



**NOTICE OF WORKSHOP
OF THE
GOVERNING BODY OF
COPPERAS COVE, TEXAS**

*An agenda information packet is available for
public inspection in the Copperas Cove Public Library, City Hall and on the
City's Web Page www.ci.copperas-cove.tx.us*

Notice is hereby given that a **Workshop** of the City of Copperas Cove, Texas will be held on the **3rd day of August 2010**, at **6:00 p.m.**, in the City Hall Council Chambers at 507 South Main Street, Copperas Cove, Texas 76522 at which time the following subjects will be discussed:

A. CALL TO ORDER

B. ROLL CALL

C. WORKSHOP ITEMS

1. Presentation and discussion on the proposed tax rate for Fiscal Year 2011. **Andrea M. Gardner, City Manager**
2. Provide direction to the City Manager regarding the Fiscal Year 2011 proposed tax rate. **Andrea M. Gardner, City Manager**
3. Presentation and discussion of the Fiscal Year 2011 Proposed Budget. **Andrea M. Gardner, City Manager**
4. Provide direction to the City Manager regarding the Fiscal Year 2011 Proposed Budget. **Andrea M. Gardner, City Manager**

D. ADJOURNMENT

City Hall is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to the meeting. Please contact the City Secretary at (254) 547-4221, (254) 547-6063 TTY, or FAX (254) 547-5116 for information or assistance.

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Governing Body of the City of Copperas Cove was posted at _____, July 30, 2010 on the glass front door of City Hall, a place convenient and readily accessible to the general public at all times.

Jane Lees, TRMC, CMC, City Secretary



**NOTICE OF MEETING
OF THE
GOVERNING BODY OF
COPPERAS COVE, TEXAS**

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on the City's Web Page, www.ci.copperas-cove.tx.us*

Notice is hereby given that a **Regular Council Meeting** of the City of Copperas Cove, Texas, will be held on the **3rd day of August 2010 at 7:00 p.m.** in the City Hall Council Chambers at 507 South Main Street, Copperas Cove, Texas 76522, at which time the following subjects will be discussed:

A. CALL TO ORDER

B. INVOCATION AND PLEDGE OF ALLEGIANCE

C. ROLL CALL

D. ANNOUNCEMENTS

E. PUBLIC RECOGNITION

1. Oath of Office – Jim Schmitz, Position 6. ***F.W. "Bill" Price, Municipal Judge***
2. Employee Service Awards. ***Andrea M. Gardner, City Manager***
 - Lenora Couch, Senior Records Clerk Police Department – 15 years
 - Daniel Austin, Police Lieutenant – 25 years
3. Retirement Recognition - Daniel "Danny" L. Austin, July 31, 2010.
 - City of Copperas Cove. ***Andrea M. Gardner, City Manager***
 - Citizens Police Academy Alumni Association.
 - Crime Stoppers.

F. CITIZENS FORUM – At this time, citizens will be allowed to speak for a length of time not to exceed five minutes per person. Thirty minutes total has been allotted for this section. Pursuant to §551.042 of the Texas Open Meetings Act, any

deliberation or decision about the subject of inquiry shall be limited to a proposal to place the subject on the agenda for a subsequent meeting.

G. CONSENT AGENDA – All matters listed under this item are considered to be routine by the City Council and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the consent agenda and considered separately.

1. Consideration and action on approving the minutes from the workshop council meeting on July 20, 2010. **Stefanie Brown, Deputy City Secretary**
2. Consideration and action on approving the minutes from the regular council meeting on July 20, 2010. **Stefanie Brown, Deputy City Secretary**
3. Consideration and action on award of Bid No. 2010-09-42 for dry cleaning services for police uniforms. **Eddie Wilson, Police Lieutenant**

H. PUBLIC HEARINGS/ACTION

1. Public hearing and action on a Petition for Annexation by the Copperas Cove Economic Development Corporation. **Wesley Wright, P.E., City Engineer**
2. Consideration and action on a resolution setting the public hearing dates and times for the annexation of 155.8906 acres of land in Coryell County, Texas being owned by the Copperas Cove Economic Development Corporation and generally located east of Constitution Drive and south of US Highway 190 to the City of Copperas Cove. **Wesley Wright, P.E., City Engineer**
3. Public hearing on the annexation of a 6.8 acres owned by the City of Copperas Cove to the City. **J. Mike Baker, Fire Chief/EMC**

I. ACTION ITEMS

1. Consideration and action on a resolution nominating a candidate(s) to serve on the Board of Trustees of the Texas Municipal League Intergovernmental Risk Pool. **John Hull, Mayor**

J. REPORTS FROM OUTSIDE ENTITIES, ADVISORY COMMITTEES AND BOARDS

1. Chamber of Commerce 2nd Quarter Report for 2010. **Marty Smith, President, Copperas Cove Chamber of Commerce**

K. ITEMS FOR FUTURE AGENDAS

L. EXECUTIVE SESSION

1. Pursuant to §551.074 of the Open Meetings Act. *Tex. Gov't Code*, Council will meet in Executive Session to deliberate the evaluation and duties of the City Manager, Andrea M. Gardner.
2. Pursuant to §551.074 of the Open Meetings Act. *Tex. Gov't Code*, Council will meet in Executive Session to deliberate the evaluation and duties of the City Secretary, Jane Lees.

M. RECONVENE INTO OPEN SESSION FOR POSSIBLE ACTION RESULTING FROM ANY ITEMS POSTED AND LEGALLY DISCUSSED IN EXECUTIVE SESSION

N. ADJOURNMENT

The City Council reserves the right to adjourn into Executive Session at any time regarding any issue on this agenda for which it is legally permissible.

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Jane Lees, TRMC, CMC
City Secretary

Property Tax

City of Copperas Cove
An Overview of Property Tax Revenue
FY 2010-11

Property Tax Rate Components

➤ Components of a Property Tax Rate

Maintenance & Operations Rate + Debt Rate = TOTAL TAX RATE

➤ Effective or Rollback

- Effective tax rate – a calculated rate that would provide the taxing unit with about the same amount of revenue it received in the year before, on properties taxed in both years.
- Rollback tax rate – a calculated maximum rate allowed by law without voter approval. The rollback rate provides the taxing unit with about the same amount of tax revenue it spent the previous year for day-to-day operations, plus an extra 8 percent increase for those operations plus sufficient funds to pay debts in the coming year.
- The debt rate is **not** subject to rollback provisions.

Source: “Truth-In-Taxation”, May 2010

Effective Tax Rate Calculation

- Total Taxable Value (excludes tax ceilings) = \$1,062,530,871
- Less taxable value of new improvements and new personal property = \$25,931,510
- Less properties in territory annexed after January 1, 2008 = \$0
- Equals 2010 Adjusted Taxable Value = \$1,036,599,361
- Divide Adjusted 2009 taxes (\$7,847,701) by 2010 Adjusted Taxable Value (\$1,036,599,361)
- Equals .007570621
- .007570621 x 100 = Total Effective Tax Rate = .7570

Property Tax Debt Requirements

Issue	Principal	Interest	Total Debt Requirement
1998 General Obligation	80,000	11,210	91,210
2001 CO	110,000	8,740	118,740
2003 CO	65,000	109,212	174,212
2005 GO Refunding	418,932	61,738	480,670
2006 GO Refunding	9,000	37,384	46,384
2006 Tax Notes	165,000	20,247	185,247
2007 CO	20,000	207,835	227,835
2007 GO Refunding	6,000	54,077	60,077
2008 Tax Notes	145,000	31,206	176,206
2008A Tax Notes	110,000	35,920	145,920
2009 Tax Notes	50,000	15,818	65,818
2009 General Obligation	45,000	206,424	251,424
Debt Service Reserve	-	(200,000)	(200,000)
2008 Tax Notes	(145,000)	(31,206)	(176,206)
2010 General Obligation	-	72,129	72,129
2010 Tax Notes	-	6,098	6,098
Proposed 2010A Tax Notes	25,000	125,000	150,000
Totals	1,103,932	971,832	1,875,764

Rollback Debt

Tax Rate Calculation

- Total debt to be paid with property tax revenue = \$1,875,766
(Adjusted Debt)
- Adjusted Debt /2010 Certified anticipated collection rate of 100%
- Equals Debt Adjusted for Collections = \$1,875,766
- Divide Debt Adjusted for Collections by Total Taxable Value
(excluding tax ceilings) = .00176538 X 100
- Equals Debt Tax Rate = .176538

This calculation includes existing debt payments and Proposed 2010A Tax Note Issue that is in the FY 2011 Proposed Budget.

Rollback M & O Tax Rate Calculation

- 2009 M & O tax rate/\$100 = .599670
- 2009 Adjusted Taxable Value = \$1,030,764,641
- 2009 M & O taxes = \$6,181,186
- Plus taxes refunded for years preceding tax year 2009 = \$10,959
- Equals Adjusted M & O taxes = \$6,192,145
- Divide adjusted M & O taxes by 2010 adjusted taxable value (\$1,036,599,361) X 100
- Equals 2010 effective M & O rate = .597351837
- 2010 Rollback M & O rate (Effective M & O rate x 1.08) = .645139984

Total Rollback Tax Calculation

- With Total Debt \$1,875,766
(including 2010A Proposed Tax Note Issuance)
- Debt Rollback Rate = .1765
- Plus M & O Rollback = .6450
- Equals Total Rollback = .8215

Changes in Property Tax Revenue

Preliminary Values – April 2010

Identifier	Freeze Adjusted Taxable	Proposed Tax Rate	Total Tax Revenue
Coryell County Values	1,008,543,283	.7600	7,664,929
Lampasas County Values	39,462,690	.7600	299,916
Non-Freeze Tax Levy			7,964,845
Freeze Tax Levy			526,993
Total Tax Levy			8,491,839
Collection Rate			.99
Anticipated Revenue from Levy			\$8,406,920
Less Required For Debt Service			(1,875,766)
Total General Fund Tax Revenues (Page 21 Proposed Budget)			<u>\$6,531,155</u>

Changes in Property Tax Revenue

Certified Values – July 25, 2010

M&O Rate - .5835 I&S Rate - .1765

Identifier	Freeze Adjusted Taxable	Proposed Tax Rate	Total Tax Revenue
Coryell County Values	1,028,299,511	.7600	7,815,076
Lampasas County Values	39,157,030	.7600	297,593
Non-Freeze Tax Levy			8,112,669
Freeze Tax Levy			556,990
Total Tax Levy			8,669,659
Collection Rate			.99
Anticipated Revenue from Levy			8,582,962
FY 2011 Proposed Tax Revenue			8,406,921
Total Tax Revenue Increase from Proposed Budget			<u>\$176,041</u>
Property Tax Revenue Increase to M&O			\$186,587
Property Tax Revenue Decrease to I&S Reserves			(\$10,546)

Current Tax Rate Compared to ETR

Current Tax Rate = .7600

Tax Revenue Calculation	M&O Rate	I&S Rate	Total Tax Rate	Property Tax Revenue
Certified Values	.5835	.1765	.7600	\$8,582,962
Preliminary Values	.5947	.1653	.7600	\$8,406,921
Property Tax Revenue Increase (Preliminary vs Certified)				\$176,041

Effective Tax Rate = .7570

Tax Revenue Calculation	M&O Rate	I&S Rate	Total Tax Rate	Property Tax Revenue
Certified Values	.5805	.1765	.7570	\$8,551,260
Preliminary Values	.5947	.1653	.7600	\$8,406,921
Property Tax Revenue Increase (Preliminary vs Certified)				\$144,339

Governing Body Appropriation Options for Increase

1. Adopt a tax rate equal of the Effective Tax Rate and proved a 1% COLA increase to all employees.
2. Adopt a tax rate equal to current tax rate and provide 1.5% COLA increase to all employees.

Option 1 Impact on the General Fund

M&O Rate - .5805 I&S Rate - .1765

Tax Rate	Estimated Beginning Fund Balance	FY 2011 Projected Revenues	FY 2011 Projected Expenditures	Projected Ending Fund Balance	Ideal Fund Balance	Over/(Under) Ideal Fund Balance
.7570	4,725,957	14,428,028	15,392,541	3,761,445	3,715,049	46,396

Any changes to proposed expenditures will require "Ideal Fund Balance" to be recalculated. Only changes in property tax revenue from those proposed on 7/20/10 are depicted in this chart. Transfers out to Cemetery Fund, SAFER Grant Fund and Recreation Activities Fund will increase by the 1% COLA amount for employees paid from those funds.

If City Council proposes a tax rate equal to the ETR of .7570, adds \$90,925 to General Fund expenditures for a 1% COLA increase to all City Employees and increases the transfer out to the Cemetery Fund, Safer Grant Fund and Recreation Activities Fund:

Projected Ending Fund Balance	\$3,761,445
Ideal Fund Balance	\$3,715,049
Over (Under) Ideal Fund Balance	\$ 46,396

Option 2 Impact on the General Fund

M&O Rate - .5835 I&S Rate - .1765

Tax Rate	Estimated Beginning Fund Balance	FY 2011 Projected Revenues	FY 2011 Projected Expenditures	Projected Ending Fund Balance	Ideal Fund Balance	Over/(Under) Ideal Fund Balance
.7600	4,725,957	14,456,731	15,439,626	3,746,062	3,726,415	19,647
<p>Any changes to proposed expenditures will require "Ideal Fund Balance" to be recalculated. Only changes in property tax revenue from those proposed on 7/20/10 are depicted in this chart. Transfers out to Cemetery Fund, SAFER Grant Fund and Recreation Activities Fund will increase by the 1.5% COLA amount for employees paid from those funds.</p>						

If City Council proposes a tax rate equal to the current tax rate of .7600, adds \$136,387 to General Fund expenditures for a 1.5% COLA increase to all City Employees and increases the transfer out to the Cemetery Fund, Safer Grant Fund and Recreation Activities Fund:

Projected Ending Fund Balance	\$3,746,062
Ideal Fund Balance	\$3,726,415
Over (Under) Ideal Fund Balance	\$ 19,647

Calculation of Appraisal District Fees

- Based on the total tax levy of each entity served.
 - Divide entity tax levy by total tax levy of all entities.
- Multiply percent calculated above for each entity by the total Appraisal District Budget.
- Equates to the fee for each entity.
- Appraisal District Fees are paid to both Lampasas Appraisal District and Coryell Appraisal District.
- Coryell is projecting a minor increase – City's Cost estimated to be \$165,464 in FY 2011 from \$163,831 in FY 2010 (1% increase).
- Lampasas is projecting a slight increase – City's Cost estimated to be \$3,498 in FY 2011 from \$3,310 in FY 2010 (5.7% increase).

Questions?



Water & Sewer Fund

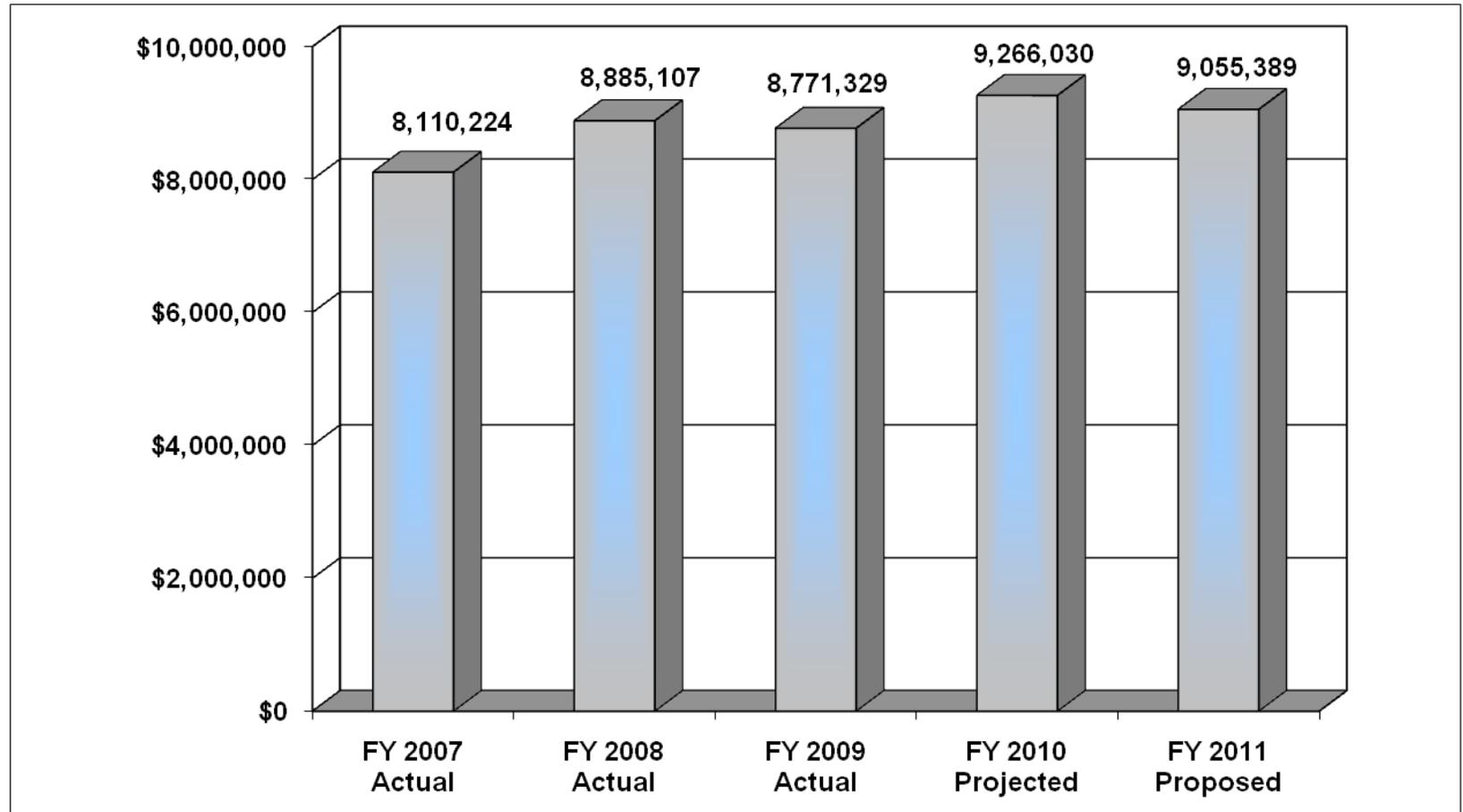
FY 2011

Proposed Budget

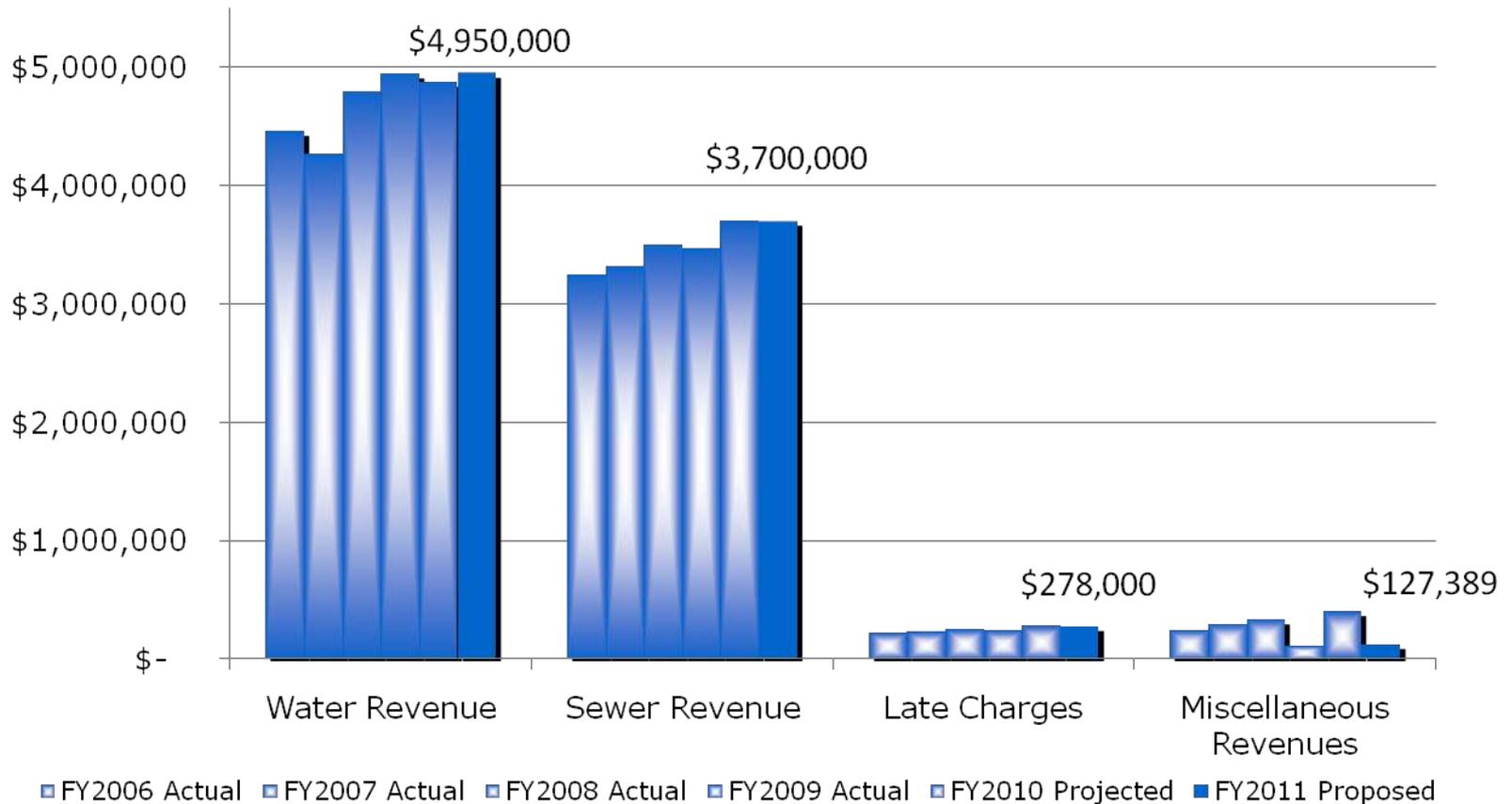
Water & Sewer Fund Balance

Estimated Fund Balance 10/01/2010	\$2,218,541
Estimated Revenue for FY 2011	9,055,389
Total Funds Available	11,273,930
Estimated Expenses for FY 2011	<u>9,991,616</u>
Projected Ending Fund Balance	<u>\$1,282,314</u>
Ideal Fund Balance	\$1,798,458
Over/(Under) Ideal Fund Balance	(\$516,145)

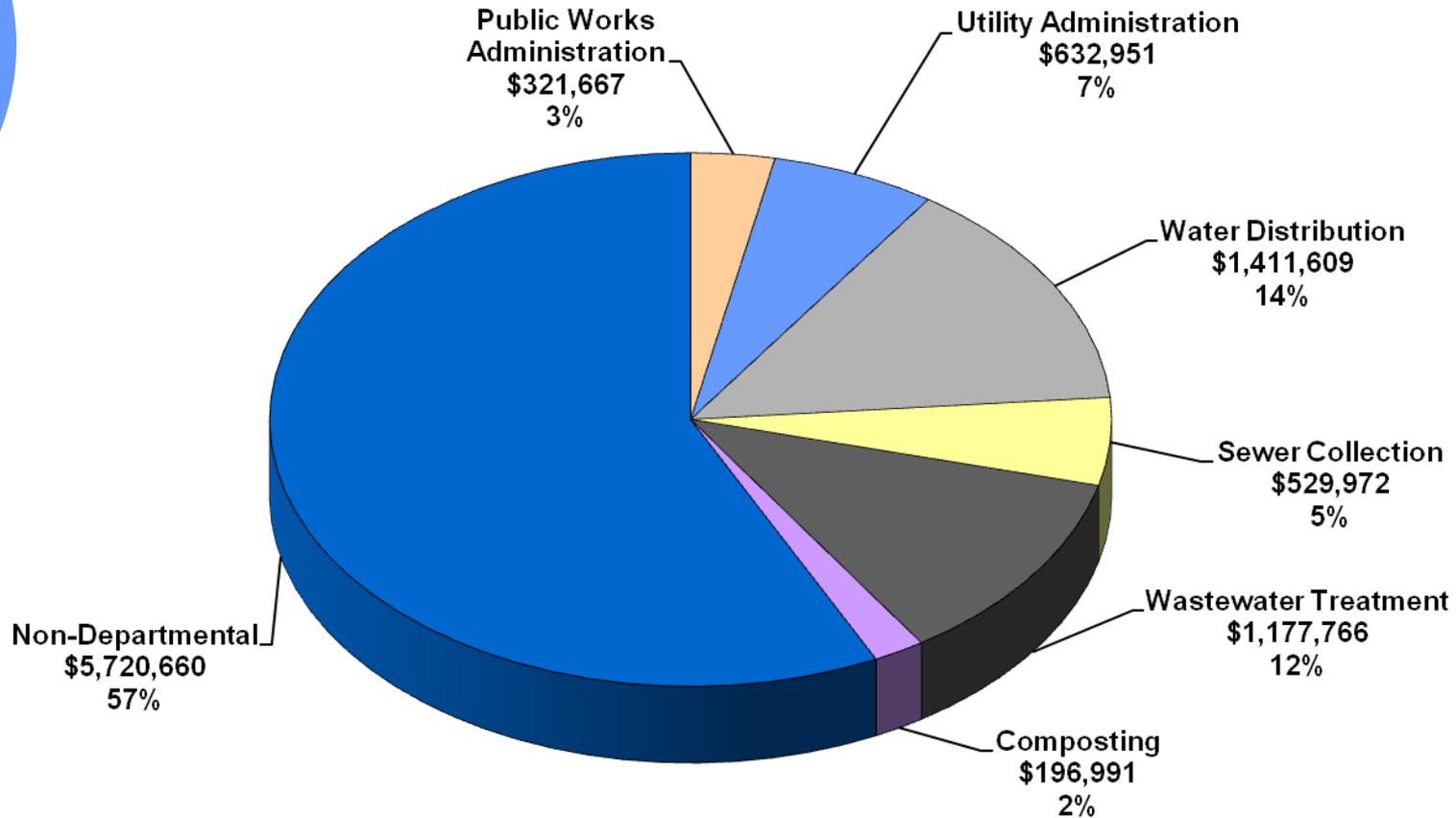
Water & Sewer Fund Revenues



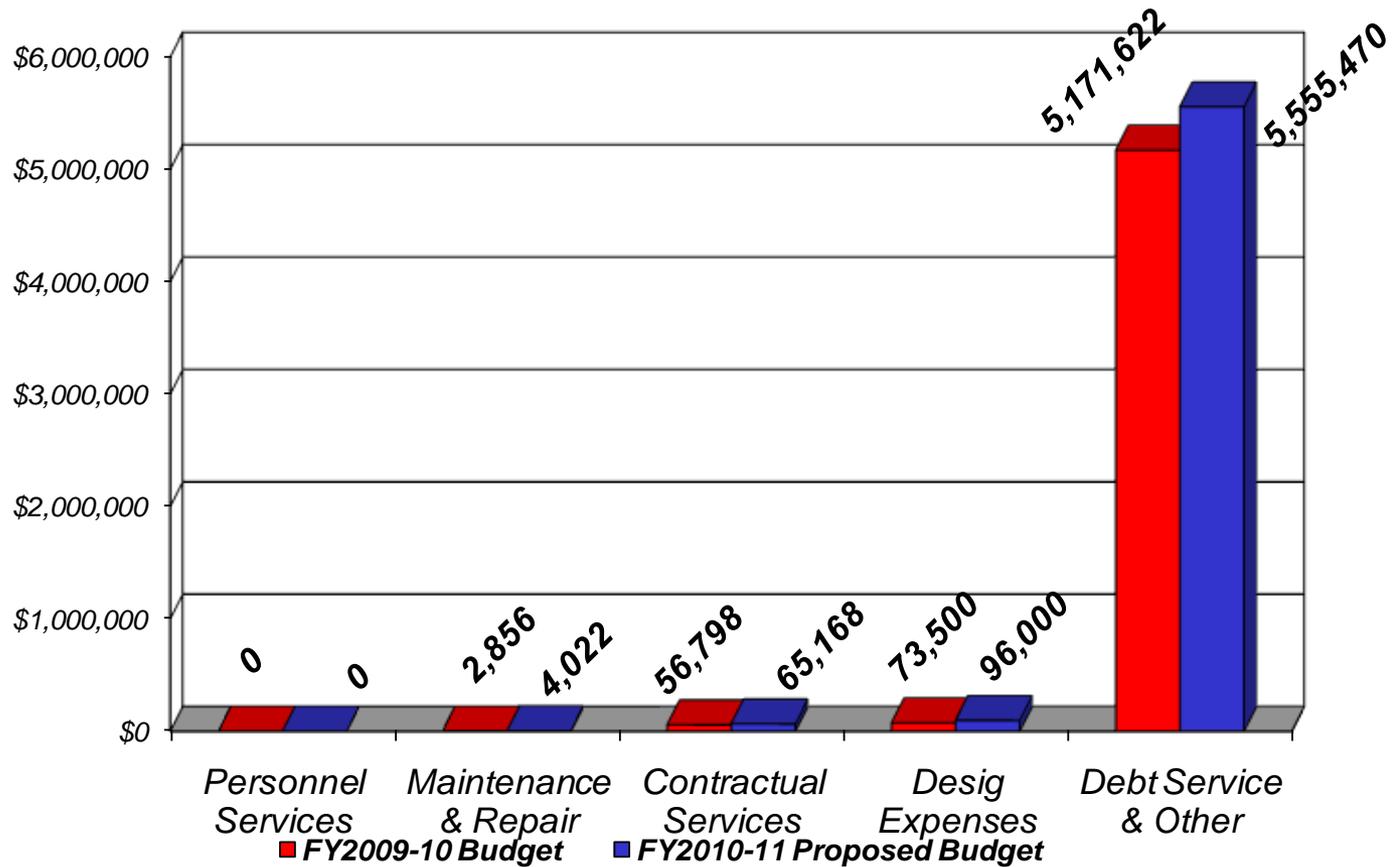
Water & Sewer Fund Revenue Comparison – By Source



Water & Sewer Fund Expense Comparison - By Function



Non-Departmental Expense Comparison - By Category



Non-Departmental Significant Budget Changes

- **Contractual Services**

- Includes funding for the Storage at old Police Department Building.

- **Debt Service and Other**

- Administrative Reimbursement is maintained at \$742,500.
- Water Purchases increased from \$1,995,100 to \$2,029,975.
- Debt Service payments includes an increase of \$389,123.



Changes to Proposed Budget?



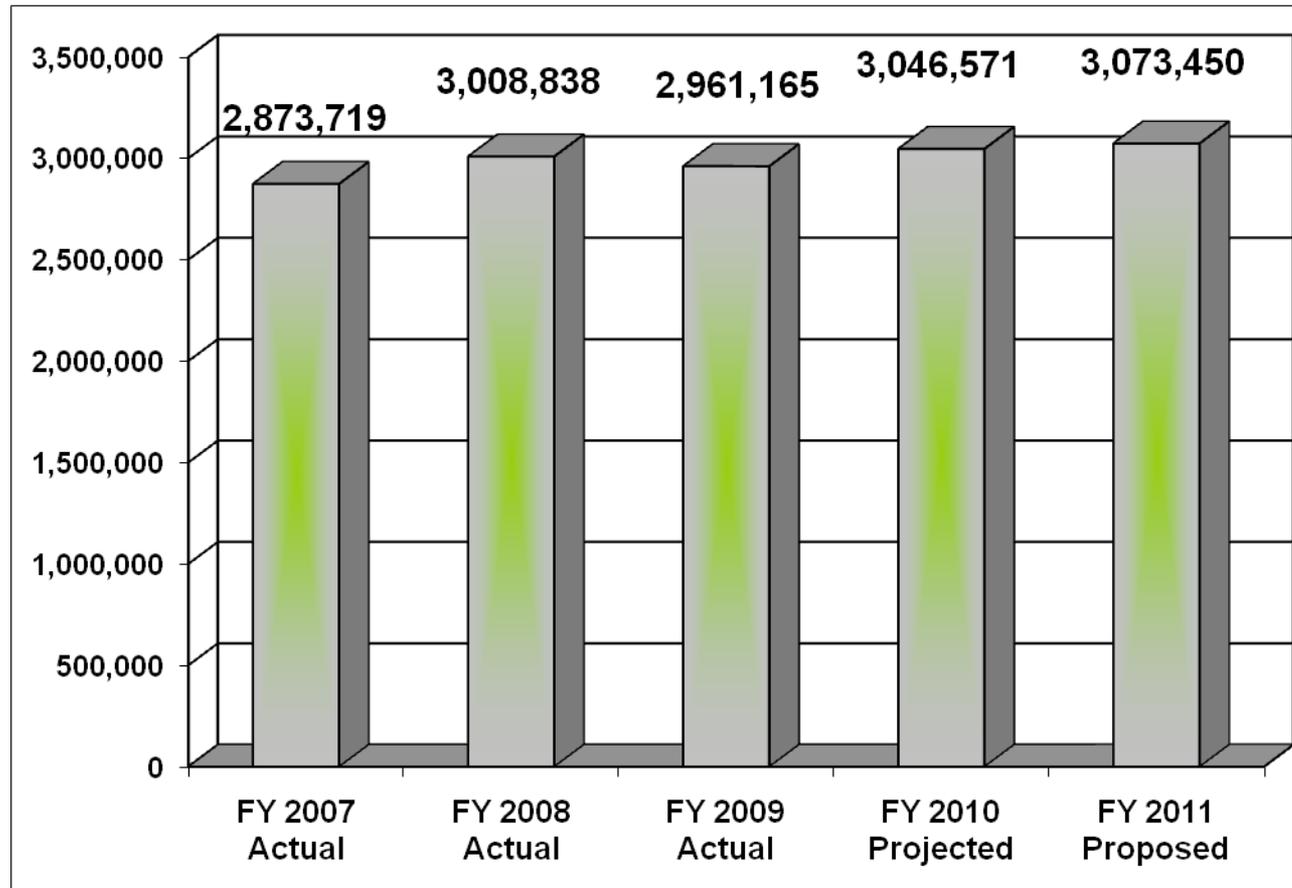
Solid Waste Fund

FY 2011 Proposed Budget

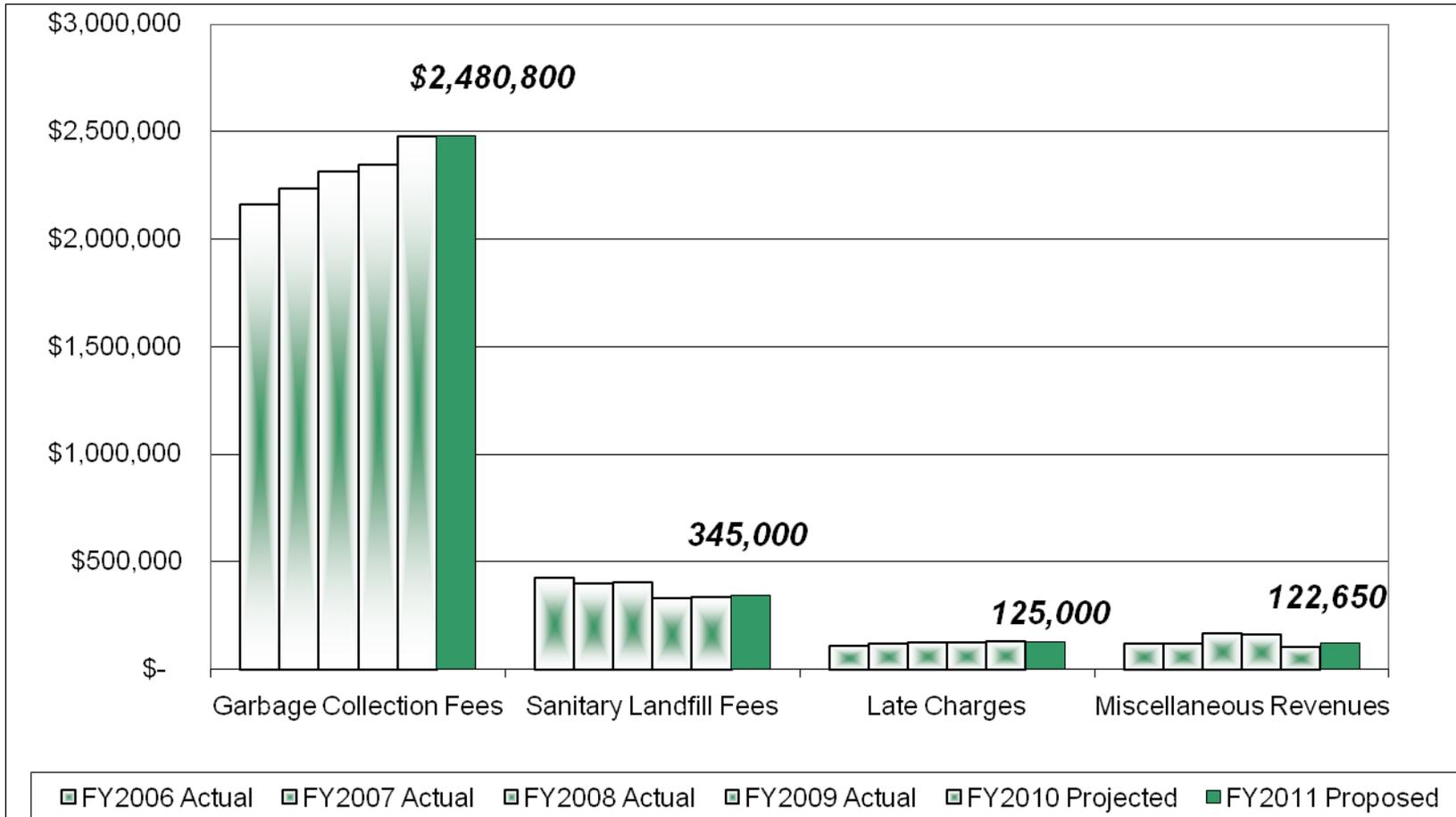
Solid Waste Fund Balance

Estimated Fund Balance 10/01/2010	\$ 806,954
Estimated Revenue for FY 2011	3,073,450
Total Funds Available	3,880,404
Estimated Expenses for FY 2011	<u>3,143,406</u>
Projected Ending Fund Balance	<u><u>\$736,998</u></u>
Ideal Fund Balance	\$711,276
Over/(Under) Ideal Fund Balance	\$25,722

