This plat has been submitted to and considered by the Planning and Zoning Commission of the City of Copperas Cove, Texas, and is hereby recommended by such Commission to the City Council for its consideration for approval. (Sheets 1 & 2)

Dated this 9th day of October, 1984.

By: [signature]
Chairman

ATTEST:

Anita M. Mitchell
Secretary

This plat has been submitted to and considered by the City Council of the City of Copperas Cove, Texas, and is hereby approved by such City Council (Sheets 1 & 2)

Dated this 19 day of February, 1985

By: Kenneth James
Mayor

ATTEST:

Rose E. Mansfield
Secretary

Surveyor's Certificate

Certification of the surveyor responsible for surveying the subdivision area, attesting to its accuracy:

State of Texas I

County of Bell I Date Feb 12, 1985

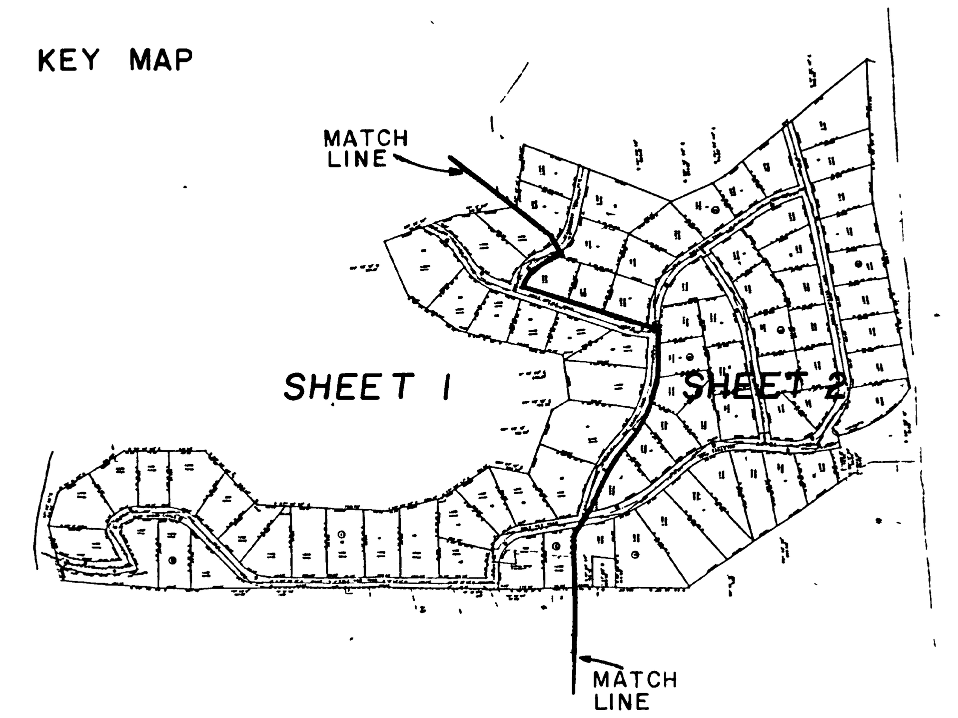
I, the undersigned, a Registered Professional Public Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Carl B. Pearson
Carl B. Pearson, Registered Public Surveyor

