PUBLIC NOTICE OF MEETING

PLANNING AND ZONING COMMISSION

MARCH 9, 2021 – 5:30 P.M.

TAKE NOTICE THAT A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF WOODWAY, TEXAS, WILL BE HELD IN THE DONALD J. BAKER COUNCIL CHAMBERS AT WOODWAY CITY HALL, 922 ESTATES DRIVE, WOODWAY, TEXAS.AT 5:30 P.M. ON TUESDAY, MARCH 9, 2021, TO CONSIDER AND ACT UPON ANY LAWFUL SUBJECT WHICH MAY COME BEFORE IT INCLUDING, AMONG OTHERS, THE ITEMS LISTED ON THE FOLLOWING AGENDA.

To mitigate the spread of COVID-19, this meeting will be closed to in-person attendance by the public. Some Commissioners will attend in person while others may attend virtually via Zoom. Citizens may join the Zoom meeting by calling 1-888-475-4499, entering the Meeting ID #9926081325 and the password 905053. Citizens may also provide written comments on the agenda items to Amy Novak at anovak@woodwaytexas.gov prior to 3:00 p.m. on March 9, 2021.

AGENDA

1. **Call to order**

2. **Consider action on** the minutes of the February 23, 2021, regular meeting

3. **Discussion and consider action on** final plat for Tanglewood Estates Addition, Phase 1B, Lots 2-10, Block D; Lots 1-11, Block E; Lots 1-2 and 11-38, Block F; Lots 1-5, Block G; Lots 1-2, Block I; Lots 1-7, Block J; Block K; Block MD1; Block RB1; the City of Woodway, McLennan County, Texas, being part of those tracts of land described as Tract 6 (79.150 acres) and Tract 7 (90.218 acres) in a Deed to WDA Development, LLC as recorded in McLennan County Clerk's document 2018044087 of the Official Public Records of McLennan County, Texas

4. **Discussion and consider action on** submittal of recommended capital improvements to the City Manager, per the City's Charter, *Article X, Section 10.02(d)* for City Council budget planning purposes

5. **Staff updates**

6. **Consider action on** adjournment

I certify that the above notice of meeting was posted at Woodway City Hall, 922 Estates Drive, Woodway, Texas, on the 2nd day of March 2021 at 5:00 p.m.

Donna Barkley

Donna Barkley, City Secretary

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (254) 772-4480 or FAX (254) 772-0695 for further information.

City of Woodway
Planning and Zoning Commission Meeting Minutes
February 23, 2021

The City of Woodway Planning and Zoning Commission attended a regular scheduled meeting virtually via Zoom Meeting, on February 23, 2021, at 5:30 p.m. To mitigate the spread of COVID-19, this meeting was closed to in-person attendance by the public. The Planning and Zoning Commission conducted the meeting via Zoom Meeting in order to advance the public health goal of limiting face-to-face meetings (also called "social distancing") to slow the spread of the Coronavirus (COVID-19). The following individuals were in attendance via Zoom Meeting.

Planning & Zoning Members Present:	Rodney Kroll, Grant Martin, Martha Agee, Josef Varga, Brent McKenzie, Nancy Pfanner, Mary Cunningham
Planning & Zoning Members Absent:	Raju Patel, Bob Howard
City Staff Present:	Dr. Shawn Oubre, John Norman, Amy Novak, Keith Lowrey, David Mercer
Registered Guests:	David Mercer (applicant)

1. **Call to order**

   Chairman Rodney Kroll, called the meeting to order at 5:32 p.m.

2. **Consider action on** the minutes of the February 9, 2021, regular meeting.

   Chairman Rodney Kroll made a correction to the minutes in regards to a spelling error and that it needed to be spelled correctly. Brent McKenzie made a motion, seconded by Mary Cunningham, that the minutes be corrected. The motion carried unanimously.

3. **Discussion and consider action on** final plat for Tanglewood Estates Addition, Phase 1A, Lots 1-43, Block A; Lots 1-11, Block B; Lots 1-25, Block C; Lots 1 and 11, Block D; Lots 3-10, Block F, Lot 1, Block H, Block MD2; and Block RB2; the City of Woodway, McLennan County, Texas, being part of those tracts of land described as Tract 6 (79.150 acres) and Tract 7 (90.218 acres) in a Deed to WDA Development, LLC as recorded in McLennan County Clerk's document 2018044087 of the Official Public Records of McLennan County, Texas.

   Assistant Director John Norman gave a brief description of the final plat. Brent

McKenzie made a motion, seconded by Grant Martin that the final plat be approved. The motion carried unanimously.

4. **Discussion and consider action on** acceptance of subdivision improvements to the Tanglewood Estates Addition, Phase 1 A, to the City of Woodway, Texas.