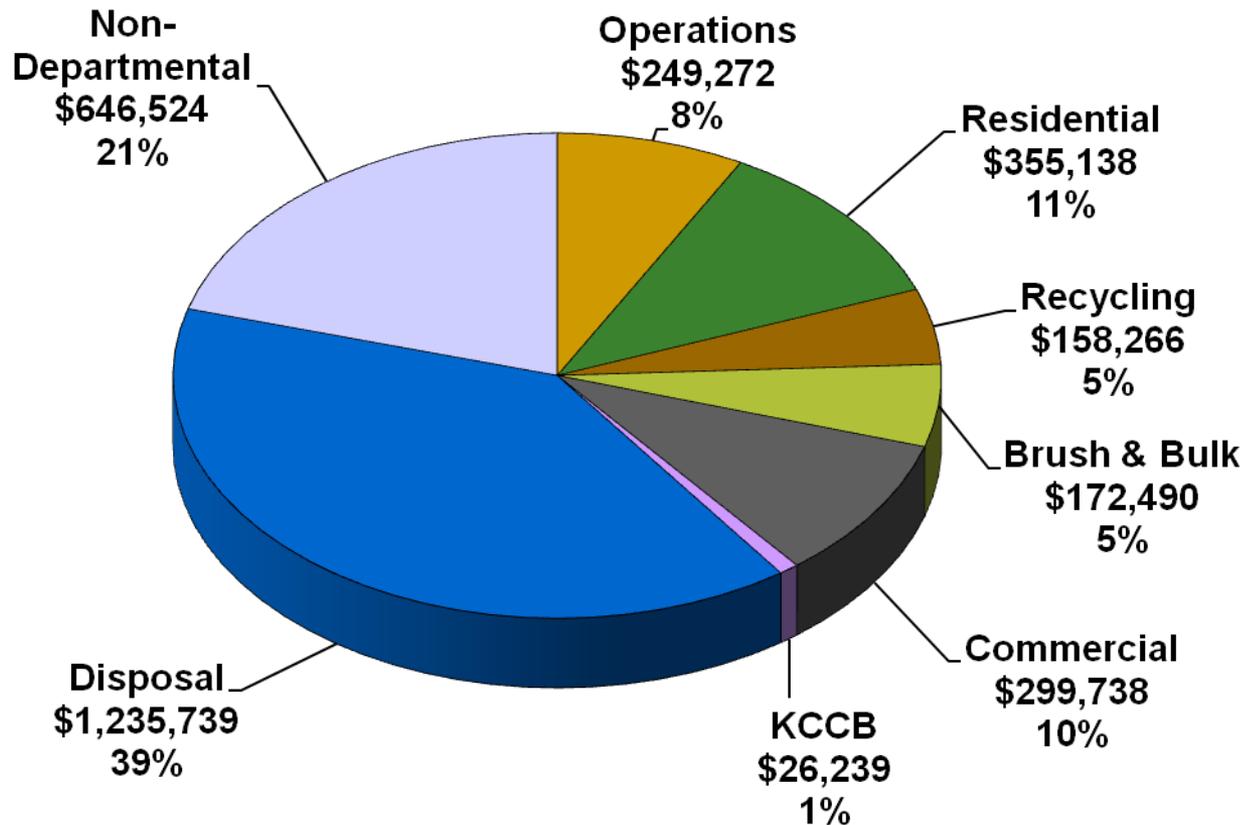
Solid Waste Fund Revenues



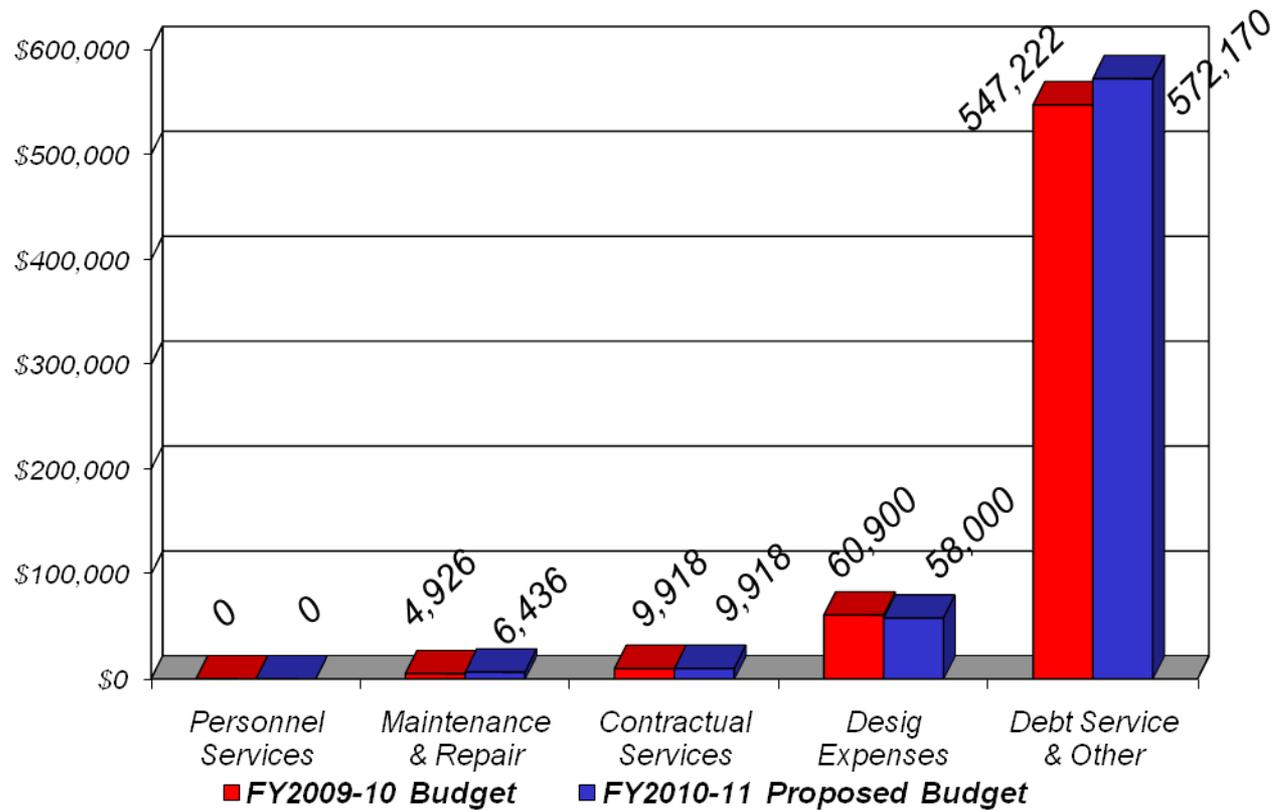
Solid Waste Fund Revenue Comparison – By Source



Solid Waste Fund Expense Comparison - By Function



Non-Departmental Expense Comparison - By Category



Non-Departmental Significant Budget Changes

➤ **Debt Service and Other**

- Administrative Reimbursement remains at \$428,000.
 - Debt Service payments include an increase of \$24,948.
-



Changes to Proposed Budget?

Drainage Fund

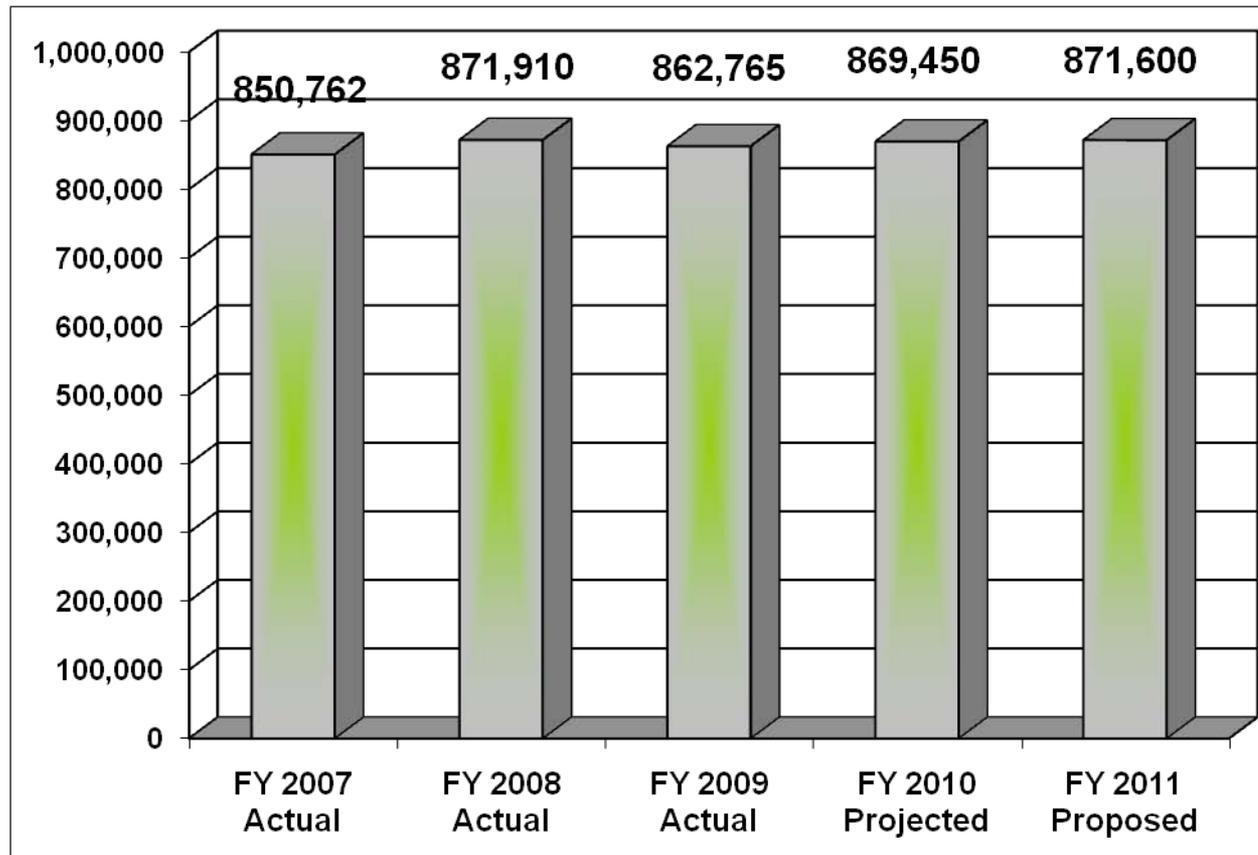
FY 2011 Proposed Budget

Drainage Fund Balance

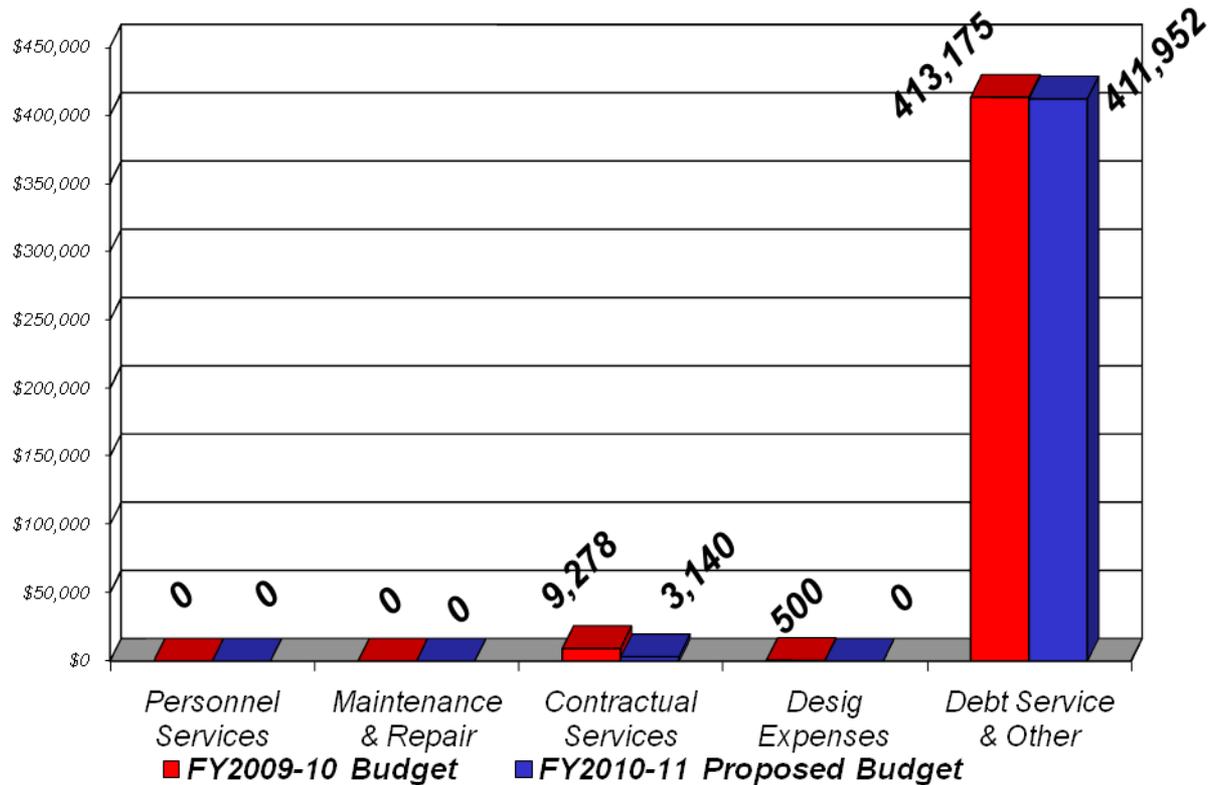
Estimated Fund Balance 10/01/2010	\$ 467,888
Estimated Revenue for FY 2011	871,600
Total Funds Available	1,339,488
Estimated Expenses for FY 2011	<u>932,358</u>
Projected Ending Fund Balance	<u><u>\$407,130</u></u>

*Ideal Fund Balance does not apply

Drainage Fund Revenues



Non-Departmental Expense Comparison - By Category



Non-Departmental Significant Budget Changes

➤ **Contractual Services**

- In FY 09-10 funded portion of Annual audit. In FY 10-11 audit not budgeted.

➤ **Debt Service and Other**

- Administrative Reimbursement decreased by \$22,864.
 - Debt Service payments include an increase of \$21,641.
-

Changes to Proposed Budget?



**The City of Copperas
Cove Presents the
Employee Service
Award Recipients for
August 2010**

Daniel "Danny" Austin-Police Dept. Police Lieutenant



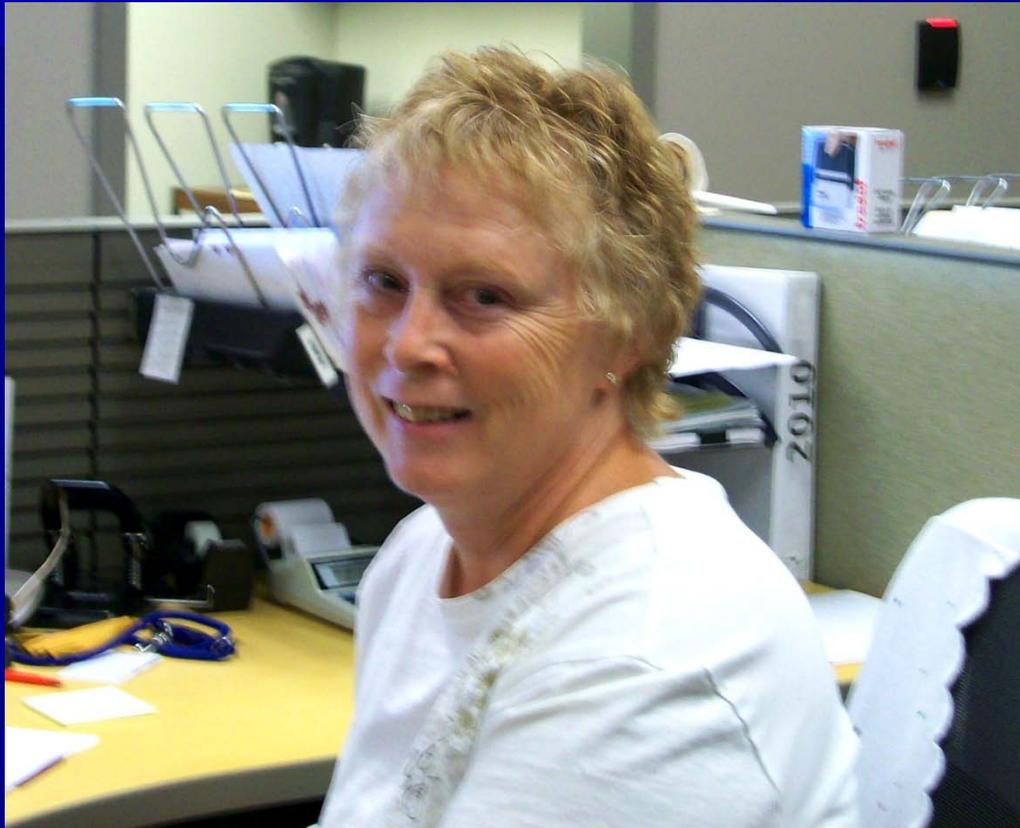
25 Years of Service
DOH 8/08/85

Daniel "Danny" Austin-Police Dept. Police Lieutenant



25 Years of Service
DOH 8/08/85

Lenora "Nora" Couch-Police Dept. Senior Records Clerk



15 Years of Service
DOH 8/21/95

Lenora "Nora" Couch-Police Dept. Senior Records Clerk



15 Years of Service
DOH 8/21/95



**The City of Copperas Cove
Congratulates you all on
these celebratory milestones
and wishes you many more
years of success.**

**CITY OF COPPERAS COVE
CITY COUNCIL WORKSHOP MEETING MINUTES
July 20, 2010 – 7:30 P.M.**

A. CALL TO ORDER

Mayor John Hull called the workshop meeting of the City Council of the City of Copperas Cove Texas to order at 7:30 p.m.

B. ROLL CALL

John Hull
Cheryl L. Meredith
Charlie D. Youngs
Gary L. Kent
Danny Palmer
Kenn Smith
Frank Seffrood

ALSO PRESENT

Andrea M. Gardner, City Manager
Charles E. Zech, City Attorney
Stefanie Brown, Deputy City Secretary

C. WORKSHOP ITEMS

1. Presentation of FY 2011 Proposed Budget and Plan of Municipal Services.
Andrea M. Gardner, City Manager

The presentation of the FY 2011 Proposed Budget and Plan of Municipal Services is attached and made part of these minutes.

2. Provide direction to the City Manager on item C-1 above. **Andrea M. Gardner, City Manager**

No direction given.

D. ADJOURNMENT

There being no further business, Mayor Hull adjourned the meeting at 8:17 p.m.

John Hull, Mayor

ATTEST:

Stefanie Brown, Deputy City Secretary

City of Copperas Cove, Texas

FY 2011 Proposed Budget & Plan of Municipal Services



City of Copperas Cove

The mission of the City of Copperas Cove is to provide excellence in public service to meet the needs of our diverse community through quality customer services while exercising cost effective management and maintaining fiscal responsibility.

Mission Statement

- Overview
- Goals
- Changes to Employee Pay & Benefits
- Major Operating Funds
- Other Funds
- Overview of Budget Adjustments
- Future Dates
- Requests from External Entities

The City Manager is required to submit a Proposed Budget to the City Council for the upcoming fiscal year.

At the time of submission a Public Hearing will be set on the Proposed Budget.

The Budget must be adopted by September 30, 2010 prior to the beginning of the fiscal year.

Agenda

Fund	Beginning Fund Balance	Revenues	Expenses	Ending Fund Balance
General	4,725,957	14,273,144	15,298,372	3,700,729
Water & Sewer	2,218,541	9,055,389	9,991,616	1,282,314
Solid Waste	806,954	3,073,450	3,143,406	736,998
Golf Course	(130,913)	624,450	614,702	(121,165)
Other	1,235,502	3,753,121	4,234,518	754,106
Capital Projects	6,533,050	3,222	6,536,272	0
TOTAL	15,389,091	30,782,776	39,818,886	6,352,982

Total Budget

Ensure Continued
Quality Public
Safety

Improve and
Expand City
Infrastructure

Promote Economic
Development
Activities

Continued Support
of the Combined
Image Campaign

Expand Parks &
Recreation
Programs and
Construct a Multi-
Purpose Facility

Retain & Attract
Quality Employees

Enhance Solid
Waste Programs
Facilitate & Exercise
Fiscal Responsibility

Support Non-
Municipal
Community Youth
Programs

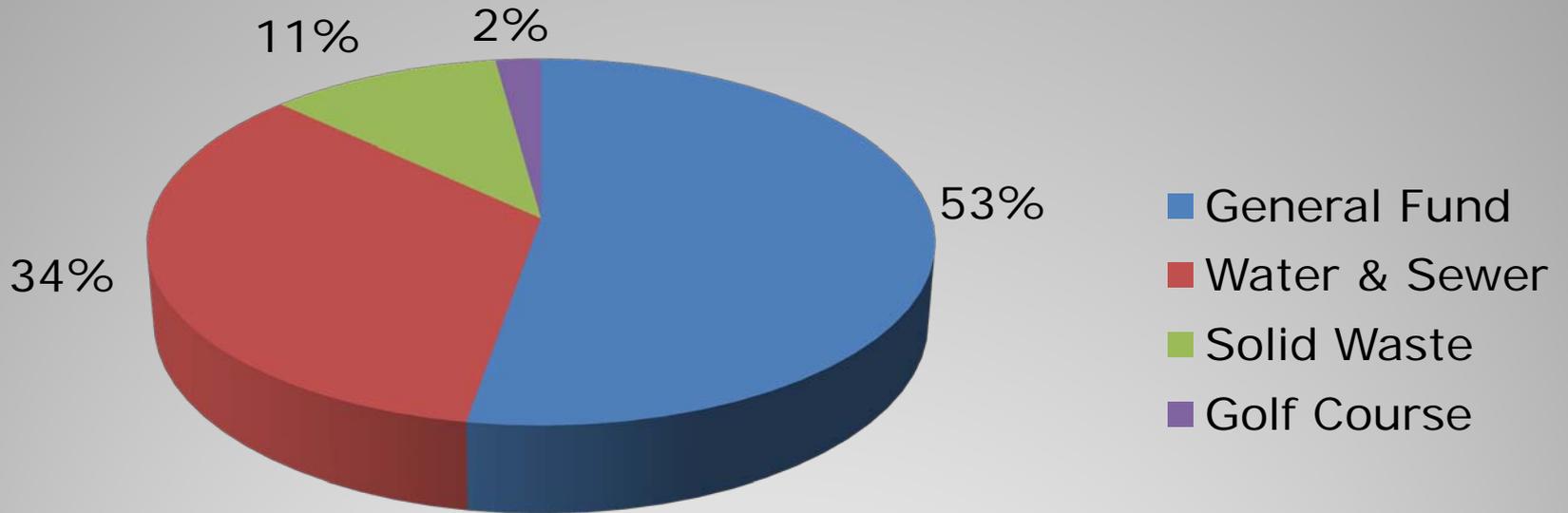
Maintain or Reduce
the Property Tax
Rate

Improve Land
Developer Relations

Goals

- Pay Increase Opportunities
 - The proposed budget does not include COLA or Merit increases
- Health Plan Benefits
 - Health coverage unchanged
 - Dental Coverage slight increase
- Other Benefits
 - TMRS
 - Long Term Disability
 - Wellness Pay

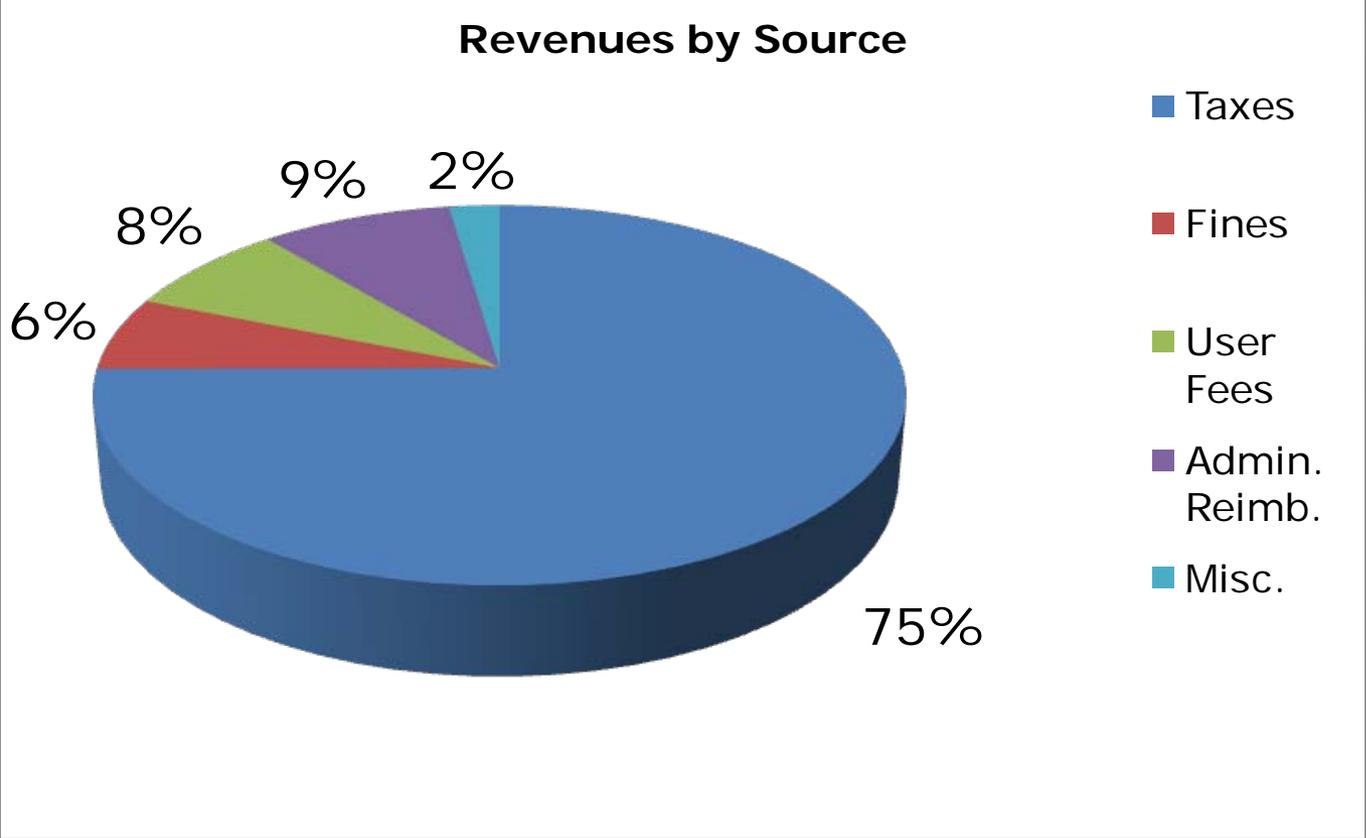
Employee Pay & Benefits



Major Operating Funds

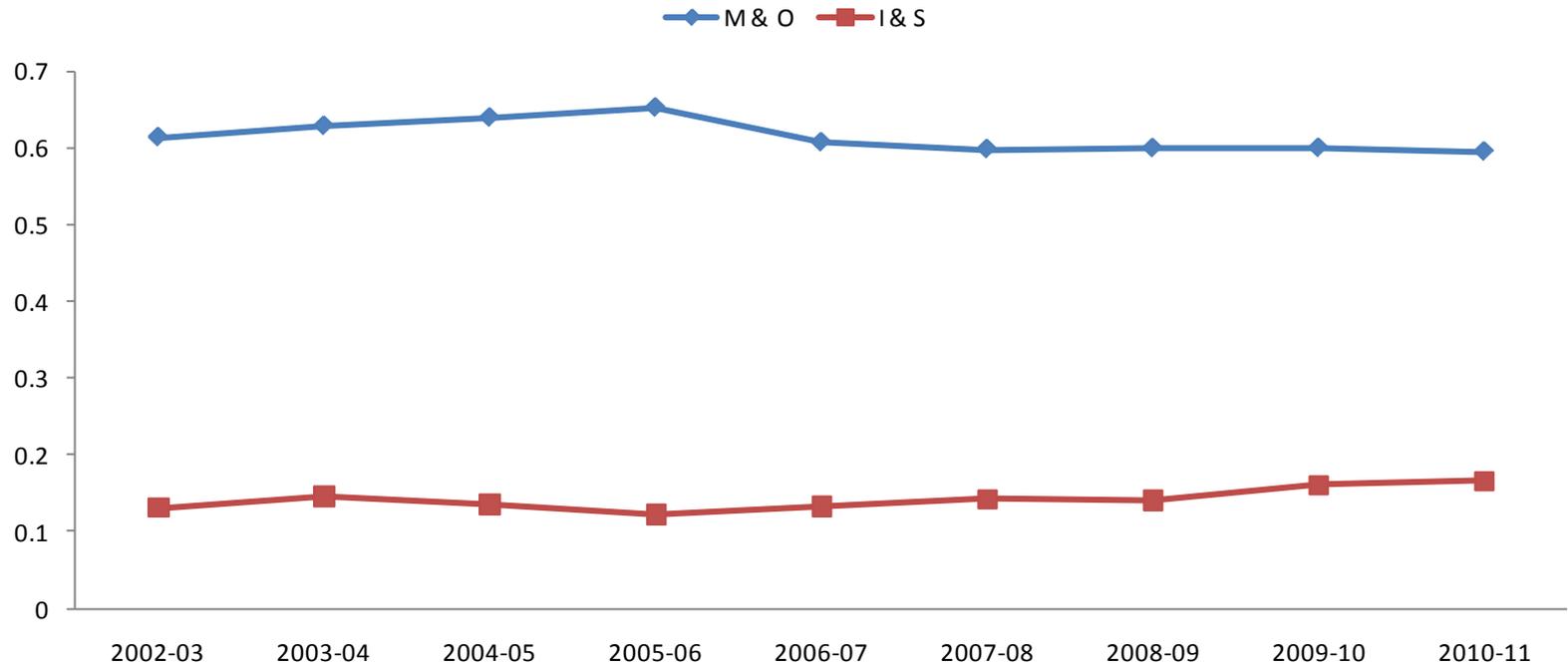
Source	FY 2009-10	FY 2010-11	% Change
Taxes	10,759,859	10,694,355	(0.60)
Charges for Service	1,089,308	1,106,315	1.57
Fines	880,104	892,984	1.47
Administrative Reimbursements	1,250,500	1,250,500	-
Miscellaneous	307,222	328,990	7.09
TOTAL REVENUES	14,286,993	14,273,144	(0.09)

General Fund Revenues



General Fund

Ad Valorem Tax Rate



General Fund

CHANGES IN REVENUE

Property Tax Revenue

- Estimated Decrease in T.A.V.
- 2.28%



Sales Tax Revenue

- Estimated Increase
- 4.0%

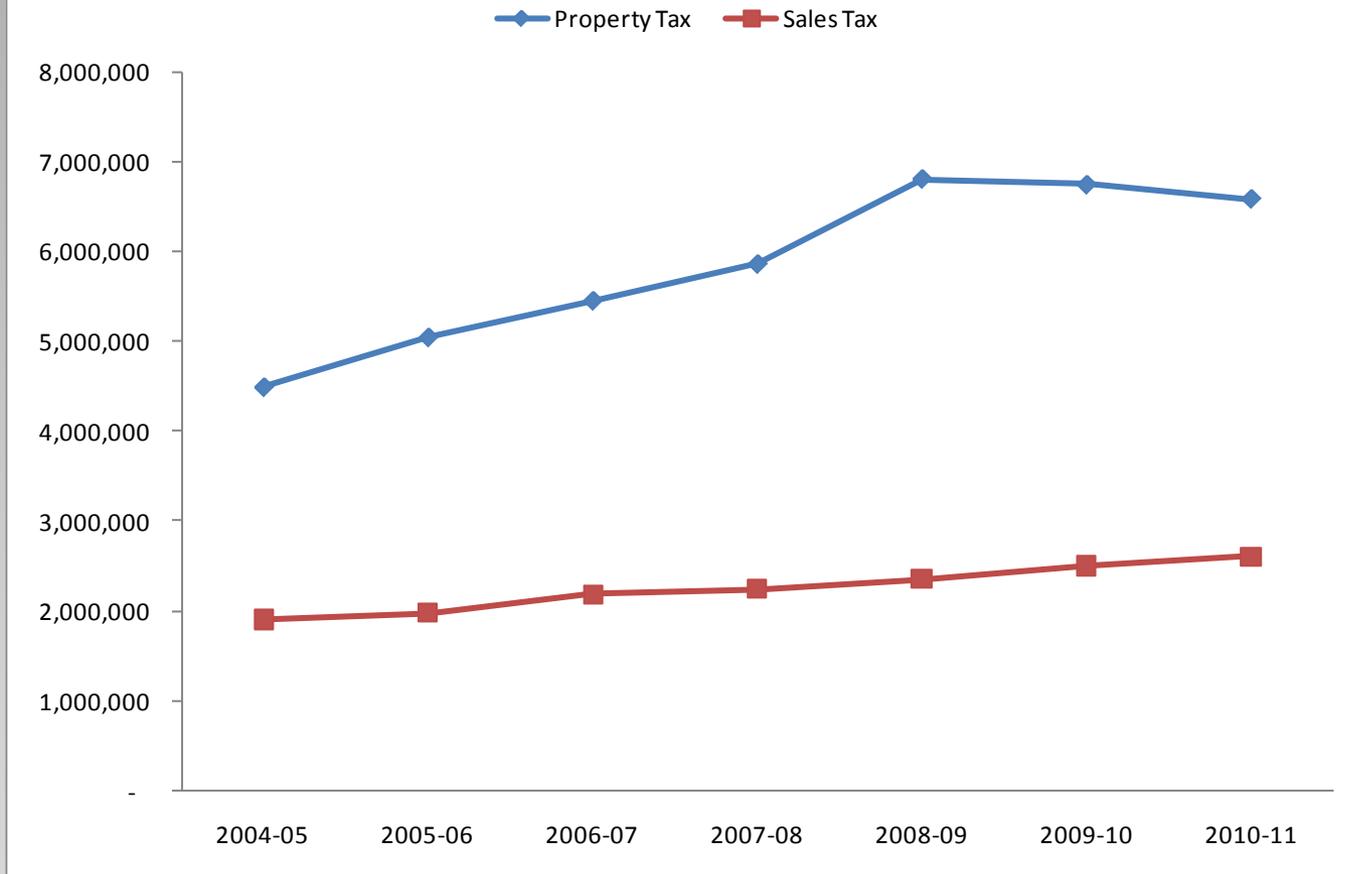


Interest Revenue

- Estimated Increase
- 25%

General Fund

Changes in Revenue

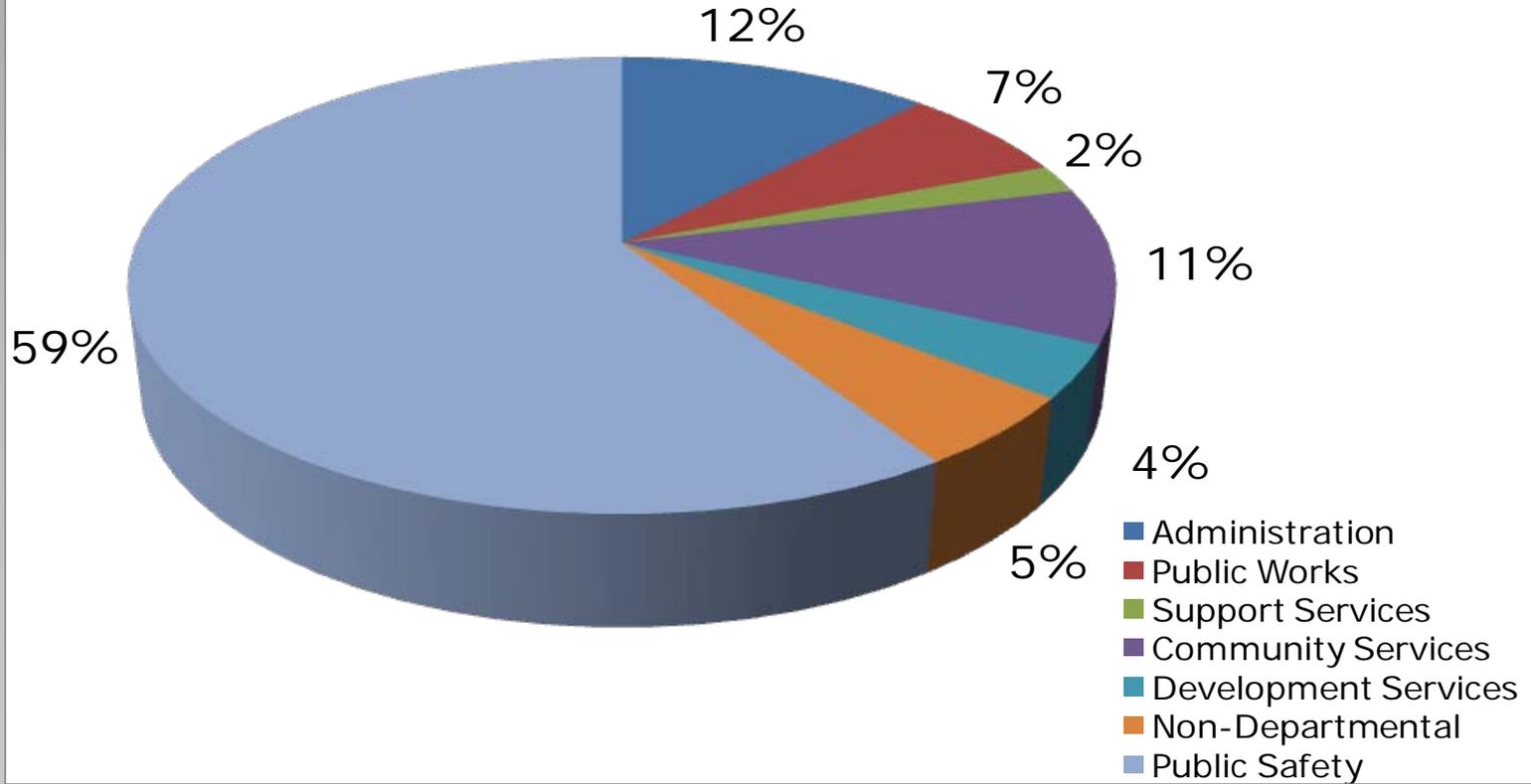


General Fund

Function	FY 2009-10	FY 2010-11	% Change
Administration	1,941,020	1,875,688	(3.36)
Public Works	872,243	1,036,459	18.83
Community Services	1,552,448	1,679,139	8.16
Support Services	355,942	306,804	(13.80)
Development Services	537,322	567,562	5.63
Public Safety	8,556,876	9,055,325	5.83
Non- Departmental	656,358	777,395	18.44
TOTAL	14,472,209	15,298,372	5.71

