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## APPLICATION REVIEW

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### Zoning Case Information

<b>Case #</b>	Z-25-24
<b>Energov #</b>	25-00013-ZONE
<b>Property Address</b>	PID: 416268
<b>Legal Description</b>	Park Meadows South PH 2 Lot 59 Block 16 Acres 2.763
<b>Applicant/Owner</b>	Adrienne Donatucci, on behalf of WBW Single Development Group LLC - Series 110
<b>Mailing Address</b>	109 W 2nd St Ste 201, Georgetown, TX 78626

### Request(s)

<b>Land Use Change</b>	From URBAN RESIDENTIAL to MEDIUM DENSITY RESIDENTIAL OFFICE FLEX
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The existing Land Use designation is Urban Residential (UR) which allows for single family residential, zero lot line, accessory dwelling unit and duplex development with accompanying uses such as churches, playgrounds, schools, civic buildings, and limited office and commercial uses and with a maximum density of 10 units/acre. Permitted zoning districts within UR designation include: R-1B, R-1C, R-2, O-3 subject to certain criteria.

The proposed Land Use designation is Medium Density Residential Office Flex (MDROF) which allows for duplexes, townhouses, condos and apartments with a maximum density of 25 units per acre. The permitted zoning districts within the proposed Medium Density Residential Office Flex designation are: O-1, O-3, R-2, R-3A, R-3B, R-3C.

<b>Zone Change</b>	From R-1B to R-3B MULTIPLE-FAMILY RESIDENCE DISTRICT
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#### **SUMMARY DESCRIPTION OF USES AND DEVELOPMENT REQUIREMENTS IN R-3B**

**DISTRICT:** The R-3B multiple-family residence district is intended to provide for development of townhouses and other types of multiple-family dwellings at a moderate density in proximity to single-family residential areas or in locations where the natural topographic or other site features are unsuitable for development at a higher density.

Within the R-3B district, structures may not exceed two and half stories or 35 feet in height. Densities vary based on the use of the property as follows: one-family detached (7.26

## CASE #Z-25-24

DU/Acre); one-family attached (10.89 DU/Acre); two-family (14.52 DU/Acre); townhouse (12.96 DU/Acre); multi-family (12.96 DU/Acre). Setbacks are as follows:

- (1) *All dwellings except single-family attached (zero lot line) dwellings.* A front yard of not less than 25 feet; a rear yard of not less than 25 feet; and two side yards of not less than five feet each, except that:
  - a. A side yard shall not be required where a side lot line is coterminous with a party wall of a townhouse dwelling.
  - b. The required side or rear yard adjacent to a lot in an R-1A, R-1B or R-1C district shall be increased by one foot for each two feet, or fraction thereof, by which the principal structure exceeds 25 feet in height.
  - c. A side yard of not less than 15 feet shall be provided where a side yard is adjacent to a side street, except as provided in [section 28-904\(f\)](#).

For comparison purposes, within the existing R-1B district, structures may not exceed two and half stories or 35 feet in height with a single-family density of 7.26 DU/Acre). The setbacks within the R-1B district are comparable with a front yard of not less than 25 feet; two sides of not less than five feet each; and a rear yard of not less than 25 feet.

## Planning Services Review

### **Neighborhood Character:**

The subject property is located along the southern portion of the larger Park Meadows subdivision (specifically Park Meadows South Phase 2). Single family residential lots were not indicated for this property on the Preliminary Plat of the Park Meadows South addition due to the property's size and location next to the proposed realignment of Warren Road, which serves as a collector road. The proposed realignment/extension of Warren Road runs adjacent to the proposed rezone, which will also provide access to this property. The property is situated within the West Waco Neighborhood Association and Council District III. The surrounding area primarily consists of new single-family residences, as part of the Park Meadows subdivision, with vacant/ undeveloped parcels and farmland beyond Waco city limits.

### **Area Land Use Designations:**

The current Land Use Designation for the property is Urban Residential (UR). This designation allows for a range of zoning types, including R-1B, R-1C, R-2, and O-3 subject to certain criteria. The proposed zoning of R-3B does not align with the current UR designation, necessitating a change in the land use designation to accommodate the zoning request.

The surrounding land use designations include UR for the majority of the Park Meadows subdivision, with Suburban Residential becoming dominant north and east along the right side of Ritchie Road. The property east of the subject property was annexed in 2023 with the land use designation of Medium Density Residential Office Flex.

## CASE #Z-25-24

### Area Zoning and Surrounding Uses:

The recently annexed property to the east of the subject property was annexed with the zoning designation of R-3B, with a proposed multi-family development. The remaining area zoning is R-1B Single Family Residential, . Being on the fringe of various jurisdictions, there is also a mix of vacant/undeveloped land, homesteads and farmland.

### Planning Services Recommendation

Planning Services recommends **APPROVAL** of the request to change the Land Use Plan from Urban Residential to Medium Density Residential Office Flex based on the following findings:

1. The existing and planned public infrastructure is sufficient to support the zoning districts permitted under the proposed Medium Density Residential Office Flex land use designation.
2. The property is adjacent to property designated as Medium Density Residential Office Flex.
3. The subject property is adjacent to a planned collector which is conducive to a higher density land use designation rather than single-family development.

Planning Services recommends **APPROVAL** of the request to change the zoning from R-1B to R-3B based on the following findings:

1. The proposed zoning aligns with the land use component of the Comprehensive Plan, as amended.
2. The property meets the area and width requirements for the R-3B zoning district.
3. The existing and planned public infrastructure is adequate to accommodate the uses permitted in the R-3B zoning district.
4. The densities and uses permitted within the R-3B district may provide a buffer between the planned collector road and the existing single-family development.
5. The building height requirements and setback requirements of the R-3B district are equivalent to the adjacent R-1B height and setback requirements.
6. The proposed rezoning supports the goals of the Waco Strategic Housing Plan by increasing the supply and density of residentially zoned properties, thus enhancing opportunities for new housing development.
7. R-3B zoning is present in the vicinity of the subject property, indicating consistency with the surrounding area.

## **Notices**

48 mailed; 3 property owners returned comments at the time of report preparation in opposition.



## Traffic Operations Review

- ## Engineering Services Review


1. Street Condition: Good
2. Street Width:  
Existing: ROW: \_60\_ ' Pavement: 36'  
Required: ROW: \_60\_ ' Pavement: 36'
3. Curb and Gutter: Exists
4. Offsite Drainage facilities are adequate to meet additional runoff resulting from the rezoning.
5. Water is available to the property, and it will serve the heaviest uses allowed under the requested zoning.
6. Sewer is available to the property, and it will serve the heaviest uses allowed under the requested zoning.
7. Engineering Department comments and recommendations: 8" Sewer and 12" Water serve site.