City recommends initial acceptance of the Tanglewood Addition Phase 1 A. Assistant Director John Norman gave a brief description. There were no questions asked. Mary Cunningham made a motion, seconded by Martha Agee that the subdivision improvements be accepted. The motion carried unanimously.

5. **Staff Updates**

Assistant Director John Norman gave a brief staff update. Assistant Director John Norman suggested to the Planning and Zoning Commission that they be thinking about three to five capital projects that the Planning and Zoning Commission would like to recommend to City Council for the upcoming year.

7. **Consider action on** adjournment.

A motion was made by Martha Agee and seconded by Brent McKenzie to adjourn the meeting. The motion carried unanimously and the meeting was adjourned at 5:49 p.m.

_____ _____

Planning & Zoning Commission Chairman Planning & Zoning Commission Secretary

CITY OF WOODWAY
PLANNING AND ZONING COMMISSION AGENDA

AGENDA ITEM: 3
AGENDA DATE: March 9, 2021

SUBJECT:

Discussion and consider action on final plat for Tanglewood Estates Addition, Phase 1B, Lots 2-10, Block D; Lots 1-11, Block E; Lots 1-2 and 11-38, Block F; Lots 1-5, Block G; Lots 1-2, Block I; Lots 1-7, Block J; Block K; Block MD1; Block RB1; the City of Woodway, McLennan County, Texas, being part of those tracts of land described as Tract 6 (79.150 acres) and Tract 7 (90.218 acres) in a Deed to WDA Development, LLC as recorded in McLennan County Clerk's document 2018044087 of the Official Public Records of McLennan County, Texas.

DISCUSSION:

Jason Meeks (applicant) submitted a final plat for Tanglewood Estates Addition, Phase 1B, Lots 2-10, Block D; Lots 1-11, Block E; Lots 1-2 and 11-38, Block F; Lots 1-5, Block G; Lots 1-2, Block I; Lots 1-7, Block J; Block K; Block MD1; Block RB1; the City of Woodway, McLennan County, Texas, being part of those tracts of land described as Tract 6 (79.150 acres) and Tract 7 (90.218 acres) in a Deed to WDA Development, LLC as recorded in McLennan County Clerk's document 2018044087 of the Official Public Records of McLennan County, Texas.

Please see attached letter from the City Engineer.

City staff has requested that the applicant be present to answer any questions from the Planning and Zoning Commission.

ACTION RECOMMENDED:

Recommend approval of the final plat for Tanglewood Estates Addition, Phase 1B, Lots 2-10, Block D; Lots 1-11, Block E; Lots 1-2 and 11-38, Block F; Lots 1-5, Block G; Lots 1-2, Block I; Lots 1-7, Block J; Block K; Block MD1; Block RB1; the City of Woodway, McLennan County, Texas, being part of those tracts of land described as Tract 6 (79.150 acres) and Tract 7 (90.218 acres) in a Deed to WDA Development, LLC as recorded in McLennan County Clerk's document 2018044087 of the Official Public Records of McLennan County, Texas.

Prepared by Director of Community Services

Approved by City Manager

WOODWAY
TEXAS

February 26, 2021

City of Woodway
924 Estates Drive
Woodway, Texas 76712

ATTN: Planning and Zoning Commission

Re: Final Plat of Tanglewood Addition Phase 1-B, Lots 2-10, Block D; Lots 1-11, Block E; Lots 1-2 and Lots 11-38, Block F; Lots 1-5, Block G; Lots 1-2, Block I; Lots 1-7, Block J; Block K; Block MD1; Block RB1.

Dear Commissioners:

Pursuant to the requirements of the City's Subdivision Ordinance Section 17-11, I have reviewed the final plat for the above referenced subdivision as delivered to the City of Woodway, and have determined the following:

1. The final plat for this subdivision meets all of the requirements set forth under Section 17-10 of Article I of the City of Woodway's Subdivision Ordinance.

2. The location and size of all existing water treatment, storage and transportation facilities within the city which will serve the proposed subdivision, together with such treatment, storage, and transportation facilities proposed to be constructed by the subdivider and which will serve the proposed subdivision, appear to be adequate to provide sufficient water supply, volume and pressure to serve each proposed lot and each use within the proposed subdivision.

3. The location and size of all existing sewage transportation and disposal facilities within the city, which serve the proposed subdivision, together with such sewage transportation proposed to be constructed by the subdivider are adequate to provide transportation, disposal, and treatment of sewage from the proposed subdivision.

Based on the findings and approvals, city staff recommends the Commission's Approval of the final plat for this subdivision.