General Fund Expenses

Expenses by Function



General Fund

SIGNIFICANT ISSUES

Police Department

- Motorcycle Buy Back Program
- 2 Patrol Vehicles

Fire Department

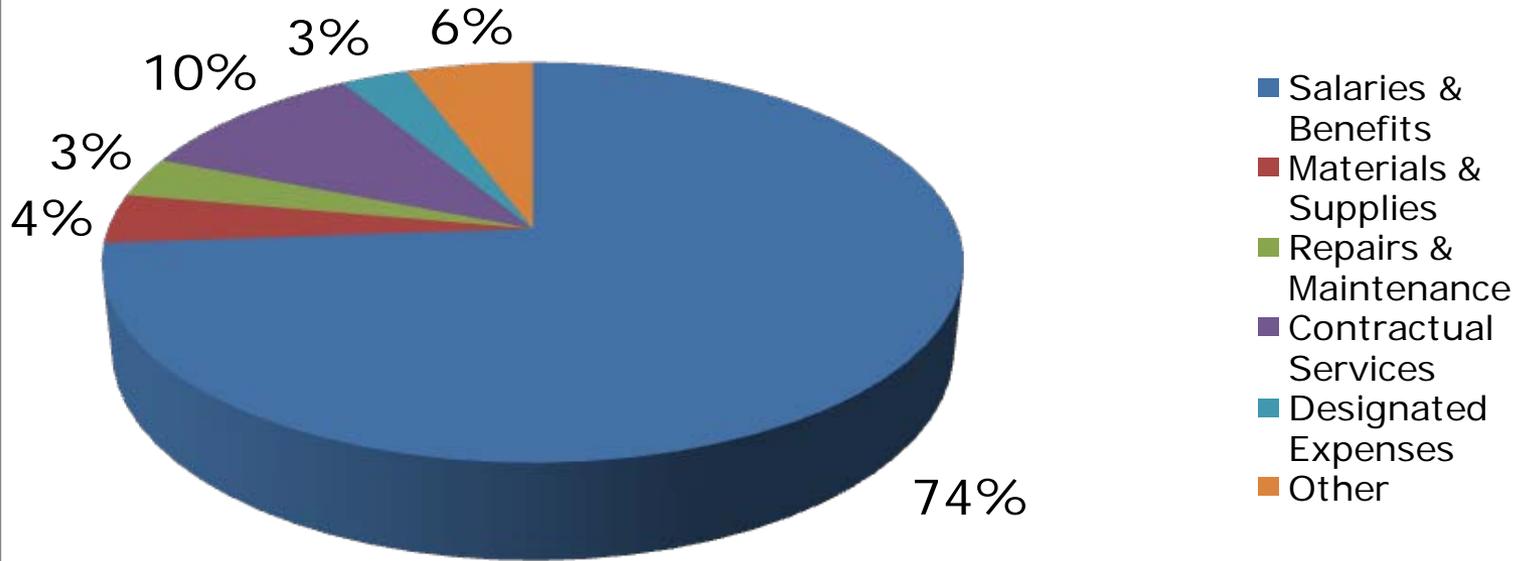
- 10 sets PPE
- Furniture & Fixtures

Streets

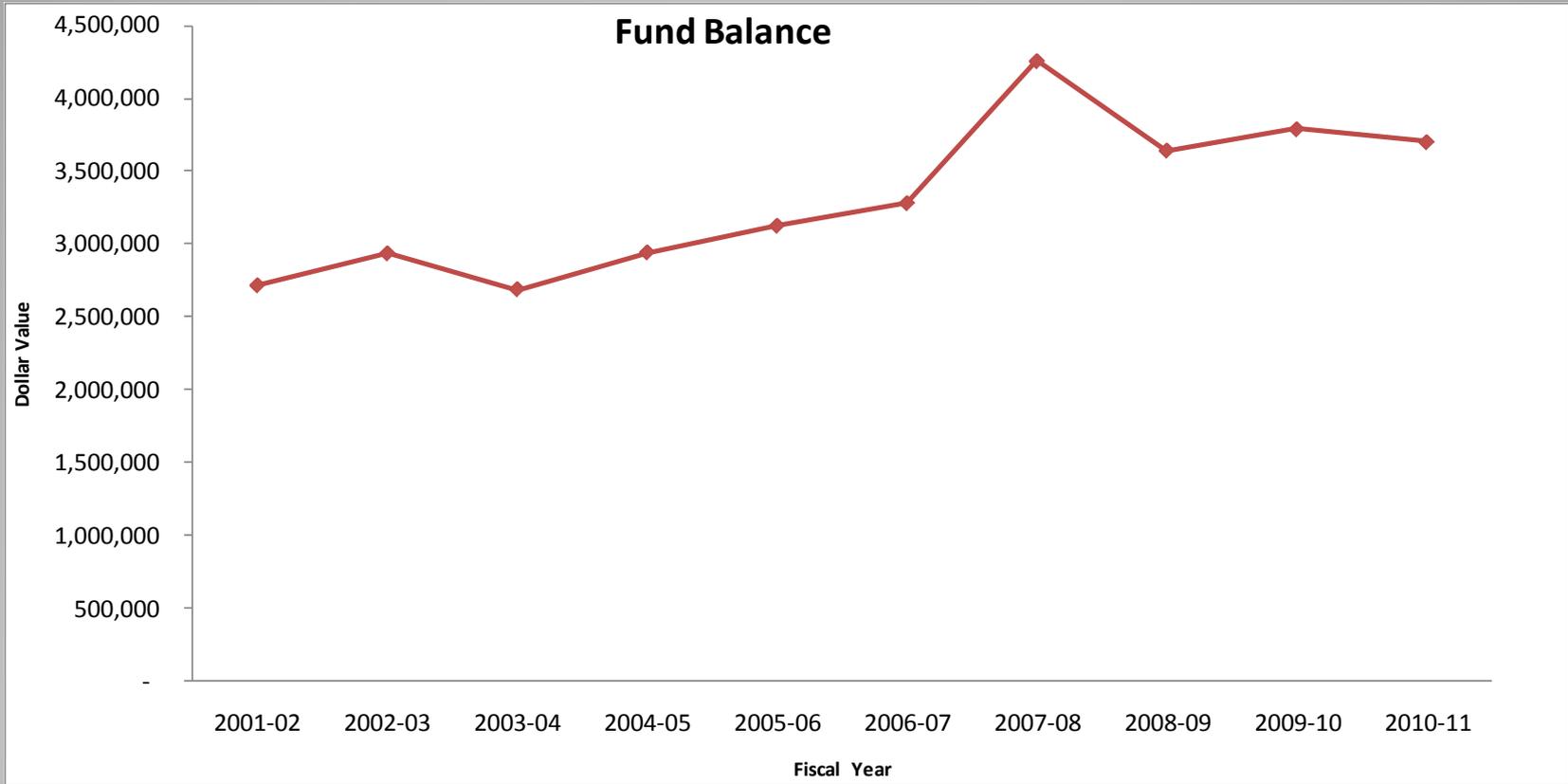
- Sign Retroflectometer

General Fund

Expenditures by Object Class



General Fund



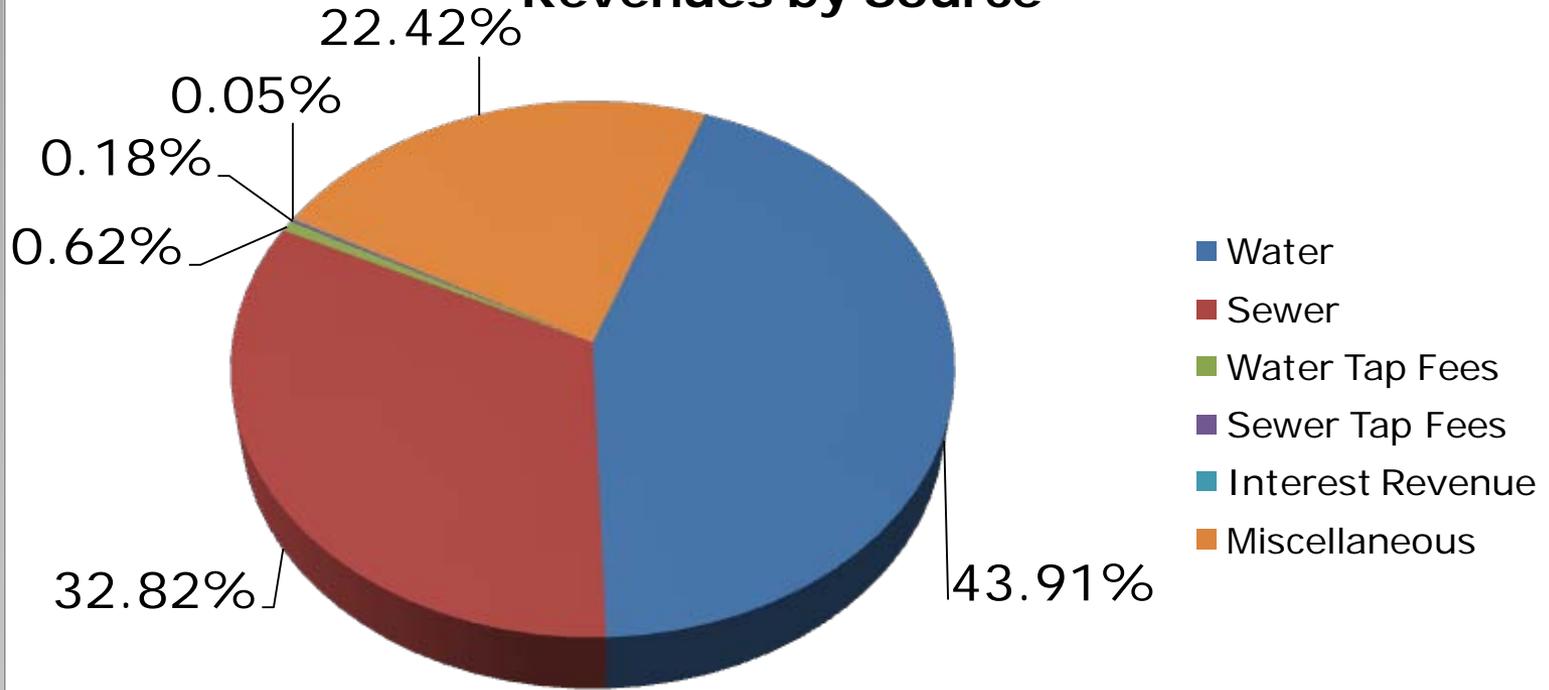
General Fund

Fund Balance Continues to Meet Ideal Fund Balance

Source	FY 2009-10	FY 2010-11	% Change
Water	4,879,000	4,950,000	1.46
Sewer	3,700,000	3,700,000	-
Water Tap Fees	77,000	70,000	(9.09)
Sewer Tap Fees	20,000	20,000	-
Interest Revenue	5,700	6,000	5.27
Miscellaneous	584,330	309,389	(47.05)
TOTAL REVENUES	9,266,030	9,055,389	(2.27)

Water & Sewer Fund Revenues

Revenues by Source



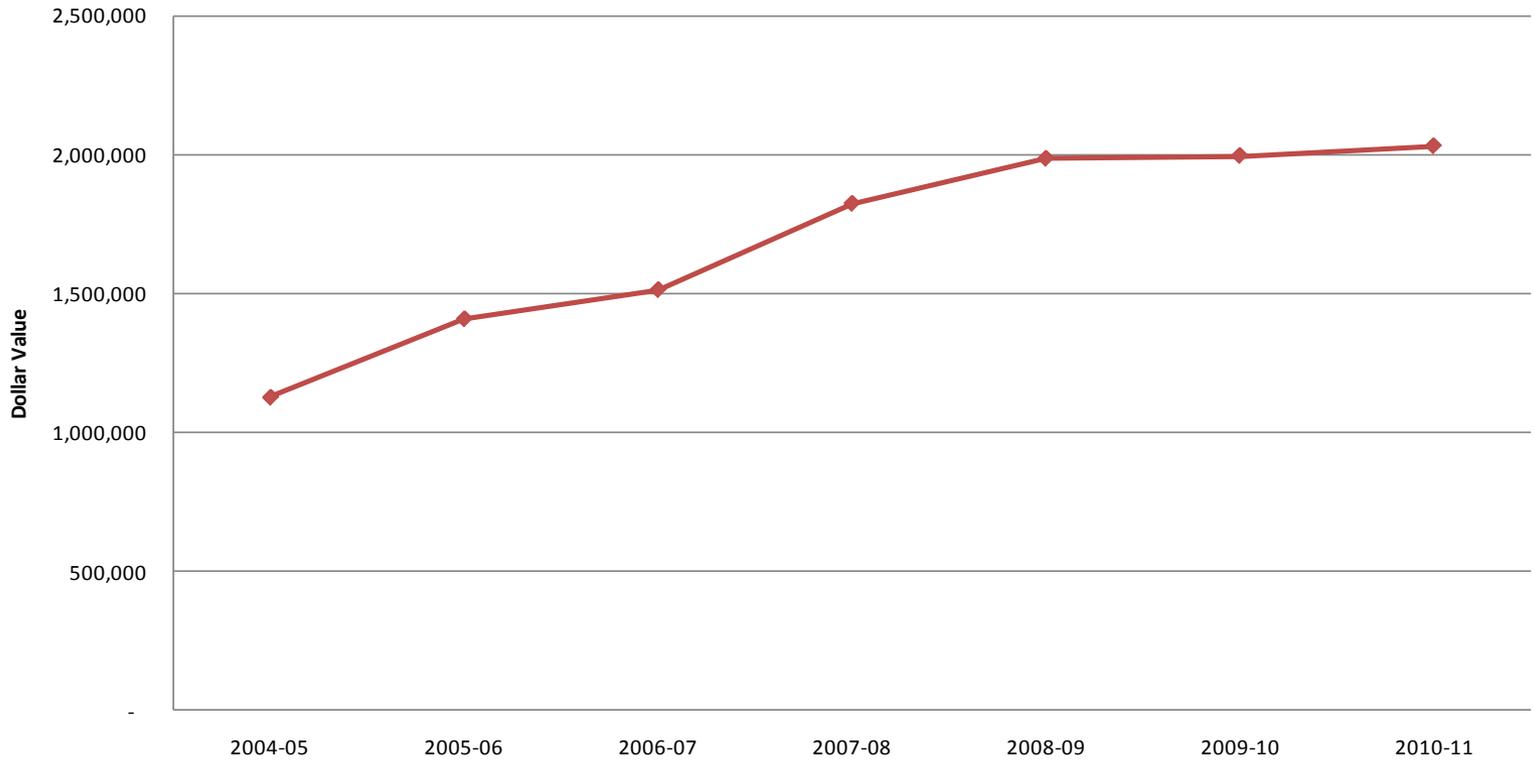
Water & Sewer Fund

Changes in Revenue

- Water
 - BCWCID Rate Increase
 - .57 cents per 1,000 gallons to .60 cents
 - System Rate Increase (\$1,770)
 - Election Use Water Increase (\$14,754.72)
 - Option Use Water Decrease (\$7,171.70)

