

Final Plat of  
**PRAIRIE VIEW ESTATES**  
an addition in the E.T.J. of the City of Waco, McLennan County, Texas.

McLennan County Recording

Being 51.225 Acres situated in the A. B. J. Winfree Survey,  
Abstract 884, McLennan County, Texas.

THE STATE OF TEXAS

COUNTY OF McLENNAN

That, MID-TEX DEVELOPERS, LLC, being the owner of the property described hereon and wishing to subdivide same into lot and block, do hereby adopt the plat attached hereto and title: "Final Plat of PRAIRIE VIEW ESTATES", to the City of Waco, McLennan County, Texas and being 51.225 ACRES situated in the A. B. J. WINFREE SURVEY, ABSTRACT 884, McLennan County, Texas", as our legal subdivision of same. We do hereby dedicate all easements and rights-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 rights-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 lot 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.

MID-TEX DEVELOPERS, LLC

By: PAUL BARBIERI, Managing Member

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

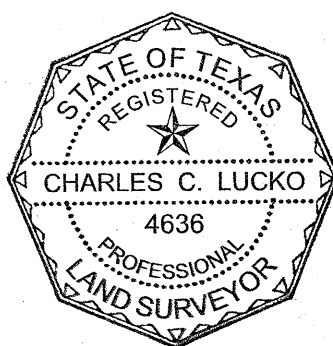
GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public in and for the, State of Texas

**SURVEYOR'S CERTIFICATION**

The plat shown hereon was prepared from an on-the-ground survey performed under my supervision on November 30, 2022; all monuments are as shown hereon.

Charles C. Lucko  
Charles C. Lucko  
Registered Professional Land Surveyor  
Registration No. 4636



**LEGAL DESCRIPTION**

Surveyor's Field Notes for PRAIRIE VIEW ESTATES, being:

51.225 ACRES, situated in the A. B. J. WINFREE SURVEY, ABSTRACT 884, McLennan County, Texas, embracing all of a called 25.825 Acre tract, Tract One, and all of a called 25.405 Acre tract, Tract Two, both being conveyed to Mid-Tex Developers, LLC in Clerk's File No. 2022019400, Official Public Record of McLennan County, Texas, and being more particularly described as follows:

BEGINNING at a 4" brass cap TxDOT monument found at the south corner of said 25.405 Acre tract, being the west corner of a called 2.12 Acre tract conveyed to David Bowman McMahan and wife, Jaynette Ann McMahan in Clerk's File No. 2018006123, Official Public Records of McLennan County, Texas, and being on the northeast line of Old Lorena Road, also being F. M. 2837, as conveyed to the State of Texas in Clerk's File No. 9930217, 993760, & 2000012544, Official Public Records of McLennan County, Texas, for the south corner of the herein described tract;

THENCE, in a northwesterly direction, with the northeast line of said Old Lorena Road, with a curve to the left; having a radius of 8274.28', a delta angle of 02° 17' 46", and a long chord which bears N 33° 42' 32" W - 331.58'; an arc length of 331.60'; to a 4" brass TxDOT monument found;

THENCE, continuing in said northwesterly direction, continuing with the northeast line of said Old Lorena Road, N 35° 40' 08" W - 334.71', a 4" brass disc TxDOT monument found, N 34° 08' 48" W - 333.42', a 4" brass disc TxDOT monument found, and N 32° 04' 37" W - 324.48', to a 5/8" iron rod with cap stamped @ACS set at the west corner of said 25.825 Acre tract, same being the south corner of a tract conveyed to Oren M. Peacock, Jr. and wife, Elizabeth Peacock in Volume 2052, Page 143, Deed Records of McLennan County, Texas, for the west corner of the herein described tract;

THENCE, in a northeasterly direction, with the southeast line of said Peacock tract (2052/143), the southeast line of a tract conveyed to Elizabeth W. Peacock in Clerk's File No. 9719121, Official Public Records of McLennan County, Texas, and the southeast line of a called 65.43 Acre tract conveyed to Oren Peacock and wife, Elizabeth Peacock in Volume 1550, Pg. 299, Deed Records of McLennan County, Texas, N 57° 10' 01" E - 1684.87', to a 3/8" iron rod found at the west corner of a called 164.482 Acre tract conveyed to John Wade Miller and Kristi Lynn Miller in Clerk's File No. 2016019738, Official Public Records of McLennan County, Texas, for the north corner of the herein described tract;

