



FUTURE DEVELOPMENT

VALLEY VIEW ADDITION

SANDY COURT

PERRY COURT

FAIRVIEW 1ST EXTENSION

COVE AVE

UTILITY EASEMENTS 7.5' WIDE
 BUILDING SETBACK LINE
 25' FROM FRONT STREET
 15' FROM SIDE STREET

THIS PLAT CORRECTLY REPRESENTS A SURVEY
 MADE ON THE GROUND UNDER MY SUPERVISION
 FEB. 3, 1964
Frank G. Martin Jr.
 FRANK G. MARTIN JR.
 REGISTERED PROFESSIONAL ENGINEER
 SERIAL NO 16048



APPROVED: BY THE CITY COUNCIL FEBRUARY 4, 1964

George Leonard
 MAYOR OF COPPERAS COVE, TEXAS

ATTEST:
Dennis Lee Mendenhall
 SECRETARY, COPPERAS COVE, TEXAS

Filed for record February 17, 1964 at 10:00 A.M.
 Recorded February 17, 1964 at 11:00 A.M.

Carl E. ...
 County Clerk
 Coryell County, Texas

G. H. FRITZ ADDITION
 CITY OF
 COPPERAS COVE, TEXAS

FRANK G. MARTIN JR ENGINEERS
 TEMPLE, TEXAS

FEBRUARY 3, 1964 SCALE 1"=100'

STATE OF TEXAS)
 COUNTY OF CORYELL)

I George H. Fritz, owner of that certain 17.17 acre tract of land out of the W. H. Davis Survey, in Coryell County, Texas, and it being out of and a part of that 313.4 acre tract of land that was conveyed to George J. Fritz by E. A. Nichols and of record in Vol. 56 Page 517 of Deed Records of Coryell County, Texas, and being in or adjoining the City of Copperas Cove, Texas, to-wit:

- BEGINNING at the northwest corner of Lot 2, Block 12 of Valley View 1st Extension to the City of Copperas Cove, Texas, an iron pin for the northeast corner of this;
- THENCE S 26 deg. 32 min. E 178 feet to a corner in the south margin of avenue E;
- THENCE N 63 deg. 28 min. E 22 feet to a corner;
- THENCE S 26 deg. 44 min. E 602.1 feet to a corner in the south margin of Meggs Blvd.;
- THENCE S 18 deg. 09 min. W 614.1 feet to an iron pin for the southeast corner of this;
- THENCE N 71 deg. 01 min. W 279.13 feet to a corner of this;
- THENCE N 20 deg. 05 min. E 39.7 feet to an ell corner of this;
- THENCE N 70 deg. 59 min. W 480 feet to a corner in the east margin of 19th St.;
- THENCE N 50 deg. 24 min. W 50 feet to west margin of 19th St.;
- THENCE S 39 deg. 36 min. W 231.9 feet and S 18 deg. 57 min. W 204.65 feet along the west margin of 19th St. to its intersection with the north margin of Park Avenue for a corner of this;
- THENCE N 71 deg. 00 min. W 175 feet along the north margin of Park Avenue to the southwest corner of this;
- THENCE N 19 deg. 00 min. E 82.5 feet to a corner;
- THENCE N 39 deg. 36 min. E 1203.8 feet to a corner in south margin of avenue E;
- THENCE N 67 deg. 50 min. W 17.2 feet to a corner;
- THENCE N 22 deg. 10 min. E 60 feet to a corner;
- THENCE N 9 deg. 39 min. W 140 feet to a corner;
- THENCE S 67 deg. 50 min. E 20 feet to a corner;
- THENCE N 63 deg. 28 min. E 164.9 feet to the place of beginning, containing 17.17 acres of land, do hereby subdivide said tract into the lots and blocks as shown on the attached plat, and do hereby designate the same as the G. H. Fritz 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 4th day of February, 1964

George H. Fritz
 George H. Fritz

STATE OF TEXAS
 COUNTY OF CORYELL

Before me the undersigned authority, a Notary Public in and for the County of Coryell, on this day appeared George H. 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 this the 4th day of February, 1964

Dennis Lee Mendenhall
 Notary Public, Coryell County, Texas