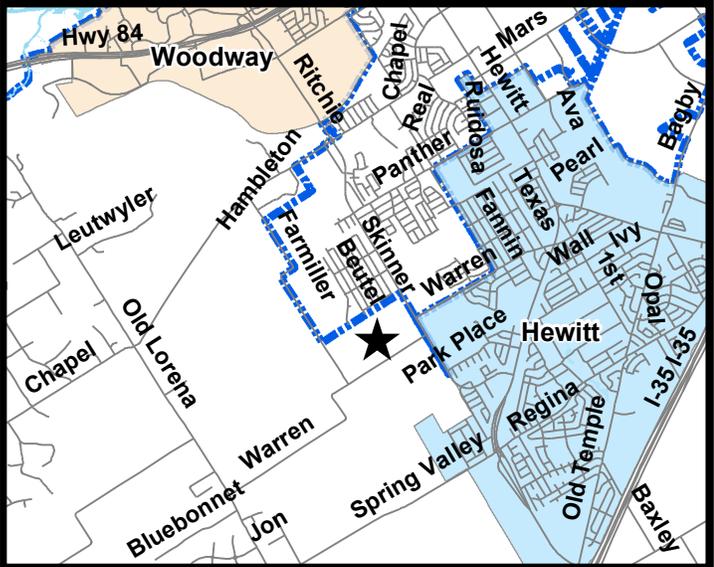
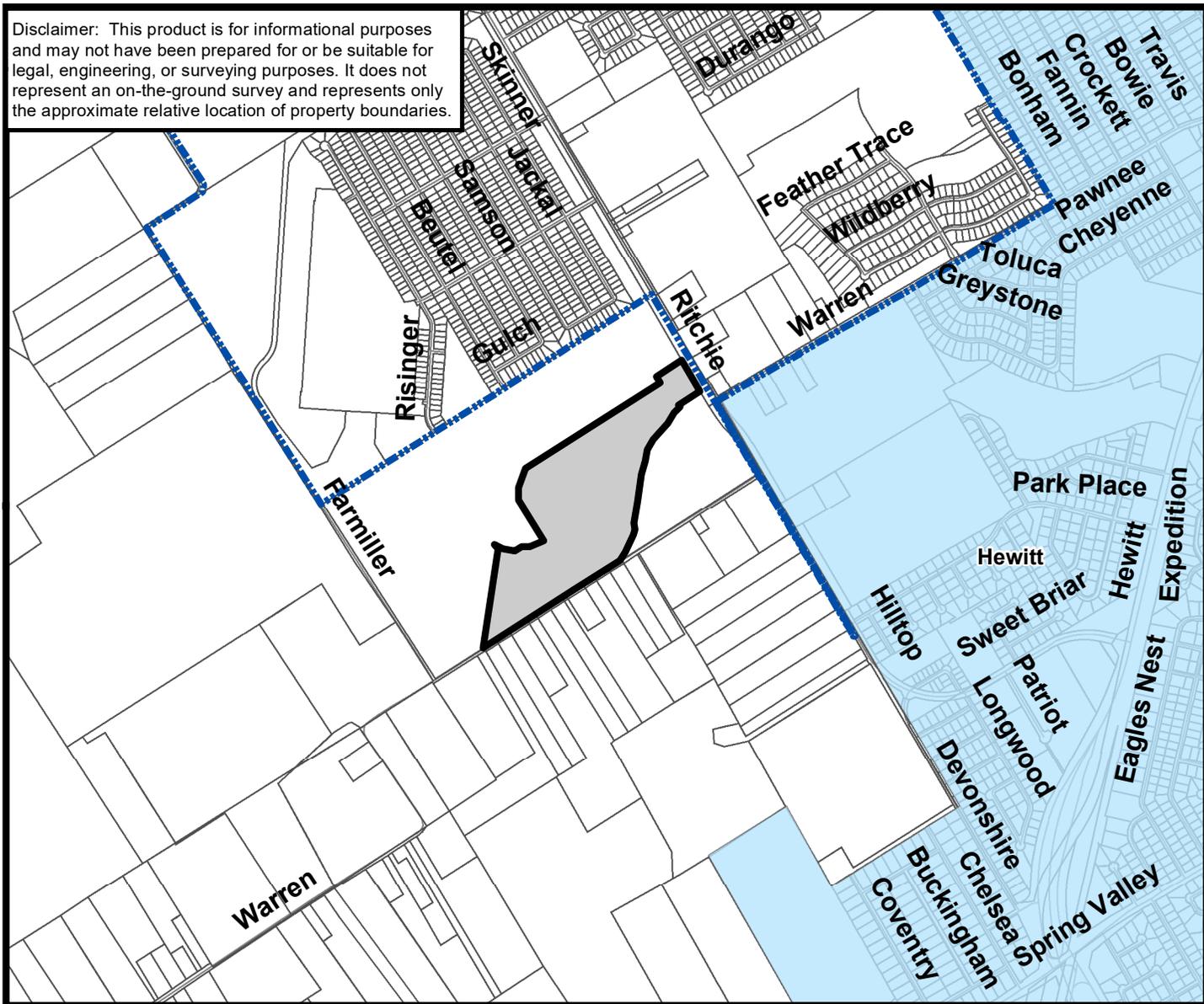


