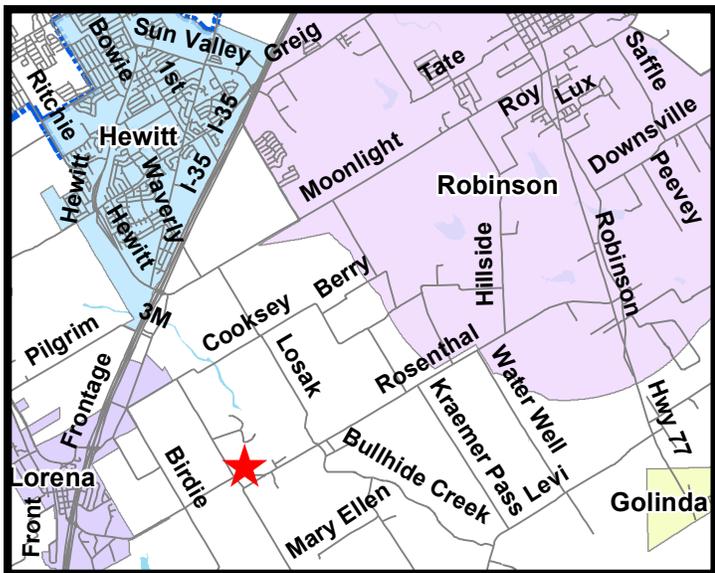
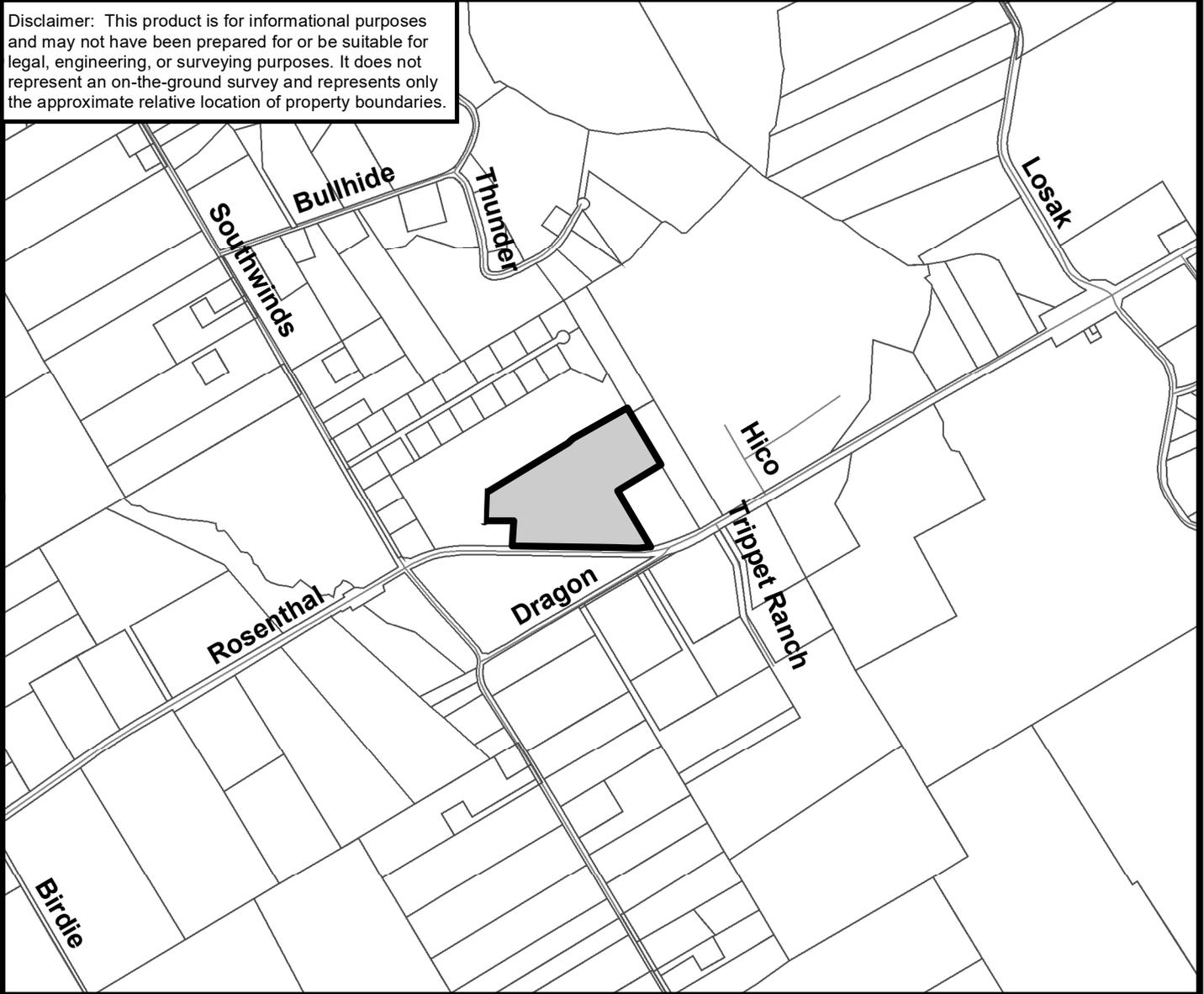