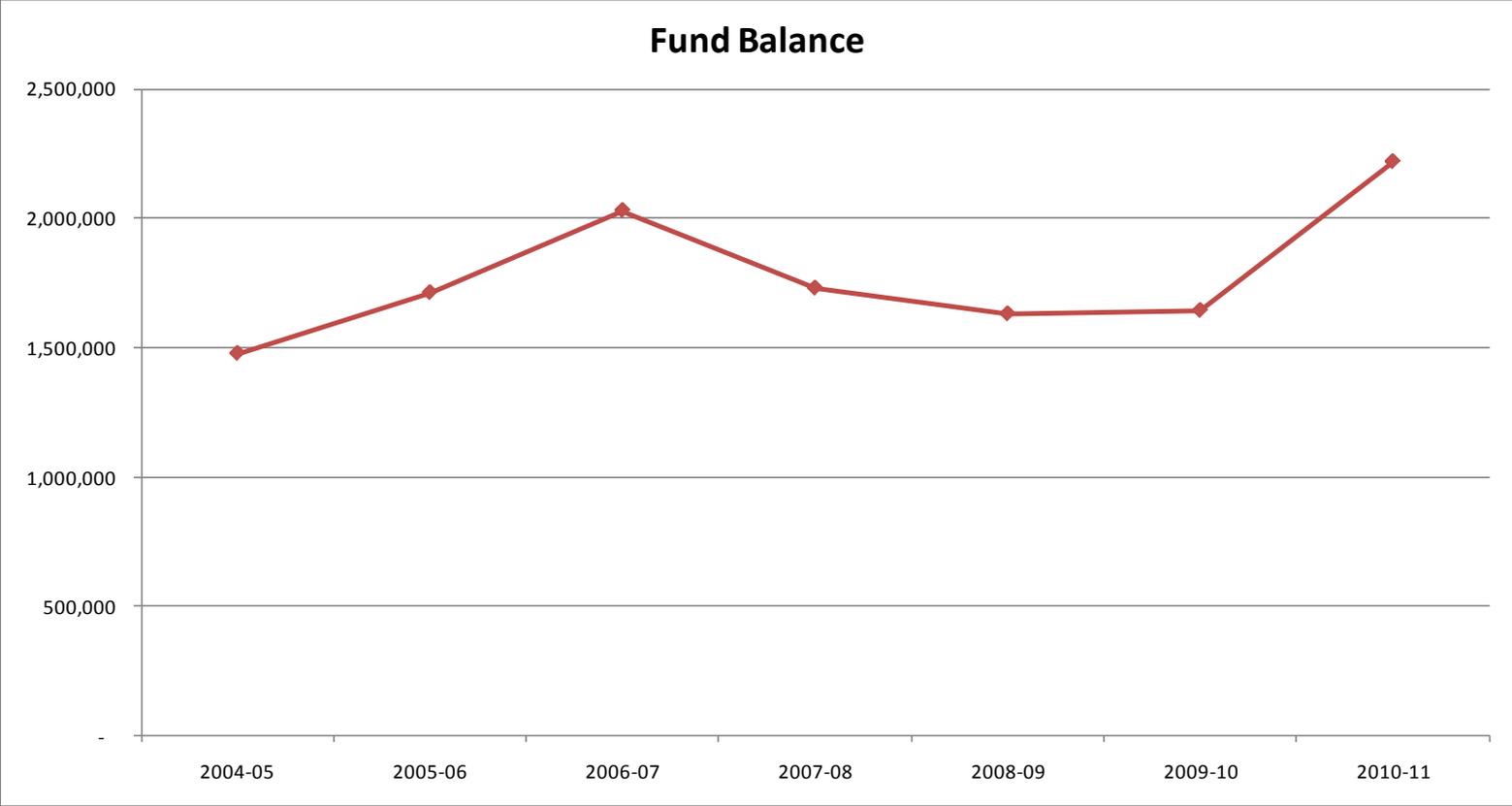
Water & Sewer Fund

Cost of Water



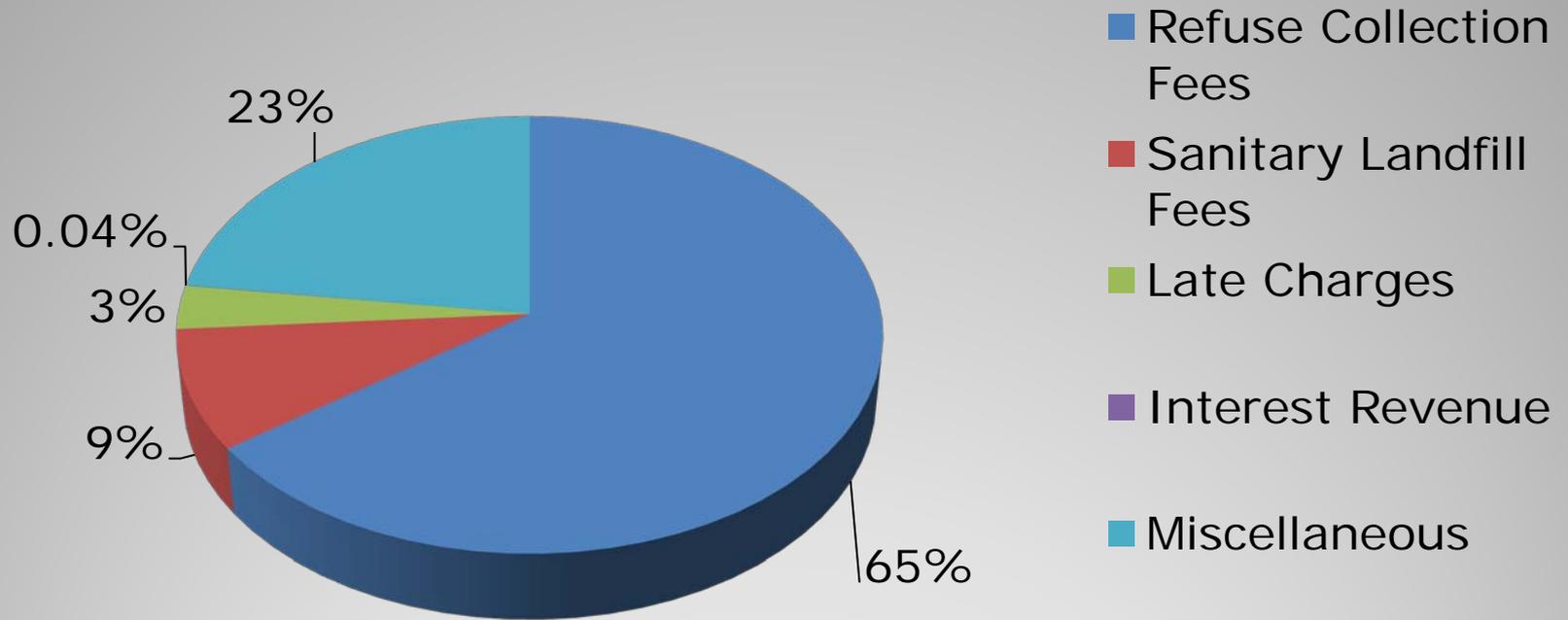
Water & Sewer Fund

Fund Balance



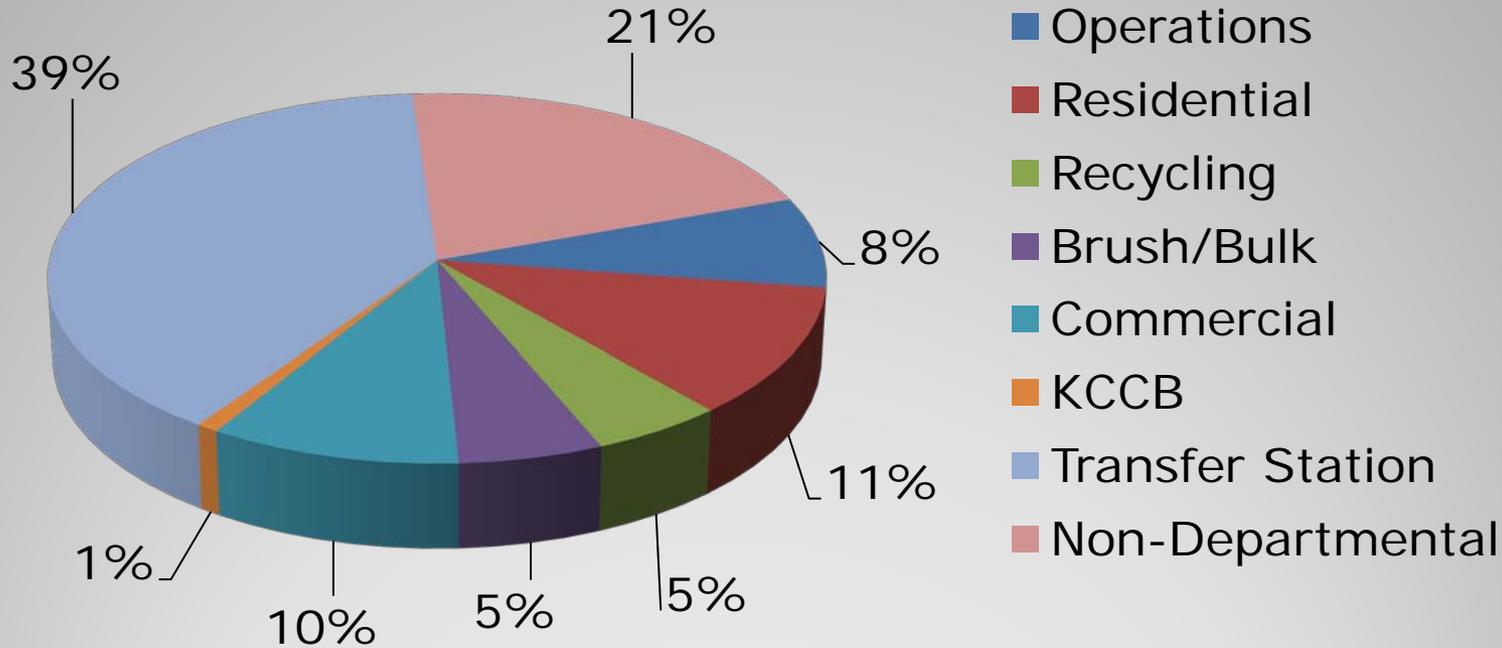
Water & Sewer Fund

Revenues



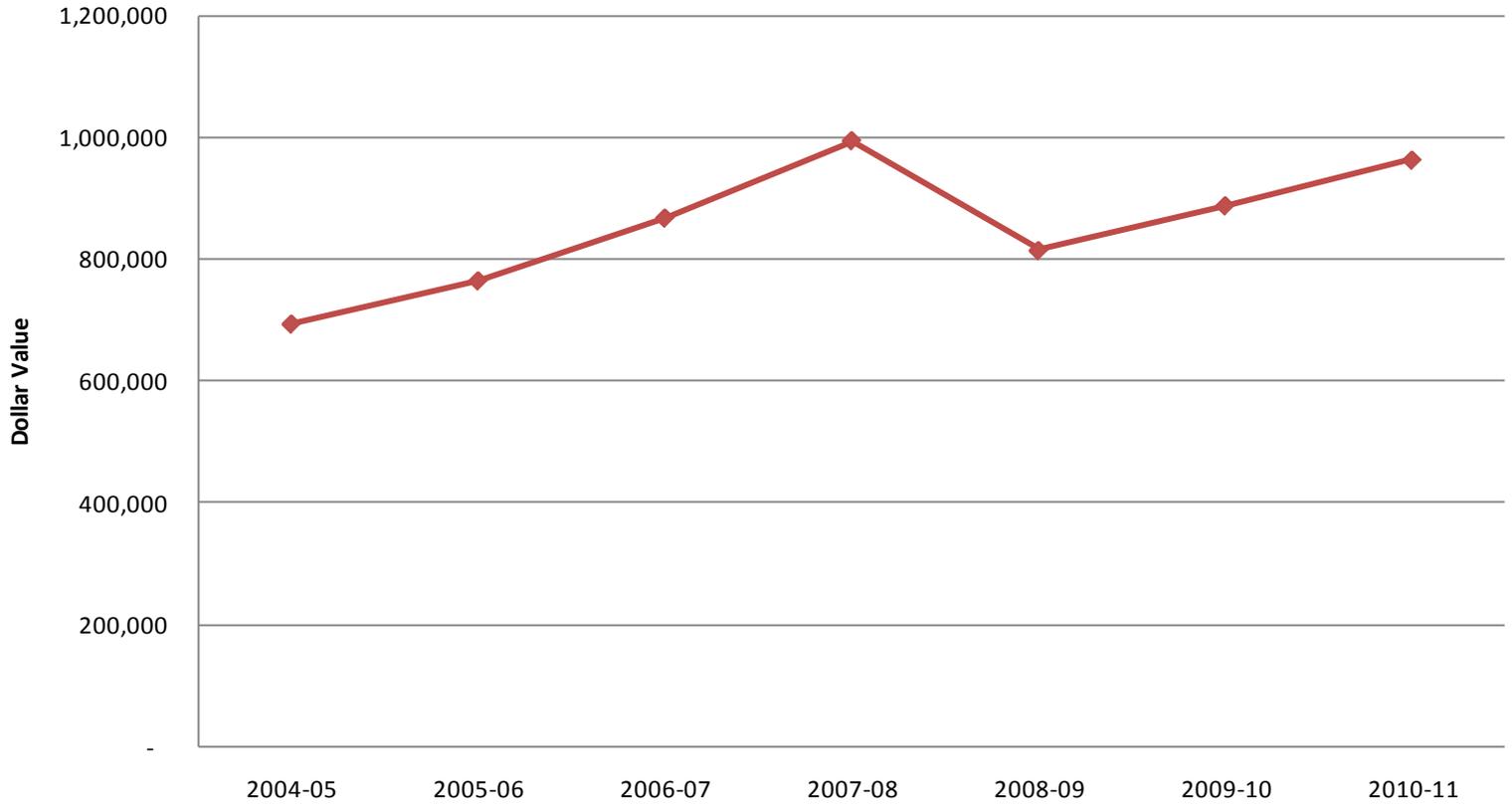
Solid Waste Fund

Expenses



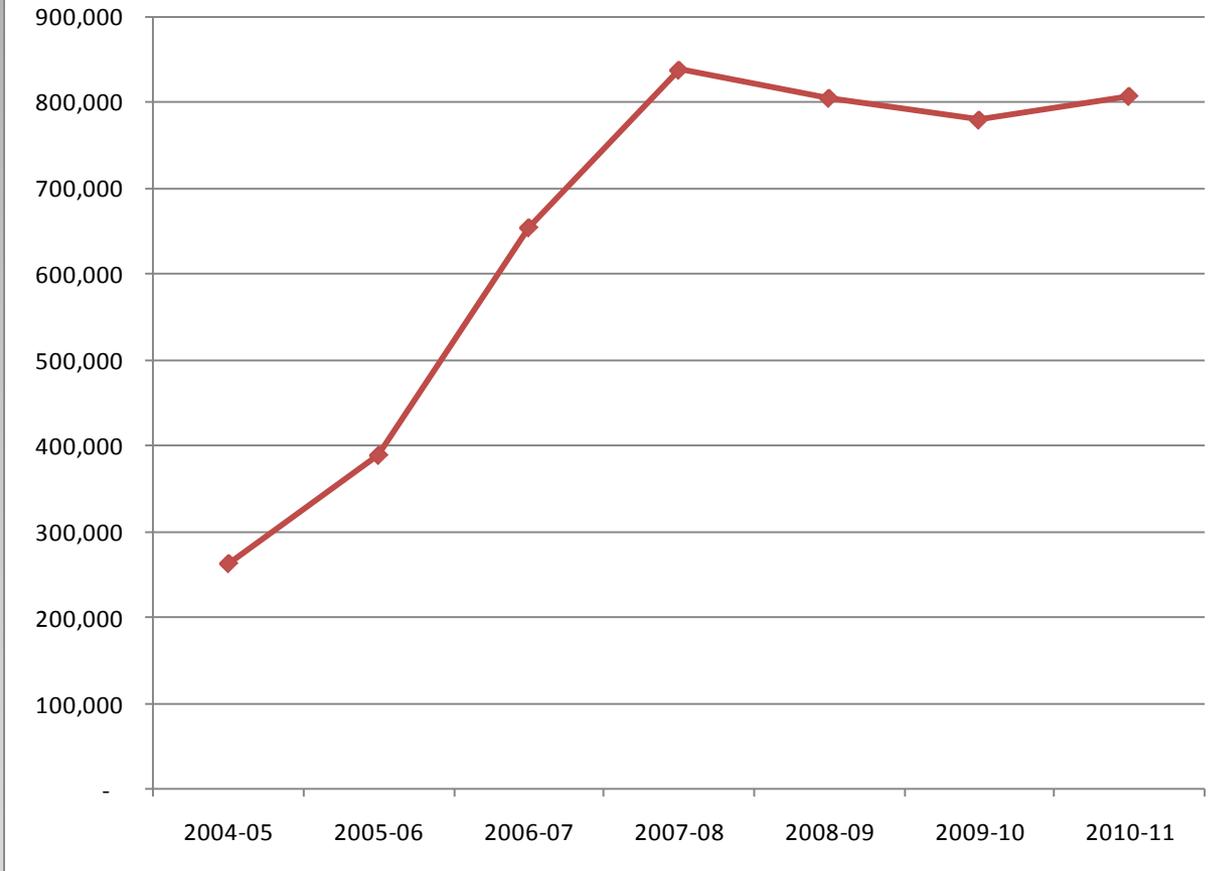
Solid Waste Fund

Hauling & Disposal Cost



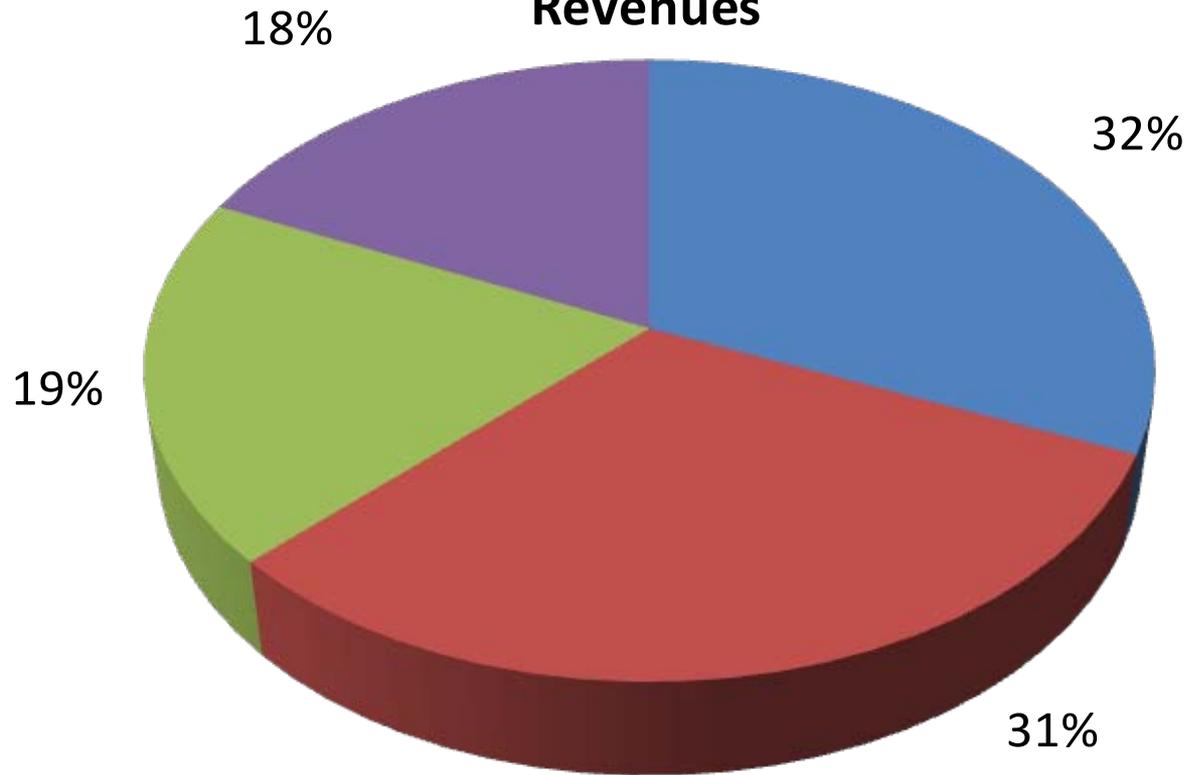
Solid Waste Fund

Fund Balance



Solid Waste Fund

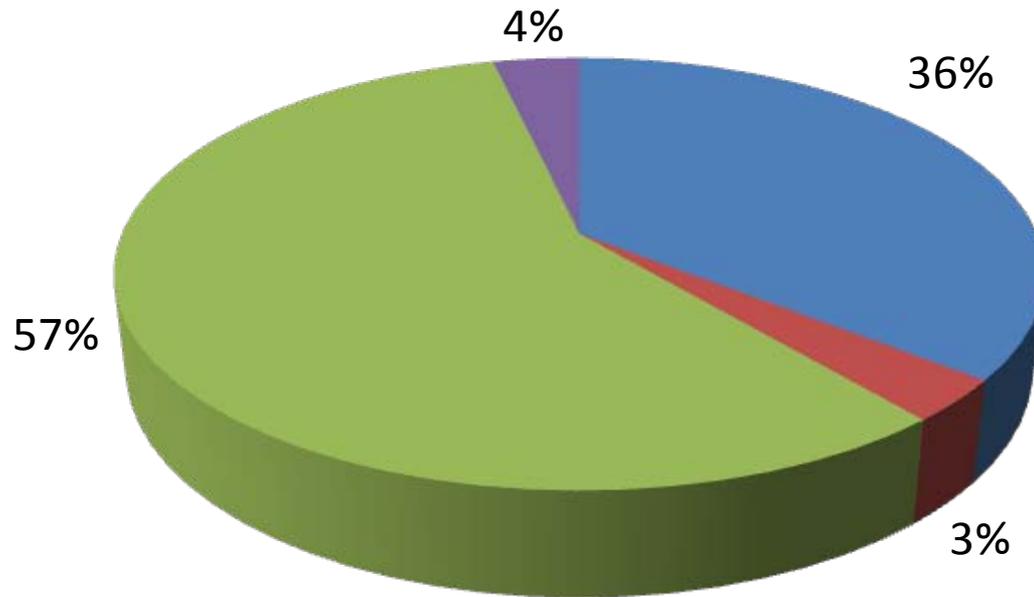
Revenues



■ Green Fees ■ Cart Rental Fees ■ Membership Dues ■ Miscellaneous

Golf Course Fund

Expenses



■ Operations ■ Concessions ■ Maintenance ■ Non-Departmental

Golf Course Fund

Fund Balance



Golf Course Fund

Fund	Beg Fund Balance	Revenues	Expenses	End Fund Balance
Tax I & S	326,868	1,905,866	2,075,764	156,970
Recreation Activities	44,822	255,206	300,028	-
Drainage Utility	467,888	871,600	932,358	407,130
Hotel Tax	56,463	223,200	252,813	26,851
MC Efficiency	15,473	5,180	9,178	11,475
MC Technology	80,360	29,200	56,449	53,111
MC Security	12,955	22,473	35,428	-

Other Funds

Significant Issues

- Municipal Court Technology Fund
 - Personal Computers
- Recreation Activities Fund
 - Fee Increases

Other Funds

Entity	Funding Need	Request Amount
Chamber of Commerce	Tourism	180,000
Hill Country Transit District	Service	25,046
USO	Service Organization	10,000
TOTAL		215,045

Requests from Outside Entities

- July 27, 2010
 - Major Operating Funds
- August 3, 2010
 - Departmental Presentations
 - Discuss Tax Rate
- August 5, 2010
 - Outside Entities (workshop)
 - Public Hearing on Proposed Budget (Regular)

Upcoming Dates

- August 17, 2010
 - 1st Public Hearing on Tax Increase
- August 31, 2010
 - 2nd Public Hearing on Tax Increase
- September 7, 2010
 - Adopt FY 2011 Budget
 - Adopt Tax Rate

Upcoming Dates

Questions/Comments

**CITY OF COPPERAS COVE
CITY COUNCIL REGULAR MEETING MINUTES
July 20, 2010 – 8:30 P.M.**

A. CALL TO ORDER

Mayor John Hull called the regular meeting of the City Council of the City of Copperas Cove Texas to order at 8:30 p.m.

B. INVOCATION AND PLEDGE OF ALLEGIANCE

Pastor Paul Wrightsman, Fairview Community Baptist Church, gave the Invocation and Mayor Hull led the Pledge of Allegiance.

C. ROLL CALL

John Hull
Cheryl L. Meredith
Charlie D. Youngs
Gary L. Kent
Danny Palmer
Kenn Smith
Frank Seffrood

ALSO PRESENT

Andrea M. Gardner, City Manager
Charles E. Zech, City Attorney
Stefanie Brown, Deputy City Secretary

D. ANNOUNCEMENTS

Council Member Seffrood stated that Hillside Ministries notified him that they have limited assistance of food and clothing for those in need.

Council Member Smith stated the Ken Ambler Memorial Golf Tournament was starting on Thursday July 22, 2010 and was going through the weekend.

Council Member Kent thanked the citizens that exercised their right to vote in the July 20, 2010 Special Election.

Mayor Hull congratulated the Copperas Cove Police Department for winning the Battle of the Badges game on Saturday against the Killeen Police Department.

E. PUBLIC RECOGNITION – None.

F. CITIZENS' FORUM – None.

G. CONSENT ITEMS

1. Consideration and action on approving the minutes from the workshop council meeting on July 6, 2010. ***Jane Lees, City Secretary***

2. Consideration and action on approving the minutes from the regular council meeting on July 6, 2010. ***Jane Lees, City Secretary***

3. Consideration and action on authorizing the purchase of a new fire engine through the HGAC cooperative purchasing program. **J. Mike Baker, Fire Chief**

Council Member Palmer made a motion to approve G-1, G-2, and G-3 as presented. Council Member Kent seconded the motion, and with a unanimous vote, motion carried.

H. PUBLIC HEARINGS/ACTION

1. Public hearing on a proposed Drainage Criteria Manual. **Wesley Wright, P.E., City Engineer**

Wesley Wright, City Engineer, gave an overview of agenda item H-1.

Mayor Hull opened the public hearing at 8:40 p.m.

Speaking for: None.

Speaking Against: None.

Mayor Hull closed the public hearing at 8:43 p.m.

Council Member Kent requested pictures and illustrations. No action taken.

2. Public hearing on a proposed Land Disturbance Ordinance. **Wesley Wright, P.E., City Engineer**

Wesley Wright, City Engineer, gave an overview of agenda item H-2.

Mayor Hull opened the public hearing at 8:44 p.m.

Speaking for: None.

Speaking Against: None.

Mayor Hull closed the public hearing at 8:45 p.m.

No action taken.

3. Public hearing and action on a Final Plat for the Copperas Cove 190 Business & Industrial Park, Phase Six. **Wesley Wright, P.E., City Engineer**

Wesley Wright, City Engineer, gave an overview of agenda item H-3.

Mayor Hull opened the public hearing at 8:46 p.m.

Speaking for: Otto Wiederhold, Walker Wiederhold & Associates, 2100 Trimmer Road, Killeen, Texas.

Speaking Against: None.

Mayor Hull closed the public hearing at 8:49 p.m.

Council Member Youngs made a motion to approve the Final Plat for the Copperas Cove 190 Business & Industrial Park, Phase Six. Council Member Seffrood seconded the motion, and with a unanimous vote, motion carried.

4. Public hearing and action on a Replat of Lots 2-9 & 15-19, Block 8 of the Walker Place, Phase 7, Section 1 Final Plat. **Wesley Wright, P.E., City Engineer**

Wesley Wright, City Engineer, gave an overview of agenda item H-4.

Mayor Hull opened the public hearing at 8:51 p.m.

Speaking for: None.

Speaking Against: None.

Mayor Hull closed the public hearing at 8:54 p.m.

Council Member Smith made a motion to approve the Replat of Lots 2-9 & 15-19, Block 8 of the Walker Place, Phase 7, Section 1 Final Plat. Council Member Meredith seconded the motion. A roll call vote was taken as follows:

Cheryl L. Meredith	Aye
Charlie D. Youngs	Aye
Gary L. Kent	Aye
Danny Palmer	Nay
Kenn Smith	Aye
Frank Seffrood	Aye

Motion carried five to one.

I. ACTION ITEMS

1. Consideration and action on the appointment of individuals to the Library Advisory Board. **Margaret Handrow, Library Director**

Margaret Handrow, Library Director, gave an overview of agenda item I-1.

Council Member Meredith made a motion for to appoint Billy Jean Wolverton and Carol O'Dwyer to serve on the Library Advisory Board. Council Member Kent seconded the motion, and with a unanimous vote, motion carried.

2. Consideration and action to approve awarding the Extension of Constitution Drive project construction contract to Dixon Paving. **Polo Enriquez, CCEDC Executive Director**

Polo Enriquez, CCEDC Executive Director, gave an overview of agenda item I-2.

Council Member Smith made a motion to approve awarding the Extension of Constitution Drive project construction contract to Dixon Paving contingent on city attorney review of the contract. Council Member Palmer seconded the motion, and with a unanimous vote, motion carried.

3. Consideration and action to set a public hearing on City Manager's Proposed Budget for the 2010-2011 fiscal year. **Imelda Rodriguez, Director of Financial Services**

Imelda Rodriguez, Director of Financial Services, gave an overview of agenda item I-3.

Council Member Seffrood made a motion to set a public hearing on City Manager's Proposed Budget for the 2010-2011 fiscal year for August 5, 2010 at 7:00 p.m. at City Hall. Council Member Smith seconded the motion, and with a unanimous vote, motion carried.

4. Discussion and action on appointing a veterinarian to the Chapter 3 Code of Ordinances Review Committee. **Andrea M. Gardner, City Manager**

Andrea M. Gardner, City Manager, gave an overview of agenda item I-4.

Council Member Meredith made a motion to appoint Dr. Ed Kahil to serve as a veterinarian to the Chapter 3 Code of Ordinances Review Committee. Council Member Palmer seconded the motion, and with a unanimous vote, motion carried.

5. Discussion and possible action on the Coryell County Central Appraisal District Proposed 2010 Budget Amendment. **Andrea M. Gardner, City Manager**

Andrea M. Gardner, City Manager, gave an overview of agenda item I-5.

Council Member Palmer made a motion to approve the Coryell County Central Appraisal District Proposed 2010 Budget Amendment. Council Member Meredith seconded the motion, and with a unanimous vote, motion carried.

6. Discussion and possible action on the Northloop Waterline Project included in the 2010-2014 Capital Improvement Plan. **Andrea M. Gardner, City Manager**

Andrea M. Gardner, City Manager, gave an overview of agenda item I-6.

Council Member Meredith made a motion to cancel the Northloop Waterline Project and move it to the 2014 Capital Improvement Plan. Council Member Kent seconded the motion, and with a unanimous vote, motion carried.

7. Discussion and action on granting an extension to the Chapter 3 Code of Ordinances Review Committee. **Andrea M. Gardner, City Manager**

Andrea M. Gardner, City Manager, gave an overview of agenda item I-7.

Council Member Palmer made a motion to approve to extend the Chapter 3 Code of Ordinances Review Committee until October 1, 2010. Council Member Smith seconded the motion, and with a unanimous vote, motion carried.

Klaudia Brand and Robin Bandinel thanked the Council for the extension.

J. REPORTS FROM OUTSIDE ENTITIES, ADVISORY COMMITTEES AND BOARDS

1. Presentation on Economic Development Projects by the Copperas Cove Economic Development Corporation. ***Polo Enriquez, CCEDC Executive Director***

Polo Enriquez, CCEDC Executive Director, gave a presentation on Economic Development Projects by the Copperas Cove Economic Development Corporation.

2. Chamber of Commerce 2nd Quarter Report for 2010. ***Marty Smith, President, Copperas Cove Chamber of Commerce***

Item rescheduled for August 3, 2010.

K. ITEMS FOR FUTURE AGENDAS – None.

L. EXECUTIVE SESSION

1. Pursuant to §551.071 of the Open Meetings Act. *Tex. Gov't Code*, Council will meet in Executive Session to consult with the City Attorney regarding water and sewer matters.

The Council adjourned to Executive Session at 9:41 p.m.

M. RECONVENE INTO OPEN SESSION FOR POSSIBLE ACTION RESULTING FROM ANY ITEMS POSTED AND LEGALLY DISCUSSED IN EXECUTIVE SESSION

The council reconvened into open session at 9:59 p.m. Mayor Hull announced that there was no action to be taken as a result of the Executive Session discussion.

N. ADJOURNMENT

There being no further business, Mayor Hull adjourned the meeting at 9:59 p.m.

John Hull, Mayor

ATTEST:

Stefanie Brown, Deputy City Secretary

City of Copperas Cove City Council Agenda Item Report

August 3, 2010

Agenda Item No. G-3

Contact – Eddie Wilson, Police Lieutenant, 547-8222
ewilson@ci.copperas-cove.tx.us

SUBJECT: Consideration and action on award of Bid No. 2010-09-42 for dry cleaning services for police uniforms.

1. BACKGROUND/HISTORY

During the FY 2008/2009 budget process, funds were approved by City Council allowing the Police Department to implement a dry cleaning service for police uniforms. The contract was awarded on July 16, 2009, to the lowest bidder, Best Cleaners. That contract has expired. The FY 2009/2010 budget included funding to continue the dry cleaning service for police uniforms.

2. FINDINGS/CURRENT ACTIVITY

City staff advertised for bids on June 25, 2010, and July 2, 2010. Invitations to bid and bid specifications were distributed to local vendors. On July 13, 2010, all bids received were opened. Bids were received from Best Cleaners of Copperas Cove, Texas, Cove Cleaners of Copperas Cove, Texas, Holiday Cleaners of Copperas Cove, Texas and One Stop Cleaners of Copperas Cove, Texas. A bid tabulation is attached for your review.

3. FINANCIAL IMPACT

The recommended bid will fall within the budgeted amount in the FY 2010 Police Department operating budget. No negative financial impact will result from the bid award.

4. ACTION OPTIONS/RECOMMENDATION

City staff recommends awarding Bid No. 2010-09-42, for dry cleaning services for police uniforms to the lowest bidder, Best Cleaners.

2010-09-42 Dry Cleaning Police Uniforms		BEST CLEANERS			HOLIDAY CLEANERS			ONE STOP CLEANERS		COVE CLEANERS	
	Est. Qty	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price		
Long Sleeve Shirts	3375	\$ 1.74	\$ 5,872.50	\$ 3.45	\$ 11,643.75	\$ 2.95	\$ 9,956.25	\$ 2.50	\$ 8,437.50		
Short Sleeve Shirts	3375	\$ 1.74	\$ 5,872.50	\$ 3.45	\$ 11,643.75	\$ 2.95	\$ 9,956.25	\$ 2.50	\$ 8,437.50		
Short Sleeve Shirts 35/65%	3375	\$ 1.74	\$ 5,872.50	\$ 3.45	\$ 11,643.75	\$ 2.95	\$ 9,956.25	\$ 2.50	\$ 8,437.50		
Trousers	6750	\$ 1.74	\$ 11,745.00	\$ 3.75	\$ 25,312.50	\$ 3.00	\$ 20,250.00	\$ 2.50	\$ 16,875.00		
Jacket/Outer Shell	112	\$ 5.00	\$ 560.00	\$ 6.15	\$ 688.80	\$ 4.50	\$ 504.00	\$ 4.00	\$ 448.00		
Jacket/Liner	112	\$ 1.50	\$ 168.00	\$ 3.00	\$ 336.00	\$ 2.50	\$ 280.00	\$ 2.00	\$ 224.00		
			\$ 30,090.50		\$ 61,268.55		\$ 50,902.75		\$ 42,859.50		
Estimated Cleaning Time			24 - Hours		1-3 Days		No Response		3-Days		

Cleaning as a set.	Est. Qty	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price
Long Sleeve & Trousers	3375	3.48	\$ 11,745.00	\$ 6.85	\$ 23,118.75	\$ 5.95	\$ 20,081.25	N/B	\$ -
Short Sleeve & Trousers	3375	3.48	\$ 11,745.00	\$ 6.85	\$ 23,118.75	\$ 5.95	\$ 20,081.25	N/B	\$ -
			\$ 23,490.00		\$ 46,237.50		\$ 40,162.50		\$ -

City of Copperas Cove

City Council Agenda Item Report

August 3, 2010

Agenda Item No. H-1

Contact – Wesley Wright, P.E., City Engineer (254-547-0751)
wwright@ci.copperas-cove.tx.us

SUBJECT: Public hearing and action on a Petition for Annexation by the Copperas Cove Economic Development Corporation.

1. BACKGROUND/HISTORY

On July 23, 2010, the Copperas Cove Economic Development Corporation submitted the attached "Petition for Annexation of Sparsely Occupied Areas by the Owner of the Area" for 155.8906 acres of land generally located east of Constitution Drive and south of US Highway 190 to the City of Copperas Cove.

2. FINDINGS/CURRENT ACTIVITY

According to Local Government Code §43.028, the City Council shall between six (6) and thirty (30) days from receipt of the petition, "hear the petition and the arguments for and against the annexation and shall grant or refuse the petition as the governing body considers appropriate".

3. FINANCIAL IMPACT

Local government code requires publication of two required public hearings in the local newspaper in addition to the regular open meetings act requirements.

4. ACTION OPTIONS/RECOMMENDATION

City staff recommends the City Council hold a public hearing and take action on the petition.

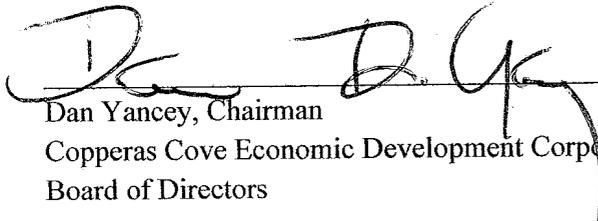
Request for Voluntary Annexation of Sparsely Populated Area by the Owner of Area

TO THE HONORABLE MAYOR AND CITY COUNCIL
OF THE CITY OF COPPERAS COVE, TEXAS:

The undersigned owner of the hereinafter described tract of land, pursuant to the Texas Local Government Code § 43.028, hereby petitions the City of Copperas Cove to extend the present City Limits so as to include as a part of the City that certain tract of land described in Exhibit "A" attached hereto and made a part hereof: Copies of the deeds showing current ownership of the property are attached.

The undersigned owner hereby certifies that:

- (1) The tract of land described in Exhibit "A" is located contiguous and adjacent to the existing corporate limits of the City of Copperas Cove, Texas; and
- (2) The tract of land described in Exhibit "A" is one-half (1/2) mile or less in width; and
- (3) The tract of land described in Exhibit "A" is vacant and without residents, or on which less than three (3) qualified voters reside; and
- (4) This petition is signed and duly acknowledged by each and every individual or corporation having a proprietary interest in said land.

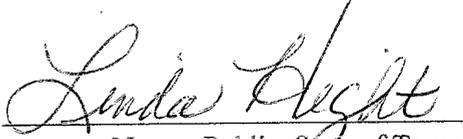

 Dan Yancey, Chairman
 Copperas Cove Economic Development Corporation
 Board of Directors

7-22-10
 Date

ACKNOWLEDGEMENT

STATE OF TEXAS §
 COUNTY OF Coryell §

This instrument was acknowledged before me on the 22nd day of July, 2010, by
Dan Yancey


 Notary Public, State of Texas



VOLUNTARY ANNEXATION PETITION – APPLICATION & CHECKLIST

(Please Print Clearly)

Name of Applicant: Copperas Cove Economic Development Corporation
Date of Submittal: July 23, 2010
Proposed Acreage to be Annexed: 155.8906 acres

INSTRUCTIONS

- Fill out the following application and checklist completely prior to submission
- Place a check mark on each line when you have complied with that item

REQUIRED ITEMS FOR SUBMITTAL PACKAGE:

****The following items must be included in order for the Annexation Application to be accepted****

1. Completed annexation petition with each owner's original signature. Must include all owners' signatures if there are multiple owners of record.
2. Completed annexation application with separate owner's sheet for each owner of record
3. A copy of the deed showing current ownership
4. A clear and legible copy of certified field notes (metes and bounds) describing the boundary of the property that is being petitioned for annexation with a graphic exhibit (map or plat) clearly showing the property. If the property is a subdivided lot, please submit a copy of the recorded subdivision plat.
5. Number of property owners to be notified: 12
A computer print out from the appraisal district listing property owners located within 200 feet of the boundaries of the subject property, and from that a location map and key showing the notification boundaries and numbered key listing the names and mailing address of those to be notified

DO NOT WRITE BELOW THIS LINE – OFFICIAL USE ONLY

Annexation Petition(s) Completed Application Application Fee

Owner's Sheet(s) Ownership Deed Boundary Description

This application meets the Planning Department's requirements for processing:

Accepted By: _____

Date: _____

Voluntary Annexation Copperas Cove EDC Property to City of Copperas Cove

Survey Names and Abstract Numbers

D.D. Thompson Survey, Abstract 1041

A.G. Mathews Survey, Abstract 1765

James A. Wells Survey, Abstract 1065

C.G. Bennett Survey, Abstract 1680

Wm. P. Hardeman Survey, Abstract 454

Richard Hallmark Survey, Abstract 466

In Coryell County, Texas

OWNERS INFORMATION:

(Please fill out a separate sheet for each owner of record) (Please Print)

Owner's Name Copperas Cove EDC *contacts: Dan Yancey, Polo Enriquez, Monica Hull*
(If the property ownership is in the name of a partnership, corporation, joint venture, trust or other entity, please list the official name of the entity and the name of the managing partner.)

Owner's Mailing Address 210 S 1st St Copperas Cove TX 76522
City State Zip

Owner's Phone 254.547.7874 254.423.1523 254.547.7388
Mobile Fax Email

polo.enriquez@copperascove-edc.com

Agent Authorization:

Please check one of the following:

I will represent my petition before City Staff and the City Council of the City of Copperas Cove

I hereby authorize the person named below to act as my agent in representing this application before the City Staff and the City Council of the City of Copperas Cove

Note: The agent is the official contact person for this project and the single point of contact. All correspondence and communication will be conducted with the agent. If no agent is listed the owner will be considered the agent.

(Please Print)

Agent's Name _____ Company Name (if applicable) _____

Agent's Mailing Address _____ City _____ State _____ Zip _____

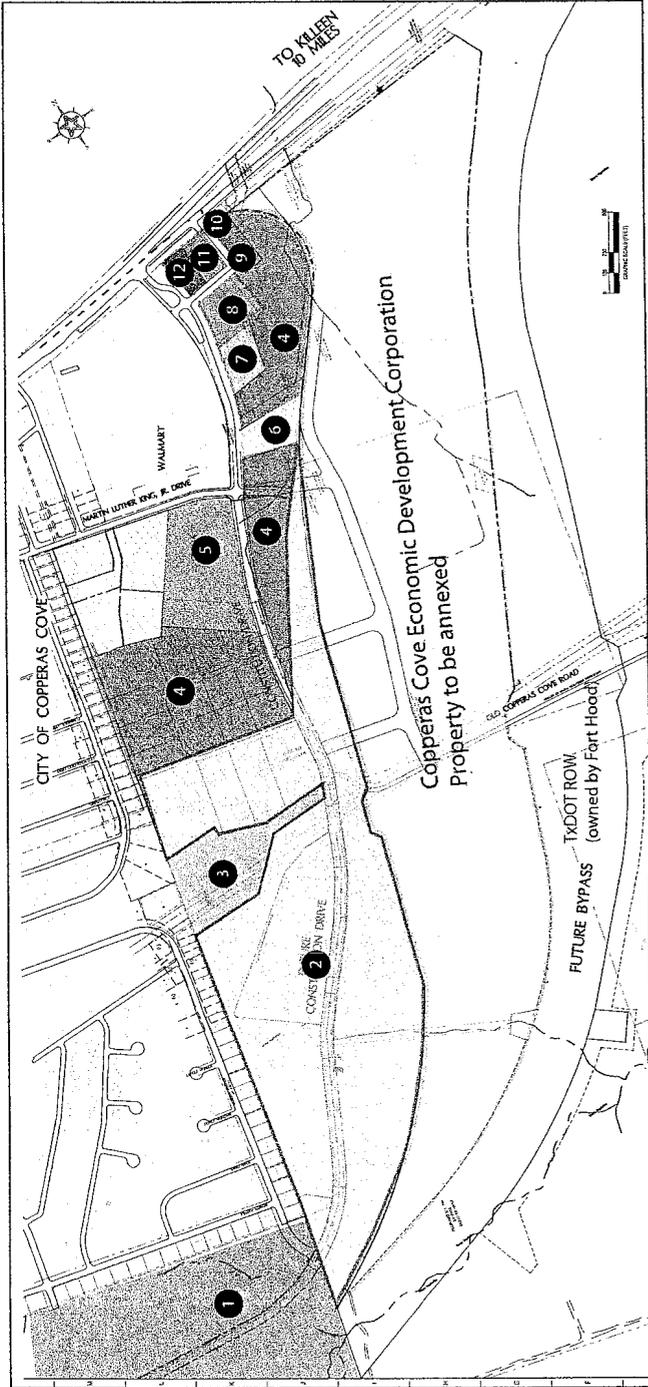
Agent's Phone _____ Mobile _____ Fax _____ Email _____

If an agent is representing the owner of the property, please complete the following information:

I hereby authorize the person named above to act as my agent in processing this application before the City Council of the City of Copperas Cove, Texas:

Owner's Signature: _____

Date: _____



Copperas Cove EDC Voluntary Annexation Map Key

Property number	Owner Name	Company Name	Address1	Address2	City, State, Zip
1	Jay Manning	Manning Homes	2425 E Hwy 190		Copperas Cove, TX 76522
2		Copperas Cove EDC	210 S 1st St		Copperas Cove, TX 76522
3	Oncor Electric Delivery	c/o State & Local Tax Department	PO Box 219071		Dallas, TX 75221-9071
4		Copperas Cove Industrial Foundation	PO Box 727		Copperas Cove, TX 76522
5	Jeff Benson	Cinergy Cinemas	1311 N Central Exp	Suite 336	Dallas, TX 75243
6 (Days Inn)		Sargam Inc	341 Constitution Dr		Copperas Cove, TX 76522
7 (Best Western)		Golden Royal, Inc	321 Constitution Dr		Copperas Cove, TX 76522
8 (Cove Retail Center)		Magenta Sky Capital, LTD	PO Box 64189		Lubbock, TX 79464
9 (East Pointe Center)		James Wright 2000 Trust	3106 S WS Young Dr	Suite 402	Killeen, TX 76542
10 (Arby's)		Foods, Inc - Arby's Roast Beef ATTN: Jon Parnell	411 Oakridge Rd		Georgetown, TX 78628
11 (Wendy's)		CTW LLC	PO Box 7657		Waco, TX 76714
12 (Casa Ole)		Spirit SPE Portfolio 2004-6 LLC	3609 Smith Barry Rd		Pantego, TX 76013



**Walker
Partners**
ENGINEERS • SURVEYORS

EXHIBIT "A"

APPROXIMATELY 155 ACRES FOR VOLUNTARY ANNEXATION INTO THE CITY OF COPPERAS COVE, CORYELL COUNTY, TEXAS

DESCRIPTION OF APPROXIMATELY 155 ACRES OF LAND LOCATED IN THE D.D. THOMPSON SURVEY, ABSTRACT 1041, A.G. MATHEWS SURVEY, ABSTRACT 1765, JAMES A. WELLS SURVEY, ABSTRACT 1065, C.G. BENNETT SURVEY, ABSTRACT 1680, WM. P. HARDEMAN SURVEY, ABSTRACT 454, AND THE RICHARD HALLMARK SURVEY, ABSTRACT 466, IN CORYELL COUNTY, TEXAS, SAID 155 ACRE TRACT BEING ALL OF PART 1 - CALLED 128.48 ACRES, ALL OF PART 2 - CALLED 0.6490 ACRE AND ALL OF PART 3 - CALLED 0.0216 ACRE COMPRISING A CALLED 129.1506 ACRE TRACT AS DESCRIBED IN EXHIBIT "A" IN A DEED TO THE COPPERAS COVE ECONOMIC DEVELOPMENT CORPORATION RECORDED UNDER CORYELL COUNTY CLERK'S DOCUMENT(C.C.C.D.) 236889 IN THE OFFICIAL PUBLIC RECORDS OF CORYELL COUNTY, TEXAS (O.P.R.C.C.T.), ALSO BEING A PORTION OF "TRACT ONE" CALLED 12.87 ACRES AS DESCRIBED IN EXHIBIT "A" AND A PORTION OF "TRACT TWO" CALLED 13.97 ACRES AS DESCRIBED IN "EXHIBIT "B" IN A DEED TO THE COPPERAS COVE ECONOMIC DEVELOPMENT CORPORATION RECORDED UNDER C.C.C.D. 190990 OF THE O.P.R.C.C.T. SAID 155 ACRE TRACT BEING SHOWN ON THE ATTACHED EXHIBIT DRAWING AND FURTHER DESCRIBED BY RECORD CALLS AS FOLLOWS:

BEGINNING AT A TEXAS DEPARTMENT OF TRANSPORTATION'S (TXDOT) BRASS CAP MONUMENT STAMPED "STA 197+35.85 - 208.19 LT" FOUND IN THE PROPOSED NORTH RIGHT-OF-WAY LINE OF THE FUTURE EXTENSION OF U.S. 190 BY-PASS HIGHWAY AT ITS INTERSECTION WITH THE EAST LINE OF THE REMAINDER OF A CALLED 370.3 ACRE TRACT DESCRIBED IN A DEED TO JAY MANNING AND JOAN MANNING RECORDED UNDER C.C.C.D. 182714 OF THE O.P.R.C.C.T., MARKING THE MOST SOUTHERLY OR SOUTHWEST CORNER OF A CALLED 87.21 ACRE TRACT DESCRIBED AS "TRACT THREE" IN EXHIBIT "C" IN THE ABOVE-MENTIONED DEED TO THE COPPERAS COVE ECONOMIC DEVELOPMENT CORPORATION RECORDED UNDER C.C.C.D. 190990 OF THE O.P.R.C.C.T., ALSO MARKING THE MOST SOUTHERLY OR SOUTHWEST CORNER OF THE ABOVE-MENTIONED 128.48 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE WITH THE WEST LINE OF THE SAID 128.48 ACRE TRACT ALONG THE BEARINGS AND DISTANCES CITED IN SAID DEED OF THE 128.48 ACRE TRACT, SAME BEING THE EXISTING CORPORATE LIMITS OF THE CITY OF COPPERAS COVE THE FOLLOWING NINE (9) CALLS:

- 1) **AN ARC DISTANCE OF 2102.20'** WITH A CURVE TO THE LEFT HAVING A RADIUS OF 3639.72' AND A CHORD OF N 51°15'21" E - 2073.10' TO A POINT OF NON-TANGENCY,
- 2) **N 20°16'20" E - 955.65'** TO AN ANGLE POINT,
- 3) **N 32°20'32" W - 65.60'** TO AN ANGLE POINT,
- 4) **N 20°32'50" E - 197.01'** TO AN ANGLE POINT,
- 5) **N 57°41'46" E - 83.85'** TO AN ANGLE POINT,
- 6) **N 20°14'24" E - 782.94'** TO A POINT OF CURVATURE,
- 7) **AN ARC DISTANCE OF 1598.36'** WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 5069.65' AND A CHORD OF N 29°16'25" E - 1591.75' TO A POINT OF TANGENCY,
- 8) **N 42°21'13" E - 792.44'** TO A POINT OF CURVATURE,
- 9) **AN ARC DISTANCE OF 956.63'** WITH A CURVE TO THE LEFT HAVING A RADIUS OF 404.37' AND A CHORD OF N 25°25'01" W - 748.65' TO A POINT IN THE EXISTING SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 190, BEING THE NORTHWEST CORNER OF THE 128.48 ACRES AND THE HEREIN DESCRIBED TRACT;

THENCE N 86°37'37" E - 1902.52' (BEARING AND DISTANCE CITED IN SAID DEED OF THE 128.48 ACRE TRACT) LEAVING SAID CORPORATE LIMITS WITH SAID SOUTH LINE OF U.S. HIGHWAY 190 RIGHT-OF-WAY, SAME BEING THE NORTH LINE OF THE SAID 128.48 ACRE TRACT TO A POINT IN THE WEST CUT-BACK LINE OF THE ABOVE-MENTIONED PROPOSED FUTURE EXTENSION OF U.S. 190 BY-PASS, SAID POINT BEING THE NORTHEAST CORNER OF THE SAID 128.48 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE S 21°38'45" E - 266.14' (BEARING AND DISTANCE CITED IN SAID DEED OF THE 128.48 ACRE TRACT) WITH SAID CUT-BACK LINE TO A TXDOT BRASS CAP MONUMENT STAMPED "STA 280+09.21 - 223.87 LT" FOUND MARKING AN ANGLE POINT IN THE WEST LINE OF SAID PROPOSED U.S. 190 BY-PASS RIGHT-OF-WAY;

THENCE WITH THE WEST RIGHT-OF-WAY LINE OF THE PROPOSED FUTURE EXTENSION OF U.S. 190 BY-PASS ALONG THE BEARINGS AND DISTANCES SHOWN ON PLANS PROVIDED BY THE TEXAS DEPARTMENT OF TRANSPORTATION FOR THE PROPOSED WIDENING OF UNITED STATES HIGHWAY 190 AND THE PROPOSED U.S. 190 BY-PASS RIGHT-OF-WAY (DATED 09-20-03) THE FOLLOWING TWELVE (12) CALLS:

- 1) **S 41°10'52" W – 538.12'** TO A TXDOT BRASS CAP MONUMENT STAMPED "STA 275+00 - 160.00 LT" FOUND MARKING A POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT,
- 2) **AN ARC DISTANCE OF 1213.29'** WITH SAID CURVE TO THE LEFT HAVING A RADIUS OF 3990.07' AND A CHORD WHICH BEARS S 35°27'44" W – 1208.62' TO A TXDOT BRASS CAP MONUMENT STAMPED "STA 263+35.36 - 160.00 LT" FOUND MARKING THE POINT OF TANGENCY,
- 3) **S 26°45'04" W – 219.70'** TO A TXDOT BRASS CAP MONUMENT STAMPED "STA 261+15.65 - 160.00 LT" FOUND MARKING AN ANGLE POINT,
- 4) **S 30°48'11" W – 1857.12'** TO A TXDOT BRASS CAP MONUMENT STAMPED "STA 242+63.17 - 291.23 LT" FOUND MARKING A POINT OF CURVATURE OF A CURVE TO THE LEFT,
- 5) **AN ARC DISTANCE OF 115.60'** WITH SAID CURVE TO THE LEFT HAVING A RADIUS OF 3110.00' AND A CHORD WHICH BEARS S 29°44'18" W – 115.59' TO A TXDOT BRASS CAP MONUMENT STAMPED "STA 241+47.73 - 297.25 LT" FOUND MARKING AN ANGLE POINT AT THE NORTH CUT-BACK LINE OF OLD COPPERAS COVE ROAD,
- 6) **S 61°47'20" W – 151.14'** WITH SAID CUT-BACK LINE TO A TXDOT BRASS CAP MONUMENT STAMPED "STA 240+23.98 - 384.02 LT" FOUND MARKING THE END OF SAID CUT-BACK LINE,
- 7) **S 23°19'31" W – 173.91'** CROSSING OLD COPPERAS COVE ROAD TO A TXDOT BRASS CAP MONUMENT STAMPED "STA 238+50.39 - 373.63 LT" FOUND MARKING AN ANGLE POINT AT THE SOUTH CUT-BACK LINE OF OLD COPPERAS COVE ROAD,
- 8) **S 19°07'44" E – 113.18'** WITH SAID CUT-BACK LINE TO A TXDOT BRASS CAP MONUMENT STAMPED "STA 237+71.60 - 292.39 LT" FOUND MARKING THE END OF SAID CUT-BACK LINE,
- 9) **S 25°04'32" W – 675.94'** TO A TXDOT BRASS CAP MONUMENT STAMPED "STA 230+57.67 - 234.72 LT" FOUND MARKING A POINT OF CURVATURE OF A CURVE TO THE RIGHT,
- 10) **AN ARC DISTANCE OF 700.35'** WITH SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1890.00' AND A CHORD WHICH BEARS S 35°41'28" W – 696.35' TO A TXDOT BRASS CAP MONUMENT STAMPED "STA 223+21.26 - 160.00 LT" FOUND MARKING THE POINT OF COMPOUND CURVATURE,
- 11) **AN ARC DISTANCE OF 1525.11'** WITH SAID CURVE TO THE RIGHT HAVING A RADIUS OF 3245.00' AND A CHORD WHICH BEARS S 61°28'29" W – 1511.11' TO A TXDOT BRASS CAP MONUMENT STAMPED "STA 207+20.95 - 160.00 LT" FOUND MARKING THE POINT OF TANGENCY,
- 12) **S 77°44'23" W – 986.28'** TO THE POINT OF BEGINNING AND CONTAINING APPROXIMATELY 155 ACRES OF LAND.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC 663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

COMPILED ON JULY 7, 2010 FROM SURVEYS PERFORMED DURING 2008 AND 2010 AND FROM RECORD DOCUMENTS ON JULY 1, 2010.


