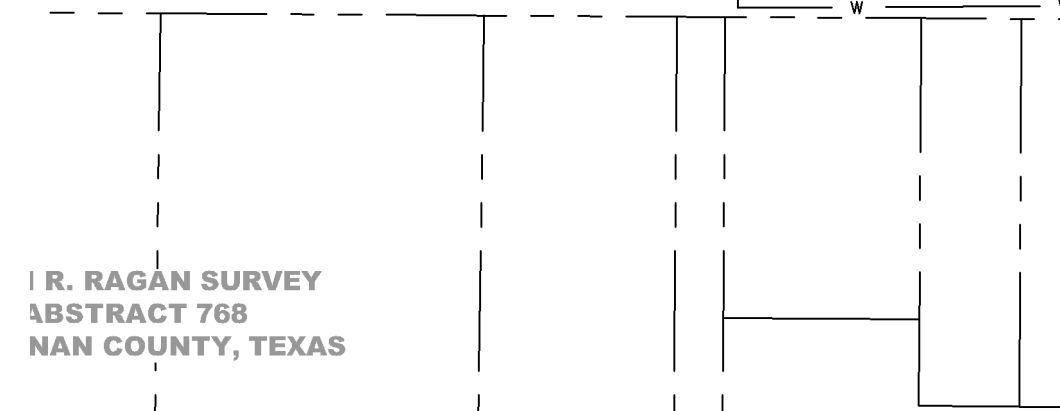


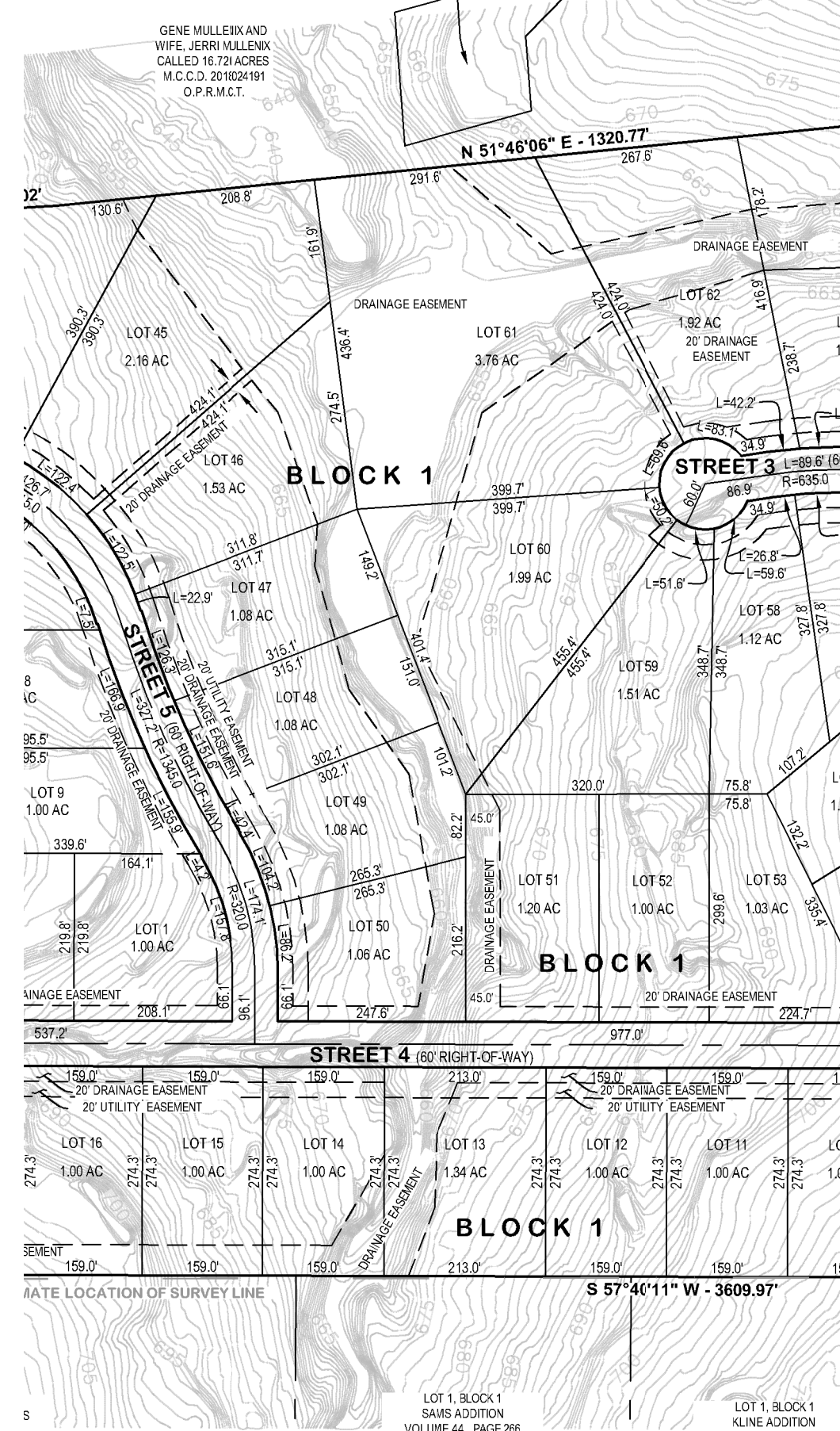
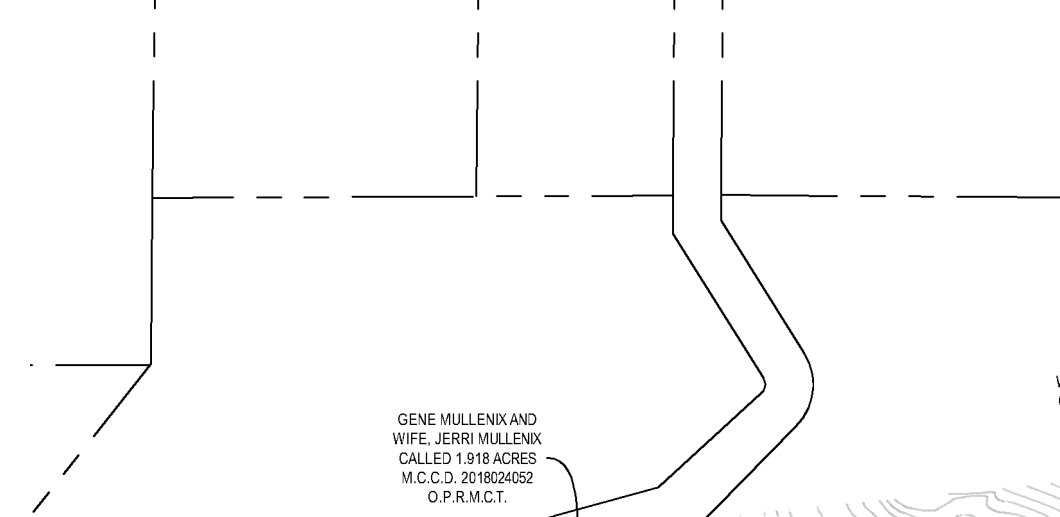
"FOR REVIEW PURPOSES ONLY"