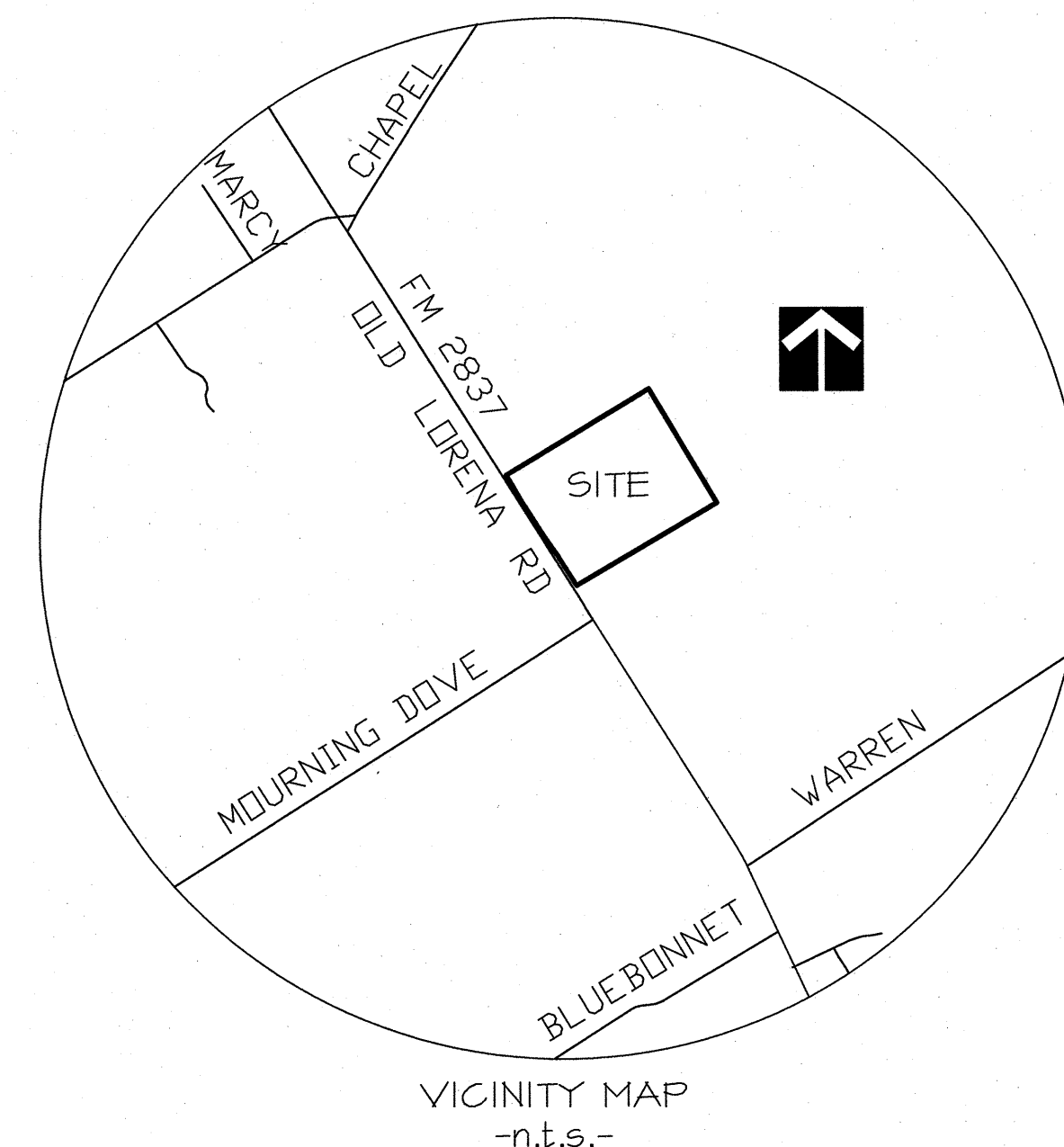
THENCE, in a southeasterly direction, with the southwest line of said 164.482 Acre tract, S 32° 13' 12" E - 1341.70', to a 1/2" iron rod found at the north corner of a called 22.624 Acre tract conveyed to David B. McMahan and Jaynette A. McMahan in Clerk's File No. 2014002334, Official Public Records of McLennan County, Texas, for the east corner of the herein described tract;

