

PH 2022-082

Subdivision Plats



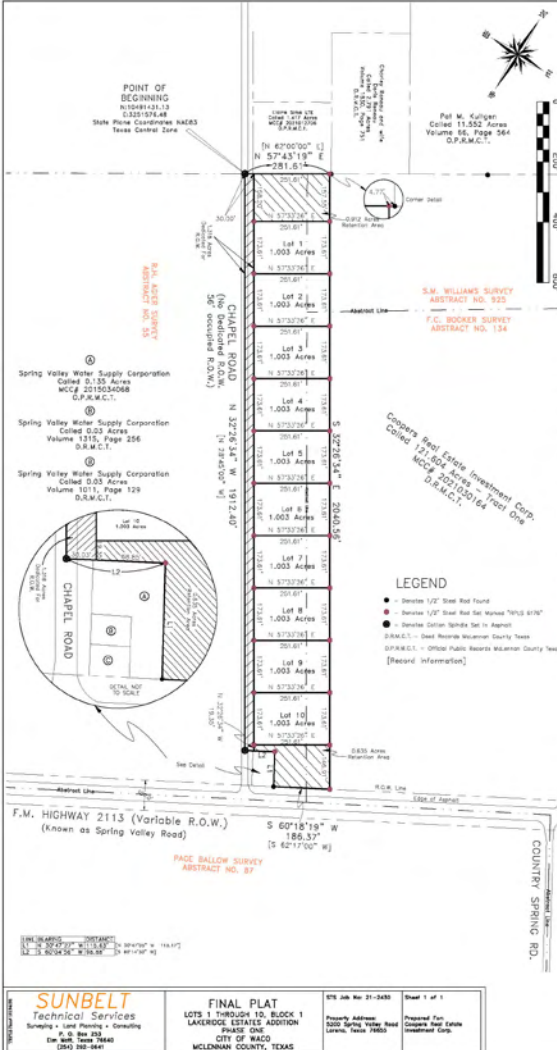
CITY OF WACO

Final plat of the Lakeridge Estates Addition, Lots 1-10, Block 1



CITY OF WACO





DESCRIPTION

STATE OF TEXAS
COUNTY OF MCLENNAN

BEGING all that tract of land in McLennan County, Texas, out of the S.M. WILLIAMS SURVEY, ABSTRACT NO. 925, the F.C. BOOKER SURVEY, ABSTRACT NO. 134, and the R.M. ADLER SURVEY, ABSTRACT NO. 55, and being part of that called 121.604 acres of land described as Tract One in a deed to Coopers Real Estate Investment Corp., recorded in County Clerk's File Number 2010100164 of the Official Public Records of McLennan County, Texas, and being further described as follows:

BEGINNING at a cotton spigade set in asphalt in the approximate center of Chapel Road, at the Northwest corner of said 121.604 acres;

THENCE North 57 Degrees 42 Minutes 17 Seconds East, a distance of 281.81 feet to a 1/2 inch steel rod set marked "SPLS 61767" in the North line of said 121.604 acres, from which a 1/2 inch steel rod set found in the Southeast corner of that called 1.417 acres of land retained as a life estate by Elaine Sims, by deed recorded in County Clerk's File Number 201012276 of the Official Public Records of McLennan County, Texas, of the Southeast corner of that called 2.791 acres of land described in a deed to Chatter Reneau and wife Chatter Reneau, recorded in Volume 1830, Page 731 of the Deed Records of McLennan County, Texas, bears North 37 Degrees 42 Minutes 17 Seconds East, a distance of 4.77 feet for witness;

THENCE South 32 Degrees 26 Minutes 34 Seconds East, a distance of 2040.56 feet to a 1/2 inch steel rod set marked "SPLS 61767" in the North line of F.M. Highway 2113, known as Spring Valley Road, in the South line of said 121.604 acres;

THENCE South 80 Degrees 18 Minutes 19 Seconds West, a distance of 186.37 feet to a 1/2 inch steel rod set found in the North line of Spring Valley Road, at the Southeast corner of that called 0.135 acres of land described in a deed to Spring Valley Water Supply Corporation, recorded in County Clerk's File Number 201004068 of the Official Public Records of McLennan County, Texas;

THENCE North 30 Degrees 47 Minutes 27 Seconds West, a distance of 115.63 feet to a 1/2 inch steel rod set marked "SPLS 61767" at the Northeast corner of said 0.135 acres;

THENCE South 80 Degrees 05 Minutes 10 Seconds West, a distance of 98.86 feet to a cotton spigade set in asphalt in the approximate center of Chapel Road, in the West line of said 121.604 acres;

THENCE North 22 Degrees 26 Minutes 34 Seconds West, a distance of 1912.40 feet to the Point of Beginning, containing 12.893 acres of land.

Bearings based on Grid North, State Plane Coordinate System, NAD83, Texas Central Zone.