Final Plat Royals Ranch Addition, Phase 4 - ETJ

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
-  Royals Ranch Addition, Phase 4 - ETJ



August 2020



STATE OF TEXAS
COUNTY OF McLENNAN

Being 21.354 acres of land out of the IGNACIO GALINDO GRANT, Abstract No. 16, McLennan County, Texas, being out of that called Tract One (72.51 acres) described in a deed to Scoggins Company, LLC, recorded under McLennan County Clerk's File Number 2017033807 of the Official Public Records of McLennan County, Texas.

Beginning at a 1/2-inch steel rod set capped M&A, in the northeast line of said Tract One, in the southwest line of that tract of land described in a deed to Jerald Kline and wife, Carolyn Kline, recorded under McLennan County Clerk's File Number 2012024689 of the Official Public Records of McLennan County, Texas, and at the north corner of this, from which a 1/2-inch steel rod found capped M&A at the most easterly south corner of the Royals Ranch Addition, Phase 2, to the City of Waco, McLennan County, Texas, as per plat of said addition, recorded under McLennan County Clerk's File Number 2019036681 of the Official Public Records of McLennan County, Texas, Bears: N29°08'45"W 330.23 feet for witness:

Thence S 29°08'45" E 502.84 feet to a 1/2-inch steel rod found at the northeast corner of that called 5.000 acres of land described in a deed to Levi Water Supply Corporation, recorded under McLennan County Clerk's File Number 2005020782 of the Official Public Records of McLennan County, Texas, at a southeast corner of said Tract One and at the east corner of this;

Thence S 60°52'21" W 400.10 feet to a 1/2-inch steel rod found at an interior corner of said Tract One, at the northwest corner of said 5.000 acres and at an interior corner of this;

Thence S 29°04'02" E 494.47 feet to a 1/2-inch steel rod found in the north line of Rosenthal Parkway (F.M. HWY 2837), at the southeast corner of said Tract One, at the southwest corner of said 5.000 acres and at the southeast corner of this;

Thence along the north line of said Rosenthal Parkway (F.M. HWY 2837), with a curve turning to the left with an arc length of 137.55', with a radius of 69557.60', with a chord bearing of S 88°01'24" W, with a chord length of 137.55', to a 1xDot Monument found;

Thence N 87°36'01" W 1128.07 feet along the north line of said Rosenthal Parkway (F.M. HWY 2837), to a 1/2-inch steel rod set capped M&A at the southwest corner of this;

Thence through the interior of said Tract One the following six (6) courses and distances:

1. Thence N 02°24'13" E 264.99 feet to a 1/2-inch steel rod set capped M&A
2. Thence N 87°35'47" W 109.93 feet to a 1/2-inch steel rod set capped M&A
3. Thence N 02°24'13" E 100.46 feet to a 1/2-inch steel rod set capped M&A
4. Thence N 61°07'00" E 857.00 feet to a 1/2-inch steel rod set capped M&A
5. Thence N 82°17'14" E 53.71 feet to a 1/2-inch steel rod set capped M&A
6. Thence N 60°59'51" E 480.00 feet to the Point of Beginning.

STATE OF TEXAS
COUNTY OF McLENNAN

That Scoggins Company, LLC, being the owners of the property described above and wishing to subdivide same into lots and blocks do hereby adopt the plat attached hereto and titled: FINAL PLAT ROYALS RANCH ADDITION, PHASE 4, to the City of Waco, McLennan County, Texas, being 21.354 acres of land out of the IGNACIO GALINDO GRANT, Abstract No. 16, McLennan County, Texas, and being part of that called Tract One (72.51 acres) described in a deed to Scoggins Company, LLC, recorded under McLennan County Clerk's File Number 2017033807 of the Official Public Records of McLennan County, Texas, as our legal subdivision of same and do hereby dedicate all rights-of-way and easements shown hereon to the use of the public forever. Any private improvements placed in said rights-of-way and easements shall be placed at no risk or obligation to the Public and the City of Waco, Trustee of the Public to hold these easements and the City shall have no responsibility to repair or replace such improvements if they are damaged or destroyed in the utilization of these rights-of-way or easements. 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 such subdivision.