STATE OF TEXAS · CARL B PEARSON · 2181 · REGISTERED PUBLIC SURVEYOR

STATE OF TEXAS · CARL B PEARSON · 25080 · REGISTERED PROFESSIONAL ENGINEER

KEY MAP



R.O.W CURVE DATA

	DELTA	RADIUS	L C	TANGENT
F	38-55-04	64 12	43 55	22 65
G	45-29-24	95 41	75 75	40 00

℄ CURVE DATA

	DELTA	RADIUS	L C	TANGENT
A	05-05-13	579 34	51 43	25 73
B	09-59-47	571 71	99 75	50 00
C	07-08-38	800 99	99 87	50 00
D	26-43-54	84 39	39 37	20 05
E	84-24-28	71 20	104 89	20 05
H	34-59-21	134 84	82 34	64 57
6	47-55-01	225 04	188 21	42 50
7	46-29-46	232 78	188 90	100 00
8	76-17-25	190 99	254 31	100 00
9	28-00-00	942 53	460 61	150 00
16	27-01-05	832 48	392 56	235 00
17	39-00-00	607 14	413 27	200 00
18	52-30-00	405 56	371 61	215 00
21	15-14-41	709 88	188 88	200 00
H	34-38-26	276 77	167 33	95 00
I	07-54-42	361 52	49 92	86 31
J	31-42-54	52 81	29 23	25 00
K	08-11-59	279 02	39 93	15 00
L	07-38-50	299 24	39 94	20 00
24	47-56-57	258 60	216 42	20 00
25	53-48-44	259 77	243 97	115 00

Owner's Dedication

State of Texas I

County of Coryell I Date 2-25-, 1985

I, the undersigned, owner of the land shown on this plat and described by the attached Field Notes and designated herein as the Ogletree Gap Subdivision to the City of Copperas Cove, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed

Floyd D. Allen
Floyd D Allen, Owner

State of Texas I

County of Coryell I

Before me, the undersigned authority, on this day personally appeared Floyd 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 considerations therein stated

Given under my hand and seal of office this 25 day of February, 1985

Rose E. Mansfield
Notary Public, Coryell County, Texas

FIELD NOTES for Ogletree Gap Subdivision in Coryell County and Lampasas County Texas and being out of and a part of the M Ogletree Survey Abstract #1659, J G Ogletree Survey, Abstract #1123, L H Martin Survey, Abstract #1120, and the S S Cosper Survey, Abstract #1232, and the land herein described being a part of that certain 428 15 acre tract of land described by deed to Thunderbird Properties Inc in Vol 320, Page 877, DEED RECORDS, Coryell County, Texas and being more fully described as follows

BEGINNING at an iron pin in the north line of the aforementioned 428 15 acre tract as evidenced by a fence for the most northerly northwest corner of this and the northwest corner of Lot 10, Block 3, Ogletree Gap Subdivision which bears S 71° 14' 41" E, 1538 53 feet, S 69° 40' 16' E, 87 65 feet and N 76° 33 36 E, 223 32 feet from the northwest corner of the aforementioned 428 15 acre tract and the southwest corner of the aforementioned L H Martin Survey, Abstract #1120

THENCE S 08° 53' 41' W, 191 19 feet to a point in the north line of Ogletree Gap Pass, a 60 foot public road, for an Ell corner of this

THENCE With the north line of Ogletree Pass being a curve to the left in a northwesterly direction a distance of 73 92 feet to an iron pin for the northwest corner of the aforementioned Ogletree Pass, said curve having a radius of 1109 10 feet and a long chord which bears N 82° 33' 53' W, 73 90 feet

THENCE S 05° 31' 34' W, 60 00 feet to an iron pin in the north line of Lot 1, Block 4, Ogletree Gap Subdivision for an Ell corner of this

THENCE With the north line of the aforementioned Lot 1, Block 4, being a curve to the left in a northwesterly direction, a distance of 49 75 feet to a point of tangency, said curve having a radius of 1049 10 feet and a long chord which bears N 85° 49' 55" W, 49 74 feet

THENCE N 87° 11' 27' W, 55 84 feet continuing with the north line of Lot 1, Block 4, to an iron rod at the beginning of a curve to the left

THENCE Continuing with the north line of the aforementioned Lot 1, Block 4, being a curve to the left in a southwesterly direction to a point of tangency, a distance of 278 79 feet to a point of tangency said curve having a radius of 438 56 feet and a long chord which bears S 74° 35' 52" W, 274 12 feet

THENCE S 56° 23' 10" W, 91 53 feet, continuing with the north line of the aforementioned Lot 1, Block 4, to an iron pin for the most westerly northwest corner of this and the northwest corner of Lot 1, Block 4, Ogletree Gap Subdivision