Sincerely,

Mitch R. Davison, P.E.
City Engineer

Revised 12/14/20

CITY OF WOODWAY FINAL PLAT/REPLAT SUBMITTAL FORM

(ALL INFORMATION REQUESTED MUST BE PROVIDED)

Items to be completed by Applicant

Check one of the following:

☒ This submittal is a **plat** of acreage

☐ This submittal is a **replat**

☐ This submittal is an **amended plat**

Meeting Dates:

3/9/2021

Current legal description of property:
tracts of land described as Tract 6 (79.150 acres) and Tract 7 (90.218 acres) in a Deed to WDA Development, LLC as recorded in McLennan County Clerk's document 2018044087 of the Official Public Records of McLennan County, Texas

Proposed legal description of property (must list all lot(s), block(s) and name of addition: Tanglewood Estates Addition Phase 1-B. Lots 2-10, Block D; Lots 1-11, Block E; Lots 1-2 and Lots 11-38, Block F; Lots 1-5, Block G; Lots 1-2, Block I; Lots 1-7, Block J; Block K; Block MD1; Block RB1.

Applicant information: Aaron McMillan

Applicant name: WDA Development, LLC.

Mailing address: 1927 Columbus Waco, 76701

Telephone/fax numbers: 254-300-4192

Alternate contact: David Mercer

Telephone/fax numbers of alternate contact: 254-716-3780

Applicant's Signature: [signature] Date: 02/24/2021

Items to be completed by office:

Date of submittal: 2/26/21 Submittal accepted by: Amy Novak

☑ $250.00 fee paid Date of notification to City Secretary: 2/26/21

Staff level review conducted by:

☑ John Norman

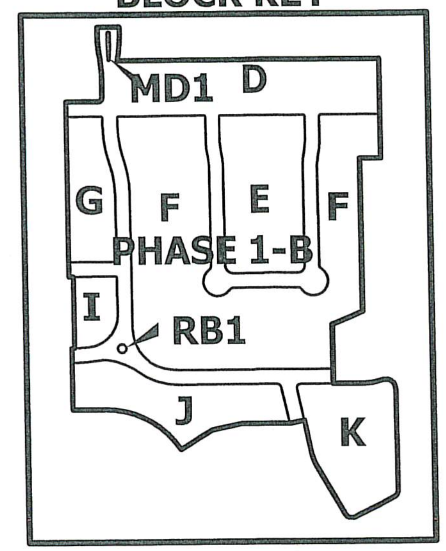
☐ Cory Turnmire

Date: 2/26/21

This area reserved for county recordation information.

