

BEING a 5.193 acre tract of land situated in the S.E. GILMORE SURVEY, ABSTRACT No. 450 and the JAMES GEORGE SURVEY, ABSTRACT No. 389, in the City of Copperas Cove, Coryell County, Texas and being a part or portion of that certain 40.0 acre tract of land being part of the Alfred and Clara Mickan Estate as recorded in Volume 130, Page 355, Deed Records of Bell County, Texas and being more particularly described as follows:

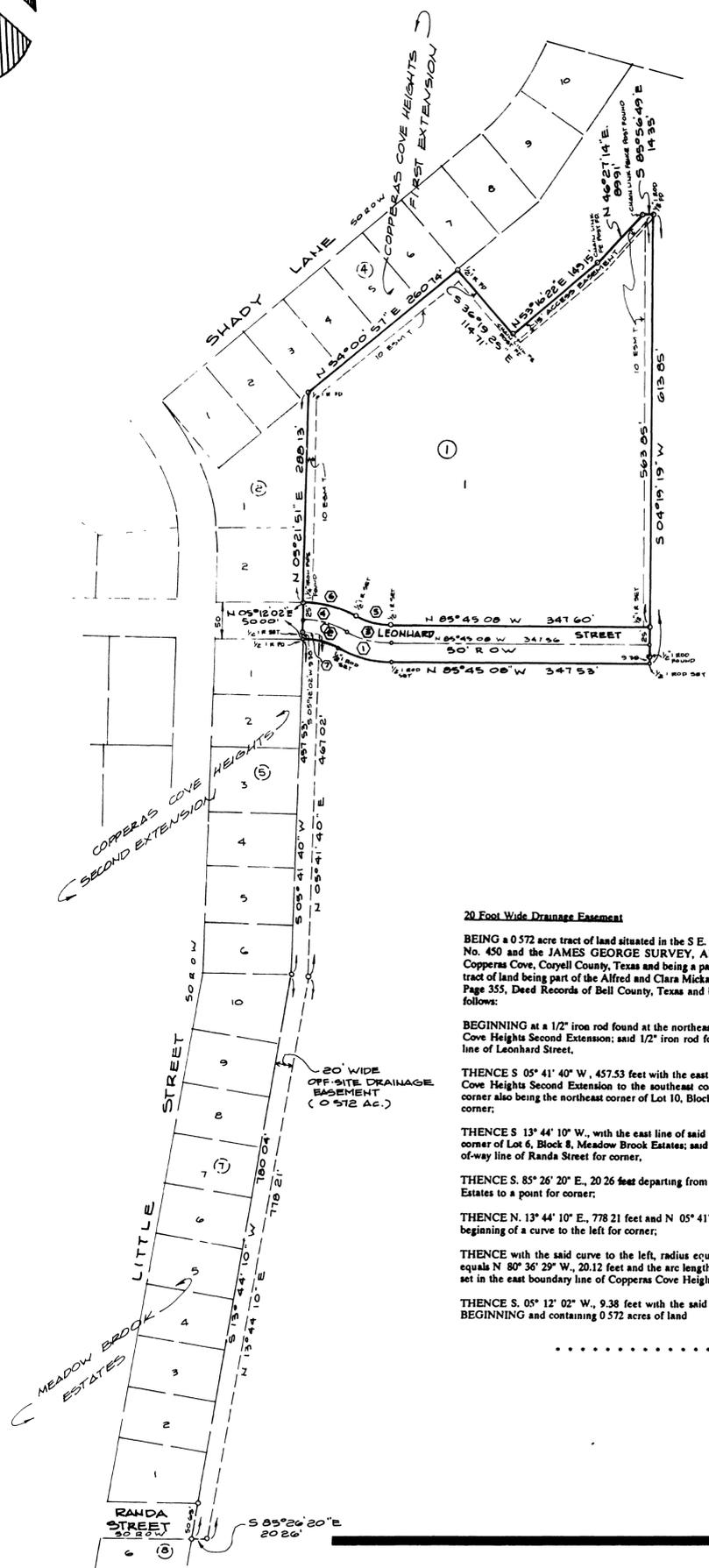
- BEGINNING at a 1 1/4" iron pipe found at the southeast corner of Lot 2, Block 2, Copperas Cove Heights Section Extension, said 1 1/4" iron pipe found being in the north right-of-way line of Leonard Street,
- THENCE N 05° 21' 51" E, 288.13 feet to a 1/2" iron rod found, said 1/2" iron rod found being on the south line of that certain Lot 3, Block 4, Copperas Cove Heights, First Extension for corner,
- THENCE N 54° 00' 57" E, 260.74 feet to a 1/2" iron rod found for corner,
- THENCE S 36° 19' 25" E, 114.71 feet to a chain link fence post found for corner,
- THENCE N 53° 16' 22" E, 149.15 feet to a chain link fence post found for corner,
- THENCE N 46° 27' 14" E, 89.91 feet to a chain link fence post found for corner,
- THENCE S 85° 56' 49" E, 14.35 feet to a 1/2" iron rod found for corner,
- THENCE S 04° 19' 19" W at 604.47 feet to a 1/2" iron rod found and at 613.85 feet in all to a 1/2" iron rod set for corner,
- THENCE N 85° 45' 08" W, 347.53 feet to a 1/2" iron rod set at the beginning of a curve to the right for corner,
- THENCE with the said curve to the right, radius equals 149.20 feet, long chord bearing equals N 71° 32' 38" W, 73.24 feet and the arc length equals 74.00 feet to a 1/2" iron rod set at the beginning of a curve to the left for corner,
- THENCE with the said curve to the left, radius equals 100.33 feet, long chord bearing equals N 71° 39' 17" W, 49.63 feet and the arc length equals 50.15 feet to a 1/2" iron rod found, said 1/2" iron rod found being the northeast corner of that certain Lot 1, Block 5, Copperas Cove Heights Second Extension for corner,
- THENCE N 05° 12' 02" E, 50.00 feet to the point of BEGINNING and containing 5.193 acres of land