THENCE S 08° 24' 59' W, 983 77 feet and S 17° 50' 04' W, 747 73 feet, with the west line of this being the west line of Block 4, Ogletree Gap Subdivision to an iron pin in the south line of the aforementioned 428 15 acre tract for the southwest corner of this and the southwest corner of Lot 9, Block 4, Ogletree Gap Subdivision

THENCE With the south line of the aforementioned 428 15 acre tract and the south line of this as evidenced by a fence to wit
N 71° 36' 14" E, 980 85 feet,
N 79° 54' 44' E, 74 67 feet,
N 85° 43 29" E, 247 01 feet, and
S 49° 00' 52" E, 824 18 feet, to an iron pin
therein for the most southerly southeast corner of this and the southeast corner of Lot 4, Block 8, Ogletree Gap Subdivision

THENCE N 27° 47' 41" E, 335 42 feet, S 77° 31' 33" E, 319 39 feet, and N 89° 39' 07" E, 411 25 feet, with the east line of Block 8 & Block 2, Ogletree Gap Subdivision to an iron pin for a corner of this and the southeast corner of Lot 25, Block 1, Ogletree Gap Subdivision

THENCE N 27° 47 41 E, 335 42 feet, S 77° 31 33 E, 319 39 feet, and N 89° 39 07 E, 411 25 feet, with the east line of Block 8 & Block 2, Ogletree Gap Subdivision to an iron pin for a corner of this and the southeast corner of Lot 25, Block 1, Ogletree Gap Subdivision

THENCE Continuing with the east and south line of Block 1, Ogletree Gap Subdivision to wit
N 04° 26' 56' W, 305 19 feet,
N 35° 24 23' W, 321 12 feet,
N 57° 11 01' W, 555 64 feet,
N 11° 52 59' E, 235 71 feet,
N 80° 22 32' E, 102 54 feet,
N 39° 56 12 E, 361 54 feet,
S 60° 27' 19 E, 207 54 feet,
N 77° 06 57 E, 301 56 feet,
S 84° 38' 39 E, 299 17 feet,
S 67° 48' 36' E, 708 79 feet,
S 24° 30' 19' E, 394 14 feet,
S 71° 35' 06 E, 441 64 feet,
N 76° 41' 25' E, 415 65 feet,
N 32° 20 58' E, 188 67 feet, and
N 01° 57 13' E, 298 57 feet, to a point in the
north line of the aforementioned 428 15 acre tract for the northeast corner of this and the northeast corner of Lot 1, Block 2, Ogletree Gap Subdivision

THENCE N 69° 26 09' W, 967 18 feet and N 70° 09' 51' W, 107 45 feet with the north line of the aforementioned Block 1 to an iron rod therein for the northwest corner of Lot 1, Block 2

THENCE S 19° 50' 09" W, 1 00 feet to a point in the north line of Ogletree Pass, a 60 foot public road, for an Ell corner of this

THENCE N 70° 09' 51' W, 347 00 feet, N 70° 57 41' W, 623 73 feet and N 70° 30' 03' W, 197 32 feet with the north line of Ogletree Pass to a iron rod set therein for an Ell corner of this

THENCE N 19° 29' 57 , E, 1 00 feet to an iron rod in the north line of the aforementioned 428 15 acre tract

