I, A D FRITZ, BEING OWNER OF THIS TRACT OUT OF THE W.H. DAVIS SURVEY IN THE CITY OF COPPERAS COVE, CORYELL COUNTY, TEXAS, DO HEREBY SUB DIVIDE INTO LOTS AND BLOCKS AS SHOWN HEREON TO BE DESIGNATED AS THE WESTVIEW ADDITION TO THE AFORESAID CITY OF COPPERAS COVE AND HEREBY DEDICATE THE STREETS AND EASEMENTS FOR PUBLIC USE NOW AND FOREVER

SIGNED A D Fritz
A.D. FRITZ

STATE OF TEXAS
COUNTY OF Coryell

BEFORE ME THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED A D 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 PURPOSES AND CONSIDERATION THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 21st DAY OF April AD 1964.

NOTARY PUBLIC Coryell COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF Coryell

BEFORE ME THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED [illegible] OF The Cove State Bank 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 PURPOSES AND CONSIDERATION THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 21st DAY OF April AD 1964.

NOTARY PUBLIC Coryell COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF Coryell

I, A D FRITZ AS OWNER, AND The Cove State Bank, [illegible] AS LEIN HOLDERS, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND DESCRIBED IN THE ATTACHED FIELDNOTES AS SET OUT UNDER THE SURVEYORS CERTIFICATE HEREON, AND HAVE CAUSED SAME TO BE SURVEYED AND SUBDIVIDED AND STAKED ON THE GROUND WITH PERMANANT MARKERS AS SHOWN ON THIS PLAT, AND HEREBY DEDICATE ALL STREETS AND ALLEYS TO THE PUBLIC TO BE USED AS ROADS AND FOR PUBLIC UTILITY EASEMENTS AND FOR DRAINAGE OF THIS AREA, SUBJECT TO THE FOLLOWING RESTRICTIONS AND LIMITATIONS:

ALL PURCHASERS AND FUTURE OWNERS OF LOTS IN THIS SUBDIVISION ARE HEREBY PROHIBITED FROM DRAINING ANY SEPTIC TANKS OR SEWERAGE DISPOSALS INTO ANY STREETS OR ALLEYS OR FOR USING SAID STREET OR ALLEY FOR ANY OTHER PURPOSE THAN STATED ABOVE.

THE CURB LINE IS PLACED IN EACH STREET 10' FROM THE PROPERTY LINE AND SAID 10' IS RESERVED FOR SIDE WALKS, SHADE TREES, AND SHRUBERY, AND CURBS. NO FENCE OR GARAGE SHALL BE BUILT CLOSER THAN 25' TO THE FRONT PROPERTY LINE OF EACH LOT. FOR FURTHER RESTRICTIONS SEE THE CITY OF COPPERAS COVE REQUIREMENTS, DRAFTED THEREON.

EXECUTED ON THE 21st DAY OF April AD 1964.

A D Fritz
[illegible]

FIELD NOTES: BEGINNING IN THE N.E. CORNER OF THE Z. CURRY TRACT AS CALLED IN THE ABSTRACT OF SAID TRACT, SAID Z. CURRY TRACT BEING OUT OF THE W.H. DAVIS SURVEY IN THE CITY OF COPPERAS COVE, CORYELL COUNTY, TEXAS, THIS BEING OUT OF THE NE SECTION OF SAID Z. CURRY TRACT IN THE SW. SECTION OF THE AFORE MENTIONED CITY OF COPPERAS COVE. SAID Z. CURRY TRACT HAVING BEEN TRANSFERED TO A.D. FRITZ FROM THE Z. CURRY ESTATE AND IS DULY RECORDED IN THE CORYELL COUNTY DEED RECORDS, VOL. [illegible] PAGE [illegible]. THENCE S 18°24'W 217 TO THE POINT OF BEGINNING. SAID POINT OF BEGINNING BEING AN IRON PIPE AT THE S.W. CORNER OF THE INTERSECTION OF URBANTKE LANE AND OLD SPORETOWN ROAD. SAID IRON PIPE BEING THE NE CORNER OF THIS SURVEY.