STATE OF TEXAS
COUNTY OF MCLENNAN

I hereby certify that the above and foregoing plat and field notes of the "FINAL PLAT LOT 1 THROUGH 10, BLOCK 1, LAKERIDGE ESTATES ADDITION PHASE ONE TO THE CITY OF WACO MCLENNAN COUNTY, TEXAS (BEING a subdivision of all that tract of land in McLennan County, Texas, out of the S.M. WILLIAMS SURVEY, ABSTRACT NO. 925, the F.C. BOOKER SURVEY, ABSTRACT NO. 134, and the R.M. ADLER SURVEY, ABSTRACT NO. 55, and being part of that called 121.604 acres of land described as Tract One in a deed to Coopers Real Estate Investment Corp., recorded in County Clerk's File Number 2010100164 of the Official Public Records of McLennan County, Texas)" was approved on this the ____ day of _____, 2022.

Patricia Ervin
Acting City Secretary

STATE OF TEXAS
COUNTY OF MCLENNAN

This statement certifies that planning materials and a facility authority report prepared by **Amber Thompson, P.E., on the 28th day of April, 2022**, has been submitted and accepted for this subdivision plat. Individual On-Site Sewage Facility designs must be submitted for approval for these lots, and built to Texas Commission on Environmental Quality (TCEQ) regulations prior to occupation of the residence. This subdivision plat approved and occupied by the Waco-McLennan County Public Health District on this the ____ day of _____, 2022.

Danica Lika, Environmental Health Manager

NOTES:

1. Water provided by SPRING VALLEY WSC, CEN# 11287.
2. Septic service provided by OSSF.
3. Subject property shown hereon DOES NOT appear to be located in a Special Flood Hazard Area as noted from F.I.E.M. panel number 483002025C, effective date September 26, 2008.
4. Electricity service provided by Oncor.
5. Owner will retain all expenses for their electrical facilities if applicable.

County Map No. 10-08-024

RECORDATION INFORMATION

OWNER'S STATEMENT

STATE OF TEXAS
COUNTY OF MCLENNAN

That Coopers Real Estate Investment Corp., being the owner of the tract of land shown hereon, and wishing to subdivide same into lots hereby certify the plat attached hereto and titled "FINAL PLAT LOT 1 THROUGH 10, BLOCK 1, LAKERIDGE ESTATES ADDITION PHASE ONE TO THE CITY OF WACO MCLENNAN COUNTY, TEXAS (BEING a subdivision of all that tract of land in McLennan County, Texas, out of the S.M. WILLIAMS SURVEY, ABSTRACT NO. 925, the F.C. BOOKER SURVEY, ABSTRACT NO. 134, and the R.M. ADLER SURVEY, ABSTRACT NO. 55, and being part of that called 121.604 acres of land described as Tract One in a deed to Coopers Real Estate Investment Corp., recorded in County Clerk's File Number 2010100164 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 to the public and for the purposes herein stated. Any private improvements placed in the City of Waco, for the public to use, shall be the responsibility of the City of Waco, 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 lots shown on this plat shall be made in accordance herewith, subject to all restrictions and conditions recorded in McLennan County, Texas Real Property Records pertaining to this subdivision.

Coopers Real Estate Investment Corp.

By: **Kan Cooper, President**
Coopers Real Estate Investment Corp.
200 W. St. 4, Suite 418
Waco, Texas 76712

Attest: **Jane Ose, Vice President**
Coopers Real Estate Investment Corp.
200 W. St. 4, Suite 418
Waco, Texas 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, **Kan Cooper**, known to me to be the person whose name is subscribed to the foregoing instrument and that he acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2022.

Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF MCLENNAN

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

By: **Mike Schmitt, Executive Vice President**
American Bank, N.A.
P.O. Box 15456
Waco, Texas 76715

Property on which you hold a Deed of Trust
All of that tract of land described in a deed of trust recorded in County Clerk's File Number 2010100164 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, **Mike Schmitt**, known to me to be the person whose name is subscribed to the foregoing instrument and that he acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2022.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATION

The plat shown hereon was prepared from an on-the-ground survey performed under my supervision on December 18, 2021; all monuments are as shown hereon.

For SUNBELT TECHNICAL SERVICES

Harold Alexander Taylor
Registered Professional Land Surveyor
Texas Registration No. 8178
Date December 20, 2021

SEAL OF THE STATE OF TEXAS
HAROLD ALEXANDER TAYLOR
8178
LAND SURVEYOR

FINAL PLAT
LOT 1 THROUGH 10, BLOCK 1
LAKERIDGE ESTATES ADDITION
PHASE ONE
TO THE CITY OF WACO
MCLENNAN COUNTY, TEXAS

(BEING a subdivision of all that tract of land in McLennan County, Texas, out of the S.M. WILLIAMS SURVEY, ABSTRACT NO. 925, the F.C. BOOKER SURVEY, ABSTRACT NO. 134, and the R.M. ADLER SURVEY, ABSTRACT NO. 55, and being part of that called 121.604 acres of land described as Tract One in a deed to Coopers Real Estate Investment Corp., recorded in County Clerk's File Number 2010100164 of the Official Public Records of McLennan County, Texas)

SUNBELT
Technical Services
Surveying • Land Planning • Consulting
P.O. Box 230
Elk Mtn, Texas 76840
(817) 282-5441

FINAL PLAT
LOTS 1 THROUGH 10, BLOCK 1
LAKERIDGE ESTATES ADDITION
PHASE ONE
TO THE CITY OF WACO
MCLENNAN COUNTY, TEXAS

ETS Job No. 21-2435
Sheet 1 of 1

Property Address
1000 Spring Valley Road
Waco, Texas 76705

Prepared For
Coopers Real Estate
Investment Corp.

