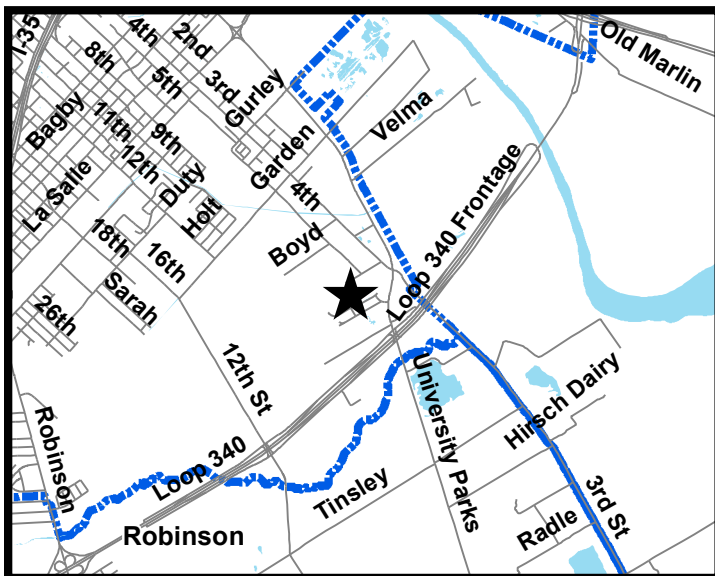
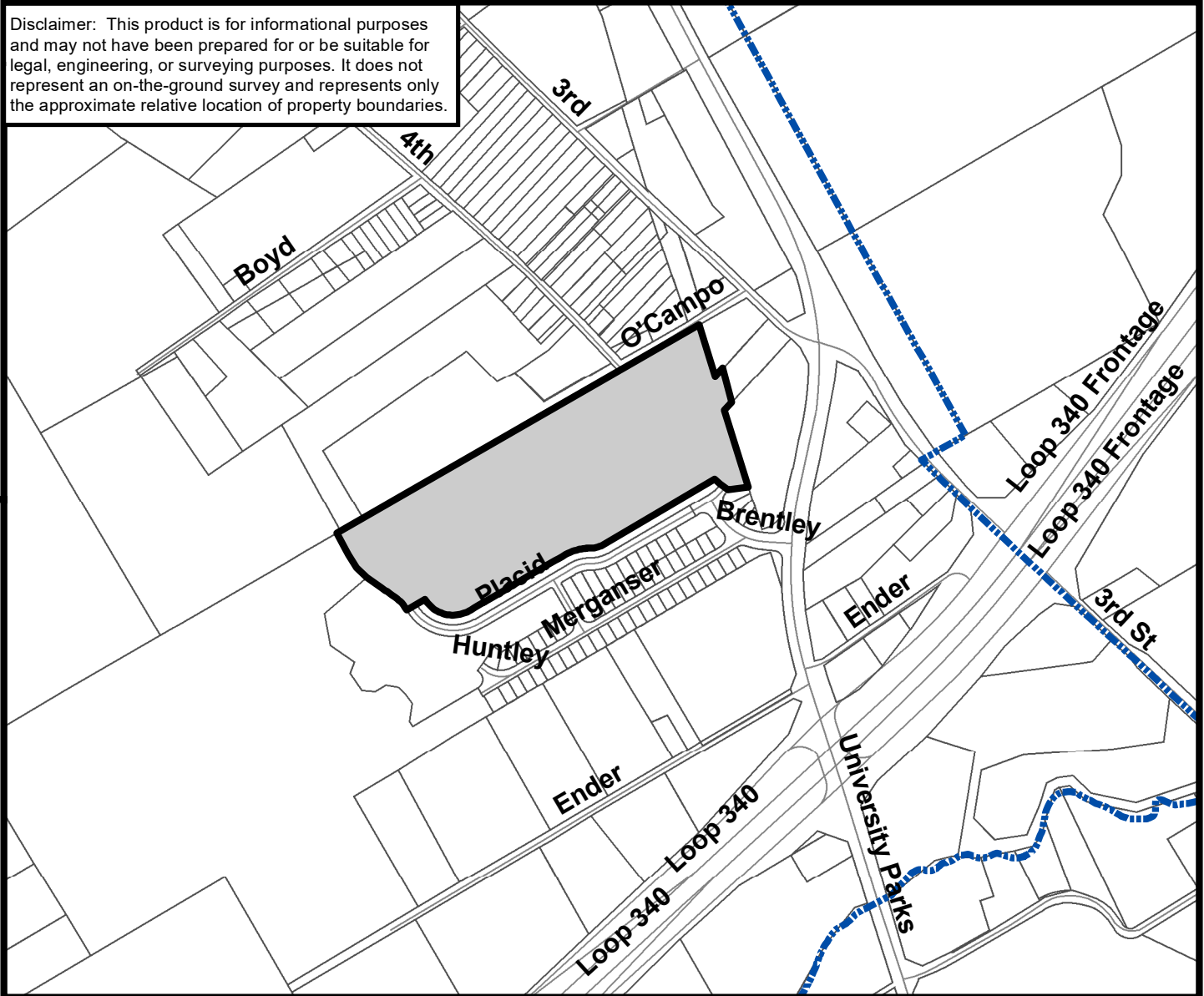