I, Victor D. Turley, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that these field notes are a correct representation of a survey made on the ground.

Victor D. Turley
 Victor D. Turley, R.P.L.S. No. 2475
 January 21, 1993



CURVE DATA CHART						
NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
1	N 71° 32' 38" W	73.24'	28° 25' 00"	149.20'	74.00'	37.78'
2	N 71° 39' 17" W	49.63'	28° 38' 20"	100.33'	50.15'	25.61'
3	N 71° 32' 38" W	60.97'	28° 25' 00"	124.80'	61.60'	31.45'
4	N 71° 32' 10" E	61.50'	28° 24' 16"	125.33'	62.13'	31.72'
5	N 71° 32' 38" W	48.70'	28° 25' 00"	99.20'	49.20'	25.12'
6	N 71° 28' 08" W	73.37'	28° 14' 53"	150.33'	74.12'	37.83'
7	N 80° 36' 29" W	20.12'	10° 31' 26"	109.71'	20.15'	10.10'



20 Foot Wide Drainage Easement
 BEING a 0.572 acre tract of land situated in the S.E. GILMORE SURVEY, ABSTRACT No. 450 and the JAMES GEORGE SURVEY, ABSTRACT No. 389, in the City of Copperas Cove, Coryell County, Texas and being a part or portion of that certain 40.0 acre tract of land being part of the Alfred and Clara Mickan Estate as recorded in Volume 130, Page 355, Deed Records of Bell County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the northeast corner of Lot 1, Block 5, Copperas Cove Heights Second Extension; said 1/2" iron rod found being in the south right-of-way line of Leonard Street,

THENCE S 05° 41' 40" W, 457.53 feet with the east boundary line of Block 5, Copperas Cove Heights Second Extension to the southeast corner of Lot 6 of said Block 5; said corner also being the northeast corner of Lot 10, Block 7, Meadow Brook Estates for angle corner;

THENCE S 13° 44' 10" W, with the east line of said Block 7, 780.04 feet to the northeast corner of Lot 6, Block 8, Meadow Brook Estates; said corner also being in the south right-of-way line of Randa Street for corner,

THENCE S. 85° 26' 20" E, 20.26 feet departing from the said east line of Meadow Brook Estates to a point for corner;