Scoggins Company, LLC,

By: _____
Jody Scoggins, President
8805 Woodway Drive
Woodway, TX 76712

Attest: _____
Kimberly Scoggins, Vice President
8805 Woodway Drive
Woodway, TX 76712

STATE OF TEXAS
COUNTY OF McLENNAN

Before me, the undersigned authority, Notary Public in and for the State of Texas, on this day personally appeared Jody Scoggins, known to be the person whose name is subscribed to the foregoing instrument and he acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

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

Notary Public in and for the State of Texas

FINAL PLAT
ROYALS RANCH ADDITION, PHASE 4
to the City of Waco, McLennan County, Texas, being 21.354 acres of land out of the IGNACIO GALINDO GRANT, Abstract No. 16, McLennan County, Texas, and being part of that called Tract One (72.51 acres) described in a deed to Scoggins Company, LLC, recorded under McLennan County Clerk's File Number 2017033807 of the Official Public Records of McLennan County, Texas.

THE STATE OF TEXAS
COUNTY OF McLENNAN

I hereby certify that the attached and foregoing plat and field notes of the FINAL PLAT ROYALS RANCH ADDITION, PHASE 4, to the City of Waco, McLennan County, Texas, being 21.354 acres of land out of the IGNACIO GALINDO GRANT, Abstract No. 16, McLennan County, Texas, and being part of that called Tract One (72.51 acres) described in a deed to Scoggins Company, LLC, recorded under McLennan County Clerk's File Number 2017033807 of the Official Public Records of McLennan County, Texas, was approved on this the _____ day of _____, 2020.

By: _____
Esmeralda Hudson - City Secretary

THE STATE OF TEXAS
COUNTY OF McLENNAN

This statement certifies that planning materials and a facility suitability report prepared by Tomchesson Professional Services - Anthony Tomchesson #85608, on the 28th day of March, 2018 has been submitted and accepted for this subdivision plat. Individual On-Site Sewage Facility designs must be submitted for approval for this lot, and built to Texas Commission on Environmental Quality (TCEQ) regulations prior to occupation of the residence. This subdivision plat approved and accepted by the Waco-McLennan County Public Health District on this the _____ day of _____, 2020.

By: _____
David Litke, Environmental Health Manager

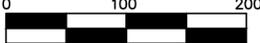
COUNTY CLERK'S FILE NUMBER

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.

Based upon what can be scaled from the graphics shown on Federal Insurance Rate Map (FIRM), Community Panel No. 48309C0550C, Dated SEPTEMBER 26, 2008, the property shown on this plat appears to be situated in Zone "X". Under "OTHER AREAS" Zone "X" is defined as "Areas determined to be outside the 0.2% annual chance floodplain". This flood statement does not imply that this tract will never flood, nor does it create any liability in such event on the part of this surveyor or this company.

Water provided by: Levi Water Supply CCN# 10018
Electric Service provided by: Heart of Texas Electric Co-op.
Sewer provided by: On-site Wastewater Treatment System
School District: Lorena ISD

COUNTY CLERK'S FILE NUMBER

 <p>MITCHELL & ASSOCIATES, INC. ENGINEERING & SURVEYING 600 Austin Ave. Ste. 29, Waco Texas (254) 776-5151 T. B. P. L. S. FIRM REGISTRATION NO. 10194044</p>	SURVEYORS RED SEAL	
	SURVEYORS CERTIFICATION	
Sheet: 2 of 2	0 100 200 SCALE 	ADDRESS: SOUTHWINDS DATE JANUARY, 2019 WORK ORDER NO. 17-11-0790 DRAWN BY CKM DIGITAL FILE 17-11-0790-PH2.dwg FIELDBOOK/P.G. TNFDS - 85/77

SURVEYORS RED SEAL	
SURVEYORS CERTIFICATION	
The plat shown hereon was prepared from an on the ground survey performed by me in September, 2017 and corner monuments are as shown. 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. Robert E. Mitchell R.P.L.S. 5801	
SURVEYED: 9/4/2017	