 KEVIN R. HESSEL, R.P.L.S. 5344

PROJ NO. 2-01412
 PLAT NO. B1-0174
 FIELD NOTE NO. 2-01412-FN-01
 MAP CHECKED BY KRH

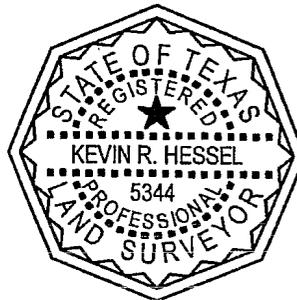
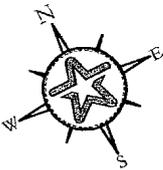
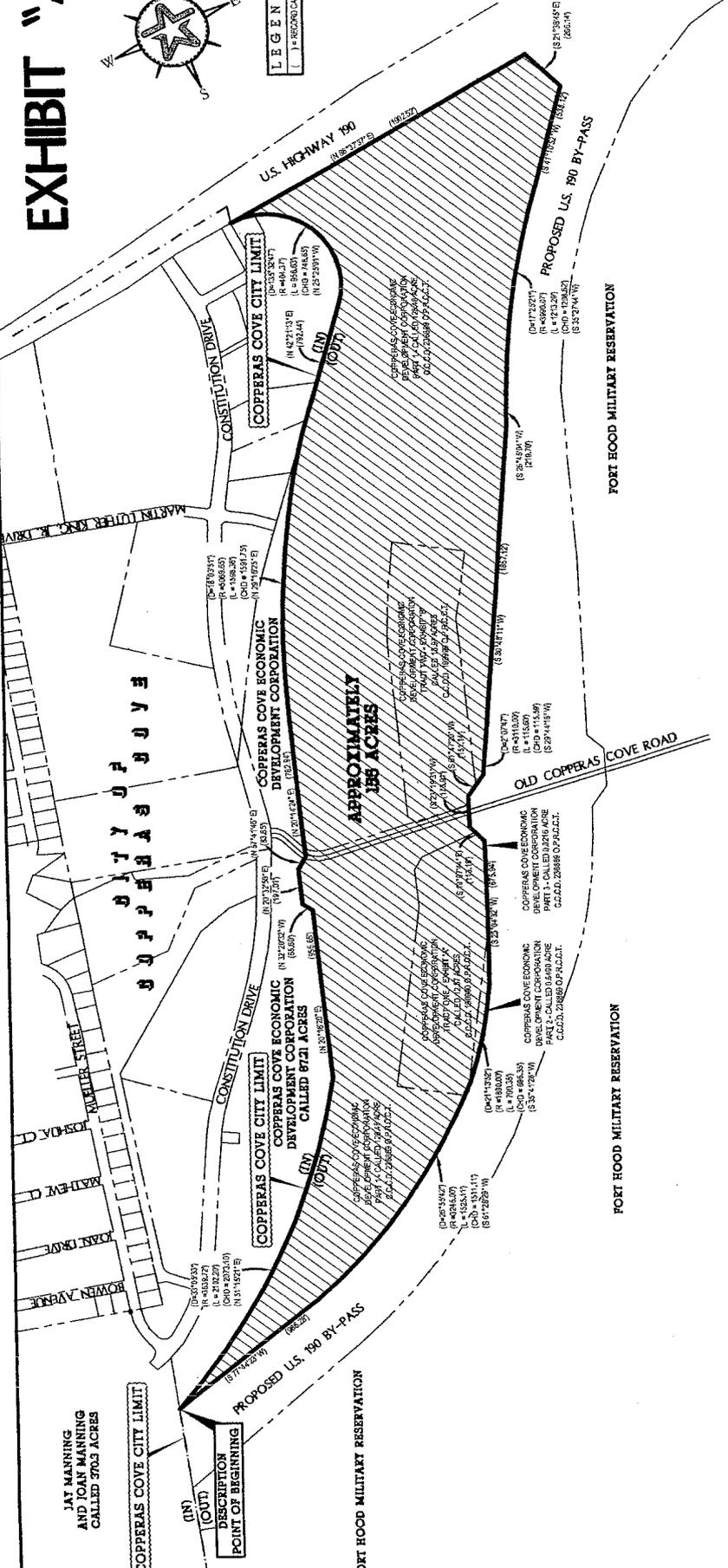


EXHIBIT "A"



LEGEND
() RECORD CALL



**EXHIBIT OF
APPROXIMATELY 155 ACRES
FOR VOLUNTARY ANNEXATION
INTO THE CITY OF COPPERAS COVE, CORYELL COUNTY, TEXAS**

REVISIONS	0	3/0	6/0	12/0		
GRAPHIC SCALE IN FEET						
PLAT NO.	B-10174	DRAFT DATE	07/25/10	FB/PC	N/A	
PROJ. NO.	2-01412	TAB NO.	N/A	FIELD NOTE NO.	01	
DWG. NAME	2-01412MSTR.DWG.				DRAWN BY	LSRH

Walker Partners
ENGINEERS • SURVEYORS

600 ALSTON AVENUE, SUITE 201 • WACO, TEXAS 76701
PHONE: 1-254-714-460 • TDD: 1-254-714-460 • FAX: 1-254-714-460

NOTE: THIS DRAWING WAS PREPARED UNDER 22 TAC 663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

DESCRIPTION ATTACHED HERETO MADE A PART HEREOF AND TITLED:
APPROXIMATELY 155 ACRES FOR VOLUNTARY ANNEXATION INTO THE CITY OF COPPERAS COVE, CORYELL COUNTY, TEXAS.
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PREPARED: JULY 7, 2010
KEVIN R. HESSEL, P.L.S., S.M.A.

236889

General Warranty Deed

COPY

Date: May 14, 2010

Grantor: City of Copperas Cove, a municipal corporation

Grantor's Mailing Address:

City of Copperas Cove
507 S Main Street
Copperas Cove, Texas 76522
Coryell County

Grantee: Copperas Cove Economic Development Corporation, a Texas corporation

Grantee's Mailing Address:

Copperas Cove Economic Development Corporation
210 S. 1st Street
Copperas Cove, Texas 76522
Coryell County

Consideration:

Ten and no/100 dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

BEING 128.48 acres or 5,596,710 square feet of land being a portion of the following tracts of land described in a Deed dated August 28, 1943 to United States of America, recorded in Volume 146, page 410, Deed Records of Coryell County, Texas. Deed dated October 27, 1943 to United States of America, recorded in Volume 147, page 270, Deed Records of Coryell County, Texas. Deed dated August 27, 1943 to United States of America, recorded in Volume 146, page 411, Deed Records of Coryell County, Texas. Deed dated August 20, 1943 to United States of America, recorded in Volume 146, page 363, Deed Records of Coryell County, Texas. Deed dated November 9, 1943 to United States of America, recorded in Volume 146, page 517, Deed Records of Coryell County, Texas, and Deed dated April 15, 1943 to United States of America, recorded in Volume 143, page 571, Deed Records of Coryell County, Texas, located in the Richard Hallmark Survey, Abstract No. 466, the Wm. P. Hardeman Survey, Abstract 454, the C. G. Bennett Survey, Abstract No. 1680, the J. A. Wells Survey, Abstract No. 1065, the A. G. Matthews Survey, Abstract No. 1765 and the D. D. Thompson Survey, Abstract No. 1041, Coryell County, Texas and being more particularly described by metes and bounds on EXHIBIT "A" attached hereto and made a part hereof for all purposes.

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2010, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the

Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

City of Copperas Cove, a municipal corporation.

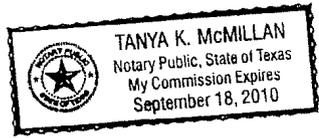
John Hull
John Hull, Mayor

Attest:

Jane Lees
Jane Lees, City Secretary

STATE OF TEXAS)
COUNTY OF CORYELL)

This instrument was acknowledged before me on May 20, 2010, by John Hull, in his capacity as the Mayor of City of Copperas Cove, a municipal corporation, on behalf of said corporation.



Tanya K. McMillan
Notary Public, State of Texas
My commission expires: _____

PREPARED IN THE OFFICE OF:

Joe Carothers, Attorney
401 S Main
Copperas Cove, TX 76522
Tel: (254) 547-7010
Fax: (254) 542-1619

AFTER RECORDING RETURN TO:

Copperas Cove Economic Development Corporation
210 S. 1st Street
Copperas Cove, Texas 76522

COPPERAS COVE TRACT
FORT HOOD
129.1506 ACRES

PART 1

FIELD NOTES FOR 128.48 ACRES OR 5,596,710 SQUARE FEET OF LAND BEING A PORTION OF THE FOLLOWING TRACTS OF LAND DESCRIBED IN A DEED DATED AUGUST 28, 1943 TO UNITED STATES OF AMERICA RECORDED IN VOLUME 146, PAGE 410, DEED RECORDS OF CORYELL COUNTY TEXAS (D.R.C.C.T.), DEED DATED OCTOBER 27, 1943 TO UNITED STATES OF AMERICA RECORDED IN VOLUME 147, PAGE 270 D.R.C.C.T., DEED DATED AUGUST 27, 1943 TO UNITED STATES OF AMERICA RECORDED IN VOLUME 146, PAGE 411 D.R.C.C.T., DEED DATED AUGUST 20, 1943 TO UNITED STATES OF AMERICA RECORDED IN VOLUME 146, PAGE 363 D.R.C.C.T., DEED DATED NOVEMBER 9, 1943 TO UNITED STATES OF AMERICA RECORDED IN VOLUME 146, PAGE 517 D.R.C.C.T. AND DEED DATED APRIL 15, 1943 TO UNITED STATES OF AMERICA RECORDED IN VOLUME 143, PAGE 571 D.R.C.C.T., LOCATED IN THE RICHARD HALLMARK SURVEY, ABSTRACT NO. 466, THE WM. P. HARDEMAN SURVEY, ABSTRACT 454, THE C. G. BENNETT SURVEY, ABSTRACT 1680, THE J. A. WELLS SURVEY, ABSTRACT 1065, THE A. G. MATTHEWS SURVEY, ABSTRACT 1765 AND THE D. D. THOMPSON SURVEY, ABSTRACT 1041, CORYELL COUNTY, TEXAS.

COMMENCING at a 3-inch iron rod in concrete found for the northwest corner of a called 235.003 acre tract as described in a deed dated September 20, 1990 to JWC, Inc. and the southwest corner of said Volume 146, Page 410, being on the easterly line of a called 376 acre tract as described in deed dated March 14, 1974 to Curtis Manning, et ux;

THENCE North 17 degrees 34 minutes 01 seconds East, along easterly line of said Manning tract and the westerly line of said Volume 146, Page 410 passing at a distance of 247.16 feet a TxDOT Type II monument found on the proposed southeasterly right-of-way line of U.S. Highway 190, as shown on plans for CSJ:0231-02-044 dated October 9, 2003, in all a total distance of 701.57 feet to a TxDOT Type II monument found for the south corner and **POINT OF BEGINNING** of the herein described tract, being the most southerly corner of a called 87.21 acre tract as described in deed dated September 24, 2003 to City of Copperas Cove, Texas recorded in File No. 167945 Official Records of Coryell County, Texas (O.R.C.C.T.), being on the westerly line of said Volume 146, Page 410, on the easterly line of said Manning tract and on the proposed northwesterly right-of-way line of said Proposed U.S. Highway 190, being the beginning of a curve to the left which center bears North 22 degrees 11 minutes 53 seconds West;

THENCE in a northeasterly direction, along the easterly line of said 87.21 acre tract and with said curve to the left, having a radius of 3,639.72 feet, an arc length of 2,102.20 feet, a central angle of 33 deg. 05 min. 33 sec., and a chord which bears North 51 deg. 15 min. 21 sec. East 2,073.10 feet, to a TxDOT Type II monument found for the end of said curve;

COPPERAS COVE TRACT
FORT HOOD
129.1506 ACRES

THENCE North 20 degrees 16 minutes 20 seconds East, continuing along the easterly line of said 87.21 acre tract, a distance of 955.65 feet to a TxDOT Type II monument found for an angle point of the easterly line of said 87.21 acre tract;

THENCE North 32 degrees 20 minutes 32 seconds West, continuing along the easterly line of said 87.21 acre tract, a distance of 65.60 feet to a TxDOT Type II monument found for an angle point of the easterly line of said 87.21 acre tract;

THENCE North 20 degrees 32 minutes 50 seconds East, continuing along the easterly line of said 87.21 acre tract, a distance of 197.01 feet to a TxDOT Type II monument found for an angle point of the easterly line of said 87.21 acre tract;

THENCE North 57 degrees 41 minutes 46 seconds East, continuing along the easterly line of said 87.21 acre tract, a distance of 83.85 feet to a TxDOT Type II monument found for an angle point of the easterly line of said 87.21 acre tract;

THENCE North 20 degrees 14 minutes 24 seconds East, continuing along the easterly line of said 87.21 acre tract, a distance of 782.94 feet to a TxDOT Type II monument found for an angle point of the easterly line of said 87.21 acre tract, being the beginning of a curve to the right which center bears South 69 degrees 45 minutes 31 seconds East;

THENCE in a northeasterly direction, along the easterly line of said 87.21 acre tract and with said curve to the right, having a radius of 5,069.65 feet, an arc length of 1,598.36 feet, a central angle of 18 deg. 03 min. 51 sec., and a chord which bears North 29 deg. 16 min. 25 sec. East 1,591.75 feet, to a 5/8-inch iron rod with aluminum cap found for the end of said curve, being the most northerly corner of said 87.21 acre tract, being on the easterly line of Block 1 of the Copperas Cove 190 Business Park & Industrial Park Phase 2, recorded in Cabinet "A", Slide 369 of the Plat Records of Coryell County, Texas (P.R.C.C.T.);

THENCE North 42 degrees 21 minutes 13 seconds East, along the easterly line of said Block 1, passing at a distance of 132.74 feet a 3/8-inch iron rod with cap, marked WALLACE GROUP, found for the northeast corner of Lot 2 said Block 1 and the southeast corner of Lot 1 said Block 1, in all a total distance of 792.44 feet to a 3/8-inch iron rod cap, marked WALLACE GROUP, found for the beginning of a curve to the left which center bears North 47 degrees 38 minutes 37 seconds West;

THENCE in a northwesterly direction, along the easterly line of said Block 1 and with said curve to the left, having a radius of 404.37 feet, an arc length of 956.63 feet, a central angle of 135 deg. 32 min. 47 sec., and a chord which bears North 25 deg. 25 min. 01 sec. West 748.65 feet, to a TxDOT Type II monument found on the existing south right-of-way line of U.S. Highway 190, recorded in Volume 275, Page 355, D.R.C.C.T.;

COPPERAS COVE TRACT
FORT HOOD
129.1506 ACRES

THENCE North 86 degrees 37 minutes 37 seconds East, along the said existing south right-of-way line of U.S. Highway 190, a distance of 1,902.52 feet to a 5/8-inch iron rod with aluminum cap stamped "LCI" set on an extension of the proposed northwesterly right-of-way line of U.S. Highway 190;

THENCE South 21 degrees 38 minutes 06 seconds East, along the said proposed northwesterly right-of-way line of U.S. Highway 190, a distance of 266.14 feet to a TxDOT Type II monument found for an angle point on said proposed northwesterly right-of-way line of U.S. Highway 190;

THENCE South 41 degrees 10 minutes 38 seconds West, continuing along the said proposed northwesterly right-of-way line of U.S. Highway 190, passing at a distance of 269.01 feet a 5/8-inch iron rod with aluminum cap stamped "LCI" set for a Point on Line (POL), in all a total distance of 538.01 feet to a TxDOT Type II monument found on said proposed northwesterly right-of-way line of U.S. Highway 190, being the beginning of a curve to the left which center bears South 45 degrees 49 minutes 24 seconds East;

THENCE in a southwesterly direction, continuing along the said proposed northwesterly right-of-way line of U.S. Highway 190 and with said curve to the left, having a radius of 3,990.07 feet, passing at an arc length of 404.46 feet to a 5/8-inch iron rod with aluminum cap stamped "LCI" set for a Point on Curve (POC), passing at an arc length of 808.92 feet to a 5/8-inch iron rod with aluminum cap stamped "LCI" set for a POC, a total arc length of 1,213.38 feet, a central angle of 17 deg. 25 min. 25 sec., and a chord which bears South 35 deg. 27 min. 54 sec. West 1,208.71 feet, to a TxDOT Type II monument found for the end of said curve, being on the said proposed northwesterly right-of-way line of U.S. Highway 190;

THENCE South 26 degrees 46 minutes 16 seconds West, continuing along the said proposed northwesterly right-of-way line of U.S. Highway 190, a distance of 219.70 feet to a TxDOT Type II monument found for an angle point on said proposed northwesterly right-of-way line of U.S. Highway 190;

THENCE South 30 degrees 47 minutes 51 seconds West, continuing along the said proposed northwesterly right-of-way line of U.S. Highway 190, passing at a distance of 283.56 feet a 5/8-inch iron rod with aluminum cap stamped "LCI" set for a POL, passing at a distance of 567.12 feet a TxDOT Type II monument found for the east corner of the northerly proposed TxDOT easement 38(E), passing at a distance of 767.60 feet a TxDOT Type II monument found for the south corner of the northerly proposed TxDOT easement 38(E), passing at a distance of 1,130.85 feet a 5/8-inch iron rod with aluminum cap stamped "LCI" set for a POL, passing at a distance of 1,494.10 feet a 5/8-inch iron rod with aluminum cap stamped "LCI" set for a POL, in all a total distance of 1,857.35 feet to a TxDOT Type II monument found on said proposed northwesterly right-of-way line of U.S. Highway 190, being the beginning of a curve to the left which center bears South 59 degrees 22 minutes 01 seconds East;

COPPERAS COVE TRACT
FORT HOOD
129.1506 ACRES

THENCE in a southwesterly direction, continuing along the said proposed northwesterly right-of-way line of U.S. Highway 190 and with said curve to the left, having a radius of 3,110.00 feet, an arc length of 115.96 feet, a central angle of 02 deg. 08 min. 11 sec., and a chord which bears South 29 deg. 33 min. 54 sec. West 115.95 feet to a TxDOT Type II monument found for the end of said curve, being on the said proposed northwesterly right-of-way line of U.S. Highway 190;

THENCE South 62 degrees 04 minutes 28 seconds West, continuing along the said proposed northwesterly right-of-way line of U.S. Highway 190, a distance of 75.03 feet to a 5/8-inch iron rod with aluminum cap stamped "LCI" set for a corner of the herein described tract, being on the said proposed northwesterly right-of-way line of U.S. Highway 190 and on the east line of a called 13.97 acre tract as described in deed dated September 24, 2003 to City of Copperas Cove, recorded in File No. 167945 O.R.C.C.T.;

THENCE North 20 degrees 14 minutes 33 seconds East, along the said east line of the called 13.97 acre tract, a distance of 953.30 feet to a 3/8-inch iron rod found for an angle point on the said east line of the called 13.97 acre tract;

THENCE North 34 degrees 28 minutes 00 seconds East, continuing along the said east line of the called 13.97 acre tract, a distance of 386.08 feet to a 3/8-inch iron rod with cap, marked M & ASSOC., found for northeast corner of the called 13.97 acre tract;

THENCE North 56 degrees 08 minutes 05 seconds West, along the north line of the called 13.97 acre tract, a distance of 411.83 feet to a 3/8-inch iron rod with cap, marked M & ASSOC., found for northwest corner of the called 13.97 acre tract, being the beginning of a curve to the left which center bears South 56 degrees 09 minutes 57 seconds East;

THENCE in a southwesterly direction, along the west line of the called 13.97 acre tract and with said curve to the left, having a radius of 4,270.17 feet, an arc length of 550.64 feet, a central angle of 07 deg. 23 min. 18 sec., and a chord which bears South 30 deg. 08 min. 24 sec. West 550.26 feet to a 5/8-inch iron rod with aluminum cap stamped "LCI" set for the end of said curve, being on the said west line of the called 13.97 acre tract;

THENCE South 20 degrees 14 minutes 31 seconds West, along the said west line of the called 13.97 acre tract, a distance of 392.33 feet to a 5/8-inch iron rod with aluminum cap found for an angle point of the said west line called 13.97 acre tract;

THENCE South 20 degrees 14 minutes 02 seconds West, along the said west line of the called 13.97 acre tract, a distance of 623.00 feet to a 5/8-inch iron rod with aluminum cap found for an angle point of the said west line called 13.97 acre tract;

THENCE South 30 degrees 41 minutes 21 seconds East, along the said west line of the called 13.97 acre tract, a distance of 60.44 feet to a 5/8-inch iron rod with aluminum cap found for the southwest corner of the called 13.97 acre tract;

COPPERAS COVE TRACT
FORT HOOD
129.1506 ACRES

THENCE South 82 degrees 26 minutes 30 seconds East, along the south line of the called 13.97 acre tract, a distance of 307.32 feet to a 5/8-inch iron rod with aluminum cap stamped "LCT" set on the said Proposed northwesterly right-of-way line of U.S. Highway 190;

THENCE South 23 degrees 19 minutes 42 seconds West, along the said proposed northwesterly right-of-way line of U.S. Highway 190, a distance of 127.00 feet to a TxDOT Type II monument found for an angle point on the said proposed northwesterly right-of-way line of U.S. Highway 190;

THENCE South 19 degrees 10 minutes 46 seconds East, continuing along the said proposed northwesterly right-of-way line of U.S. Highway 190, a distance of 39.56 feet to a 5/8-inch iron rod with aluminum cap stamped "LCT" set on the said proposed northwesterly right-of-way line of U.S. Highway 190 and on the north line of a called 12.87 acre tract as described in deed dated September 24, 2003 to City of Copperas Cove, recorded in File No. 167945 O.R.C.C.T.;

THENCE North 88 degrees 33 minutes 16 seconds West, along the said north line of the called 12.87 acre tract, a distance of 330.75 feet to a 5/8-inch iron rod with aluminum cap found for the northwest corner of the called 12.87 acre tract;

THENCE South 58 degrees 05 minutes 54 seconds West, along the west line of the called 12.87 acre tract, a distance of 84.80 feet to a 5/8-inch iron rod with aluminum cap found for the an angle point on the said west line of the called 12.87 acre tract;

THENCE South 19 degrees 59 minutes 32 seconds West, along the said west line of the called 12.87 acre tract, a distance of 207.66 feet to a 5/8-inch iron rod with aluminum cap found for an angle point on the said west line of the called 12.87 acre tract;

THENCE South 33 degrees 51 minutes 32 seconds West, continuing along the west line of the called 12.87 acre tract, a distance of 966.54 feet to a 5/8-inch iron rod with aluminum cap found on the said west line of the called 12.87 acre tract, being the beginning of a curve to the right which center bears North 56 degrees 36 minutes 58 seconds West;

THENCE in a southwesterly direction, continuing along the west line of the called 12.87 acre tract and with said curve to the right, having a radius of 3,999.13 feet, an arc length of 61.96 feet, a central angle of 00 deg. 53 min. 16 sec., and a chord which bears South 33 deg. 49 min. 39 sec. West 61.96 feet to a 3/8-inch iron rod with cap, marked M & ASSOC., found for the end of said curve, being the southwest corner of the called 12.87 acre tract;

THENCE South 55 degrees 16 minutes 36 seconds East, along the southwesterly line of the called 12.87 acre tract, a distance of 382.16 feet to a 5/8-inch iron rod with aluminum cap stamped "LCT" set on the said proposed northwesterly right-of-way of U.S. Highway 190, being on a curve to the right which center bears North 40 degrees 29 minutes 05 seconds West;

COPPERAS COVE TRACT
FORT HOOD
129.1506 ACRES

THENCE in a southwesterly direction, along the said proposed northwesterly right-of-way line of U.S. Highway 190 and with said curve to the right, having a radius of 3,245.00 feet, passing at an arc length of 173.46 feet a TxDOT Type II monument found for the east corner of the southerly proposed TxDOT easement 38(E), passing at an arc length of 373.52 feet a TxDOT Type II monument found for the south corner of the southerly proposed TxDOT easement 38(E), passing at a distance of 729.09 feet a 5/8-inch iron rod with aluminum cap stamped "LCI" set for a POC, passing at an arc length of 1,084.65 feet to a 5/8-inch iron rod with aluminum cap stamped "LCI" set for a POC, a total arc length of 1,440.21 feet, a central angle of 25 deg. 25 min. 45 sec., and a chord which bears South 62 deg. 13 min. 48 sec. West 1,428.42 feet, to a TxDOT Type II monument found for the end of said curve, being on the said proposed northwesterly right-of-way line of U.S. Highway 190;

THENCE South 77 degrees 44 minutes 27 seconds West, along the said proposed northwesterly right-of-way of U.S. Highway 190, passing at a distance of 493.10 feet a 5/8-inch iron rod with aluminum cap stamped "LCI" set for a POL, in all a total distance of 986.20 feet to the **POINT OF BEGINNING** and containing 128.48 acres or 5,596,710 square feet of land. (Bearings are referenced to the Texas Coordinate System, Central Zone, North American Datum of 1983 and referenced to the National Geodetic Survey Monument TXBU BURNET CORS ARP PID DG5763).

PART 2

FIELD NOTES FOR 0.6490 ACRES OR 28,271 SQUARE FEET OF LAND BEING A PORTION OF A TRACT OF LAND DESCRIBED IN A DEED DATED APRIL 15, 1943 TO UNITED STATES OF AMERICA RECORDED IN VOLUME 143, PAGE 571 D.R.C.C.T., LOCATED IN THE WM. P. HARDEMAN SURVEY, ABSTRACT 454, CORYELL COUNTY, TEXAS.

COMMENCING at a 3/8-inch iron rod with cap, marked M & ASSOC., found for the southeast corner of a called 12.87 acre tract as described in deed dated September 24, 2003 to City of Copperas Cove, recorded in File No. 167945 O.R.C.C.T.;

THENCE North 33 degrees 48 minutes 05 seconds East, along the east line of the called 12.87 acre tract, a distance of 66.60 feet to a 5/8-inch iron rod with aluminum cap stamped "LCI" set for the south corner and **POINT OF BEGINNING** of the herein described tract, being on the proposed northwesterly right-of-way line of U.S. Highway 190;

THENCE North 33 degrees 48 minutes 05 seconds East, continuing along the east line of the called 12.87 acre tract, a distance of 888.02 feet to a 5/8-inch iron rod with aluminum cap stamped "LCI" set for north corner of the herein described tract, being on the proposed northwesterly right-of-way line of U.S. Highway 190;

Page 6 of 8

EXHIBIT A-1
PAGE 6 of 13

COPPERAS COVE TRACT
FORT HOOD
129.1506 ACRES

THENCE South 25 degrees 04 minutes 54 seconds West, along the said proposed northwesterly right-of-way line of U.S. Highway 190, a distance of 178.23 feet a TxDOT Type II monument found on the said proposed northwesterly right-of-way line of U.S. Highway 190, being the beginning of a curve to the right which center bears North 64 degrees 55 minutes 31 seconds West;

THENCE in a southwesterly direction, along the said proposed northwesterly right-of-way line of U.S. Highway 190 and with said curve to the right, having a radius of 1,890.00 feet, passing at an arc length of 350.19 feet a 5/8-inch iron rod with aluminum cap stamped "LCI" set for a POC, a total arc length of 700.39 feet, a central angle of 21 deg. 13 min. 57 sec., and a chord which bears South 35 deg. 41 min. 28 sec. West 696.39 feet to a TxDOT Type II monument found for the end of said curve, on the said proposed northwesterly right-of-way line of U.S. Highway 190, being the beginning of a compound curve to the right which center bears North 41 degrees 59 minutes 10 seconds West;

THENCE in a southwesterly direction, along the said proposed northwesterly right-of-way line of U.S. Highway 190 and with said curve to the right, having a radius of 3,245.00 feet, an arc length of 16.35 feet, a central angle of 00 deg. 17 min. 19 sec., and a chord which bears South 48 deg. 09 min. 29 sec. West 16.35 feet to the **POINT OF BEGINNING** and containing 0.6490 acres or 28,271 square feet of land. (Bearings are referenced to the Texas Coordinate System, Central Zone, North American Datum of 1983 and referenced to the National Geodetic Survey Monument TXBU BURNET CORS ARP PID DG5763).

PART 3

FIELD NOTES FOR 0.0216 ACRES OR 940 SQUARE FEET OF LAND BEING A PORTION OF A TRACT OF LAND DESCRIBED IN A DEED DATED APRIL 15, 1943 TO UNITED STATES OF AMERICA RECORDED IN VOLUME 143, PAGE 571 D.R.C.C.T., LOCATED IN THE WM. P. HARDEMAN SURVEY, ABSTRACT 454, CORYELL COUNTY, TEXAS.

COMMENCING at a 3/8-inch iron rod with cap, marked M & ASSOC., found for the northeast corner of a called 12.87 acre tract as described in deed dated September 24, 2003 to City of Copperas Cove, recorded in File No. 167945 O.R.C.C.T.;

THENCE South 20 degrees 16 minutes 45 seconds West, along the east line of the called 12.87 acre tract, a distance of 54.24 feet to a 5/8-inch iron rod with aluminum cap stamped "LCI" set for the north corner and **POINT OF BEGINNING** of the herein described tract, being on the proposed northwesterly right-of-way line of U.S. Highway 190;

COPPERAS COVE TRACT
FORT HOOD
129.1506 ACRES

THENCE South 19 degrees 10 minutes 46 seconds East, along the said proposed northwesterly right-of-way line of U.S. Highway 190, a distance of 18.84 feet to a TxDOT Type II monument found for an east corner of the herein described tract, being on the said proposed northwesterly right-of-way line of U.S. Highway 190;

THENCE South 25 degrees 04 minutes 54 seconds West, continuing along the said proposed northwesterly right-of-way line of U.S. Highway 190, a distance of 143.00 feet to a 5/8-inch iron rod with aluminum cap stamped "LCI" set for the south corner of the herein described tract, being on the east line of the called 12.87 acre tract;

THENCE North 20 degrees 16 minutes 45 seconds East, along the east line of the called 12.87 acre tract, a distance of 157.05 feet to the **POINT OF BEGINNING** and containing 0.0216 acres or 940 square feet of land. (Bearings are referenced to the Texas Coordinate System, Central Zone, North American Datum of 1983 and referenced to the National Geodetic Survey Monument TXBU BURNET CORS ARP PID DG5763).

Total Acreage
Part 1=128.48
Part 2= 0.6490
Part 3=0.0216
Total=129.1506

Landtech Consultants, Inc.



Scott M. Fertak
Reg. Prof. Land Surveyor No. 5257



Dwg. No. 1431-D-2575
Job No. 0720306

190990

Deed without Warranty

Date: September 20, 2005
Grantor: City of Copperas Cove, a municipal corporation
Grantor's Mailing Address:

City of Copperas Cove
507 So. Main St.
Copperas Cove, Texas 76522
Coryell County

Grantee: Copperas Cove Economic Development Corporation, a Texas corporation
Grantee's Mailing Address:

Copperas Cove Economic Development Corporation
210 So. First St.
Copperas Cove, Texas 76522
Coryell County

Consideration:

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

Property (including any improvements):

All that certain land in Coryell County, Texas consisting of three (3) tracts. Tract One (1) containing 12.87 acres and more fully described by metes and bounds in Exhibit "A"; Tract Two (2) containing 13.97 acres and more fully described by metes and bounds in Exhibit "B"; Tract Three (3) containing 87.21 acres and more fully described by metes and bounds in Exhibit "C", for a total of 114.05 acres.

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

None

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever, without express or implied warranty. All warranties that might arise by common law as well as the warranties in section 5.023 of the Texas Property Code (or its successor) are excluded.

This conveyance is intended to include any property interests obtained by after-acquired title.

Affected Property Owners: Copperas Cove Economic Development Corporation, it's successors, heirs, transferees and assigns.

Restrictions: When Tracts 1 & 2 of this property become contiguous to the City of Copperas Cove, Texas, Copperas Cove Economic Development Corporation it's heirs successors or assigns shall take the necessary steps to have the property annexed into City and will dedicate appropriate rights-of way and easements for the City's infrastructure as the property is platted and developed.

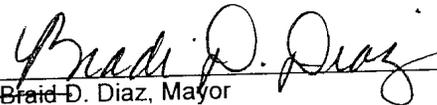
Grantor, as the fee simple owner of the Property, establishes the Restrictions as covenants, conditions, and restrictions, whether mandatory, prohibitive, permissive, or administrative, to regulate the structural integrity, appearance, and uses of the Property and the improvements placed on it. Grantor and Grantee stipulate that (a) the Restrictions touch and concern the Property; (b) privity of estate exists by reason of the ownership of the Property; (c) notice is given by filing this instrument in the real property records of the county in which the Property is situated; and (d) the Restrictions are reasonable, their purposes being for the common benefit of Grantor, Grantee, and the Affected Property Owners, who are affected by the structural integrity, appearance, and uses of the Property. The Restrictions run with the land making up the Property, are binding on Grantee and Grantee's successors and assigns forever, and inure to the benefit of Grantor, Grantee, Affected Property Owners, and their successors and assigns forever.