Zoning Case Z-25-24  
PID: 416268  
Waco, TX 76655  
UR to MDROF for R-1B to R-3B  
Property Location Map

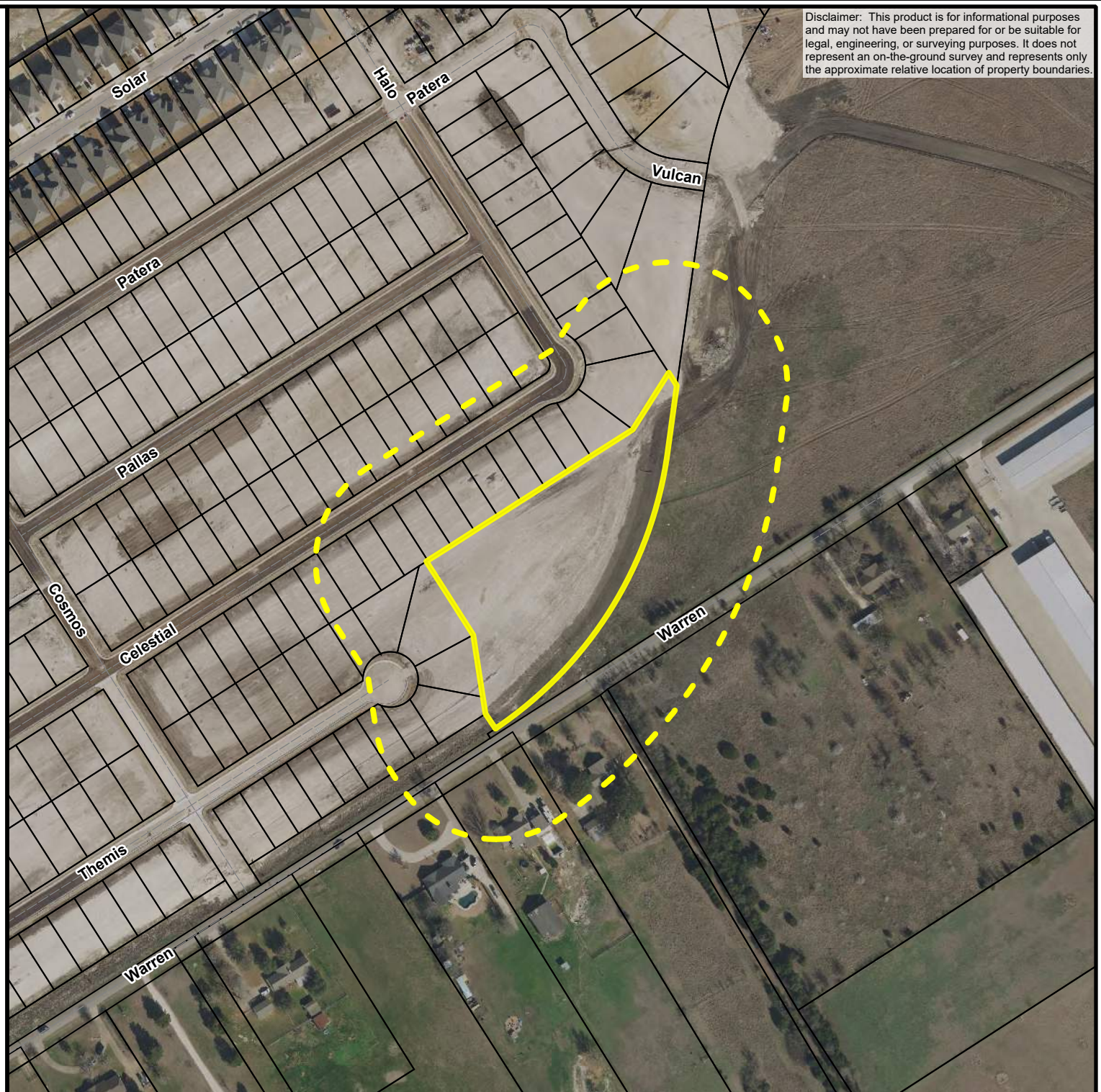
 Z-25-24  
 200' Property Notice

May 2025

0 75 150 300  
  
Feet



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.

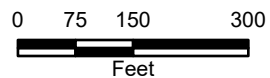


Zoning Case Z-25-24  
PID: 416268  
Waco, TX 76655  
UR to MDROF for R-1B to R-3B  
Urban Residential  
Property Location Map

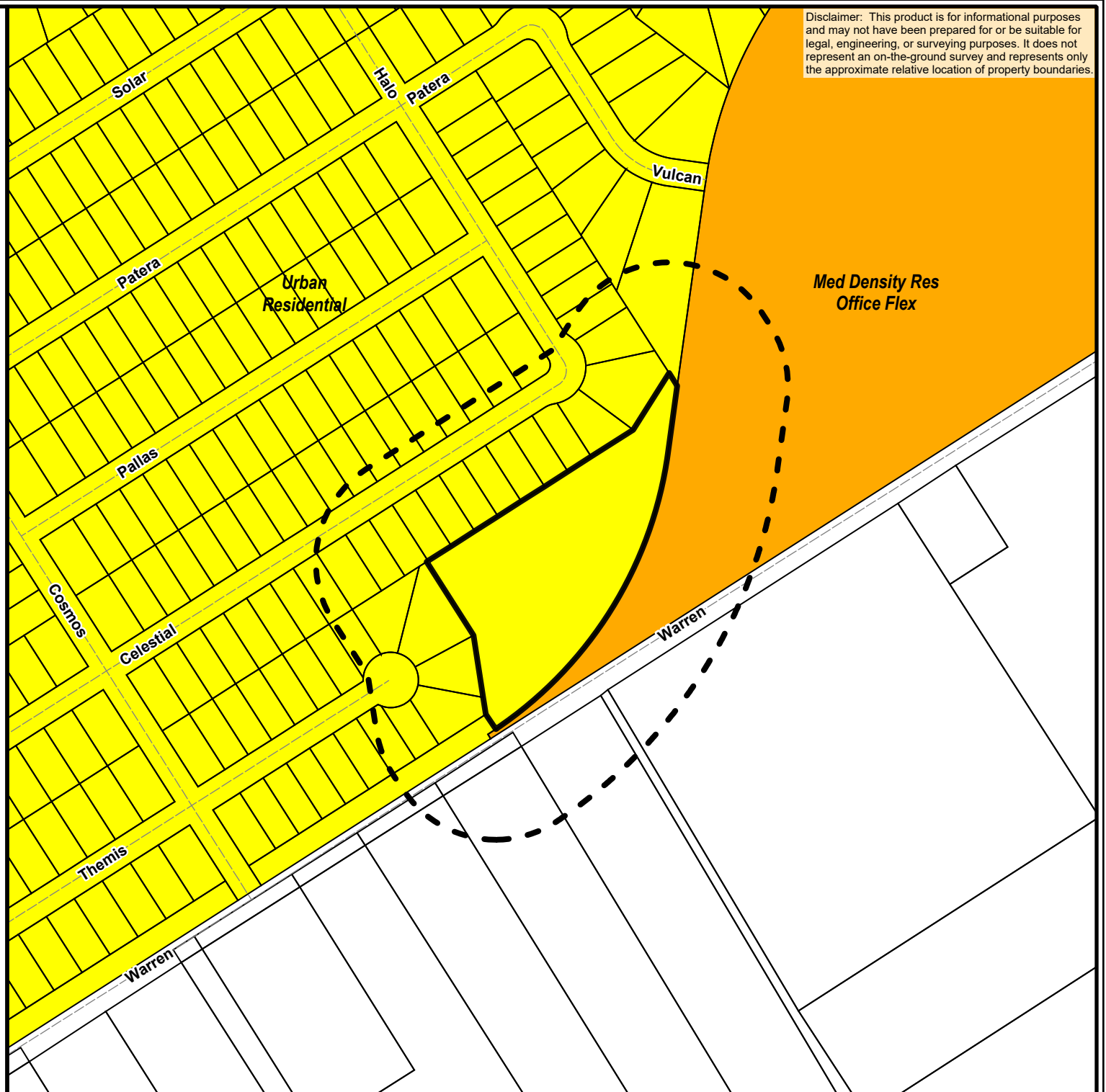
-  Z-25-24  
 200' Property Notice
- Land Use
- Designations
-  Industrial
  -  Institutional
  -  Med Density Res Office Flex
  -  Mixed Use Core
  -  Mixed Use Flex
  -  Office Industrial Flex
  -  Open Space
  -  Rural Residential
  -  Suburban Residential
  -  Urban Residential



