

BEAU CHRISTOPHER EARLEY
AND KYLE ANTHONY EARLEY
(CALLED 12.31 ACRES)
INST. NO. 2020036494
O.P.R.M.C.T.

H.E.B.N. PARTNERS
(CALLED 38.619 ACRES)
INST. NO. 2003038312
O.P.R.M.C.T.

REMAINDER OF A CALLED 73.59 ACRES
LENNAR HOMES OF TEXAS LAND AND
CONSTRUCTION, LTD.
INST. NO. 2022012773
O.P.R.M.C.T.

16X-HOA
DRAINAGE
EASEMENT

BBB&C RAILROAD
COMPANY SURVEY
- ABSTRACT NO. 160

DRAINAGE
EASEMENT
17X-HOA

TEMPORARY ACCESS
EASEMENT

CASTLE ROCK - PHASE 1
INST. NO.
O.P.R.M.C.T.

LLANO DRIVE

LLANITE ROAD

PORTION OF A
CALLED 73.59 ACRES
LENNAR HOMES OF TEXAS LAND
AND CONSTRUCTION, LTD.
INST. NO. 2022012773
O.P.R.M.C.T.

6X-HOA
DRAINAGE
EASEMENT

5X-HOA
DRAINAGE
EASEMENT

25' UTILITY EASEMENT
VOLUME 476, PAGE 168
D.R.M.C.T.

JOE ANTHONY DOMINGUEZ
(CALLED 20 ACRES)
INST. NO. 2010015728
O.P.R.M.C.T.

P.O.B.
N:10,568,567.29
E:3,248,355.15

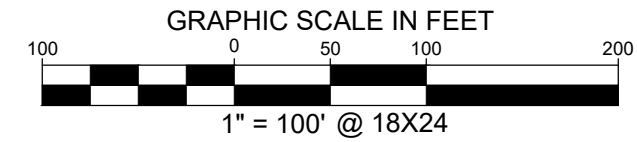
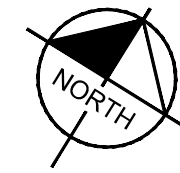
LEGEND:

D.R.M.C.T. = DEED RECORDS, McLENNAN
COUNTY, TEXAS
INST. NO. = INSTRUMENT NUMBER
O.P.R.M.C.T. = OFFICIAL PUBLIC RECORDS,
McLENNAN COUNTY, TEXAS
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
R.O.W. = RIGHT-OF-WAY
◆ = STREET NAME CHANGE
U.E. = UTILITY EASEMENT
S.B. = SET BACK LINE
S.S.E. = SANITARY SEWER EASEMENT
IRFC = 5/8" IRON ROD WITH RED PLASTIC CAP
STAMPED "KHA" FOUND (UNLESS
NOTED OTHERWISE)
IRSC = 5/8" IRON ROD WITH RED PLASTIC CAP
STAMPED "KHA" SET

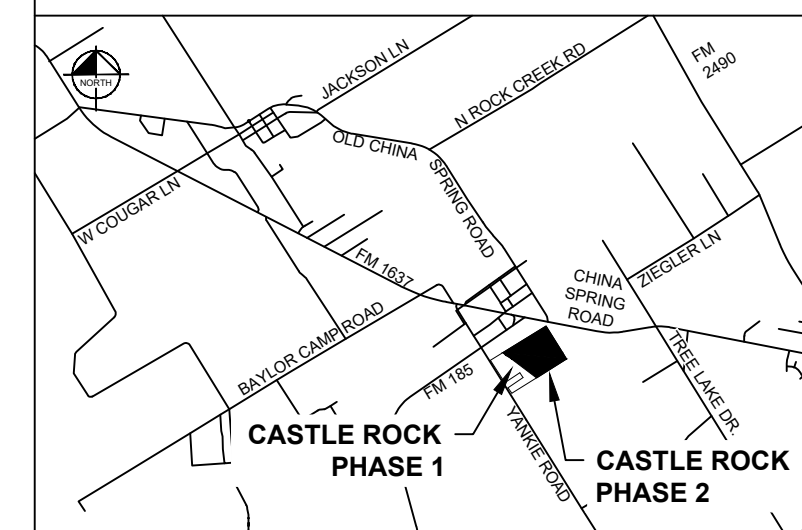
YANKIE ROAD

(A VARIABLE PRESCRIPTIVE WIDTH R.O.W.)

