STATE OF TEXAS)
)
COUNTY OF CORYELL) WHEREAS, THUNDERBIRD PROPERTIES INC. a Texas Corporation is the owner of a tract of land out of the W. P. Hardeman Survey, Abstract No. 409, in Coryell County, Texas, and being that 36.76 acre tract that is described in a deed from Joe Morse et ux, to Thunderbird Properties Inc. and of record in Vol. Page of the Deed Records of Coryell County, and ALSO that certain 2.16 acre tract described in a deed from Louis Morton et ux, to Thunderbird Properties Inc. and of record in Vol. Page of the Deed Records of Coryell County, Texas, and now being more particularly described as follows:

BEGINNING at the northwest corner of said 36.76 acre tract, an iron pin for the northwest corner of this;

THENCE S 66° 29' E 133.79 ft. to an iron pin in the west margin of Creek Street;

THENCE S 58° 01' E 60.4 ft. and S 66° 17' E 147.3 ft. to an iron pin for a corner of this;

THENCE S 19° 50' W 123.9 ft. to an iron pin for an ell corner of this;

THENCE S 85° 12' E 533.4 ft. to an iron pin for a corner of this;

THENCE S 18° 49' W 73 ft. to an iron pin for a corner of this;

THENCE S 85° 24' E 350.64 ft. to an iron pin for a corner of this;

THENCE N 4° 41' E 70 ft. to an iron pin for a corner of this;

THENCE S 85° 19' E 617.7 ft. an iron pin; S 11° 40' E 26.06 ft. an iron pin; and S 85° 15' E 265.94 ft. an iron pin at the northeast corner of said 2.16 acre tract for the northeast corner of this;

THENCE S 9° 24' W 731.11 ft to an iron pin for the southeast corner of this;

THENCE along the south line of this as marked by iron pins: S 78° 33'W 294.25 ft.; N 78° 24' W 802.65 ft.; S 69° 56' W 352.2 ft.; and N 71° 15' W 758.1 ft. to an iron pin for the southwest corner of this;

THENCE along the west line of this following the center of a creek: N 11° 04' E 170.0 ft.; N 27° 02' E 221.37 ft.; and N 9° 26' E 570.65 ft. to the place of beginning, containing 38.92 acres.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, That THUNDERBIRD PROPERTIES INC., DOES HEREBY ADOPT this plat designating the hereon above described property as COPPER HILL ESTATES ADDITION 4th Unit, to the City of Copperas Cove, Texas, and do hereby dedicate the streets to the public forever.