THENCE, in a southwesterly direction, with the northwest line of said McMahan tracts, S 57° 47' 31" W - 1650.62', to the POINT OF BEGINNING and containing 51.225 Acres of Land.

THE STATE OF TEXAS  
COUNTY OF McLENNAN:

I hereby certify that the above and foregoing plat and field notes of the "Final Plat of PRAIRIE VIEW ESTATES", to the City of Waco, was approved on the \_\_\_\_ day of \_\_\_\_\_, 2023.

Michelle Hicks  
City Secretary



County Clerk's File Number

Copyright 2023 All County Surveying, Inc.

Plot Date: 09-06-2023  
Survey completed 11-30-2022  
Scale: 1" = 100'  
Job No. 221067  
Dwg No. 221067P  
Drawn by SLW  
Surveyor CCL #4636

SHEET 1 OF 3



**ALL COUNTY SURVEYING, INC.**  
Tx. Firm No. 10023600  
4330 South 5th Street  
Temple, Texas 76502  
254-778-2272 Killeen 254-634-4636  
Fax 254-774-7608  
www.allcountysurveying.com

Final Plat of  
**PRAIRIE VIEW ESTATES**  
an addition in the E.T.J. of the City of Waco, McLennan County, Texas.

Being 51.225 Acres situated in the A. B. J. Winfree Survey,  
Abstract 884, McLennan County, Texas.

LOTS - 42  
BLOCKS - 2  
TRACTS - 1  
TOTAL AREA - 51.225 ACRES  
AREA IN ROW - 4.0127 ACRES

OWNER:  
MID-TEX DEVELOPERS, LLC

Based upon what can be scaled from the graphics shown on F.E.M.A Flood Insurance Rate Map (FIRM), Map No. 48309C0530D and 48309C0510C, effective date December 20, 2014, the above shown property does not appear within the "Special Flood Hazard Area", and appears to be situated in Zone X. 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 company.

McLennan County Recording

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	60.00'	40.42'	34.66'	S 28°32'54" W	38°35'44"
C2	60.00'	50.12'	54.04'	S 74°38'28" W	53°35'12"
C3	60.00'	58.74'	56.42'	N 50°31'12" W	56°05'21"
C4	60.00'	39.90'	34.17'	N 03°25'18" W	38°06'22"
C5	60.00'	60.69'	58.13'	N 51°46'22" W	57°51'00"
C6	60.00'	55.47'	53.51'	N 03°41'06" E	52°51'56"
C7	60.00'	55.45'	53.50'	N 56°38'40" E	52°51'12"
C8	60.00'	23.57'	23.42'	S 85°37'26" E	22°30'37"

