



LEGEND

●	= 3/8" IRON ROD FOUND (UNLESS NOTED OTHERWISE)
○	= 1/2" IRON ROD WITH CAP STAMPED "WALKER PARTNERS" SET
⊗	= CHISELED "X" FOUND
D.R.M.C.T.	= DEED RECORDS MLENNAN COUNTY, TEXAS
M.C.C.D.	= MLENNAN COUNTY CLERK'S DOCUMENT
O.P.R.M.C.T.	= OFFICIAL PUBLIC RECORDS MLENNAN COUNTY, TEXAS
()	= DEED CALLS
⌋	= WATER VALVE
—W—	= WATER LINE
⊙	= STORM DRAIN MANHOLE
⊕	= WASTEWATER MANHOLE
—WW—	= WASTEWATER LINE
—○—	= UTILITY POLE
⎓	= GUY WIRE
—E—	= OVERHEAD ELECTRIC LINE
⎓	= ELECTRIC METER
☆	= LIGHT POLE
—	= TRAFFIC SIGN
—X—	= FENCE
	= ASPHALT EDGE
	= CONCRETE

SURVEYOR'S NOTES

4.123 ACRES

19 LOTS, 1 BLOCK

RELEASED DATE: JULY 21, 2023

WATER TO BE SUPPLIED BY CITY OF WACO, CO#N 410309.

SEWER TO BE SUPPLIED BY CITY OF WACO.

ELECTRICITY TO BE SUPPLIED BY ONCOR.

THE SUBJECT TRACT IS CURRENTLY ZONED TWO-FAMILY & ATTACHED SINGLE-FAMILY (R-2). PROPOSED LAND USAGE TO BE SINGLE FAMILY RESIDENTIAL.

THE CONTOURS SHOWN HEREON REFLECT AN ON-THE-GROUND SURVEY.

ALL EASEMENTS SHOWN HEREON ARE PROPOSED UNLESS NOT OTHERWISE ACTUALLY LOCATIONS WILL BE DETERMINED BY FINAL PLATTING OF THE SUBJECT PROPERTY.

STREET NAME WILL BE ESTABLISHED PRIOR TO FINAL PLAT RECORDECTION.

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

THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT. THEREFORE THE SURVEYOR CERTIFIES THAT EASEMENTS THAT HAVE BEEN ADVISED OF OR HAVE BEEN ADRESSED HEREON. HOWEVER, THE SURVEYOR DOES NOT GUARANTEE THAT ALL EASEMENTS, RESTRICTIONS OR ENCUMBRANCES (EITHER OF RECORD OR NOT OF RECORD) WHICH MAY AFFECT THE SUBJECT TRACT ARE SHOWN HEREON.

FEDERAL EMBLEMMENT MANAGEMENT AGENCY (FEMA) NOTE: BY PLATTING LOTTING AND SUBDIVISION IN FEMA "OTHER AREAS" ZONE X AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PLAN, 480502039D, HAVING AN EFFECTIVE DATE OF DECEMBER 20, 2019, THIS STATEMENT DOES NOT IMPLY THAT THIS TRACT WILL, OR WILL NOT FLOOD NOR DOES IT CREATE ANY LIABILITY IN SUCH EVENT ON THE PART OF THIS SURVEYOR OR COMPANY.

EXPLANATION OF FEMA ZONES:

FEMA "OTHER AREAS" ZONE X = AREA OF MINIMAL FLOOD HAZARD

THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, GEOID 12B, TEXAS CENTRAL ZONE, AND THE COORDINATES ARE BASED UPON WAD 89 ACQUIRED FROM CALIFORNIA POSITIONING SYSTEM OBSERVATIONS. THE ELEVATIONS SHOWN HEREON ARE SURFACE COORDINATES WITH A COMBINED ADJUSTED SCALE FACTOR (CAP) OF 1.00012 (SURF. COEF. GRIDING)

0 20 40 60 80

GRAPHIC SCALE (FEET)

REV	DESCRIPTION	DATE

Walker Partners
engineers ★ surveyors
823 Washington Ave. • Waco, Texas 76701
Phone: 1-254-714-1402 • T.B.P.E. Registration No. 8053
I.B.P.L.S. Registration No. 1003250.

PRELIMINARY PLAT
LOTS 1-19, BLOCK 1
CYPRESS VILLAGE ADDITION
TO THE CITY OF WACO, McLENNAN COUNTY,
TEXAS LOCATED IN THE T. J. CHAMBERS
SURVEY, ABSTRACT 7, IN THE CITY OF WACO,
McLENNAN COUNTY, TEXAS, BEING ALL OF A
CALLED 4.128 ACRE TRACT DESCRIBED IN A
DEED TO YOURS TRULY CUSTOM HOMES, LLC,
RECORDED UNDER McLENNAN COUNTY CLERK'S
DOCUMENT 2017018276 OF THE OFFICIAL PUBLIC
RECORDS OF McLENNAN COUNTY, TEXAS

PLAT NUMBER	D1-0611
PROJECT NUMBER	1-03799.00
DRAWN BY/CHECKED BY	KJF/KRH
FIELD NOTE NO.	N/A
DRAWING NAME	1-03799PRELIM.DWG
DRAFT DATE	07/20/23
SHEET NUMBER	1 OF 1

STANDARD PRELIMINARY PLAT REVIEW

☒ First Submittal Date: 7/24/23 Review Due Date: 8/22/23

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

Subdivision Name: Preliminary Plat of the Cypress Village Addition

PID: 167873

District City Limits

CSS Number: 23-00014-S-SUBD

Job Number: 1-03799.00

Staff has reviewed the preliminary plat for compliance with the subdivision regulations (City of Waco Appendix B – Subdivisions). A list of comments is 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. 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 **August 22, 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.