Final Plat Park Meadows South, Phase II

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
-  Park Meadows South Addition Phase II



August 2020



**FINAL PLAT FOR
PARK MEADOWS SOUTH PHASE II
WACO, MCLENNAN COUNTY, TEXAS
OUT OF THE B.B.B. & C. RAILROAD COMPANY SURVEY,
ABSTRACT NUMBER 157**

FLOOD NOTE:
NO PORTION OF THIS TRACT IS WITHIN A SPECIAL FLOOD HAZARD AREA PER THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 48309C0530D, DATED DECEMBER 20, 2019. THE SURVEYOR DOES NOT ATTEST TO THE ACCURACY OR INACCURACY OF SAID MAP OR STUDY AND DOES NOT IMPLY BY THE INTERPOLATION SHOWN HEREON THAT ANY PORTION OF, OR STRUCTURE LOCATED UPON, THIS TRACT WILL BE FREE FROM FLOODING OR FLOOD DAMAGE.

BFE/LFE TABLE			
BLOCK NUMBER	LOT NUMBER	BFE (ft)	LFE (ft)
7	113	677.20'	679.20'
7	114	677.20'	679.20'
7	115	677.20'	679.20'
7	116	677.20'	679.20'
7	117	677.20'	679.20'
7	118	677.20'	679.20'
7	119	677.20'	679.20'
7	120	677.20'	679.20'
7	121	677.20'	679.20'
7	122	677.20'	679.20'
7	123	677.20'	679.20'
7	124	677.20'	679.20'
7	125	677.20'	679.20'
7	126	677.20'	679.20'
7	127	677.20'	679.20'
7	128	677.20'	679.20'
7	129	677.20'	679.20'

FIELD NOTES

Field Notes for a certain tract or parcel of land situated in, and being out of, the B.B.B. & C. RAILROAD COMPANY SURVEY, Abstract No. 157, McLennan County, Texas, and being part of a called 194.45 acre tract of land described in a deed to WBW SINGLE LAND INVESTMENT, LLC - SERIES 104, recorded in Document No. 2019028303, Official Public Records of McLennan County, Texas, said tract being more particularly described by metes and bounds as follows:

COMMENCING at a cotton spindle found at the intersection of Warren Road and Farmiller Road, for the southwest corner of said 194.45 acre tract;

THENCE N 57°32'24" E, 594.89 feet, with the south boundary line of said 194.45 acre tract and the north right-of-way line of Warren Road, to an iron rod with cap set for the POINT OF BEGINNING and most southerly corner of the herein described tract;

THENCE across and upon said 194.45 acre tract, for the following courses:

- N 32°27'36" W, 42.52 feet, to an iron rod with cap set;
- N 08°00'27" E, 893.76 feet, to an iron rod with cap set;
- N 07°42'44" W, 68.74 feet, to an iron rod with cap found;
- S 81°56'12" E, 175.65 feet, to an iron rod with cap found;
- N 75°32'33" E, 63.08 feet, to an iron rod with cap found;
- N 83°29'38" E, 66.71 feet, to an iron rod with cap found;
- N 57°34'11" E, 127.50 feet, to an iron rod with cap found;
- N 32°25'49" W, 429.66 feet, to an iron rod with cap found;
- N 01°20'15" W, 107.95 feet, to an iron rod with cap found;
- N 08°04'16" E, 75.45 feet, to an iron rod with cap found;
- N 57°32'24" E, 1986.30 feet, to an iron rod with cap found;
- N 32°27'36" W, 102.50 feet, to an iron rod with cap found;
- N 57°32'24" E, 245.14 feet, to an iron rod with cap found in the east boundary line of said 194.45 acre tract and in the west right-of-way line of Ritchie Road, for the most northerly corner of the herein described tract;

THENCE with the common boundary line of said 194.45 acre tract and Ritchie Road, for the following courses:

- Along a curve to the left, having a radius of 1543.00 feet, an arc length of 21.78 feet, and a long chord bearing S 30°09'32" E, 21.78 feet, to an iron rod found at the end of said curve;
- S 30°33'47" E, 370.94 feet, to an iron rod with cap set for the most easterly corner of the herein described tract;

THENCE across and upon said 194.45 acre tract, for the following courses:

- S 57°32'24" W, 181.99 feet, to an iron rod with cap set;
- S 56°44'28" W, 50.00 feet, to an iron rod with cap set at the beginning of a curve to the left;
- With said curve to the left, having a radius of 780.00 feet, an arc length of 607.03 feet, and a long chord bearing S 32°49'21" W, 591.83 feet, to an iron rod with cap set at the end of said curve;
- S 08°53'04" W, 50.01 feet, to an iron rod with cap set;
- S 08°02'51" W, 478.67 feet, to an iron rod with cap set at the beginning of a curve to the right;
- With said curve to the right, having a radius of 720.00 feet, an arc length of 622.31 feet, and a long chord bearing S 32°48'31" W, 603.12 feet, to an iron rod with cap set at the end of said curve;
- S 32°25'49" E, 9.45 feet, to an iron rod with cap set in the south boundary line of said 194.45 acre tract and north right-of-way line of said Warren Road;

THENCE S 57°32'24" W, 1651.83 feet, with the common boundary line of said 194.45 acre tract and Warren Road, to the POINT OF BEGINNING and containing 56.10 acres of land, more or less.