May 2025


























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Zoning Case Z-25-24  
 PID: 416268  
 Waco, TX 76655  
 UR to MDROF for R-1B to R-3B  
 Surrounding Zoning Categories

 Z-25-24  
 200' Property Notice

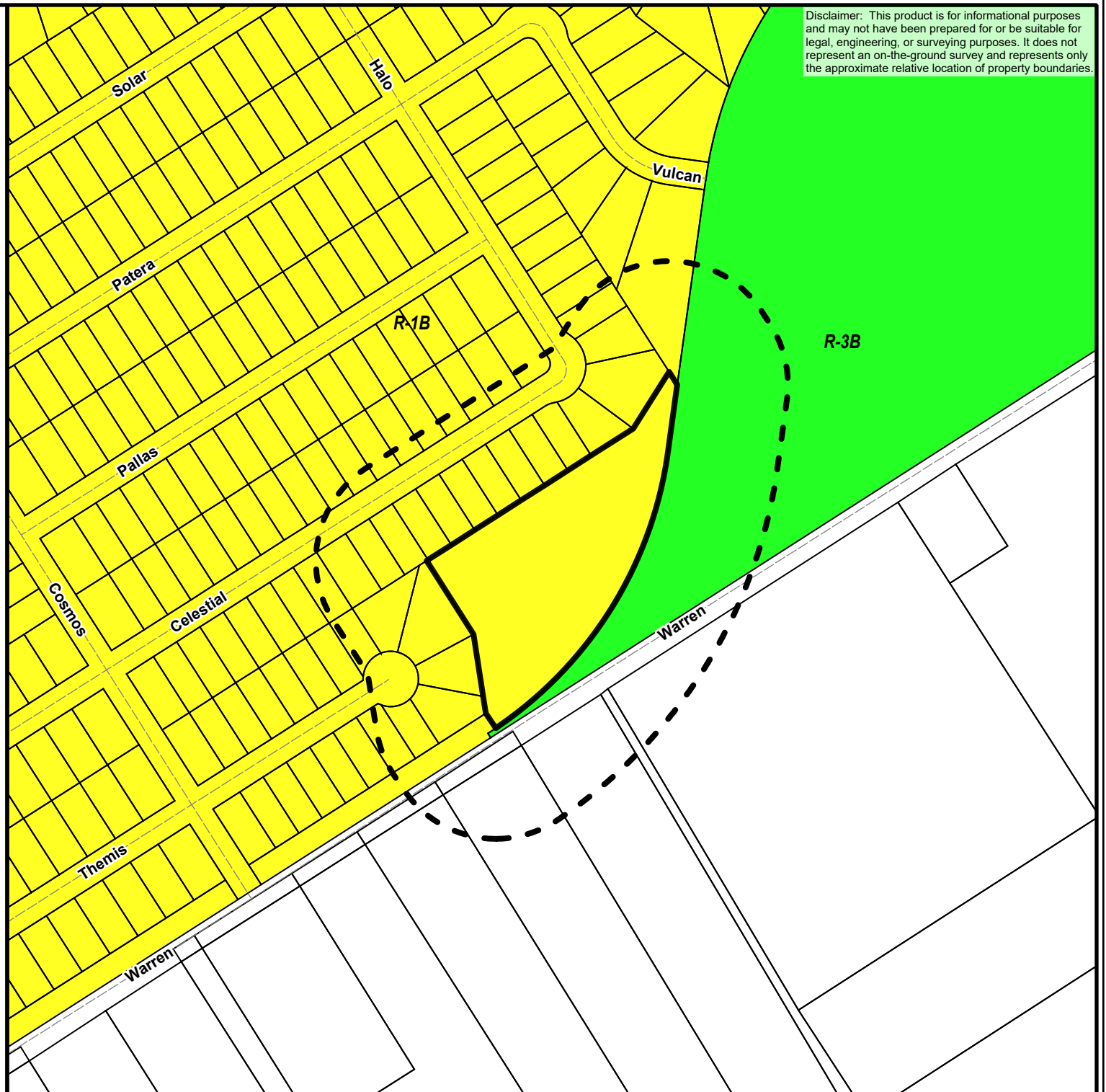
-  R-1A
-  R-1B
-  R-1C
-  R-2
-  R-3A
-  R-3B
-  R-3C
-  R-3D
-  R-3E
-  O-1
-  O-2
-  O-3
-  C-1
-  C-2
-  C-3
-  C-4
-  C-5
-  M-1
-  M-2
-  M-3
-  PUD



May 2025




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Zoning Case Z-25-24  
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Waco, TX 76655  
UR to MDROF for R-1B to R-3B  
Property Location Map