Final plat and construction plans of the Liberty Oaks Addition



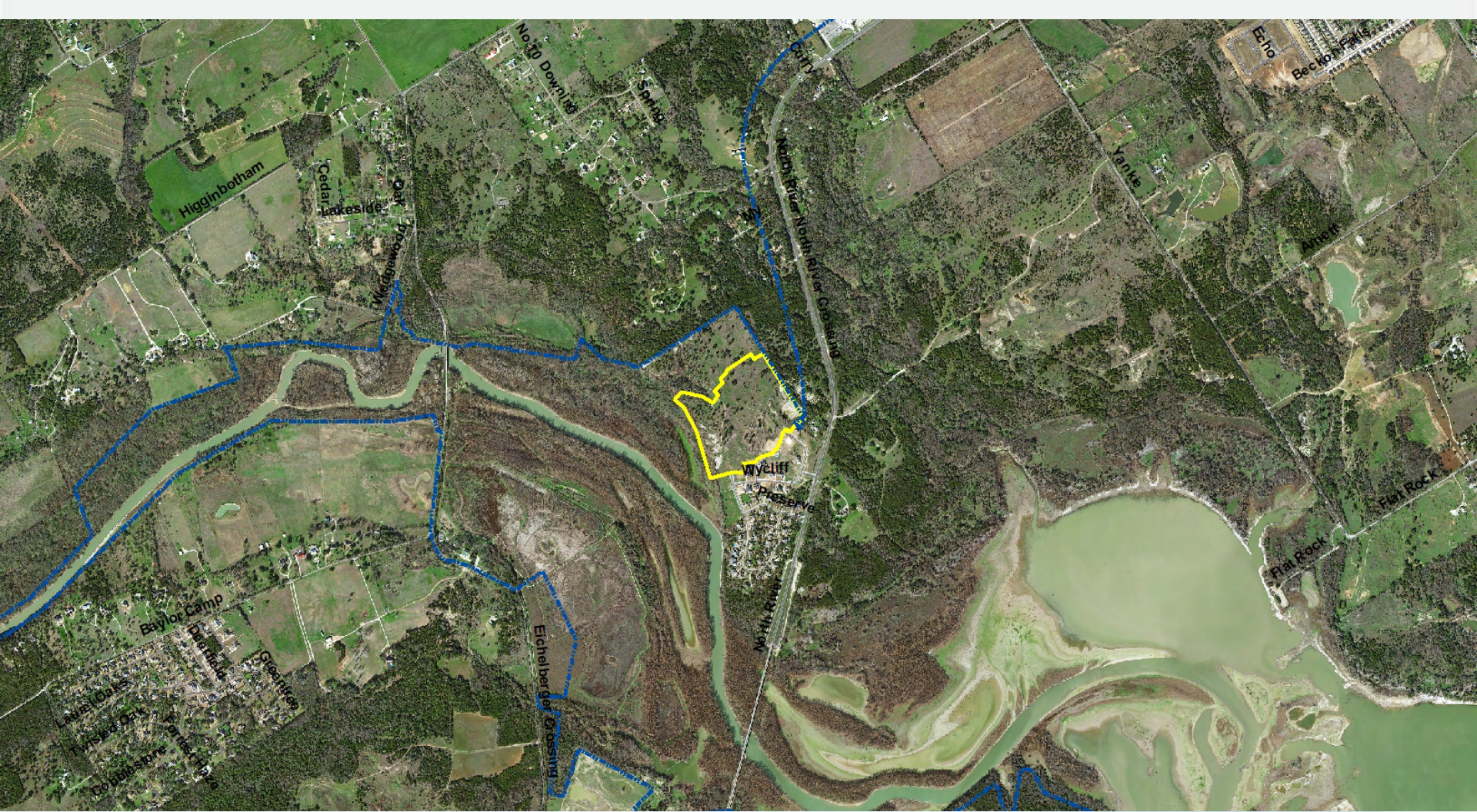
CITY OF WACO

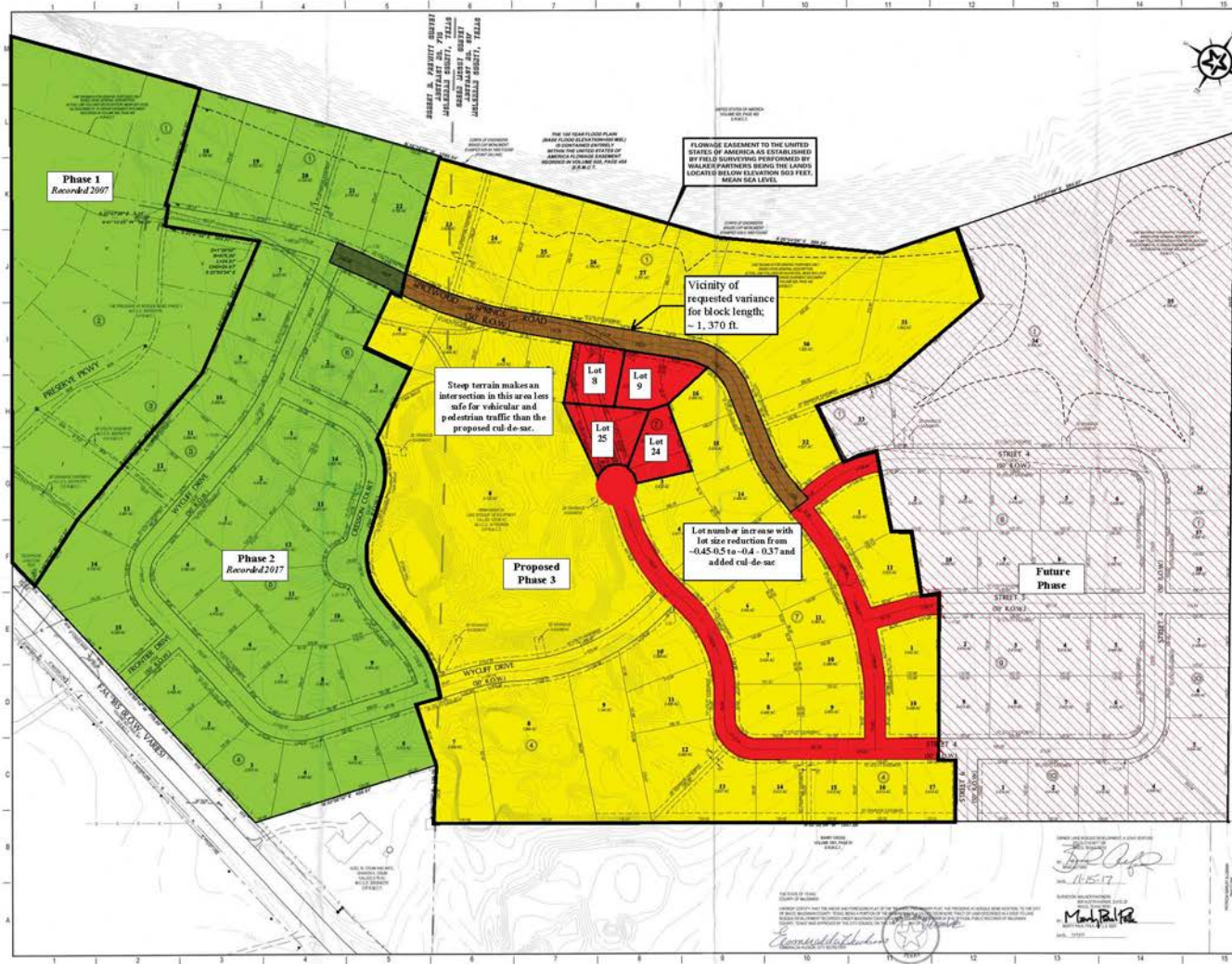


Final plat and construction plans of The Preserve at Bosque Bend Addition, Phase 3



CITY OF WACO





17-066-140

VICINITY MAP

LEGEND

SURVEYOR'S NOTES

WALKER PARTNERS
engineers & surveyors

REVISED PRELIMINARY PLAN
THE PRESERVE AT BOSQUE BEND ADDITION
TO THE CITY OF WALKER, MILLER COUNTY, TEXAS
BEING A PORTION OF THE SOUTHWEST 1/4 OF A CALLED
THE PRESERVE AT BOSQUE BEND ADDITION
UNDER THE GENERAL DEVELOPMENT RECORDS
OF THE OFFICIAL PUBLIC RECORDS OF
MILLER COUNTY, TEXAS

1 OF 1

PH 2022-083

1900 W. Loop 340

- Applicant: John R. Evans, on behalf of JRE Golf Cars, LLC
- Special Permit for Sale, Rental, Parts, Repair and Storage of Recreation Vehicles in an M-2 District
- Property Size: 1.8 acres
- Within the Kendrick Neighborhood
- Council District III