S RUTLAND SURVEY
ABSTRACT 747
MCLENNAN COUNTY, TEXAS

THE LOCATION OF SURVEY LINE



I. R. RAGAN SURVEY
ABSTRACT 768
MCLENNAN COUNTY, TEXAS



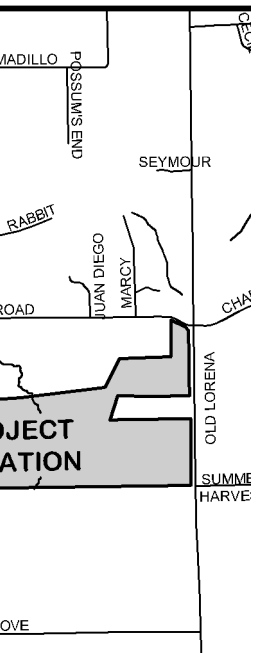
LIAMS SURVEY
ACT 924
MCLENNAN COUNTY, TEXAS

THE STATE OF TEXAS
COUNTY OF MCLENNAN

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF THE "PRELIMINARY PLAT HUNTERS CREEK ADDITION TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS, LOCATED IN THE ADAM R. RAGAN SURVEY, ABSTRACT 768, MCLENNAN COUNTY, TEXAS, BEING ALL OF A CALLED 15.123 ACRE TRACT DESCRIBED IN DEED TO BIG C LAND DEVELOPMENT, LLC, OF RECORD IN MCLENNAN COUNTY CLERK'S DOCUMENT 201703117, OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS AND ALL OF THAT CALLED 39.133 ACRE TRACT DESCRIBED IN DEED TO BIG C LAND DEVELOPMENT, LLC, OF RECORD IN MCLENNAN COUNTY CLERK'S DOCUMENT 201703117, OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS AND ALL OF THAT CALLED 3.164 ACRE TRACT DESCRIBED IN DEED TO BIG C LAND DEVELOPMENT, LLC, OF RECORD IN MCLENNAN COUNTY CLERK'S DOCUMENT 201703117, OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS WAS APPROVED BY THE CITY COUNCIL ON THIS THE _____ DAY OF _____, 2021.