NOTES:

- Electricity provided by ONCOR.
- Water supplied by City of Waco. CCN # 10039.
- Sewer disposal provided by City of Waco.
- Permanent lot corners will not be set in areas where there is an expectation that disturbance or damage is eminent or likely to occur (i.e. Construction areas, and etc.).
- Arrow (→) indicates that the stormwater runoff must flow directly onto and through downstream lots, without impediment or diversion to other lots.
- The sidewalks in front of residential lots shall be constructed by the home builder at the time of house construction. The sidewalks in front of non-residential lots will be built by the developer at the time of construction. A 4' sidewalk shall be constructed along both sides of Lunar Street and a 5' sidewalk shall be constructed along Ritchie Road along the subject property boundary.
- Lot 59 Block 7 shall be dedicated to the HOA for the use of park land and contain a blanket drainage easement to the City of Waco.
- The developer plans to submit to the City of Waco an Annexation Petition consistent with state law for the land included in this final plat. The developer plans to request R1-B zoning for the property.
- No back out driveways onto Warren Road or Ritchie Road.

THE STATE OF TEXAS
COUNTY OF MCLENNAN:

That, WBW Single Development Group, LLC - Series 110 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: "PARK MEADOWS SOUTH PHASE II", to the City of Waco, 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 these easements or right-of-way. The sale of the lots 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.

WBW SINGLE DEVELOPMENT GROUP, LLC--SERIES 110,
A Texas Series Limited Liability Company

By: _____
Weldon Bruce Whitis, President
3000 Illinois Ave, Ste. 100
Killeen, Texas 76543

STATE OF TEXAS
COUNTY OF BELL

This instrument was acknowledged before me on _____, by Weldon Bruce Whitis, in his capacity as President of WBW Single Development Group, LLC--Series 110, a separate series of WBW Development Group, LLC, a Texas series limited liability company, on behalf of said series.

Notary Public, State of Texas

STATE OF TEXAS
COUNTY OF MCLENNAN

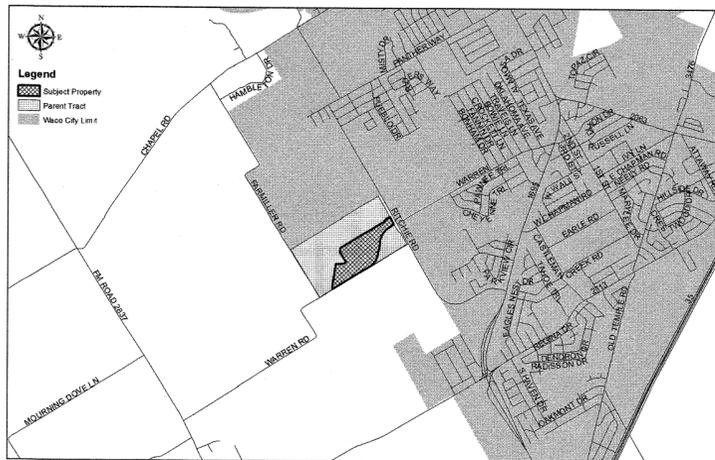
I hereby certify that the attached and foregoing plat and field notes of the "Final Plat of the Park Meadows South Phase II", to the City of Waco, McLennan County, Texas, was approved on this the ___ day of _____, 20__.

Esmeralda Hudson
City Secretary

STATE OF TEXAS
COUNTY OF BELL

I, Luther E. Frobish, registered professional land surveyor do hereby certify that I did cause the plat attached hereto to be prepared from an actual survey made on the ground and that all corner monuments were found or placed under my supervision in accordance with the subdivision regulations of the city of Waco, McLennan County, Texas.

by: _____
LUTHER E. FROBISH
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6200



**VICINITY MAP
N.T.S.**

LEGEND			
A.E.	ACCESS EASEMENT	REV.	REVISION
BM.	BENCHMARK	RE.	REFERENCE
B.F.E.	BASE FLOOD ELEVATION	R.O.W.	RIGHT OF WAY
D.A.	DRAINAGE AREA	TYP.	TYPICAL
D.E.	DRAINAGE EASEMENT	U.E.	UTILITY EASEMENT
ELEV.	ELEVATION	W.E.	WATER EASEMENT
L.F.E.	LOWEST FLOOR ELEVATION	W.W.E.	WASTE WATER EASEMENT
N.T.S.	NOT TO SCALE	→	FLOW ARROW SEE NOTE 5
F.W.L.E.	FENCE, WALL, & LANDSCAPE EASEMENT		
▨	LOTS WITH LFE (SEE TABLE)		
●	CORNER MONUMENT FOUND		
○	CORNER MONUMENT SET		

NOTE: CORNER MONUMENT SET IS A 1/2 in. IRON ROD WITH CAP MARKED "YALGO 6200" UNLESS OTHERWISE NOTED.