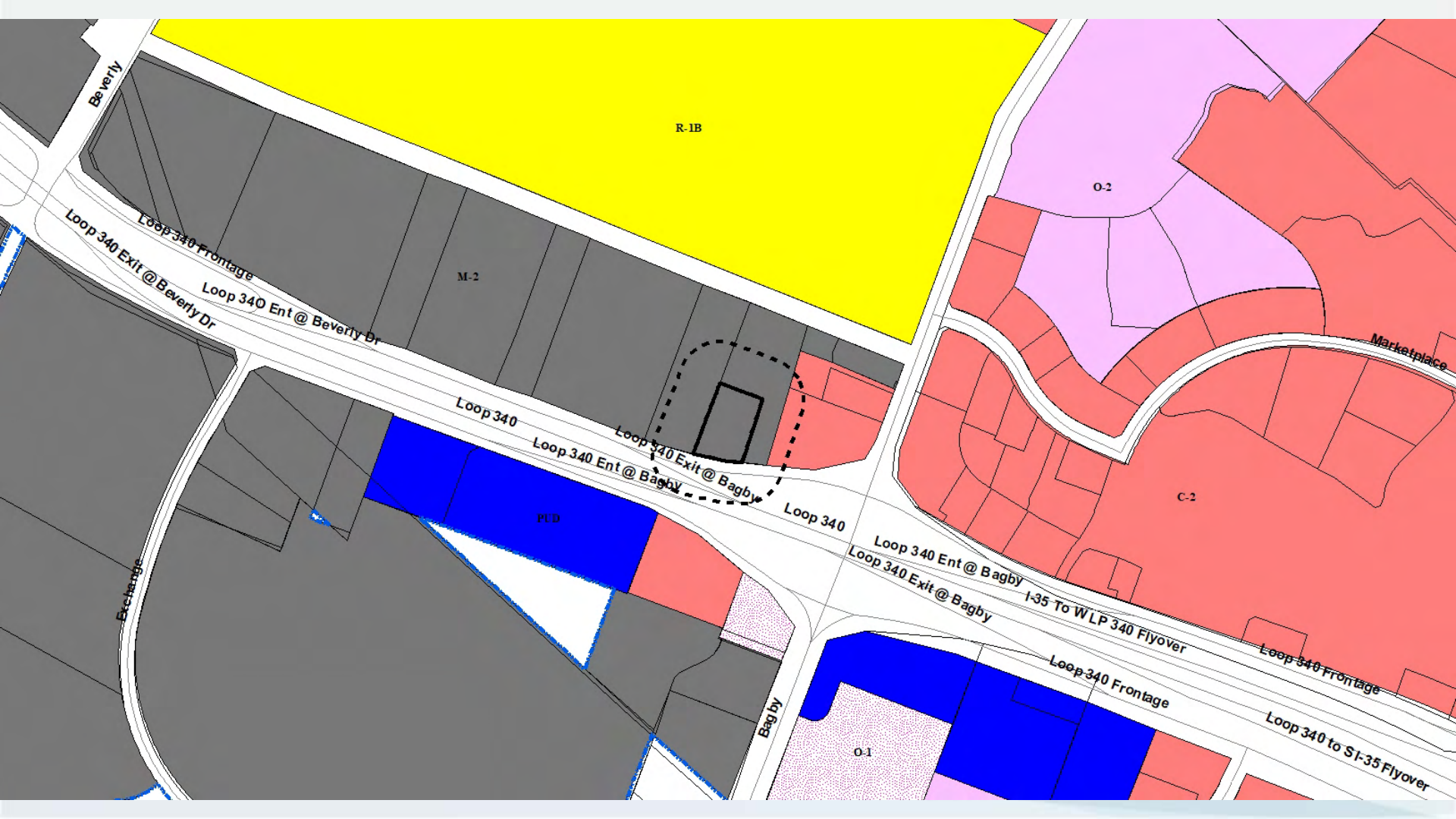


EXHIBIT A







Plan Commission recommends
APPROVAL of the special permit subject
to the special provisions and conditions
and based on the findings required per
Sec. 28-122 of the Zoning Ordinance