P.O.C.
1/2" IRFC
"1519 SURVEYING"
N:10,567,985.23
E:3,247,429.74



VICINITY MAP



GENERAL NOTES:

- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983 (2011). COORDINATES ARE GRID VALUES.
- ALL OPEN SPACE NON-RESIDENTIAL LOTS SHALL BE MAINTAINED BY THE HOA.
- WATER SUPPLIED BY CITY OF WACO, CCN #10039.
- SEWER PROVIDED BY CITY OF WACO, CCN #20010.
- ELECTRICITY PROVIDED BY ONCOR
- LOT CORNERS TO BE MONUMENTED AFTER CONSTRUCTION WITH A 5/8" IRON ROD WITH RED PLASTIC CAP STAMPED "KHA" SET UNLESS NOTED OTHERWISE
- SEE SHEET 3 FOR LOT AREA TABLES, LINE AND CURVE TABLES
- SEE SHEET 4 FOR OWNER'S DEDICATION, SURVEYOR'S STATEMENT, AND CITY APPROVAL BLOCKS

FINAL PLAT OF CASTLE ROCK - PHASE 2

BLOCK H, LOTS 1-4, 6-23 & 25-34, 5X & 24X-HOA;
BLOCK I, LOTS 1-38, BLOCK J, 1-15, 16X-HOA;
BLOCK K, LOTS 1-27, 29-32, 28X-HOA

116 RESIDENTIAL LOTS
4 HOMEOWNER'S ASSOCIATION (HOA) LOTS

BEING 47.760 ACRES IN THE
BBB&C RAILROAD CO. SURVEY, ABSTRACT NO. 160
CITY OF WACO, McLENNAN COUNTY, TEXAS

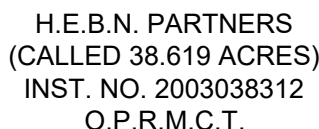
Kimley»Horn

13455 Noel Road, Two Galleria Office
Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	MRW/AEL	DJD	Mar. 2023	063451814	1 OF 4

ENGINEER/SURVEYOR:
Kimley-Horn & Associates, Inc.
13455 Noel Road, Suite 700
Dallas, Texas 75240
Phone: 972-770-1300
Contact : Carlos Leal, P.E.

OWNER/DEVELOPER:
Lennar Homes of Texas
Land and Construction, Ltd.
1707 Market Place Blvd
Irving, Texas 75063
Phone: 214-577-1056
Contact : Elizabeth Bentley



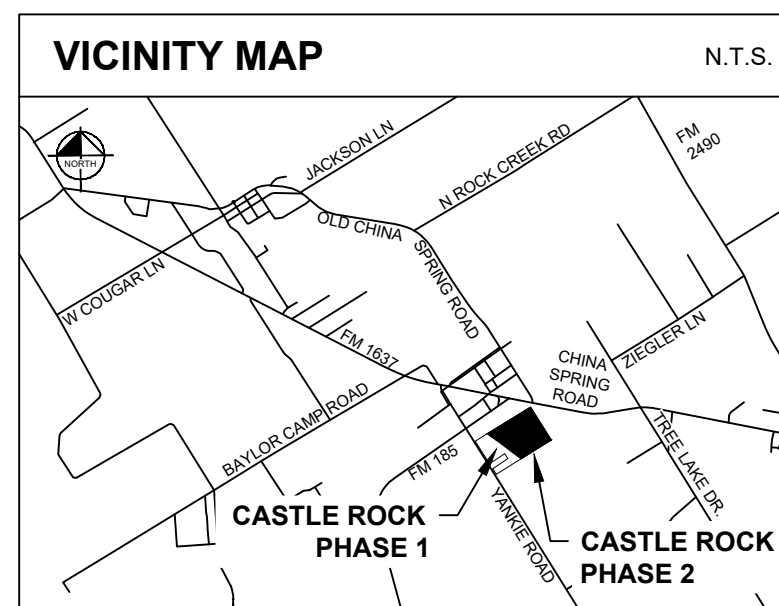
1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983 (2011). COORDINATES ARE GRID VALUES.
2. ALL OPEN SPACE NON-RESIDENTIAL LOTS SHALL BE MAINTAINED BY THE HOA.
3. WATER SUPPLIED BY CITY OF WACO, CCN #10039.
4. SEWER PROVIDED BY CITY OF WACO, CCN #20010.
5. ELECTRICITY PROVIDED BY ONCOR
6. LOT CORNERS TO BE MONUMENTED AFTER CONSTRUCTION WITH A 5/8" IRON ROD WITH RED PLASTIC CAP STAMPED "KHA" SET (UNLESS NOTED OTHERWISE)
7. SEE SHEET 3 FOR LOT AREA TABLES, LINE AND CURVE TABLES
8. SEE SHEET 4 FOR OWNER'S DEDICATION, SURVEYOR'S STATEMENT, AND CITY APPROVAL BLOCKS

