

STATE OF TEXAS:
COUNTY OF MCLENNAN:
BEING a certain tract of land located in the Archibald Heron Survey, Abstract 404, McLennan County, Texas and being
part of that called 109.8 acre tract of land described in a deed to Coopers Real Estate Investment Corp. as recorded in
McLennan County Clerk's Document: 2007000942 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.)
and being further described as follows:

BEGINNING at a cut "X" found for the south corner of said 109.8 acres, the west corner of that called 140.0 acre tract of
land described as BL-141-4 and the most westerly corner of that called 40.9 acre tract of land described as BL-141-5
both being in Volume 602, Page 32 of the Deed Records of McLennan County, Texas, being in the
northeast margin of Val Verde Road;

THENCE North 32 degrees 54 minutes 36 seconds West, 1629.96 feet with the common line of said 109.8 acres and
Val Verde Road, to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set for the north corner of the herein described
tract from which a 3/8 inch steel rod found for the west corner of said 109.8 acres bears North 32 degrees 54 minutes 36
seconds West, 1587.44 feet;

THENCE crossing said 109.8 acres the following 13 bearings and distances:

North 67 degrees 35 minutes 17 seconds East, 318.68 feet to a 1/2 inch steel rod with cap stamped "1519
SURVEYING" set;

North 28 degrees 33 minutes 25 seconds East, 377.57 feet to a 1/2 inch steel rod with cap stamped "1519
SURVEYING" set;

North 61 degrees 00 minutes 00 seconds East, 137.41 feet to a 1/2 inch steel rod with cap stamped "1519
SURVEYING" set;

North 80 degrees 13 minutes 07 seconds East, 79.99 feet to a 1/2 inch steel rod with cap stamped "1519
SURVEYING" set;

North 84 degrees 00 minutes 00 seconds East, 81.19 feet to a 1/2 inch steel rod with cap stamped "1519
SURVEYING" set;

South 52 degrees 30 minutes 00 seconds East, 159.85 feet to a 1/2 inch steel rod with cap stamped "1519
SURVEYING" set;

South 42 degrees 49 minutes 00 seconds East, 60.00 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 470.00 feet and a chord of **North 44 degrees 18 minutes 17
seconds West, 47.11 feet**, an arc length of 47.13 feet to a 1/2 inch steel rod with cap stamped "1519
SURVEYING" set;

With said curve to the left, having a radius of 20.00 feet and a chord of **South 86 degrees 49 minutes 50
seconds East, 25.53 feet**, an arc length of 27.68 feet to a 1/2 inch steel rod with cap stamped "1519
SURVEYING" set at the beginning of a curve to the left;

With said curve to the left, having a radius of 232.00 feet and a chord of **North 45 degrees 59 minutes 48
seconds West, 25.50 feet**, an arc length of 25.50 feet to a 1/2 inch steel rod with cap stamped "1519
SURVEYING" set;

South 47 degrees 18 minutes 39 seconds East, 50.00 feet to a 1/2 inch steel rod with cap stamped "1519
SURVEYING" set;

North 87 degrees 30 minutes 00 seconds East, 241.35 feet to a 1/2 inch steel rod with cap stamped "1519
SURVEYING" set in the east line of said 109.8 acres and the west line of said 40.9 acres from which a 3/8 inch steel rod
with cap stamped "RODEN" found for the northeast corner of said 109.8 acres bears North 03 degrees 35 minutes 30
seconds West, 1255.42 feet;

THENCE South 03 degrees 58 minutes 30 seconds East, 1394.29 feet the common line of said 109.8 acres and
40.9 acres, to a 3/8 inch steel rod with cap stamped "RODEN" found for the southeast corner of said 109.8 acres and
angle point in said 40.9 acres;

THENCE South 42 degrees 25 minutes 48 seconds West, 840.74 feet with a common line of said 109.8 acres and
40.9 acres, to the POINT OF BEGINNING and containing 40.461 acres of land.