REV.	DESCRIPTION	DATE	BY
2	ADDED BFE/LFE TABLE	06/20/2020	MAD
1	ORIGINAL RELEASE	03/30/2020	SJT

PROJECT NUMBER: PMS2	CLIENT NAME: WBW SINGLE DEVELOPMENT GROUP, LLC--SERIES 110
APPROVED BY: SAB	CLIENT LOCATION: KILLEEN, TX
AUTHORIZED BY: WBW	

PROJECT INFORMATION	BENCHMARK
TOTAL SIZE: 56.10 ACRES TOTAL BLOCKS: 6 TOTAL RESIDENTIAL LOTS: 232 TOTAL NON-RESIDENTIAL LOTS: 2	3/8" IRON ROD FOUND IN THE APPROXIMATE CENTERLINE OF FARMILLER ROAD Observed GPS coordinates based on Texas State Plane Coordinate System, NAD83 (2011) datum, Texas Central Zone No. 4203 N: 10504703.10 E: 3263815.68 Z: 677.62' (NAVD88-Geoid12B)

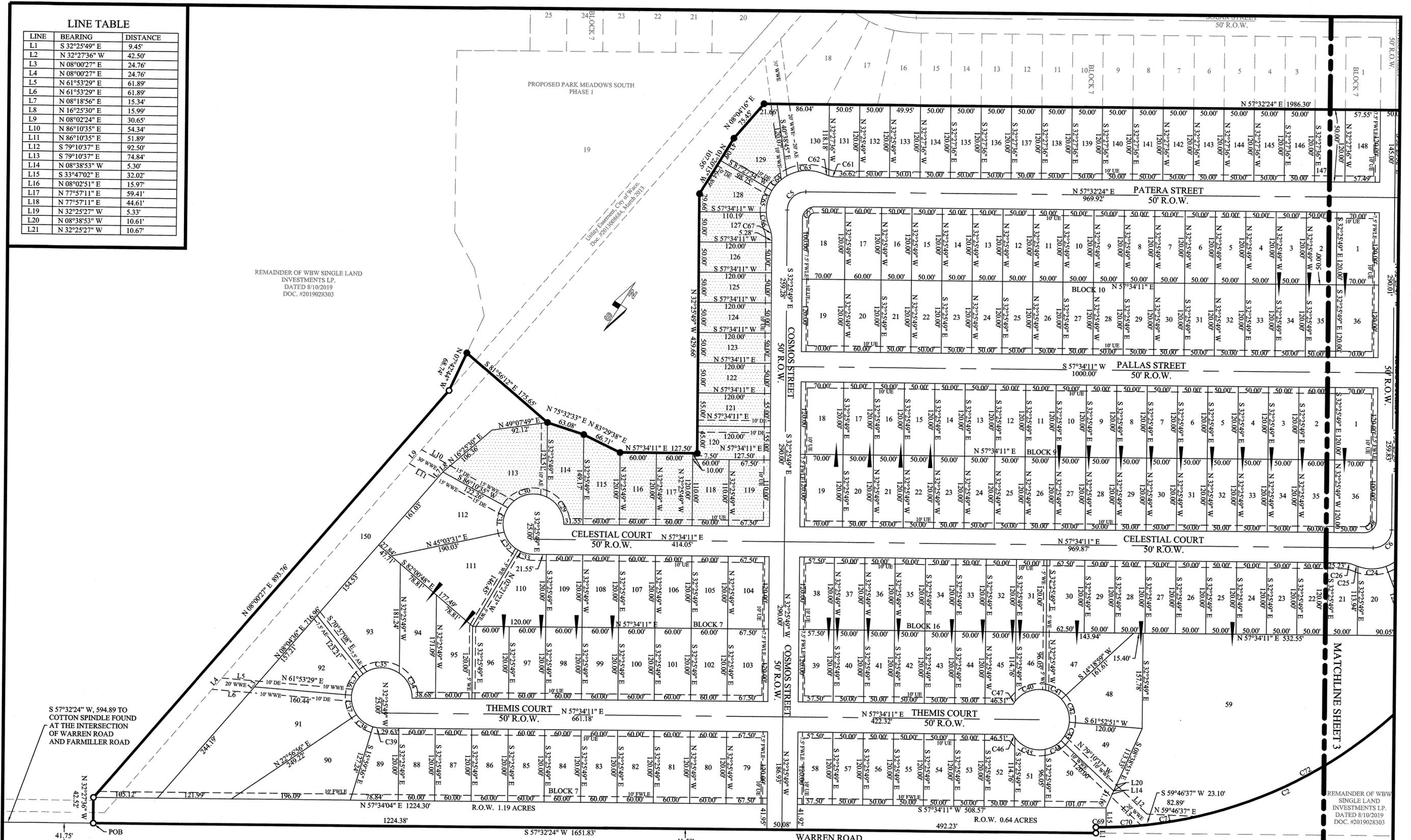
**FINAL PLAT
PARK MEADOWS SOUTH PHASE II
CITY OF WACO, MCLENNAN COUNTY, TEXAS**

Yalgo, LLC
3000 Illinois Ave., Suite 100
Killeen, TX 76543
PH (254) 953-5353
FX (254) 953-5057
Texas Registered
Engineering Firm F-10264
Texas Registered Surveying
Firm 10194095

