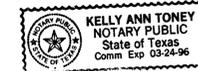


KNOW ALL MEN BY THESE PRESENTS, that KARMA INVESTMENTS, INC., whose address is #1 Coleman Drive, Lampasas, Texas, being the sole owner of that certain 4.140 acre tract of land in Coryell County, Texas, part of the R.J. Brinegar Survey, Abstract No. 114, which is more fully described in the dedication of WALKER PLACE, PHASE ONE, as shown by the plat hereof, attached hereto, and made a part hereon, and approved by the City Council of the City of Copperas Cove, Coryell County, Texas, and KARMA INVESTMENTS, INC. does hereby adopt said WALKER PLACE, PHASE ONE, as an addition to the City of Copperas Cove, Coryell County, Texas, and hereby dedicates to said city all streets, avenues, roads, drives and reserves shown on said plat, the same to be used as public thoroughfares and for the installation and maintenance of public utilities when and as authorized by the City of Copperas Cove. The utility easements shown on said plat are dedicated to said city for the installation and maintenance of any and all public utilities, which the city may install or permit to be installed or maintained.

A.G. Cummings
 A.G. CUMMINGS
 KARMA INVESTMENTS, INC.

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared A.G. CUMMINGS, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of said KARMA INVESTMENTS, INC., and that they executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 19th day of October, 1992 A.D.



Kelly Ann Toney
 KATELYN ANN TONEY
 NOTARY PUBLIC STATE OF TEXAS

APPROVED this the 9th day of November, 1992, by the Planning & Zoning Commission of the City of Copperas Cove, Coryell County, Texas.

Richard E. Hays
 RICHARD E. HAYS
 CHAIRMAN, PLANNING COMMISSION

Christina J. Brown
 CHRISTINA J. BROWN
 SECRETARY, PLANNING COMMISSION

APPROVED this the 17th day of November, 1992, by the City Council of the City of Copperas Cove, Coryell County, Texas.

Jan Schmidt
 JAN SCHMIDT
 MAYOR, CITY OF COPPERAS COVE

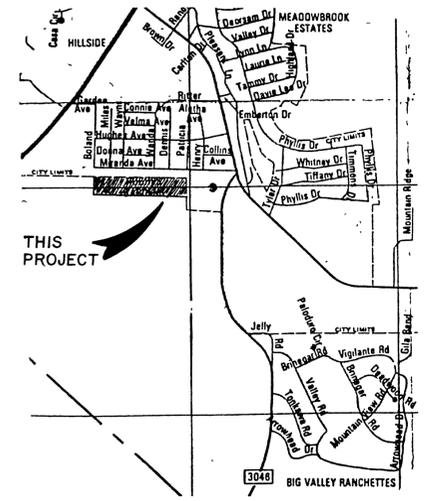
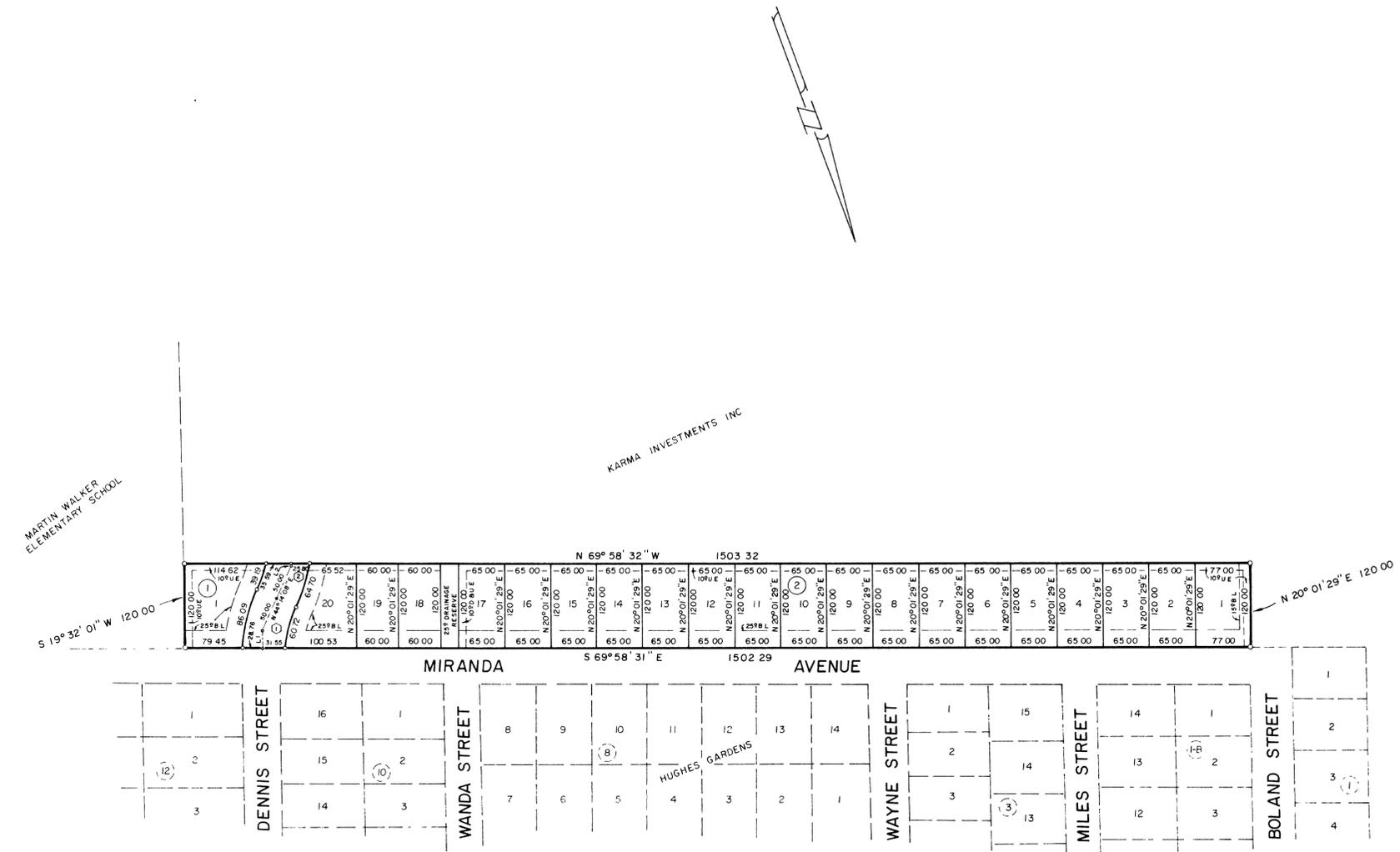
Paul E. Mansfield
 PAUL E. MANSFIELD
 ATTEST, CITY SECRETARY