The Lakes at University Parks Addition, Phase Four, Lots 1-49, Block 6; and Lots 1-42, Block 7

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.

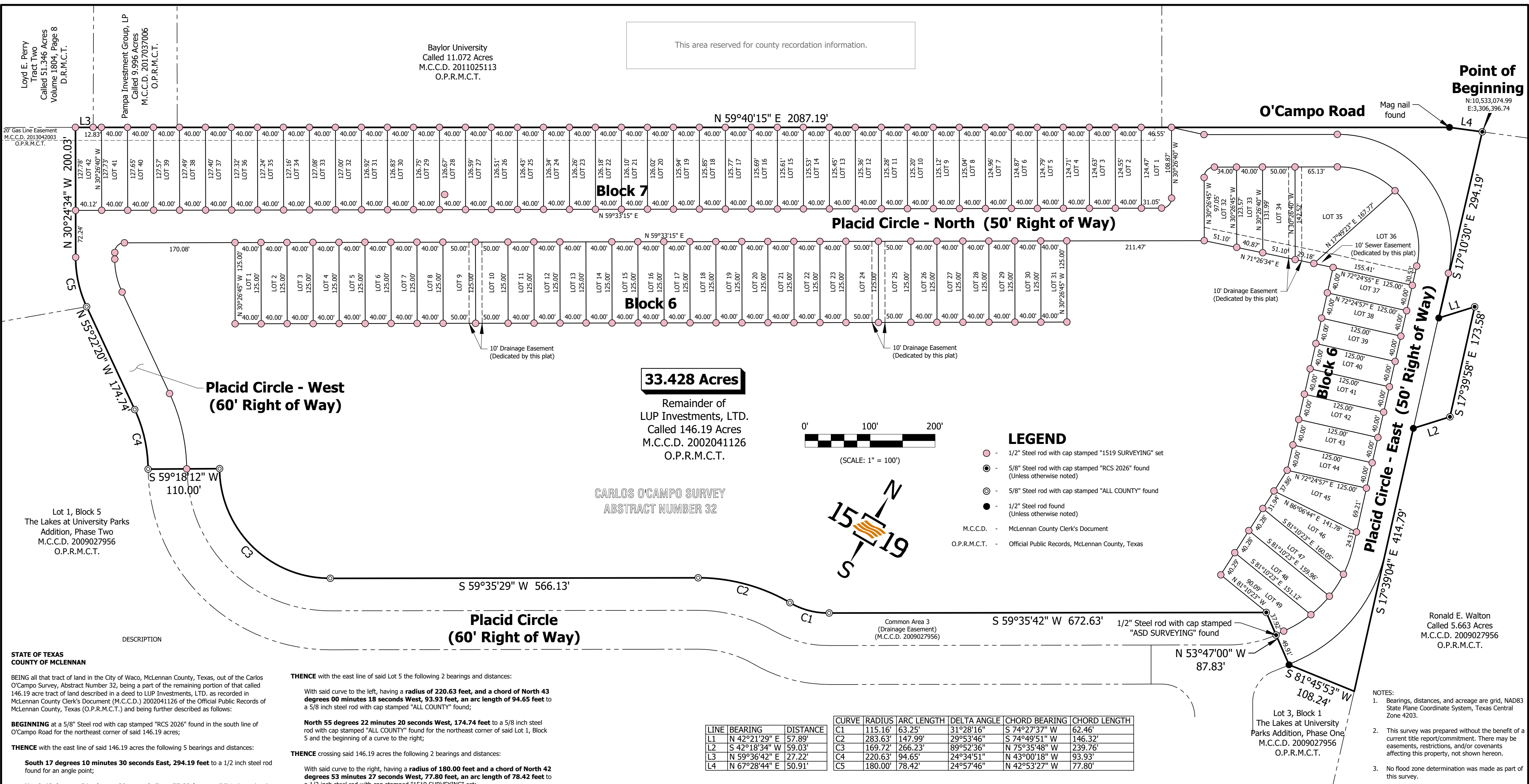


-  Waco City Limits
-  The Lakes at University Parks Phase Four

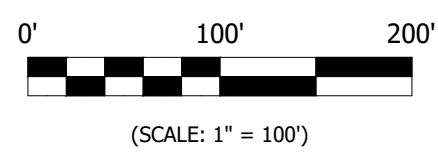


January 2021





33.428 Acres
 Remainder of
 LUP Investments, LTD.
 Called 146.19 Acres
 M.C.C.D. 2002041126
 O.P.R.M.C.T.



- LEGEND**
- - 1/2" Steel rod with cap stamped "1519 SURVEYING" set
 - - 5/8" Steel rod with cap stamped "RCS 2026" found (Unless otherwise noted)
 - ⊙ - 5/8" Steel rod with cap stamped "ALL COUNTY" found
 - - 1/2" Steel rod found (Unless otherwise noted)
 - M.C.C.D. - McLennan County Clerk's Document
 - O.P.R.M.C.T. - Official Public Records, McLennan County, Texas

LINE	BEARING	DISTANCE	CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
L1	N 42°21'29" E	57.89'	C1	115.16'	63.25'	31°28'16"	S 74°27'37" W	62.46'
L2	S 42°18'34" W	59.03'	C2	283.63'	147.99'	29°53'46"	S 74°49'51" W	146.32'
L3	N 59°36'42" E	27.22'	C3	169.72'	266.23'	89°52'36"	N 75°35'48" W	239.76'
L4	N 67°28'44" E	50.91'	C4	220.63'	94.65'	24°34'51"	N 43°00'18" W	93.93'
			C5	180.00'	78.42'	24°57'46"	N 42°53'27" W	77.80'

**STATE OF TEXAS
 COUNTY OF MCLENNAN**