4:57 p.m.
FEB 08 2021

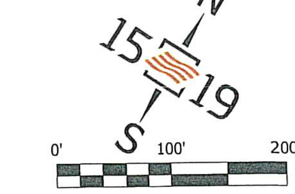
BLOCK KEY



LINE	BEARING	DISTANCE
L1	S 57°28'50" W	69.99'
L2	N 57°28'50" E	98.09'
L3	N 44°36'29" W	118.87'
L4	S 45°23'31" W	50.00'
L5	S 57°28'50" W	174.85'
L6	S 46°17'52" W	103.89'
L7	S 26°29'17" W	127.43'
L8	S 57°28'50" W	106.06'
L9	N 56°08'14" E	9.64'
L10	S 57°28'50" W	15.39'
L11	N 32°25'35" W	85.73'
L12	N 42°27'34" W	16.85'
L13	N 32°25'35" W	40.42'
L14	N 57°34'25" E	73.00'
L15	S 32°25'35" E	40.42'
L16	S 22°23'36" E	16.85'
L17	S 32°25'35" E	25.13'
L18	N 32°25'35" W	25.23'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	195.00'	67.11'	19°43'04"	N 47°37'19" E	66.78'
C2	35.00'	66.86'	109°27'32"	S 87°30'27" E	57.15'
C3	25.00'	27.73'	63°33'09"	S 01°00'06" E	26.33'
C4	25.00'	38.68'	88°38'32"	S 75°05'44" W	34.93'
C5	125.00'	34.85'	15°58'30"	N 52°35'44" W	34.74'
C6	315.00'	306.97'	55°50'04"	S 85°23'53" W	294.96'
C7	15.00'	23.54'	89°54'26"	N 12°31'38" E	21.20'
C8	272.50'	47.72'	10°01'59"	N 37°26'35" W	47.66'
C9	287.50'	50.34'	10°01'59"	N 37°26'35" W	50.28'
C10	287.50'	50.34'	10°01'59"	S 27°24'36" E	50.28'
C11	272.50'	8.20'	1°43'23"	S 23°15'18" E	8.20'
C12	315.00'	98.04'	17°49'58"	N 75°36'04" W	97.65'
C13	315.00'	113.53'	20°39'03"	S 85°09'26" W	112.92'
C14	315.00'	95.39'	17°21'04"	S 66°09'22" W	95.03'
C15	660.00'	102.25'	8°52'35"	S 52°13'09" W	102.15'
C16	50.00'	15.70'	17°59'29"	S 56°46'35" W	15.64'
C17	250.00'	87.51'	20°03'20"	S 75°48'00" W	87.06'
C18	250.00'	41.66'	9°32'49"	N 89°23'56" W	41.61'
C19	100.00'	21.35'	12°14'05"	S 89°15'26" W	21.31'
C20	260.00'	50.17'	11°03'23"	S 77°36'42" W	50.09'
C21	260.00'	66.27'	14°36'10"	S 64°46'56" W	66.09'
C22	15.00'	20.40'	77°54'40"	N 83°33'49" W	18.86'
C23	15.00'	26.73'	102°05'20"	S 06°26'11" W	23.33'
C24	210.00'	82.27'	22°26'46"	S 68°42'13" W	81.74'
C25	100.00'	22.66'	12°59'08"	S 86°25'11" W	22.62'
C26	145.00'	69.03'	27°16'36"	N 73°26'57" W	68.38'
C27	145.00'	69.03'	27°16'36"	N 46°10'22" W	68.38'
C28	425.02'	32.20'	4°20'25"	N 34°45'09" W	32.19'
C29	425.02'	91.52'	12°20'17"	N 43°05'30" W	91.35'
C30	3687.15'	10.68'	0°09'58"	N 49°43'27" W	10.68'
C31	375.00'	111.39'	17°01'06"	N 40°56'08" W	110.98'
C32	5.00'	7.85'	89°54'26"	N 12°31'38" E	7.07'
C33	5.00'	7.85'	90°00'00"	S 77°31'10" E	7.07'
C34	200.00'	47.92'	13°43'45"	N 39°23'02" W	47.81'
C35	150.00'	2.56'	0°58'36"	N 45°45'37" W	2.56'
C36	150.00'	33.39'	12°45'09"	N 38°53'44" W	33.32'
C37	15.00'	14.49'	55°20'20"	N 04°51'00" W	13.93'
C38	50.00'	18.48'	21°10'31"	N 12°13'55" E	18.37'
C39	50.00'	88.92'	101°53'52"	N 49°18'17" W	77.66'
C40	50.00'	67.72'	77°36'17"	S 40°56'39" W	62.66'
C41	15.00'	14.49'	55°20'20"	S 29°48'41" W	13.93'
C42	15.00'	14.49'	55°20'20"	S 85°09'00" W	13.93'
C43	50.00'	113.71'	130°17'56"	S 47°40'12" W	90.74'
C44	50.00'	61.42'	70°22'43"	S 52°40'07" E	57.63'
C45	15.00'	14.49'	55°20'20"	S 60°11'19" E	13.93'
C46	142.05'	23.21'	9°21'42"	N 27°58'04" W	23.18'
C47	130.24'	12.73'	5°36'02"	N 21°26'17" W	12.73'
C48	200.00'	47.92'	13°43'45"	N 25°39'17" W	47.81'
C49	5.00'	7.85'	90°00'00"	N 12°28'50" E	7.07'
C50	5.00'	7.86'	90°05'34"	N 77°28'22" W	7.08'
C51	272.50'	39.52'	8°18'36"	N 28°16'17" W	39.49'
C52	5.00'	7.85'	90°00'00"	N 12°28'50" E	7.07'
C53	150.00'	35.94'	13°43'45"	S 39°23'02" E	35.86'
C54	200.00'	14.66'	4°11'54"	S 44°08'57" E	14.65'
C55	200.00'	33.27'	9°31'50"	S 37°17'05" E	33.23'
C56	25.00'	39.27'	90°00'00"	N 77°31'10" W	35.36'
C57	25.00'	39.27'	90°00'00"	S 12°28'50" W	35.36'
C58	194.13'	33.27'	9°49'14"	S 27°40'43" E	33.23'
C59	179.35'	14.65'	4°40'46"	S 21°03'27" E	14.64'
C60	150.00'	35.94'	13°43'45"	S 25°39'17" E	35.86'
C61	5.00'	7.85'	90°00'00"	S 77°31'10" E	7.07'
C62	5.00'	7.86'	90°05'34"	S 77°28'22" E	7.08'
C63	425.00'	68.78'	9°16'19"	S 37°03'45" E	68.70'
C64	425.00'	62.41'	8°24'50"	S 45°54'19" E	62.36'
C65	375.00'	39.37'	6°00'57"	S 47°06'16" E	39.35'
C66	375.00'	75.36'	11°30'49"	S 38°20'23" E	75.23'
C67	5.00'	7.86'	90°00'54"	S 12°28'23" W	7.07'
C68	5.00'	7.85'	89°59'14"	S 77°31'33" E	7.07'
C69	110.00'	160.89'	83°48'02"	S 09°22'05" W	146.92'
C70	610.00'	47.02'	4°24'59"	S 53°28'35" W	47.01'

This area reserved for county recordation information.