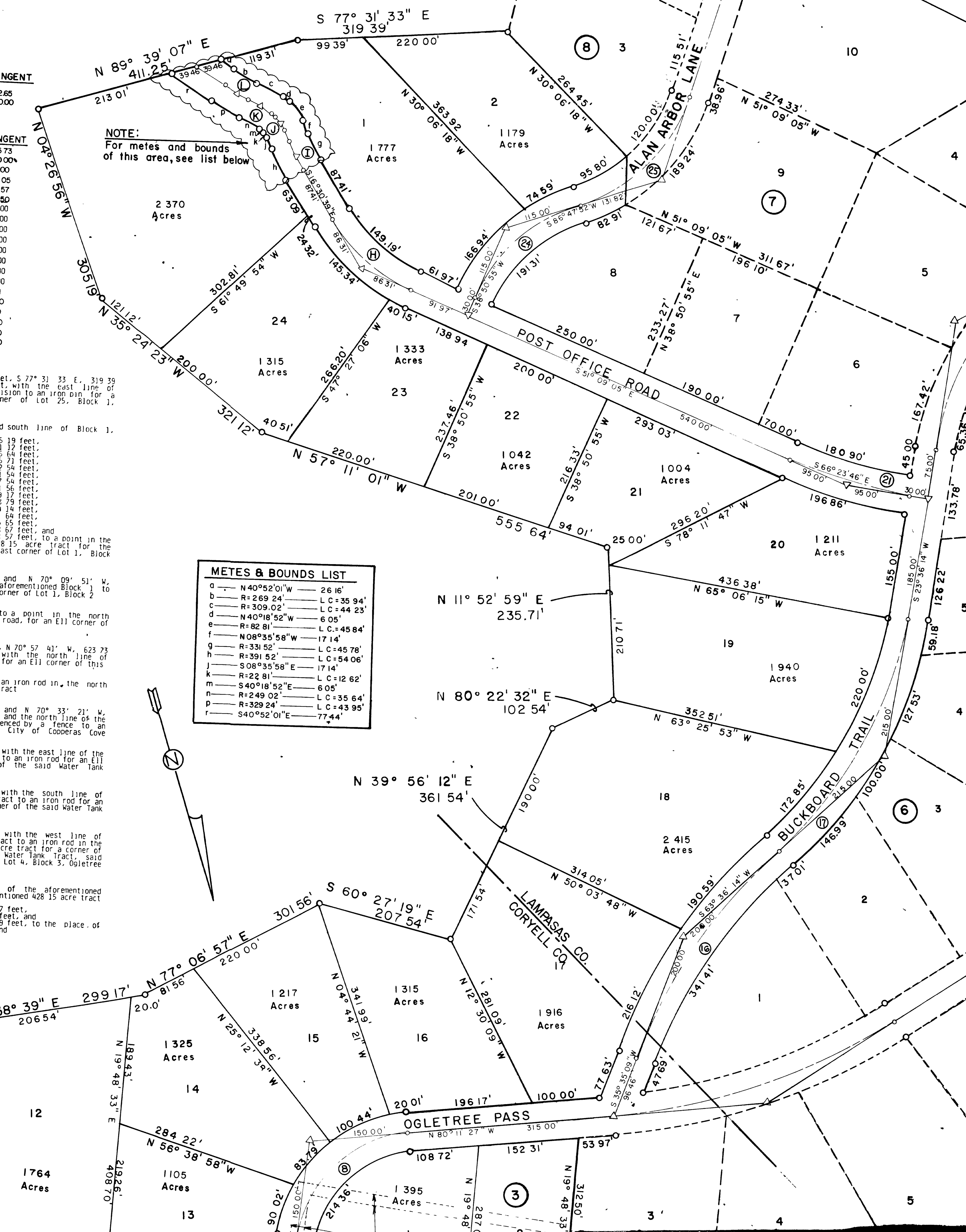
THENCE N 70° 30' 03' W, 57 04 feet and N 70° 33' 21' W, 500 48 feet, with the north line of this and the north line of the aforementioned 428 15 acre tract as evidenced by a fence to an iron pin for the northeast corner of a City of Copperas Cove Elevated Water Tank Tract

THENCE S 18° 59' 27" W, 156 10 feet, with the east line of the aforementioned Elevated Water Tank Tract to an iron rod for an Ell corner of this and the southeast corner of the said Water Tank Tract

THENCE N 65° 37' 08' W, 120 52 feet, with the south line of the aforementioned Elevated Water Tank Tract to an iron rod for an ell corner of this and the southwest corner of the said Water Tank Tract