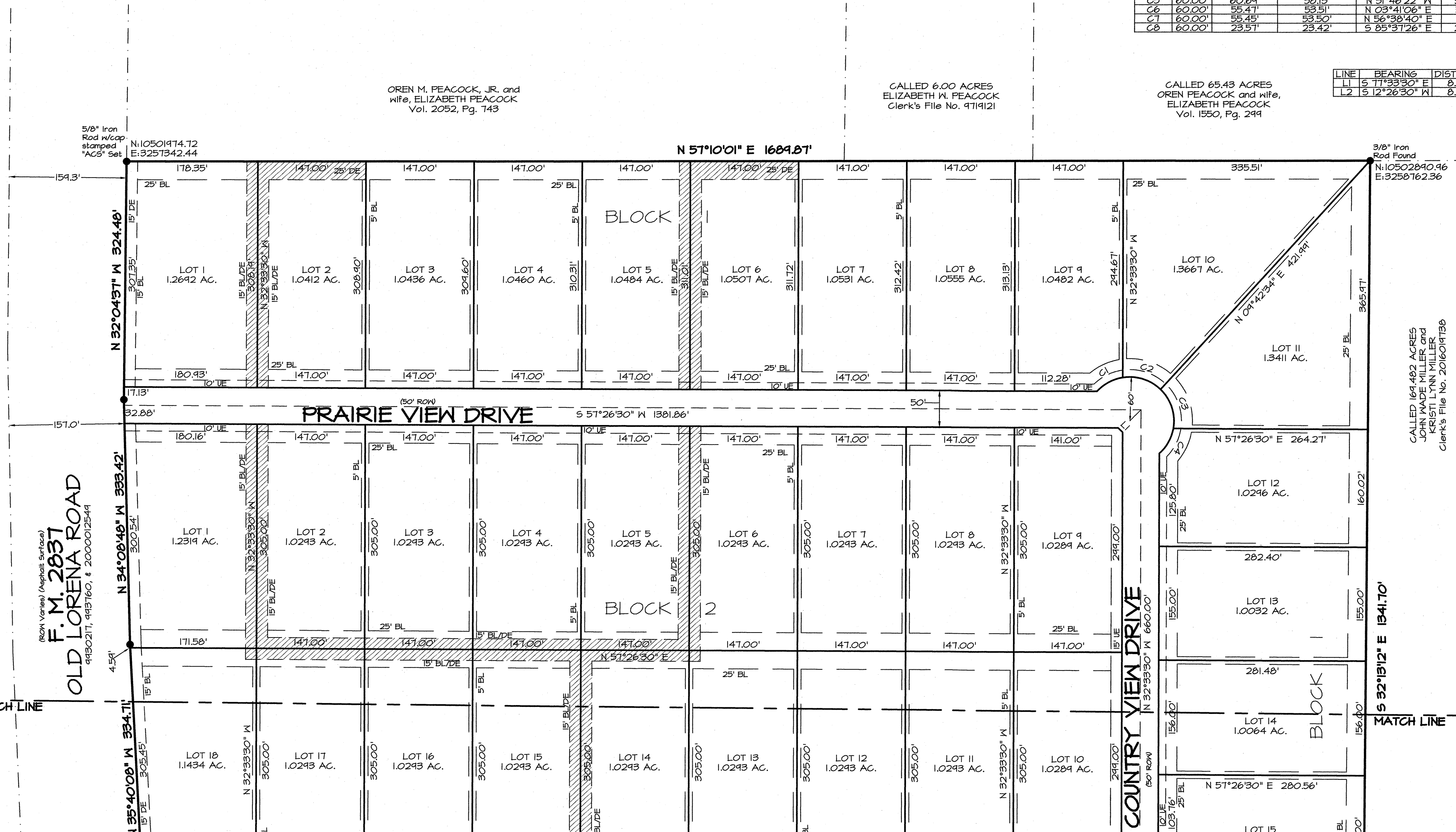
LINE	BEARING	DISTANCE
L1	S 77°33'30" E	8.44'
L2	S 12°26'30" W	8.44'

OREN M. PEACOCK, JR. and  
wife, ELIZABETH PEACOCK  
Vol. 2052, Pg. 743

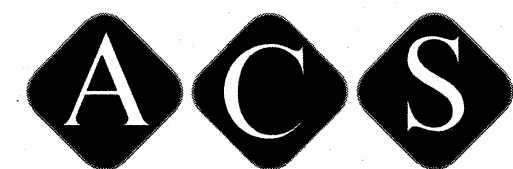
CALLED 6.00 ACRES  
ELIZABETH W. PEACOCK  
Clerk's File No. 9719121

CALLED 65.43 ACRES  
OREN PEACOCK and wife,  
ELIZABETH PEACOCK  
Vol. 1550, Pg. 299