(SCALE: 1" = 100')

LEGEND

- ● - 1/2 inch Steel Rod Found unless otherwise noted
- ○ - 1/2 inch Steel Rod Capped "1519 SURVEYING" Set unless otherwise noted
- D.R.M.C.T. - Deed Records of McLennan County, Texas
- M.C.C.D. - McLennan County Clerk's Document
- O.P.R.M.C.T. - Official Public Records McLennan County, Texas

NOTES:

1. Bearings, distances, and acreage are grid, NAD83 State Plane Coordinate System, Texas Central Zone 4203.
2. No flood zone determination was made as part of this survey.
3. Proposed land use is Residential.
4. Lots 9 and 43, Block A; Lot 11, Block D; Lot 1, Block H; Block K; Block RO1; Block RO2; Block MD1; and Block MD2 are considered common areas and shall be maintained by the HOA.
5. Setback lines shown hereon have dimensions as follows:
   Road / front yard = 25' (Unless otherwise noted)
   Rear yard = 25' (Unless otherwise noted)
   Side yard = 5' (Unless otherwise noted)
6. The maximum daily water use per residential connection is estimated at 300 gallons per day per residence. This number was acquired from a study done by the TWDB in conjunction with TCEQ in 2015. This number is listed as an average, so a maximum would have to be calculated from some factor.
7. The Tanglewood subdivision HOA shall have the right and responsibility to locate and maintain 5' wide sidewalks, per the subdivision construction documents, within the Tanglewood subdivision street ROWs, and immediately adjacent to the ROW line. Reconstruction of sidewalks for any reason, including public infrastructure maintenance or repair shall be at the liability of the HOA. In the event of dissolution of the HOA, all maintenance and liability related to said sidewalks shall become the responsibility of each Tanglewood subdivision lot owner, for sections of sidewalk immediately adjacent to each lot.
8. The home builder/lot owner will be responsible for the construction of each sidewalk, adjacent to and/or on said lot, at the time the lot is build on.
9. All interior and rear lot lines shown hereon have a 5' drainage easement dedicated by this plat, unless otherwise noted.

FINAL PLAT
TANGLEWOOD ESTATES ADDITION
PHASE 1B:

LOTS 2-10, BLOCK D; LOTS 1-11, BLOCK E; LOTS 1-2 AND 11-38, BLOCK F; LOTS 1-5, BLOCK G; LOTS 1-2, BLOCK I; LOTS 1-7, BLOCK J; BLOCK K; BLOCK MD1; BLOCK RB1; THE CITY OF WOODWAY, MCLENNAN COUNTY, TEXAS

BEING PART OF THOSE TRACTS OF LAND DESCRIBED AS TRACT 6 (79.150 ACRES) AND TRACT 7 (90.218 ACRES) IN A DEED TO WDA DEVELOPMENT, LLC AS RECORDED IN MCLENNAN COUNTY CLERK'S DOCUMENT 2018044087 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS.

1519 Job No.: 41900	Drawn By: JEM
Sheet 1 of 1	Reviewed By: JDD
Property Address: Old McGregor Road Woodway, TX 76712	Prepared For: David Mercer

I hereby certify that I have made an actual and accurate survey on the ground of the platted land and all monuments shown hereon noted as placed in connection with this subdivision were properly placed under my personal supervision and pre-existing monuments and pins are noted in accordance with the subdivision regulations of the City of Woodway, Texas, and in accordance with all applicable rules, regulations and requirements of the Professional Land Surveying Practices Act and the General Rules of Procedure and Practices promulgated by the Texas Board of Professional Land Surveying, and with in the tolerances allowed therein and thereby. Permanent monuments will be set after construction is completed.

Signed this ______ day of ________________, 2021

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.

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

Purpose: City Review

Date of Release: February 8, 2021

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. This survey is only valid with the presence of a raised impression seal.

1519
SURVEYING & ENGINEERING
1519LLC.com

CENTRAL TEXAS
5054 Franklin Ave., Ste. A
Waco, TX. 76710
254.776.1519
DALLAS / FT. WORTH
11498 Luna Road, Ste. 203
Farmers Branch, TX. 75234
214.484.8586

TBPLS# 10193968 TBPE# F-17299 TBPLS# 10194351 TBPLS# 10194283

This area reserved for county recordation information.

