



APPROVED: BY THE CITY COUNCIL MARCH 19, 1963

[Signature]
MAYOR OF COPPERAS COVE, TEXAS

ATTEST: *[Signature]*
SECRETARY OF COPPERAS COVE, TEXAS



STATE OF TEXAS
COUNTY OF CORYELL

I, E. P. Fritz, owner of that 7.93 acre tract of land out of the W. H. Davis Survey, in Coryell County, Texas, and being out of that 313.4 acre tract of land conveyed to George J. Fritz by E. A. Nichols by deed of record in Vol. 56, Page 517 of the Deed Records of Coryell County, Texas, and being more particularly described as follows:

BEGINNING at the most westerly northwest corner of that 29.06 acre tract described in a deed of record in Vol. 221, Page 263 and 264 of the Deed Records of Coryell County, an iron pin for an ell corner of this;

THENCE S 26 deg. 32 min. E 26 feet to an iron pin in the west line of said 29.06 acre tract for a corner of this;

THENCE S 63 deg. 28 min. W 22 feet to an iron pin for the most southerly corner of this;

THENCE N 26 deg. 32 min. W 178 feet to an iron pin for the most westerly corner of this;

THENCE N 63 deg. 28 min. E 1138 feet to an iron pin for a corner of this;

THENCE N 84 deg. 15 min. E 102.7 feet to an iron pin for a corner of this;

THENCE S 67 deg. 27 min. E 418 feet to the east line of the said 313.4 acre tract, an iron pin for the most easterly corner of this;

THENCE S 23 deg. 30 min. W 463 feet to an iron pin that bears S 67 deg. 27 min. E 4.86 feet from the northeast corner of said 29.06 acre tract, and being the southeast corner of this;

THENCE N 67 deg. 27 min. W 160.65 feet to an iron pin for a corner of this;

THENCE N 26 deg. 32 min. W 375 feet to an iron pin for a corner of this;

THENCE S 63 deg. 28 min. W 1026 feet to the place of beginning, containing 7.93 acres of land, do hereby subdivide said tract into lots and blocks as shown on the attached plat and do hereby dedicate the same as VALLEY VIEW 1st EXTENSION, an ADDITION to the City of Copperas Cove, Texas, and I hereby dedicate the streets as shown on the plat to the public forever.

Witness my hand this day of March 1963

[Signature]
E. P. Fritz



STATE OF TEXAS
COUNTY OF CORYELL

Before me the undersigned authority, Notary Public in and for Coryell County, Texas, on this day appeared E. P. Fritz known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Witness my hand and seal of office this the day of March 1963

[Signature]
Notary Public, Coryell County, Texas

UTILITY EASEMENTS 10' WIDE
BUILDING SETBACK LINE
25' FROM FRONT STREET
10' FROM SIDE STREET

I, FRANK G. MARTIN JR., A REGISTERED PROFESSIONAL ENGINEER DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY ON THE GROUND.

[Signature]
Frank G. Martin Jr.



VALLEY VIEW 1st EXTENSION
CITY OF COPPERAS COVE,
CORYELL COUNTY, TEXAS
7.93 ACRES OUT OF W. H. DAVIS SURVEY
FRANK G. MARTIN JR. TEMPLE, TEXAS
ENGINEER AND SURVEYOR
SCALE 1" = 100'
MARCH 19, 1963