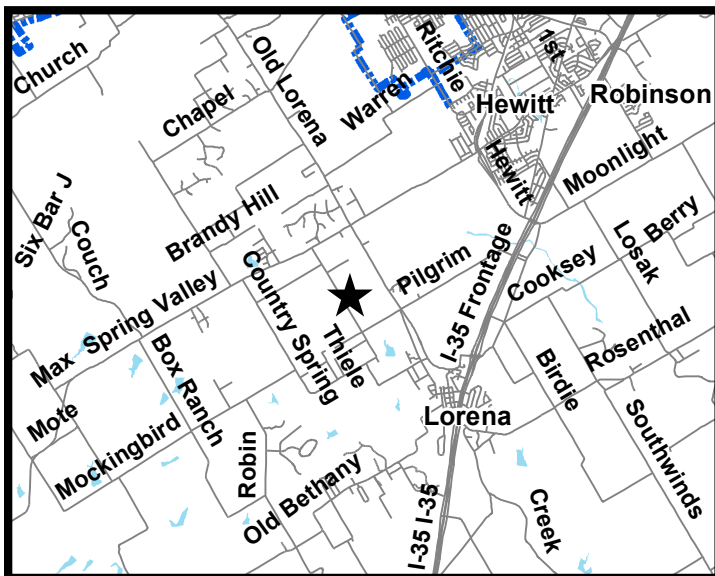




# Southern Heights Addition Blocks 1-3

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.