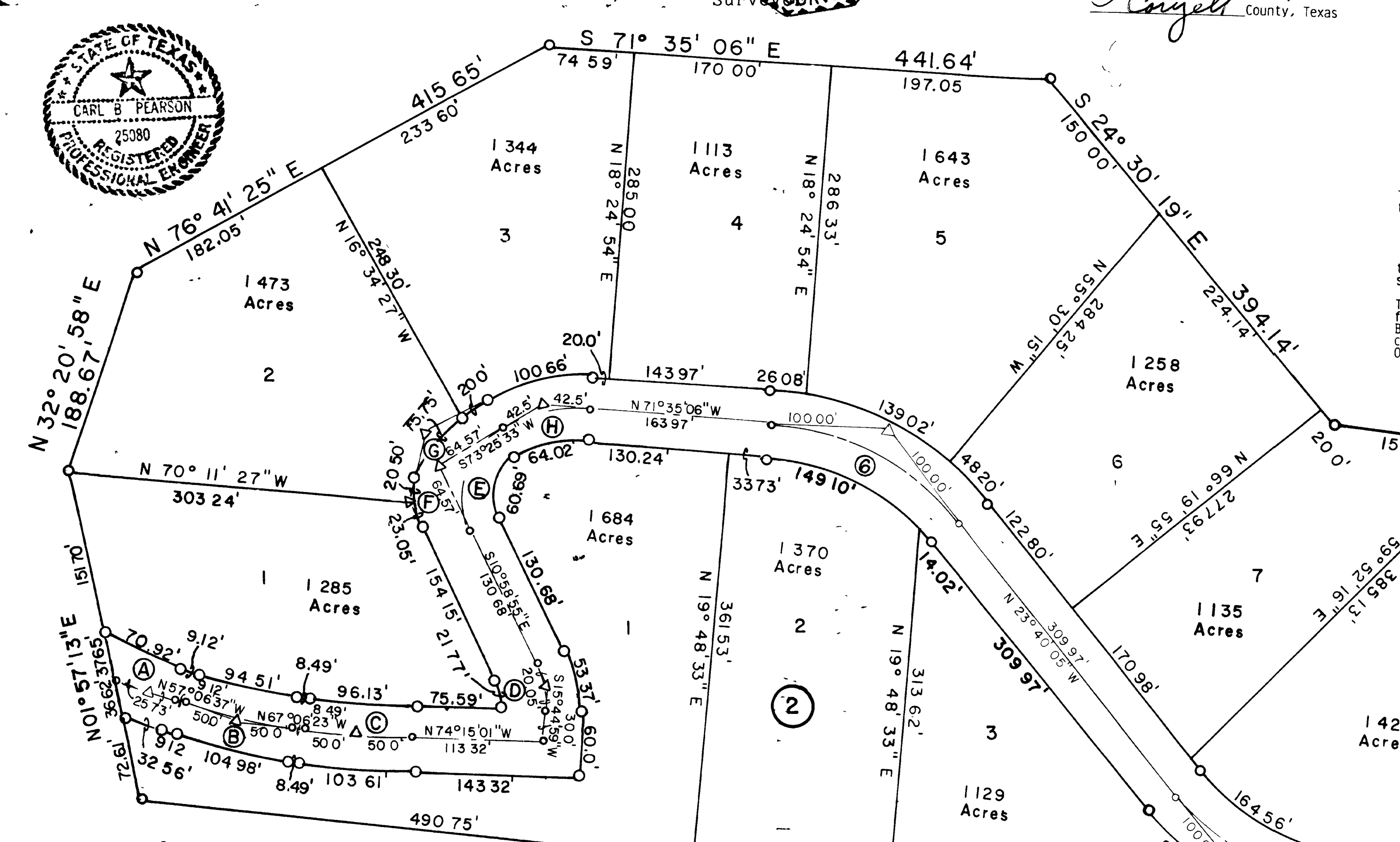
THENCE N 19° 00' 41' E, 144 89 feet, with the west line of the aforementioned Elevated Water Tank Tract to an iron rod in the north line of the aforementioned 428 15 acre tract for a corner of this and the northwest corner of the said Water Tank Tract, said corner also being the northeast corner of Lot 4, Block 3, Ogletree Gap Subdivision