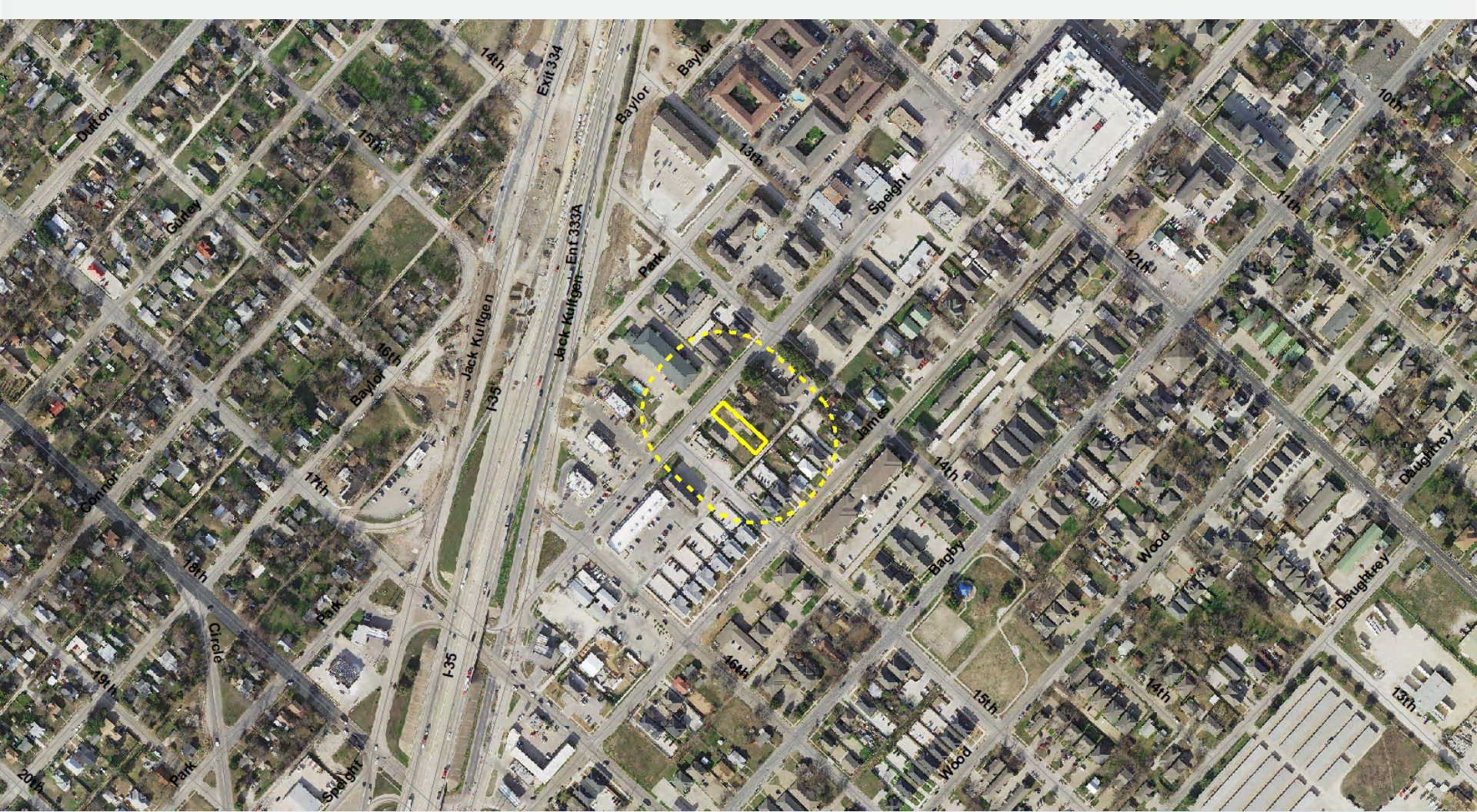


CITY OF WACO

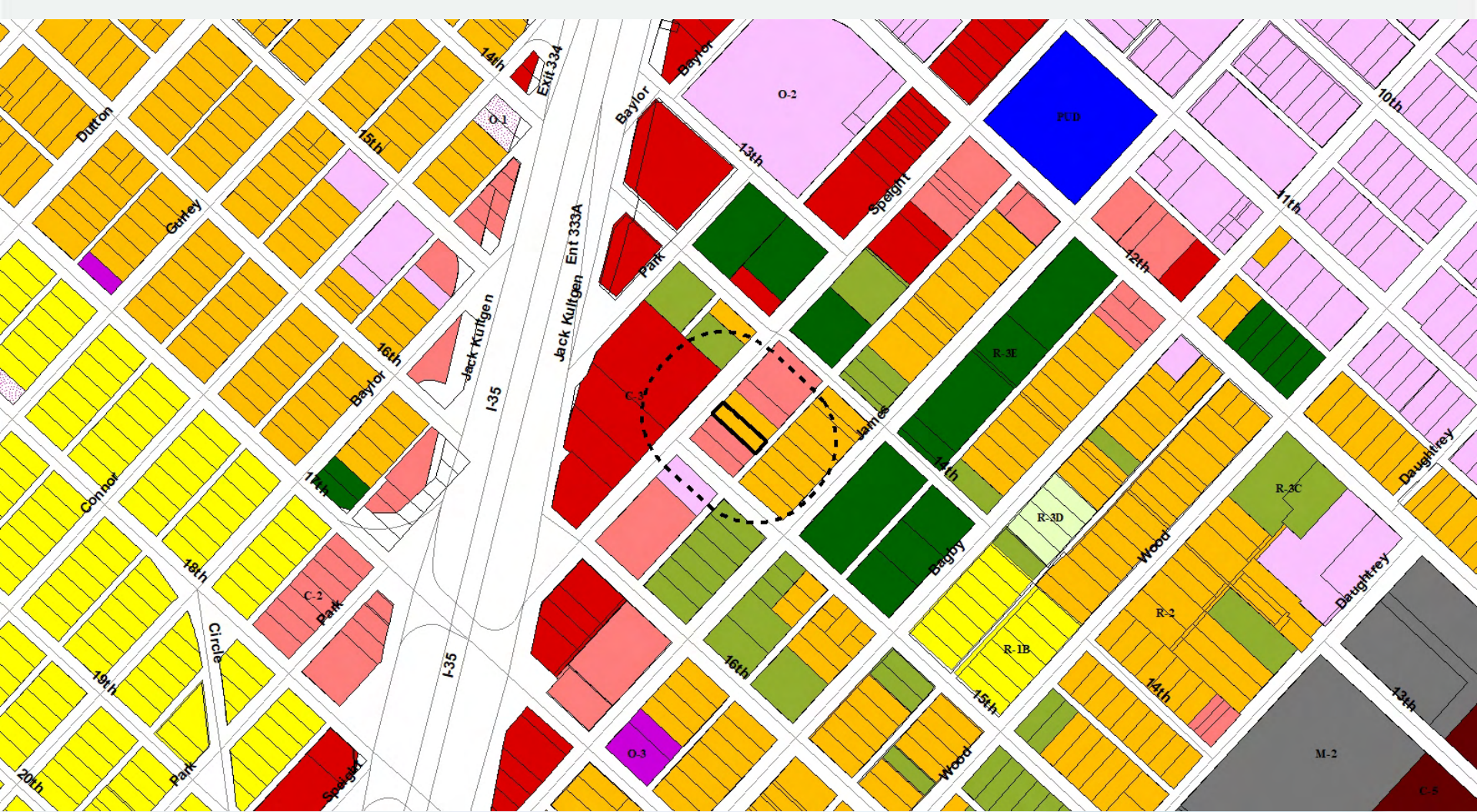
PH 2022-084

1418 Speight Avenue

- Applicant: Jerry Dyer, on behalf of Renew Funding, LLC
- Rezone from R-2 to R-3C
- Property Size: app. 0.18 acres
- Within the Baylor Neighborhood
- Council District II













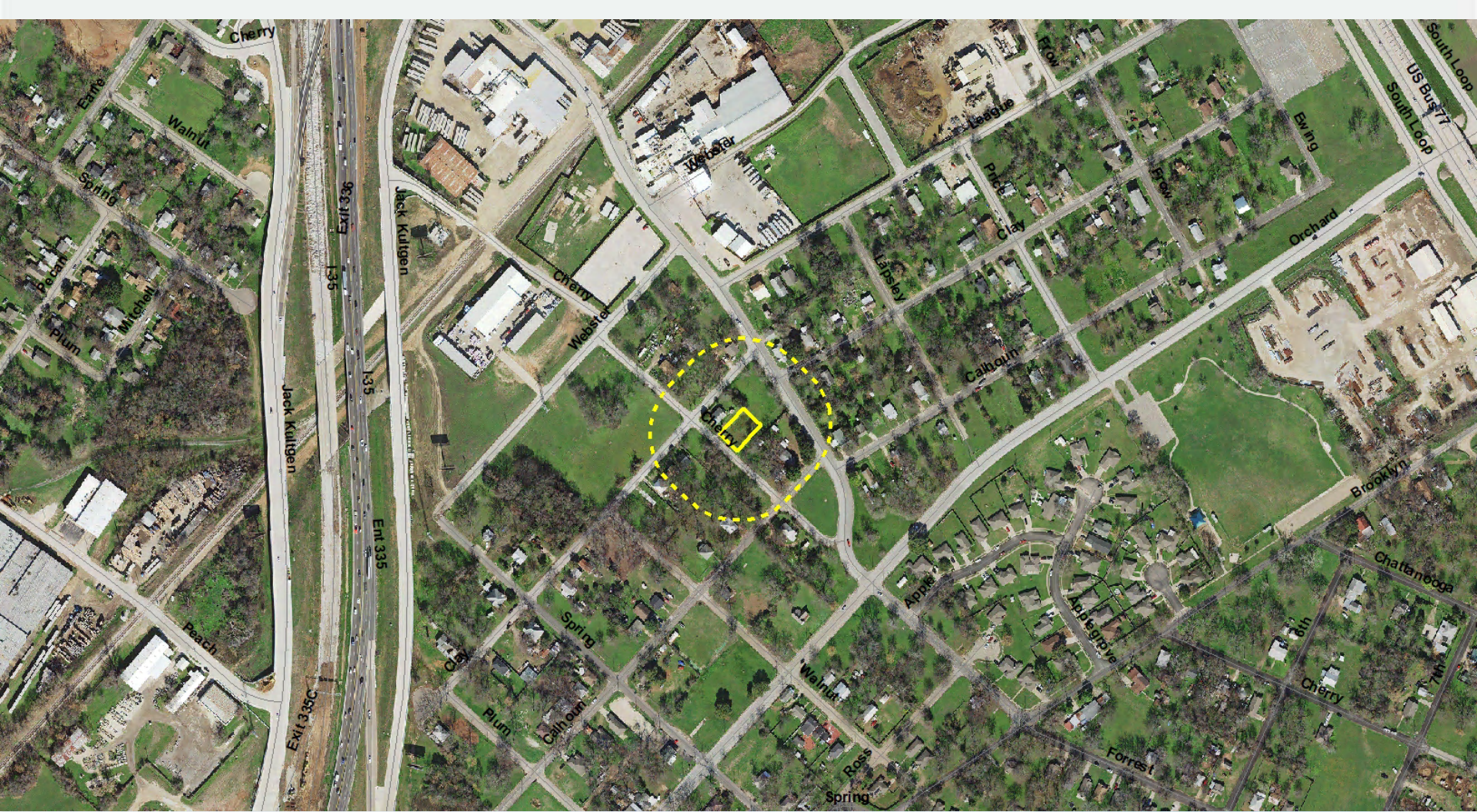
Plan Commission recommends **APPROVAL** of this request to change the zoning from **R-2 to R-3C** based on the following findings:

- The proposed zoning is in conformance with the land use component of the Comprehensive Plan.
- The property meets all the area and width requirements for the R-3C zoning district.
- The existing public infrastructure is adequate to provide for uses allowed in the R-3C zoning district.
- There is other multi-family zoning in the vicinity of the subject property.
- The density allowed in the proposed R-3C zoning is compatible with the surrounding uses.