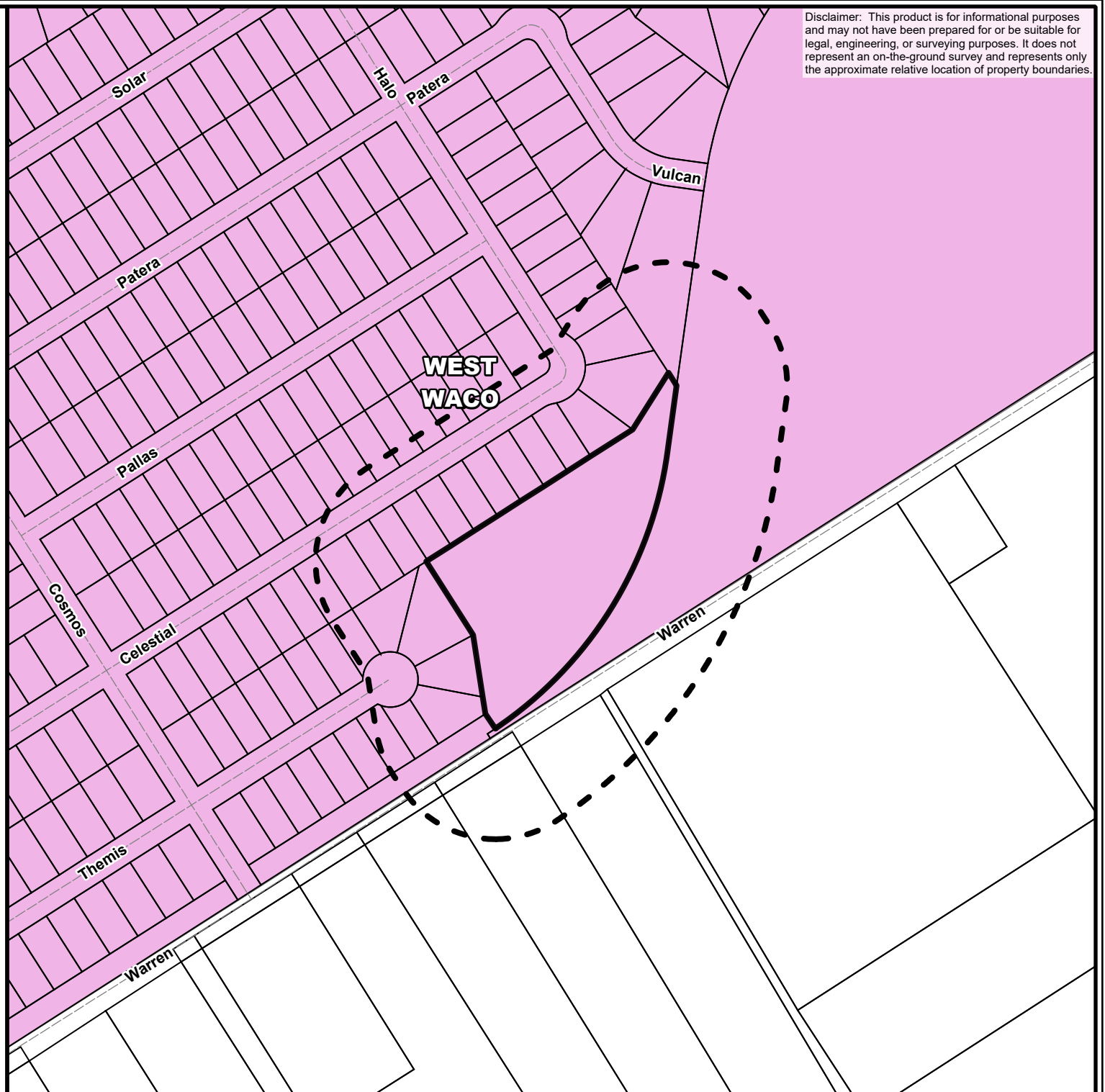
 Z-25-24  
200' Property Notice

May 2025

0 75 150 300  
Feet



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Park Meadows South Phase 2  
56.10 Acres

B.B.B. & C. Railroad Company Survey  
Abstract No. 157

STATE OF TEXAS §

COUNTY OF MCLENNAN §

A **METES & BOUNDS** description of a certain tract or parcel of land situated in, and being out of, the B.B.B. & C. RAILROAD COMPANY SURVEY, Abstract No. 157, McLennan County, Texas, and being part of a called 194.45 acre tract of land described in a deed to WBW SINGLE LAND INVESTMENT, LLC – SERIES 104, recorded in Document No. 2019028303, Official Public Records of McLennan County (OPRMC), said tract being more particularly described by metes and bounds as follows:

COMMENCING at a cotton spindle found at the intersection of Warren Road and Farmiller Road, for the southwest corner of said 194.45 acre tract;

THENCE N 57°32'24" E, 594.89 feet, with the south boundary line of said 194.45 acre tract and the north right-of-way line of Warren Road, to a 1/2 inch iron rod with cap stamped "YALGO" set for the **POINT OF BEGINNING** and most southerly corner of the herein described tract;

THENCE across and upon said 194.45 acre tract, for the following courses:

1. N 32°27'36" W, 42.52 feet, to a 1/2 inch iron rod with cap stamped "YALGO" set;
2. N 08°00'27" E, 893.76 feet, to a 1/2 inch iron rod with cap stamped "YALGO" set;
3. N 07°42'44" W, 68.74 feet, to a 1/2 inch iron rod with cap stamped "YALGO" set at the most southwesterly corner of Park Meadows South Phase I as shown on map recorded Document No. 2021023997, OPRMC;

THENCE along the southern line of said Park Meadows South Phase I the following courses:

1. S 81°56'12" E, 175.65 feet, to a 1/2 inch iron rod with cap stamped "YALGO" set;
2. N 75°32'33" E, 63.08 feet, to a 1/2 inch iron rod with cap stamped "YALGO" set;
3. N 83°29'38" E, 66.71 feet, to a 1/2 inch iron rod with cap stamped "YALGO" set;
4. N 57°34'11" E, 127.50 feet, to a 1/2 inch iron rod with cap stamped "YALGO" set;
5. N 32°25'49" W, 429.66 feet, to a 1/2 inch iron rod with cap stamped "YALGO" set;
6. N 01°20'15" W, 107.95 feet, to a 1/2 inch iron rod with cap stamped "YALGO" set;
7. N 08°04'16" E, 75.45 feet, to a 1/2 inch iron rod with cap stamped "YALGO" set;
8. N 57°32'24" E, 1986.30 feet, to a 1/2 inch iron rod with cap stamped "YALGO" set;
9. N 32°27'36" W, 102.50 feet, to a 1/2 inch iron rod with cap stamped "YALGO" set;
10. N 57°32'24" E, 245.14 feet, to a 1/2 inch iron rod with cap stamped "YALGO" found for the east corner of said Park Meadows South Phase I in the west right-of-way line of Ritchie Road, for the most northerly corner of the herein described tract;

THENCE with the common boundary line of said 194.45 acre tract and Ritchie Road, for the following courses:

1. Along a curve to the left, having a radius of 1543.00 feet, an arc length of 21.78 feet, and a long chord bearing S 30°09'32" E, 21.78 feet, to a 1/2 inch iron rod with cap stamped "YALGO" set at the end of said curve;

Park Meadows South Phase 2  
56.10 Acres

B.B.B. & C. Railroad Company Survey  
Abstract No. 157

2. S 30°33'47" E, 370.94 feet, to a 1/2 inch iron rod with cap stamped "ACS" found for the most easterly corner of the herein described tract;

THENCE across and upon said 194.45 acre tract, for the following courses:

1. S 57°32'24" W, 181.99 feet, to a 1/2 inch iron rod with cap stamped "ACS" found;
2. S 56°44'28" W, 50.00 feet, to an "X" in concrete found at the beginning of a curve to the left;
3. With said curve to the left, having a radius of 780.00 feet, an arc length of 607.03 feet, and a long chord bearing S 32°49'21" W, 591.83 feet, to a 1/2 inch iron rod with cap stamped "ACS" found at the end of said curve;
4. S 08°53'04" W, 50.01 feet, to a 1/2 inch iron rod with cap stamped "ACS" found;
5. S 08°02'51" W, 478.67 feet, to a 1/2 inch iron rod with cap stamped "YALGO" set at the beginning of a curve to the right;
6. With said curve to the right, having a radius of 720.00 feet, an arc length of 622.31 feet, and a long chord bearing S 32°48'31" W, 603.12 feet, to a 1/2 inch iron rod with cap stamped "ACS" found at the end of said curve;
7. S 32°25'49" E, 9.45 feet, to a 1/2 inch iron rod with cap stamped "ACS" found in the south boundary line of said 194.45 acre tract and north right-of-way line of said Warren Road;

THENCE S 57°32'24" W, 1651.83 feet, with the common boundary line of said 194.45 acre tract and Warren Road, to the **POINT OF BEGINNING** and containing 56.10 acres of land, more or less.