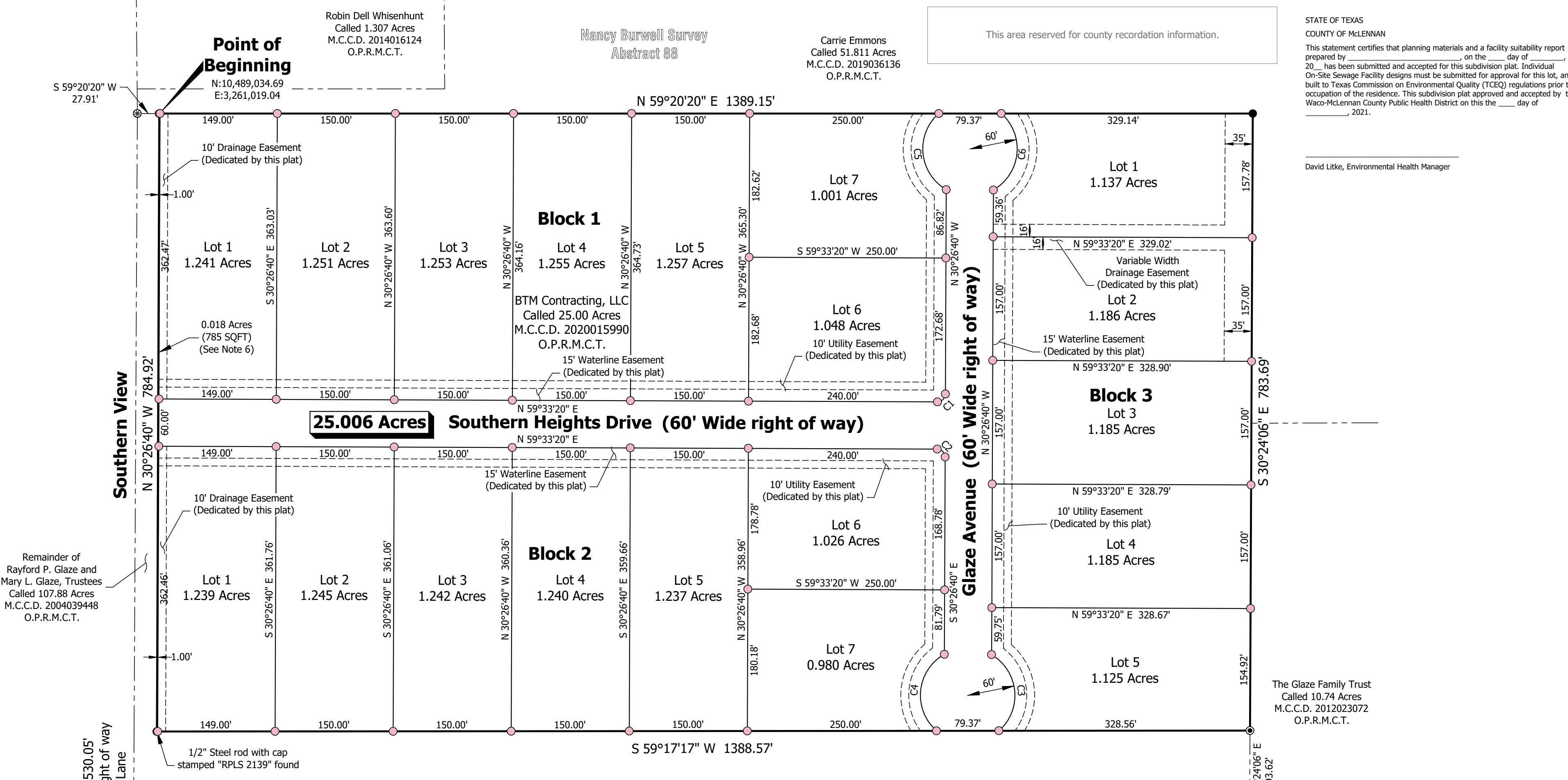


-  Waco City Limits
-  Southern Heights Addition



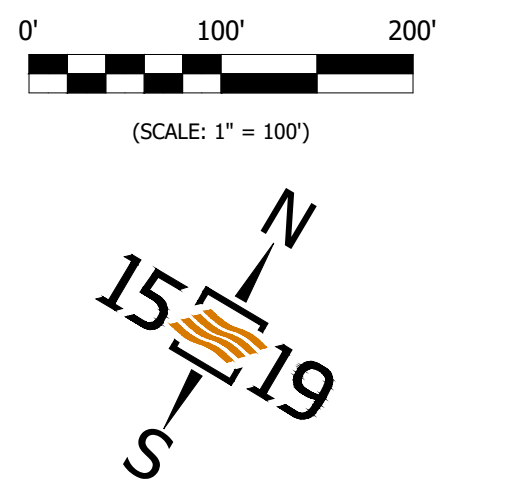
January 2021

 CITY OF WACO   
PLANNING SERVICES



STATE OF TEXAS  
 COUNTY OF MCLENNAN  
 This statement certifies that planning materials and a facility suitability report prepared by \_\_\_\_\_, on the \_\_\_\_ day of \_\_\_\_\_, 2021, 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 \_\_\_\_\_, 2021.

David Litke, Environmental Health Manager

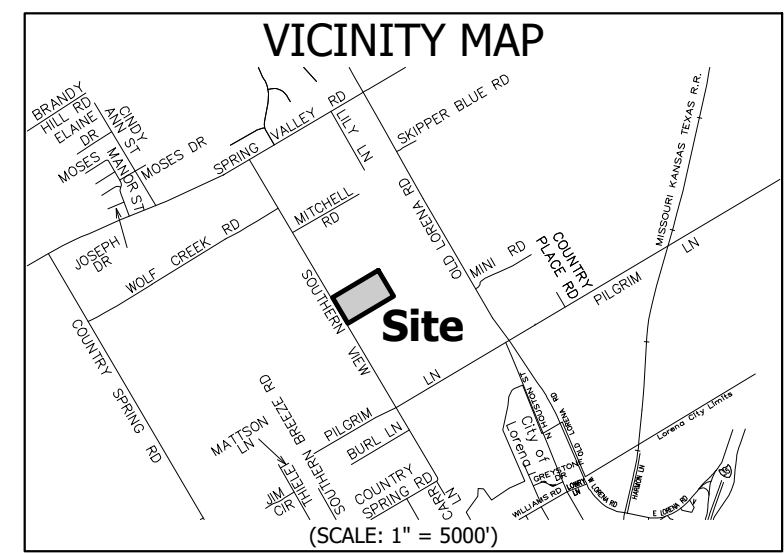


- LEGEND**
- - 1/2" Steel rod with cap stamped "1519 SURVEYING" found (Unless otherwise noted)
  - - 1/2" Steel rod with cap stamped "1519 SURVEYING" set
  - ⊗ - Cotton spindle found
  - ⊙ - 3/4" Steel pipe found
  - - 3" Steel fence corner post found
- M.C.C.D. - McLennan County Clerk's Document  
 D.R.M.C.T. - Deed Records, McLennan County, Texas  
 O.P.R.M.C.T. - Official Public Records, 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.
  - By graphic plotting only, the subject property appears to lie within F.E.M.A. Zone "X" (Area of Minimal Flood Hazard) according to the Flood Insurance Rate Map Panel Number 483905400, having an revised date of December 20, 2019. This surveyor makes no guaranty to the accuracy of said F.E.M.A. Flood Insurance Rate Map.
  - An area of 0.018 Acres (785 SQFT) along Southern View is dedicated for right of way purposed by this plat.