Witness my hand this the 2nd day of March February 1971

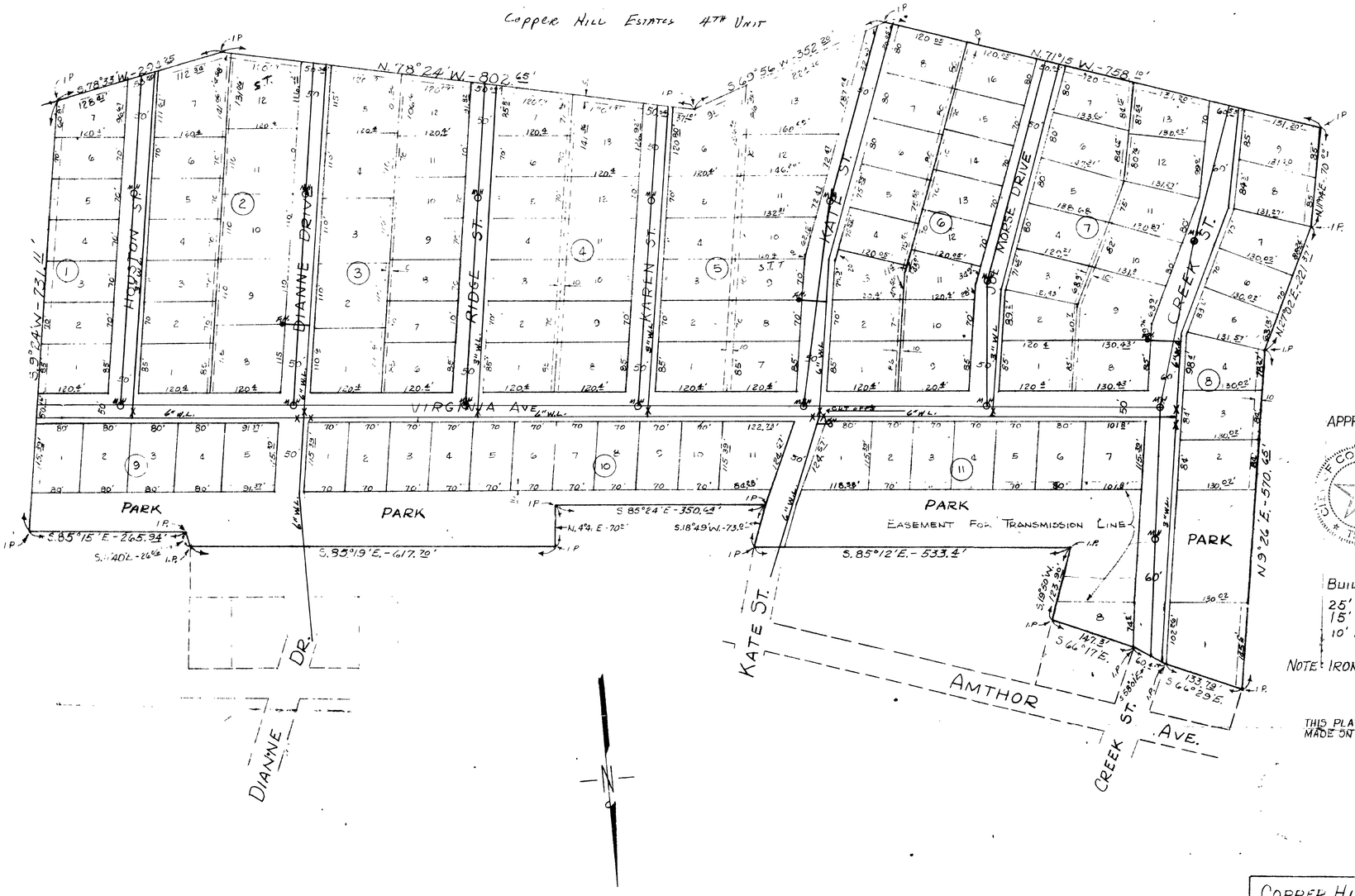
THUNDERBIRD PROPERTIES INC.
Owner

By Floyd D. Allen Pres.

STATE OF TEXAS
COUNTY OF CORYELL

Before me the undersigned authority, a Notary Public in and for the County of Coryell, Texas, on this day personally appeared Floyd D. Allen 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.

Riley J. Simpson
Notary Public
Coryell County, Texas



599
FILED FOR RECORD
AT 10:00 O'CLOCK A M.
MAY 13 1971
Ruby J. Hearn
COUNTY CLERK, CORYELL, CO., TEXAS

APPROVED: BY THE CITY COUNCIL 3-2-71
MAYOR OF COPPERAS COVE, TEXAS
SECRETARY, COPPERAS COVE, TEXAS.

BUILDING SET BACK LINE
25' FROM FRONT STREET
15' FROM SIDE STREET
10' UTILITIES EASEMENT

NOTE: IRON PINS AT EACH CORNER.

THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION

Frank G. Martin Jr.
FRANK G MARTIN, JR.
REGISTERED PROFESSIONAL ENGINEER
SERIAL Nº 16048

Approved by Planning & Zoning Board

Chairman Date

COPPER HILL ESTATES ~ 4TH UNIT
COPPERAS COVE, TEXAS ~

38.92 ACRES ~ W. P. HARDEMAN SURVEY

DEVELOPER: THUNDERBIRD PROPERTIES, INC.
FLOYD ALLEN, PRESIDENT ~ COPPERAS COVE, TEXAS

Engineer:
FRANK G MARTIN, JR ENGINEERS
2105 South 45th Street ~ Temple, Texas.

FEBRUARY, 1971. | SCALE: 1" = 100'