NOTE:

*The bearings and distances recited hereon are grid bearings and grid distances derived from GPS observations based on the Texas State Plane Coordinate System, NAD1983 (2011) datum, Texas Central Zone No. 4203. The average Combined Correction Factor (CCF) is 0.9998831. Ground distance = Grid Distance/CCF. Permanent iron rods set for corner are 1/2 inch iron rods with cap marked "YALGO 6200", unless otherwise noted herein.*

Yalgo Engineering, LLC  
109 W 2<sup>nd</sup> St., Suite 201  
Georgetown, Texas 78626  
*Texas Board of Professional Engineers & Land Surveyors*  
*Registration No. 10194797*

 7/27/23

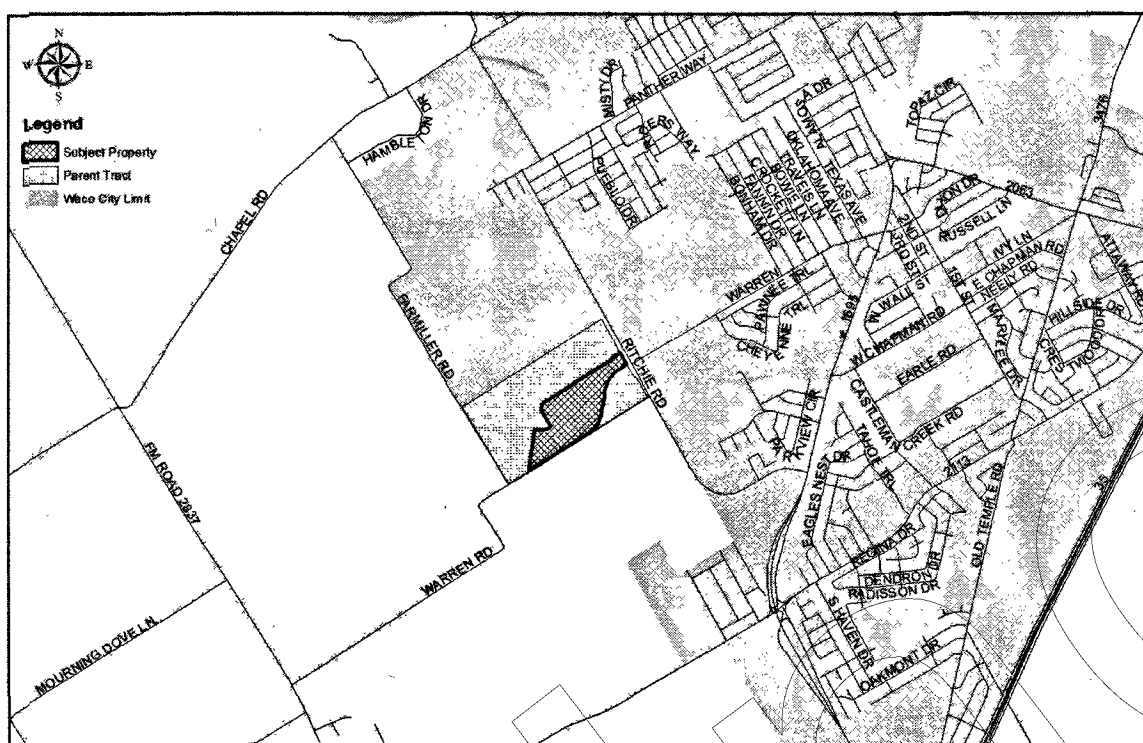
S. Corey Shannon  
Registered Professional Land Surveyor  
No. 5967



FLOOD NOTE:  
NO PORTION OF THIS TRACT IS WITHIN A SPECIAL FLOOD HAZARD AREA PER THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 48309C0530D, DATED DECEMBER 20, 2019. THE SURVEYOR DOES NOT ATTEST TO THE ACCURACY OR INACCURACY OF SAID MAP OR STUDY AND DOES NOT IMPLY BY THE INTERPOLATION SHOWN HEREON THAT ANY PORTION OF, OR STRUCTURE LOCATED UPON, THIS TRACT WILL BE FREE FROM FLOODING OR FLOOD DAMAGE.

BFE/LFE TABLE

BLOCK NUMBER	LOT NUMBER	BFE (ft)	LFE (ft)
7	113	677.20'	679.20'
7	114	677.20'	679.20'
7	115	677.20'	679.20'
7	116	677.20'	679.20'
7	117	677.20'	679.20'
7	118	677.20'	679.20'
7	119	677.20'	679.20'
7	120	677.20'	679.20'
7	121	677.20'	679.20'
7	122	677.20'	679.20'
7	123	677.20'	679.20'
7	124	677.20'	679.20'
7	125	677.20'	679.20'
7	126	677.20'	679.20'
7	127	677.20'	679.20'
7	128	677.20'	679.20'
7	129	677.20'	679.20'

VICINITY MAP  
N.T.S.

## FIELD NOTES

A METES & BOUNDS description of a certain 56.10 acre tract or parcel of land situated in, and being out of, the B.B.B. & C. RAILROAD COMPANY SURVEY, Abstract No. 157, McLennan County, Texas being the same tract described in a deed to WBW Single Development Group LLC - Series 110 and recorded in Document No. 2023023756 of the Official Public Records of McLennan County (OPRMC), and being part of a called 194.45 acre tract of land described in a deed to WBW SINGLE LAND INVESTMENT, LLC - SERIES 104, recorded in Document No. 2019028303 of the OPRMC, said tract being more particularly described by metes and bounds as follows:

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THENCE S 57°32'24" W, 1651.83 feet, with the common boundary line of said 194.45 acre tract and Warren Road, to the POINT OF BEGINNING and containing 56.10 acres of land, more or less.

## NOTES:

1. Electricity provided by ONCOR.
2. Water supplied by City of Waco. CCN # 10039.
3. Sewer disposal provided by City of Waco.
4. Permanent lot corners will not be set in areas where there is an expectation that disturbance or damage is eminent or likely to occur (i.e. Construction areas, and etc.).
5. Arrow (→) indicates that the stormwater runoff must flow directly onto and through downstream lots, without impediment or diversion to other lots.
6. The sidewalks in front of residential lots shall be constructed by the home builder at the time of house construction. The sidewalks in front of non-residential lots will be built by the developer at the time of construction. A 4' sidewalk shall be constructed along both sides of Lunar Street and a 5' sidewalk shall be constructed along Ritchie Road along the subject property boundary.
7. Lot 150, Block 7, shall be dedicated to the HOA for the use of park land and contain a blanket drainage easement to the City of Waco.
8. The developer plans to submit to the City of Waco an Annexation Petition consistent with state law for the land included in this final plat. The developer plans to request R1-B zoning for the property.
9. No back out driveways onto Warren Road or Ritchie Road.

# FINAL PLAT FOR PARK MEADOWS SOUTH PHASE II WACO, MCLENNAN COUNTY, TEXAS OUT OF THE B.B.B. & C. RAILROAD COMPANY SURVEY, ABSTRACT NUMBER 157

THE STATE OF TEXAS  
COUNTY OF MCLENNAN

That, WBW Single Development Group, LLC - Series 110 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: "PARK MEADOWS SOUTH PHASE II", to the City of Waco, 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.

WBW SINGLE DEVELOPMENT GROUP, LLC—SERIES 110,  
A Texas Series Limited Liability Company

By:   
Weldon Bruce Whitis, President  
109 W. 2nd Street, Suite 201  
Georgetown, Texas 78626

STATE OF TEXAS  
COUNTY OF WILLIAMSON

This instrument was acknowledged before me on September 7, 2023, by Weldon Bruce Whitis, in his capacity as President of WBW Single Development Group, LLC—Series 110, a separate series of WBW Development Group, LLC, a Texas series limited liability company, on behalf of said series.