**FINAL PLAT  
 SOUTHERN HEIGHTS ADDITION  
 LOTS 1-7, BLOCK 1; LOTS 1-7,  
 BLOCK 2; LOTS 1-5, BLOCK 3  
 TO THE CITY OF WACO,  
 MCLENNAN COUNTY, TEXAS**

BEING ALL OF THAT CALLED 25.00 ACRE TRACT OF LAND DESCRIBED IN A DEED TO BTM CONTRACTING, LLC AS RECORDED IN MCLENNAN COUNTY CLERK'S DOCUMENT 2020015990 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS



**STATE OF TEXAS  
 COUNTY OF MCLENNAN**

BEING 25.006 acre tract of land located in the Nancy Burwell Survey, Abstrat 88, in the City of Waco Extra-Territorial Jurisdiction (ETJ), McLennan County, Texas and being all of that called 25.00 acre tract of land described in a deed to BTM Contracting, LLC as recorded under McLennan County Clerk's Document (M.C.C.D.) 2020015990 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.) and being further described as follows:

- BEGINNING** at a 3/4 inch steel pipe found for the west corner of said 25.00 acres being in the southeast line of that called 51.811 acre tract of land described in a deed to Carrie Emmons as recorded in M.C.C.D. 2019036136 of the O.P.R.M.C.T. and the northeast line of Southern View from which a cotton spindle found in the approximate centerline of Southern View for the south corner of said 51.811 acres bears South 59 degrees 20 minutes 20 seconds East, 1389.15 feet;
- THENCE North 59 degrees 20 minutes 20 seconds East, 1389.15 feet** with the common line of said 25.00 acres and 51.811 acres, generally along a fence line, to a 3 inch steel fence corner post found for the north corner of said 25.00 acres and an interior ell corner of said 51.881 acres;
- THENCE South 30 degrees 24 minutes 06 seconds East, 783.69 feet** with the northeast line of said 25.00 acres, generally along a fence line, to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" found for the east corner of said 25.00 acres being in the southwest line of that called 10.74 acre tract of land described in a deed to The Glaze Family Trust as recorded under M.C.C.D. 2012023072 of the O.P.R.M.C.T. from which a 3/4 inch steel pipe found for the south corner of said 10.74 acres bears South 30 degrees 24 minutes 06 seconds East, 493.62 feet;
- THENCE South 59 degrees 17 minutes 17 seconds West, 1388.57 feet** with the southeast line of said 25.00 acres generally along a fence line, to a 1/2 inch steel rod with cap stamped "RPLS 2139" found for the south corner of said 225.00 acres, being in the northeast line of Southern View;
- THENCE North 30 degrees 26 minutes 40 seconds West, 784.92 feet** with the southwest line of said 25.00 acres and the northeast line of Southern View, generally along a fence line, to the **POINT OF BEGINNING** and containing **25.006 acres** of land.
- Bearings, distances, and acreage are grid, NAD83 State Plane Coordinate System, Texas Central Zone 4203.

STATE OF TEXAS:  
 COUNTY OF MCLENNAN:

I hereby certify that the above and foregoing plat and field notes of the "FINAL PLAT, SOUTHERN HEIGHTS ADDITION, LOTS 1-7, BLOCK 1; LOTS 1-7, BLOCK 2; LOTS 1-5, BLOCK 3, TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS" (BEING ALL OF THAT CALLED 25.00 ACRE TRACT OF LAND DESCRIBED IN A DEED TO BTM CONTRACTING, LLC AS RECORDED IN MCLENNAN COUNTY CLERK'S DOCUMENT 2020015990 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS) was approved on this the \_\_\_\_ day of \_\_\_\_\_, 2021.

Esmeralda Hudson  
 City Secretary

This area reserved for county recordation information.