20' GENERAL UTILITY EASEMENT
TO THE CITY OF WACO
VOL. 1670, PG. 22
O P R M C T

GRAPHIC SCALE IN FEET

100 0 50 100 200

1" = 100' @ 18X24



D.R.M.C.T. = DEED RECORDS, McLENNAN COUNTY, TEXAS
INST. NO. = INSTRUMENT NUMBER
O.P.R.M.C.T. = OFFICIAL PUBLIC RECORDS, McLENNAN COUNTY, TEXAS
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
R.O.W. = RIGHT-OF-WAY
◆ = STREET NAME CHANGE
U.E. = UTILITY EASEMENT
S.B. = SET BACK LINE
S.S.E. = SANITARY SEWER EASEMENT
IRFC = 5/8" IRON ROD WITH RED PLASTIC CAP STAMPED "KHA" FOUND UNLESS NOTED OTHERWISE
IRSC = 5/8" IRON ROD WITH RED PLASTIC CAP STAMPED "KHA" SET

BLOCK H, LOTS 1-4, 6-23 & 25-34, 5X & 24X-HOA;
BLOCK I, LOTS 1-38, BLOCK J, 1-15, 16X-HOA;
BLOCK K, LOTS 1-27, 29-32, 28X-HOA

116 RESIDENTIAL LOTS
4 HOMEOWNER'S ASSOCIATION (HOA) LOTS

BEING 47.760 ACRES IN THE
BBB&C RAILROAD CO. SURVEY, ABSTRACT NO. 160
CITY OF WACO, McLENNAN COUNTY, TEXAS

Kimley»»Horn

13455 Noel Road, Two Galleria Office
Tower, Suite 700, Dallas, Texas 75240

FIRM # 10115500

Tel. No. (972) 770-1300
Fax No. (972) 239-3820

<u>Scale</u> 1" = 100'	<u>Drawn by</u> MRW/AEL	<u>Checked by</u> DJD	<u>Date</u> Mar. 2023	<u>Project No.</u> 063451814	<u>Sheet No.</u> 2 OF 4
---------------------------	----------------------------	--------------------------	--------------------------	---------------------------------	----------------------------

ENGINEER/SURVEYOR:
Kimley-Horn & Associates, Inc.
13455 Noel Road, Suite 700
Dallas, Texas 75240
Phone: 972-770-1300
Contact : Carlos Leal, P.E.

OWNER/DEVELOPER:
Lennar Homes of Texas
Land and Construction, Ltd.
1707 Market Place Blvd
Irving, Texas 75063
Phone: 214-577-1056
Contact : Elizabeth Bentley

LOT AREA TABLE - BLOCK H		
LOT NO.	ACRES	SQ. FT.
LOT 1 BLOCK H	0.138	6,000
LOT 2 BLOCK H	0.138	6,000
LOT 3 BLOCK H	0.138	6,000
LOT 4 BLOCK H	0.164	7,150
LOT 5X BLOCK H	18.419	802,336
LOT 6 BLOCK H	0.138	6,000
LOT 7 BLOCK H	0.138	6,000
LOT 8 BLOCK H	0.138	6,000
LOT 9 BLOCK H	0.138	6,000
LOT 10 BLOCK H	0.138	6,000
LOT 11 BLOCK H	0.138	6,000
LOT 12 BLOCK H	0.138	6,000
LOT 13 BLOCK H	0.138	6,000
LOT 14 BLOCK H	0.138	6,000
LOT 15 BLOCK H	0.138	6,000
LOT 16 BLOCK H	0.138	6,000
LOT 17 BLOCK H	0.138	6,000
LOT 18 BLOCK H	0.138	6,000
LOT 19 BLOCK H	0.138	6,000
LOT 20 BLOCK H	0.138	6,000
LOT 21 BLOCK H	0.138	6,000
LOT 22 BLOCK H	0.138	6,000
LOT 23 BLOCK H	0.138	6,000
LOT 24X BLOCK H	0.067	2,907
LOT 25 BLOCK H	0.157	6,841
LOT 26 BLOCK H	0.149	6,501
LOT 27 BLOCK H	0.149	6,500
LOT 28 BLOCK H	0.149	6,500
LOT 29 BLOCK H	0.149	6,500
LOT 30 BLOCK H	0.149	6,500
LOT 31 BLOCK H	0.149	6,500
LOT 32 BLOCK H	0.149	6,500
LOT 33 BLOCK H	0.149	6,500
LOT 34 BLOCK H	0.180	7,827