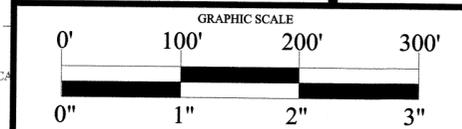
SHEET
1
OF
3

LINE	BEARING	DISTANCE
L1	S 32°25'49" E	9.45'
L2	N 32°27'36" W	42.50'
L3	N 08°00'27" E	24.76'
L4	N 08°00'27" E	24.76'
L5	N 61°53'29" E	61.89'
L6	N 61°53'29" E	61.89'
L7	N 08°18'56" E	15.34'
L8	N 16°25'30" E	15.99'
L9	N 08°02'24" E	30.65'
L10	N 86°10'35" E	54.34'
L11	N 86°10'35" E	51.89'
L12	S 79°10'37" E	92.50'
L13	S 79°10'37" E	74.84'
L14	N 08°38'53" W	5.30'
L15	S 33°47'02" E	32.02'
L16	N 08°02'51" E	15.97'
L17	N 77°57'11" E	59.41'
L18	N 77°57'11" E	44.61'
L19	N 32°25'27" W	5.33'
L20	N 08°38'53" W	10.61'
L21	N 32°25'27" W	10.67'

REMAINDER OF WBW SINGLE LAND INVESTMENTS LP, DATED 8/10/2019, DOC. #2019028303



ROCHELLE YVONNE D CALLED 10.934 VOL.539, PG.1	SMITH DANNY WALLACE & KATHLEEN HAVINS SMITH CALLED 5.801 ACRES VOL.1689, PG.187	GRANGER DAVID B & ANGELA M CALLED 5.803 ACRES VOL.669, PG.538	GRANGER DAVID B & ANGELA CALLED 4.005 ACRES DEED #: 2015037857	SMITH DANNY WALLACE & KATHLEEN HAVINS SMITH CALLED 7.61 ACRES DEED #: 2012031453	NELSON MICHELLE RENEE & ANDREW J CALLED 5.805 ACRES DEED #: 2010010922	BEAVERS JEREMIAH & JAMIE CALLED 5.803 ACRES DEED #: 2004000480	GRANGER DAVID BRADLEY SR & ANGELA M CALLED 13.778 ACRES DEED #: 2010229813	JETER ERIC RAYMOND & DEE ANNA CALLED 3.658 ACRES DEED #: 2016013768	SCHWELLENBACH BLAKE M & ABIGAIL J CALLED 3.659 ACRES DEED #: 2015027473
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REV.	DESCRIPTION	DATE	BY
2	ADDED BFE HATCH TO REQUIRED LOTS	07/05/2020	MAD
1	ORIGINAL RELEASE	03/30/2020	SJT

PROJECT NUMBER: PMS2

CLIENT NAME:
WBW SINGLE DEVELOPMENT GROUP, LLC—SERIES 110
CLIENT LOCATION: KILLEEN, TX

APPROVED BY: SAB
AUTHORIZED BY: WBW

PROJECT INFORMATION	BENCHMARK
TOTAL SIZE: 56.10 ACRES TOTAL BLOCKS: 6 TOTAL RESIDENTIAL LOTS: 232 TOTAL NON-RESIDENTIAL LOTS: 2	3/8" IRON ROD FOUND IN THE APPROXIMATE CENTERLINE OF FARMILLER ROAD Observed GPS coordinates based on Texas State Plane Coordinate System, NAD83 (2011) datum, Texas Central Zone No. 4203 N: 10504703.10 E: 3263815.68 Z: 677.62' (NAVD88-Geoid12B)