**FINAL PLAT OF
THE WEST END AT VAL VERDE ADDITION,
PHASE 1, A PLANNED UNIT DEVELOPMENT,
LOTS 1-21, BLOCK 1 AND
LOTS 1-31, BLOCK 2
TO THE CITY OF WACO, MCLENNAN
COUNTY, TEXAS**
BEING PART OF THAT CALLED 109.8 ACRE TRACT OF LAND DESCRIBED IN A DEED
TO COOPERS REAL ESTATE INVESTMENT CORP. AS RECORDED IN MCLENNAN
COUNTY CLERK'S DOCUMENT 2007000942 OF THE OFFICIAL PUBLIC RECORDS OF
MCLENNAN COUNTY, TEXAS.

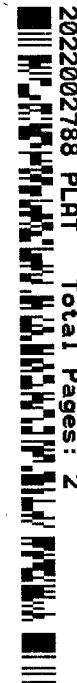
NOTES:
1. Bearings, distances, and acreage are given, NAD83 State Plane Coordinate System,
Texas Central Zone - 4023.
2. The survey was prepared without the benefit of a current line
survey, and the surveyor is not responsible for any existing or future
affecting this property, not shown herein.
3. No flood zone determination was made as part of this survey.
4. Upon submission of development plans, the construction of streets will be
Champions Way (along its entire length shown) and (b) Blue Grass Bend that is
perpendicular to Champions Way.
5. All lines and area shown herein shall be dedicated as Drainage, Public
Front, and Subdivisions.
6. Lots fronting Champions Way - 40'
7. All other lots 35' (lots 1 & 3), Block 1 front on Roses Run; lots 1 & 3, Block
2 front on Champions Way - 25'
8. All other lots 35' (lots 1 & 3), Block 1 front on Champions Way - 25'
9. All other lots 35' (lots 1 & 3), Block 2 front on Champions Way - 25'
10. All other lots 35' (lots 1 & 3), Block 2 front on Champions Way - 25'
11. All other lots 35' (lots 1 & 3), Block 2 front on Champions Way - 25'

Drawn By: JEM
Reviewed By: JOD
Property Address:
Val Verde Road
Waco, Texas 76757
Prepared For:
Ken Cooper
Coopers Real Estate

SURVEYOR'S CERTIFICATION
I, the undersigned, do hereby certify that the plat shown herein was
prepared from an on-the-ground survey performed under my supervision
on January 25, 2019; all monuments are as shown herein.

James David Dossey
R.P.L.S. 6112
December 1, 2019

1519
SURVEYING & ENGINEERING
15191.C.COM
TBR#F-1019366 TBR#F-17299 TBR#F-10194351 TBR#F-10194283
5059 Franklin Ave., Ste A
254776.1519
DALLAS / FT. WORTH
11488 Lusk Road, Ste. 203
Ft. Worth, TX 76124
TBR#F-1019366 TBR#F-17299 TBR#F-10194351 TBR#F-10194283



LEGEND
○ 1/2 inch Steel Rod, capped "1519 SURVEYING" set unless otherwise noted
⊗ "X" Cut set
- Record
McLennan County Clerk's Document
M.C.D. 2007000942
O.P.R.M.C.T. - Official Public Records McLennan County, Texas

LINE	BEARING	DISTANCE
L1	N 42°49'22" E	60.00'
L2	N 53°25'59" E	49.60'
L3	N 47°30'57" E	53.09'
L4	S 08°29'58" E	62.79'
L5	N 78°54'27" W	107.85'
L6	N 89°57'24" W	32.84'
L7	S 47°30'57" W	4.93'
L8	S 08°21'57" E	19.68'
L9	N 08°29'46" W	14.05'
L10	N 66°33'55" W	15.83'
L11	N 86°33'55" W	39.59'
L12	S 75°02'37" W	13.71'
L13	S 82°19'30" W	46.77'
L14	S 42°25'48" W	51.18'
L15	N 57°15'55" E	9.83'
L16	S 76°51'29" E	138.99'
L17	N 42°25'48" E	27.11'
L18	N 62°02'59" E	20.00'
L19	N 62°02'59" E	19.93'
L20	N 62°02'59" E	33.27'
L21	N 62°02'59" E	8.21'
L22	S 27°57'01" E	24.16'
L23	N 42°25'48" E	114.13'
L24	S 69°41'54" E	64.88'

Coopers Real Estate
Investment Corp.
Called 109.8 Acres
M.C.D. 2007000942
O.P.R.M.C.T.