As part of the consideration for this deed, Grantor and Grantee agree that, as between Grantor and Grantee, the risk of liability or expense for environmental problems, even if arising from events before closing, is the sole responsibility of Grantee, regardless of whether the environmental problems were known or unknown at closing. Grantee indemnifies, holds harmless, and releases Grantor from liability for any latent defects and from any liability for environmental problems affecting the property, including liability under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), the Resource Conservation and Recovery Act (RCRA), the Texas Solid Waste Disposal Act, or the Texas Water Code. Grantee indemnifies, holds harmless, and releases Grantor from any liability for environmental problems affecting the property arising as the result of

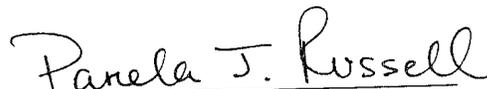
Grantor's own negligence or the negligence of Grantor's representatives. Grantee indemnifies, holds harmless, and releases Grantor from any liability for environmental problems affecting the property arising as the result of theories of products liability and strict liability, or under new laws or changes to existing laws enacted after the effective date that would otherwise impose on Grantor in this type of transaction new liabilities for environmental problems affecting the property.

When the context requires, singular nouns and pronouns include the plural.

City of Copperas Cove, a municipal corporation,


Bradi D. Diaz, Mayor
Bradi

Attest:

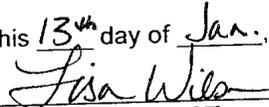

Pamela J. Russell, City Secretary

STATE OF TEXAS)

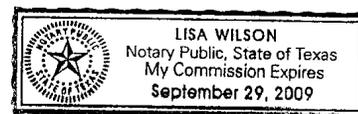
COUNTY OF CORYELL)

On this day, before me, the undersigned Notary Public, personally appeared Bradi D. Diaz, acting for the City of Copperas Cove, Texas in her capacity as Mayor of the City of Copperas Cove, Texas, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal on this 13th day of Jan., 2009.


Notary Public, State of Texas

My commission expires: 9-29-09



FIELD NOTES for a tract of land in Coryell County, Texas part of the W. P. Hardeman Survey Abstract No. 454 and the land herein described being part of that called 165 acre tract described in a deed from Annie Fischgrabe and husband Charlie Fischgrabe to the United States of America and Its Assigns being of record in Volume 146, Page 410, deed records of Coryell County, Texas and being part of that called 116 acre tract of land described in a Judgement of Declaration of Taking No. 1 to the United States of America being of record in Volume 143, Page 571 deed records of Coryell County, Texas, and being part of that 127 acre tract of land described in a deed from Hans J. Leonhard and wife, Emma Leonhard to the United States of America and Its Assigns being of record in Volume 147, Page 220, Deed Records of Coryell County, Texas.

BEGINNING at a 5/8 inch iron rod with cap found in the south right-of-way of Old Copperas Cove Road (proposed) and the east right-of-way of US Hwy 190 (proposed), which bears S 36 deg 52 min 46 sec E., 1142.69 feet from a 3/8 inch iron rod found at the southeast corner of a called 92.780 acre tract of land described in a deed to the City of Copperas Cove, being of record in Volume 460, Page 742, Deed Records of Coryell County, Texas, for the most northerly northwest corner of this.

THENCE with the south right-of-way of Old Copperas Cove Road (proposed) S. 88 deg 33 min 04 sec E., 367.71 feet to a 3/8 iron rod with cap stamped "M&Assoc Killeen" set, for the northeast corner of this.

THENCE S. 20 deg 16 min 30 sec W., 441.18 feet to a 3/8 inch iron rod with cap stamped "M&Assoc Killeen" set and S 33 deg 49 min 02 sec W., 1081.76 feet to a 3/8 inch iron rod with cap stamped "M&Assoc Killeen" set, for the southeast corner of this.

THENCE N. 55 deg 17 min 58 sec W., 400.52 feet to a 3/8 inch iron rod with cap stamped "M&Assoc Killeen" set in a curve to the left in the east right-of way of US Hwy 190 (proposed) for the southwest corner of this.

THENCE with the east right-of-way of US Hwy 190 (proposed) and said curve to the left 62.06 (Long Chord bears N. 34 deg 15 min 21 sec E., 62.06 feet, having a radius of 3999.13 feet; right-of-way radius = 3999.72 feet) to a 5/8 inch iron rod with cap found for a corner of this.

THENCE continuing with the east right-of-way of US Hwy 190 (proposed) N. 33 deg 49 min 02 sec E., 966.04 feet (proposed right-of-way calls N. 33 deg 49 min 00 sec E., 966.00 feet) to a 5/8 inch iron rod with cap found N 20 deg 16 min 30 sec E., 208.06 feet (proposed right-of way calls N. 20 deg 14 min 20 sec E., 208.07 feet) to a 5/8 inch iron rod with cap found and N 58 deg 05 min 04 sec E, 84.76 feet (proposed right of way calls N. 58 deg 05 min 36 sec E., 84.74 feet) to the PLACE OF BEGINNING containing 12.87 acres of land.

The bearings for the above description are based on a portion of the west Right-of-way of US Hwy 190 (proposed).

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS, that I Gary W. Mitchell, Registered Professional Land Surveyor, do hereby certify that I did caused to be surveyed on the ground.

COUNTY OF BELL

IN WITNESS THEREOF, my hand and seal this the 18th day of November, 2002, A. D.


Gary W. Mitchell
Registered Professional
Land Surveyor, No. 4982



FIELD NOTES for a tract of land in Coryell County, Texas, part of the W. P. Hardeman Survey, Abstract No. 409 and the C. G. Bennett Survey Abstract No. 1680, and the land herein described being part of that called 127 acre tract of land described in a deed from Hans J. Leonhard and wife Emma Leonhard to the United States of America and its assigns, being of record in Volume 147, Page 270, Deed Records of Coryell County, Texas.

BEGINNING at a 5/8" iron rod with cap found in the north right-of-way of Old Copperas Cove Road (proposed) and in the east right-of-way of U. S. Highway 190 (proposed) which bears S. 45° 48' 54" W., 1044.47 feet from a 3/8" iron rod found at the southeast corner of a called 92.780 acre tract of land described in deed to the City of Copperas Cove, being of record in Volume 460, Page 742, Deed Records of Coryell County, Texas, for the most southerly southwest corner of this.

THENCE with the east right-of-way U. S. Highway 190 (proposed) N. 30° 44' 31" W., 60.39 feet (right-of-way calls N. 30° 41' 59" W., 60.53 feet) to a 5/8" iron rod with cap found, for a corner of this.

THENCE continuing with the east right-of-way U. S. Highway 190 (proposed) N. 20° 14' 08" E., 623.02 feet (right-of-way calls N. 20° 14' 20" E., 622.83 feet) to a 5/8" iron rod with cap found and N. 20° 14' 37" E., 392.33 feet (right-of-way calls N. 20° 14' 20" W., 392.52 feet) to a 5/8" iron rod with cap found at the beginning of a curve to the right, for a corner of this.

THENCE continuing with the east right-of-way U. S. Highway 190 (proposed) and with said curve to the right 550.80 feet (Long Chord bears N. 30° 09' 11" E., 550.42 feet, having a radius of 4240.17 feet, right-of-way radius=4240.18) to a 3/8" iron rod with cap stamped "M & Assoc., Killeen" set, for the northwest corner of this.

THENCE S. 56° 07' 32" E., 411.85 feet to a 3/8" iron rod with cap stamped "M & Assoc., Killeen" set, for the northeast corner of this.

THENCE S. 34° 29' 14" W., 386.00 feet to a 3/8" iron rod with cap stamped "M & Assoc., Killeen" set and S. 20° 14' 37" W., 1044.82 feet to a 3/8" iron rod with cap stamped "m & Assoc., Killeen" set in the north right-of-way of Old Copperas Cove Road (proposed), for the southeast corner of this

THENCE with the north right-of-way of Old Copperas Cove Road (proposed) N. 82° 27' 30" W., 361.84 feet to the Point of Beginning, containing 13.97 acres of land of which 1.10 acres of land being in a Texas Public Utility Company easement, being of record in Volume 106, Page 284, Deed Records of Coryell County, Texas, for a net acreage of 12.87 Acres.

The bearings for the above description are based on a portion of the west Right-of-Way of U. S. Highway 190 (proposed)

STATE OF TEXAS
COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS, that I, Gary W.. Mitchell, Registered Professional Land Surveyor, do hereby certify that I did cause to be surveyed on the ground the above described tract of land and to the best of my knowledge and belief, the said description is true and correct.

IN WITNESS THEREOF, my hand and seal this the 18th day of November 2002, A.D.


Gary W. Mitchell
Registered Professional
Land Surveyor, No. 4982



EXHIBIT "B"

FIELD NOTES for a tract of land in Coryell County, Texas, part of the W.P. Hardeman Survey, Abstract No. 454, and the land herein described being part of a tract of land described in a Deed from Hans J. Leonhard and wife, Emma Leonhard to the United States of America and its assigns, being of record in Volume 147, Page 270, Deed Records of Coryell County, Texas, and being part of a tract of land described in a Deed from Annie Fischgrabe and husband Charlie Fischgrabe to the United States of America and its assigns, being of record in Volume 146, Page 410, Deed Records of Coryell County, Texas, and being part of a tract of land described in a Deed from Selma Leonhard to the United States of America and its assigns, being of record in Volume 146, Page 411, Deed Records of Coryell County, Texas.

BEGINNING at a 3/8-inch iron rod found in the West line of said United States of America tract, (Volume 146, Page 410), being the northeast corner of a called 376 acre tract described in a Deed to Curtis Manning and wife Joyce Manning, being of record in Volume 306, Page 361, Deed Records of Coryell County, Texas, and the southeast corner of Second Amended Thousand Oaks Addition II, an Addition to the City of Copperas Cove, Texas, being of record in Volume 6, Page 30, Plat Records of Coryell County.

THENCE, with the East line of said Second Amended Thousand Oaks Addition II, and with the West line of said United States of America tract, (Volume 146, Page 410), North 14° 48' 30" East, 1741.02 feet, (Deed calls North 19° 00' 00" East), to a 3/8-inch iron rod with cap stamped "M&ASSOC., KILLEEN" set, being the northeast corner of said Second Amended Thousand Oaks Addition II, and the most easterly southeast corner of Thousand Oaks Addition I, an Addition to the City of Copperas Cove, Texas, being of record in Volume 4, Page 35, Plat Records of Coryell County, for a corner in the West line of this.

THENCE, with the East line of said Thousand Oaks Addition I, and the West line of said United States of America tract, (Volume 146, Page 410), North 15° 19' 02" East, 300.14 feet to a flagged steel post found and North 15° 48' 36" East, 174.07 feet, (Deed calls North 19° 00' 00" East), to a 1-inch iron pipe found being the northeast corner of said Thousand Oaks Addition I, the southeast corner of Nauert Addition 8th Extension, an Addition to the City of Copperas Cove, Texas, being of record in Volume 4, Page 51, Plat Records of Coryell County, Texas, and the northwest corner of said United States of America tract, (Volume 146, Page 410), and the southwest corner of said United States of America tract, (Volume 147, Page 270), for a corner in the West line of this.

THENCE, with the East line of said Nauert Addition 8th Extension, and the West line of said United States of America tract, (Volume 147, Page 270), North 15° 58' 42" East, 698.52 feet to a 3/8-inch iron rod found in the East line of Nauert Addition 7th Extension, an Addition to the City of Copperas Cove, Texas, being of record in Volume 2, Page 34, Plat Records of Coryell County, Texas, being the southeast corner of a called 92.780-Acre tract of land described in a Deed to the City of Copperas Cove, Texas, being of record in Volume 460, Page 742, Deed Records of Coryell County, Texas.

THENCE, South 74° 02' 56" East, 1038.28 feet to a 3/8-inch iron rod found, being the southeast corner of said 92.780-Acre tract, for an ell corner of this.

THENCE, with the East line of said 92.780-Acre tract, North 33° 13' 10" East, 825.69 feet, (adjoiner calls North 33° 19' 38" East, 825.28 feet), to a 3/8-inch iron rod found at the beginning of a curve to the right, for a corner of this.

THENCE, continuing with the East line of said 92.780-Acre tract, and said curve to the right, 303.47 feet, (long chord bears North 37° 47' 25" East, 303.15 feet, having a radius of 1905.90 feet, adjoining arc calls 303.68 feet), to a 3/8-inch iron rod found, for a corner of this.

THENCE, continuing with the East line of said 92.780-Acre tract, North 42° 20' 34" East, 772.15 feet, (adjoiner calls North 42° 20' 15" East), to a 5/8-inch iron rod with cap found at the beginning of a curve to the left in the East line of Copperas Cove 190 Business and Industrial Park, Phase Two, being of record in Cabinet A, Slide 369, Plat Records of Coryell County, Texas, and in the West Right of Way of U.S. Highway 190, (proposed), for the most northerly corner of this.

THENCE, with the West Right of Way of U.S Highway 190, (proposed), and with said curve to the left, 1598.49 feet, (long chord bears South 29° 16' 17" West, 1591.88 feet, having a radius of 5069.65 feet, proposed arc being 1598.28 feet), to a 5/8-inch iron rod with cap found for a corner of this.

THENCE, continuing with the West Right of Way of US Highway 190, (proposed), South 20° 14' 03" West, 782.83 feet, (proposed Right of Way calls South 20° 14' 20" West, 782.99 feet), to a mag nail found at a cutback in said proposed Right of Way, for a corner of this.

THENCE, continuing with the West Right of Way of said proposed U S Highway 190, and with said cutback, South 57° 44' 38" West, 83.86 feet, (proposed Right of Way calls South 57° 44' 38" West, 83.76 feet), to a 5/8-inch iron rod with cap found, South 20° 14' 20" West, 782.99 feet, to a mag nail found at a cutback in said proposed Right of Way, for a corner of this.

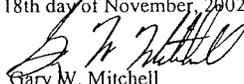
THENCE, continuing with the proposed West Right of Way of U S Highway 190 and said curve to the right, 2102.32 feet, (long chord bears South 51° 15' 36" West, 2073.21 feet, having a radius of 3639.72 feet, arc calls 2102.14 feet), to a 5/8-inch iron rod found in the East line of said 376-Acre tract and the West line of said United States of America tract, (Volume 146, Page 410), for the southwest corner of this.

THENCE, with the East line of said 376-Acre tract, and the West line of said United States of America tract, (Volume 146, Page 410), North 17° 33' 57" East, 602.49 feet, (Deed calls North 19° 00' 00" East), to the PLACE OF BEGINNING, CONTAINING 87.21-Acres of land, of which 3.64-Acres are in a Texas Public Utilities Easement being of record in Volume 106, Page 284, Deed Records of Coryell County, Texas, for a Net Acreage of 83.57-Acres.

The bearings for the above described tract of land are based upon a portion of the West Right-of-Way of proposed U.S. Highway 190 By-Pass.

STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS, that I, Gary W. Mitchell,
COUNTY OF BELL Registered Professional Land Surveyor, do hereby certify that I did cause
to be surveyed on the ground the above described tract of land.

IN WITNESS THEREOF, my hand and seal this the 18th day of November, 2002, A. D.


Gary W. Mitchell
Registered Professional
Land Surveyor, No. 4982



STATE OF TEXAS
COUNTY OF CORYELL

I, Barbara Simpson, County Clerk in and for Coryell County, Texas do hereby certify that this instrument was filed for record in the volume and page of the Coryell County Public Records and at the time and date as stamped hereon by me.



BARBARA SIMPSON, CLERK
CORYELL COUNTY, TEXAS



Filed For Record
AT 9:45 O'CLOCK A M

JAN 19 2006


County Clerk, Coryell Co., Texas

190990

City of Copperas Cove

City Council Agenda Item Report

August 3, 2010

Agenda Item No. H-2

Contact – Wesley Wright, P.E., City Engineer (254-547-0751)
wwright@ci.copperas-cove.tx.us

SUBJECT: Consideration and action on a resolution setting the public hearing dates and times for the annexation of 155.8906 acres of land in Coryell County, Texas being owned by the Copperas Cove Economic Development Corporation and generally located east of Constitution Drive and south of US Highway 190 to the City of Copperas Cove.

1. BACKGROUND/HISTORY

On July 23, 2010, the Copperas Cove Economic Development Corporation submitted the attached "Petition for Annexation of Sparsely Occupied Areas by the Owner of the Area" for 155.8906 acres of land generally located east of Constitution Drive and south of US Highway 190 to the City of Copperas Cove.

2. FINDINGS/CURRENT ACTIVITY

If the Petition for Annexation (previous agenda item) was accepted by the City Council, dates should be set for the two required public hearings.

Staff recommends conducting the first public hearing on Thursday, August 5, 2010 at 6pm and the second public hearing on Tuesday, August 17, 2010 at 7pm. Conducting the required public hearings on the recommended dates will coincide with currently scheduled City Council meetings and will result in final annexation proceedings occurring on the September 7, 2010 regularly scheduled City Council meeting.

3. FINANCIAL IMPACT

Local government code requires publication of hearings in the local newspaper in addition to the open meeting requirements. Sufficient funds exist in the General Fund Planning Department operating budget to cover the costs associated with the required publications.

4. ACTION OPTIONS/RECOMMENDATION

City staff recommends the City Council approve Resolution No. 2010-27 setting the dates and times for the two required Public Hearings for annexing 155.8906 acres of land generally located east of Constitution Drive and south of US Highway 190 to the City of Copperas Cove.

RESOLUTION NO. 2010-27

A RESOLUTION TO SET THE PUBLIC HEARING DATES AND TIMES FOR THE ANNEXATION OF 155.8906 ACRES OF LAND IN CORYELL COUNTY, TEXAS BEING OWNED BY THE COPPERAS COVE ECONOMIC DEVELOPMENT CORPORATION AND GENERALLY LOCATED EAST OF CONSTITUTION DRIVE AND SOUTH OF US HIGHWAY 190 TO THE CITY OF COPPERAS COVE.

WHEREAS, The Copperas Cove Economic Development Corporation submitted a Petition for Annexation to the City of Copperas Cove on July 23, 2010; and

WHEREAS, The City Council considered the Petition at a meeting held on August 3, 2010; and

WHEREAS, The City Council accepted the Petition by a unanimous vote; and

WHEREAS, The City Council of the City of Copperas Cove, according to Local Government Code §43.063, must hold two Public Hearings to consider this annexation.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED BY THE CITY COUNCIL OF THE CITY OF COPPERAS COVE, TEXAS:

SECTION 1.

The City Council has accepted the Petition and is proceeding with the next step in the annexation process.

SECTION 2.

The City Council is setting the date and time for the first Public Hearing to be held Thursday, August 5, 2010 at 6:00 p.m. at a special called Council meeting.

SECTION 3.

The City Council is setting the date and time for the second Public Hearing to be held Tuesday, August 17, 2010 at 7:00 p.m. at a regular Council meeting.

PASSED, APPROVED, AND ADOPTED on this 3rd day of August 2010, at a regular meeting of the City Council of the City of Copperas Cove, Texas which

meeting was held in compliance with the Open Meetings Act, *Tex. Gov't Code*, §551.001, et.seq. at which meeting a quorum was present and voting.

John Hull, Mayor

ATTEST:

Jane Lees, City Secretary

APPROVED AS TO FORM:

Denton, Navarro, Rocha
& Bernal, P.C., City Attorney

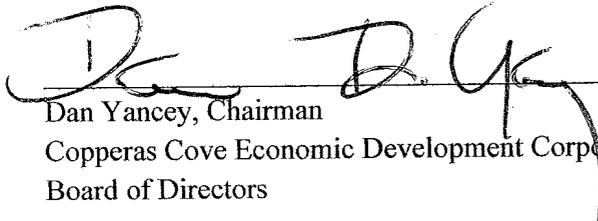
Request for Voluntary Annexation of Sparsely Populated Area by the Owner of Area

TO THE HONORABLE MAYOR AND CITY COUNCIL
OF THE CITY OF COPPERAS COVE, TEXAS:

The undersigned owner of the hereinafter described tract of land, pursuant to the Texas Local Government Code § 43.028, hereby petitions the City of Copperas Cove to extend the present City Limits so as to include as a part of the City that certain tract of land described in Exhibit "A" attached hereto and made a part hereof: Copies of the deeds showing current ownership of the property are attached.

The undersigned owner hereby certifies that:

- (1) The tract of land described in Exhibit "A" is located contiguous and adjacent to the existing corporate limits of the City of Copperas Cove, Texas; and
- (2) The tract of land described in Exhibit "A" is one-half (1/2) mile or less in width; and
- (3) The tract of land described in Exhibit "A" is vacant and without residents, or on which less than three (3) qualified voters reside; and
- (4) This petition is signed and duly acknowledged by each and every individual or corporation having a proprietary interest in said land.


 Dan Yancey, Chairman
 Copperas Cove Economic Development Corporation
 Board of Directors

7-22-10
 Date

ACKNOWLEDGEMENT

STATE OF TEXAS §
 COUNTY OF Coryell §

This instrument was acknowledged before me on the 22nd day of July, 2010, by

Dan Yancey


 Notary Public, State of Texas



VOLUNTARY ANNEXATION PETITION – APPLICATION & CHECKLIST

(Please Print Clearly)

Name of Applicant: Copperas Cove Economic Development Corporation
Date of Submittal: July 23, 2010
Proposed Acreage to be Annexed: 155.8906 acres

INSTRUCTIONS

- Fill out the following application and checklist completely prior to submission
- Place a check mark on each line when you have complied with that item

REQUIRED ITEMS FOR SUBMITTAL PACKAGE:

****The following items must be included in order for the Annexation Application to be accepted****

1. Completed annexation petition with each owner's original signature. Must include all owners' signatures if there are multiple owners of record.
2. Completed annexation application with separate owner's sheet for each owner of record
3. A copy of the deed showing current ownership
4. A clear and legible copy of certified field notes (metes and bounds) describing the boundary of the property that is being petitioned for annexation with a graphic exhibit (map or plat) clearly showing the property. If the property is a subdivided lot, please submit a copy of the recorded subdivision plat.
5. Number of property owners to be notified: 12
A computer print out from the appraisal district listing property owners located within 200 feet of the boundaries of the subject property, and from that a location map and key showing the notification boundaries and numbered key listing the names and mailing address of those to be notified

DO NOT WRITE BELOW THIS LINE – OFFICIAL USE ONLY

Annexation Petition(s) Completed Application Application Fee

Owner's Sheet(s) Ownership Deed Boundary Description

This application meets the Planning Department's requirements for processing:

Accepted By: _____

Date: _____

Voluntary Annexation Copperas Cove EDC Property to City of Copperas Cove

Survey Names and Abstract Numbers

D.D. Thompson Survey, Abstract 1041

A.G. Mathews Survey, Abstract 1765

James A. Wells Survey, Abstract 1065

C.G. Bennett Survey, Abstract 1680

Wm. P. Hardeman Survey, Abstract 454

Richard Hallmark Survey, Abstract 466

In Coryell County, Texas

OWNERS INFORMATION:

(Please fill out a separate sheet for each owner of record) (Please Print)

Copperas Cove EDC *contacts: Dan Yancey, Polo Enriquez, Monica Hull*
Owner's Name *(If the property ownership is in the name of a partnership, corporation, joint venture, trust or other entity, please list the official name of the entity and the name of the managing partner.)*

210 S 1st St Copperas Cove TX 76522
Owner's Mailing Address City State Zip

254.547.7874 254.423.1523 254.547.7388
Owner's Phone Mobile Fax Email

polo.enriquez@copperascove-edc.com

Agent Authorization:

Please check one of the following:

I will represent my petition before City Staff and the City Council of the City of Copperas Cove

I hereby authorize the person named below to act as my agent in representing this application before the City Staff and the City Council of the City of Copperas Cove

Note: The agent is the official contact person for this project and the single point of contact. All correspondence and communication will be conducted with the agent. If no agent is listed the owner will be considered the agent.

(Please Print)

Agent's Name Company Name (if applicable)

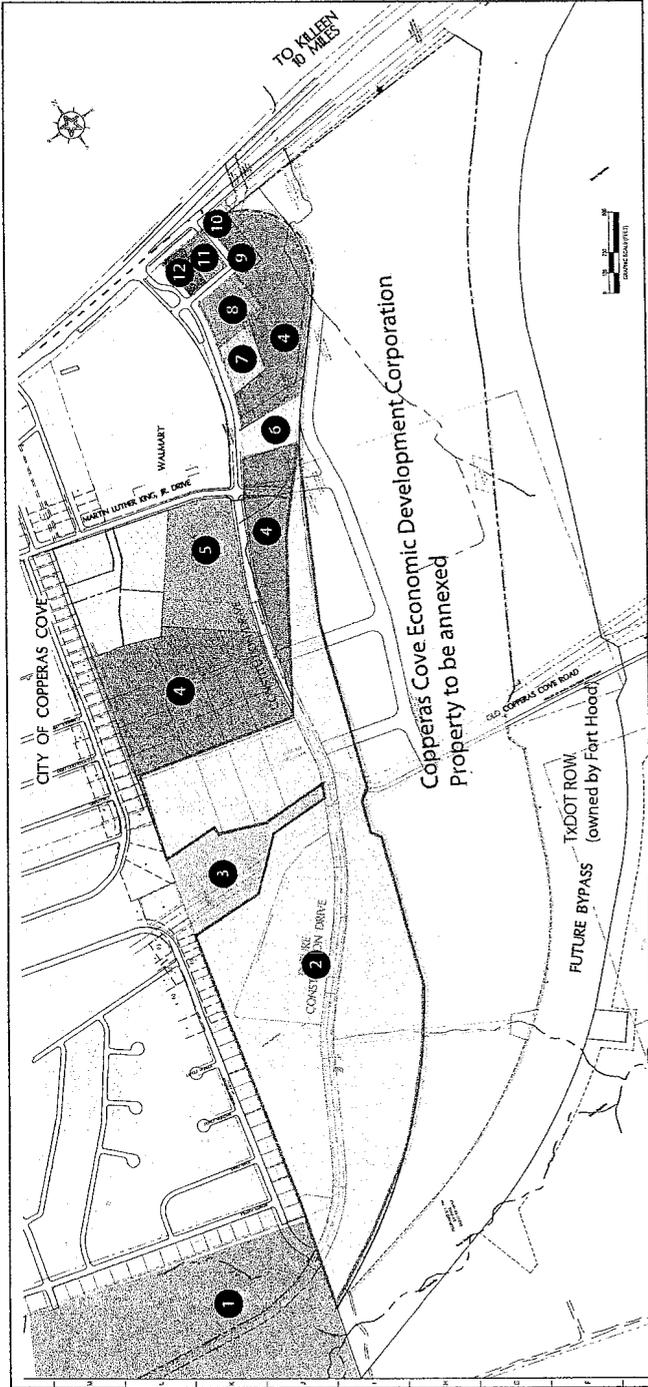
Agent's Mailing Address City State Zip

Agent's Phone Mobile Fax Email

If an agent is representing the owner of the property, please complete the following information:

I hereby authorize the person named above to act as my agent in processing this application before the City Council of the City of Copperas Cove, Texas:

Owner's Signature: _____
Date: _____



Copperas Cove EDC Voluntary Annexation Map Key

Property number	Owner Name	Company Name	Address1	Address2	City, State, Zip
1	Jay Manning	Manning Homes	2425 E Hwy 190		Copperas Cove, TX 76522
2		Copperas Cove EDC	210 S 1st St		Copperas Cove, TX 76522
3	Oncor Electric Delivery	c/o State & Local Tax Department	PO Box 219071		Dallas, TX 75221-9071
4		Copperas Cove Industrial Foundation	PO Box 727		Copperas Cove, TX 76522
5	Jeff Benson	Cinergy Cinemas	1311 N Central Exp	Suite 336	Dallas, TX 75243
6 (Days Inn)		Sargam Inc	341 Constitution Dr		Copperas Cove, TX 76522
7 (Best Western)		Golden Royal, Inc	321 Constitution Dr		Copperas Cove, TX 76522
8 (Cove Retail Center)		Magenta Sky Capital, LTD	PO Box 64189		Lubbock, TX 79464
9 (East Pointe Center)		James Wright 2000 Trust	3106 S WS Young Dr	Suite 402	Killeen, TX 76542
10 (Arby's)		Foods, Inc - Arby's Roast Beef ATTN: Jon Parnell	411 Oakridge Rd		Georgetown, TX 78628
11 (Wendy's)		CTW LLC	PO Box 7657		Waco, TX 76714
12 (Casa Ole)		Spirit SPE Portfolio 2004-6 LLC	3609 Smith Barry Rd		Pantego, TX 76013



**Walker
Partners**
ENGINEERS • SURVEYORS

EXHIBIT "A"

APPROXIMATELY 155 ACRES FOR VOLUNTARY ANNEXATION INTO THE CITY OF COPPERAS COVE, CORYELL COUNTY, TEXAS

DESCRIPTION OF APPROXIMATELY 155 ACRES OF LAND LOCATED IN THE D.D. THOMPSON SURVEY, ABSTRACT 1041, A.G. MATHEWS SURVEY, ABSTRACT 1765, JAMES A. WELLS SURVEY, ABSTRACT 1065, C.G. BENNETT SURVEY, ABSTRACT 1680, WM. P. HARDEMAN SURVEY, ABSTRACT 454, AND THE RICHARD HALLMARK SURVEY, ABSTRACT 466, IN CORYELL COUNTY, TEXAS, SAID 155 ACRE TRACT BEING ALL OF PART 1 - CALLED 128.48 ACRES, ALL OF PART 2 - CALLED 0.6490 ACRE AND ALL OF PART 3 - CALLED 0.0216 ACRE COMPRISING A CALLED 129.1506 ACRE TRACT AS DESCRIBED IN EXHIBIT "A" IN A DEED TO THE COPPERAS COVE ECONOMIC DEVELOPMENT CORPORATION RECORDED UNDER CORYELL COUNTY CLERK'S DOCUMENT(C.C.C.D.) 236889 IN THE OFFICIAL PUBLIC RECORDS OF CORYELL COUNTY, TEXAS (O.P.R.C.C.T.), ALSO BEING A PORTION OF "TRACT ONE" CALLED 12.87 ACRES AS DESCRIBED IN EXHIBIT "A" AND A PORTION OF "TRACT TWO" CALLED 13.97 ACRES AS DESCRIBED IN "EXHIBIT "B" IN A DEED TO THE COPPERAS COVE ECONOMIC DEVELOPMENT CORPORATION RECORDED UNDER C.C.C.D. 190990 OF THE O.P.R.C.C.T. SAID 155 ACRE TRACT BEING SHOWN ON THE ATTACHED EXHIBIT DRAWING AND FURTHER DESCRIBED BY RECORD CALLS AS FOLLOWS:

BEGINNING AT A TEXAS DEPARTMENT OF TRANSPORTATION'S (TXDOT) BRASS CAP MONUMENT STAMPED "STA 197+35.85 - 208.19 LT" FOUND IN THE PROPOSED NORTH RIGHT-OF-WAY LINE OF THE FUTURE EXTENSION OF U.S. 190 BY-PASS HIGHWAY AT ITS INTERSECTION WITH THE EAST LINE OF THE REMAINDER OF A CALLED 370.3 ACRE TRACT DESCRIBED IN A DEED TO JAY MANNING AND JOAN MANNING RECORDED UNDER C.C.C.D. 182714 OF THE O.P.R.C.C.T., MARKING THE MOST SOUTHERLY OR SOUTHWEST CORNER OF A CALLED 87.21 ACRE TRACT DESCRIBED AS "TRACT THREE" IN EXHIBIT "C" IN THE ABOVE-MENTIONED DEED TO THE COPPERAS COVE ECONOMIC DEVELOPMENT CORPORATION RECORDED UNDER C.C.C.D. 190990 OF THE O.P.R.C.C.T., ALSO MARKING THE MOST SOUTHERLY OR SOUTHWEST CORNER OF THE ABOVE-MENTIONED 128.48 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE WITH THE WEST LINE OF THE SAID 128.48 ACRE TRACT ALONG THE BEARINGS AND DISTANCES CITED IN SAID DEED OF THE 128.48 ACRE TRACT, SAME BEING THE EXISTING CORPORATE LIMITS OF THE CITY OF COPPERAS COVE THE FOLLOWING NINE (9) CALLS:

- 1) **AN ARC DISTANCE OF 2102.20'** WITH A CURVE TO THE LEFT HAVING A RADIUS OF 3639.72' AND A CHORD OF N 51°15'21" E - 2073.10' TO A POINT OF NON-TANGENCY,
- 2) **N 20°16'20" E - 955.65'** TO AN ANGLE POINT,
- 3) **N 32°20'32" W - 65.60'** TO AN ANGLE POINT,
- 4) **N 20°32'50" E - 197.01'** TO AN ANGLE POINT,
- 5) **N 57°41'46" E - 83.85'** TO AN ANGLE POINT,
- 6) **N 20°14'24" E - 782.94'** TO A POINT OF CURVATURE,
- 7) **AN ARC DISTANCE OF 1598.36'** WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 5069.65' AND A CHORD OF N 29°16'25" E - 1591.75' TO A POINT OF TANGENCY,
- 8) **N 42°21'13" E - 792.44'** TO A POINT OF CURVATURE,
- 9) **AN ARC DISTANCE OF 956.63'** WITH A CURVE TO THE LEFT HAVING A RADIUS OF 404.37' AND A CHORD OF N 25°25'01" W - 748.65' TO A POINT IN THE EXISTING SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 190, BEING THE NORTHWEST CORNER OF THE 128.48 ACRES AND THE HEREIN DESCRIBED TRACT;

THENCE N 86°37'37" E - 1902.52' (BEARING AND DISTANCE CITED IN SAID DEED OF THE 128.48 ACRE TRACT) LEAVING SAID CORPORATE LIMITS WITH SAID SOUTH LINE OF U.S. HIGHWAY 190 RIGHT-OF-WAY, SAME BEING THE NORTH LINE OF THE SAID 128.48 ACRE TRACT TO A POINT IN THE WEST CUT-BACK LINE OF THE ABOVE-MENTIONED PROPOSED FUTURE EXTENSION OF U.S. 190 BY-PASS, SAID POINT BEING THE NORTHEAST CORNER OF THE SAID 128.48 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE S 21°38'45" E - 266.14' (BEARING AND DISTANCE CITED IN SAID DEED OF THE 128.48 ACRE TRACT) WITH SAID CUT-BACK LINE TO A TXDOT BRASS CAP MONUMENT STAMPED "STA 280+09.21 - 223.87 LT" FOUND MARKING AN ANGLE POINT IN THE WEST LINE OF SAID PROPOSED U.S. 190 BY-PASS RIGHT-OF-WAY;

THENCE WITH THE WEST RIGHT-OF-WAY LINE OF THE PROPOSED FUTURE EXTENSION OF U.S. 190 BY-PASS ALONG THE BEARINGS AND DISTANCES SHOWN ON PLANS PROVIDED BY THE TEXAS DEPARTMENT OF TRANSPORTATION FOR THE PROPOSED WIDENING OF UNITED STATES HIGHWAY 190 AND THE PROPOSED U.S. 190 BY-PASS RIGHT-OF-WAY (DATED 09-20-03) THE FOLLOWING TWELVE (12) CALLS:

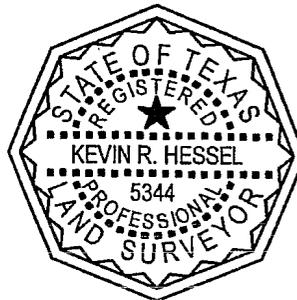
- 1) **S 41°10'52" W – 538.12'** TO A TXDOT BRASS CAP MONUMENT STAMPED "STA 275+00 - 160.00 LT" FOUND MARKING A POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT,
- 2) **AN ARC DISTANCE OF 1213.29'** WITH SAID CURVE TO THE LEFT HAVING A RADIUS OF 3990.07' AND A CHORD WHICH BEARS **S 35°27'44" W – 1208.62'** TO A TXDOT BRASS CAP MONUMENT STAMPED "STA 263+35.36 - 160.00 LT" FOUND MARKING THE POINT OF TANGENCY,
- 3) **S 26°45'04" W – 219.70'** TO A TXDOT BRASS CAP MONUMENT STAMPED "STA 261+15.65 - 160.00 LT" FOUND MARKING AN ANGLE POINT,
- 4) **S 30°48'11" W – 1857.12'** TO A TXDOT BRASS CAP MONUMENT STAMPED "STA 242+63.17 - 291.23 LT" FOUND MARKING A POINT OF CURVATURE OF A CURVE TO THE LEFT,
- 5) **AN ARC DISTANCE OF 115.60'** WITH SAID CURVE TO THE LEFT HAVING A RADIUS OF 3110.00' AND A CHORD WHICH BEARS **S 29°44'18" W – 115.59'** TO A TXDOT BRASS CAP MONUMENT STAMPED "STA 241+47.73 - 297.25 LT" FOUND MARKING AN ANGLE POINT AT THE NORTH CUT-BACK LINE OF OLD COPPERAS COVE ROAD,
- 6) **S 61°47'20" W – 151.14'** WITH SAID CUT-BACK LINE TO A TXDOT BRASS CAP MONUMENT STAMPED "STA 240+23.98 - 384.02 LT" FOUND MARKING THE END OF SAID CUT-BACK LINE,
- 7) **S 23°19'31" W – 173.91'** CROSSING OLD COPPERAS COVE ROAD TO A TXDOT BRASS CAP MONUMENT STAMPED "STA 238+50.39 - 373.63 LT" FOUND MARKING AN ANGLE POINT AT THE SOUTH CUT-BACK LINE OF OLD COPPERAS COVE ROAD,
- 8) **S 19°07'44" E – 113.18'** WITH SAID CUT-BACK LINE TO A TXDOT BRASS CAP MONUMENT STAMPED "STA 237+71.60 - 292.39 LT" FOUND MARKING THE END OF SAID CUT-BACK LINE,
- 9) **S 25°04'32" W – 675.94'** TO A TXDOT BRASS CAP MONUMENT STAMPED "STA 230+57.67 - 234.72 LT" FOUND MARKING A POINT OF CURVATURE OF A CURVE TO THE RIGHT,
- 10) **AN ARC DISTANCE OF 700.35'** WITH SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1890.00' AND A CHORD WHICH BEARS **S 35°41'28" W – 696.35'** TO A TXDOT BRASS CAP MONUMENT STAMPED "STA 223+21.26 - 160.00 LT" FOUND MARKING THE POINT OF COMPOUND CURVATURE,
- 11) **AN ARC DISTANCE OF 1525.11'** WITH SAID CURVE TO THE RIGHT HAVING A RADIUS OF 3245.00' AND A CHORD WHICH BEARS **S 61°28'29" W – 1511.11'** TO A TXDOT BRASS CAP MONUMENT STAMPED "STA 207+20.95 - 160.00 LT" FOUND MARKING THE POINT OF TANGENCY,
- 12) **S 77°44'23" W – 986.28'** TO THE POINT OF BEGINNING AND CONTAINING APPROXIMATELY 155 ACRES OF LAND.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC 663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

COMPILED ON JULY 7, 2010 FROM SURVEYS PERFORMED DURING 2008 AND 2010 AND FROM RECORD DOCUMENTS ON JULY 1, 2010.


