Final Plat
Callan Village Addition, Phase 1B
A Planned Unit Development

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.

October 2018

Waco City Limits
Callan Village Addition, Phase 1B
October 16, 2018

Ryan J. Lindsey
LG Callan, LLC
P.O. Box 20307
Waco, TX 76702

REF.: Final Plat of the Callan Village Addition, Phase 1B, A Planned Unit Development, to the City of Waco, McLennan County, Texas"

Dear Mr. Lindsey:

This letter is to assist you in completing the subdivision plat of your property. Your subdivision plat request will be considered by the City Plan Commission at its meeting on October 23, 2018, in the Waco Convention Center, Bosque Theatre, 100 Washington Avenue, at 7:00 p.m. City of Waco staff and affected utility companies have reviewed your subdivision plat request for compliance with City of Waco ordinances and have forwarded their comments to the City Plan Commission for action.

The City Plan Commission reviews subdivision plat requests to determine whether the subdivision contains all of the items required by City of Waco ordinances. If the subdivision contains all of the required items, the City Plan Commission recommends to the City Council approval of the subdivision. If the subdivision does not contain all of the required items the City Plan Commission can recommend either disapproval of the subdivision or disapproval of the subdivision until your subdivision meets all of the requirements. The Waco City Council will make the final decision on your subdivision.

The Waco City Council will consider your subdivision along with the City Plan Commission’s recommendation on November 20, 2018, in the Waco Convention Center, Bosque Theatre, 100 Washington Avenue, at 6:00 p.m. The City Council will review your subdivision plat request along with the City Plan Commission’s recommendation. The City Council may approve your subdivision if its meets all of the requirements. If your subdivision is a final subdivision and is approved it is recorded in the Official Public Records of McLennan County. The City Council may disapprove your subdivision until it meets the necessary requirements. If your subdivision is disapproved until it meets the necessary requirements you have until December 31, 2019, to complete the requirements. If you complete the requirements and return the plat to City staff by that date your final subdivision is approved and is recorded in the Official Public Records of McLennan County. Also, the City Council may disapprove your subdivision request.
The following are items that City staff believe would need to be completed in order for your subdivision plat to meet all City of Waco requirements:

1. The owner of the property needs to sign the dedication. A Notary Public in the appropriate county and state shall notarize this signature. The owner needs to provide proof of ownership (i.e. deed) of the property. Provide documentation to show that Mr. Lindsey is authorized to sign the plat on behalf of LG Callan, LLC.

2. The surveyor needs to sign and seal the plat and set the monuments. Submit an electronic copy of the plat using a current version of AutoCad (.dwg) or Digital Exchange Format (.dxr) that is oriented to within 10 feet of correct Texas Plane Coordinates, NAD83. This information may be obtained from Engineering Services at the City of Waco. Place these coordinates on the plat.

3. The owner is to provide an original “Tax Certificate” from the McLennan County Tax Office stating that all taxes have been paid for the property. This subdivision plat request may not be recorded at the County Clerks Office until this certificate is provided to Planning Services.

4. The owner is to pay the $300.00 filing fee and provide an application to Planning Services.

5. The lien holder acknowledgement needs to be signed and notarized in the appropriate state and county.

6. Under the attest signature line, include a title for Claude Lindsey.

7. Submit street names for approval to Mary Henley, Planning Services (MaryH@ci.waco.tx.us).

8. Under the City Secretary’s certification statement, delete “by the City Council” to read: “...was approved on this the _____ day of...”.

9. A note on the plat must be added stating that: “Sidewalk construction along both sides of Panther Way must be started or a performance guarantee provided for sidewalk construction before this plat can be filed for record. Note: Certificates of Occupancy for associated building permits will be held until sidewalk construction is completed.”

10. Submit plans and specifications for streets, drainage, water and sanitary sewer improvements for this addition; this includes sidewalk construction. Either the construction of the improvements must be completed and then approved by the City of Waco, or a performance guarantee submitted and approved before the plat can be filed for record. The performance guarantee and the required ¾ of 1 percent review and inspection fee can be based upon the engineers estimated construction cost.

11. Verify Arc callout #7 in field notes; could not verify or reproduce in Arc View.

If you have any questions concerning the requirements stated in this letter or wish to discuss the subdivision platting process further, please contact me at 750-5444.

Sincerely yours,

[Signature]

Marie Jupe, Planner

cc: Walker Partners
    600 Austin Ave., Ste. 20
    Waco, TX 76701