STATE OF TEXAS:
COUNTY OF MCLENNAN:
I hereby certify that the above and foregoing plat and field notes of the
"FINAL PLAT OF THE WEST END SUBDIVISION, LOTS 1-21, BLOCK 1
AND LOTS 1-31, BLOCK 2 TO THE CITY OF WACO, MCLENNAN
COUNTY, TEXAS, BEING PART OF THAT CALLED 109.8 ACRE TRACT OF
LAND DESCRIBED IN A DEED TO COOPERS REAL ESTATE INVESTMENT
CORP. AS RECORDED IN MCLENNAN COUNTY CLERK'S DOCUMENT
2007000942 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN
COUNTY, TEXAS" was approved on this the 14 day of
January, 2022.

STATE OF TEXAS:
COUNTY OF MCLENNAN:

That, Coopers Real Estate Investment Corp., being the owner of the property described above and wishing to subdivide
said land into lots and blocks, do hereby adopt the plat attached hereto and filed: "FINAL PLAT OF THE WEST END AT VAL
VERDE ADDITION, PHASE 1, A PLANNED UNIT DEVELOPMENT, LOTS 1-21, BLOCK 1 AND LOTS 1-31, BLOCK 2 TO THE
CITY OF WACO, MCLENNAN COUNTY, TEXAS, BEING PART OF THAT CALLED 109.8 ACRE TRACT OF LAND DESCRIBED IN
A DEED TO COOPERS REAL ESTATE INVESTMENT CORP. AS RECORDED IN MCLENNAN COUNTY CLERK'S DOCUMENT
2007000942 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 therein
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 build 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 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 this subdivision.

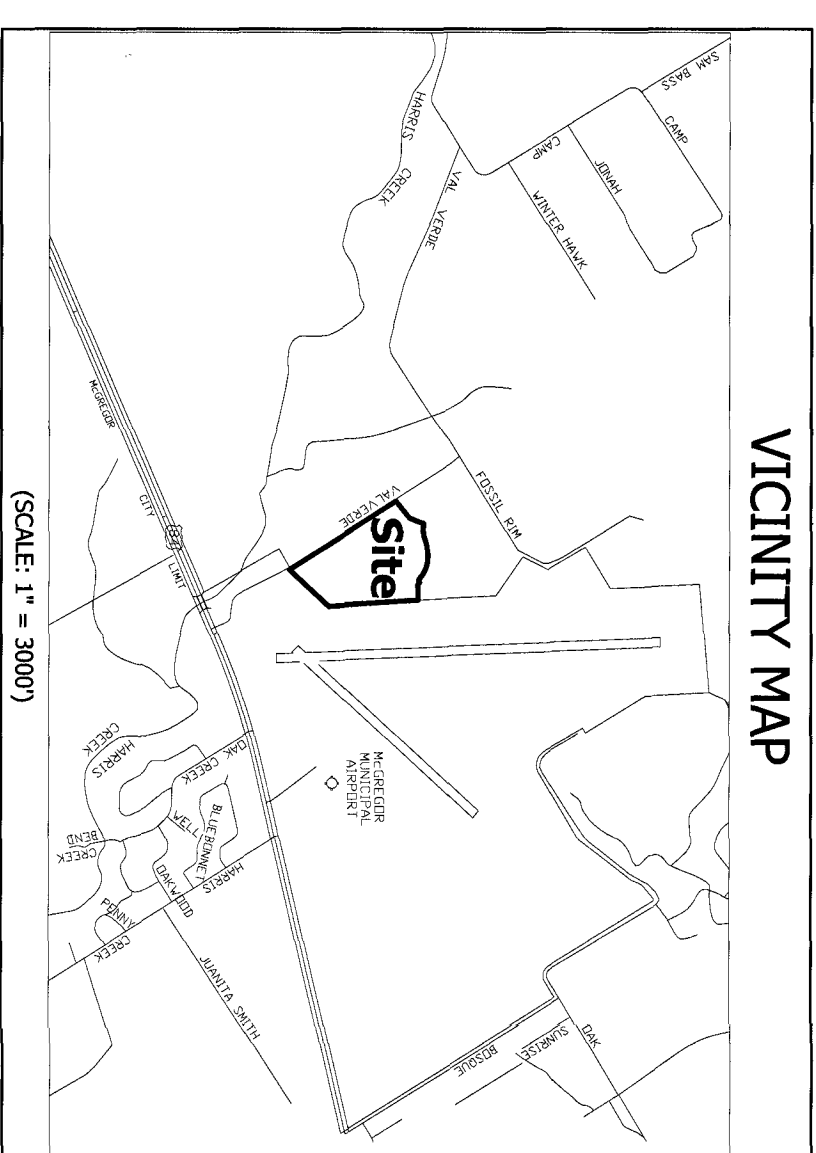
Coopers Real Estate Investment Corp.
Attest:
Dobbie Cooper, Vice President
200 West State Highway 6
Waco, Texas 76712