Notary Public, State of Texas

STATE OF TEXAS  
COUNTY OF MCLENNAN

I hereby certify that the attached and foregoing plat and field notes of the "Final Plat of the Park Meadows South Phase II", to the City of Waco, McLennan County, Texas, was approved on this the 21st day of September, 2023.

Michelle Hicks  
City Secretary

STATE OF TEXAS  
COUNTY OF WILLIAMSON

I, Corey Shannon, registered professional land surveyor do hereby certify that I did cause the plat attached hereto to be prepared from an actual survey made on the ground and that all corner monuments were found or placed under my supervision in accordance with the subdivision regulations of the city of Waco, McLennan County, Texas.

by:   
COREY SHANNON  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 5967



## LEGEND

A.E.	ACCESS EASEMENT
B.M.	BENCHMARK
B.F.E.	BASE FLOOD ELEVATION
D.A.	DRAINAGE AREA
D.E.	DRAINAGE EASEMENT
ELEV.	ELEVATION
L.F.E.	LOWEST FLOOR ELEVATION
N.T.S.	NOT TO SCALE
F.W.L.E.	FENCE, WALL, & LANDSCAPE EASEMENT
	LOTS WITH LFE (SEE TABLE)
●	CORNER MONUMENT FOUND
○	CORNER MONUMENT SET

REV.	REVISION
RE.	REFERENCE
R.O.W.	RIGHT OF WAY
TYP.	TYPICAL
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
W.W.E.	WASTE WATER EASEMENT
	FLOW ARROW SEE NOTE 5

NOTE: CORNER MONUMENT SET IS A  
1/2 in. IRON ROD WITH CAP MARKED  
"YALGO" UNLESS OTHERWISE  
NOTED.

## FINAL PLAT PARK MEADOWS SOUTH PHASE II CITY OF WACO, MCLENNAN COUNTY, TEXAS

**Yalgo Engineering, LLC**  
109 W 2nd Street Ste. 201  
Georgetown, TX 78626  
PH (254) 953-5353  
FX (254) 953-5057  
  
Texas Registered Engineering  
Firm F-24040  
  
Texas Registered  
Surveying Firm # 10194797

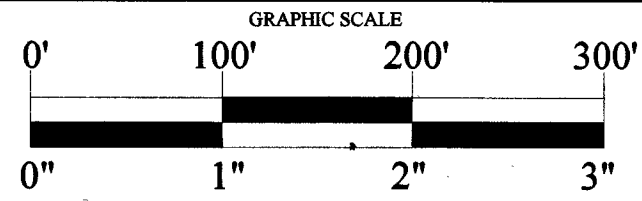
SHEET  
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REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION	BENCHMARK
				TOTAL SIZE: 56.10 ACRES	3/8" IRON ROD FOUND IN THE APPROXIMATE CENTERLINE OF FARM MILLER ROAD
				TOTAL BLOCKS: 6	
				TOTAL RESIDENTIAL LOTS: 232	
2	ADDED BFE/LFE TABLE	06/20/2020	MAD	TOTAL	Observed GPS coordinates based on Texas State Plane Coordinate System, NAD83 (2011) datum, Texas Central Zone No. 4203
1	ORIGINAL RELEASE	03/30/2020	SJT	NON-RESIDENTIAL LOTS: 2	N: 10504703.10 E: 3263815.68 Z: 677.62' (NAVD88-Geoid12B)
PROJECT NUMBER: PMS2				CLIENT NAME:	
APPROVED BY: SAB				WBW SINGLE DEVELOPMENT GROUP, LLC—SERIES 110	
AUTHORIZED BY: WBW				CLIENT LOCATION: GEORGETOWN, TX	

