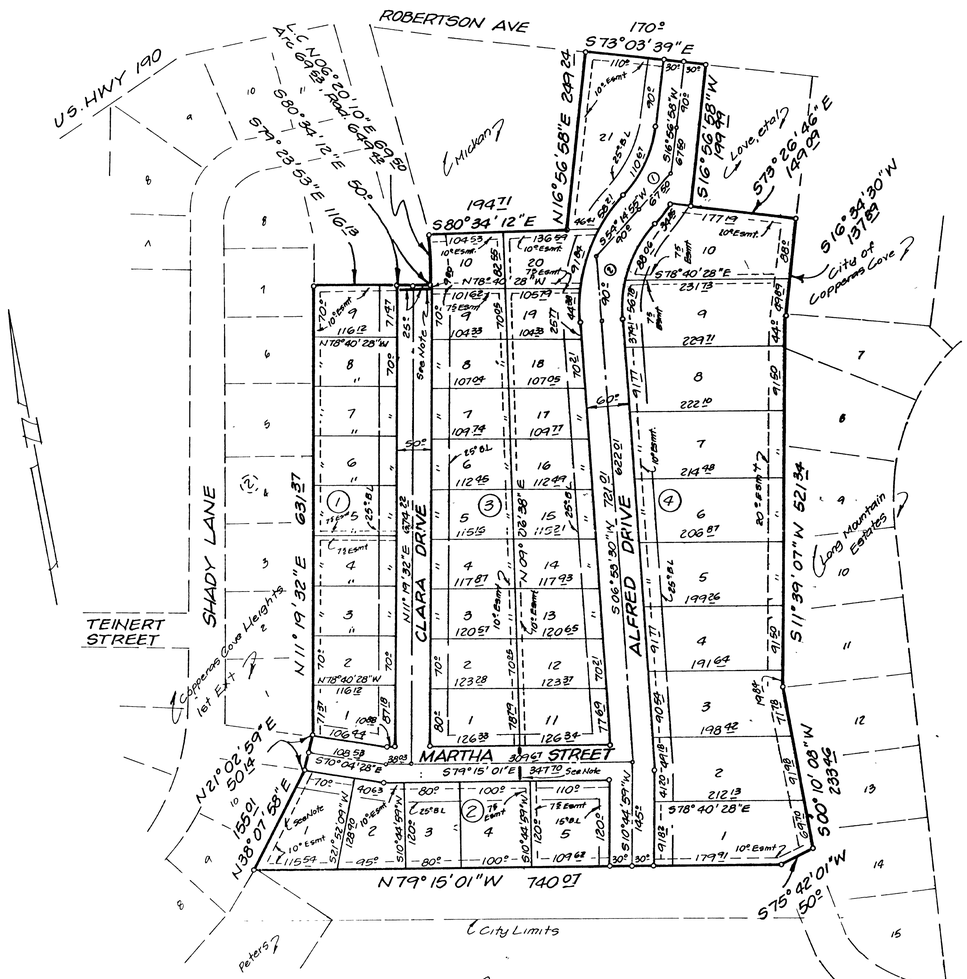

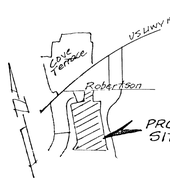

VICINITY MAP
N.T.S.

CURVE NO 1

	Inner	℄	Outer
Δ	37°17'57"	37°17'57"	08°40'56"
R	170.00	200.00	230.00
T	57.38	67.50	17.46
L	110.67	130.20	34.85
C	108.73	127.91	34.82

CURVE NO 2

	Inner	℄	Outer
Δ	47°21'25"	47°21'25"	47°21'25"
R	175.24	205.24	235.24
T	76.84	90.00	103.16
L	144.84	169.63	194.43
C	140.75	164.85	188.94

NOTES

All Utility Easements to be used for Utility and/or Drainage Purposes

1-4"ϕ Conduit and 3-2"ϕ Conduit to be placed under R.O.W. from property line to property line for Underground Utilities Materials to be designated by the Utility Companies and Installed by the Developer

The 10' Esmt. shown on the west side of Lot 1, Block 2, is to be used for an ingress and egress easement. No fences or permanent structures shall be built within this easement

14.610 ACRES
46 LOTS

KNOW ALL MEN BY THESE PRESENTS, that Marcus, Ronald and Gordon Mickan being the sole owners of that certain 14.610 acre tract out of the S. E. Gilmore Survey, Abstract No. 450, which is more fully described in the Dedication of CANYON SIDE SUBDIVISION, 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 Marcus, Ronald and Gordon Mickan, do hereby adopt said CANYON SIDE SUBDIVISION, as an Addition to the City of Copperas Cove, Coryell County, Texas, and hereby dedicate to said City all streets, avenues, road, drives and alleys shown on said plat, the same to be used as public thoroughfares and for the installation and maintenance of any and all 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.

MARCUS MICKAN

RONALD MICKAN

GORDON MICKAN

STATE OF TEXAS

COUNTY OF CORYELL

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Marcus, Ronald and Gordon Mickan, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that the same was the act of said Marcus, Ronald and Gordon Mickan, and that they executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 7th DAY OF June, 1993.

Kathleen A. Sell
NOTARY PUBLIC FOR STATE OF TEXAS

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.

APPROVED this the 14th day of June, 1993, by the Planning Commission of the City of Copperas Cove, Coryell County, Texas.

CHAIRMAN, PLANNING COMMISSION — SECRETARY, PLANNING COMMISSION

APPROVED this the 15th day of June, 1993, by the City Council of the City of Copperas Cove, Coryell County, Texas.

MAYOR, CITY OF COPPERAS COVE — ATTEST: CITY SECRETARY, Acting

FILED FOR RECORD this 22 day of October, 1993, in Volume A, Page 339, Plat Records of Coryell County, Texas.

KNOW ALL MEN BY THESE PRESENTS, that I, Bruce M. Harmon, Registered Professional Land Surveyor, do hereby certify that this plat is true and correct and that I did prepare this plat from an actual and accurate survey of the land made under my personal supervision, and this subdivision is within the City Limits of Copperas Cove, Coryell County, Texas.

STATE OF TEXAS REGISTERED BRUCE M. HARMON 4482 LAND SURVEYOR

Bruce M. Harmon
Registered Professional
Land Surveyor No. 4482

Filed For Record
AT 2:30 O'CLOCK P M
OCT 5 1993
County Clerk, Coryell Co., Texas

FINAL PLAT

CANYON SIDE SUBDIVISION

COPPERAS COVE, CORYELL COUNTY, TEXAS

DEVELOPER: M MICKAN, ET AL
HWY 190, Copperas Cove, Texas

HARMON & ASSOCIATES ~ Killeen, Texas

Oct 92	1"=100'	BH		1008-D