LEGAL DESCRIPTION

STATE OF TEXAS
COUNTY OF McLENNAN

BEING all of that tract of land in the City of Woodway, McLennan County, Texas, out of the James M. Conrad Survey, Abstract Number 224, being part of those tracts of land described as Tract 6 (Called 79.150 Acres) and Tract 7 (Called 90.218 Acres) in a deed to WDA Development, LLC as recorded in McLennan County Clerk's Document (M.C.C.D.) 2018044087 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.) and being further described as follows:

BEGINNING at a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set for the north corner of the herein described tract from which a 1/2 inch steel rod with cap stamped "1519 SURVEYING" found for the north corner of said Tract 7 bears North 50 degrees 02 minutes 13 seconds East, 981.47 feet;

THENCE crossing said Tract 7 and Tract 6 the following 41 bearings and distances:

South 32 degrees 31 minutes 10 seconds East, 140.00 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set;

South 32 degrees 03 minutes 40 seconds East, 50.00 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set;

South 32 degrees 31 minutes 10 seconds East, 150.00 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set;

South 57 degrees 28 minutes 50 seconds West, 69.99 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set;

South 32 degrees 31 minutes 10 seconds East, 524.08 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set;

South 34 degrees 42 minutes 38 seconds West, 111.81 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set;

South 32 degrees 31 minutes 10 seconds East, 202.69 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set;

North 57 degrees 28 minutes 50 seconds East, 98.09 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set for the beginning of a curve to the left;

With said curve to the left, having a **radius of 195.00 feet** and a **chord of North 47 degrees 37 minutes 19 seconds East, 66.78 feet,** an arc distance of **67.11 feet** to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set for the beginning of a curve to the right;

With said curve to the right, having a **radius of 35.00 feet** and a **chord of South 87 degrees 30 minutes 27 seconds East, 57.15 feet**, an arc distance of **66.86 feet** to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set;

South 32 degrees 46 minutes 41 seconds East, 262.26 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set for the beginning of a curve to the right;

With said curve to the right, having a **radius of 25.00 feet** and a **chord of South 01 degrees 00 minutes 06 seconds East, 26.33 feet,** an arc distance of **27.73 feet** to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set;

South 30 degrees 46 minutes 28 seconds West, 152.15 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set for the beginning of a curve to the right;

With said curve to the right, having a **radius of 25.00 feet** and a **chord of South 75 degrees 05 minutes 44 seconds West, 34.93 feet,** an arc distance of **38.68 feet** to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set;

North 60 degrees 34 minutes 59 seconds West, 196.40 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set for the beginning of a curve to the right;

With said curve to the right, having a **radius of 125.00 feet** and a **chord of North 52 degrees 35 minutes 44 seconds West, 34.74 feet**, an arc distance of **34.85 feet** to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set;

North 44 degrees 36 minutes 29 seconds West, 118.87 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set;

South 45 degrees 23 minutes 31 seconds West, 50.00 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set;

South 57 degrees 28 minutes 50 seconds West, 174.85 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set;

South 46 degrees 17 minutes 52 seconds West, 103.89 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set;

South 26 degrees 29 minutes 17 seconds West, 127.43 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set for the beginning of a curve to the left;

With said curve to the left, having a **radius of 315.00 feet** and a **chord of South 85 degrees 23 minutes 53 seconds West, 294.96 feet**, an arc distance of **306.97 feet** to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set;

South 57 degrees 28 minutes 50 seconds West, 106.06 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set;

North 32 degrees 31 minutes 10 seconds West, 210.07 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set;

North 56 degrees 08 minutes 14 seconds East, 9.64 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set;

North 32 degrees 31 minutes 10 seconds West, 244.70 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set;

South 57 degrees 28 minutes 50 seconds West, 15.39 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set;

North 32 degrees 31 minutes 10 seconds West, 597.71 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set;

North 57 degrees 28 minutes 50 seconds West, 81.10 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set for the beginning of a curve to the left;

With said curve to the left, having a **radius of 15.00 feet** and a **chord of North 12 degrees 31 minutes 38 seconds East, 21.20 feet,** an arc distance of **23.54 feet** to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set;

North 32 degrees 25 minutes 35 seconds West, 85.73 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set for the beginning of a curve to the left;

With said curve to the left, having a **radius of 272.50 feet** and a **chord of North 37 degrees 26 minutes 35 seconds West, 47.66 feet,** an arc distance of **47.72 feet** to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set;

North 42 degrees 27 minutes 34 seconds West, 16.85 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set for the beginning of a curve to the right;