FINAL PLAT
PARK MEADOWS SOUTH PHASE II
CITY OF WACO, MCLENNAN COUNTY, TEXAS

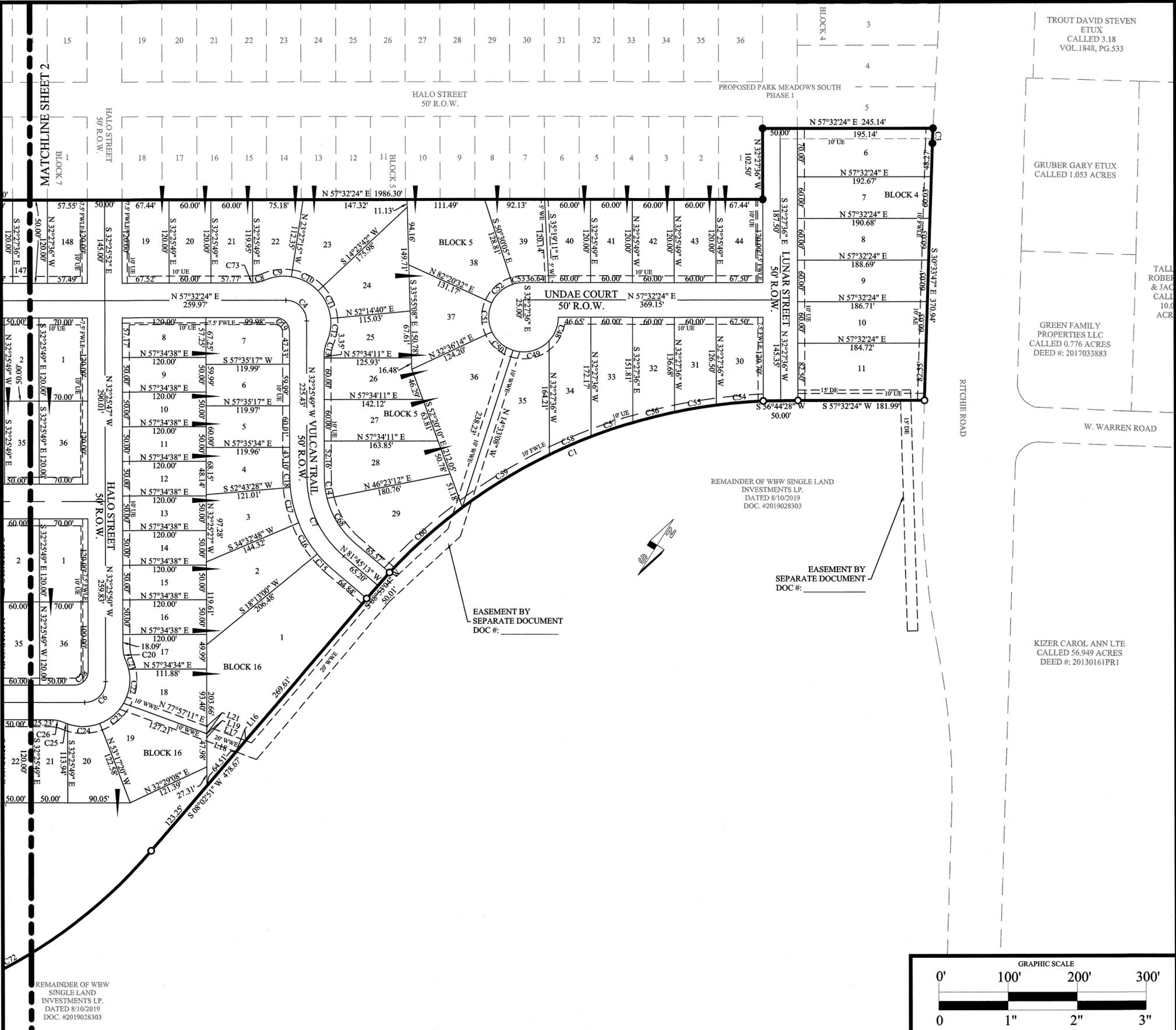
Yalgo, LLC
3000 Illinois Ave., Suite 100
Killeen, TX 76543
PH (254) 953-5353
FX (254) 953-5057
Texas Registered
Engineering Firm F-10264
Texas Registered Surveying
Firm 10194095

