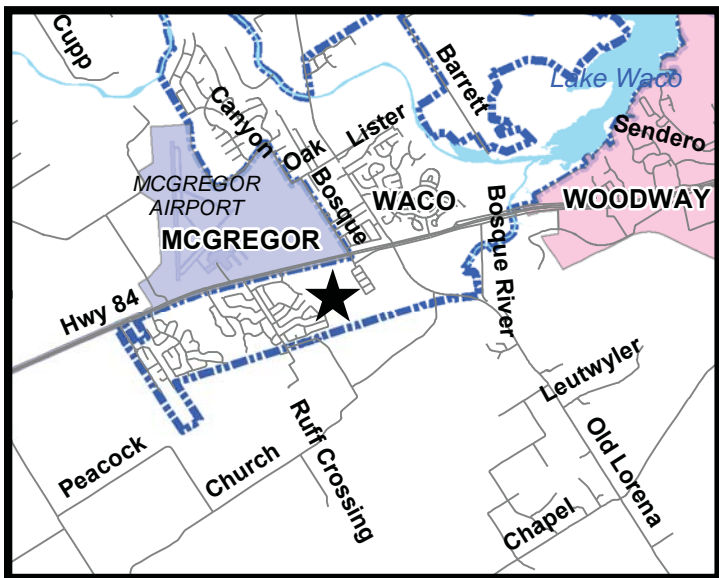


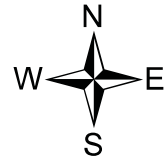


# Amended Preliminary plat of the Sunwest Village Addition

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
-  Amended Preliminary Sunwest Village Addition