With said curve to the right, having a **radius of 287.50 feet** and a **chord of North 37 degrees 26 minutes 35 seconds West, 50.28 feet,** an arc distance of **50.34 feet** to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set;

North 32 degrees 25 minutes 35 seconds West, 40.42 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set;

North 57 degrees 34 minutes 25 seconds East, 73.00 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set from which a 1/2 inch steel rod with cap stamped "1519 SURVEYING" found for the common northwesterly corner of said Tract 6 and Tract 7 bears North 54 degrees 49 minutes 10 seconds East, 312.16 feet;

South 32 degrees 25 minutes 35 seconds East, 40.42 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set for the beginning of a curve to the right;

With said curve to the right, having a **radius of 287.50 feet** and a **chord of South 27 degrees 24 minutes 36 seconds East, 50.28 feet**, an arc distance of **50.34 feet** to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set;

South 22 degrees 23 minutes 36 seconds East, 16.85 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set for the beginning of a curve to the left;

With said curve to the left, having a **radius of 272.50 feet** and a **chord of South 23 degrees 15 minutes 18 seconds East, 8.20 feet,** an arc distance of **8.20 feet** to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set;

North 57 degrees 28 minutes 50 seconds East, 904.71 feet to the **POINT OF BEGINNING** and containing **30.627 Acres** of land.

Bearings, distances, and acreage are grid, NAD83 State Plane Coordinate System, Texas Central Zone 4203

RECEIVED
FEB 08 2021

**For Construction Only,
Not For Recordation.**

This area reserved for county recordation information.

OWNER'S DEDICATION

WDA Development, LLC, being the owner of proposed FINAL PLAT, TANGLEWOOD ESTATES ADDITION, PHASE 1B, LOTS 2-10, BLOCK D; LOTS 1-11, BLOCK E; LOTS 1-2 AND 11-38, BLOCK F; LOTS 1-5, BLOCK G; LOTS 1-2, BLOCK I; LOTS 1-7, BLOCK J; BLOCK K; BLOCK MD1; BLOCK RB1; THE CITY OF WOODWAY, MCLENNAN COUNTY, TEXAS shown hereon, does hereby dedicate to the public forever all streets, alleys, parks, easements and other land intended for public use.

_____
by: David Mercer, President
WDA Development, LLC
1620 La Salle Avenue
Waco, Texas 76706

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, David Mercer, 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 and in the capacities therein stated.

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_____

STATE OF TEXAS
COUNTY OF McLENNAN

The Lienholder signed below hereby acknowledges that they have reviewed the subdivision of the property described in the above dedication and are familiar with the effect of that subdivision on property on which they hold a deed of trust. Those signing below hereby concur in and join in the dedication of the subdivision of the property described in the above dedication.

By:_____
Gail Bartay, Senior Vice President

NAME OF DEED OF TRUST HOLDER:
Extraco Banks
P.O. Box 7813
Waco, Texas 76714

Property on which you hold a Deed of Trust: All that tract of land described in a deed of trust recorded in McLennan County Clerk's Document 2020005121 of the Official Public Records of McLennan County, Texas.

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, Gail Bartay, known to me to be the person whose name is subscribed to the foregoing instrument and she acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacities therein stated.

Given under my hand and seal of office this the ___ day of _____, 2021.

_____
Notary Public in and for the State of Texas

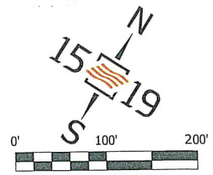
My Commission Expires_____

NOTE: Approval of this plat does not approve or disapprove any designated land use; nor guarantee availability or adequacy of water supply or sewage transportation, treatment or disposal; nor guarantee serviceability of streets, utilities or subdivision improvements; nor guarantee adequacy of soil or geological conditions for construction of improvements.

Approved for recordation, the _____ day of _____ A.D. 2021.
City of Woodway

_____
Mayor

_____
City Secretary



(SCALE: 1" = 100')

LEGEND

- ● - 1/2 inch Steel Rod Found unless otherwise noted
- ○ - 1/2 inch Steel Rod Capped "1519 SURVEYING" Set unless otherwise noted
- D.R.M.C.T. - Deed Records of McLennan County, Texas
- M.C.C.D. - McLennan County Clerk's Document
- O.P.R.M.C.T. - Official Public Records McLennan County, Texas