BEING all that tract of land in the City of Waco, McLennan County, Texas, out of the Carlos O'Campo Survey, Abstract Number 32, being a part of the remaining portion of that called 146.19 acre tract of land described in a deed to LUP Investments, LTD. as recorded in McLennan County Clerk's Document (M.C.C.D.) 2002041126 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.) and being further described as follows:

BEGINNING at a 5/8" Steel rod with cap stamped "RCS 2026" found in the south line of O'Campo Road for the northeast corner of said 146.19 acres;

THENCE with the east line of said 146.19 acres the following 5 bearings and distances:

South 17 degrees 10 minutes 30 seconds East, 294.19 feet to a 1/2 inch steel rod found for an angle point;

North 42 degrees 21 minutes 29 seconds East, 57.89 feet to a 5/8 inch steel rod with cap stamped "RCS 2026" found for an angle point;

South 17 degrees 39 minutes 58 seconds East, 173.58 feet to a 5/8 inch steel rod with cap stamped "RCS 2026" found for an angle point;

South 17 degrees 39 minutes 04 seconds East, 414.79 feet to a 1/2 inch steel rod found for the northeast corner of Lot 3, Block 1 of The Lakes at University Parks Addition, Phase One as shown on the plat recorded under M.C.C.D. 2003047915 of the O.P.R.M.C.T.;

THENCE South 81 degrees 45 minutes 53 seconds West, 108.24 feet with the north line of said Lot 3 to a 1/2 inch steel rod found for an angle point in said Lot 3 and the south right of way line of Brently Boulevard;

