mcDowellaz.com

Buyer(s) Signature, if under contract	Date	Name (PRINTED)
Address & Zip	Telephone	Email Address

List names of all partners, board members, and officers of companies involved in this case, in order for the Plan Commission to determine conflicts of interest they might have in individual cases. Failure to do so may result in delaying action on the case until the following month: **Trevor McDowell, Craig McDowell, Mark McDowell**

Please print, sign, and attach to your online application in Energov.