NOTES:
1. Bearings, distances, and acreage are grid, NAD83 State Plane Coordinate System, Texas Central Zone 4203.
2. No flood zone determination was made as part of this survey.
3. Proposed land use is Residential.
4. Lots 9 and 43, Block A; Lot 11, Block D; Lot 1, Block H; Block K; Block RO1; Block RO2; Block MD1; and Block MD2 are considered common areas and shall be maintained by the HOA.
5. Setback lines shown hereon have dimensions as follows:
   Road / front yard = 25' (Unless otherwise noted)
   Rear yard = 25' (Unless otherwise noted)
   Side yard = 5' (Unless otherwise noted)
6. The maximum daily water use per residential connection is estimated at 300 gallons per day per residence. This number was acquired from a study done by the TWDB in conjunction with TCEQ in 2015. This number is listed as an average, so a maximum would have to be calculated from some factor.
7. The Tanglewood subdivision HOA shall have the right and responsibility to locate and maintain 5' wide sidewalks, per the subdivision construction documents, within the Tanglewood subdivision street ROWs, and immediately adjacent to the ROW line. Reconstruction of sidewalks for any reason, including public infrastructure maintenance or repair shall be at the liability of the HOA. In the event of dissolution of the HOA, all maintenance and liability related to said sidewalks shall become the responsibility of each Tanglewood subdivision lot owner, for sections of sidewalk immediately adjacent to each lot.
8. The home builder/lot owner will be responsible for the construction of each sidewalk, adjacent to and/or on said lot, at the time the lot is build on.
9. All interior and rear lot lines shown hereon have a 5' drainage easement dedicated by this plat, unless otherwise noted.

FINAL PLAT
TANGLEWOOD ESTATES ADDITION
PHASE 1B:
LOTS 2-10, BLOCK D; LOTS 1-11, BLOCK E; LOTS 1-2 AND 11-38, BLOCK F; LOTS 1-5, BLOCK G; LOTS 1-2, BLOCK I; LOTS 1-7, BLOCK J; BLOCK K; BLOCK MD1; BLOCK RB1; THE CITY OF WOODWAY, MCLENNAN COUNTY, TEXAS

BEING PART OF THOSE TRACTS OF LAND DESCRIBED AS TRACT 6 (79.150 ACRES) AND TRACT 7 (90.218 ACRES) IN A DEED TO WDA DEVELOPMENT, LLC AS RECORDED IN MCLENNAN COUNTY CLERK'S DOCUMENT 2018044087 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS.

1519 Job No.: 41900	Drawn By: JEM
Sheet 2 of 2	Reviewed By: JDD
Property Address: Old McGregor Road Woodway, TX 76712	Prepared For: David Mercer

I hereby certify that I have made an actual and accurate survey on the ground of the platted land and all monuments shown hereon noted as placed in connection with this subdivision were properly placed under my personal supervision and pre-existing monuments and pins are noted in accordance with the subdivision regulations of the City of Woodway, Texas, and in accordance with all applicable rules, regulations and requirements of the Professional Land Surveying Practices Act and the General Rules of Procedure and Practices promulgated by the Texas Board of Professional Land Surveying, and with in the tolerances allowed therein and thereby. Permanent monuments will be set after construction is completed.

Signed this _____ day of _____, 2021

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.

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

Purpose: City Review

Date of Release: February 8, 2021

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. This survey is only valid with the presence of a raised impression seal.

1519
SURVEYING & ENGINEERING
1519LLC.com

CENTRAL TEXAS
5054 Franklin Ave., Ste. A
Waco, TX. 76710
254.776.1519
DALLAS / FT. WORTH
11498 Luna Road, Ste. 203
Farmers Branch, TX. 75234
214.484.8586

TBPLS# 10193968 TBPE# F-17299 TBPLS# 10194351 TBPLS# 10194283

CITY OF WOODWAY
PLANNING AND ZONING COMMISSION AGENDA

AGENDA ITEM: 4
AGENDA DATE: March 9, 2021

SUBJECT:

Discussion and consider action on submittal of recommended capital improvements to the City Manager, per the City's Charter, Article X, Section 10.02 (d) for City Council budget planning purposes.

DISCUSSION:

The Planning and Zoning Commission shall be responsible to and act as an advisory body to the Council and shall:

(a) Recommend a City Plan for the physical development of the City with amendments thereto;

(b) Recommend to the Council approval or disapproval of proposed changes in the zoning plan;

(c) Exercise control over platting or subdividing land within the corporate limits of the City and outside said corporate limits to the extent authorized by law;

(d) Submit annually to the City Manager, not less than ninety (90) days prior to the beginning of the budget year, a list of recommended capital improvements which in the opinion of the commission are necessary or desirable during the forthcoming five (5) year period; and

(e) Have all other powers, duties and responsibilities given it by law.

ACTION RECOMMENDED:

City Staff will submit the recommended capital improvements to the City Manager, per the City's Charter, Article X, Section 10.02(d) for City Council budget planning purposes.

Prepared by Assistant Director of Community Services

Approved by City Manager