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

August 20, 2020

Scoggins Company, LLC
Jody & Kimberly Scoggins
President & Vice President
8805 Woodway Drive
Woodway, TX 76712

REF.: “Final Plat of the Royals Ranch Addition, Phase 4, to the City of Waco, McLennan County, Texas” - ETJ

Project Number: 20-00021-S-SUBD

Dear Mr. & Mrs. Scoggins:

This letter is to assist you in completing the subdivision plat and construction plans for your property. Your request will be considered by the City Plan Commission at its meeting on **August 25, 2020 in the Waco Convention Center, Bosque Theatre, 100 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 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 construction plans 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 current owners of the property need to sign the dedication. A Notary Public in the appropriate county and state shall notarize the signature. The owners need to provide proof of ownership (i.e. deed) of the property to Planning Services through the CSS Portal and lienholder documentation if applicable.
2. The surveyor needs to sign and seal the plat and set the monuments as shown.
3. Please upload the current “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 Clerk's Office

until this certificate is provided to Planning Services.

4. Construction for drainage improvements must be in accordance with the approved construction plans for the additions. 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 $\frac{3}{4}$ of 1 percent review and inspection fee can be based upon the engineer's estimated construction cost.
5. Please add street names to the final plat
6. Ordinance App. B Section 5.205.M "Traffic Control Devices". Street name signs and appropriate traffic control (i.e. Stop signs) are to be installed at time of development at the cost of the developer.

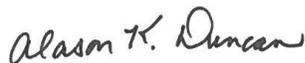
Construction

7. List all Standard Details on Index Sheet and include statement of appropriateness in compliance with Waco City Engineer's email of July 22, 2020. Contact Roger Glick (rglick@wacotx.gov) for copy and details.
8. Paving
 - a) Define cul-de-sac baseline geometry – provide profile BL station tie with roadway CL, Queens Court; define center point of cul-de-sac, either coordinates or offset from baseline.
9. Grading
 - a) Provide minimum finished floor elevations for each lot and assumed lot drainage patterns.
10. Drainage
 - a) Where is drainage area A2 (western portion of development) going? Detention on Phase II?
 - b) Provide minimum driveway culvert sizes for each lot.
 - c) Correctly locate storm sewers on profile for Knights Crossing Spur
 - d) Maximum channel side slope is 6:1 (steeper OK on roadside ditches). (Ditch A11-A13, RA1, A12s
 - e) Freeboard required on drainage channels, 1' for design storm. See Waco Storm Drainage Design Manual (<https://www.waco-texas.com/pdf/engineering/Storm-Drainage-Design-Manual-2016.pdf>) for required design storm frequency.
 - f) Address water quality requirement.
 - g) Side slopes on detention basin 6:1 maximum.
11. **Utilities**
 - a) Provide flow rating for fire hydrants. Will hydrants follow AWWA coloring for fire hydrants? Provide concrete caps at water/storm drain safety end treatment crossing.
 - b) Sheet C7.1
 - i. Existing waterline will need to be adjusted. Where the waterline crosses the storm drain end treatment, minimum cover of 42 inches is not maintained.
 - ii. Provide concrete cap on waterline where it crosses storm drain end treatment

- c) Sheet C7.2 - Update title block to remove overlapping text.
- d) Sheet C8.1
 - i. Update proposed waterline. Where the waterline crosses the storm drain end treatment, minimum cover of 42 inches will not maintained.
 - ii. Provide concrete cap on waterline where it crosses storm drain end treatment.
- e) Sheet C9.1
 - i. Show 18" RCP storm drain crossing
 - ii. Update proposed waterline. Where the waterline crosses the 18-inch storm drain end treatment, minimum cover of 42 inches will not maintained
 - iii. Update 24-inch storm drain crossing to show both barrels.
 - iv. Provide concrete cap over proposed waterline where waterline crosses end treatment for double barrel storm drain.
 - v. Provide concrete cap on waterline where it crosses storm drain end treatment.
- f) Sheet C2.1 - Waterline notes, 12: Maximum deflection allowed is 50% of manufacturer's recommendation.
- g) Sheet C7.4 -Existing fitting and gate valves to be replaced and not reused.
- h) Sheet C7.5 - Where waterline crosses storm drains, maintain 24-inch cover and encase or provide a concrete cap. Vertical bend can be added at approximately 23+60.

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: Clark & Fuller Engineering
Mitchell & Associates, Inc.