THENCE North 53 degrees 47 minutes 00 seconds West, 87.83 feet to a 5/8 inch steel rod with cap stamped "RCS 2026" found for the northeast corner of Common Area 3 in The Lakes at University Parks Addition, Phase Two as recorded under M.C.C.D. 2009027956 of the O.P.R.M.C.T.;

THENCE with the north line of said Common Area 3 the following 5 bearings and distances:

South 59 degrees 35 minutes 42 seconds West, 672.63 feet to a 5/8 inch steel rod with cap stamped "ALL COUNTY" found for the beginning of a curve to the right;

With said curve to the right, having a **radius of 115.16 feet and a chord of South 74 degrees 27 minutes 37 seconds West, 62.46 feet, an arc length of 63.25 feet** to a 5/8 inch steel rod with cap stamped "ALL COUNTY" found for the beginning of a reverse curve to the left;

With said curve to the left, having a **radius of 283.63 feet and a chord of South 74 degrees 49 minutes 51 seconds West, 146.32 feet, an arc length of 147.99 feet** to a 5/8 inch steel rod with cap stamped "ALL COUNTY" found;

South 59 degrees 35 minutes 29 seconds West, 566.13 feet to a 5/8 inch steel rod with cap stamped "ALL COUNTY" found for the beginning of a curve to the right;

With said curve to the right, having a **radius of 169.72 feet and a chord of North 75 degrees 35 minutes 48 seconds West, 239.76 feet, an arc length of 266.23 feet** to a 5/8 inch steel rod with cap stamped "ALL COUNTY" found;

THENCE South 59 degrees 18 minutes 12 seconds West, 110.00 feet to a 5/8 inch steel rod with cap stamped "ALL COUNTY" found in the east line of Lot 1, Block 5 in said Phase Two for the beginning of a curve to the left;

THENCE with the east line of said Lot 5 the following 2 bearings and distances:

With said curve to the left, having a **radius of 220.63 feet, and a chord of North 43 degrees 00 minutes 18 seconds West, 93.93 feet, an arc length of 94.65 feet** to a 5/8 inch steel rod with cap stamped "ALL COUNTY" found;

North 55 degrees 22 minutes 20 seconds West, 174.74 feet to a 5/8 inch steel rod with cap stamped "ALL COUNTY" found for the northeast corner of said Lot 1, Block 5 and the beginning of a curve to the right;

THENCE crossing said 146.19 acres the following 2 bearings and distances:

With said curve to the right, having a **radius of 180.00 feet and a chord of North 42 degrees 53 minutes 27 seconds West, 77.80 feet, an arc length of 78.42 feet** to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set;

North 30 degrees 24 minutes 34 seconds West, 200.03 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set;

North 30 degrees 24 minutes 34 seconds West, 200.03 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set;

THENCE with the north line of said 146.19 acres the following 3 bearings and distances:

North 59 degrees 36 minutes 42 seconds East, 27.22 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set;

North 59 degrees 40 minutes 15 seconds East, 2087.19 feet to a Mag nail found for an angle point;

North 67 degrees 28 minutes 44 seconds East, 50.91 feet to the **POINT OF BEGINNING** and containing **33.428 acres of land**.

Bearings based on Grid North, State Plane Coordinate System, NAD83, Texas Central Zone.

**STATE OF TEXAS
 COUNTY OF MCLENNAN**

That, _____ 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: "FINAL PLAT OF THE LAKES AT UNIVERSITY PARKS ADDITION, PHASE FOUR, LOTS 1-49, BLOCK 6; AND LOTS 1-42, BLOCK 7 TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS" (BEING PART OF THAT CALLED 146.19 ACRE TRACT OF LAND DESCRIBED IN A DEED TO LUP INVESTMENTS, LTD. AS RECORDED UNDER MCLENNAN COUNTY CLERK'S DOCUMENT 2002041126 OF THE OFFICIAL PUBLIC RECORDS OF 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 those easements or right-of-way. The sale of the lot(s) 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.

(Company name, if applicable)

By: _____
 Name, Title Name, Title
 Address Address

STATE OF TEXAS
 COUNTY OF MCLENNAN

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

Given under my hand and seal of office this the ____ day of _____, 2020.