 KEVIN R. HESSEL, R.P.L.S. 5344

PROJ NO. 2-01412
 PLAT NO. B1-0174
 FIELD NOTE NO. 2-01412-FN-01
 MAP CHECKED BY KRH



236889

General Warranty Deed

COPY

Date: May 14, 2010

Grantor: City of Copperas Cove, a municipal corporation

Grantor's Mailing Address:

City of Copperas Cove
507 S Main Street
Copperas Cove, Texas 76522
Coryell County

Grantee: Copperas Cove Economic Development Corporation, a Texas corporation

Grantee's Mailing Address:

Copperas Cove Economic Development Corporation
210 S. 1st Street
Copperas Cove, Texas 76522
Coryell County

Consideration:

Ten and no/100 dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

BEING 128.48 acres or 5,596,710 square feet of land being a portion of the following tracts of land described in a Deed dated August 28, 1943 to United States of America, recorded in Volume 146, page 410, Deed Records of Coryell County, Texas. Deed dated October 27, 1943 to United States of America, recorded in Volume 147, page 270, Deed Records of Coryell County, Texas. Deed dated August 27, 1943 to United States of America, recorded in Volume 146, page 411, Deed Records of Coryell County, Texas. Deed dated August 20, 1943 to United States of America, recorded in Volume 146, page 363, Deed Records of Coryell County, Texas. Deed dated November 9, 1943 to United States of America, recorded in Volume 146, page 517, Deed Records of Coryell County, Texas, and Deed dated April 15, 1943 to United States of America, recorded in Volume 143, page 571, Deed Records of Coryell County, Texas, located in the Richard Hallmark Survey, Abstract No. 466, the Wm. P. Hardeman Survey, Abstract 454, the C. G. Bennett Survey, Abstract No. 1680, the J. A. Wells Survey, Abstract No. 1065, the A. G. Matthews Survey, Abstract No. 1765 and the D. D. Thompson Survey, Abstract No. 1041, Coryell County, Texas and being more particularly described by metes and bounds on EXHIBIT "A" attached hereto and made a part hereof for all purposes.

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2010, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the

Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

City of Copperas Cove, a municipal corporation.

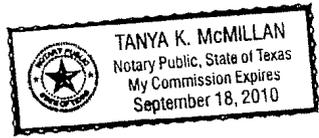
John Hull
John Hull, Mayor

Attest:

Jane Lees
Jane Lees, City Secretary

STATE OF TEXAS)
COUNTY OF CORYELL)

This instrument was acknowledged before me on May 20, 2010, by John Hull, in his capacity as the Mayor of City of Copperas Cove, a municipal corporation, on behalf of said corporation.



Tanya K. McMillan
Notary Public, State of Texas
My commission expires: _____

PREPARED IN THE OFFICE OF:

Joe Carothers, Attorney
401 S Main
Copperas Cove, TX 76522
Tel: (254) 547-7010
Fax: (254) 542-1619

AFTER RECORDING RETURN TO:

Copperas Cove Economic Development Corporation
210 S. 1st Street
Copperas Cove, Texas 76522

COPPERAS COVE TRACT
FORT HOOD
129.1506 ACRES

PART 1

FIELD NOTES FOR 128.48 ACRES OR 5,596,710 SQUARE FEET OF LAND BEING A PORTION OF THE FOLLOWING TRACTS OF LAND DESCRIBED IN A DEED DATED AUGUST 28, 1943 TO UNITED STATES OF AMERICA RECORDED IN VOLUME 146, PAGE 410, DEED RECORDS OF CORYELL COUNTY TEXAS (D.R.C.C.T.), DEED DATED OCTOBER 27, 1943 TO UNITED STATES OF AMERICA RECORDED IN VOLUME 147, PAGE 270 D.R.C.C.T., DEED DATED AUGUST 27, 1943 TO UNITED STATES OF AMERICA RECORDED IN VOLUME 146, PAGE 411 D.R.C.C.T., DEED DATED AUGUST 20, 1943 TO UNITED STATES OF AMERICA RECORDED IN VOLUME 146, PAGE 363 D.R.C.C.T., DEED DATED NOVEMBER 9, 1943 TO UNITED STATES OF AMERICA RECORDED IN VOLUME 146, PAGE 517 D.R.C.C.T. AND DEED DATED APRIL 15, 1943 TO UNITED STATES OF AMERICA RECORDED IN VOLUME 143, PAGE 571 D.R.C.C.T., LOCATED IN THE RICHARD HALLMARK SURVEY, ABSTRACT NO. 466, THE WM. P. HARDEMAN SURVEY, ABSTRACT 454, THE C. G. BENNETT SURVEY, ABSTRACT 1680, THE J. A. WELLS SURVEY, ABSTRACT 1065, THE A. G. MATTHEWS SURVEY, ABSTRACT 1765 AND THE D. D. THOMPSON SURVEY, ABSTRACT 1041, CORYELL COUNTY, TEXAS.

COMMENCING at a 3-inch iron rod in concrete found for the northwest corner of a called 235.003 acre tract as described in a deed dated September 20, 1990 to JWC, Inc. and the southwest corner of said Volume 146, Page 410, being on the easterly line of a called 376 acre tract as described in deed dated March 14, 1974 to Curtis Manning, et ux;

THENCE North 17 degrees 34 minutes 01 seconds East, along easterly line of said Manning tract and the westerly line of said Volume 146, Page 410 passing at a distance of 247.16 feet a TxDOT Type II monument found on the proposed southeasterly right-of-way line of U.S. Highway 190, as shown on plans for CSJ:0231-02-044 dated October 9, 2003, in all a total distance of 701.57 feet to a TxDOT Type II monument found for the south corner and **POINT OF BEGINNING** of the herein described tract, being the most southerly corner of a called 87.21 acre tract as described in deed dated September 24, 2003 to City of Copperas Cove, Texas recorded in File No. 167945 Official Records of Coryell County, Texas (O.R.C.C.T.), being on the westerly line of said Volume 146, Page 410, on the easterly line of said Manning tract and on the proposed northwesterly right-of-way line of said Proposed U.S. Highway 190, being the beginning of a curve to the left which center bears North 22 degrees 11 minutes 53 seconds West;

THENCE in a northeasterly direction, along the easterly line of said 87.21 acre tract and with said curve to the left, having a radius of 3,639.72 feet, an arc length of 2,102.20 feet, a central angle of 33 deg. 05 min. 33 sec., and a chord which bears North 51 deg. 15 min. 21 sec. East 2,073.10 feet, to a TxDOT Type II monument found for the end of said curve;

COPPERAS COVE TRACT
FORT HOOD
129.1506 ACRES

THENCE North 20 degrees 16 minutes 20 seconds East, continuing along the easterly line of said 87.21 acre tract, a distance of 955.65 feet to a TxDOT Type II monument found for an angle point of the easterly line of said 87.21 acre tract;

THENCE North 32 degrees 20 minutes 32 seconds West, continuing along the easterly line of said 87.21 acre tract, a distance of 65.60 feet to a TxDOT Type II monument found for an angle point of the easterly line of said 87.21 acre tract;

THENCE North 20 degrees 32 minutes 50 seconds East, continuing along the easterly line of said 87.21 acre tract, a distance of 197.01 feet to a TxDOT Type II monument found for an angle point of the easterly line of said 87.21 acre tract;

THENCE North 57 degrees 41 minutes 46 seconds East, continuing along the easterly line of said 87.21 acre tract, a distance of 83.85 feet to a TxDOT Type II monument found for an angle point of the easterly line of said 87.21 acre tract;

THENCE North 20 degrees 14 minutes 24 seconds East, continuing along the easterly line of said 87.21 acre tract, a distance of 782.94 feet to a TxDOT Type II monument found for an angle point of the easterly line of said 87.21 acre tract, being the beginning of a curve to the right which center bears South 69 degrees 45 minutes 31 seconds East;

THENCE in a northeasterly direction, along the easterly line of said 87.21 acre tract and with said curve to the right, having a radius of 5,069.65 feet, an arc length of 1,598.36 feet, a central angle of 18 deg. 03 min. 51 sec., and a chord which bears North 29 deg. 16 min. 25 sec. East 1,591.75 feet, to a 5/8-inch iron rod with aluminum cap found for the end of said curve, being the most northerly corner of said 87.21 acre tract, being on the easterly line of Block 1 of the Copperas Cove 190 Business Park & Industrial Park Phase 2, recorded in Cabinet "A", Slide 369 of the Plat Records of Coryell County, Texas (P.R.C.C.T.);

THENCE North 42 degrees 21 minutes 13 seconds East, along the easterly line of said Block 1, passing at a distance of 132.74 feet a 3/8-inch iron rod with cap, marked WALLACE GROUP, found for the northeast corner of Lot 2 said Block 1 and the southeast corner of Lot 1 said Block 1, in all a total distance of 792.44 feet to a 3/8-inch iron rod cap, marked WALLACE GROUP, found for the beginning of a curve to the left which center bears North 47 degrees 38 minutes 37 seconds West;

THENCE in a northwesterly direction, along the easterly line of said Block 1 and with said curve to the left, having a radius of 404.37 feet, an arc length of 956.63 feet, a central angle of 135 deg. 32 min. 47 sec., and a chord which bears North 25 deg. 25 min. 01 sec. West 748.65 feet, to a TxDOT Type II monument found on the existing south right-of-way line of U.S. Highway 190, recorded in Volume 275, Page 355, D.R.C.C.T.;

COPPERAS COVE TRACT
FORT HOOD
129.1506 ACRES

THENCE North 86 degrees 37 minutes 37 seconds East, along the said existing south right-of-way line of U.S. Highway 190, a distance of 1,902.52 feet to a 5/8-inch iron rod with aluminum cap stamped "LCI" set on an extension of the proposed northwesterly right-of-way line of U.S. Highway 190;

THENCE South 21 degrees 38 minutes 06 seconds East, along the said proposed northwesterly right-of-way line of U.S. Highway 190, a distance of 266.14 feet to a TxDOT Type II monument found for an angle point on said proposed northwesterly right-of-way line of U.S. Highway 190;

THENCE South 41 degrees 10 minutes 38 seconds West, continuing along the said proposed northwesterly right-of-way line of U.S. Highway 190, passing at a distance of 269.01 feet a 5/8-inch iron rod with aluminum cap stamped "LCI" set for a Point on Line (POL), in all a total distance of 538.01 feet to a TxDOT Type II monument found on said proposed northwesterly right-of-way line of U.S. Highway 190, being the beginning of a curve to the left which center bears South 45 degrees 49 minutes 24 seconds East;

THENCE in a southwesterly direction, continuing along the said proposed northwesterly right-of-way line of U.S. Highway 190 and with said curve to the left, having a radius of 3,990.07 feet, passing at an arc length of 404.46 feet to a 5/8-inch iron rod with aluminum cap stamped "LCI" set for a Point on Curve (POC), passing at an arc length of 808.92 feet to a 5/8-inch iron rod with aluminum cap stamped "LCI" set for a POC, a total arc length of 1,213.38 feet, a central angle of 17 deg. 25 min. 25 sec., and a chord which bears South 35 deg. 27 min. 54 sec. West 1,208.71 feet, to a TxDOT Type II monument found for the end of said curve, being on the said proposed northwesterly right-of-way line of U.S. Highway 190;

THENCE South 26 degrees 46 minutes 16 seconds West, continuing along the said proposed northwesterly right-of-way line of U.S. Highway 190, a distance of 219.70 feet to a TxDOT Type II monument found for an angle point on said proposed northwesterly right-of-way line of U.S. Highway 190;

THENCE South 30 degrees 47 minutes 51 seconds West, continuing along the said proposed northwesterly right-of-way line of U.S. Highway 190, passing at a distance of 283.56 feet a 5/8-inch iron rod with aluminum cap stamped "LCI" set for a POL, passing at a distance of 567.12 feet a TxDOT Type II monument found for the east corner of the northerly proposed TxDOT easement 38(E), passing at a distance of 767.60 feet a TxDOT Type II monument found for the south corner of the northerly proposed TxDOT easement 38(E), passing at a distance of 1,130.85 feet a 5/8-inch iron rod with aluminum cap stamped "LCI" set for a POL, passing at a distance of 1,494.10 feet a 5/8-inch iron rod with aluminum cap stamped "LCI" set for a POL, in all a total distance of 1,857.35 feet to a TxDOT Type II monument found on said proposed northwesterly right-of-way line of U.S. Highway 190, being the beginning of a curve to the left which center bears South 59 degrees 22 minutes 01 seconds East;

COPPERAS COVE TRACT
FORT HOOD
129.1506 ACRES

THENCE in a southwesterly direction, continuing along the said proposed northwesterly right-of-way line of U.S. Highway 190 and with said curve to the left, having a radius of 3,110.00 feet, an arc length of 115.96 feet, a central angle of 02 deg. 08 min. 11 sec., and a chord which bears South 29 deg. 33 min. 54 sec. West 115.95 feet to a TxDOT Type II monument found for the end of said curve, being on the said proposed northwesterly right-of-way line of U.S. Highway 190;

THENCE South 62 degrees 04 minutes 28 seconds West, continuing along the said proposed northwesterly right-of-way line of U.S. Highway 190, a distance of 75.03 feet to a 5/8-inch iron rod with aluminum cap stamped "LCI" set for a corner of the herein described tract, being on the said proposed northwesterly right-of-way line of U.S. Highway 190 and on the east line of a called 13.97 acre tract as described in deed dated September 24, 2003 to City of Copperas Cove, recorded in File No. 167945 O.R.C.C.T.;

THENCE North 20 degrees 14 minutes 33 seconds East, along the said east line of the called 13.97 acre tract, a distance of 953.30 feet to a 3/8-inch iron rod found for an angle point on the said east line of the called 13.97 acre tract;

THENCE North 34 degrees 28 minutes 00 seconds East, continuing along the said east line of the called 13.97 acre tract, a distance of 386.08 feet to a 3/8-inch iron rod with cap, marked M & ASSOC., found for northeast corner of the called 13.97 acre tract;

THENCE North 56 degrees 08 minutes 05 seconds West, along the north line of the called 13.97 acre tract, a distance of 411.83 feet to a 3/8-inch iron rod with cap, marked M & ASSOC., found for northwest corner of the called 13.97 acre tract, being the beginning of a curve to the left which center bears South 56 degrees 09 minutes 57 seconds East;

THENCE in a southwesterly direction, along the west line of the called 13.97 acre tract and with said curve to the left, having a radius of 4,270.17 feet, an arc length of 550.64 feet, a central angle of 07 deg. 23 min. 18 sec., and a chord which bears South 30 deg. 08 min. 24 sec. West 550.26 feet to a 5/8-inch iron rod with aluminum cap stamped "LCI" set for the end of said curve, being on the said west line of the called 13.97 acre tract;

THENCE South 20 degrees 14 minutes 31 seconds West, along the said west line of the called 13.97 acre tract, a distance of 392.33 feet to a 5/8-inch iron rod with aluminum cap found for an angle point of the said west line called 13.97 acre tract;

THENCE South 20 degrees 14 minutes 02 seconds West, along the said west line of the called 13.97 acre tract, a distance of 623.00 feet to a 5/8-inch iron rod with aluminum cap found for an angle point of the said west line called 13.97 acre tract;

THENCE South 30 degrees 41 minutes 21 seconds East, along the said west line of the called 13.97 acre tract, a distance of 60.44 feet to a 5/8-inch iron rod with aluminum cap found for the southwest corner of the called 13.97 acre tract;

COPPERAS COVE TRACT
FORT HOOD
129.1506 ACRES

THENCE South 82 degrees 26 minutes 30 seconds East, along the south line of the called 13.97 acre tract, a distance of 307.32 feet to a 5/8-inch iron rod with aluminum cap stamped "LCT" set on the said Proposed northwesterly right-of-way line of U.S. Highway 190;

THENCE South 23 degrees 19 minutes 42 seconds West, along the said proposed northwesterly right-of-way line of U.S. Highway 190, a distance of 127.00 feet to a TxDOT Type II monument found for an angle point on the said proposed northwesterly right-of-way line of U.S. Highway 190;

THENCE South 19 degrees 10 minutes 46 seconds East, continuing along the said proposed northwesterly right-of-way line of U.S. Highway 190, a distance of 39.56 feet to a 5/8-inch iron rod with aluminum cap stamped "LCT" set on the said proposed northwesterly right-of-way line of U.S. Highway 190 and on the north line of a called 12.87 acre tract as described in deed dated September 24, 2003 to City of Copperas Cove, recorded in File No. 167945 O.R.C.C.T.;

THENCE North 88 degrees 33 minutes 16 seconds West, along the said north line of the called 12.87 acre tract, a distance of 330.75 feet to a 5/8-inch iron rod with aluminum cap found for the northwest corner of the called 12.87 acre tract;

THENCE South 58 degrees 05 minutes 54 seconds West, along the west line of the called 12.87 acre tract, a distance of 84.80 feet to a 5/8-inch iron rod with aluminum cap found for the an angle point on the said west line of the called 12.87 acre tract;

THENCE South 19 degrees 59 minutes 32 seconds West, along the said west line of the called 12.87 acre tract, a distance of 207.66 feet to a 5/8-inch iron rod with aluminum cap found for an angle point on the said west line of the called 12.87 acre tract;

THENCE South 33 degrees 51 minutes 32 seconds West, continuing along the west line of the called 12.87 acre tract, a distance of 966.54 feet to a 5/8-inch iron rod with aluminum cap found on the said west line of the called 12.87 acre tract, being the beginning of a curve to the right which center bears North 56 degrees 36 minutes 58 seconds West;

THENCE in a southwesterly direction, continuing along the west line of the called 12.87 acre tract and with said curve to the right, having a radius of 3,999.13 feet, an arc length of 61.96 feet, a central angle of 00 deg. 53 min. 16 sec., and a chord which bears South 33 deg. 49 min. 39 sec. West 61.96 feet to a 3/8-inch iron rod with cap, marked M & ASSOC., found for the end of said curve, being the southwest corner of the called 12.87 acre tract;

THENCE South 55 degrees 16 minutes 36 seconds East, along the southwesterly line of the called 12.87 acre tract, a distance of 382.16 feet to a 5/8-inch iron rod with aluminum cap stamped "LCT" set on the said proposed northwesterly right-of-way of U.S. Highway 190, being on a curve to the right which center bears North 40 degrees 29 minutes 05 seconds West;

COPPERAS COVE TRACT
FORT HOOD
129.1506 ACRES

THENCE in a southwesterly direction, along the said proposed northwesterly right-of-way line of U.S. Highway 190 and with said curve to the right, having a radius of 3,245.00 feet, passing at an arc length of 173.46 feet a TxDOT Type II monument found for the east corner of the southerly proposed TxDOT easement 38(E), passing at an arc length of 373.52 feet a TxDOT Type II monument found for the south corner of the southerly proposed TxDOT easement 38(E), passing at a distance of 729.09 feet a 5/8-inch iron rod with aluminum cap stamped "LCI" set for a POC, passing at an arc length of 1,084.65 feet to a 5/8-inch iron rod with aluminum cap stamped "LCI" set for a POC, a total arc length of 1,440.21 feet, a central angle of 25 deg. 25 min. 45 sec., and a chord which bears South 62 deg. 13 min. 48 sec. West 1,428.42 feet, to a TxDOT Type II monument found for the end of said curve, being on the said proposed northwesterly right-of-way line of U.S. Highway 190;

THENCE South 77 degrees 44 minutes 27 seconds West, along the said proposed northwesterly right-of-way of U.S. Highway 190, passing at a distance of 493.10 feet a 5/8-inch iron rod with aluminum cap stamped "LCI" set for a POL, in all a total distance of 986.20 feet to the **POINT OF BEGINNING** and containing 128.48 acres or 5,596,710 square feet of land. (Bearings are referenced to the Texas Coordinate System, Central Zone, North American Datum of 1983 and referenced to the National Geodetic Survey Monument TXBU BURNET CORS ARP PID DG5763).

PART 2

FIELD NOTES FOR 0.6490 ACRES OR 28,271 SQUARE FEET OF LAND BEING A PORTION OF A TRACT OF LAND DESCRIBED IN A DEED DATED APRIL 15, 1943 TO UNITED STATES OF AMERICA RECORDED IN VOLUME 143, PAGE 571 D.R.C.C.T., LOCATED IN THE WM. P. HARDEMAN SURVEY, ABSTRACT 454, CORYELL COUNTY, TEXAS.

COMMENCING at a 3/8-inch iron rod with cap, marked M & ASSOC., found for the southeast corner of a called 12.87 acre tract as described in deed dated September 24, 2003 to City of Copperas Cove, recorded in File No. 167945 O.R.C.C.T.;

THENCE North 33 degrees 48 minutes 05 seconds East, along the east line of the called 12.87 acre tract, a distance of 66.60 feet to a 5/8-inch iron rod with aluminum cap stamped "LCI" set for the south corner and **POINT OF BEGINNING** of the herein described tract, being on the proposed northwesterly right-of-way line of U.S. Highway 190;

THENCE North 33 degrees 48 minutes 05 seconds East, continuing along the east line of the called 12.87 acre tract, a distance of 888.02 feet to a 5/8-inch iron rod with aluminum cap stamped "LCI" set for north corner of the herein described tract, being on the proposed northwesterly right-of-way line of U.S. Highway 190;

Page 6 of 8

EXHIBIT A-1
PAGE 6 of 13

COPPERAS COVE TRACT
FORT HOOD
129.1506 ACRES

THENCE South 25 degrees 04 minutes 54 seconds West, along the said proposed northwesterly right-of-way line of U.S. Highway 190, a distance of 178.23 feet a TxDOT Type II monument found on the said proposed northwesterly right-of-way line of U.S. Highway 190, being the beginning of a curve to the right which center bears North 64 degrees 55 minutes 31 seconds West;

THENCE in a southwesterly direction, along the said proposed northwesterly right-of-way line of U.S. Highway 190 and with said curve to the right, having a radius of 1,890.00 feet, passing at an arc length of 350.19 feet a 5/8-inch iron rod with aluminum cap stamped "LCI" set for a POC, a total arc length of 700.39 feet, a central angle of 21 deg. 13 min. 57 sec., and a chord which bears South 35 deg. 41 min. 28 sec. West 696.39 feet to a TxDOT Type II monument found for the end of said curve, on the said proposed northwesterly right-of-way line of U.S. Highway 190, being the beginning of a compound curve to the right which center bears North 41 degrees 59 minutes 10 seconds West;

THENCE in a southwesterly direction, along the said proposed northwesterly right-of-way line of U.S. Highway 190 and with said curve to the right, having a radius of 3,245.00 feet, an arc length of 16.35 feet, a central angle of 00 deg. 17 min. 19 sec., and a chord which bears South 48 deg. 09 min. 29 sec. West 16.35 feet to the **POINT OF BEGINNING** and containing 0.6490 acres or 28,271 square feet of land. (Bearings are referenced to the Texas Coordinate System, Central Zone, North American Datum of 1983 and referenced to the National Geodetic Survey Monument TXBU BURNET CORS ARP PID DG5763).

PART 3

FIELD NOTES FOR 0.0216 ACRES OR 940 SQUARE FEET OF LAND BEING A PORTION OF A TRACT OF LAND DESCRIBED IN A DEED DATED APRIL 15, 1943 TO UNITED STATES OF AMERICA RECORDED IN VOLUME 143, PAGE 571 D.R.C.C.T., LOCATED IN THE WM. P. HARDEMAN SURVEY, ABSTRACT 454, CORYELL COUNTY, TEXAS.

COMMENCING at a 3/8-inch iron rod with cap, marked M & ASSOC., found for the northeast corner of a called 12.87 acre tract as described in deed dated September 24, 2003 to City of Copperas Cove, recorded in File No. 167945 O.R.C.C.T.;

THENCE South 20 degrees 16 minutes 45 seconds West, along the east line of the called 12.87 acre tract, a distance of 54.24 feet to a 5/8-inch iron rod with aluminum cap stamped "LCI" set for the north corner and **POINT OF BEGINNING** of the herein described tract, being on the proposed northwesterly right-of-way line of U.S. Highway 190;

COPPERAS COVE TRACT
FORT HOOD
129.1506 ACRES

THENCE South 19 degrees 10 minutes 46 seconds East, along the said proposed northwesterly right-of-way line of U.S. Highway 190, a distance of 18.84 feet to a TxDOT Type II monument found for an east corner of the herein described tract, being on the said proposed northwesterly right-of-way line of U.S. Highway 190;

THENCE South 25 degrees 04 minutes 54 seconds West, continuing along the said proposed northwesterly right-of-way line of U.S. Highway 190, a distance of 143.00 feet to a 5/8-inch iron rod with aluminum cap stamped "LCI" set for the south corner of the herein described tract, being on the east line of the called 12.87 acre tract;

THENCE North 20 degrees 16 minutes 45 seconds East, along the east line of the called 12.87 acre tract, a distance of 157.05 feet to the **POINT OF BEGINNING** and containing 0.0216 acres or 940 square feet of land. (Bearings are referenced to the Texas Coordinate System, Central Zone, North American Datum of 1983 and referenced to the National Geodetic Survey Monument TXBU BURNET CORS ARP PID DG5763).

Total Acreage
Part 1=128.48
Part 2= 0.6490
Part 3=0.0216
Total=129.1506

Landtech Consultants, Inc.



Scott M. Fertak
Reg. Prof. Land Surveyor No. 5257



Dwg. No. 1431-D-2575
Job No. 0720306

190990
Deed without Warranty

Date: September 20, 2005
Grantor: City of Copperas Cove, a municipal corporation
Grantor's Mailing Address:

City of Copperas Cove
507 So. Main St.
Copperas Cove, Texas 76522
Coryell County

Grantee: Copperas Cove Economic Development Corporation, a Texas corporation
Grantee's Mailing Address:

Copperas Cove Economic Development Corporation
210 So. First St.
Copperas Cove, Texas 76522
Coryell County

Consideration:

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

Property (including any improvements):

All that certain land in Coryell County, Texas consisting of three (3) tracts. Tract One (1) containing 12.87 acres and more fully described by metes and bounds in Exhibit "A"; Tract Two (2) containing 13.97 acres and more fully described by metes and bounds in Exhibit "B"; Tract Three (3) containing 87.21 acres and more fully described by metes and bounds in Exhibit "C", for a total of 114.05 acres.

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

None

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever, without express or implied warranty. All warranties that might arise by common law as well as the warranties in section 5.023 of the Texas Property Code (or its successor) are excluded.

This conveyance is intended to include any property interests obtained by after-acquired title.

Affected Property Owners: Copperas Cove Economic Development Corporation, it's successors, heirs, transferees and assigns.

Restrictions: When Tracts 1 & 2 of this property become contiguous to the City of Copperas Cove, Texas, Copperas Cove Economic Development Corporation it's heirs successors or assigns shall take the necessary steps to have the property annexed into City and will dedicate appropriate rights-of way and easements for the City's infrastructure as the property is platted and developed.

Grantor, as the fee simple owner of the Property, establishes the Restrictions as covenants, conditions, and restrictions, whether mandatory, prohibitive, permissive, or administrative, to regulate the structural integrity, appearance, and uses of the Property and the improvements placed on it. Grantor and Grantee stipulate that (a) the Restrictions touch and concern the Property; (b) privity of estate exists by reason of the ownership of the Property; (c) notice is given by filing this instrument in the real property records of the county in which the Property is situated; and (d) the Restrictions are reasonable, their purposes being for the common benefit of Grantor, Grantee, and the Affected Property Owners, who are affected by the structural integrity, appearance, and uses of the Property. The Restrictions run with the land making up the Property, are binding on Grantee and Grantee's successors and assigns forever, and inure to the benefit of Grantor, Grantee, Affected Property Owners, and their successors and assigns forever.

As part of the consideration for this deed, Grantor and Grantee agree that, as between Grantor and Grantee, the risk of liability or expense for environmental problems, even if arising from events before closing, is the sole responsibility of Grantee, regardless of whether the environmental problems were known or unknown at closing. Grantee indemnifies, holds harmless, and releases Grantor from liability for any latent defects and from any liability for environmental problems affecting the property, including liability under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), the Resource Conservation and Recovery Act (RCRA), the Texas Solid Waste Disposal Act, or the Texas Water Code. Grantee indemnifies, holds harmless, and releases Grantor from any liability for environmental problems affecting the property arising as the result of

Grantor's own negligence or the negligence of Grantor's representatives. Grantee indemnifies, holds harmless, and releases Grantor from any liability for environmental problems affecting the property arising as the result of theories of products liability and strict liability, or under new laws or changes to existing laws enacted after the effective date that would otherwise impose on Grantor in this type of transaction new liabilities for environmental problems affecting the property.

When the context requires, singular nouns and pronouns include the plural.

City of Copperas Cove, a municipal corporation,

Bradi D. Diaz
Bradi D. Diaz, Mayor
Bradi

Attest:

Pamela J. Russell
Pamela J. Russell, City Secretary

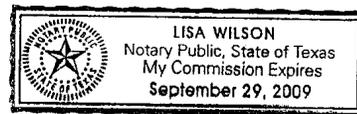
STATE OF TEXAS)

COUNTY OF CORYELL)

On this day, before me, the undersigned Notary Public, personally appeared Bradi D. Diaz, acting for the City of Copperas Cove, Texas in her capacity as Mayor of the City of Copperas Cove, Texas, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal on this 13th day of Jan., 2009.

Lisa Wilson
Notary Public, State of Texas
My commission expires: 9-29-09



FIELD NOTES for a tract of land in Coryell County, Texas part of the W. P. Hardeman Survey Abstract No. 454 and the land herein described being part of that called 165 acre tract described in a deed from Annie Fischgrabe and husband Charlie Fischgrabe to the United States of America and Its Assigns being of record in Volume 146, Page 410, deed records of Coryell County, Texas and being part of that called 116 acre tract of land described in a Judgement of Declaration of Taking No. 1 to the United States of America being of record in Volume 143, Page 571 deed records of Coryell County, Texas, and being part of that 127 acre tract of land described in a deed from Hans J. Leonhard and wife, Emma Leonhard to the United States of America and Its Assigns being of record in Volume 147, Page 220, Deed Records of Coryell County, Texas.

BEGINNING at a 5/8 inch iron rod with cap found in the south right-of-way of Old Copperas Cove Road (proposed) and the east right-of-way of US Hwy 190 (proposed), which bears S 36 deg 52 min 46 sec E., 1142.69 feet from a 3/8 inch iron rod found at the southeast corner of a called 92.780 acre tract of land described in a deed to the City of Copperas Cove, being of record in Volume 460, Page 742, Deed Records of Coryell County, Texas, for the most northerly northwest corner of this.

THENCE with the south right-of-way of Old Copperas Cove Road (proposed) S. 88 deg 33 min 04 sec E., 367.71 feet to a 3/8 iron rod with cap stamped "M&Assoc Killeen" set, for the northeast corner of this.

THENCE S. 20 deg 16 min 30 sec W., 441.18 feet to a 3/8 inch iron rod with cap stamped "M&Assoc Killeen" set and S 33 deg 49 min 02 sec W., 1081.76 feet to a 3/8 inch iron rod with cap stamped "M&Assoc Killeen" set, for the southeast corner of this.

THENCE N. 55 deg 17 min 58 sec W., 400.52 feet to a 3/8 inch iron rod with cap stamped "M&Assoc Killeen" set in a curve to the left in the east right-of way of US Hwy 190 (proposed) for the southwest corner of this.

THENCE with the east right-of-way of US Hwy 190 (proposed) and said curve to the left 62.06 (Long Chord bears N. 34 deg 15 min 21 sec E., 62.06 feet, having a radius of 3999.13 feet; right-of-way radius = 3999.72 feet) to a 5/8 inch iron rod with cap found for a corner of this.

THENCE continuing with the east right-of-way of US Hwy 190 (proposed) N. 33 deg 49 min 02 sec E., 966.04 feet (proposed right-of-way calls N. 33 deg 49 min 00 sec E., 966.00 feet) to a 5/8 inch iron rod with cap found N 20 deg 16 min 30 sec E., 208.06 feet (proposed right-of way calls N. 20 deg 14 min 20 sec E., 208.07 feet) to a 5/8 inch iron rod with cap found and N 58 deg 05 min 04 sec E, 84.76 feet (proposed right of way calls N. 58 deg 05 min 36 sec E., 84.74 feet) to the PLACE OF BEGINNING containing 12.87 acres of land.

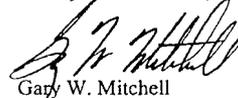
The bearings for the above description are based on a portion of the west Right-of-way of US Hwy 190 (proposed).

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS, that I Gary W. Mitchell, Registered Professional Land Surveyor, do hereby certify that I did caused to be surveyed on the ground.

COUNTY OF BELL

IN WITNESS THEREOF, my hand and seal this the 18th day of November, 2002, A. D.


Gary W. Mitchell
Registered Professional
Land Surveyor, No. 4982



FIELD NOTES for a tract of land in Coryell County, Texas, part of the W. P. Hardeman Survey, Abstract No. 409 and the C. G. Bennett Survey Abstract No. 1680, and the land herein described being part of that called 127 acre tract of land described in a deed from Hans J. Leonhard and wife Emma Leonhard to the United States of America and its assigns, being of record in Volume 147, Page 270, Deed Records of Coryell County, Texas.

BEGINNING at a 5/8" iron rod with cap found in the north right-of-way of Old Copperas Cove Road (proposed) and in the east right-of-way of U. S. Highway 190 (proposed) which bears S. 45° 48' 54" W., 1044.47 feet from a 3/8" iron rod found at the southeast corner of a called 92.780 acre tract of land described in deed to the City of Copperas Cove, being of record in Volume 460, Page 742, Deed Records of Coryell County, Texas, for the most southerly southwest corner of this.

THENCE with the east right-of-way U. S. Highway 190 (proposed) N. 30° 44' 31" W., 60.39 feet (right-of-way calls N. 30° 41' 59" W., 60.53 feet) to a 5/8" iron rod with cap found, for a corner of this.

THENCE continuing with the east right-of-way U. S. Highway 190 (proposed) N. 20° 14' 08" E., 623.02 feet (right-of-way calls N. 20° 14' 20" E., 622.83 feet) to a 5/8" iron rod with cap found and N. 20° 14' 37" E., 392.33 feet (right-of-way calls N. 20° 14' 20" W., 392.52 feet) to a 5/8" iron rod with cap found at the beginning of a curve to the right, for a corner of this.