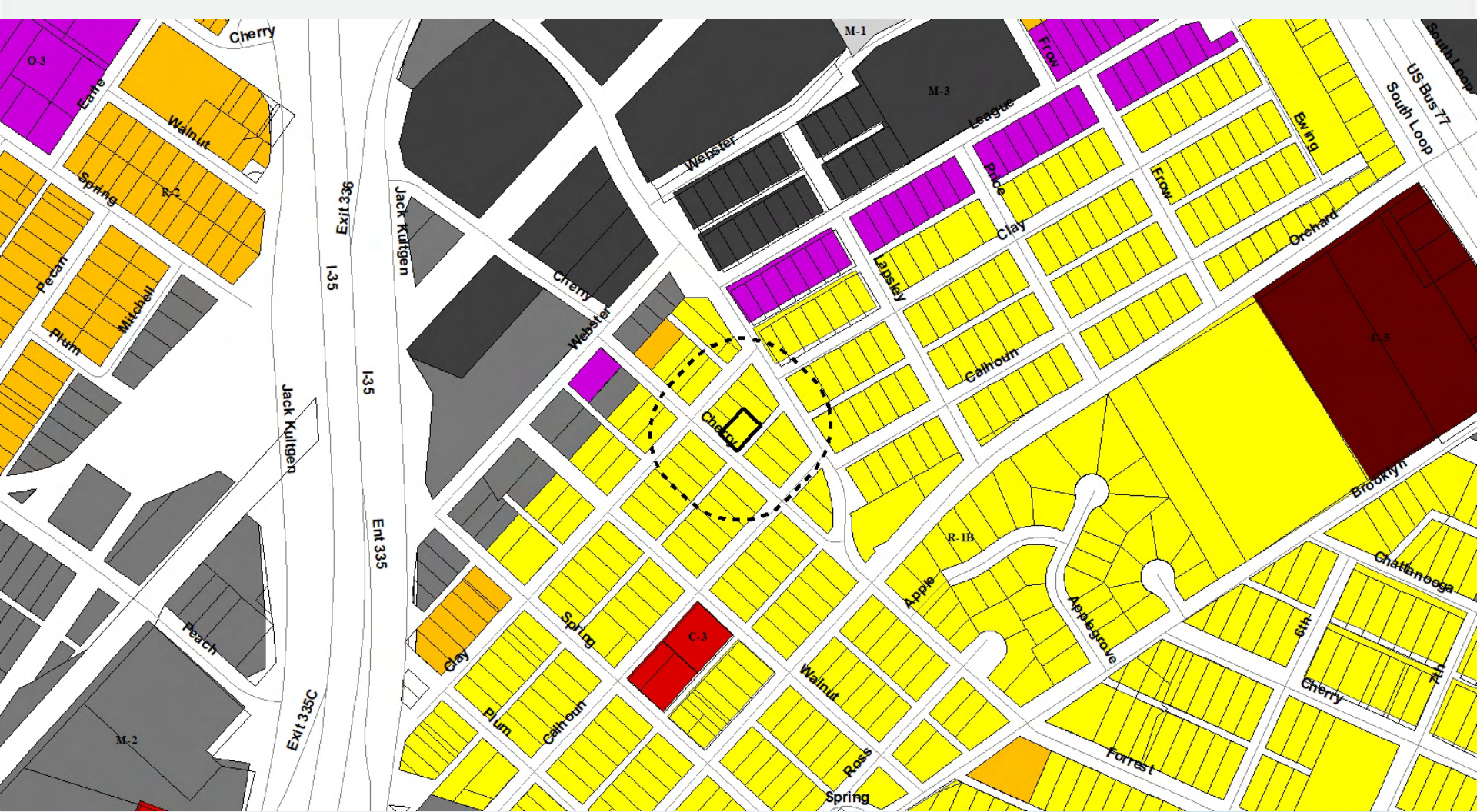
PH 2022-085

804 Cherry Street

- Applicant: Lina Ancha, on behalf of Thulasi Enterprises, LLC
- Rezone from R-1B to R-2
- Property Size: app. 0.16 acres
- Within the NERNA
- Council District I













Plan Commission recommends **DISAPPROVAL** of this request to change the zoning from **R-1B to R-2** based on the following findings:

- R-1B zoning is the dominant zoning in the area and there is not other R-2 zoning in this block of Cherry Street.
- The existing R-1B zoning is more compatible with the surrounding area than the proposed R-2 zoning.