 Notary Public in and for the State of Texas

My Commission Expires _____

STATE OF TEXAS:
 COUNTY OF MCLENNAN:

I hereby certify that the above and foregoing plat and field notes of the "FINAL PLAT OF THE LAKES AT UNIVERSITY PARKS ADDITION, PHASE FOUR, LOTS 1-49, BLOCK 6; AND LOTS 1-42, BLOCK 7 TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS" (BEING PART OF THAT CALLED 146.19 ACRE TRACT OF LAND DESCRIBED IN A DEED TO LUP INVESTMENTS, LTD. AS RECORDED UNDER MCLENNAN COUNTY CLERK'S DOCUMENT 2002041126 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS) was approved on this the ____ day of _____, 2020.

 Esmeralda Hudson
 City Secretary

**FINAL PLAT OF
 THE LAKES AT UNIVERSITY PARKS
 ADDITION, PHASE FOUR, LOTS 1-49,
 BLOCK 6; AND LOTS 1-42, BLOCK 7
 TO THE CITY OF WACO, MCLENNAN
 COUNTY, TEXAS**

BEING PART OF THAT CALLED 146.19 ACRE TRACT OF LAND DESCRIBED IN A DEED TO LUP INVESTMENTS, LTD. AS RECORDED UNDER MCLENNAN COUNTY CLERK'S DOCUMENT 2002041126 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS

- NOTES:**
- Bearings, distances, and acreage are grid, NAD83 State Plane Coordinate System, Texas Central Zone 4203.
 - This survey was prepared without the benefit of a current title report/commitment. There may be easements, restrictions, and/or covenants affecting this property, not shown hereon.
 - No flood zone determination was made as part of this survey.

1519 Job No.: 9505	Drawn By: JEM
Sheet 1 of 1	Reviewed By: JDD
Property Address: Placid Circle Waco, Texas 76706	Prepared For: Brenner Campbell

I, the undersigned, do hereby certify that the plat as shown hereon was prepared from an on-the-ground survey performed by me or under my supervision and completed on August 8, 2020; No warranty is made or intended for the location of any or all easements that may exist within the bounds of this survey.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

 Date: February _____, 2021

James David Dossey
 R.P.L.S. 6112

Purpose: Review by City of Waco.

1519
 SURVEYING & ENGINEERING
 1519LLC.com

CENTRAL TEXAS
 5054 Franklin Ave., Ste. A
 Waco, TX. 76710
 254-776-1519
 DALLAS / FT. WORTH
 1300 W. Magnolia, Suite 300
 Ft. Worth, TX. 76104
 214-484-8586

TBLS# 10193968 TBPE# F-17299 TBPLS# 10194351 TBPLS# 10194283



Planning Services
Post Office Box 2570
Waco, Texas 76702-2570
254 / 750-5650
Fax: 254 / 750-1605
www.waco-texas.com

January 20, 2021

Centex Engineers, LLC
1600 Lake Air Dr., Ste 131
Waco, TX 76710

1519 Surveying & Engineering, LLC
5054 Franklin Avenue
Waco, TX 76710

REF.: “Final Plat of the The Final Plat of The Lakes at University Parks, Phase IV, to the City of Waco, McLennan County, Texas”

Project Number: 20-00037

Dear Owner:

This letter is to assist you in completing the subdivision plat and for your property. Your request will be considered virtually by the City Plan Commission at its meeting on **January 26, 2021 in the Waco City Hall, 300 Washington Avenue, at 7:00 p.m.** City of Waco staff recommends City Plan Commission approve with conditions. City Plan Commission with staff’s recommendation will approve the plat, approve the plat with conditions, or disapprove the plat.

A written response will be 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 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 with conditions, or disapprove the plat. Approval or approval with the condition of infrastructure being built to meet City of Waco Construction Standards and Specifications by City Council will allow for the recordation process of the final subdivision plat. Two paper copies will be required for the approval of this plat.