THENCE continuing with the east right-of-way U. S. Highway 190 (proposed) and with said curve to the right 550.80 feet (Long Chord bears N. 30° 09' 11" E., 550.42 feet, having a radius of 4240.17 feet, right-of-way radius=4240.18) to a 3/8" iron rod with cap stamped "M & Assoc., Killeen" set, for the northwest corner of this.

THENCE S. 56° 07' 32" E., 411.85 feet to a 3/8" iron rod with cap stamped "M & Assoc., Killeen" set, for the northeast corner of this.

THENCE S. 34° 29' 14" W., 386.00 feet to a 3/8" iron rod with cap stamped "M & Assoc., Killeen" set and S. 20° 14' 37" W., 1044.82 feet to a 3/8" iron rod with cap stamped "m & Assoc., Killeen" set in the north right-of-way of Old Copperas Cove Road (proposed), for the southeast corner of this

THENCE with the north right-of-way of Old Copperas Cove Road (proposed) N. 82° 27' 30" W., 361.84 feet to the Point of Beginning, containing 13.97 acres of land of which 1.10 acres of land being in a Texas Public Utility Company easement, being of record in Volume 106, Page 284, Deed Records of Coryell County, Texas, for a net acreage of 12.87 Acres.

The bearings for the above description are based on a portion of the west Right-of-Way of U. S. Highway 190 (proposed)

STATE OF TEXAS
COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS, that I, Gary W.. Mitchell, Registered Professional Land Surveyor, do hereby certify that I did cause to be surveyed on the ground the above described tract of land and to the best of my knowledge and belief, the said description is true and correct.

IN WITNESS THEREOF, my hand and seal this the 18th day of November 2002, A.D.


Gary W. Mitchell
Registered Professional
Land Surveyor, No. 4982



EXHIBIT "B"

FIELD NOTES for a tract of land in Coryell County, Texas, part of the W.P. Hardeman Survey, Abstract No. 454, and the land herein described being part of a tract of land described in a Deed from Hans J. Leonhard and wife, Emma Leonhard to the United States of America and its assigns, being of record in Volume 147, Page 270, Deed Records of Coryell County, Texas, and being part of a tract of land described in a Deed from Annie Fischgrabe and husband Charlie Fischgrabe to the United States of America and its assigns, being of record in Volume 146, Page 410, Deed Records of Coryell County, Texas, and being part of a tract of land described in a Deed from Selma Leonhard to the United States of America and its assigns, being of record in Volume 146, Page 411, Deed Records of Coryell County, Texas.

BEGINNING at a 3/8-inch iron rod found in the West line of said United States of America tract, (Volume 146, Page 410), being the northeast corner of a called 376 acre tract described in a Deed to Curtis Manning and wife Joyce Manning, being of record in Volume 306, Page 361, Deed Records of Coryell County, Texas, and the southeast corner of Second Amended Thousand Oaks Addition II, an Addition to the City of Copperas Cove, Texas, being of record in Volume 6, Page 30, Plat Records of Coryell County.

THENCE, with the East line of said Second Amended Thousand Oaks Addition II, and with the West line of said United States of America tract, (Volume 146, Page 410), North 14° 48' 30" East, 1741.02 feet, (Deed calls North 19° 00' 00" East), to a 3/8-inch iron rod with cap stamped "M&ASSOC., KILLEEN" set, being the northeast corner of said Second Amended Thousand Oaks Addition II, and the most easterly southeast corner of Thousand Oaks Addition I, an Addition to the City of Copperas Cove, Texas, being of record in Volume 4, Page 35, Plat Records of Coryell County, for a corner in the West line of this.

THENCE, with the East line of said Thousand Oaks Addition I, and the West line of said United States of America tract, (Volume 146, Page 410), North 15° 19' 02" East, 300.14 feet to a flagged steel post found and North 15° 48' 36" East, 174.07 feet, (Deed calls North 19° 00' 00" East), to a 1-inch iron pipe found being the northeast corner of said Thousand Oaks Addition I, the southeast corner of Nauert Addition 8th Extension, an Addition to the City of Copperas Cove, Texas, being of record in Volume 4, Page 51, Plat Records of Coryell County, Texas, and the northwest corner of said United States of America tract, (Volume 146, Page 410), and the southwest corner of said United States of America tract, (Volume 147, Page 270), for a corner in the West line of this.

THENCE, with the East line of said Nauert Addition 8th Extension, and the West line of said United States of America tract, (Volume 147, Page 270), North 15° 58' 42" East, 698.52 feet to a 3/8-inch iron rod found in the East line of Nauert Addition 7th Extension, an Addition to the City of Copperas Cove, Texas, being of record in Volume 2, Page 34, Plat Records of Coryell County, Texas, being the southeast corner of a called 92.780-Acre tract of land described in a Deed to the City of Copperas Cove, Texas, being of record in Volume 460, Page 742, Deed Records of Coryell County, Texas.

THENCE, South 74° 02' 56" East, 1038.28 feet to a 3/8-inch iron rod found, being the southeast corner of said 92.780-Acre tract, for an ell corner of this.

THENCE, with the East line of said 92.780-Acre tract, North 33° 13' 10" East, 825.69 feet, (adjoiner calls North 33° 19' 38" East, 825.28 feet), to a 3/8-inch iron rod found at the beginning of a curve to the right, for a corner of this.

THENCE, continuing with the East line of said 92.780-Acre tract, and said curve to the right, 303.47 feet, (long chord bears North 37° 47' 25" East, 303.15 feet, having a radius of 1905.90 feet, adjoining arc calls 303.68 feet), to a 3/8-inch iron rod found, for a corner of this.

THENCE, continuing with the East line of said 92.780-Acre tract, North 42° 20' 34" East, 772.15 feet, (adjoiner calls North 42° 20' 15" East), to a 5/8-inch iron rod with cap found at the beginning of a curve to the left in the East line of Copperas Cove 190 Business and Industrial Park, Phase Two, being of record in Cabinet A, Slide 369, Plat Records of Coryell County, Texas, and in the West Right of Way of U.S. Highway 190, (proposed), for the most northerly corner of this.

THENCE, with the West Right of Way of U.S Highway 190, (proposed), and with said curve to the left, 1598.49 feet, (long chord bears South 29° 16' 17" West, 1591.88 feet, having a radius of 5069.65 feet, proposed arc being 1598.28 feet), to a 5/8-inch iron rod with cap found for a corner of this.

THENCE, continuing with the West Right of Way of US Highway 190, (proposed), South 20° 14' 03" West, 782.83 feet, (proposed Right of Way calls South 20° 14' 20" West, 782.99 feet), to a mag nail found at a cutback in said proposed Right of Way, for a corner of this.

THENCE, continuing with the West Right of Way of said proposed U S Highway 190, and with said cutback, South 57° 44' 38" West, 83.86 feet, (proposed Right of Way calls South 57° 44' 38" West, 83.76 feet), to a 5/8-inch iron rod with cap found, South 20° 14' 20" West, 782.99 feet, to a mag nail found at a cutback in said proposed Right of Way, for a corner of this.

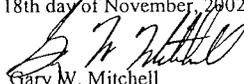
THENCE, continuing with the proposed West Right of Way of U S Highway 190 and said curve to the right, 2102.32 feet, (long chord bears South 51° 15' 36" West, 2073.21 feet, having a radius of 3639.72 feet, arc calls 2102.14 feet), to a 5/8-inch iron rod found in the East line of said 376-Acre tract and the West line of said United States of America tract, (Volume 146, Page 410), for the southwest corner of this.

THENCE, with the East line of said 376-Acre tract, and the West line of said United States of America tract, (Volume 146, Page 410), North 17° 33' 57" East, 602.49 feet, (Deed calls North 19° 00' 00" East), to the PLACE OF BEGINNING, CONTAINING 87.21-Acres of land, of which 3.64-Acres are in a Texas Public Utilities Easement being of record in Volume 106, Page 284, Deed Records of Coryell County, Texas, for a Net Acreage of 83.57-Acres.

The bearings for the above described tract of land are based upon a portion of the West Right-of-Way of proposed U.S. Highway 190 By-Pass.

STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS, that I, Gary W. Mitchell,
COUNTY OF BELL Registered Professional Land Surveyor, do hereby certify that I did cause
to be surveyed on the ground the above described tract of land.

IN WITNESS THEREOF, my hand and seal this the 18th day of November, 2002, A. D.


Gary W. Mitchell
Registered Professional
Land Surveyor, No. 4982



STATE OF TEXAS
COUNTY OF CORYELL

I, Barbara Simpson, County Clerk in and for Coryell County, Texas do hereby certify that this instrument was filed for record in the volume and page of the Coryell County Public Records and at the time and date as stamped hereon by me.



BARBARA SIMPSON, CLERK
CORYELL COUNTY, TEXAS



Filed For Record
AT 9:45 O'CLOCK A M

JAN 19 2006


County Clerk, Coryell Co., Texas

190990

City of Copperas Cove

City Council Agenda Item Report

August 3, 2010

Agenda Item No. H-3

Contact – J. Mike Baker, Fire Chief/EMC, 547-2514
mbaker@ci.copperas-cove.tx.us

SUBJECT: Public hearing on the annexation of 6.8 acres owned by the City of Copperas Cove to the City.

1. BACKGROUND/HISTORY

On January 26, 2010, the City of Copperas Cove purchased 4.6 acres of land and received an in kind donation of 2.2 acres of land immediately adjacent to the property that was purchased. Both properties are situated at the intersection of Farm to Market Road 1113 and Grimes Crossing Road. Both properties are located within the City's Extra Territorial Jurisdiction (ETJ). A new fire station is proposed to be constructed on the property at a future date.

After consultation with the City Attorney to ensure proper procedures are followed, City staff selected dates and times for two public hearings to be conducted as required by Local Government Code 43.063(a). The public hearings are scheduled to take place on August 3, 2010 and August 17, 2010. Reading of the Annexation Ordinance is scheduled for September 7, 2010.

2. FINDINGS/CURRENT ACTIVITY

As required by Local Government Code §43.063(c), a public notice of the date and time set for the first public hearing was published in the local newspaper on July 20, 2010. Also required by the code is the posting of a public notice on the City's website. The requirement was satisfied on July 21, 2010 and will remain on the website as required until the completion of the public hearing process.

3. FINANCIAL IMPACT

Sufficient funds exist in the General Fund Planning Department operating budget to cover the required advertisement expenditures.

4. ACTION OPTIONS/RECOMMENDATION

City staff recommends the City Council hold the first of two required public hearings.

DESCRIPTION OF A 4.60 ACRE TRACT OF LAND, OUT OF THE ED S. JONES SURVEY, ABSTRACT NO. 574, CORYELL COUNTY, TEXAS AND BEING PART OF AN 87.0 ACRE TRACT OF LAND, AS CONVEYED TO GEORGIA A. McLENDON MORRIS IN VOLUME 402, PAGE 52 IN THE OFFICIAL PUBLIC RECORDS OF CORYELL COUNTY, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an 3/8 inch iron rod found for the most eastern corner of the 87.0 acre Tract, and also being on the southern right-of-way line of F.M. 1113, from which points a 3/8 inch iron rod found on the northern property line of the 87.0 acre Tract, bears N 42° 05' 14" W, 2317.86 feet (Bearing Basis);

THENCE S 42° 13' 14" W (S 42° 05' 14" W), a distance of 75.37 (75.57) feet, to a 3/8 inch iron rod found on the northern right-of-way line of Grimes Crossing Road;

THENCE N 84° 59' 11" W (N 84° 46' 39" W), a distance of 273.20 (274.25) feet along and with the common property line of the 87.0 acre Tract and the northern right-of-way line of Grimes Crossing Road, to a capped iron rod found labeled "Maples 5043 R.P.L.S.";

THENCE N 88° 26' 49" W (N 88° 26' 19" W), a distance of 149.24 (148.71) feet along and with the common property line of the 87.0 acre Tract and the northern right-of-way line of Grimes Crossing Road, to a capped iron rod found labeled "Maples 5043 R.P.L.S.";

THENCE S 87° 09' 05" W (S 86° 36' 01" W), a distance of 8.91 feet along and with the common property line of the 87.0 acre Tract and the northern right-of-way line of Grimes Crossing Road, to a set iron rod;

THENCE N 47° 46' 46" W, a distance of 386.38 feet parallel to the northern property line of the 87.0 acre Tract, to a set iron rod;

THENCE N 42° 13' 14" E, a distance of 336.46 feet, to a set iron rod on the northern property line of the 87.0 acre Tract;

THENCE S 48° 23' 16" E, along and with the common property line of the 87.0 acre Tract and the southern right-of-way line of FM 1113, a distance of 723.50 feet to the **POINT OF BEGINNING**, and containing 4.60 acres, more or less.

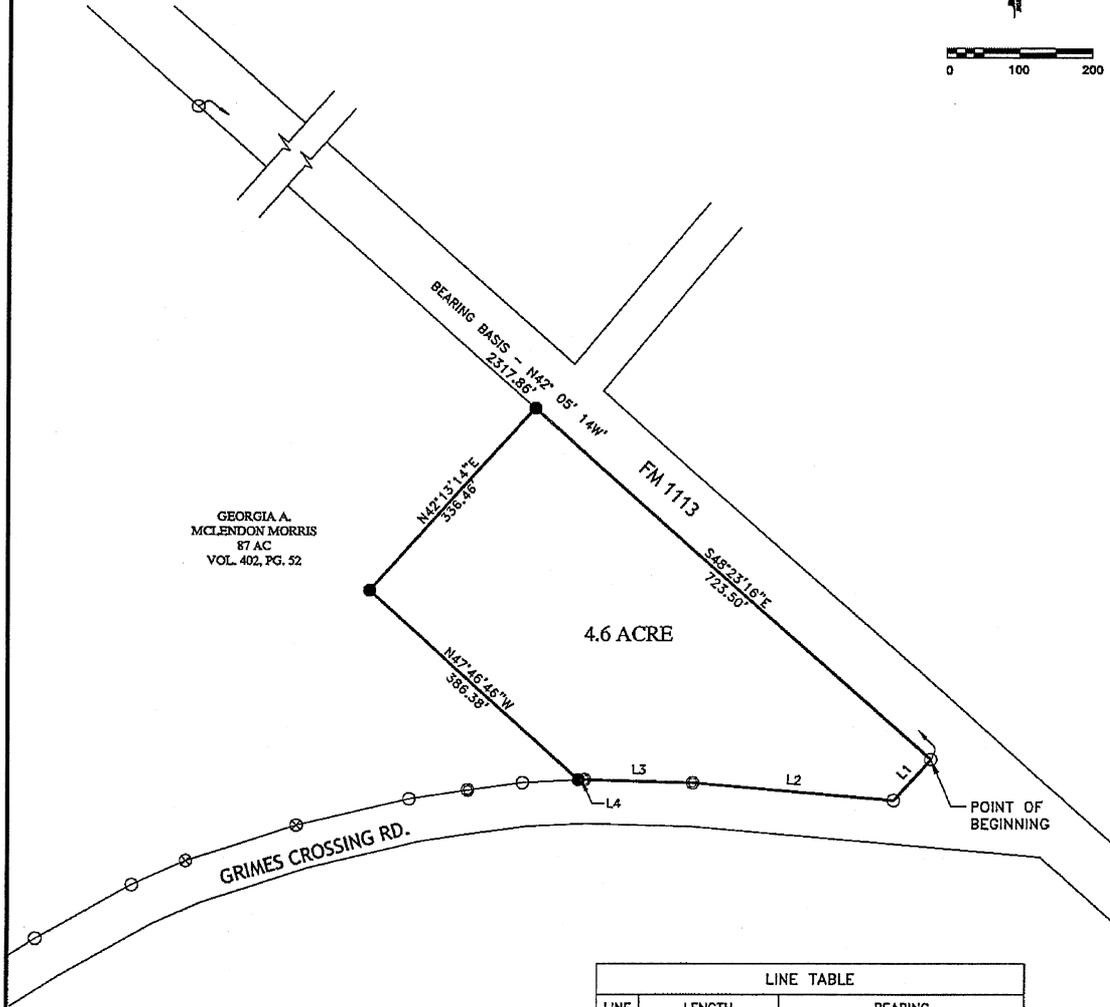
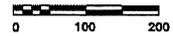
Record information is shown in parenthesis.

I, Douglas C. Hearn, a Registered Professional Land Surveyor, do hereby certify that these field notes are based on record information, supplemental field surveys, and calculations performed under my supervision in February of 2009 and are correct to the best of my knowledge and belief.



Doug C. Hearn
7/27/09

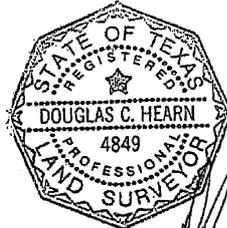
SKETCH TO ACCOMPANY FIELD NOTES



LINE TABLE		
LINE	LENGTH	BEARING
L1	75.37' (75.57')	S42° 13' 14"W (S42° 05' 14"W)
L2	275.20' (274.25')	N84° 59' 11"W (N84° 46' 39"W)
L3	149.24' (148.71')	N88° 26' 49"W (N88° 26' 19"W)
L4	8.91'	S87° 09' 05"W (S86° 36' 01"W)

LEGEND

- CAPPED FOUND IRON PIN
- FOUND IRON PIN
- SET IRON PIN
- ⊗ DISTURBED FOUND IRON PIN
- FENCE POST
- FENCE
- EDGE OF ASPHALT



DCH
2/27/09

I, Douglas C. Hearn, a Registered Professional Land Surveyor, do hereby certify that these field notes accurately represent the result of an on-the-ground survey made under my supervision during February of 2009 and are correct to the best of my knowledge.

Hearn Engineering, Inc. * 3000 Joe DiMaggio Blvd. Ste. 25 * Round Rock, Texas 78665 * (512) 310-0176

DESCRIPTION OF A 2.2 ACRE TRACT, OF LAND OUT OF THE ED S. JONES SURVEY, ABSTRACT NO. 574, CORYELL COUNTY, TEXAS AND BEING PART OF AN 87.0 ACRE TRACT OF LAND, AS CONVEYED TO GEORGIA A. McLENDON MORRIS IN VOLUME 402, PAGE 52 IN THE OFFICIAL PUBLIC RECORDS OF CORYELL COUNTY, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at an 3/8 inch iron rod found for the most eastern corner of the 87.0 acre Tract, and also being on the southern right-of-way line of F.M. 1113, from which points a 3/8 inch iron rod found on the northern property line of the 87.0 acre Tract, bears N 42° 05' 14" W, 2317.86 feet (Bearing Basis);

THENCE S 42° 13' 14" W (S 42° 05' 14" W), a distance of 75.37 (75.57) feet, to a 3/8 inch iron rod found on the northern right-of-way line of Grimes Crossing Road;

THENCE N 84° 59' 11" W (N 84° 46' 39" W), a distance of 273.20 (274.25) feet along and with the common property line of the 87.0 acre Tract and the northern right-of-way line of Grimes Crossing Road, to a capped iron rod found labeled "Maples 5043 R.P.L.S.";

THENCE N 88° 26' 49" W (N 88° 26' 19" W), a distance of 149.24 (148.71) feet along and with the common property line of the 87.0 acre Tract and the northern right-of-way line of Grimes Crossing Road, to a capped iron rod found labeled "Maples 5043 R.P.L.S.";

THENCE S 87° 09' 05" W (S 86° 36' 01" W), a distance of 8.91 feet along and with the common property line of the 87.0 acre Tract and the northern right-of-way line of Grimes Crossing Road, to a set iron rod for the **POINT OF BEGINNING**;

THENCE along and with the common property line of the 87.0 acre Tract and the northern right-of-way line of Grimes Crossing Road, the following courses:

S 87° 09' 05" W (S 86° 36' 01" W), 76.14 feet to an iron rod found;

S 82° 19' 16" W (S 82° 51' 33" W), 75.01 (74.24) feet to an iron rod found;

S 81° 23' 14" W (S 80° 59' 19" W), 81.82 (82.85) feet to an iron rod found;

S 76° 45' 31" W (S 76° 38' 54" W), 158.61 (158.48) feet to a disturbed iron rod found;

S 71° 59' 50" W (S 71° 55' 16" W), 158.30 (158.50) feet to a disturbed iron rod found;

S 66° 08' 29" W (S 66° 17' 23" W), 81.61 (81.22) feet to an iron rod found;

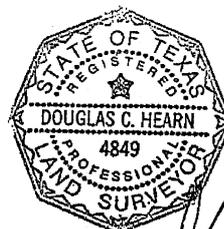
S 60° 50' 38" W (S 60° 45' 10" W), 97.01 feet to a set iron rod;

THENCE N 42° 13' 14" E, a distance of 609.30 feet to a set iron rod,

THENCE S 47° 46' 46" E, a distance of 386.38 feet to the **POINT OF BEGINNING**, and containing 2.2 acres, more or less.

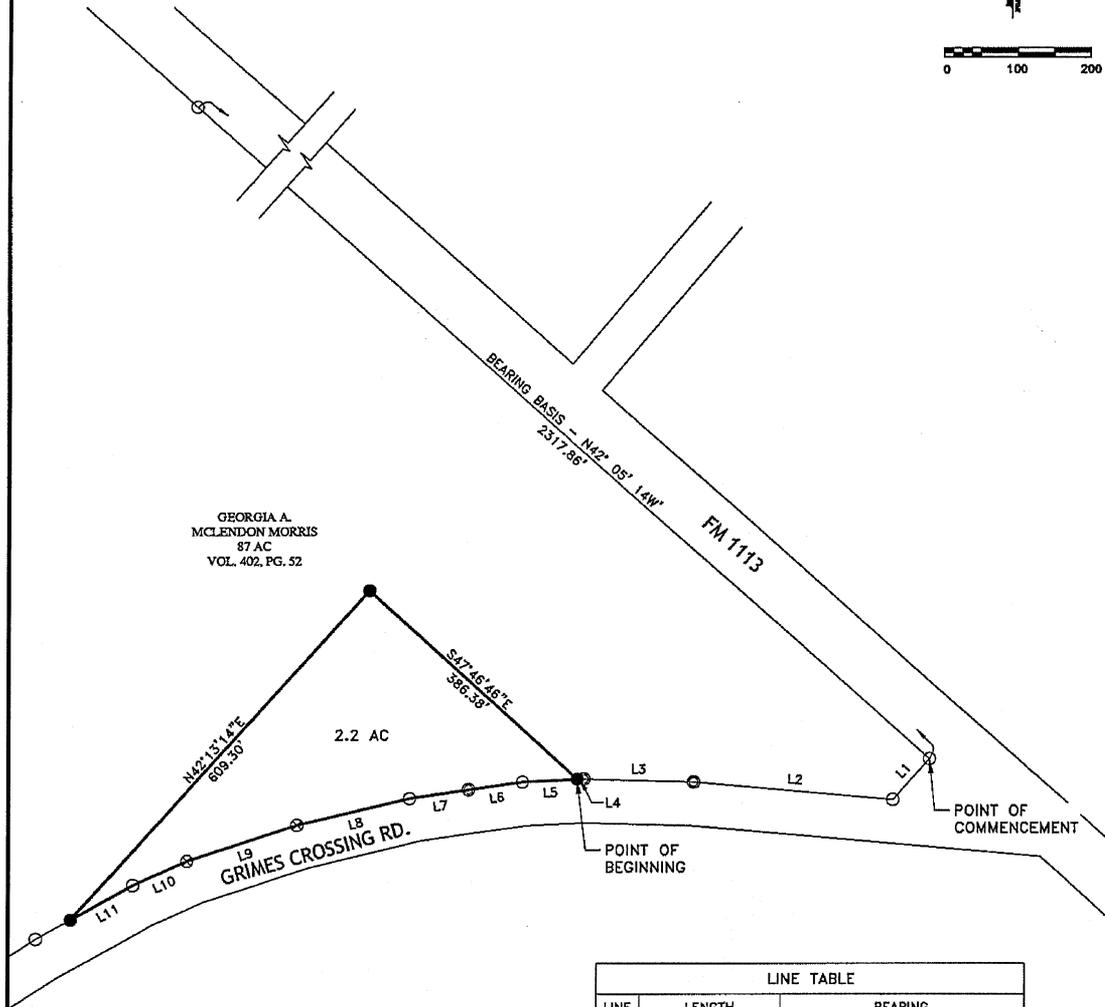
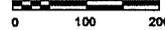
Record information is shown in parenthesis.

I, Douglas C. Hearn, a Registered Professional Land Surveyor, do hereby certify that these field notes are based on record information, supplemental field surveys, and calculations performed under my supervision in July of 2009 and are correct to the best of my knowledge and belief.



D. C. Hearn
7/27/09

SKETCH TO ACCOMPANY FIELD NOTES



GEORGIA A.
MCLENDON MORRIS
87 AC
VOL. 402, PG. 52

2.2 AC

N42° 31' 4" E
609.30'

S47° 16' 46" E
386.39'

GRIMES CROSSING RD.

FM 1113

POINT OF COMMENCEMENT

POINT OF BEGINNING

LINE TABLE

LINE	LENGTH	BEARING
L1	75.37' (75.57')	S42° 13' 14" W (S42° 05' 14" W)
L2	273.20' (274.25')	N84° 59' 11" W (N84° 46' 39" W)
L3	149.24' (148.71')	N88° 26' 49" W (N88° 26' 19" W)
L4	8.91'	S87° 09' 05" W (S86° 36' 01" W)
L5	76.14'	S87° 09' 05" W (S86° 36' 01" W)
L6	75.01' (74.24')	S82° 19' 16" W (S82° 51' 33" W)
L7	81.82' (82.85')	S81° 23' 14" W (S80° 59' 19" W)
L8	158.61' (158.48')	S76° 45' 31" W (S76° 38' 54" W)
L9	158.30' (158.50')	S71° 59' 50" W (S71° 55' 16" W)
L10	81.61' (81.22')	S66° 08' 29" W (S66° 17' 23" W)
L11	97.01'	S60° 50' 38" W (S60° 45' 10" W)

LEGEND

- CAPPED FOUND IRON PIN
- FOUND IRON PIN
- SET IRON PIN
- ⊗ DISTURBED FOUND IRON PIN
- ⊠ FENCE POST
- x- FENCE
- EDGE OF ASPHALT



I, Douglas C. Hearn, a Registered Professional Land Surveyor, do hereby certify that these field notes accurately represent the result of an on-the-ground survey made under my supervision during July of 2009 and are correct to the best of my knowledge.

Hearn Engineering, Inc. * 3000 Joe DiMaggio Blvd. Ste. 25 * Round Rock, Texas 78665 * (512) 310-0176

City of Copperas Cove

City Council Agenda Item Report

August 3, 2010

Agenda Item No. I-1

Contact – John Hull, Mayor, 547-4221
jhull@ci.copperas-cove.tx.us

SUBJECT: Consideration and action on a resolution nominating a candidate(s) to serve on the Board of Trustees of the Texas Municipal League Intergovernmental Risk Pool.

1. Background/History

On June 28, 2010, the City Manager received notice of the following Board of Trustees term expirations:

- Place 6 held by Mary Gauer
- Place 7 held by Kevin Caddell
- Place 8 held by Larry Melton
- Place 9 held by Andres Garza

The five trustees' terms expire on October 1, 2010. Place 10 is held by Donald Henderson with a term expiration of October 1, 2010, but the position is an appointed position and not an elected position.

2. FINDINGS/CURRENT ACTIVITY

Per the attached instructions, all nominations must reach the TML Board Secretary by Thursday, August 12, 2010. Per TML no residency requirements or other requirements exist for the positions and a person may be nominated for any one of the available positions.

Per Section 2-55.1 of the Code of Ordinances, the mayor nominates and the city council confirms council member appointments to outside agencies, committees, task forces, boards and commissions.

3. FINANCIAL IMPACT

None.

4. ACTION OPTIONS/RECOMMENDATION

City staff recommends that the Mayor nominate a member(s) of the City Council to serve on the Board of Trustees of the Texas Municipal League Intergovernmental Risk Pool and the Council confirm the nomination(s) by approval of Resolution No. 2010-28.

RESOLUTION NO. 2010-28

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COPPERAS COVE, TEXAS, TO NOMINATE A CANDIDATE(S) TO SERVE ON THE BOARD OF TRUSTEES OF THE TEXAS MUNICIPAL LEAGUE INTERGOVERNMENTAL RISK POOL.

WHEREAS, The City Council of the City of Copperas Cove, Texas submits their nominations for the Board of Trustees of the Texas Municipal League Intergovernmental Risk Pool.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Copperas Cove, Texas submits the following nominations for candidates for the election of the Board of Trustees of the Texas Municipal League Intergovernmental Risk Pool.

PASSED, APPROVED, AND ADOPTED on this 3rd day of August 2010, at a regular meeting of the City Council of the City of Copperas Cove, Texas which meeting was held in compliance with the Open Meetings Act, *Tex. Gov't Code*, §551.001, et.seq. at which meeting a quorum was present and voting.

John Hull, Mayor

ATTEST:

Jane Lees, City Secretary
APPROVED AS TO FORM:

Denton, Navarro, Rocha
& Bernal, P.C., City Attorney

in AUG

**NOMINATIONS TO THE BOARD OF TRUSTEES OF THE
TEXAS MUNICIPAL LEAGUE INTERGOVERNMENTAL RISK POOL**

June 24, 2010

TO: All TML Intergovernmental Risk Pool Members

Section 6 of the Pool's Bylaws sets forth the following election procedure:

“ . . . Ninety (90) days prior to the date of the expiration of the term of office of any Board of Trustee member, all Employer Members shall be informed in writing of their opportunity to submit the name of a qualified person for election to that designated place. If an Employer Member wishes to submit the name of a qualified person for election, the name shall be submitted and received by the Board Secretary no less than (50) days prior to the expiration of the term of the office being sought. . . .”

Section 4 of the Pool's Bylaws sets forth the following qualifications for board members:

“Each member of the Board must be either an employee or official of the governing body of an Employer Member of the Fund at the time the Board member is elected or appointed. . . .”

Terms for Trustees in Places 6-10 will expire October 1, 2010. Place 10 is an appointed public member and is not elected. Places 6, 7, 8 and 9 are currently being held by the following individuals:

Place 6	Mary Gauer, Executive Board, Central Texas Council of Governments, Harker Heights
Place 7	Kevin Caddell, Mayor, Dalhart
Place 8	Larry Melton, Mayor, Odessa
Place 9	Andres Garza, City Manager, Wharton

The composition of the present Board is listed on the back of this notice.

In accordance with Section 6 of the Pool Bylaws, any Employer Member may submit the name of qualified persons to be considered for the position of Trustee. These nominations should be mailed to:

Trustee Nomination
Board Secretary
P. O. Box 149194
Austin, Texas 78714-9194

ALL NOMINATIONS MUST REACH THE BOARD SECRETARY BY THURSDAY, AUGUST 12, 2010. EACH BOARD MEMBER IS ELECTED TO A DESIGNATED PLACE ON THE BOARD, AND ALL NOMINATIONS MUST SHOW ONE OF THE PLACES, 6 THROUGH 9, FOR WHICH THE NOMINATION IS MADE. A NOMINATION MAY BE FOR ANY ONE OF THE FOUR POSITIONS. THERE ARE NO RESIDENCY OR OTHER REQUIREMENTS APPLICABLE TO ANY PLACE. PLEASE INCLUDE A SHORT BIOGRAPHICAL SKETCH OF THE NOMINEE. THE BOARD SECRETARY WILL DISTRIBUTE THE BALLOTS AUGUST 17, 2010.

RECEIVED
6-28-10
[Signature]

Current Texas Municipal League Intergovernmental Risk Pool Board of Trustee Members and the date their terms expire include:

Place 4 (Oct. 1, 2014)
Rickey C. Childers, Chair
City Manager, City of Lancaster

Place 10 (Oct. 1, 2016)
Donald S. Henderson
Appointed Public Member

Place 6 (Oct. 1, 2010)
Mary Gauer, Vice Chair
Executive Board, Central Texas Council of Governments

Place 11 (Oct. 1, 2012)
Greg Ingham
City Manager, City of Plainview

Place 1 (Oct. 1, 2014)
Robert T. Herrera
City Manager, City of Hondo

Place 12 (Oct. 1, 2012)
Larry Gilley
City Manager, City of Abilene

Place 2 (Oct. 1, 2014)
Makia Epie
Council Member, City of Cedar Hill

Place 13 (Oct. 1, 2012)
Byron Black
Chairman, CAD of Johnson County

Place 3 (Oct. 1, 2014)
Paul Parker
City Manager, City of Lufkin

Place 14 (Oct. 1, 2012)
Pat Norriss
Executive Board, Nortex Reg. Planning Comm.

Place 5 (Oct. 1, 2014)
Leo Montalvo
Appointed Public Member

Place 15 (Oct. 1, 2012)
Nora Chavez
Appointed Public Member

Place 7 (Oct. 1, 2010)
Kevin Caddell
Mayor, City of Dalhart

TML Board Representative
Henry Wilson
Council Member, City of Hurst

Place 8 (Oct. 1, 2010)
Larry Melton
Mayor, City of Odessa

TML Representative
Frank Sturzl
Executive Director, TML

Place 9 (Oct. 1, 2010)
Andres Garza, Jr.
City Manager, City of Wharton

TML Intergovernmental Employee Benefits Pool Representative
Eddie Edwards
City Manager, City of Borger

City of Copperas Cove City Council Agenda Item Report

August 3, 2010

Agenda Item No. J-1

Contact – Marty Smith, President, Copperas Cove Chamber of Commerce, 547-7571
president@copperas-cove.com

SUBJECT: Chamber of Commerce 2nd Quarter Report for 2010.

1. BACKGROUND/HISTORY

The Chamber of Commerce has an agreement with the City of Copperas Cove to promote the city and bring visitors, tourists, and new families into our city. The city in return funds part of the Chamber's Tourism Budget from the City's Hotel Motel Tax Fund. The Chamber is responsible at the end of each quarter to report to the City Council on how these funds have been used.

2. FINDINGS/CURRENT ACTIVITY

The Chamber of Commerce report shows the increase in visitors, dollars spent in our city, and the increase in people moving into our city to live, work, and play. The Chamber has done an outstanding job in promoting our city above and beyond the funds that it receives.

3. FINANCIAL IMPACT

The Chamber's Tourism Programs, active interaction with other organizations and chambers, and wide distribution of our brochures bring more dollars into our community each year.

4. ACTION OPTIONS/RECOMMENDATION

N/A



Copperas Cove Chamber of Commerce Hotel Motel Tax 2010 Budget vs. Actual

	2010 Estimated Tourism Budget	2010 1st Quarter Actual	2010 2nd Quarter Actual	2010 3rd Quarter Actual	2010 4th Quarter Actual	Year to Date 2010 Totals	
Advertising	39,630.00	5,500.30	19,126.82			24,627.12	
General & Administrative	122,213.50	29,138.23	30,967.55			60,105.78	
Promotional	30,300.00	2,026.22	3,269.88			5,296.10	
Supplies/Printing/Postage	6,800.00	753.30	1,986.94			2,740.24	
Tourism Event Entertainment	15,565.00	0.00	10,900.00			10,900.00	
Tourism Events	113,367.00	5,911.91	38,252.56			44,164.47	
						0.00	
Chamber 2010 Est. Tourism Budget	327,875.50	43,329.96	104,503.75			147,833.71	<i>Total Chamber Expenditure 2010</i>
2009 City Hotel/Motel Tax Funds Commitment & Additional Funds Request	170,000.00	42,500.00	42,500.00			85,000.00	<i>Total Hotel Motel Tax Funds for 2010</i>
Difference in Budgets	\$ (157,875.50)	\$ (829.96)	(62,300.75)			(63,130.71)	<i>Unmet Tourism Needs Paid by Chamber Operating Fund</i>
The overage in the budget is paid out of the Chamber "Operating Fund".							
Tourism Event Performance Indicators							
	2009 Actual	2009 Actual				2010 As of 2nd Quarter	
	Participants	Hotel Rooms				Participants	Hotel Rooms
Rabbit Fest	40,280+	37				44,780+	47
Bike/Run Central Texas	1421	734				332	35
Other Tourism Events	433	96				0	0
	2009 Actual	2010 Projected	2010 Actual				
			1st Qtrr	2nd Qtrr	3rd Qtrr	4th Qtrr	Total YTD
Website Hits	1,493,746	1,500,000	406,987	567,269			1,493,746
Relocation Requests	506	512	78	102			180
Welcome Bags	3121	3147	975	487			1462
Visitors Bureau	3434	3527	206	527			733