LOT AREA TABLE - BLOCK I		
LOT NO.	ACRES	SQ. FT.
LOT 1 BLOCK I	0.164	7,150
LOT 2 BLOCK I	0.138	6,000
LOT 3 BLOCK I	0.138	6,000
LOT 4 BLOCK I	0.138	6,000
LOT 5 BLOCK I	0.138	6,000
LOT 6 BLOCK I	0.138	6,000
LOT 7 BLOCK I	0.138	6,000
LOT 8 BLOCK I	0.138	6,000
LOT 9 BLOCK I	0.138	6,000
LOT 10 BLOCK I	0.138	6,000
LOT 11 BLOCK I	0.138	6,000
LOT 12 BLOCK I	0.138	6,000
LOT 13 BLOCK I	0.138	6,000
LOT 14 BLOCK I	0.138	6,000
LOT 15 BLOCK I	0.138	6,000
LOT 16 BLOCK I	0.138	6,000
LOT 17 BLOCK I	0.138	6,000
LOT 18 BLOCK I	0.138	6,000
LOT 19 BLOCK I	0.166	7,212
LOT 20 BLOCK I	0.170	7,424
LOT 21 BLOCK I	0.138	6,000
LOT 22 BLOCK I	0.138	6,000
LOT 23 BLOCK I	0.138	6,000
LOT 24 BLOCK I	0.138	6,000
LOT 25 BLOCK I	0.138	6,000
LOT 26 BLOCK I	0.138	6,000
LOT 27 BLOCK I	0.138	6,000
LOT 28 BLOCK I	0.138	6,000
LOT 29 BLOCK I	0.138	6,000
LOT 30 BLOCK I	0.138	6,000
LOT 31 BLOCK I	0.138	6,000
LOT 32 BLOCK I	0.138	6,000
LOT 33 BLOCK I	0.138	6,000
LOT 34 BLOCK I	0.138	6,000
LOT 35 BLOCK I	0.138	6,000
LOT 36 BLOCK I	0.138	6,000
LOT 37 BLOCK I	0.138	6,000
LOT 38 BLOCK I	0.164	7,150

LOT AREA TABLE - BLOCK J		
LOT NO.	ACRES	SQ. FT.
LOT 1 BLOCK J	0.181	7,875
LOT 2 BLOCK J	0.149	6,500
LOT 3 BLOCK J	0.149	6,500
LOT 4 BLOCK J	0.149	6,500
LOT 5 BLOCK J	0.173	7,536
LOT 6 BLOCK J	0.272	11,844
LOT 7 BLOCK J	0.214	9,325
LOT 8 BLOCK J	0.152	6,633
LOT 9 BLOCK J	0.154	6,712
LOT 10 BLOCK J	0.194	8,447
LOT 11 BLOCK J	0.192	8,350
LOT 12 BLOCK J	0.138	6,000
LOT 13 BLOCK J	0.138	6,000
LOT 14 BLOCK J	0.138	6,000
LOT 15 BLOCK J	0.138	6,000
LOT 16X BLOCK J	4.098	178,517

LOT AREA TABLE - BLOCK K		
LOT NO.	ACRES	SQ. FT.
LOT 1 BLOCK K	0.180	7,850
LOT 2 BLOCK K	0.138	6,000
LOT 3 BLOCK K	0.138	6,000
LOT 4 BLOCK K	0.138	6,000
LOT 5 BLOCK K	0.138	6,000
LOT 6 BLOCK K	0.138	6,000
LOT 7 BLOCK K	0.138	6,000
LOT 8 BLOCK K	0.138	6,000
LOT 9 BLOCK K	0.138	6,000
LOT 10 BLOCK K	0.138	6,000
LOT 11 BLOCK K	0.138	6,000
LOT 12 BLOCK K	0.138	6,000
LOT 13 BLOCK K	0.138	6,000
LOT 14 BLOCK K	0.138	6,000
LOT 15 BLOCK K	0.166	7,212
LOT 16 BLOCK K	0.170	7,424
LOT 17 BLOCK K	0.138	6,000
LOT 18 BLOCK K	0.138	6,000
LOT 19 BLOCK K	0.138	6,000
LOT 20 BLOCK K	0.138	6,000
LOT 21 BLOCK K	0.138	6,000
LOT 22 BLOCK K	0.138	6,000
LOT 23 BLOCK K	0.138	6,000
LOT 24 BLOCK K	0.138	6,000
LOT 25 BLOCK K	0.138	6,000
LOT 26 BLOCK K	0.167	7,296
LOT 27 BLOCK K	0.238	10,364
LOT 28X BLOCK K	2.661	115,925
LOT 29 BLOCK K	0.164	7,150
LOT 30 BLOCK K	0.138	6,000
LOT 31 BLOCK K	0.138	6,000
LOT 32 BLOCK K	0.138	6,000