FILED FOR RECORD this 30th day of April, 1993 A.D., in Volume A, Page 323, Plat Records of Coryell County, Texas.

KNOW ALL MEN BY THESE PRESENTS,

That I, Gale E. Mitchell, Registered Professional Land Surveyor, do hereby certify that I did prepare this plat from an actual and accurate survey of the land, that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Copperas Cove, Texas, and this subdivision is within the City Limits of Copperas Cove, Texas.

Gale E. Mitchell
 GALE E. MITCHELL
 Registered Professional
 Land Surveyor, No. 1602



VICINITY MAP
 NOT TO SCALE

LINE TABLE

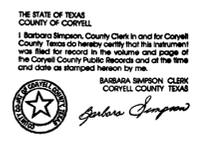
No	DIRECTION	LENGTH
1	N 19° 32' 01" E	25.00
2	N 19° 32' 01" E	3.79

CURVE CHART

No	INNER	£	OUTER	No	INNER	£	OUTER
①	17° 32' 21"	189 25' 08"	19° 05' 36"	②	11° 19' 15"	13° 02' 16"	14° 20' 57"
R	198 34	228 34	258 34	R	198 34	228 34	258 34
T	30 60	37 02	43 45	T	19 66	26 09	32 52
L	60 72	73 41	86 09	L	39 19	51 96	64 70
C	60 48	73 09	85 69	C	39 13	51 85	64 53
TOTAL	24° 42' 07"	24° 42' 07"	24° 42' 07"	TOTAL	24° 42' 07"	24° 42' 07"	24° 42' 07"
R	198 34	228 34	258 34	R	198 34	228 34	258 34
T	43 43	50 00	56 57	T	43 43	50 00	56 57
L	85 51	98 45	111 38	L	85 51	98 45	111 38
C	84 85	97 69	110 52	C	84 85	97 69	110 52

Filed For Record
 AT 10 O'CLOCK A.M.
 APR 30 1993

Gale E. Mitchell
 County Clerk, Coryell Co., Texas



Copperas Cove City Engineer
 APPROVED FOR CONSTRUCTION

36460

21 LOTS
 4.140 ACRES

REVISIONS

No	Date

FINAL PLAT

WALKER PLACE
 PHASE ONE
 COPPERAS COVE, CORYELL COUNTY, TEXAS

MITCHELL & ASSOCIATES, INC.
 ENGINEERING & SURVEYING
 Killeen Temple

DEVELOPER KARMA INVESTMENTS, INC

DATE SEPT 1992	SCALE 1" = 100'	DRAWN BY G W M	REF NO 4928-D	DWG NO 4934-D
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