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	10.00'	15.71'	90°00'00"	N 14°33'20" E	14.14'
C2	10.00'	15.71'	90°00'00"	S 75°26'40" E	14.14'
C3	60.00'	113.19'	108°05'28"	S 36°10'02" E	97.14'
C4	60.00'	114.24'	109°05'21"	N 24°45'28" W	97.75'
C5	60.00'	113.29'	108°11'10"	N 36°09'50" W	97.20'
C6	60.00'	114.14'	108°59'39"	S 24°45'16" E	97.69'

**OWNER'S DEDICATION**

**STATE OF TEXAS  
 COUNTY OF MCLENNAN**

That, BTM Contracting, LLC, 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, SOUTHERN HEIGHTS ADDITION, LOTS 1-7, BLOCK 1; LOTS 1-7, BLOCK 2; LOTS 1-5, BLOCK 3, TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS" (BEING ALL OF THAT CALLED 25.00 ACRE TRACT OF LAND DESCRIBED IN A DEED TO BTM CONTRACTING, LLC AS RECORDED IN MCLENNAN COUNTY CLERK'S DOCUMENT 2020015990 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 these 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.

BTM Contracting, LLC

By:  
 Billy W. Frailey, Member  
 1020 Rustic Trail  
 McGregor, Texas 76657

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, Billy W. Frailey, 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 \_\_\_\_\_, 2021.

Notary Public in and for the State of Texas  
 My Commission Expires \_\_\_\_\_

1519 Job No.: 9425	Drawn By: JEM
Sheet 1 of 1	Reviewed By: JDD
Property Address: Southern View Lorena, Texas 76655	Prepared For: B&M Contracting

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 June 30, 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: January \_\_\_\_, 2021

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

**Purpose: Review by City of Waco.**

**Date of Release: December 28, 2020**

This survey may only be used for the original transaction for which it was created. Digital or photocopy reproductions of this survey may not be used for subsequent transactions.

**1519**  
 SURVEYING & ENGINEERING  
 1519LLC.com

CENTRAL TEXAS  
 5054 Franklin Ave., Ste. A  
 Waco, TX 76710  
 254.776.1519  
 DALLAS / FT. WORTH  
 1200 W. Magnolia, Suite 300  
 Ft. Worth, TX 76104  
 214.484.8586

TBPLS# 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](http://www.waco-texas.com)

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February 2, 2021

Billy W. Frailey  
1020 Rustic Trail  
McGregor, TX 76657

**REF.: “Final Plat of the The Final Plat of the Southern Heights Addition, to the City of Waco, McLennan County, Texas”**

**Project Number: 20-00046-S-SUBD**

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 **February 11, 2021 in the Waco City Hall, 300 Washington Avenue, at 12:00 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. An attest signature is required with the owner’s signature. Ownership and LLC affiliation documentation required to verify the person signing the plat is authorized on behalf of the LLC.
2. The surveyor needs to sign and seal the plat and set the monuments as shown.
3. The invoice for your standard plat application is now available. Please submit a payment of \$300.00 using the Citizen Self Service online portal.
4. Please upload a current McLennan County Tax Certificate showing no taxes are due from the previous year.

5. 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.
6. Please add utility purveyors to the plat.

**Engineering** (*Previous comments not sufficiently addressed*)

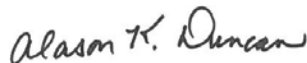
7. Provide cross-section of re-graded Ditch 1, D1
8. Vertical curvature K value on Southern Heights Drive exceeds allowable for design speed.
9. Include required water quality volume in detention basin or provide alternative compliance:
  - a) Ensure pond(s) infiltrate water quality volume in 24 hours or provide alternative means of compliance with water quality criteria
  - b) After construction, provide a letter from the design engineer, or independent inspection company, stating the stormwater quality controls were installed according to plans and specifications. Letter shall contain the name of the project, case number and be sealed and signed by the engineer.
10. After construction, provide a letter from the design engineer, or independent inspection company, stating the stormwater collection system, detention pond and outlet structure were installed according to plans and specifications. Letter shall contain the name of the project, case number and be sealed and signed by the engineer.

**Utilities**

11. Proposed water main shall comply with the City of Waco minimum standards [Per the Interlocal Cooperation Agreement for the Regulation of Subdivisions in the City of Waco's Extraterritorial Jurisdiction allowing the City of Waco to regulate subdivisions proposed in the city's ETJ]. Minimum water main size required is 8 inches.
12. Water services are to be set in middle 2/3 of lots.
13. 90° bends are not allowed.
14. Taps for water services shall be made on an 8-inch main.
15. To avoid a dead end, a smaller main can be looped back to Southern View Road but water service taps will not be allowed on the smaller main.

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: 1519 Surveying,