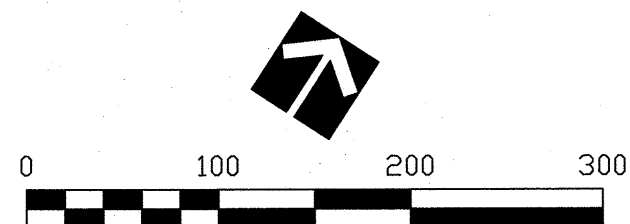
CALLLED 169.482 ACRES  
JOHN WADE MILLER and  
KRISTIN LYNN MILLER  
Clerk's File No. 2016091798



County Clerk's File Number



ALL COUNTY SURVEYING, INC.  
Tx. Firm No. 10023600  
4330 South 5th Street  
Temple, Texas 76502  
254-778-2272 Killeen 254-634-4636  
Fax 254-774-7608  
www.allcountysurveying.com



Horizontal Control based upon the Texas State Plane  
Coordinate System, Central Zone, NAD83, as per GPS  
observations.

● - 4" Brass Cap TxDOT  
Monument Found  
(unless otherwise noted)

BL - Building Setback Line  
UE - Utility Easement  
DE - Drainage Easement

NOTES:

1. Sewer Services to be provided by the City of Waco
2. Water Services to be provided by the City of Waco-CCN No. 10039
3. Electricity to be provided by Oncor
4. The Surveyor did not Abstract the Subject Tract. The Surveyor does not guarantee that all of the Easements, Rights of Ways, or other rights (Either of Record or not of Record) which may affect the Subject Tract are shown.
5. Interior Lot Corners will be 5/8" Iron rods with cap stamped "ACS" and will be placed after construction is complete.

Copyright 2023 All County Surveying, Inc.

Plot Date: 09-06-2023  
Survey completed 11-30-2022  
Scale: 1" = 100'  
Job No. 221867  
Dwg No. 221867P  
Drawn by SLW  
Surveyor CCL #4636

SHEET 2 OF 3

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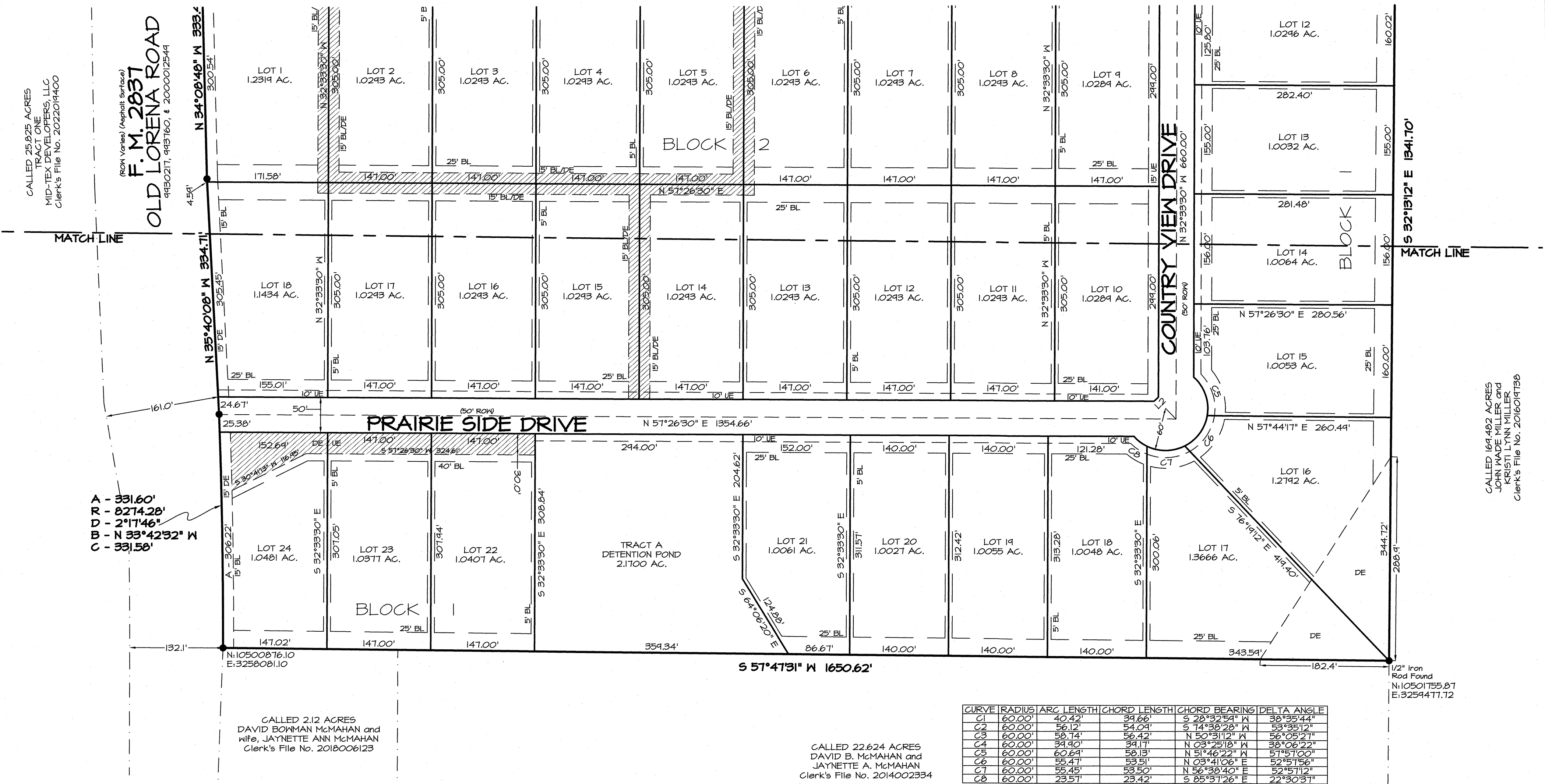
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OWNER:  
MID-TEX DEVELOPERS, LLC