Planning:

Preliminary plat approval

Section 3.302, A

Y ***N*** ***N/A***

☒ ☐ ☐ A legible, accurately scaled plat of the entire subdivision, including all adjacent land owned by the developer.

☒ ☐ ☐ Plat submitted in digital format. Digital files shall be in a current version of AutoCAD (.dwg) or in Digital Exchange Format (.dxf) and shall be

oriented to within ten feet of correct Texas State Plane Coordinates, NAD83.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plat prepared by a Registered Professional Land Surveyor or a Registered Professional Engineer.
-------------------------------------	--------------------------	--------------------------	---

Plat shows:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The subdivision boundary as determined by a boundary survey or by recorded description of the property
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The street and lot layout and the proposed use of the property
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proposed and existing easements
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Utilities: sewers, water lines, gas mains
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water courses & ravines
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bridges & culverts
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Existing structures
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Drainage areas in acreage
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other features pertinent to subdivision (sidewalks, detention areas, green spaces, parks, number of lots and blocks stated on the plat, dimensions of lots and blocks)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proposed and dedicated right-of-way, including widths
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed legal description of the subdivision
<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"/>	Computed total acreage
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A north arrow
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The name and address, signature, and date of signature of the owner of the property
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The words shown on the plat "PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY"

- ☒ ☐ ☐ The Texas Natural Resource Conservation Commission (TNRCC) or Texas Commission on Environmental Quality (TCEQ) water certification of convenience and necessity file number
 - ☒ ☐ ☐ The electric service cooperative that serves the area.
-

Section 3.302, B

- ☒ ☐ A topographical map of the entire subdivision, and of a one hundred (100) foot wide strip surrounding the subdivision, showing contours at two (2) foot intervals with all elevations referenced to city approved datum. (Topographic information is necessary only for subdivisions exceeding two (2) acres in gross area and/or having unusual topography.) Topographic information may be included on the plat described in 3.302(A) above or placed on a separate map drawn to the same scale as the above plat. The topographic map shall be either an actual on-the-ground survey, material obtained from Engineering Services of the City of Waco, or an aerial survey approved by Engineering Services. A note shall be placed on the plat stating which method was used to provide the topographical map.
-

Section 3.302, C

A location map showing:

- ☒ ☐ The proposed subdivision in relation to existing streets and/or other easily recognizable geographic features
- ☒ ☐ A north arrow
- ☒ ☐ The proposed name of the subdivision.

Environmental Health:

Section 3.302, D

For sites not served by public sanitary sewer, the subdivider shall submit a report by an independent registered professional engineer indicating sufficient soil tests have been conducted and that the said engineer has determined the environmental suitability of each lot for safe operation of an on-site sewage facility (OSSF). The report shall determine a minimum lot size, density, and type of proposed disposal system. This report is to be submitted to the city engineer and utility services environmental coordinator (Environmental Health Manager) for approval and

shall comply with all Texas Natural Resource Conservation Commission (TNRCC) and/or Texas Commission on Environmental Quality (TCEQ) regulations.

- ☐ ☐ ☒ Suitability Study Submitted
- ☐ ☐ ☒ Subdivision Review Fee Paid

Traffic, Utilities, Engineering, Floodplain:

Section 3.302, E

Studies and analyses to determine infrastructure capacity and requirements for the following:

- ☒ Utilities – Water
Not Required
- ☒ Utilities – Sewer
Not Required
- ☒ Traffic Impact Analysis
Not Required
- ☒ Stormwater/drainage
Submitted
- ☒ Flood
Not Required

Staff Recommendations:

Planning	Approve With Conditions
Engineering	Approve
Utilities	Approve
Traffic	Approve

Conditions for Approval:

Engineering: Approved

Planning:

P1. Please revise the City Secretary certification to the following:

STATE OF TEXAS §
COUNTY OF MCLENNAN §

Approval of this Preliminary Plat by the City Plan Commission shall be deemed an expression of approval of the layout submitted on the preliminary plat as a guide to the final engineering of streets, water, sewer, and other required improvements and utilities and to the preparation of the final plat. Approval of this preliminary plat shall not constitute automatic approval of the final plat, nor be considered authorization to begin construction or sell lots. Approval of the preliminary plat shall not constitute a guarantee or warranty, either implied or otherwise that all other applicable codes and ordinances of the City of Waco have been complied with. It shall be the responsibility of the subdivider to ensure that all applicable requirements of the City of Waco relative to the subdividing and development of property have been met.

WITNESS MY HAND THIS THE ____ day of _____, 2023, this preliminary plat was duly approved by the City of Waco.

Signed: _____

Michelle Hicks
City Secretary

City condition satisfied.

Traffic: Approved

Utilities: Approved

Informative only - no response required for preliminary plat approval:

- Applicant encouraged to schedule follow-up meeting with city staff to discuss any comments on this review letter before resubmitting.
- Preliminary plats may be submitted in larger format (i.e. 24" x 36") to accommodate the scale.
- Developer must discuss service requirements with Oncor Project Manager.

- The city council approval date on the paper copy of the plat when submitted
- **New subdivisions may require cluster boxes, please coordinate with the servicing Postmaster**
- Final plats must adhere to McLennan County requirements for recording. Requirements can be found at: <https://www.co.mclennan.tx.us/180/Plat-Filing>.
- For final plats, water and/or sewer impact fees may be applicable at the time of permitting. More information is available in Appendix C, Waco Code of Ordinances, https://library.municode.com/tx/waco/codes/code_of_ordinances?nodeId=PTIICOOR_A_PXCIMFE_PTIGEPR.