LINE TABLE		
NO.	BEARING	LENGTH
L1	S12°15'48"W	14.14'
L2	S12°41'05"W	14.04'
L3	N77°18'55"W	14.25'
L4	S79°48'05"E	14.82'
L5	N12°41'05"E	14.04'
L6	S77°44'12"E	14.14'
L7	S12°15'48"W	14.14'
L8	S77°18'55"E	14.25'
L9	N12°41'05"E	14.04'
L10	S09°21'19"W	14.82'
L11	S77°44'12"E	14.14'
L12	N12°41'05"E	14.04'
L13	S77°18'55"E	14.25'
L14	S12°15'48"W	14.14'
L15	N77°44'12"W	14.14'
L16	N57°15'48"E	25.00'
L17	N77°18'55"W	28.49'
L18	N31°53'37"W	25.00'
L19	S77°44'12"E	28.28'
L20	S12°15'48"W	28.28'
L21	S73°56'52"W	127.47'
L22	N67°51'18"W	99.47'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	38°11'50"	50.00'	33.33'	S25°28'36"W	32.72'
C2	191°54'46"	50.00'	167.48'	N22°03'38"E	99.46'
C3	141°41'02"	50.00'	123.64'	N12°15'48"E	94.46'
C4	141°41'02"	50.00'	123.64'	S77°44'12"E	94.46'
C5	203°39'33"	50.00'	177.73'	S56°01'32"E	97.88'

FINAL PLAT
OF
CASTLE ROCK - PHASE 2

BLOCK H, LOTS 1-4, 6-23 & 25-34, 5X & 24X-HOA;
BLOCK I, LOTS 1-38, BLOCK J, 1-15, 16X-HOA;
BLOCK K, LOTS 1-27, 29-32, 28X-HOA

116 RESIDENTIAL LOTS
4 HOMEOWNER'S ASSOCIATION (HOA) LOTS

BEING 47.760 ACRES IN THE
BBB&C RAILROAD CO. SURVEY, ABSTRACT NO. 160
CITY OF WACO, McLENNAN COUNTY, TEXAS

Kimley»Horn

13455 Noel Road, Two Galleria Office Tel. No. (972) 770-1300
Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MRW/AEL	DJD	Mar. 2023	063451814	3 OF 4

ENGINEER/SURVEYOR:
Kimley-Horn & Associates, Inc.
13455 Noel Road, Suite 700
Dallas, Texas 75240
Phone: 972-770-1300
Contact : Carlos Leal, P.E.

OWNER/DEVELOPER:
**Lennar Homes of Texas
Land and Construction, Ltd.**
1707 Market Place Blvd
Irving, Texas 75063
Phone: 214-577-1056
Contact : Elizabeth Bentley

STANDARD FINAL PLAT REVIEW

☒ First Submittal Date: 8/30/22 Review Due Date: 9/26/2022

☒ **Resubmittal** **Date: 4/6/2023** **Review Due Date: 4/6/2023**

Subdivision Name: Final Plat of the Castle Rock Addition, Phase 2

PID: 106661

District City Limits

Project Number: 22-00030-S-SUBD

Surveyor Number: 063451814

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 **September 27, 2022** in the Waco Convention Center, Bosque Theatre, 100 Washington Ave. Waco, Texas 76701, at 7:00 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.

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 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The name, address, and signature line of the owner(s) of the property

Remarks: Before final plat submitted for recording Lennar Homes of Texas Land and Construction, Ltd. to submit documentation that person signing the plat is authorized on behalf of the LTD to do so. Please add an attest signature next to owner signature.

City condition satisfied.