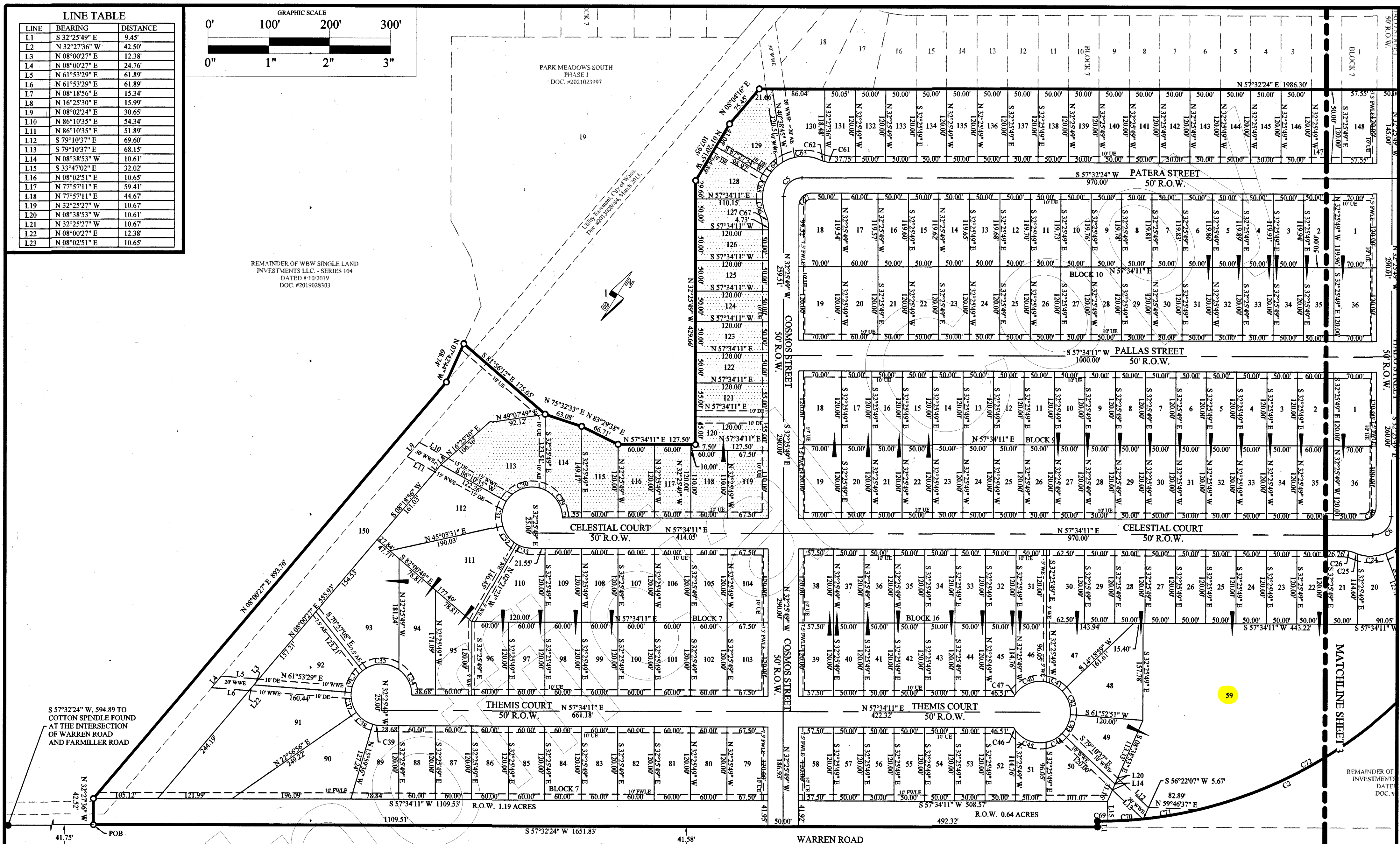


## LINE TABLE

LINE	BEARING	DISTANCE
L1	S 32°25'40" E	9.45'
L2	N 32°27'36" W	42.50'
L3	N 08°00'27" E	12.38'
L4	N 08°00'27" E	24.76'
L5	N 61°53'29" E	61.89'
L6	N 61°53'29" E	61.89'
L7	N 08°18'56" E	15.34'
L8	N 16°25'30" E	15.99'
L9	N 08°02'24" E	30.65'
L10	N 86°10'35" E	54.34'
L11	N 86°10'35" E	51.89'
L12	S 79°10'37" E	69.60'
L13	S 79°10'37" E	68.15'
L14	N 08°38'53" W	10.61'
L15	S 33°47'02" E	32.02'
L16	N 08°02'51" E	10.65'
L17	N 77°57'11" E	59.41'
L18	N 77°57'11" E	44.67'
L19	N 32°25'27" W	10.67'
L20	N 08°38'53" W	10.61'
L21	N 32°25'27" W	10.67'
L22	N 08°00'27" E	12.38'
L23	N 08°02'51" E	10.65'



REMAINDER OF WBW SINGLE LAND  
INVESTMENTS LLC - SERIES 104  
DATED 8/10/2019  
DOC. #2019028303



REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION	BENCHMARK
2	ADDED BFE HATCH TO REQUIRED LOTS	07/05/2020	MAD	TOTAL SIZE: 56.10 ACRES TOTAL BLOCKS: 6 TOTAL RESIDENTIAL LOTS: 232 TOTAL NON-RESIDENTIAL LOTS: 2	3/8" IRON ROD FOUND IN THE APPROXIMATE CENTERLINE OF FARMILLER ROAD
1	ORIGINAL RELEASE	03/30/2020	SJT		Observed GPS coordinates based on Texas State Plane Coordinate System, NAD83 (2011) datum, Texas Central Zone No. 4203 N: 10504703.10 E: 3263815.68 Z: 677.62 (NAVD88-Geoid12B)
PROJECT NUMBER: PMS2				CLIENT NAME: WBW SINGLE DEVELOPMENT GROUP, LLC—SERIES 110	
APPROVED BY: SAB				CLIENT LOCATION: KILLEEN, TX	
AUTHORIZED BY: WBW					

FINAL PLAT  
PARK MEADOWS SOUTH PHASE II  
CITY OF WACO, MCLENNAN COUNTY, TEXAS

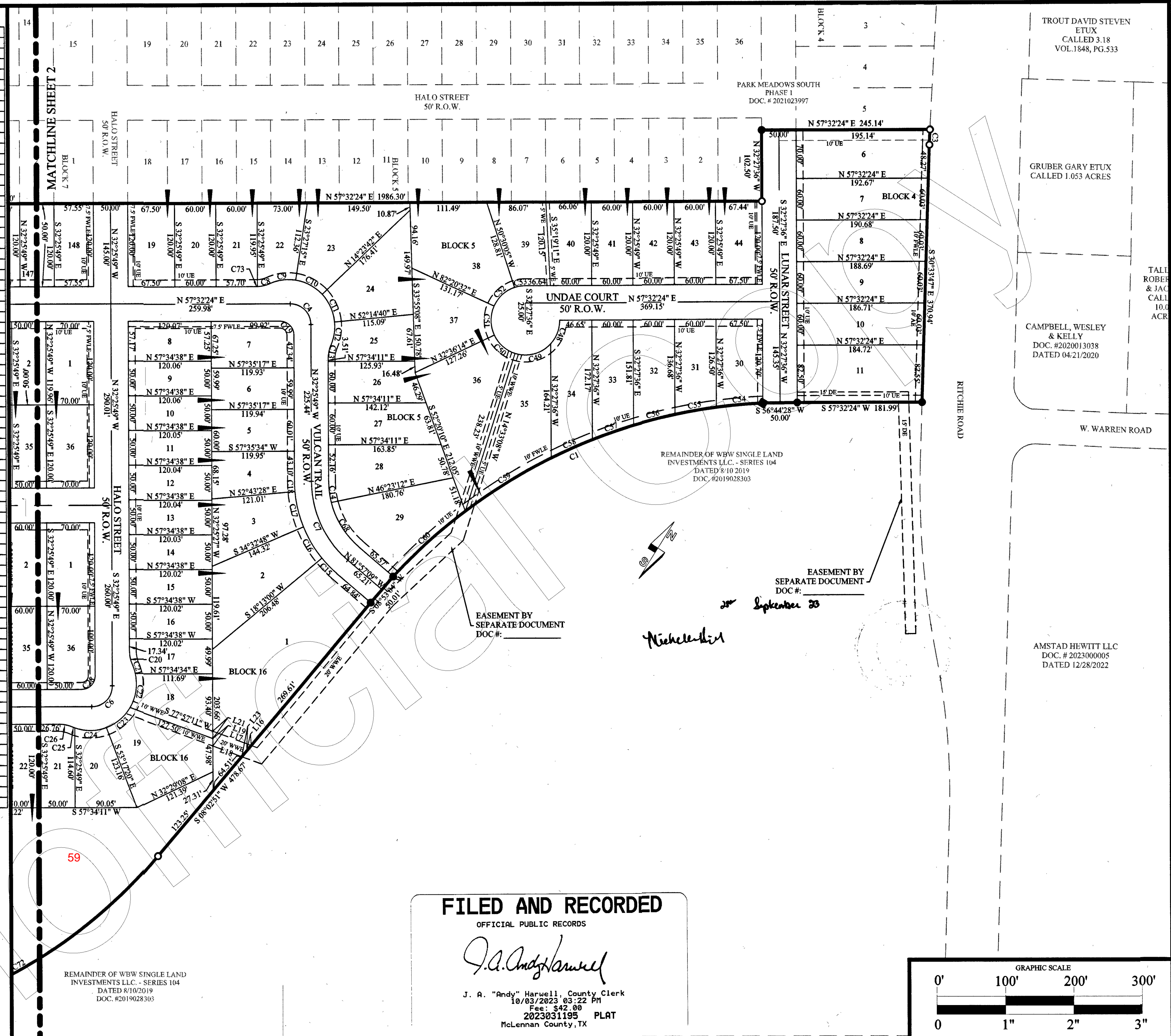
**Yalgo Engineering, LLC**  
109 W 2nd Street Ste. 201  
Georgetown, TX 78626  
PH (254) 953-5353  
FX (254) 953-5057  
Texas Registered Engineering Firm F-24040  
Texas Registered Surveying Firm # 10194797