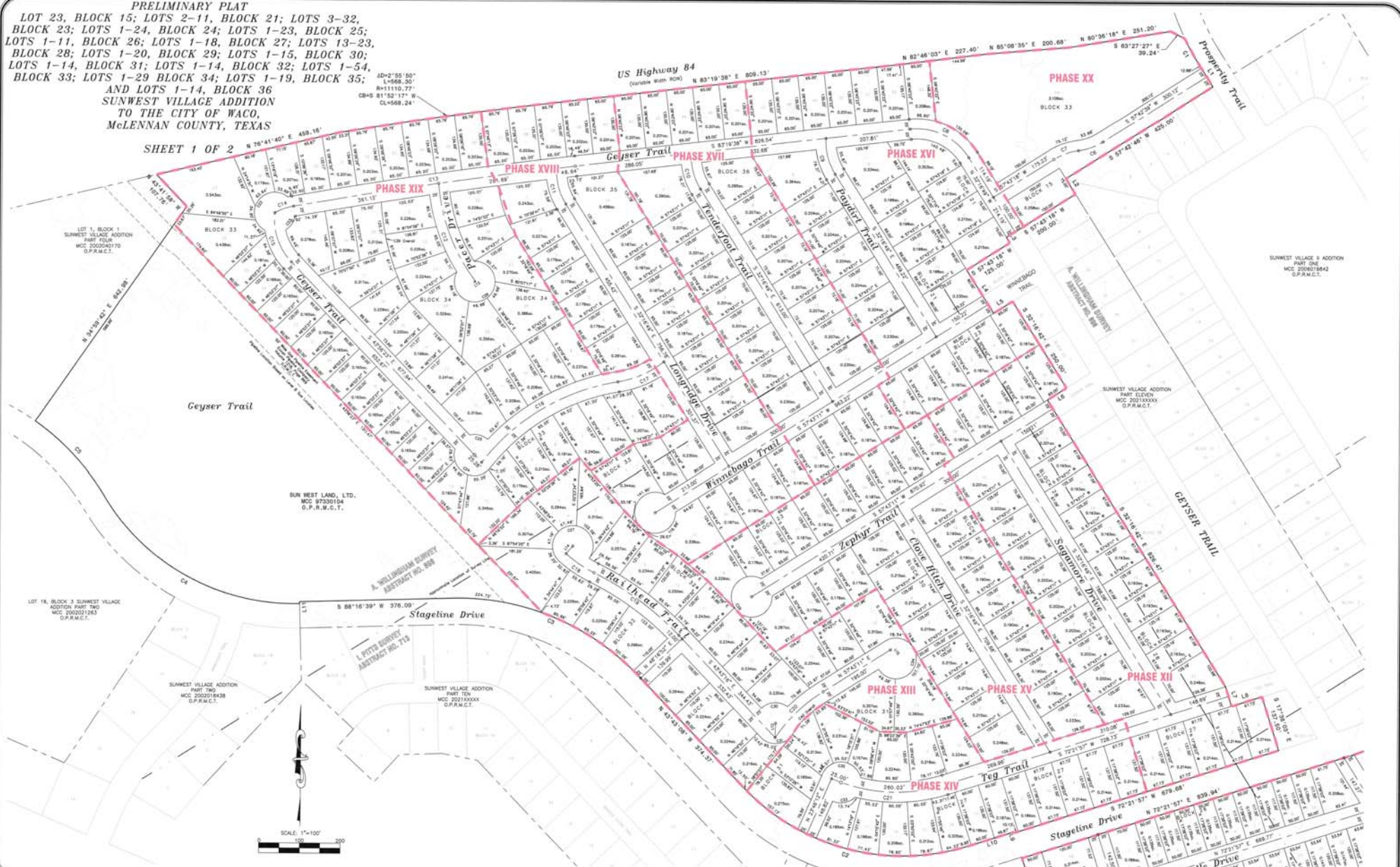
June 2021





PRELIMINARY PLAT  
 LOT 23, BLOCK 15; LOTS 2-11, BLOCK 21; LOTS 3-32,  
 BLOCK 23; LOTS 1-24, BLOCK 24; LOTS 1-23, BLOCK 25;  
 LOTS 1-11, BLOCK 26; LOTS 1-18, BLOCK 27; LOTS 13-23,  
 BLOCK 28; LOTS 1-20, BLOCK 29; LOTS 1-15, BLOCK 30;  
 LOTS 1-14, BLOCK 31; LOTS 1-14, BLOCK 32; LOTS 1-54,  
 BLOCK 33; LOTS 1-29, BLOCK 34; LOTS 1-19, BLOCK 35;  
 AND LOTS 1-14, BLOCK 36  
 SUNWEST VILLAGE ADDITION  
 TO THE CITY OF WACO,  
 McLENNAN COUNTY, TEXAS

SHEET 1 OF 2



	JOB NO.	FELDBOOK NO.	DRAWN BY	FILE NAME	NO.	DATE	REVISIONS	NO.	DATE	REVISIONS
	SM11200505	N/A	MDH	PRELIM-PLAT						

© 2021 ALL RIGHTS RESERVED

**FLOOD NOTE:**

A PORTION OF THE DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A DESIGNATION OF "ZONE X" (UNSHADED) DESCRIBED AS "AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN".  
 OTHER PORTIONS OF SAID PROPERTY FALLS WITHIN ZONE A DESCRIBED AS "NO BASE FLOOD ELEVATIONS DETERMINED" ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 480200020C, DATED SEPTEMBER 24, 2009, IN MILLENNIUM COUNTY, STATE OF TEXAS.



**NOTES:**

- 1) WATER TO BE SUPPLIED BY CITY OF WACO, CO# 10089
- 2) ELECTRICITY TO BE SUPPLIED BY ONCOR
- 3) PROPOSED LAND USAGE TO BE RESIDENTIAL
- 4) CONTOURS DERIVED FROM CITY OF WACO TOPOGRAPHIC MAPS
- 5) 102,800 ACRES
- 6) 18 BLOCKS
- 7) 316 LOTS
- 8) UPON SUBMITTAL OF FINAL PLATS, SIDEWALK CONSTRUCTION WILL BE REQUIRED ALONG HEAVILY DESIGNATED STREETS. THE SIDEWALKS MUST BE CONSTRUCTED AS PART OF THE SUBDIVISION INFRASTRUCTURE.
- 9) NO ACCESS TO LOTS ALONG STAGECATCH DRIVE WILL BE ALLOWED.
- 10) THE SUBJECT TRACT IS IN "ZONE X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480200020C, EFFECTIVE SEPTEMBER 24, 2009 AND IS OFFERED AS "AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN". THIS DOES NOT IMPLY THAT THIS TRACT WILL NEVER FLOOD, NOR DOES IT CREATE LIABILITY IN SUCH EVENT ON THE PART OF THE SURVEYOR OR COMPANY.



VICINITY MAP (NOT TO SCALE)

Owner: Sun West Land, Ltd. A Texas Limited Partnership

BY: BRAD HARRELL, MANAGER  
 200 HWY 6, SUITE 103  
 WACO, TEXAS 76782

STATE OF TEXAS,  
 COUNTY OF MILLENNIUM:

Approval of this Preliminary Plat by the City Plan Commission and Waco City Council shall be deemed an expression of approval of the layout submitted on the preliminary plat as a guide to the final engineering of streets, water, sewer, and other required improvements and utilities and to the preparation of the final plat. Approval of this preliminary plat shall not constitute automatic approval of the final plat, nor be considered authorization to begin construction or sale here. Approval of the preliminary plat shall not constitute a guarantee or warranty, either implied or otherwise that all other applicable codes and ordinances of the City of Waco have been complied with. It shall be the responsibility of the subdivision to ensure that all applicable requirements of the City of Waco relative to the subdividing and development of property have been met.

WITNESS MY HAND THIS \_\_\_\_\_ day of \_\_\_\_\_, 2021, this preliminary plat was duly approved by the City of Waco.