ESMERALDA HUDSON, CITY SECRETARY

INITIALS
(NOT TO SCALE)



LEGEND

- MCLENNAN COUNTY, TEXAS COUNTY CLERK'S DOCUMENT
- MCLENNAN COUNTY CLERK'S RECORDS
- LOCATION OF SUNOCO GAS LINE
- LOCATION OF WATER LINE

NOTOR'S NOTE

- WACO, COG # 10038
- ON-SITE SEPTIC FACILITIES
- EART OF TEXAS ELECTRIC COOPERATIVE
- GLE FAMILY RESIDENTIAL WITH TRACTS FOR COMMERCIAL PURPOSES
- BASED CITY OF WACO UTILITY MAP
- RE CITY OF WACO AERIAL CONTROL
- ARE PROPOSED UNLESS OTHERWISE NOTED WILL BE DETERMINED BY FINAL PLAT

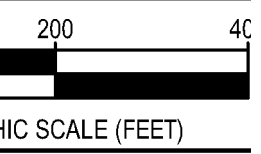
BEFORE RECORDING THIS PLAT, THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UNLAWFUL ENCROACHMENTS OR VIOLATIONS OF ANY APPLICABLE ORDINANCES.

THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UNLAWFUL ENCROACHMENTS OR VIOLATIONS OF ANY APPLICABLE ORDINANCES.

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AREAS DETERMINED TO BE OUTL



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123 Washington Ave. • Waco, Texas
1-254-714-1622 • T.B.P.E. Register
T.B.P.L.S. Registration No. 10022

MINIARY PLAT
CREEK ADDITION
O, MCLENNAN COUNTY
R. RAGAN SURVEY, ABSTRACT 768,
AS, BEING ALL OF A CALLED 15.123 ACRE TRACT DESCRIBED IN DEED TO BIG C LAND DEVELOPMENT, LLC, OF RECORD IN MCLENNAN COUNTY CLERK'S DOCUMENT 201703117, OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS AND ALL OF THAT CALLED 39.133 ACRE TRACT DESCRIBED IN DEED TO BIG C LAND DEVELOPMENT, LLC, OF RECORD IN MCLENNAN COUNTY CLERK'S DOCUMENT 201703117, OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS AND ALL OF THAT CALLED 3.164 ACRE TRACT DESCRIBED IN DEED TO BIG C LAND DEVELOPMENT, LLC, OF RECORD IN MCLENNAN COUNTY CLERK'S DOCUMENT 201703117, OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS

D1-0816
1-03056
JBM/KRH
N/A
1-03056PRELIM.DWG
12/14/2020



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

January 20, 2021

Walker Partners
823 Washington Ave, Ste. 100
Waco, TX 76701

REF.: “Final Plat of the The Preliminary Plat of the Hunters Creek Addition, to the City of Waco, McLennan County, Texas”

Project Number: 20-00047

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 and lien holders if applicable, need to sign the plat.
2. The surveyor needs to sign and seal the plat and set the monuments as shown.
3. The invoice for your preliminary plat application is now available. Please submit a payment of \$150.00 using the Citizen Self Service online portal.
4. Please contact Sonia Davis (sdavis@mcead911.org) 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.

Engineering

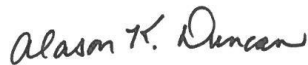
5. Drainage easements between lots may be needed for Blocks 3 & 4; 600' of overland flow could be significant and blockage by fencing could create adverse condition. Verify overland flow rates that will be concentrated between properties and provide easements as needed.
6. Ensure water quality volume is include in detention basis or provide alternative when construction plans submitted.
7. Provide drive culvert sizing when construction plans submitted.

TxDot

8. Please contact Tanya Hensley at (254) 218-9137 regarding driveway permitting, land use and/or drainage requirements.

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: Walker Partners