THENCE N. 13° 44' 10" E, 778.21 feet and N 05° 41' 40" E, 467.02 feet to a point at the beginning of a curve to the left for corner;

THENCE with the said curve to the left, radius equals 109.71 feet, long chord bearing equals N 80° 36' 29" W, 20.12 feet and the arc length equals 20.15 feet to a 1/2" iron rod set in the east boundary line of Copperas Cove Heights, Second Extension for corner;

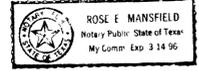
THENCE S. 05° 12' 02" W, 9.38 feet with the said east boundary line to the point of BEGINNING and containing 0.572 acres of land

KNOW ALL BY THESE PRESENTS, that Marvin Mickan, whose address is 613 Cedar Dr., Copperas Cove, Texas, being the sole owner of that certain 5.193 acres out of S.E. GILMORE SURVEY, ABSTRACT No. 450 and the JAMES GEORGE SURVEY, ABSTRACT No. 389 which is more fully described in the Dedication of SUNSHINE HOMES ADDITION, as shown by the plat hereof, attached of hereto, and made a part hereof, and approved by the City Council of the City of Copperas Cove, Coryell County, Texas, and Marvin Mickan, does hereby adopt said SUNSHINE HOMES ADDITION, as an Addition to the City of Copperas Cove, Coryell County, Texas, and hereby dedicates to said City all streets, avenues, roads, drives, alleys and associated potable water, sanitary sewer and storm sewer systems, as shown on said plat and final construction drawings, the same to be used as public thoroughfares and 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 installation and maintenance of any and all public utilities, which the City may install or permit to be installed or maintained.

Marvin Mickan
 Marvin Mickan

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Marvin Mickan 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 Marvin Mickan and that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 31st day of July 1992.



Rose E. Mansfield
 NOTARY PUBLIC STATE OF TEXAS

APPROVED this 10th day of August, 1992, by the Planning Commission of the City of Copperas Cove, Coryell County, Texas

Richard E. Ross *Christine Harrow*
 CHAIRMAN PLANNING COMMISSION SECRETARY PLANNING COMMISSION



APPROVED this 18th day of August, 1992, by the City Council of the City of Copperas Cove, Coryell County, Texas.

Jim Smith *Rose E. Mansfield*
 MAYOR, CITY OF COPPERAS COVE ATTEST, CITY SECRETARY

FILED FOR RECORD this 10th day of February, 1993, in Plat Book P-349, Page 349, Plat Records of Coryell County, Texas

Filed For Record
 AT 1:30 O'CLOCK P.M.
 FEB 10 1993

STATE OF TEXAS §
 COUNTY OF CORYELL §

Julius Angstadt
 County Clerk, Coryell Co., Texas

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, hereby certify, to the best of my knowledge and belief, that this plat is true and correct, that it was prepared from an actual survey of the property made on the ground, and that all necessary survey monuments are correctly shown thereon, 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.



Victor D. Turley
 Registered Professional Land Surveyor

64185

FINAL PLAT
SUNSHINE HOMES ADDITION
 CITY OF COPPERAS COVE, CORYELL COUNTY, TEXAS

1 LOT 1 BLOCK

4.652 ACRES LOT 1
 0.541 ACRES RIGHT-OF-WAY

5.193 ACRES TOTAL

Copperas Cove City Engineer
 APPROVED FOR CONSTRUCTION
Jack W. Howell
 2/14/93

TURLEY ASSOCIATES, INC.
 ENGINEERING-PLANNING-SURVEYING-CONSTRUCTION MANAGEMENT
 301 N. 3rd ST. TEMPLE, TEXAS (817) 773-2400

SUNSHINE HOMES ADDITION
 CITY OF COPPERAS COVE, CORYELL COUNTY - TEXAS.
 DEVELOPED BY: MARVIN MICKAN

Revisions

01-21-93 (93-019) REVISE
PLAT/PLANS AS PER STAFF
COMMENTS - JJM

Date 01-29-92
 Drawn By JJM
 Ref 4395 D
4853 B 979 C 2250-C
 Job No 92-166
 Sheet of

9136-D
 File No