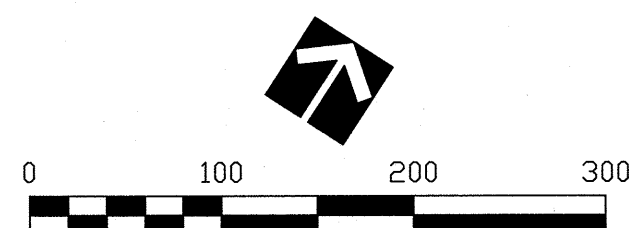
Based upon what can be scaled from the graphics shown on F.E.M.A Flood Insurance Rate Map (FIRM), Map No. 48309C0530D and 48309C0510C, effective date December 20, 2019, the above shown property does not appear within the "Special Flood Hazard Area", and appears to be situated in Zone X. This Flood statement 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 company.

McLennan County Recording



**ACS**  
ALL COUNTY SURVEYING, INC.  
Tx. Firm No. 10023600  
4330 South 5th Street  
Temple, Texas 76502  
254-778-2272 Killeen 254-634-4636  
Fax 254-774-7608  
www.allcountysurveying.com

County Clerk's File Number



Horizontal Control based upon the Texas State Plane  
Coordinate System, Central Zone, NAD83, as per GPS  
observations.

● - 4" Brass Cap TxDOT  
Monument Found  
(unless otherwise noted)

BL - Building Setback Line  
UE - Utility Easement  
DE - Drainage Easement

NOTES:

1. Sewer Services to be provided by the City of Waco
2. Water Services to be provided by the City of Waco-CCN No. 10039
3. Electricity to be provided by Oncor
4. The Surveyor did not Abstract the Subject Tract. The Surveyor does not guarantee that all of the Easements, Rights of Ways, or other rights (Either of Record or not of Record) which may affect the Subject Tract are shown.
5. Interior Lot Corners will be 5/8" Iron rods with cap stamped "ACS" and will be placed after construction is complete.

LINE	BEARING	DISTANCE
L1	S 77°33'30" E	8.44'
L2	S 12°26'30" W	8.44'

Copyright 2023 All County Surveying, Inc.