<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 checked="" type="checkbox"/> | <input type="checkbox"/> | Bearings reference shall be shown by the current standards as prescribed by the State of Texas Land Surveyors Board |
| | | | <i>Remarks: add N & E to POB added</i> |
| | | | <i>City condition satisfied.</i> |
| <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 |

- ☐ ☒ 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 Council on the ____ day of _____, 20____."

Michelle Hicks
City Secretary
City condition satisfied.

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.

Remarks: If applicable, please provide a copy and annotate on the plat there are deed restrictions associated with this subdivision

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 checked="" type="checkbox"/>	<input type="checkbox"/>	Location of all water and sewer mains and services <i>Remarks: add stationing stationing added</i>
			<i>City condition satisfied..</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Location of all traffic control devices

Profile drawings shall show:

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

Drainage Maps

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

- ☒ ☐ ☐ 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

- | | | |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Water facilities |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Sanitary Sewer/On-site Sewage Facilities |
| <input checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> | Streets |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Curb and gutter |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Sidewalks |

Staff Recommendations:

1st Review:

2nd Review:

Planning	Approve With Conditions	Approve
Engineering	Approve With Conditions	Approve
Utilities	Approve With Conditions	Approve
Traffic	Approve With Conditions	Approve

Conditions for Approval (revise and resubmit):

Engineering:

- E1. Section 1.4 of Stormwater Management Regulations: Provide means of stormwater treatment by infiltration within 24 hours or equivalent flow-based treatment with supporting engineering analysis. (Provided on pond sheet)

City condition satisfied.

- E2. Sheet C-20, C-21: Provide MBC, PW, and any other TXDOT standard plan sheets required as supplement to construction drawings. (Completed)

City condition satisfied.

Planning:

- P1. Please add N & E to POB call-out. (Completed)

City condition satisfied.

- P2. Resubmit a signed and sealed plat with revisions. Plat will be signed and sealed at time of recording

City condition satisfied.

- P3. Provide an attest signature line next to Lennar Homes and documentation for whomever signs on behalf of Lennar Homes. Signature page provided.

City condition satisfied.

- P4. Add City Secretary name to the dedication: Michelle Hicks, City Secretary.

Added

City condition satisfied.

Traffic:

- T1. A Traffic Impact Analysis for the subdivision has been submitted and reviewed. Based upon this review, the owner is required to pay a portion of the cost of a new traffic signal at the intersection of Yankie Rd. and N. River Crossing (FM 185) which is roughly proportionate to the impact of the proposed subdivision. (Email from Clint Peters on 10/27 confirms we do not need to participate in a traffic signal) City condition satisfied.

Utilities:

- U1. Water services should be in middle 2/3rds of property, sewer service should be on downstream side of lot. (Services adjusted to middle 2/3rds)
City condition satisfied.
- U2. Valves should be set at ROW line. (All set at ROW)
City condition satisfied.
- U3. Show curb and identify spacing for water/wastewater from curb (Detail updated)
City condition satisfied.
- U4. Add stationing, Northing and Easting to plan and profile sheets. (Done)
City condition satisfied.
- U5. Set FH GV on tee. (All FH GV are located on the tee)
City condition satisfied.
- U6. Sheet C-20-21
- Need to have water and sewer in casing under any storm wider than 48" individually or combined. (Steel encasement added to waterlines. Sewer steel encasement proposed with phase 1 sewer plans.)
City condition satisfied.
- U7. Sheet C-24
- Add GV on Pink Geode (Done) City condition satisfied.
 - You could shorten sewer main at lot 15 to sewer service. (Done) City condition satisfied.
- U8. Sheet C-23
- Make sure enough spacing between tees for constructability. (Done)
City condition satisfied.
 - Remove GV at dead end (just valve at intersection TRO will be fine) (Done)
 - Did you want to loop with 2" line and extend 8" main down Palmwood? If so add 2" GV at either end. (No, leaving as 8") City condition satisfied.
- U9. Sheet C-28
- You could shorten sewer main at lot 15 to sewer service. (Done)
City condition satisfied.

U10. Sheet C-29

- Manhole spacing should be no more than 450 LFT apart. May be able to drop a manhole, On both blocks? (Only possible on Line SS-d, but held due to maintaining depth at connection. Could shallow stub in Phase 1?) City condition satisfied.

U11. Sheet C-31

- What is the WL crossing at a FL of 516.82? Need to profile. (Sewer deepened, water ran above, parallel storm shown)
City condition satisfied.

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