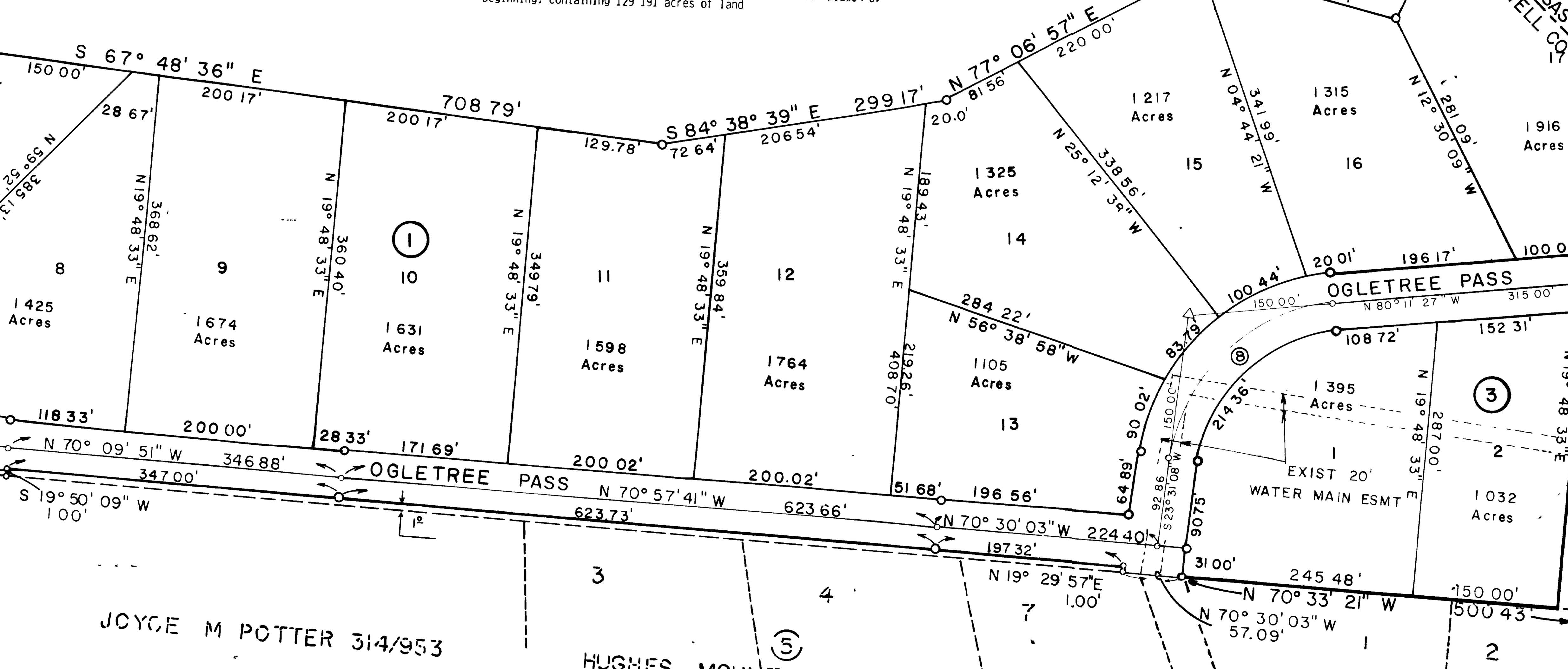
THENCE Continuing with the north line of the aforementioned Block 3 and the north line of the aforementioned 428 15 acre tract as evidenced by a fence to wit
N 69° 46' 23' W, 389 97 feet,
S 29° 42' 10' W, 5 23 feet, and
S 76° 33' 36" W, 966 69 feet, to the place of
beginning, containing 129 191 acres of land



METES & BOUNDS LIST

a	N 40°52'01"W	26 16'
b	R=269 24'	L C=35 94'
c	R=309.02'	L C=44 23'
d	N 40°18'52"W	6 05'
e	R=82 81'	L C.=45 84'
f	N 08°35'58"W	17 14'
g	R=331 52'	L C=45 78'
h	R=391 52'	L C=54 06'
j	S 08°35'58"E	17 14'
k	R=22 81'	L C=12 62'
m	S 40°18'52"E	6 05'
n	R=249 02'	L C=35 64'
p	R=329 24'	L C=43 95'
r	S 40°52'01"E	77.44'





Filed for Record Feb 26, 1985 at 3:10 o'clock P.M.
Recorded Feb 26-1985 at 3:30 o'clock P.M.
Tubble Shepherd,
Coryell County Clerk.