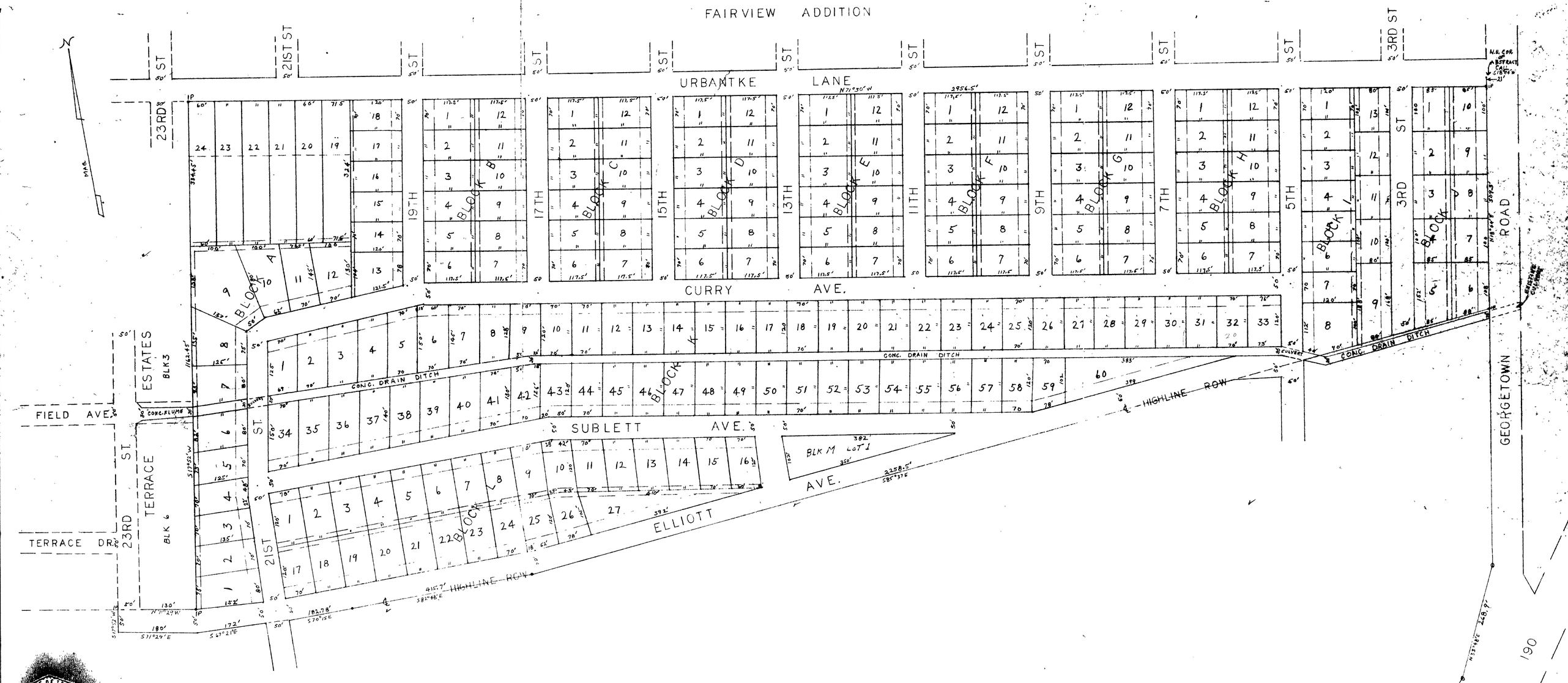
BEGIN AT AFORE MENTIONED 30' POINT OF BEGINNING, THENCE N 71°50'W 1155.5' TO A PIN IN THE S LINE OF URBANTKE LANE, TO A POINT IN THE E. LINE OF TEXRACE ESTATES. THENCE S 17°50'W 1162.45' AND N 72°11'W 180' TO A PIN ON THE E'LY LINES OF TEXRACE ESTATES. THENCE S 17°50'W 50' THENCE FOLLOWING THE EASTERLY LINE OF A HIGHLINE ROW AS FOLLOWS: S 37°12'W 180' S 17°50'W 1124' S 17°50'E 1824.8' S 18°24'W 1155' AND S 18°24'E 2258.5' TO A POINT IN THE W LINE OF OLD SPORETOWN ROAD. THENCE N 18°24'E 2098.7' FOLLOWING THE W LINE OF OLD SPORETOWN ROAD TO THE POINT OF BEGINNING.

GLENN S. LEWIS
REGISTERED PUBLIC SURVEYOR #472

CITY OF COPPERAS COVE TEXAS

I, GEORGE LEONHARD, MAYOR OF COPPERAS COVE, CORYELL COUNTY, TEXAS DO HEREBY CERTIFY THAT THIS PLAT IS HEREWITH APPROVED BY THE CITY COUNCIL OF SAID CITY ON THE 21st DAY OF April AD 1964.

SIGNED George Leonhard MAYOR
ATTEST Dana Lee Hyde SECRETARY



STANDARD SURVEYING CO.
Phone MIL 4-2221 722 W Ave C P. O. Box 16
KILLEEN, TEXAS

I GLENN S. LEWIS A REGISTERED PUBLIC SURVEYOR IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THE ABOVE PLAT IS A SURVEY MADE ON THE GROUND AND IS TRUE AND CORRECT TO THE BEST OF MY BELIEF AND KNOWLEDGE.

Glenn S. Lewis
REGISTERED PUBLIC SURVEYOR #472

NOTE -
UTILITY EASEMENT 10' REAR EACH LOT
EXCEPT BLOCK K WHERE 20'
CONCRETE DRAIN DITCH FORMS EASEMENT
MULTI UNITS ONLY ON LOTS 9 THRU 13
BLOCK I & ALL LOTS IN BLOCK J
LOTS 19 THRU 24 IN BLOCK A
ARE COMMERCIAL
ALL RESIDENTIAL LOTS 25' SETBACK FROM FRONT OF EACH LOT
ALL COMMERCIAL LOTS 125' SETBACK FROM FRONT OF EACH LOT

WEST VIEW ADDITION
A.D. FRITZ - OWNER
W.H. DAVIS SURVEY
CITY OF COPPERAS COVE
CORYELL COUNTY, TEXAS
SCALE 1" = 100'