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OF  
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CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	780.00'	607.03'	591.83'	S 32°49'21" W	44°35'24"
C2	720.00'	622.31'	603.12'	S 32°48'31" W	49°31'20"
C3	1543.00'	21.78'	21.78'	S 30°09'32" E	0°48'31"
C4	30.00'	47.14'	42.44'	N 77°26'43" W	90°01'47"
C5	30.00'	47.12'	42.43'	N 12°34'11" W	90°00'00"
C6	30.00'	47.12'	42.43'	S 12°34'11" W	90°00'00"
C7	150.00'	129.65'	125.65'	S 57°11'29" E	49°31'20"
C8	50.00'	18.34'	18.24'	N 44°23'42" E	21°01'00"
C9	67.50'	38.54'	38.02'	S 50°14'43" W	32°43'01"
C10	67.50'	44.57'	43.77'	N 85°31'12" E	37°49'57"
C11	67.50'	44.55'	43.75'	S 56°39'22" E	37°48'55"
C12	67.50'	34.13'	33.77'	N 23°15'46" W	28°58'18"
C13	50.00'	20.64'	20.50'	S 20°36'13" E	23°39'12"
C14	125.00'	30.96'	30.88'	S 39°31'30" E	14°11'22"
C15	175.00'	31.06'	31.02'	S 76°52'04" E	10°10'09"
C16	175.00'	52.70'	52.50'	S 63°09'23" E	17°15'14"
C17	175.00'	52.70'	52.50'	S 45°54'09" E	17°15'14"
C18	175.00'	14.80'	14.79'	S 34°51'10" E	4°50'43"
C19	20.00'	31.43'	28.29'	S 77°26'43" E	90°01'47"
C20	50.00'	20.70'	20.55'	N 44°17'17" W	23°42'55"
C21	67.50'	13.23'	13.21'	S 50°31'55" E	11°13'39"
C22	67.50'	50.82'	49.63'	S 23°20'59" E	43°08'13"
C23	67.50'	45.62'	44.76'	N 17°34'49" E	38°43'23"
C24	67.50'	47.16'	46.20'	N 56°57'22" E	40°01'42"
C25	67.50'	4.09'	4.09'	S 78°42'18" W	3°28'10"
C26	50.00'	19.96'	19.83'	S 69°00'17" W	22°52'12"
C27	20.00'	31.41'	28.28'	N 12°33'17" E	89°58'12"
C28	20.00'	31.42'	28.28'	S 12°33'17" W	90°00'00"
C29	50.00'	56.27'	53.34'	S 64°40'04" E	64°28'30"
C30	50.00'	72.78'	66.52'	S 41°23'47" W	83°23'47"
C31	50.00'	41.97'	40.75'	S 24°21'04" E	48°05'56"
C32	50.00'	38.35'	37.41'	N 70°22'20" W	43°56'36"
C33	50.00'	26.26'	25.95'	N 72°36'47" E	30°05'11"
C34	50.00'	47.99'	46.17'	S 59°55'35" E	54°59'32"
C35	50.00'	64.17'	59.85'	N 55°48'46" E	73°31'46"
C36	50.00'	41.15'	40.00'	S 04°31'49" E	47°09'24"
C37	50.00'	33.98'	33.33'	S 47°34'47" E	38°56'34"
C38	50.00'	33.98'	33.33'	S 86°31'21" E	38°56'33"
C39	50.00'	14.34'	14.29'	S 65°47'17" W	16°26'11"
C40	50.00'	56.32'	53.39'	S 37°03'21" W	64°31'56"
C41	50.00'	30.54'	30.07'	N 86°49'09" E	34°59'39"
C42	50.00'	41.51'	40.33'	N 51°54'05" W	47°33'52"
C43	50.00'	33.98'	33.33'	N 08°38'53" W	38°56'33"
C44	50.00'	30.54'	30.07'	N 28°19'13" E	34°59'39"
C45	50.00'	56.32'	53.39'	N 78°05'01" E	64°31'56"
C46	50.00'	6.30'	6.30'	N 66°02'25" W	7°13'12"
C47	50.00'	6.30'	6.30'	S 01°10'47" W	7°13'12"
C48	50.00'	37.41'	36.54'	N 11°01'31" W	42°52'12"
C49	50.00'	56.71'	53.72'	N 42°54'08" E	64°59'05"
C50	50.00'	41.06'	39.92'	N 81°04'45" W	47°03'09"
C51	50.00'	43.40'	42.05'	S 32°41'02" E	49°44'17"
C52	50.00'	41.24'	40.08'	N 15°48'54" E	47°15'36"
C53	50.00'	15.79'	15.73'	S 48°29'33" W	18°05'42"
C54	780.00'	67.77'	67.75'	S 52°37'42" W	4°58'41"
C55	780.00'	60.87'	60.86'	N 47°54'13" E	4°28'18"
C56	780.00'	61.89'	61.88'	N 43°23'41" E	4°32'47"
C57	780.00'	63.38'	63.36'	N 38°47'37" E	4°39'20"
C58	780.00'	65.43'	65.42'	N 34°03'45" E	4°48'24"
C59	780.00'	146.72'	146.51'	N 26°16'13" E	10°46'40"
C60	780.00'	140.96'	140.76'	N 15°42'16" E	10°21'15"
C61	50.00'	12.36'	12.33'	S 64°37'20" W	14°09'52"
C62	50.00'	8.29'	8.28'	N 76°27'10" E	9°29'47"
C63	67.50'	34.76'	34.38'	N 12°35'02" E	29°30'22"
C64	67.50'	37.54'	37.06'	S 18°06'02" E	31°51'46"
C65	67.50'	25.99'	25.83'	S 45°03'42" E	22°03'34"
C66	50.00'	20.65'	20.50'	S 44°15'39" E	23°39'40"
C67	125.00'	77.08'	75.87'	N 64°17'10" W	35°19'58"
C68	720.00'	17.01'	17.01'	N 56°53'35" E	1°21'13"
C69	720.00'	63.00'	62.98'	N 53°42'34" E	5°00'48"
C70	720.00'	88.13'	88.08'	S 47°41'46" W	7°00'48"
C71	720.00'	454.17'	446.68'	N 26°07'07" E	36°08'31"
C72	720.00'	2.30'	2.30'	N 56°13'18" E	2°38'11"
C73	50.00'	2.30'	2.30'	N 56°13'18" E	2°38'11"



REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION	BENCHMARK
1	ORIGINAL RELEASE	03/30/2020	SJT	TOTAL SIZE: 56.10 ACRES TOTAL BLOCKS: 6 TOTAL RESIDENTIAL LOTS: 232 TOTAL NON-RESIDENTIAL LOTS: 2	3/8" IRON ROD FOUND IN THE APPROXIMATE CENTERLINE OF FARMILLER ROAD  Observed GPS coordinates based on Texas State Plane Coordinate System, NAD83 (2011) datum, Texas Central Zone No. 4203 N: 10504703.10 E: 3263815.68 Z: 677.62' (NAVD88-Geoid12B)
PROJECT NUMBER: PMS2				CLIENT NAME: WBW SINGLE DEVELOPMENT GROUP, LLC—SERIES 110 CLIENT LOCATION: KILLEEN, TX	
APPROVED BY: SAB AUTHORIZED BY: WBW				<b>FINAL PLAT</b> <b>PARK MEADOWS SOUTH PHASE II</b> <b>CITY OF WACO, MCLENNAN COUNTY, TEXAS</b>	
				<b>Yalgo Engineering, LLC</b> 109 W 2nd Street Ste. 201 Georgetown, TX 78626 PH (254) 953-5353 FX (254) 953-5057 Texas Registered Engineering Firm F-24040 Texas Registered Surveying Firm # 10194797	
				SHEET 3 OF 3	