Signed: \_\_\_\_\_  
 Emeraldia Hudson  
 City Secretary

SURVEYOR:

CRAY

200 # HWY 6, SUITE 103

WACO, TEXAS 76782

ADAM B. WITTFIELD

DATE: 5-24-2021

**SURVEYOR NOTES:**

The surveyor has not Abstracted the subject tract.

Easements, restrictions and other rights may exist which are not shown.

It is the sole responsibility of the owner to contact the city of Waco Planning Department for the city's interpretation of the zoning ordinances.

The utilities are based upon visible above ground utilities only. Underground facilities have not been field verified. There may be additional utilities that CRAY has not been advised of. There may be easements, (landed or unlanded), and/or rights-of-way that affect the subject tract that CRAY has not been advised.

LOT	AREA	PERCENT
1	100.00	100.00
2	100.00	100.00
3	100.00	100.00
4	100.00	100.00
5	100.00	100.00
6	100.00	100.00
7	100.00	100.00
8	100.00	100.00
9	100.00	100.00
10	100.00	100.00
11	100.00	100.00
12	100.00	100.00
13	100.00	100.00
14	100.00	100.00
15	100.00	100.00
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37	100.00	100.00
38	100.00	100.00
39	100.00	100.00
40	100.00	100.00
41	100.00	100.00
42	100.00	100.00
43	100.00	100.00
44	100.00	100.00
45	100.00	100.00
46	100.00	100.00
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LOT	AREA	PERCENT
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100	100.00	100.00

**PRELIMINARY PLAT**  
 LOT 23, BLOCK 15; LOTS 2-11, BLOCK 21; LOTS 3-32, BLOCK 23; LOTS 1-24, BLOCK 24; LOTS 1-23, BLOCK 25; LOTS 1-11, BLOCK 26; LOTS 1-18, BLOCK 27; LOTS 13-23, BLOCK 28; LOTS 1-20, BLOCK 29; LOTS 1-15, BLOCK 30; LOTS 1-14, BLOCK 31; LOTS 1-14, BLOCK 32; LOTS 1-54, BLOCK 33; LOTS 1-29, BLOCK 34; LOTS 1-19, BLOCK 35; AND LOTS 1-14, BLOCK 36  
**SUNWEST VILLAGE ADDITION**  
 TO THE CITY OF WACO,  
 McLENNAN COUNTY, TEXAS

JOB NO.	FIELDBOOK NO.	DRAWN BY	FILE NAME	REVISIONS		REVISIONS	
				NO.	DATE	NO.	DATE
SWL2000505	N/A	MDH	PRELIM-PLAT				





**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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June 14, 2021

Sun West Land, LTD  
Brad Harrell  
208 Hewitt Drive, Suite 103  
Hewitt, TX 76643

**REF.: “Amended Preliminary Plat of the Sunwest Village Addition, to the City of Waco, McLennan County, Texas”**

**Project Number: 21-00009-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 **June 22, 2021 in the Waco City Hall, 300 Austin 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 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 and affiliation any business or organization (i.e. deed) of the property to Planning Services through the CSS Portal and lienholder documentation if applicable. Attest signatures are required if ownership is retained by an LLC.
2. The surveyor needs to sign and seal the plat and set the monuments as shown.
3. A payment of \$300.00 is required for an amended standard plat application. The invoice is now available on the Citizen Self Service portal.
4. Under Ordinance 2020-793, final plats submitted for future phases will be subject to phased impact fees. An impact fee calculator is available online at: <https://www.waco-texas.com/planning-impact-fees.asp#gsc.tab=0> .

5. Please add "Amended" to the title of the plat and adjust lot numbers so they are easier to identify (the print comes out very faint).
6. Please add the proposed and dedicated rights-of-way dimensions to the plat.
7. The plat should indicate, "PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY".
8. Please add contours, existing and proposed utility easements and proposed drainage areas in acreage to the plat.

**Engineering - Contact Roger Glick for more details: [RGlick@wacotx.gov](mailto:RGlick@wacotx.gov); (254) 750-5879.**

9. Identify lot(s) for detention.
10. Detention will need to include water quality requirements.

**TxDOT**

11. Coordinate with Tanya Hensley ([Tanya.Hensley@txdot.gov](mailto:Tanya.Hensley@txdot.gov) or 254-218-9137) at TxDot for submitting civil and drainage plans.

**Street Names – Contact Mary Henley for street name approval before submitting final plats:  
[maryh@wacotx.gov](mailto:maryh@wacotx.gov); (254) 750-5657.**

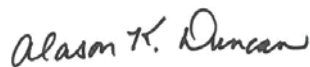
12. Longridge Drive is disapproved; *Long* and *Ridge* are currently over-used.
13. Caprock Trail is disapproved; *Rock* is currently over-used; *Cap Fisk* currently exist.
14. Clover Leaf is not recommended because Clover Ridge, Clover Lane currently exist.

**Utilities – *Approved***

**Traffic - *Approved***

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: CP&Y