



STATE OF TEXAS  
 COUNTY OF CORYELL  
 We, David A. Magness and wife Tammy A. Magness, being the owners of Lot 1, Block 1 herein shown do hereby join and approve the platting of the Guaranty Bank Addition to the City of Copperas Cove  
 David A. Magness (By Tammy A. Magness as attorney in fact)  
 Tammy A. Magness

STATE OF TEXAS  
 COUNTY OF CORYELL  
 Before me the undersigned authority, on this day personally appeared Tammy A. Magness, individually and as attorney in fact for David A. Magness by Power of Attorney dated August 17, 1989 and recorded at File No. 40578 in the Deed Records of Coryell County, Texas known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and considerations therein stated  
 Notary Public  
 Coryell County Texas

SEPTIC TANK STANDARDS  
 All lots shown hereon comply with City, County, and State septic tank regulations except Lot 2, Block 1 which has an existing house and existing septic system. This lot conforms with City and County standards as pertains to size

THE STATE OF TEXAS:  
 COUNTY OF CORYELL:  
 Douglas H. Smith, County Judge of Coryell County, Texas do hereby certify that the attached map and plat, and the accompanying field notes, and the certificate and dedication of the Guaranty Bank Addition having been duly presented to the Commissioners' Court of Coryell County, Texas and by said court duly considered were on this day approved, and said map and plat and the field notes accompanying the same authorized to be registered and recorded in the proper records in the office of the County Clerk of Coryell County, Texas

Witness my hand and seal of said Court on this the 12 day of Feb 1990  
 Douglas H. Smith  
 County Judge of Coryell County, Texas

STATE OF TEXAS  
 COUNTY OF CORYELL  
 Date \_\_\_\_\_, 19\_\_

I, the undersigned, owner of the land shown on this plat, and designated herein as the Guaranty Bank Addition 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 hereon shown for the purpose and consideration herein expressed

*[Signature]*  
 Guaranty Bank and Trust Co  
 Gatesville, Texas

STATE OF TEXAS  
 COUNTY OF CORYELL

Before me the undersigned authority, on this day personally appeared \_\_\_\_\_ 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 \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_  
 Notary Public  
 Coryell County, Texas

STATE OF TEXAS  
 COUNTY OF CORYELL  
 DATE \_\_\_\_\_

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, and according to Copperas Cove regulations  
*[Signature]*  
 Registered Public Surveyor No. 1533

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 for approval

Dated this 12th day of January, 1990.  
 By *[Signature]*  
 Chairman

ATTEST  
*[Signature]*  
 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

Dated this 12th day of January, 1990.  
 By *[Signature]*  
 Mayor

ATTEST  
*[Signature]*  
 Secretary

Field Notes for a survey of 3.00 acres in two tracts of land out of the J. M. Clements Survey (A-1315) in Coryell County, Texas and being all of the following described tracts of land:  
 (1) a 0.50 acre tract described in Trustees Deed from Eugene C. Manske to the Guaranty Bank and Trust Co as recorded in Vol. 469, Pgs. 464-467 of the Coryell County Deed Records.  
 (2) a 0.50 acre tract described in Trustees Deed from Eugene C. Manske to the Guaranty Bank and Trust Co as recorded in Vol. 468, Pgs. 335-337 of said Deed Records.  
 (3) a 0.56 acre tract described in Warranty Deed from Z. L. J. D., Inc. to David A. Magness and wife Tammy A. Magness as recorded in Vol. 459, Pg. 107 of said deed records.  
 (4) a 0.44 acre tract described in Warranty Deed from Z. L. J. D., Inc. to the Guaranty Bank and Trust Co as recorded in Vol. 464, Pgs. 516-518 of said deed records, and  
 (5) a 1.00 acre tract described in Warranty Deed from Z. L. J. D., Inc. to the Guaranty Bank and Trust Co (Vol. 464, Pgs. 442-443 deed records)

FIRST TRACT OF 2.00 ACRES  
 Being all of the above described tract conveyed to David A. Magness and wife (Vol. 459, Pg. 107); all of the above described tract conveyed to the Guaranty Bank and Trust Co (Vol. 464, Pgs. 516-518), and all of the above described tract conveyed to the Guaranty Bank and Trust Co (Vol. 464, Pgs. 442-443)  
 Beginning at a steel pin set in the north line of Ogletree Pass Road for the southwest corner this said beginning being the southwest corner of the above described tract conveyed to David A. Magness Thence leaving said public road N13deg 28min 27sec, 360.21 ft to a steel pin set for the northwest corner this and the northwest corner of the above described 1.00 acre tract conveyed to the Guaranty Bank and Trust Co (Vol. 464, Pgs. 442-443)  
 Thence S76deg 30min 44sec E, 189.68 ft to a steel pin set in the west line of a road easement described in Vol. 322, Pg. 292 of the Coryell County Deed Records  
 Thence with the west line of said road easement S00deg 35min 55sec W, 397.59 ft to a steel pin set in the north line of the above described Ogletree Pass Road for the southeast corner this and the southeast corner of said tract conveyed to Magness Thence with the north line of Ogletree Pass Road N70deg 53min 48sec W, 279.62 ft to the place of beginning

SECOND TRACT OF 1.00 ACRE  
 Being all of the same land described in Trustees Deeds from Eugene C. Manske to the Guaranty Bank and Trust Co as recorded in Vol. 468, Pgs. 335-337 and Vol. 469, Pgs. 464-467 of said deed records  
 Beginning at a steel pin set in the north line of Ogletree Pass Road for the southeast corner this said beginning being the southeast corner of the above described tract described in Vol. 468, Pgs. 335-337 of said deed records  
 Thence with the north line of Ogletree Pass Road N70deg 53min 48sec W, 198.53 ft to a steel pin set for the southwest corner this Thence leaving Ogletree Pass Road and following the east line of a road easement recorded in Vol. 322, Pg. 292 of said deed records N00deg 35min 55sec E, 227.44 ft to a steel pin set for the northwest corner this and the northwest corner of said tract described in Vol. 469, Pgs. 464-467 of said deed records  
 Thence S71deg 00min 52sec E, 202.31 ft to a steel pin set for the northeast corner this  
 Thence S01deg 32min 16sec W, 226.66 ft to the place of beginning

FINAL PLAT  
 OF  
**GUARANTY BANK ADDITION**  
 TO THE CITY OF COPPERAS COVE  
 CORYELL COUNTY, TEXAS  
 41277

STATE OF TEXAS  
 COUNTY OF CORYELL  
 I, GENEVA DUFFNER, Clerk of the County Court of said County do hereby certify that the above and hereto attached instrument of writing was filed for record in my office on the 12th day of January, A.D. 1990, at 10:01 a.m. and duly recorded in the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 19\_\_ at \_\_\_\_\_ in the presence of said county clerk, \_\_\_\_\_ on page No. \_\_\_\_\_ of \_\_\_\_\_ records of \_\_\_\_\_ witness my hand and seal of Office at Gatesville, Texas, this day and year last above written.

*[Signature]*  
 County Clerk, Coryell County, Texas

Larry E. Langston and Associates  
 Consulting Engineering and Land Surveying  
 P.O. Box 754 • Gatesville, Texas 76849