SHEET
2
OF
3

PRINTED ON August 7, 2020

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	780.00'	607.03'	591.83'	S 32°49'21" W	44°35'24"
C2	720.00'	622.31'	603.12'	S 32°48'31" W	49°31'20"
C3	1543.00'	21.78'	21.78'	S 30°09'32" E	0°48'31"
C4	29.91'	47.21'	42.46'	S 77°26'41" E	90°26'00"
C5	30.01'	47.42'	42.64'	N 12°25'56" E	90°32'51"
C6	29.95'	47.45'	42.64'	N 12°32'18" E	90°45'41"
C7	150.00'	129.65'	125.65'	S 57°11'29" E	49°31'20"
C8	50.00'	18.41'	18.31'	S 44°26'18" W	21°05'54"
C9	67.06'	38.47'	37.94'	N 50°15'59" E	32°52'08"
C10	67.24'	44.59'	43.77'	N 85°25'42" E	37°59'28"
C11	67.50'	44.59'	43.78'	N 56°40'49" W	37°50'57"
C12	67.50'	34.24'	33.87'	S 23°13'29" E	29°03'44"
C13	50.00'	20.71'	20.57'	S 20°33'43" E	23°44'12"
C14	125.00'	30.96'	30.88'	S 39°31'30" E	14°11'22"
C15	175.00'	31.06'	31.02'	N 76°52'04" W	10°10'09"
C16	175.00'	52.70'	52.50'	S 63°09'23" E	17°15'14"
C17	175.00'	52.70'	52.50'	S 45°54'09" E	17°15'14"
C18	175.00'	14.80'	14.79'	S 34°51'10" E	4°50'43"
C19	20.00'	31.43'	28.30'	N 77°26'10" W	90°02'53"
C20	50.00'	20.64'	20.50'	S 44°15'02" E	23°39'20"
C21	67.50'	12.49'	12.48'	N 50°46'33" W	10°36'19"
C22	67.50'	50.85'	49.66'	N 23°53'31" W	43°09'45"
C23	67.50'	45.97'	45.09'	N 17°12'01" E	39°01'19"
C24	67.50'	47.38'	46.41'	N 56°49'09" E	40°12'57"
C25	67.50'	5.07'	5.06'	N 79°04'37" E	4°17'59"
C26	50.00'	20.64'	20.50'	N 69°23'54" W	23°39'26"
C27	20.00'	31.42'	28.28'	N 12°34'11" E	90°00'00"
C28	20.00'	31.42'	28.28'	N 12°34'11" E	90°00'00"
C29	50.00'	56.27'	53.34'	N 64°40'04" W	64°28'30"
C30	50.00'	72.78'	66.52'	N 41°23'47" E	83°23'47"
C31	50.00'	41.97'	40.75'	N 24°21'04" E	48°05'56"
C32	50.00'	38.35'	37.41'	N 70°22'20" W	43°56'36"
C33	50.00'	26.26'	25.95'	S 72°36'47" W	30°05'11"
C34	50.00'	47.99'	46.17'	S 59°55'36" E	54°59'33"
C35	50.00'	64.17'	59.85'	N 55°48'45" E	73°31'46"
C36	50.00'	41.15'	40.00'	N 04°31'49" W	47°09'23"
C37	50.00'	33.98'	33.33'	S 47°34'47" E	38°56'33"
C38	50.00'	33.98'	33.33'	S 86°31'20" E	38°56'33"
C39	50.00'	13.40'	13.36'	N 66°19'43" E	15°21'21"
C40	50.00'	56.32'	53.39'	N 37°03'21" E	64°31'56"
C41	50.00'	30.54'	30.07'	N 86°49'09" E	34°59'39"
C42	50.00'	41.51'	40.33'	N 51°54'05" W	47°33'52"
C43	50.00'	33.98'	33.33'	S 08°38'53" E	38°56'33"
C44	50.00'	30.54'	30.07'	S 28°19'13" W	34°59'39"
C45	50.00'	56.32'	53.39'	N 78°05'01" E	64°31'56"
C46	50.00'	6.30'	6.30'	S 66°02'25" E	7°13'12"
C47	50.00'	6.30'	6.30'	N 01°10'47" E	7°13'12"
C48	50.00'	37.41'	36.54'	N 11°01'31" W	42°52'12"
C49	50.00'	56.71'	53.72'	N 42°54'08" E	64°59'05"
C50	50.00'	41.06'	39.92'	N 81°04'45" E	47°03'09"
C51	50.00'	43.40'	42.05'	S 32°41'02" E	49°44'17"
C52	50.00'	41.24'	40.08'	N 15°48'54" E	47°15'36"
C53	50.00'	15.79'	15.73'	S 48°29'33" W	18°05'42"
C54	780.00'	67.77'	67.75'	S 52°37'42" W	4°58'41"
C55	780.00'	60.87'	60.86'	N 47°54'13" E	4°28'18"
C56	780.00'	61.89'	61.88'	N 43°23'41" E	4°32'47"
C57	780.00'	63.38'	63.36'	N 38°47'37" E	4°39'20"
C58	780.00'	65.43'	65.42'	N 34°03'45" E	4°48'24"
C59	780.00'	146.72'	146.51'	N 26°16'13" E	10°46'40"
C60	780.00'	140.96'	140.76'	N 15°42'16" E	10°21'15"
C61	50.00'	13.53'	13.49'	S 65°17'25" W	15°30'03"
C62	50.00'	7.63'	7.63'	S 77°24'49" W	8°44'46"
C63	67.50'	64.25'	61.85'	S 54°31'01" W	54°32'24"
C64	67.50'	35.09'	34.70'	N 12°21'12" E	29°47'14"
C65	67.50'	37.59'	37.10'	N 18°29'36" W	31°54'20"
C66	67.50'	25.46'	25.31'	N 45°15'04" W	21°36'36"
C67	50.00'	20.62'	20.47'	N 44°14'35" W	23°37'33"
C68	125.00'	77.08'	75.87'	N 64°17'10" W	35°19'58"
C69	720.00'	17.01'	17.01'	N 56°53'35" E	1°21'13"
C70	720.00'	84.00'	83.95'	N 52°52'26" E	6°41'04"
C71	720.00'	67.13'	67.11'	N 46°51'38" E	5°20'31"
C72	720.00'	454.17'	446.68'	N 26°07'07" E	36°08'31"
C73	50.00'	2.23'	2.23'	N 56°15'49" E	2°33'09"



REV.	DESCRIPTION	DATE	BY
1	ORIGINAL RELEASE	03/30/2020	SJT

PROJECT NUMBER: PMS2

APPROVED BY: SAB
AUTHORIZED BY: WBW

PROJECT INFORMATION	BENCHMARK
TOTAL SIZE: 56.10 ACRES TOTAL BLOCKS: 6 TOTAL RESIDENTIAL LOTS: 232 TOTAL NON-RESIDENTIAL LOTS: 2	3/8" IRON ROD FOUND IN THE APPROXIMATE CENTERLINE OF FARMILLER ROAD Observed GPS coordinates based on Texas State Plane Coordinate System, NAD83 (2011) datum, Texas Central Zone No. 4203 N: 10504703.10 E: 3263815.68 Z: 677.62' (NAVD88-Geoid12B)

**FINAL PLAT
PARK MEADOWS SOUTH PHASE II
CITY OF WACO, MCLENNAN COUNTY, TEXAS**

Yalgo, LLC
3000 Illinois Ave., Suite 100
Killeen, TX 76543
PH (254) 953-5353
FX (254) 953-5057
Texas Registered
Engineering Firm F-10264
Texas Registered Surveying
Firm 10194095

SHEET
3
OF
3

PRINTED ON August 7, 2020



3000 Illinois Ave Suite 100, Killeen Texas 76543
Office: (254) 953-5353 Fax: (254) 953-5057

August 10, 2020

Ms. Alason Duncan
City of Waco
Planning Services
P.O. Box 2570
Waco, TX 76702-2570

Re: "Utility Comments" Project Number: 20-00010-S-SUBD

Dear Alason:

In response to your email dated July 31, 2020, we offer the following revised and updated responses. Responses are in **bold**.