Plot Date: 03-06-2023  
Survey completed 11-30-2022  
Scale: 1" = 100'  
Job No. 221867  
Dwg No. 221867P  
Drawn by SLW  
Surveyor CCL #4636

SHEET 3 OF 3



## STANDARD FINAL PLAT REVIEW

☒ First Submittal                      Date: 3/27/23                      Review Due Date: 4/24/23

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

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Subdivision Name: Final Plat of the Prairie View Estates Addition

PID: 131241 & 131244

District ETJ

Project Number: 23-00007-S-SUBD

Surveyor Number: 221867P

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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 **April 25, 2023** 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.

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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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Names and dimensions of proposed and existing streets within and adjacent to the subdivision unless where right-of-way becomes impractical
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed name of the subdivision
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The date of the plat and of any revisions
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The scale to which the plat was drawn
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A north arrow
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The name, address, and signature line of the owner(s) of the property
<i>Remarks: Please add an attest signature for Mr. Barbieri.</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 checked="" type="checkbox"/> | <input 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. |
|--------------------------|-------------------------------------|--------------------------|---|

*Remarks: Please add a certification for the OSSF authority.*

- |                          |                                     |                          |   |
|--------------------------|-------------------------------------|--------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Location of all soil borings or other test sites where required |
|--------------------------|-------------------------------------|--------------------------|---|

*Remarks: Please submit OSSF planning materials and \$50 review fee.*

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

*Remarks: Please revise notes to reflect sewer provided by OSSF.*

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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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 Council on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_."

\_\_\_\_\_  
Michelle Hicks  
City Secretary

*Remarks: Please revise City Secretary's certification.*

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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.

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

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



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

#### Structures Drawing

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

### **Section V. Required Improvements**

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

#### Required/Not required

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

---

#### **Staff Recommendations:**

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

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

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

---

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

Engineering:

- E1. Sheet C5.1 – Provide hydraulic calculations for channel reaches and culverts. 100-year flow may overtop culverts but shall be fully contained within easement and/or right of way.
- E2. Sheet C7.3 - Provide 24 inches of minimum cover over storm drain or use ASTM C-850.
- E3. Sheet C4.7 – Is OS3 accounted for in the detention pond outlet structure sizing?

Planning:

- P1. Please provide a signed copy of the preliminary plat.
- P2. Please revise City Secretary certification.
- P3. Please add a certification for Environmental Health to sign the plat:  
STATE OF TEXAS  
COUNTY OF McLENNAN

This statement certifies that planning materials and a facility suitability report prepared by \_\_\_\_\_, on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ has been submitted and accepted for this subdivision plat. Individual On-Site Sewage Facility designs must be submitted for approval for this lot, and built to Texas Commission on Environmental Quality (TCEQ) regulations prior to occupation of the residence. This subdivision plat approved and accepted by the Waco-McLennan County Public Health District on this the \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Christopher Reyna, Environmental Health Supervisor

- P4. Please remove building setback lines or clarify that they are deed imposed – the city does not regulate building setbacks for lots in the ETJ
- P5. Please revise plat notes to indicate sewer is provided by OSSF.

Traffic: *Approved*

Utilities:

- U1. The new drainage channels at the intersection of Prairie Side Drive and Old Lorena Rd interfere with the existing water line. Relocate the drainage channels to locations that are

at least 5 ft from the existing water line or provide proposed design for relocating the water line.

- U2. Vertical curves of water lines are shown on the profiles but they are not defined. Fully define vertical curves (beginning, end and radius of curvature). Note that maximum deflection angle of pipe joints will be restricted to 50% of the manufacturer's recommendation. The radius of curvature should reflect this restriction.
- U3. Water lines crossing under a utility (single or multiple barrel) that are >36-inches wide shall be installed within a casing pipe. Call out casing for the crossing shown on C6.2
- U4. For water crossing under storm sewer or franchise utility, embed water as per W-37. Call out embedment for the single barrel crossing on C7.2 and C7.3.

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Informative only - no response required for plat approval:

- Owner signature and attest signatures – required on hard copies
- Surveyor/Engineer signature and seal – required on hard copies.
- **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>.
- This development will be subject to water impact fees, payable upon permitting.
- 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.