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, Ken
Cooper, 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 14 day of January, 2022.

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, Dana
Hassel, 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 14 day of January, 2022.

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, Dana
Hassel, 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 14 day of January, 2022.

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, Dana
Hassel, 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 14 day of January, 2022.



**FINAL PLAT OF
THE WEST END AT VAL VERDE ADDITION,
PHASE I, A PLANNED UNIT DEVELOPMENT,
LOTS 1-21, BLOCK 1 AND
LOTS 1-31, BLOCK 2
TO THE CITY OF WACO, MCLENNAN
COUNTY, TEXAS**

BEING PART OF THAT CALLED 109.8 ACRES TRACT OF LAND DESCRIBED IN A DEED
TO COOPER'S REAL ESTATE INVESTMENT CORP., AS RECORDED IN MCLENNAN
COUNTY CLERK'S DOCUMENT 2007000942 - OF THE OFFICIAL PUBLIC RECORDS OF
MCLENNAN COUNTY, TEXAS.

NOTES:

1. Contingent distance and bearing are grid, NAD83 State Plane Coordinate System, Texas Central Zone 4203.
2. This survey was prepared without the benefit of a current title report/commitment. There may be easements, restrictions, and/or covenants affecting the land shown hereon which are not reflected on this plat.
3. No flood zone determination was made as part of this survey.
4. Upon substantial development plans, the construction of sidewalk will be required along both sides of the following neighborhood connectors:
(a) the intersection of the proposed street with the existing street; and
(b) three cross streets that is perpendicular to Chambers Way.
5. All Hike and Bike Trails shown herein shall be dedicated as Drainage, Public Street, Access or General Utility Easement.
6. Lots fronting Chambers Way - 40'
All other lots - 25' (Lots 1 & 14, Block 1 front on Rosses Lane; Lots 1-6, Block 1 front on Chambers Way)
Rear Yard Setbacks: 25'
Side Yard Setbacks: 25'
7. All other lots subject to a street - 25'

1519J Subd 2 of 2

DRAWN BY: JEM

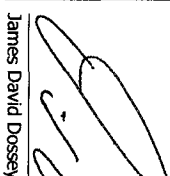
Reviewed By: JDD

Property Address:
Val Verde Road
Waco, Texas 76757

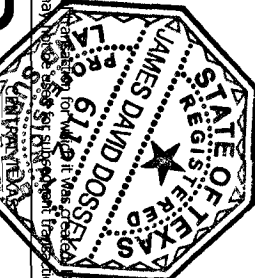
Prepared For:
Ken Cooper
Cooper Real Estate

SURVEYOR'S CERTIFICATION


I, the undersigned do hereby certify that the plat shown herein was prepared from an on-the-ground survey performed under my supervision on January 25, 2019, all monuments are as shown hereon.


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

December 28, 2021



This survey may only be used for the original purpose for which it was prepared. Any reproduction of this survey must be by photocopy reproductions of this survey only.



1519J

SURVEYING & ENGINEERING

1519JLCC.COM

Waco, TX 76710
DALLAS, TX 75201
Dallas, TX 75203
FARMERS BRANCH, TX 75234

214.484.8896