- Details need to be updated to the latest version available on City of Waco website. Water services need to be placed in middle 2/3rds of lot, sewer services should be placed on the downstream side of the lot. Valves need to be placed in line with the property markers. Minimum slope for an 8" sewer should be .40% Need N/E for fittings including fire hydrants, tees, bends and distance L/R from centerline.

All water services have been checked to be in middle 2/3rds of the lots and sewer services were moved to down stream end of the lots when possible.

Three gate valves were moved to being in-line with property lines.

We met the requirements with our last submittal, and we have since verified this.

N/E and distance L/R from centerline have been added to all the fittings.

Sheet 31

- Need N/E for gate valves and fittings and distance L/R from centerline
N/E and distance L/R from centerline have been added to all the fittings.

Sheet 32

- Need N/E for gate valves and fittings and distance L/R from centerline
N/E and distance L/R from centerline have been added to all the fittings.

Sheet 33

- Need N/E for gate valves and fittings and distance L/R from centerline
N/E and distance L/R from centerline have been added to all the fittings.

Sheet 34

- Need N/E for gate valves and fittings and distance L/R from centerline
N/E and distance L/R from centerline have been added to all the fittings.
- Sewer service for lots 123-127 was moved to the upstream side of the lot. Is there a reason for the services to have been moved? Sewer service to be kept on the downstream side of lot. I
The sewer line and services shown are shown for reference only. They are a part of the approved plans for Park Meadows South Phase I, which is under construction at this time. The plans under review right now will not be used to install that sewer main and its services, so no changes have been made.

Sheet 35

- Need N/E for gate valves and fittings and distance L/R from centerline
N/E and distance L/R from centerline have been added to all the fittings.

Sheet 36

- Need N/E for gate valves and fittings and distance L/R from centerline
N/E and distance L/R from centerline have been added to all the fittings.
- Manhole 76 call-out is hanging.
The call-out has been adjusted

Sheet 37

- Manhole 74 needs to be a drop manhole
A sheet reference note for the drop manhole referencing the drop manhole detail has been added to the plans

Sheet 38

- Need N/E for gate valves and fittings and distance L/R from centerline
N/E and distance L/R from centerline have been added to all the fittings.
- Sewer service for Lot 10 needs to be on downstream side of lot.
The sewer service for Lot 10 has been moved to the downstream side.

Sheet 39

- Need N/E for manholes and distance L/R from centerline—Check distances shown.
The distance L/R from centerline have been fixed to show the correct distance.
- Need N/E for gate valves and fittings and distance L/R from centerline
N/E and distance L/R from centerline have been added to all the fittings.

Sheet 41

- Need N/E for gate valves and fittings and distance L/R from centerline
N/E and distance L/R from centerline have been added to all the fittings.
- 2 different lengths are shown in profile for sewer line from 4+47.93 to +74.59. Please update
Incorrect length removed from profile.

Sheet 42

- Need N/E for gate valves and fittings and distance L/R from centerline
N/E and distance L/R from centerline have been added to all the fittings.

Sheet 43

- Gate valve shown in profile. If not needed, remove.
Unnecessary gate valve removed from profile view.
- Need N/E for gate valves and fittings and distance L/R from centerline
N/E and distance L/R from centerline have been added to all the fittings.

Sheet 44

- Need N/E for gate valves and fittings and distance L/R from centerline
N/E and distance L/R from centerline have been added to all the fittings.

Sheet 45

- Need N/E for gate valves and fittings and distance L/R from centerline
N/E and distance L/R from centerline have been added to all the fittings.
- Update sanitary sewer alignment so proposed sewer is located completely in the street
Match line added to sheet.

Sheet 46

- Need N/E for gate valves and fittings and distance L/R from centerline
N/E and distance L/R from centerline have been added to all the fittings.
- Move sewer services to downstream side of lot
All sewer services moved to downstream end.
- Center joint and encase waterline at storm drain crossing—Show concrete cap in profile
Concrete cap added to waterline profile.

Sheet 47

- Need N/E for gate valves and fittings and distance L/R from centerline.
N/E and distance L/R from centerline have been added to all the fittings.
- Curve data not provided for waterline.—Deflection cannot exceed 50% of manufacturer's recommendation.
Two bends were added to eliminate deflection.

Sheet 48

- Need sta: for services
Stationing added to water and sewer services.
- Services cannot be back to back
Lot 48 sewer service moved to opposite end of the lot.

Sheet 49

- Add matchline for sheet 45
Match line added to sheet.
- Need sta: for services
Stationing added to water and sewer services.
- Provide concrete cap over sewer at storm drain crossing—Show in profile
Concrete cap added to waterline profile.
- Storm drain improvements need to be screened back to have sewer improvements stand
Storm screen faded back.

Sheet 50

- Service for lot 38 needs to be perpendicular to main (extend waterline)
Water service for lot 38 adjusted and extended to be perpendicular.

Sheet 51

- Need sta: for services
Stationing added to water and sewer services.

Sheet 55 & 56

- Update details for sewer and water per most current detail available on City of Waco website.
Water and sewer details have been updated to the most current details.

Sincerely,



Scott A. Brooks, P.E.
Director of Engineering