City of Waco Appendix B – Subdivisions, Section 3.3:

Plat

1. The owners of the property need to sign the plat.

2. Please add utility purveyors to plat.
3. The surveyor needs to sign and seal the plat and set the monuments as shown.
4. The invoice for your standard plat application is now available. Please submit a payment of \$300.00 using the Citizen Self Service online portal.
5. Please upload a current McLennan County Tax Certificate showing no taxes are due from the previous year.
6. Please contact Mary Henley (254-750-5657) for street name approval and show approved names on the preliminary plat submitted for signatures. Typically, developers are asked to submit five potential names for each street in the event the first choice is not available or approved.
7. Please add a note to the plat that when development plans are submitted, sidewalk construction around Placid Circle will be required.
8. The remainder tract (containing common area and lake) should be included in the plat as a lot and block and hatched or otherwise annotated as to its purpose.
9. Please add all existing easements to the plat.

Engineering

10. Lots adjacent to lake not included in drainage calculations.
11. Provide original drainage study verify this plan is compatible. Downstream conditions indicate there is no excess capacity to in system to get runoff to Brazos River.
12. Provide riprap detail for flumes including d-50 and depth.
13. Does sidewalk end at Placid Circle W-N intersection?
14. North-West intersection – minimum local curve radius is 150’
15. Bend in North – minimum local curve radius is 150’
16. Junction of O’ Campo, Placid Circle North and Placid Circle East is problematic, please reconfigure.
17. Plan-Profile details for Flumes A, B and C are missing.
18. Provide cross-section details for flumes including adjacent grade and hydraulic capacity of flume and easement for 2-, 10- and 100-year events.
19. Street section detail – City of Waco Standard Detail ST-2 or Sheet 17.
20. Please provide lot grading plans including FFE for each lot.

Traffic

21. Subdivision Ordinance, Appendix B 5.205: D) Local street 125- foot offset, centerline to centerline; the intersection of Placid Circle with S. 4th Street is too close to the intersection of O' Campo Ave with S 4th Street. The separation between two local road intersections must be at least 125 feet, centerline to centerline. This current proposed roadway alignment for Placid Circle is not allowed. Recommendation: Placid Circle stay as one continuous roadway looping around the lake with an extension of S 4th Street to provide secondary access.
22. Subdivision Ordinance, Appendix B 5.205: G) Curve requirements: Local street shall have a minimum centerline curve radius of 150 feet; any deviation from the minimum curve radius may be allowed if a knuckle or cul-de-sac is provided to widen the roadway at that point.
23. Please clarify if there is intent to continue Placid Circle in a westerly direction at Lot 42, Block 7. A square corner instead of a knuckle is not allowed per the minimum curve radius requirement.
24. Existing sidewalk along Placid Circle (south side of Lake) needs to be extended to meet with proposed sidewalk at beginning of extension of Placid Circle (west side of Lake). This is not shown in construction plans.
25. Sidewalk along at least one side (lake side) of Placid Circle extension is required to continue the pedestrian loop around the lake.

Utilities

26. Plat is missing the easement for the existing water line. Plat nor plans indicate how or if this easement will be abandoned.
27. Water and sewer mains should be located with the limits of pavement.
28. Water services should be placed in the middle 2/3 of lots and sewer services should be placed on downstream side of lot.
29. Maximum distance between manholes allowed is 450 feet.
30. Sewer main depth minimum is 6 feet.
31. Sewer main cannot cross to other lane of traffic.
32. Provide clarification for why sewer line is upsized to 12".
33. Provide capacity analysis and impact on existing sewer system.
34. On Sheet 07: Water line crossing storm drain will be required to be placed in a casing
35. Sheets 12, 13: Show limits of waterline to be abandoned and how it will be abandoned.
36. Sheet 14: Update sewer line alignment

Fire

37. If there are more than 30 homes there will need two entrance and exit points. They shall be placed at a distance apart equal to not less than one-half of the length of the maximum overall diagonal

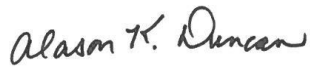
dimension of the property or area to be served. The 31st home cannot be built until there are two entrance and exit roads.

TxDOT

38. Property owners will need to contact the TxDot Waco Permit Coordinator, Tanya Hensley, at (254) 218-9137 regarding driveway permit, land use, and/or drainage requirements before plat can be recorded.

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 750-5608.

Sincerely yours,



Alason Duncan
Planner

Cc: Centex Engineers, LLC
1519 Surveying, LLC