Volume 5 Plat Records
Page 4 Coryell County.

FLOYD ALLEN

FILED FOR RECORD
AT 3:10 O'CLOCK P.M.
Feb 2-6-1985
Tubble Shepherd
COUNTY CLERK, CORYELL CO., TEXAS

Note:

Front yard building lines shall be 50 feet on all lots Side yard building lines shall be an aggregate 100 ft for each lot with a minimum 30 feet for any one side yard

A twenty (20) foot public utility & drainage easement shall be located on the front and back lines of all lots and a ten (10) foot easement shall be located on all side lot lines.

All lots shall be zoned RE-1, Single Country Estates.

APPROVED FOR CONSTRUCTION:

Lester D. Peck
Lester Peck, Director of Public Works

2-25-85
Date

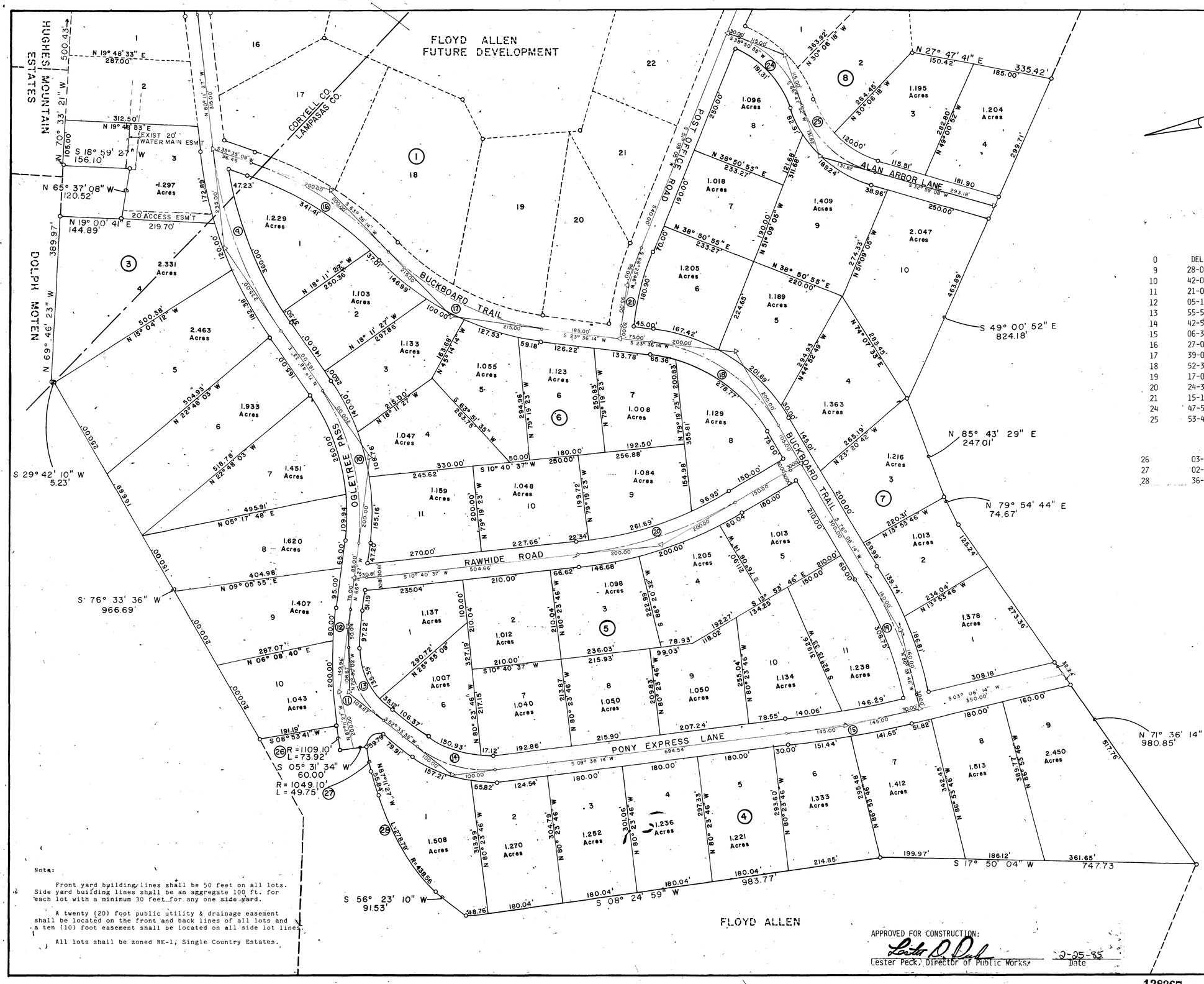
OGLETREE GAP SUBDIVISION

129 191 ACRES OUT OF THE
M. OGLETREE SUR, ABS # 1659, J. G. OGLETREE SUR. ABS # [illegible]
S. S. COSPER SUR., ABS. # 1232, L. H. MARTIN SUR. [illegible]
COPPERAS COVE,
LAMPASAS & CORYELL COUNTIES, TEXAS

DEVELOPER	FLOYD ALLEN
ENGINEER	CARL B. PEARSON

2-12-85	1" = 100'	SHEET 1 OF 7	[illegible]

138367 B517



Curve Data

C	DELTA	RADIUS	LC	TANGENT
9	28-00-00	942.53	460.61	235.00
10	42-00-00	521.02	381.93	200.00
11	21-00-00	1079.10	395.51	200.00
12	05-18-34	1079.10	100.00	50.04
13	55-56-20	204.64	199.80	108.67
14	42-57-24	254.15	190.54	100.00
15	06-30-00	2553.50	289.69	145.00
16	27-01-05	832.48	392.56	200.00
17	39-00-00	607.14	413.27	215.00
18	52-30-00	405.56	371.61	200.00
19	17-00-00	1070.59	317.65	160.00
20	24-34-24	918.31	393.85	200.00
21	15-14-41	709.88	188.88	95.00
24	47-56-57	258.60	216.42	115.00
25	53-48-44	259.77	243.97	131.82

Curve Data

P				
26	03-49-06	1109.10	73.92	36.97
27	02-43-01	1049.10	49.75	24.88
28	36-25-23	438.56	278.79	144.29

Note:

Front yard building lines shall be 50 feet on all lots. Side yard building lines shall be an aggregate 100 ft. for each lot with a minimum 30 feet for any one side yard.

A twenty (20) foot public utility & drainage easement shall be located on the front and back lines of all lots and a ten (10) foot easement shall be located on all side lot lines.

All lots shall be zoned RE-1; Single Country Estates.

APPROVED FOR CONSTRUCTION:

Lester D. Peck 2-25-85

Lester Peck, Director of Public Works, Date

STATE OF TEXAS CARL B. PEARSON 25080 REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS CARL B. PEARSON 1931 REGISTERED PROFESSIONAL LAND SURVEYOR

Carl B. Pearson 2-12-85

FINAL PLAT

OGLETREE GAP SUBDIVISION

129.191 ACRES OUT OF THE

M. OGLETREE SUR., ABS. #1659, J. G. OGLETREE SUR., ABS. #1123, S. S. COSPER SUR., ABS. #1232, L. H. MARTIN SUR., ABS. #1120

COPPERAS COVE,

LAMPASAS & CORYELL COUNTIES, TEXAS

DEVELOPER	FLOYD ALLEN		
ENGINEER	CARL B. PEARSON		
2-12-85	1"=100'	SHEET 2 OF 7	D-651

138367